



**Technical Plat Review Meeting**

June 14, 2017

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. LSP-PLA 17-5831: Lot Split-Property Line Adjustment (2240 & 2228 W. WEDINGTON DR./HATFIELD, 403):** Submitted by REID & ASSOCIATES, INC. for properties located at 2240 & 2228 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.59 and 0.81 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.53, 0.38, and 0.51 acres.

Planner: Harry Davis

**2. LSD 17-5828: Large Scale Development (1930 W. MAINE ST./HENSON HILL PH. II, 520):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1930 W. MAINE ST. The properties are zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contains approximately 1.91 acres. The request is for 10 duplexes and associated parking.

Planner: Quin Thompson

**3. LSD 17-5820: Large Scale Development (2069 & 2091 N. CROSSOVER RD./DAIRY QUEEN, 371):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2069 & 2091 N. CROSSOVER RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for 2 buildings consisting of 8,075 square feet with associated parking.

Planner: Harry Davis

**4. SIP 17-5819: Site Improvement Plan (3050 & 3068 S. SCHOOL AVE./MOLDENHAUER RETAIL CENTER, 678):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3050 & 3068 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.59 acres. The request is for a 6,000 square foot retail building with associated parking.

Planner: Quin Thompson

**New Business:**

**5. LSP 17-5842: Lot Split (536 W. 15<sup>th</sup> ST./DRUDING, 562):** Submitted by BLEW & ASSOCIATES, INC. for property located 536 W. 15<sup>th</sup> ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to split the parcel into 2 lots containing approximately 0.11 acres each.

Planner: Jonathan Curth

**6. LSP 17-5844: Lot Split (27 & 29 LOUISE ST./LOT 3-MISSION ASSETS, 445):** Submitted by BLEW & ASSOCIATES, INC. for property located at 27 & 29 LOUISE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.12 acres. The request is to split the parcel into 2 lots containing approximately 0.06 acres each.

Planner: Quin Thompson

**7. LSP 17-5845: Lot Split (15 & 17 LOUISE ST./LOT 2-MISSION ASSETS, 445):** Submitted by BLEW & ASSOCIATES, INC. for property located at 15 & 17 LOUISE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.15 acres. The request is to split the parcel into 2 lots containing approximately 0.06 and 0.09 acres.

Planner: Quin Thompson

**8. LSP 17-5847: Lot Split (E. OF DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE, 606-646):** Submitted by MCCLELLAND ENGINEERS, INC. for property located E. OF DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 53.14 acres. The request is to split the parcel into 2 lots containing approximately 48.30 and 4.84 acres.

Planner: Jonathan Curth

**9. LSP 17-5843: Lot Split (1622 E. MISSION BLVD./LAMB DEVELOPMENT, 409):** Submitted by RICHIE LAMB for property located at 1622 E. MISSION BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.77 acres. The request is to split the parcel into 4 lots containing approximately 0.09, 0.12, 0.14 and 0.10 acres.

Planner: Harry Davis

**10. PPL 17-5846: Preliminary Plat (E. OF DEAD HORSE MOUNTAIN RD./MEADOWS AT STONEBRIDGE SD, 606-646):** Submitted by MCCLELLAND ENGINEERS, INC. for properties located E. OF DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 52.90 acres. The request is for 125 single-family lots.

Planner: Jonathan Curth

**11. PPL 17-5848: Preliminary Plat (2180 W. MOORE LN./THE PINES AT SPRINGHILLS SD, 286):** Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2180 W. MOORE LN. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 11.25 acres. The request is for 81 single-family lots.

Planner: Jonathan Curth

**12. PPL 17-5840: Preliminary Plat (NE OF DOUBLE SPRINGS RD. & SELLERS RD./WINDSOR SD, 513):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF DOUBLE SPRINGS RD. & SELLERS RD. The properties are zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 34.57 acres. The request is for 58 single-family lots.

Planner: Harry Davis

**13. SIP 17-5836: Site Improvement Plan (1673 N. COLLEGE AVE./MANA HEALTH OFFICE, 407):** Submitted by BATES & ASSOCIATES, INC. for property located at 1673 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.51 acres. The request is for a 3,281 square foot office building with associated parking.  
Planner: Jonathan Curth

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
June 12, 2017  
9:00 AM  
125 W. Mountain, Conference Room 2

**14. PLA 17-5839: Property Line Adjustment (1000 & 1012 E. OAKS MANOR DR./DICKHUT- RYAN, 252):** Submitted by ALAN REID & ASSOCIATES, INC. for properties located at 1000 & 1012 E. OAKS MANOR DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.49 and 0.39 acres. The request is to adjust the parcels to contain approximately 0.47 and 0.41 acres.  
Planner: Harry Davis

**15. PLA 17-5833: Property Line Adjustment (NW OF BROOKS AVE. & WALKER ST./POSEY, 600):** Submitted by ATLAS SURVEYING, INC. for properties located NW OF BROOKS AVE. & WALKER ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.17 and 0.09 acres. The request is to adjust the parcels to contain approximately 0.13 acres each.  
Planner: Quin Thompson

**16. CUP 17-5838: Conditional Use (1561 W. MLK BLVD./TAKE 5 OIL CHANGE, 521-560):** Submitted by KHOURY ENGINEERING, INC. for properties located at 1561 W. MLK BLVD. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 0.28 acres. The request is for a Use Unit 17, Transportation Trades and Services in a CS zoned district.  
Planner: Quin Thompson

**17. RZN 17-5837: Rezone (521 N. SHADY AVE./WCR DEVELOPMENT, 445):** Submitted by ENGINEERING SERVICES, INC. for property at 521 N. SHADY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.  
Planner: Quin Thompson