



Technical Plat Review Meeting

December 27, 2017

9:00 AM

113 W. Mountain, Room 111

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSD 17-6030 Large Scale Development (SOUTH OF HOLLYWOOD AVE./COTTAGES AT HOLLYWOOD, 559-598): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF HOLLYWOOD AVE. The properties are zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 43.00 acres. The request is for an apartment complex consisting of 193 units and associated parking. Planner: Harry Davis

New Business:

2. LSP 17-6041: Lot Split (336 N. CROSSOVER RD./MANRY, 488): Submitted by REID & ASSOCIATES, INC. for property located at 336 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.17 acres. The request is to split the parcel into 3 lots containing approximately 7.67, 2.25, and 2.25 acres. Planner: Harry Davis

3. LSP 17-6043: Lot Split (348 E. VAN ASCHE DR./JJSJ PAK, LLC., 173): Submitted by REID & ASSOCIATES, INC. for property located at 348 E. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 7.24 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 6.24 acres. Planner: Jonathan Curth

4. LSP 17-6045: Lot Split (3615 N. STEELE BLVD./JBGB LOT, 212): Submitted by BATES & ASSOCIATES, INC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.64 acres. The request is to split the parcel into 2 lots containing approximately 1.30 and 2.34 acres. Planner: Jonathan Curth

5. LSP 17-6047: Lot Split (SW OF NETTLESHIP & LEWIS/NETTLESHIP DEV., 520): Submitted by BLEW & ASSOCIATES, INC. for properties located SW OF NETTLESHIP & LEWIS. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 5 lots of 0.18 acres each and 4 lots of 0.24 acres each. The request is to split the parcels into 10 lots containing approximately 0.09 acres each and 8 lots containing approximately 0.12 acres each. Planner: Harry Davis

6. LSP 17-6048: Lot Split (2850 N. COLLEGE AVE./IRON TRUST, LLC., 252): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2820 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.91 acres. The request is to split the parcel into 2 lots containing approximately 1.17 and 0.72 acres.
Planner: Harry Davis

7. LSP 17-6049: Lot Split (NW OF SALEM & MT. COMFORT RD./GHAN, 323): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF SALEM & MT. COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 6.53 acres. The request is to split the parcel into 2 lots containing approximately 1.25 and 5.287 acres.
Planner: Quin Thompson

8. SIP 17-6032: Site Improvement Plan (404 W. MAPLE ST./KAPPA DELTA SORORITY, 445): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 404 W. MAPLE ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.99 acres. The request is for an approximately 40,000-square foot sorority house with associated parking.
Planner: Jonathan Curth

9. LSD 17-6050: Large Scale Development (1100 W. 15TH ST./PINNACLE FOODS ADDITION, 560-561): Submitted by ENGINEERING SERVICES, INC. for properties located at 1100 W. 15TH ST. The properties are zoned RMF-24, RESIDENTIAL MULIT-FAMILY, 24 UNITS PER ACRE, and I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 46.00 acres. The request is for a warehouse addition of approximately 165,000 square feet and associated parking.
Planner: Quin Thompson

In-House Staff Meeting
(Applicants/public do not attend)

December 22, 2017

9:00 AM

125 W. Mountain, Conference Room 2

10. PLA 17-6042: Property Line Adjustment (2015 W. MAINE ST./OTTEN, 520): Submitted by BATES & ASSOCIATES, INC. for properties located at 2032 W. MAINE ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 4 lots consisting of 0.16 acres each. The request is to adjust the parcels to contain approximately 3 lots of 0.21 acres each.
Planner: Quin Thompson

11. PLA 17-6019: Property Line Adjustment (500 & 504 N. SEQUOYAH DR./ALEXANDER-ARENS, 486): Submitted by BATES & ASSOCIATES, INC. for properties located at 500 & 504 N. SEQUOYAH DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.87 and 0.46 acres. The request is to adjust the parcels to contain approximately 4.83 and 0.51 acres.
Planner: Quin Thompson

12. PLA 17-6044: Property Line Adjustment (430 & 628 N. CROSSOVER RD./BECKMANN-JOHNSON, 488): Submitted by REID & ASSOCIATES, INC. for properties located at 430 & 628 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 6.49 and 6.12 acres. The request is to adjust the parcels to contain approximately 5.47 and 7.14 acres. Planner: Harry Davis

13. PLA 17-6053: Property Line Adjustment (EAST OF DEAD HORSE MTN. RD./ERC HOLDINGS, LLC., 606-646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located EAST OF DEAD HORSE MTN. RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 5.37 and 33.88 acres. The request is to adjust the parcels to contain approximately 37.43 and 1.82 acres. Planner: Harry Davis

14. CUP 17-6054: Conditional Use (560 E. JOHNSON ST./GARNER, 446): Submitted by PARKCO ARCHITECTS, INC. for property located at 560 E. JOHNSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is for an addition to an existing non-conforming duplex in an RSF-4 zoning district. Planner: Harry Davis

15. RZN 17-6052: Rezone (EAST OF ROLLING HILLS DR. & OLD MISSOURI RD./KEENAN, 253-254): Submitted by JORGENSEN & ASSOCIATE, INC. for property EAST OF ROLLING HILLS DR. & OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 49.60 acres. The request is to rezone approximately 22.59 acres to NC, NEIGHBORHOOD CONSERVATION. Planner: Jonathan Curth

16. RZN 17-6046: Rezone (EAST OF GREENS CHAPEL RD./WALKER, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property EAST OF GREENS CHAPEL RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 29.00 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. Planner: Quin Thompson