

## **Commercial Pre-Application Meeting September 5, 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 development agreements must be approved.***

**Myrtle and 7<sup>th</sup> St. (across from NSBMS on 0.75 acres).** The applicant is doing due diligence regarding this parcel before buying it to relocate his sign business and put up a building (either 40x80 or 60x80) to manufacture signs. It is zoned I-1. The following concerns/items were discussed with the applicant:

### **Planning**

- Even though it has an I- zoning, it's tied to a bigger tract of 103 acres which has a Future Land Use (FLU) of Mixed Use (MU). Staff suggested the applicant change the FLU of this parcel.
- Building will need to meet our architectural design requirements regarding the facades that face residential homes and frontage roads.
- A 7' buffer will be needed on the north and west, and a 25' triangle at the intersection for visibility where a maximum 4' fence would be allowed.
- It will need a retention pond for stormwater.
- Driveway access and 7<sup>th</sup> St. extension will need to be paved along with an ADA parking spot. The 4-5 needed spots can be shell.

### **Engineering**

- An elevation survey will be needed as almost half of the parcel is in a flood zone. The elevation will determine the height of the first floor (must be 2' over the elevation) and if compensating stormwater storage is necessary (dependent upon how much of that area is filled).
- Applicant wants a driveway off Myrtle and 7<sup>th</sup>, but Myrtle will have to be checked to see if it is doable due to the middle school location.

### **Utilities**

- All utilities are there and accessible, even a sewer lateral and a three-phase electric off Myrtle if needed.
- All new utilities will have to go underground.

**Next Steps** will be for the applicant to complete an elevation survey which will determine his building design and placement on the parcel. Once that is done, he can request another Pre-app meeting presenting his Site Plan before it is submitted for review.