

# Workshop Meeting



**To:** Town Council

**From:** Travis Morgan

**Date:** 9/23/2024

**Re:** South Oak Townhome proposal on N. Polk (*Informational Item*)

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## **REQUEST:**

South Oak Partners requests your consideration for a conditional zoning request to allow for a townhome development at 606 North Polk. This is part two or a follow up to the text amendment should the text amendment be successful.

## **DEVELOPMENT SUMMARY:**

Parcel number: 20709205, 20709208, 20709209  
Acreage: +/-1.21 acres  
Units: 18  
Density: 14.8 units/acre  
Min. Parking: 59 (3.25/unit)  
Parking Provided: 77 (2garage 2pad +5other)  
Trash: Private dumpster

## **STAFF COMMENT:**

Proposed plan is constricted with the current design. Sidewalks do not appear to be on the Morrow Avenue side and additional design work and dedicated right-of-way is needed for Polk and Morrow roadways. Will Morrow Ave remain ditch cross section or curb and gutter? There isn't really any pedestrian accommodation through the site nor useable open space for out door activities like grills since homes don't seem to have much individual private outdoor area. 3 point turns at the end of the alleys is problematic and not resolved. Need minimum lot size and dimesion if it is going to be a townhome setup with individual tax parcels created with each unit. There is a 20-foot buffer area on Morrow adjacent to the singe family home located at 613 Morrow that isn't shown. All brick facades are appreciated but perhaps some roofline variation as well. Recommend removing townhomes such as the central block of units to create a better plan. The proposal is not recommended as it is currently drawn.

## **ACTION:**

This is a workshop meeting to hear the initial applicant's request and to offer feedback. A public hearing is needed before any final vote.