

**Technical Plat Review Meeting**

December 28, 2016

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. SIP 16-5640: Site Improvement Plan (227 W. DICKSON ST./THE LUMIERE THEATRE, 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 227 W. DICKSON ST. The property is zoned MSC-MAIN STREET/CENTER and contains approximately 0.13 acres. The request is for a 14,262 square foot, 3 screen theatre with a kitchen and bar.

Planner: Jonathan Curth

**2. LSD 16-5660: Large Scale Development (1849 S. GARLAND AVE./GARLAND AVE. INDUSTRIAL SITE, 599):** Submitted by B & F ENGINEERING, INC. for property located at 1849 S. GARLAND AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 3.00 acres. The request is for 5 buildings consisting of 42,076 square foot warehouse and office with associated parking.

Planner: Jonathan Curth

**New Business:**

**3. LSP 16-5693: Lot Split (1335 W. DEANE ST./BLEW, 365):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1335 E. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.53 acres. The request is to split the parcel into 3 lots containing approximately 0.53, 0.50 and 0.50 acres.

Planner: Jonathan Curth

**4. LSP 16-5692: Lot Split (3695 E. HUNTSVILLE RD./SEIBERT, 529):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3695 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.12 and 0.14 acres.

Planner: Harry Davis

**5. CCP 16-5694: Concurrent Plat (4744 & 4712 W. OLDHAM DR./SLOANBROOKE PH. I – LOTS 97 & 98, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 4744 & 4712 W. OLDHAM DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.50 acres. The request is for 2 single family lots.

Planner: Harry Davis

**6. PPL 16-5689: Preliminary Plat (NORTH OF MOORE LN./PINES AT SPRINGWOODS PH. II, 286):** Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located NORTH OF MOORE LN. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 12.50 acres. The request is for 85 single-family lots.

Planner: Jonathan Curth

**7. LSD 16-5690: Large Scale Development (676 W. ASH ST./THE TRAILS ON ASH, 366):** Submitted by BATES & ASSOCIATES, INC. for properties located at 676 W. ASH ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contain approximately 2.22 acres. The request is for 7 commercial buildings consisting of 17,025 square feet and associated parking.

Planner: Quin Thompson

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### **In-House Staff Meeting**

*(Applicants/public do not attend)*

December 27, 2016

9:00 AM

125 W. Mountain, Conference Room 2

**8. PLA 16-5691: Property Line Adjustment (676 W. ASH ST./TOBIN, 366):** Submitted by BATES & ASSOCIATES, INC. for properties located at 676 W. ASH ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 2.22 acres. The request is to adjust the parcels to contain approximately 1.22 and 1.00 acres.

Planner: Quin Thompson

**9. CUP 16-5696: Conditional Use (1540 W. MARKHAM RD./MARKHAM COURT, 482):** Submitted by SHARP ARCHITECTURE, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.60 acres. The request is for a Cluster Housing Development in an RSF-4 zoned district

Planner: Quin Thompson

**10. VAC 16-5687: Vacation (2790 N. SIGNET PLACE/BOWERS, 295):** Submitted by BATES & ASSOCIATES, INC. for property located 2790 N. SIGNET PLACE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a portion of a general utility easement.

Planner: Harry Davis

**11. VAC 16-5688: Vacation (3300 W. GROVE DR./PLANET FITNESS, 440):** Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3300 W. GROVE DR. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 9.81 acres. The request is to vacate a portion of a general utility easement.

Planner: Jonathan Curth