

WORKSHOP MEETING



To: Town Council

From: Travis Morgan

Date: 8/25/2025

Re: David Tibbals 606 N. Polk Townhomes (*Information Item*)

REQUEST:

David Tibbals on behalf of South Oak Partners seeks your consideration on a site plan specific conditional zoning plan to allow for up to 18 townhomes in the B-3 zoning district. Townhomes are permitted only by a conditional zoning proposal in this district.

UPDATE:

This is the site plan following up from the prior text amendment Mr. Tibbals for townhomes in the B-3 district.

DEVELOPMENT SUMMARY:

Parcel number:	20709205,20709208,20709209
Acreage:	+/-1.21
Units:	18
Density:	14.88 units/acre
Min. Parking:	59 (3.25/unit)
Parking Provided:	76 spaces (per home 2 per garage and 2 per parking pad. 3 on street)
Trash:	Private dumpster

STAFF COMMENT:

Plan has unresolved issues with prior comments not being fully addressed. Proposal is not currently recommended. Staff finds the proposal inconsistent with adopted plans and policies. Below are some of the zoning items needing resolution:

- 1) Walkability. New sidewalks that are pushed further back on N. Polk don't tie into old sidewalks. New sidewalk grade change access into the site (stairs?) not shown/not addressed.
- 2) Street lights along public roads not resolved
- 3) This plan is not as fully dimensioned as last plan. Private drive with shown from back of curb.
- 4) Usable open space is a minimum 5,270.76 square feet. Dog park actual size is not shown, detailed, or otherwise specified as to the features to satisfy the useable open space requirement. Dog park is shown within the 20' buffer to the single-family dwelling that is not recommended.
- 5) Recommend additional road right of way to be dedicated as public road area not just easement as shown
- 6) HVAC locations still are not shown. Need to show location to make sure they are not if the front yard especially along Polk.
- 7) Written architectural requirements were requested and not provided to confirm what is shown is built. Recommended roofline not being monolithic
- 8) Plan minimum parking calculation is wrong but minimum is met. Need dimensions of each parking space to confirm minimums are met and do not encroach into the curb and minimum parking size inside garage to count as parking.
- 9) Subdivision lines are not shown nor minimum lot size or dimensions. Need individual lot parcels for it to

- be considered a townhome. Otherwise, this development would be a condo or apartment designation.
- 10) Trash collection is private but turn radii and movement for the trash location and for the end of the private road appears to tight and is not recommended.
 - 11) 20 foot buffer detail not specified. Assumed standard Town landscape specifications. Need to confirm.
 - 12) Old narrow sidewalk along Polk recommended to be removed in favor of using the new wider sidewalk with correct connecting sections to remaining portions of adjacent properties
 - 13) No landscape plan. Trees to meet zoning requirements for size and type.

ACTION:

This informational item to hear and discuss the initial proposal. With the unresolved issues staff recommends applicant revise and/or correct all above comments before coming back to another workshop meeting in the future.