

Planned Development
207 North Coleman Street
(ZONE-25-0009)

Agenda Item

Conduct a Public Hearing and consider and act upon a request for a Planned Development for an Indoor Golf Simulator Facility on a part of Block 2 of the Mitchell Addition, on 0.2± acre, located on the west side of Coleman Street and 120± feet north of Fifth Street. (ZONE-25-0009)

Proposal

Purpose:

- Renovate existing single-family home (2,992 square feet) and convert into an indoor golf simulator.

Permitted Uses:

- Golf Simulator

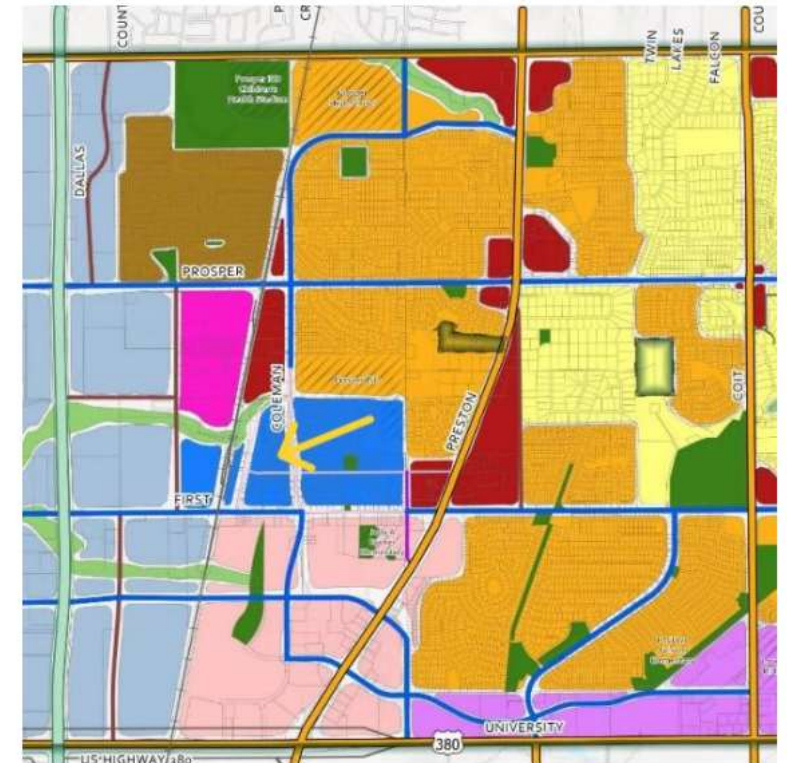
Location and Zoning



Surrounding Zoning

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Single Family-15	Single-Family	Old Town District
North	Single Family-15	Single-Family	Old Town District
East	Planned Development-45 (Downtown Office)	Commercial	Old Town District
South	Downtown Office	Chamber of Commerce	Old Town District
West	Single Family-15	Single-Family	Old Town District

Future Land Use Exhibit



District Regulations

	District Regulations (Downtown Retail)	District Regulations (Development Standards)
Front Setback (Coleman Street)	Setback: None	Setback: None
Side Setback (Adjacent to Residential)	Setback: 10'	Setback: 10'
Side Setback (Adjacent to DTO)	Setback: 10'	Setback: 10'
Rear Setback (Adjacent to Residential)	Setback: 10'	Setback: 10'

Building Materials

Primary Building:

