

Commercial Pre-Application Meetings January 25, 2023

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

Turnbull Shores Subdivision. The applicants are exploring the possibility of doing a minor lot split of a parcel of land located on Arlington Avenue between North and Willard Streets in the Islesboro area. The parcel was pre-platted for 18 lots, but there are wetland delineations across some of the lots, so they are considering splitting them into 3 parcels. Two parcels would face North Street and one large parcel (1.5 acres) would face Willard Street. The following points were discussed with the applicants:

Engineering

- Some of the parcel has been submerged since Hurricane Ian, applicant proposes one large parcel with a driveway that would go around the wetland.
- Sewer access at the back of the lot could be an issue, but house could also be in front
- A fully engineered stormwater analysis and design would not be required.

Utilities

- Access to utilities from Willard Street would be simple.
- Access to utilities from North Street would require cutting into the road for sewer.

Planning

- Staff will need to discuss whether this would be treated as a minor or major subdivision process, as the requirements would be different for each.
- Lot widths facing North Street would be less than the minimum required for R2, but the lots would be substantially bigger overall than the pre-platted lots facing Willard St.

Fire

- Existing hydrants on North St. would be close enough, depending on how far back the houses are built.
- Willard St. might need an extension depending on where the house is located on the lot.
- Driveway space and placement should consider truck access within 50 feet of a house.

Next Steps: Staff will review whether this would be treated as a major or minor subdivision re-platting and follow up with the applicants. Consideration will be given to having three lots versus the original 18.

554 Julia Street. The owner of Howell Plumbing would like to put up a 40x40' metal storage building with a 17' high pitched roof behind the existing building on this property. The building would be painted metal with three roll-up doors, and it would be used for storage. The following points were discussed with the owner:

Planning

- The back property line faces a dirt road (alley) which is a public right of way, so the façade would need to be upgraded to stucco or siding.
- Ancillary structures are required to be shorter and no more than 60% of the square footage of the primary structure, so it would be too tall and too large.
- A variance would require demonstrating a hardship with compliance.

- The structure could be attached to the main structure.
- The public-facing façade would still need to meet the requirements if attached.

Fire

- If the structure is attached, it would require a professionally engineered 2-hour separation wall between storage and the main structure.

Utilities

- Utilities are already in place for the existing structure.
- If additional water or electricity is needed, the meters could require upsizing.

Next Steps: If the applicant wishes to apply for an addition, a professional class 2 site plan would be required that would include a stormwater plan. The applicant can submit this online, and if approved, building plans would then go to the building department for permitting.

202 Julia Street (formerly Diamonds on Julia). The applicants would like to open a business offering wellness services, pain management and some retail space in this location. The following points were discussed with the applicants:

Utilities

- Utilities are already in place. If the equipment being used requires additional demand, a larger meter could be required.

Fire

- The electrical supply to the building as well as the wiring within the building will need to be adequate for the demands of the equipment being used.
- No after-dark business hours are planned, so no special lighting is required.

Planning

- A change of use application from retail to mixed use will need to be submitted. This can be done in conjunction with the business tax application.

Engineering

- 2 parking spaces for the building are adequate with the additional public parking nearby.
- There is an access easement to the south, so that can't be blocked.

Next Steps: The applicants can follow up with Kathleen Adle, who will walk them through the process for change of use and business tax applications.