

Meeting: Commercial Pre-Application Meeting

Date: September 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.

207 Downing St. The applicant inquired about opening a bar and tapas restaurant on the property that would have approximately eight tables both inside and outside to accommodate maximum of 50 patrons. The bar would be a converted Air Stream in the parking lot. The building would be remodeled with an addition on the back for the kitchen.

The following issues were discussed by staff with the applicant:

Building

- Change of occupancy would need to be done first as it was an architect business.
- Building would need to be updated and brought up to code, have two restrooms, and be ADA compliant both inside and outside.

Fire

- Will need to see the layout of the interior and kitchen before specific comments can be made, but it should have the standard fire measures taken and have an Emergency exit.
- May have a problem with the hydrant as it's on NW corner of Live Oak, across three properties, but within the 500' max of it.

Engineering

- Will need to see a Site Plan before comments can be made but felt that the bar could be fed off her electricity feed of which more than 50% is underground.

Utilities Commission

- Will need a grease trap and a 6" sewer line which is costly but may be able to re-route it.
- Will need to see if electric meter is sufficient for proposed project, and the secondary run will need to be upgraded.
- Should hire an underground contractor to see about upsizing the water meter and upgrade the sewer service as there may be some problems since the 6" main which is located on the south side of Downing will need to go through a neighbor's public area to connect and may have to go under the pavement.
- Reclaim water system is ok.

Planning

- This is a good block to do this but should keep in mind it's in the Historic District so the front needs to stay with the same design as found in the area.
- In the Arts Overlay, so no parking is required except for ADA. However, it was suggested to limit the seating a bit more. In January 2022, the Arts Overlay parking exemption is going to be reviewed and could be tightened. Public lots are often at capacity. Not sure if current businesses with the exception will be grandfathered in or not.
- The Air Stream will need to be put on a foundation, axels and wheels removed and be wind resistant.

Next Steps

Apply for a change of use; then submit a Concept Plan to be reviewed by City staff.

Multi-Family Project (located between Walmart and I-95 in the parcel behind the gas station and future Cracker Barrel) This project is from a 2011 PUD that was for a commercial big box type of store. The developers have now changed that to seven 4-story apartment buildings having a total of 280 units, along with a clubhouse and pool. Staff indicated that this change would need a formal amendment to the original PUD.

The following issues were discussed by staff with the applicant:

Planning

- Pedestrian routes are not indicated for access to all sites on the property such as McDonalds, Popeyes and the planned Cracker Barrel.

Engineering

- This project will create a lot of traffic in addition to the existing Walmart traffic. Cars needing to go east will have to go through the Walmart parking lot to the western access road where the light is. This is already often backed up with Walmart traffic and it will greatly increase the traffic entering SR44. The developer calculated 1.75 vehicles per unit which would increase the traffic load by almost 500 vehicles. A traffic impact analysis (TIA) will be needed.
- There were stormwater problems when Walmart was built, so this will most likely create additional issues.
- The buffer to I95 is a problem because there are retention ponds with trees on the east side of the pond.

Fire

- A generator will be needed for the elevators in each building in case the electricity goes out.
- When in-depth plans are seen, more direct comments will be given.

Utilities

- There are already utilities on the site, but the UC would need to see their plan once it is revised to see if they can accommodate the change.

Next Steps

The drawing should be amended with the suggestions made and then the developer can apply for an MDA amendment. It must be reviewed and approved by the Planning and Zoning Board and the City Commission as an ordinance. If approved, they can submit the Site Plan with the results of the studies for review by Planning and Zoning.

