

**Technical Plat Review Meeting**

June 1, 2016

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. LSD 16-5374: Large Scale Development (1241 W. MLK BLVD./ARENA VILLAGE SHOPPING CENTER EXPANSION, 521/522):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1241 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL, and contain approximately 4.71 acres. The request is for 2 new structures containing approximately 9,530 square feet of shopping center space with associated parking.

Planner: Quin Thompson

**New Business:**

**2. SIP 16-5464: Site Improvement Plan (3395 W. MT. COMFORT DR./PATHWAY CHURCH PARKING LOT, 362):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3395 W. MT. COMFORT DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 12.15 acres. The request is for a 59 space parking lot.

Planner: Quin Thompson

**3 SIP 16-5468: Site Improvement Plan (85 W. 15<sup>TH</sup> ST./ALLIED STORAGE ADDITION, 601):** Submitted by SAND CREEK ENGINEERING, INC. for property located at 85 W. 15<sup>TH</sup> ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 14.98 acres. The request is for a 2 new storage buildings totaling 12,300 square feet.

Planner: Andrew Garner

**4. LSD 16-5461: Large Scale Development (NE CORNER OF JEWELL RD. & SALEM RD./FLATS AT FOREST HILLS, 440):** Submitted MORRISON SHIPLEY ENGINEERS, INC. for properties located at NE CORNER OF JEWELL RD. & SALEM RD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 9.81 acres. The request is for 5 new structures with 55 multi-family units and associated parking.

Planner: Jonathan Curth

**5. LSD 16-5391: Large Scale Development (INTERSECTION OF VAN ASCHE DR. & INVESTMENTS DR./GENERATIONS BANK, 172):** Submitted MCCLELLAND ENGINEERS, INC. for property located at the INTERSECTION OF VAN ASCHE DR. & INVESTMENTS DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.28 acres. The request is for a 4,000 square foot bank with associated parking.

Planner: Quin Thompson

**6. LSD 16-5467: Large Scale Development (2514 N. NEW SCHOOL PLACE/THE NEW SCHOOL, 290):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PLACE. The properties are zoned R-O, RESIDENTIAL OFFICE and contain approximately 19.40 acres. The request is for three new buildings to house Academic/Innovation, and Athletic Centers totaling 62,550 square feet with associated parking.

Planner: Andrew Garner

**7 LSP 16-5466: Lot Split (WEST OF 50 E. SEVENTH ST./CGJ VENTURES, 523):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located WEST OF 50 E. SEVENTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.46 acres. The request is to split the parcel into 2 lots containing approximately 0.30 and 0.16 acres.

Planner: Quin Thompson

**8. LSP 16-5463: Lot Split (SW OF STORER AVE. & HAZEL ST./LOT 13-COLLEGE ADDITION, 405):** Submitted by ENGINEERING SERVICES, INC. for property located SW OF STORER AVE. & HAZEL ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.64 acres. The request is to split the parcels into 4 lots containing approximately 0.16 acres each.

Planner: Harry Davis

**9. LSP/PLA 16-5462: Lot Split-Property Line Adjustment (SE OF OAKLAND AVE. & HAZEL ST./LOT 12-COLLEGE ADDITION, 405):** Submitted ENGINEERING SERVICES, INC. for properties located SE OF OAKLAND AVE. & HAZEL ST. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 0.32, 0.16 and 0.29 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.16 acres each and 1 lot containing 0.29 acres.

Planner: Harry Davis

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**In-House Staff Meeting**  
(Applicants/public do not attend)

\*May 31, 2016

9:00 AM

125 W. Mountain, Conference Room 2

**10. PLA 16-5459: Property Line Adjustment (2628 N. STAGECOACH DR./BEERS-MCCORMACK, 292):** Submitted by ATLAS LAND SURVEYING, INC. for properties located at 12040 W. DOUBLE SPRINGS RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.25 acres each. The request is to adjust the properties to contain approximately 0.28 and 0.22 acres. Planner: Harry Davis

**11. PLA 16-5458: Property Line Adjustment (231 & 241 E. HUNTSVILLE RD./GRAHAM-CARROLL, 524):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 231 & 241 E. HUNTSVILLE RD. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.19 and 0.09 acres. The request is to adjust the properties to contain approximately 0.20 and 0.08 acres.

Planner: Jonathan Curth

*\*Held on Tuesday, May 31 due to Memorial Day holiday*