

Commercial Pre-Application Meetings August 31st, 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.

Jimmy Hulas (151 Canal St., former Bob's Automotive). This was the second pre-application meeting related to the proposed Jimmy Hulas restaurant on Canal Street. This parcel is very tight for the intended use and most of the discussion at this meeting related to the placement of utility connections, the transformer, the dumpster, and parking spaces, particularly in the back alley.

Building/Utilities

- The handicapped parking space needs a clear pathway to the front entrance. They might be able to designate one of the spaces on Faulkner Street as a handicapped space. If the front apron is not being used, it should be removed, and parking can be placed on the street in front of the building.
- The applicant asked if there could be a second utility pole installed on the northeast corner of the property, so they don't have to cross Faulkner Street for a connection. Utilities and City staff concurred that there is not enough space for another pole and that the existing pole is not a UC pole. The connection could be required to be underground.

Planning

- The existing plan does not show dimensions as required.
- The back parking along the alley should be concrete.
- The alley behind the building is small and there is already a lot of traffic for trash pickup, deliveries for other businesses, etc. It is currently a two-way alley, and this might have to be reviewed as it really is not ideal for alley traffic to exit onto Sams Avenue.
- A landscaping plan must be provided and there should be some grass or plantings between the parking area and Faulkner Street.

Next Steps: A final Site Plan submitted for staff review and then apply for permits. City staff is trying to complete their reviews within 1-3 weeks.