

Meeting: Commercial Pre-Application Meeting

Date: October 23, 2024

Meeting held by Microsoft Teams

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.

132 Canal St. (The Hub on Canal) The Hub is proposing to build a new 4,069SF studio building on their property on the corner of Magnolia and Canal Streets. The building would be a two-story building that would house four classrooms. One will ideally double as a meeting room. The building would be concrete block construction with a metal roof. They are planning to apply for an ECHO grant to help cover some of the construction costs. The following issues were discussed:

Utilities

- There is a transformer in the storage area, but they might need an additional three phase transformer. Options include installing one on a 10 x 10 foot pad or adding an overhead transformer, depending on how much power is needed. The architects will do a calculation that will answer this question.
- The existing underground power line cuts diagonally across the courtyard, so it must be relocated.
- The building must be 7.5 feet away from the overhead power line that is in the alleyway.
- The existing water meter in the alley is 2 inches and is probably too small for their needs. They will have to tap into the 6 inch main on the southwest corner of Magnolia and Downing which will require them to go under the street and existing sidewalk.

Engineering

- The current stormwater system requires the use of the courtyard for drainage of excess water, therefore; this will have to be evaluated, and a new plan created.

Fire

- The fire hydrant must be within 400 feet of the building. A new one must be installed if the existing hydrants are too far away.

Next Steps

A final Class 2 Site Plan will be submitted once the questions/concerns above are resolved which will only require staff approval.