

**Final Agenda
Planning Commission Meeting**

September 12, 2016
5:30 PM
113 W. Mountain, Room 219

Members: Kyle Cook (Chair), Ron Autry (Vice Chair), Matthew Hoffman (Secretary), Tracy Hoskins, Janet Selby, Ryan Noble, Tom Brown, Leslie Belden, and Allison Thurmond Quinlan.

City Staff: Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Quin Thompson, Planner; Harry Davis, Planner

Call to Order

Roll Call

Consent

1. Approval of the minutes from the August 22, 2016 meeting.

2. ADM 16-5580: Administrative Item (542 W. DICKSON ST./YANCEY HOG DOGS-1 YR. MOBILE VENDOR, 484): Submitted by CODY YANCEY for property located at 542 W. DICKSON ST. The property is zoned MSC-MAIN STREET CENTER and contains approximately 0.57 acres. The request is for a one year mobile food vendor permit. Planner: Jonathan Curth

3. ADM 16-5564: Administrative Item (1530 GOLF CLUB DR./THE LINKS PZD AMENDMENT, 400): Submitted by HUGH JARRETT for property located at 1530 GOLF CLUB DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.40 acres. The request is to amend R-PZD 07-2452 to add a clubhouse and swimming pool. Planner: Andrew Garner

Old Business

4. LSD 16-5488: Large Scale Development (2900 BLOCK MT. COMFORT RD./MACEY DR. APTS., 363): Submitted by SWOPE CONSULTING, INC. for property located at the 2900 BLOCK OF MT. COMFORT RD. The property is zoned RMF 24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 6.76 acres. The request is for a 58 unit apartment complex with associated parking. Planner: Harry Davis

New Business

5. ADM 16-5581: Administrative Item (617 N. COLLEGE AVE./BIG SEXY FOOD-1 YR. MOBILE VENDOR, 445): Submitted by BRENT HALE for property located at 617 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.44 acres. The request is for a one year mobile food vendor permit. Planner: Jonathan Curth

6. VAR 16-5577: Variance (137 E. SPRING ST./137 SPRING DRIVEWAY, 485): Submitted by MASWORKS CONSULTING, INC. for property located at 137 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.14 acres. The request is a variance for driveway length.

Planner: Quin Thompson

7. VAR 16-5567: Variance (2241 N. WOODLARK LN./MENDENHALL, 324): Submitted by DEBBIE MENDENHALL for property located at 2241 N. WOODLARK LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.36 acres. The request is a variance for driveway length.

Planner: Jonathan Curth

8. VAR 16-5578: Variance (1820 N. MERIDIAN DR./MISSION HEIGHTS-LOT 35, 371): Submitted by OSAGE CREEK DEVELOPMENT, LLC. for property located at 1820 N. MERIDIAN DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.12 acres. The request is a variance for driveway length.

Planner: Harry Davis

9. PPL 16-5447: Preliminary Plat (NW OF WEDINGTON DR. & HERITAGE AVE./WOODRIDGE HOLLOW SD, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NW OF WEDINGTON DR. & HERITAGE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 60.24 acres. The request is for 163 single-family lots.

Planner: Jonathan Curth

10. LSD 16-5547: Large Scale Development (SE OF FUTRALL DR. & MCMILLAN DR./CROSS CHURCH, 441): Submitted by ENGINEERING SERVICES, INC. for properties located SW OF FUTRALL DR. & MCMILLAN DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 12.13 acres. The request is for a 71,968 square foot church with associated parking.

Planner: Jonathan Curth

11. CUP 16-5553: Conditional Use (3695 E. HUNTSVILLE RD./SIEBERT, 529): Submitted by BLEW & ASSOCIATES, INC. for property located at 3695 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.33 acres. The request is for a tandem lot.

Planner: Jonathan Curth

12. CUP 16-5558: Conditional Use (3250 N. FUTRALL DR./FUTRALL DR. CELL TOWER, 211): Submitted by SMITH COMMUNICATIONS, INC. for property located at 3250 N. FUTRALL DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 5.56 acres. The request is for a wireless communication facility.

Planner: Harry Davis

13. RZN 16-5548: Rezone (1211 W. JAMES ST./HAVEN CAMPUS APTS., 404): Submitted by BLEW & ASSOCIATES, INC. for property at 1211 W. JAMES ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.66 acres. The request is to rezone the property to CS, COMMUNITY SERVICES, subject to a Bill of Assurance.

Planner: Harry Davis

14. RZN 16-5550: Rezone (2155 N. RUPPLE RD./HAZEN, 361/362): Submitted by JORGENSEN & ASSOCIATES, INC. for properties SE & SW OF RUPPLE RD. & MT. COMFORT RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, AND R-A, RESIDENTIAL AGRICULTURAL and contains approximately 73.37 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and R-A, Residential Agricultural. Planner: Andrew Garner

15. RZN 16-5560: Rezone (103 N. PLAINVIEW AVE./MCMAHON, 213): Submitted by BATES & ASSOCIATES, INC. for property at 103 N. PLAINVIEW AVE. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.34 acres. The request is to rezone the property to RT-12, RESIDENTIAL TWO & THREE FAMILY. Planner: Quin Thompson

16. RZN 16-5543: Rezone (3434 N. CROSSOVER RD./VILLAGES ASSISTED LIVING, 216): Submitted by ELIZABETH A. LINK for properties at 3434 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY/4 UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 21.40 acres. The request is to rezone the property to RT-12, RESIDENTIAL TWO & THREE FAMILY, P-1, INSTITUTIONAL, AND CS, COMMUNITY SERVICES. Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 16-5559: Lot Split (3383 N. MANNA CT./HIGHLANDS GROUP, 212):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3383 N. MANNA CT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 5.12 acres. The request is to split the parcel into 2 lots containing approximately 2.50 and 2.62 acres. Planner: Harry Davis
- **LSP/PLA 16-5506: Lot Split (238 E. SOUTH ST./FLINTLOCK ARCHITECTURE, 524):** Submitted by BATES & ASSOCIATES, INC. for properties located at 238 E. SOUTH ST. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 1.29 acres. The request is to adjust and split the parcels into 6 lots containing approximately 0.62, 0.15, 0.14, 0.15, 0.16, and 0.11 acres. Planner: Harry Davis
- **LSP-PLA 16-5561: Lot Split/Property Line Adjustment (NW CORNER OF BLOCK AVE. & SPRING ST./HAMILTON, 484):** Submitted by BATES & ASSOCIATES, INC. for properties located at the NW CORNER OF BLOCK AVE. & SPRING ST. The properties are zoned MSC, MAIN STREET/CENTER and contain approximately 0.35 acres. The request is to adjust and split the 2 parcels into 3 lots containing approximately 0.17, 0.09 and 0.09 acres. Planner: Jonathan Curth

Announcements

Adjourn

NOTICE TO MEMBERS OF THE AUDIENCE: