

# WORKSHOP MEETING



**To:** Town Council

**From:** Travis Morgan

**Date:** 6/23/2025

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

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## **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 19 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:	19
Density:	15.7 units/acre
Min. Parking:	62 (3.25/unit)
Parking Provided:	76 spaces (per home 2 per garage and 2 per parking pad)
Trash:	Private dumpster

## **STAFF COMMENT:**

The use of townhomes in the B-3 district staff supports to increase mixed use, walkability, and housing shortages. This site plan needs additional work and appears to be too dense. The standard on prior conditional plans is a minimum on 20' parking pad driveway lengths, Additional right of way is needed to put the roadway sidewalks along both Polk and Morrow Avenue frontages, the adjacent property at 613 Morrow is single family so we need additional information on what is planted in the minimum 20' buffer area. Morrow road is a challenge as shown street trees would be in the ditch cross section since curb and gutter is not proposed and the trees would be underneath overhead utility lines. The old narrow sidewalk along Polk should be removed and sidewalk tie ins to the new wider sidewalk should be shown as well. Topography is quite steep on Polk Street side and the site plan does not seem to address how that is resolved. Elevations show all brick which is appreciated but need architectural requirements to guarantee any minimum standards. Recommended losing several townhome units and reorganizing the site to accommodate the grade change along Polk and revisit the arrangement of the Morrow Avenue units to face a more usable common open space and possible adding on street parking or delivery loading area on Morrow since the asphalt is narrow there.

## **ACTION:**

This informational item to hear and discuss the initial proposal. A public hearing in the future is needed before any vote.