- Fiber Cement Siding

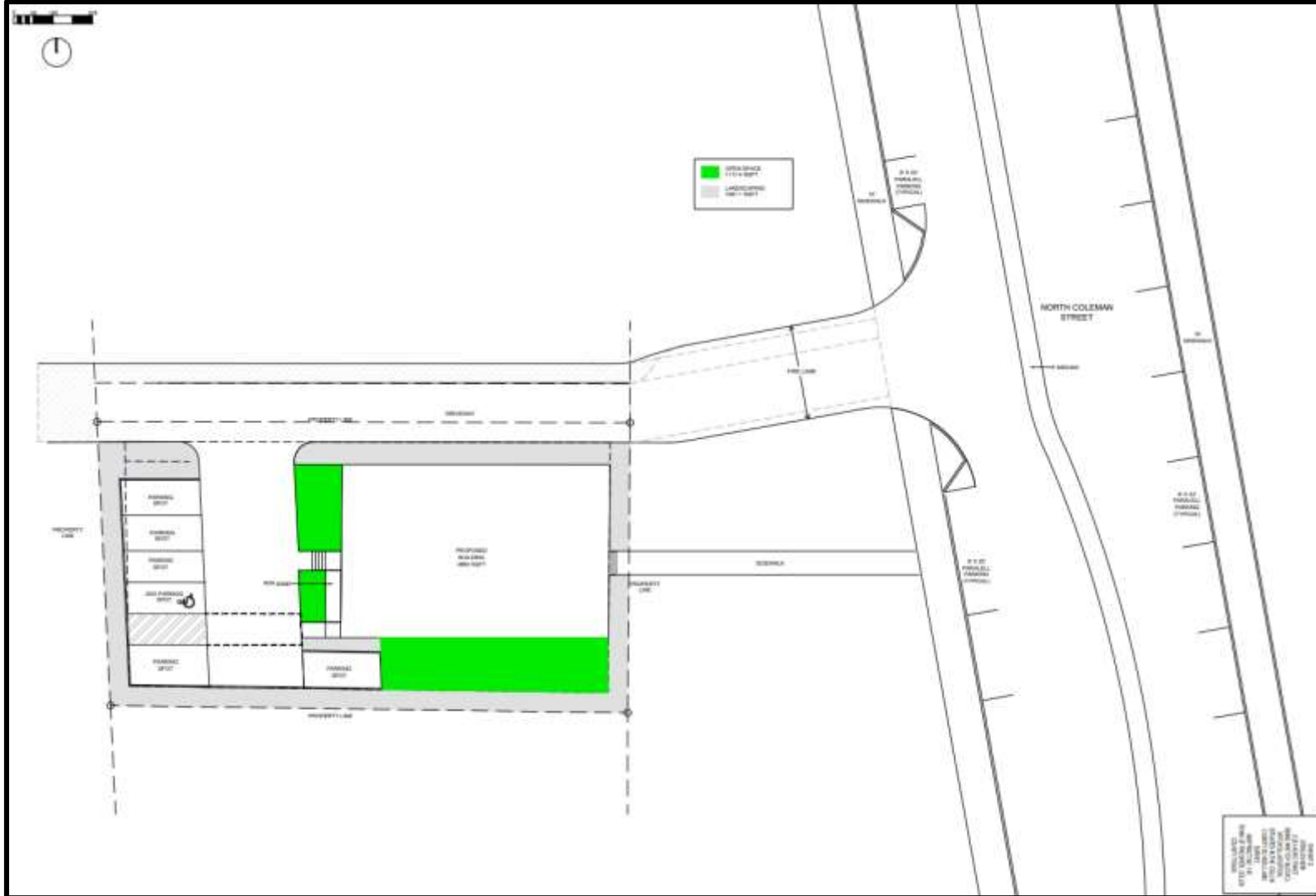
Architectural Features:

- Awnings (Metal Roof or Shingle)



Landscaping and Open Space

	Required Landscaping (Downtown Retail)	Proposed Landscaping (Development Standards)
Northern Boundary	Buffer: 15' Landscape Buffer	Buffer: 5' Landscape Buffer
Eastern Boundary (Coleman Street)	Buffer: 15' Landscape Easement	Buffer: 5' Landscape Easement
Southern Boundary	Buffer: 5' Landscape Buffer	Buffer: 5' Landscape Buffer
Western Boundary	Buffer: 15' Landscape Buffer	Buffer: 5' Landscape Buffer
Open Space	Requirement: 7% of Net Lot Area	Requirement: 7% of Net Lot Area



Recommendation

Town Staff:

- Town Staff recommends approval of the Planned Development.

Planning and Zoning Commission:

- Planning and Zoning Commission recommended approval of the Planned Development. (6-0)

Noticing:

- Friday, April 10th (No Response)