



AGENDA

Final Agenda
Planning Commission Meeting
April 24, 2017
5:30 PM
113 W. Mountain, Room 219

Members: Ron Autry (Chair), Matthew Hoffman (Vice Chair), Allison Thurmond Quinlan (Secretary), Zara Niederman, Sloan Scroggin, Ryan Noble, Tom Brown, Leslie Belden, and Matt Johnson

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

City Attorney: Kit Williams

Call to Order

Roll Call

Presentations

Consent

1. Approval of the minutes from the April 10, 2017 meeting.

2. VAC 17-5751: Vacation (1541 W. MLK BLVD./MONROE EATON, LLC., 521): Submitted by BLEW & ASSOCIATES, INC. for property located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.80 acres. The request is to vacate a portion of a street right of way.
Planner: Quin Thompson

3. VAR 17-5780: Variance Item (1848 W. LAWSON ST./SHUMAKER, 403): Submitted by CAMILLA SHUMAKER for property located at 1848 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.29 acres. The request is for a variance to the Flood Damage Prevention Code.

Engineer: Alan Pugh

Old Business

4. RZN 17-5713: Rezone (COLLEGE AVE. FROM NORTH ST. TO MAPLE ST./COLLEGE AVE. REZONE, 445-446): Submitted by CITY STAFF for properties along COLLEGE AVE. FROM NORTH ST. TO MAPLE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL-OFFICE, C-1, NEIGHBORHOOD COMMERCIAL, C-2, THOROUGHFARE COMMERCIAL, AND DG, DOWNTOWN GENERAL, and contain approximately 24.62 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE (2.48 acres), RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE (0.16 acres), NS-L, NEIGHBORHOOD SERVICES-LIMITED (1.63 acres), NS-G, NEIGHBORHOOD SERVICES-GENERAL (0.48 acres), CS, COMMUNITY SERVICES (8.56 acres) and UT, URBAN THOROUGHFARE (11.31). Planner: Andrew Garner

New Business

5. VAR 17-5784: Variance Item (SW OF DRAKE ST. & GREGG AVE./WRMC OFFICE PARKING, 289): Submitted by USI ENGINEERS, INC. for properties located SW OF DRAKE ST. & GREGG AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 8.87 acres. The request is for a variance to UDC Chapter 172.04 parking standards. Planner: Harry Davis

6. VAR 17-5782: Variance Item (1541 W. MLK BLVD./PANERA BREAD, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1541 W. MLK BLVD. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 1.80 acres. The request is for a variance to the Access Management Ordinance for a new driveway on an arterial. Planner: Quin Thompson

7. CUP 17-5764: Conditional Use (1145 S. HAPPY HOLLOW RD./HUARK PROPERTIES, 565): Submitted by BLEW & ASSOCIATES, INC. for property located at 1145 S. HAPPY HOLLOW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for a detached residential dwelling in a C-2 zoned district. Planner: Jonathan Curth

8. CUP 17-5755: Conditional Use (930 S. COLLEGE AVE./3VOLVE HOUSING, 563): Submitted by ZARA NIEDERMAN for property located at 930 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.28 acres. The request is for two-family dwellings in an RSF-18 zoned district. Planner: Quin Thompson

9. RZN 17-5756: Rezone (2621 E. MISSION BLVD./ERC HOLDINGS, LLC, 371): Submitted by ERC HOLDINGS, LLC. for property at 2621 E. MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.62 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

10. RZN 17-5781: Rezone (1622 E. MISSION BLVD./LAMB-MORRIS, 409): Submitted by RICHIE LAMB for property at 1622 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.54 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Harry Davis
