

Plat Review Meeting
September 17, 2014
9.00 PM
113 W. Mountain, Room 111

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSD 14-4819: Large Scale Development (2600 JUDGE CUMMINGS RD./MT. KESSLER REGIONAL PARK, PHASE 1, 602): Submitted by PARKS AND RECREATION STAFF for property located at 2600 JUDGE CUMMINGS RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 82.33 acres. The request is for 6 soccer fields, 4 baseball fields, an amphitheater, playground with large pavilion, and associated parking and concessions.

Planner: Andrew Garner

New Business:

2. LSP 14-4842: Lot Split (85 WEST 15TH ST./ALLIED STORAGE, 601): Submitted by CITY STAFF for property located at 85 WEST 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL AND C-2, THOROUGHFARE COMMERCIAL and contains one tract totaling 14.81 acres. The request is to split the property into two tracts containing approximately 2.15 and 12.66 acres each.

Planner: Quin Thompson

3. CCP 14-4831: Concurrent Plat (ACACIA CROSSING. & HAPPY HOLLOW ROAD/TREETOPS S/D, 526): Submitted by BLEW & ASSOCIATES for property located at INTERSECTION OF ACACIA CROSSING AND HAPPY HOLLOW ROAD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 4.88 acres. The request is to re-plat 38 lots into 17 lots.

Planner: Quin Thompson

4. PPL 14-4847: Preliminary Plat (NORTHEAST CORNER RUPPLE RD. AND N. GOLF CLUB DR./FAYETTEVILLE ROW HOMES, 400): Submitted by BLEW & ASSOCIATES for property located at NORTHEAST CORNER OF RUPPLE RD. AND N. GOLF CLUB DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 5.00 acres. The request is for a 39 lot single family subdivision.

Planner: Andrew Garner

5. RZN 14-4848: Rezone (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS for property located at 940 WEST MAPLE ST. The property is zoned P-1, INSTITUTIONAL AND RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE.

Planner: Jesse Fulcher

6. RZN 14-4850: Rezone (NORTHEAST CORNER OF MLK BLVD. AND S. HILL AVE./HANNA'S LANDING, 522): Submitted by CEI ENGINEERING for property located at NORTHEAST CORNER OF MLK BLVD. AND S. HILL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 6.16 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Jesse Fulcher

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

7. PLA 14-4851: Property Line Adjustment (NORTHWEST CORNER MLK BLVD. & SOUTH HILL AVE./HANNA, 522): Submitted by CEI ENGINEERING for property located at NORTHWEST CORNER MLK BLVD. & SOUTH HILL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL, AND I-1 HEAVY COMMERCIAL/LIGHT INDUSTRIAL, and contains twelve tracts of approximately 6.16 acres. The request is to adjust the property into one tract approximately 6.16 acres. Planner: Jesse Fulcher

8. PLA 14-4844: Property Line Adjustment (NORTHEAST CORNER LEWIS WOODS LN. & E. HUNTSVILLE RD./SPENCER, 573): Submitted by JEFF HICKLE for property located at NORTHEAST CORNER LEWIS WOODS LANE & E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, AND R-A, RESIDENTIAL AGRICULTURAL and contains five tracts of approximately 82.27, 12.00, 13.06, 10.62, and 0.09 acres. The request is to adjust the property into five tracts approximately 76.37, 10.69, 17.60, 7.48, and 5.90 acres. Planner: Jesse Fulcher

9. PLA 14-4845: Property Line Adjustment (600 EAST MISSION BLVD./WARD, 446): Submitted by ALAN REID AND ASSOCIATES for property located at 600 EAST MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains two tracts of approximately 0.55 and 0.25 acres. The request is to adjust the property into two tracts approximately 0.44 and 0.36 acres. Planner: Jesse Fulcher

10. PLA 14-4846: Property Line Adjustment (2497 NORTH WILDERNESS LN./JENKINS, 291): Submitted by BLEW AND ASSOCIATES for property located at 2497 NORTH WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains two tracts of approximately 0.19 acres each. The request is to adjust the property into one tract approximately 0.38 acres. Planner: Quin Thompson

11. PLA 14-4852: Property Line Adjustment (3102 OAKLAND ZION RD./REMINGTON PLACE, 257): Submitted by BLEW AND ASSOCIATES for property located at 3102 OAKLAND ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains two tracts of approximately 12.93 and 30.81 acres each. The request is to adjust the property into two tracts approximately 15.40 and 28.34 acres. Planner: Quin Thompson

12. VAC 14-4849: Vacation (NORTHWEST CORNER ZION AND WATERSIDE CT./TIMBERLAKE OFFICE PARK, 135): Submitted by BATES & ASSOCIATES for property located at NORTHWEST CORNER OF ZION AND WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.95 acres. The request is to vacate a portion of an existing utility easement. Planner: Quin Thompson

13. VAC 14-4853: Vacation (INTERSECTION OF JAMES ST. AND MT. COMFORT RD./JAMES ST. RIGHT-OF-WAY, 404): Submitted by CITY STAFF for property located at INTERSECTION OF JAMES ST. AND MT. COMFORT RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, C-2, THOROUGHFARE COMMERCIAL, AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.06 acres. The request is to vacate a portion of an existing street right-of-way.

Planner: Quin Thompson