

**Technical Plat Review Meeting**

October 28, 2015

9.00 AM

113 W. Mountain, Room 326

**City Staff:** Andrew Garner, City Planning Director

**Old Business:**

**1. SIP 15-5203: Site Improvement Plan (722 S. LOCUST AVE./SOUTHSIDE TOWNHOMES, 562):** Submitted by INFILL GROUP, INC. for properties located at 722 S. LOCUST AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.80 acres. The request is for 19 townhomes with associated parking. Planner: Quin Thompson

**2. LSD 15-5016: Large Scale Development (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642):** Submitted by MORRISON-SHIPLEY ENGINEERS, INC. 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

**3. LSD 15-5213: Large Scale Development (NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD./PRISM EDUCATION CENTER, 603):** Submitted by EB LANDWORKS, INC. for property located at the NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 10.07 acres. The request is for an 18,100 square foot school with associated parking. Planner: Jesse Fulcher

**New Business:**

**4. LSP 15-5234: Lot Split (SW CORNER OF W. MITCHELL ST. & S. LEWIS AVE./WARD-HENSEN, 520):** Submitted by BATES & ASSOCIATES, INC. for properties located at the SW CORNER OF W. MITCHELL ST. & S. LEWIS AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.97 acres. The request is to split 3 parcels of 0.31, 0.50, and 0.16 acres into 4 lots containing approximately 0.17, 0.21, 0.48, and 0.14, acres. Planner: Quin Thompson

**5. PPL 15-5225: Preliminary Plat (1335 W. DEANE ST./EAGLE HOLDINGS COTTAGES, 365):** Submitted by ENGINEERING SERVICES, INC. for property located at 1335 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.40 acres. The request is for 10 single-family lots. Planner: Jesse Fulcher

**6. PPL 15-5236: Preliminary Plat (SOUTH OF POWDERHORN DR./MTN. RANCH S/D, PH. III, 478):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF POWDERHORN DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 101.70 acres. The request is for 87 single-family lots.  
Planner: Andrew Garner

**7. SIP 15-5242: Site Improvement Plan (232 W. ASH ST./KOUTROUMBIS DUPLEX., 367):** Submitted by MILHOLLAND ENGINEERS CO. for property located at 232 W. ASH ST. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE and contains approximately 0.31 acres. The request is for construction of a duplex behind an existing structure.  
Planner: Quin Thompson

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
October 26, 2015  
9:00 AM  
125 W. Mountain, Conference Room 2

**8. PLA 15-5238: Property Line Adjustment (3047 N. SHERYL AVE./MOLDENHAUER, 252):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 3047 N. SHERYL AVE.. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 0.20, and 0.38 acres. The request is to adjust the properties to contain approximately 0.24 and 0.34 acres.  
Planner: Jesse Fulcher

**9. CUP 15-5042: Conditional Use (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642):** Submitted by MORRISON-SHIPLEY, ENGINEERS, INC. 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

**10. CUP 15-5237: Conditional Use (927 N. CREST DR./ROGERSON, 447):** Submitted by ENGINEERING SERVICES, INC. for property located at 927 N. CREST DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.06 acres. The request is for a tandem lot.  
Planner: Quin Thompson

**11. CUP 15-5241: Conditional Use (NE OF OLD WIRE & OLD MISSOURI RDS./KEENAN, 254):** Submitted by JORGENSEN & ASSOCIATES for property located NE OF OLD WIRE & OLD MISSOURI RDS. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 56.21 acres. The request is for a tandem.  
Planner: Jesse Fulcher

**12. CUP 15-5233: Conditional Use (5549 S. GEORGE ANDERSON RD./CUSTOM LAWN CARE, 101):** Submitted by DARYL OTTAVIANO for property located 5549 S. GEORGE ANDERSON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.78 acres. The request is for a lawn care business in an RSF-4 zoning district.  
Planner: Jesse Fulcher

**13. RZN 15-5240: Rezone (2514 W. LORI RD./RAZORBACK GOLF COURSE, 285):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2514 W. LORI RD. The properties are zoned R-A, RESIDENTIAL-AGRICULTURAL, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. The request is to rezone the properties to R-A, RESIDENTIAL-AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION. Planner: Andrew Garner