

## Commercial Pre-Application Meetings February 1, 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*

**10<sup>th</sup> Street- Rezoning (off Myrtle Ave. across from the middle school)** The applicants are exploring the possibility of purchasing eight acres from the 102 acres (**the southern part of the proposed Endsley Station development – application withdrawn**) in order to build either a multi-story climate-controlled building or a single-story U-box design for self-storage, U-Haul truck and trailer share, RV storage, and related retail (moving boxes, hitches, etc.). Their buildings follow local design. They knew it was permitted zoning of I-1 (light mixed industrial) but wanted to do due diligence. The following are some of the major concerns discussed with the applicants:

### Planning

- Staff will not support the splitting off 8 acres from the 102 as there has to be a master plan showing the entire utilities' infrastructure and access points. The seller would have to have a subdivision plan, but zoning doesn't allow it. This will be a major problem for them.
- Even though it's zoned I-1, the (FLU) Future Land Use regulations state it will have to be zoned a permitted use under Special Exceptions in a PUD (Planned Unit Development).
- A tree survey will have to be done for tree mitigation (10% replacement) and historic trees.
- The pond is county, so it cannot be changed; will need its own stormwater retention pond.
- Applicants will have to contact the RR regarding the spur as it's still being used.
- Applicants will have to contact the county about access points as they own 10<sup>th</sup> St.
- The historic Turnbull Canal runs N-S and is on the National Register of Historic Places (2007) and cannot be touched.

### Engineering

- Staff reiterated the importance of the canal, for the 10<sup>th</sup> St. bump out shows it going under the street which may affect access points. West of it is a flood plain and will need compensating storage. Will need a state DEP (Department of Environmental Protection) study.
- Site had been contaminated, so will need to check with owner as it may not be that far south.

### Utilities

- Original Endsley Station Master Plan showed everything, so no stub outs.
- Water is available on the southside of 10<sup>th</sup> but cumbersome to under it, so go to T service off Myrtle where there's a 12" and a gravity sewer, but will need their own lift station.

### Fire

- Depending upon the size of the building and construction, it will need to be sprinkled.
- Will need to see the UC layout, but fire hydrants may need to be private due to fire code.

### Economic Development

- NSB is hoping to diversify its workforce and told the applicant that we already have a lot of storage here, but staff asked how many jobs this project will have to which an applicant responded that it will provide 6-15 jobs with a 60 FT/40PT split, and FT salaries will range from \$36-42K.
- The city has Brownfield Grants available for a Phase 2 environment assessment and will discuss offline.

**Next Steps:** Staff will email templates for the PUD zoning application. After its review along with a Site Plan, both will go to Planning and Zoning and then the City Commission for two meetings with the first a Public Hearing. Staff noted that since this is "virgin" property, the project may be a difficult sell. Applicants will need to get a tree survey, an environment and archeological assessment for approval of project, and contact both the RR about the spur and the county about 10<sup>th</sup> St. access points.