

## **Commercial Pre-Application Meeting January 24, 2024**

*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.*

**118 Douglas St. and 211 Magnolia St. (.4-acres across from Arts on Douglas).** The applicants are planning to build a 6-story, 8-unit condominium on two properties that will be joined together. The building on Magnolia will be demolished. The first floor will be a parking garage. They plan two units on floors 2-4, with the top floor units being two stories. Each unit will be approximately 2,400 square feet with a 400 square foot patio, and there will be a shared area on the SE corner for all residents. Some comments/concerns discussed were:

### **Building**

- Plans should include an area for a backup generator for elevator emergency operation.

### **Planning**

- Setbacks are shown on the preliminary site plan and appear to fit the mixed-use zoning.
- Proposed parking is along the alleyway to the east for guests.
- Extensive landscaping will be in the plans, including the parking area buffer.
- There will be a 20-foot drive aisle with a curb.
- Building height will be within the 72' maximum allowed.

### **Engineering**

- Stormwater management will include exfiltration around the drive aisles and parking, The Drawdown is required to be within 72 hours; the preferred discharge point would be the corner of Magnolia and Douglas.

### **Utilities**

- All utilities will need upgrading from existing capacities.
- The sewer tie-in can be cut in the back alleyway.
- The electrical tie-in will be in the NE corner of the property, replacing the existing pole.
- Harris House has 3-phase service tying into that pole, and the applicant will have to work with them in order to make changes to the existing access point.
- Existing credits for utilities where building will be demolished will apply for new area design.
- The property must have a single meter under a Condominium Association set up.

### **Fire Department**

- Fire hydrants are close by and should be easy to access but will need a fire flow check to make sure there is enough water pressure.

### **Next Steps**

The applicants are still obtaining the necessary surveys and will require about a month to complete the initial plan. The project will require a Class 2 Site Plan with all supporting documentation showing that requirements have been completed before for submission.