

## Commercial Pre-Application Meetings July 28 and July 29, 2021

*Note: These are PRELIMINARY inquiries, many of which do not move forward. Public participation is welcomed at both the Planning & Zoning Board meetings and the City Commission meetings where variances and development agreements must be approved.*

**1001 Canal St. (former Tipton's and Red Rooster)** The applicants first had a question about using the building while it was being remodeled by having one of their food trucks act as a temporary kitchen. Since food trucks are limited to special events, this would not be allowed. The applicants want to open a restaurant serving pizza, sliders, and sandwiches, along with freshly made bread in the mornings and want to sell beer and wine.

### Planning

- Parking needs are currently based on seating (proposed 50), but are changing to square feet of restaurant area, so building plans will be needed to ascertain if onsite parking is required and how much is needed.
- Access will be from Canal and Village Streets (not Bay St.)

### Engineering

- Both buildings will be used with no additions.
- The back shed won't be used.
- The property is in a flood zone.
- DOT and the County will have to approve access and drainage, but it wasn't seen as a problem since it had been permitted previously.
- Village St. will need a sidewalk to Canal. Have it on the Site Plan.

### Fire

- An exhaust hood and grease trap will be needed.
- Hydrant is across Canal, so no need to add another.

### Utilities Commission

- Sees no increase in water as there had been an apartment there at one time; no increase in electricity as kitchen will be 90% gas.
- May need a bigger water main if they will be using a commercial dishwasher.
- Reaffirmed that grease abatement will be needed.

### Building

- The department had been meeting with the applicants, and the only major things were restroom and handicap upgrades as no problems were seen with the remodeling they wanted to do.
- Location of grease trap will need to be shown on Site Plan.

Next steps will be to have their civil engineer submit their Site Plan for review, or they can have another Pre-app meeting. Upon approval, they can submit a building permit, apply for a business tax and a state license for beer and wine.

**219 Washington St. (approximately 60' by 160' lot)** The owner would like to build a 3-story structure with a retail store and apartment on the first floor and 2-two story apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors with a rooftop deck along with a driveway on the east side of the lot and parking in the rear. The owner prefers multiple meters for the property. It should be noted that this property is within the historical district, but that subject was not addressed.

The following issues/concerns were discussed by City staff:

**Planning**

- Density allows for no more than four units.
- Since the property is in the Special Parking District, smaller and fewer parking places are required. The parking plan is currently being updated.
- There is a 10 ft minimum combined setback, and the driveway must be 3 ft from the property line.
- The driveway must be 12 feet wide at the entrance but can go down to 10 feet along the side of the structure.
- Based upon the property appraiser's information, the lot is only 8350 SF which would only allow for three units, not four. If the plans are changed to 2 apartments (from 3) only an 8' driveway is needed.
- This is an ambitious project on a narrow site.

**Engineering**

- The upcoming streetscape project on Washington may require additional property easements.

**Utilities**

- The concept is okay if the owner is not requesting multiple meters. It would be difficult to have multiple meters from the existing 6" water line across the street. Multiple meters could require digging up Washington at the owner's expense.
- With multiple meters, the city would also need to know the electrical load so the property can be properly served.
- It is unclear where the sewer lateral is located so the owner will need to do some exploration and due diligence before sewer design is started.
- With new underground electrical planned for the streetscape project, the owner could have a transformer in the front yard.

**Fire**

- A set of 13R sprinklers will be needed for a 3-story building with three apartments.

**Building**

- There will be window and construction material restrictions on the west side since the proposed building is only 2'7" from the lot line.

The next steps will include Planning sending the owner a copy of the code options that apply to the property and information on the number of parking spaces needed. An engineered Site Plan will be needed for City staff to review. Once the site plan is approved, the owner can apply for a building permit.