

Technical Plat Review Meeting

April 15, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSD 15-4955: Large Scale Development (335 E. APPLEBY ROAD/APPLEBY TOWNHOMES, 251): Submitted by BATES & ASSOCIATES for property located at 335 E. APPLEBY ROAD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.02 acres. The request is for a multi-family project consisting of 11 units in two buildings. Planner: Jesse Fulcher

2. LSD 15-4974: Large Scale Development (3800 W. MLK BLVD./YOUNG BEAUTY MART, 595): Submitted by WILEY R. SMITH, P.E. for property located at 3800 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.33 acres. The request is for construction of an approximately 4,100 square foot retail building with associated parking. Planner: Quin Thompson

3. LSD 15-5016: Large Scale Development (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 2200 INDUSTRIAL DRIVE. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 15.34 acres. The request is for construction of an approximately 51,200 square foot addition to the existing building with associated parking spaces. Planner: Quin Thompson

4. PPL 15-4989: Preliminary Plat (SOUTH OF MANOR AND RIDGELY DR. INTERSECTION/REMINGTON ESTATES SD, 449): Submitted by ENGINEERING SERVICES, INC. for property located SOUTH OF MANOR DR. AND RIDGELY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.109 acres. The request is for a 27 lot single-family subdivision. Planner: Quin Thompson

New Business:

5. LSD 15-5043: Large Scale Development (WEST OF 3378 W. WEDINGTON DR./EL MATADOR RESTAURANT): Submitted by MORRISON SHIPLEY ENGINEERS for property located WEST OF 3378 W. WEDINGTON DR. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT, and contains approximately 1.14 acres. The request is for construction of a 6,164 square foot restaurant with associated parking spaces.

Planner: Jesse Fulcher

6. LSP/PLA 15-5038: Property Line Adjustment/Lot Split (31 S. PALMER AVE. & 1678 PALMER PLACE/DAVIDSON, 521): Submitted by BATES & ASSOCIATES for properties located at 31 S. PALMER AVE. AND 1678 PALMER PLACE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.35 and 0.36 acres. The request is to adjust the two tracts into three tracts that contain approximately 0.35, 0.18, and 0.18 acres each. Planner: Jesse Fulcher

7. LSP 14-5040: Lot Split (NW CORNER OF HWY. 112 & CHRIS HOLLOW RD./JAMES, 169): Submitted by JORGENSEN & ASSOCIATES for properties located at the NW CORNER OF HWY. 112 & CHRIS HOLLOW RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURE, and are located in the FAYETTEVILLE PLANNING AREA and contain two lots consisting of approximately 31.61 acres. The request is to split the properties into 4 lots of 25.51, 2.03, 2.03, and 2.04 acres each. Planner: Jesse Fulcher

8. LSP 14-5039: Lot Split (720 W. 15TH ST./CROWDER, 561): Submitted by JORGENSEN & ASSOCIATES for property located at 720 W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to split the properties into 2 lots of approximately 0.17 and 0.29 acres each. Planner: Quin Thompson

In-House Staff Meeting
(Applicants/public do not attend)
April 13, 2015
9:00 AM
125 W. Mountain, Conference Room 2

9. VAC 15-5037: Vacation (HARBOR ISLE & ZION RDS./WOODBURY S/D, 137): Submitted by BLEW & ASSOCIATES for properties located at the INTERSECTION OF HARBOR ISLE & ZION ROADS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.74 acres. The request is to vacate portions of multiple utility easements within the subdivision. Planner: Andrew Garner

10. RZN 15-5044: Rezone (4065 E. HUNTSVILLE RD./THE PLAZA, 569): Submitted by JORGENSEN & ASSOCIATES for property located at the 4065 E. HUNTSVILLE RD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 16.02 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE, NS, NEIGHBORHOOD SERVICES, AND CS, COMMUNITY SERVICES. Planner: Andrew Garner

11. VAR 15-5036: Variance (504 E. LAFAYETTE ST./BELDEN, 485): Submitted by DEMX ARCHITECTS for property located at 504 E. LAFAYETTE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a variance to driveway width requirements. Planner: Jesse Fulcher

12. CUP 15-5041: Conditional Use (391 N. CROSS AVE./ALEXANDER-GOODSPEED, 481): Submitted by PARKCO ARCHITECTS for property located at 391 N. CROSS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.24 acres. The request is for accessory structure with square footage exceeding 50% of the primary structure. Planner: Quin Thompson

13. CUP 15-5042: Conditional Use (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 2200 INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 15.34 acres. The request is for additional parking. Planner: Quin Thompson

14. CUP 15-5026: Conditional Use (SOUTH OF MANOR AND RIDGELY DR. INTERSECTION/REMINGTON ESTATES SD, 449): Submitted by ENGINEERING SERVICES INC. for property located SOUTH OF MANOR DR. AND RIDGELY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.11 acres. The request is for a tandem lot. Planner: Quin Thompson