

**Final Agenda
Planning Commission Meeting**

December 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; Corey Granderson, Staff Engineer

City Attorney: Kit Williams

Call to Order

Roll Call

Consent

1. Approval of the minutes from the November 28, 2016 meeting.

2. ADM 16-5665: Administrative Item (731 S. RAZORBACK RD./MOO-LICIOUS ESSPRESSO 1 YR. MOBILE VENDOR, 560): Submitted by CODY BAILEY for property located at 731 S. RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE, and contains approximately 0.94 acres. The request is for a 1 year Mobile Vendor permit

Planner: Harry Davis

3. CCP 16-5656: Concurrent Plat (SW OF PROVIDENCE DR. & MTN. RANCH BLVD./PARKHILL AT MOUNTAIN RANCH PH. II – LOTS 1-3 & 98, 479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SW OF PROVIDENCE DR. & MTN. RANCH BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.00 acres. The request is for 7 single family lots. Planner: Quin Thompson

Old Business

No Items

New Business

4. VAR 16-5666: Variance Item (375 N. RUPPLE RD./OWL CREEK NATURE TRAIL, 478): Submitted by CRAFTON TULL, INC. for property located at 375 N. RUPPLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 24.08 acres. The request is for a variance to the Streamside Protection Ordinance. Engineer: Alan Pugh

5. PPL 16-5643: Preliminary Plat (SOUTH END OF PUMPKIN RIDGE RD./FALLING WATERS SD, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SOUTH OF PUMPKIN RIDGE RD. The properties are zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 35.30 acres. The request is for 49 single-family lots.
Planner: Quin Thompson

6. PPL 16-5574: Preliminary Plat (NE OF 24TH & COUNTRY CLUB DR./MOUNTAIN VISTA SD, 640-641): Submitted by BATES & ASSOCIATES, INC. for properties located NE OF 24TH & COUNTRY CLUB DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 54.16 acres. The request is for 52 single-family lots.
Planner: Andrew Garner

7. RZN 16-5664: Rezone (1633 E. ZION RD./MAYES, 136): Submitted by TRACIE S. MAYES. for property at 1633 E. ZION RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.70 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.
Planner: Andrew Garner

The following items have been approved administratively by staff:

- **LSP 16-5348: Lot Split-Property Line Adjustment (309 N. SMITH AVE./SHARP ARCHITECTS, 482):** Submitted by BATES & ASSOCIATES, INC. for properties located at 309 N. SMITH AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.17 and 0.13 acres. The request is to split and adjust 2 parcels into 4 lots containing approximately 0.18, 0.09, 0.12 and 0.09 acres.
Planner: Quin Thompson
- **LSP 16-5619: Lot Split (930 S. COLLEGE AVE./NIEDERMAN, 563):** Submitted by BATES & ASSOCIATES, INC. for property located at 930 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.35 acres. The request is to split the parcel into 3 lots containing approximately 0.12, 0.12, and 0.07 acres.
Planner: Harry Davis

Announcements

Adjourn

NOTICE TO MEMBERS OF THE AUDIENCE:

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.