

Commercial Pre-Application Meeting
January 8, 2020

The following items came before the Pre-Application committee:

- 1. 113 Roberts St. (0.6176 acres)** The owner of the property inquired about adding an affordable four-plex apartment building that would be approximately 3000 sq ft. (each unit at 700 sq. ft.) in the back area of his L-shaped lot. Density for this acreage is 18 units, so the additional four to the 11 already there would be fine. City staff noted, however, that the main problem is that this section is in a flood zone which would mean there would have to be a compensatory tank as the land would have to be raised. It would also need underground electric, a sewer connection, with water lines may need to be 6" for a fire hydrant or 8" if it's located at the dead end. The Fire Chief had questions about access and turn-around for firetrucks as well as the location for a fire hydrant. Another problem would be parking for there needs to be two spots per unit. City staff recommended the owner first, consults a civil engineer to see what would need to be done in regard to the flood zone and also how to deal with the utility easements, sewer, and water connections before the project moves forward. The owner agreed to do this.
- 2. 121 Inwood Ave. (1.5 acres)** The potential buyer for this property wanted to know if his project refurbishing an existing house on the acreage (up to 50% of its value) and adding a medical residence for those with addiction would be feasible. Trees would remain as the facility would be nature based. He is the former owner of Serenity Springs in Edgewater and wants this new establishment to also use a holistic approach in helping addicts "get their heads clear" before true treatment can begin. There would be a cap of ten residents who would stay a maximum of ten days. Parking would be minimal with only three employees as there would be only drop-off and pick-up and no visitation. Some recommendations/concerns from City Staff were the following:

 - Contact the State to ask for clarification in how the medical facility would be categorized (possibly ACLF (Assisted Care Living Facility) or something else. Then meet with the City Planners to see if that designation is the same, so zoning can be specific to use.
 - Get an elevation certificate of the existing building from the owner as part of the property is in a flood zone.
 - Hire a contractor to work on existing building to make sure all is up to code.
 - Start working on building and site plans showing proposed trench system and overall design of the addition.

When all of this is done, there will be a Public Hearing for a zoning change. The potential owner agreed to all that City staff recommended.