

## Commercial Pre-Application Meeting February 3, 2020

The following items came before the Pre-Application committee that are of interest to The Coalition:

1. **Parcel behind SR 44 Publix Shopping Center, between Old Mission Rd., Vics Way and Sugar Tree Cr.).** Potential owner asked about the possibility of building multi-family homes on this 4.5 acres. City staff had several concerns about it since it is in a flood zone and land would need to be elevated up to 4 feet. Also, only half of the lot is buildable due to its proximity to the headwaters of Turnbull Creek. The parcel is currently located in the County. Annexation into the City will require compensatory storage. Staff suggested he hire a civil engineer for due diligence before purchasing the parcel.
2. **106 Peninsula Ave. (Grace Realty).** Owner wants to offer coffee and tea next to her office where the NSB boardwalk gazebo is currently located. There is an event center in the back with a bathroom and kitchen, which is in the center of three buildings. Only coffee and tea will be offered – No Food. City staff said, because she will have dairy products, she would need to have a 3-compartment sink for grease separation, and the walkway area will need to be hard, not gravel, to be ADA compliant. She owns an adjacent property that could accommodate parking for 3 cars to meet current requirements. She will need to obtain a change of use, which will not be hard to do, modify business tax receipt/license, and check with County Health Dept for specific sanitation requirements.
3. **647 Louella St. (17 acres off of Pioneer Tr.).** Applicant inquired about building a small subdivision of 48 residential units on the parcel. City staff had the following concerns:
  - Parcel has density restrictions
  - No access to the property from Louella- Glencoe or Main St., only
  - Major UC problems as no septic would be allowed and to put in sewers, water, and a lift station would cost at least \$500, 000
  - Property would need a zoning change

Applicant stated that the possible owner is aware of these problems, but still would like to talk about it one-on-one, so it was suggested that the first step would be to set up a meeting with the UC to discuss specifics.

4. **2179 SR 44. (Lynch Oil and old Sugar Mill gas station).** Lynch Oil is relocating (didn't say where) and is cleaning up the property to redevelop. It will take a year to do. The representative of the owner inquired about a project that would enhance the gateway to NSB by designing an attractive 2-story building that would include retail in the front and self-storage in the back.. City staff stated that they really didn't want to see self-storage on our main entranceway, and we already have too many, so it will be a hard sell. The developer countered that he did a study, and there is still a demand per his gap analysis; plus, this type of business has little impact on the city as far as traffic/needs and seemed determined. City staff then recommended the next steps he should follow:
  - Annex in as a PUD-MU
  - Combine properties
  - Amend Future Land Use
  - Follow our Architectural Design Code and Corridor Overlay Zoning

When all of this was done, he should submit to Planning and Zoning.