



**Final Agenda**  
**Planning Commission Meeting**  
June 25, 2018  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Ron Autry (Vice Chair), Sloan Scroggin (Secretary), Zara Niederman, Tom Brown, Leslie Belden, Matt Johnson, Porter Winston, and Robert Sharp.

**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**

Agenda Session Long Range Planning: Code Change Discussion

**Consent**

1. Approval of the minutes from the June 11, 2018 meeting.

**Old Business**

~~**ADM 18-6221: Administrative Item (1110 E. 15<sup>TH</sup> ST./SIGNATURE BANK, 564):** Submitted by MCGLELLAND ENGINEERS, INC. for property located at 1110 E. 15<sup>TH</sup> ST. The property is zoned RMF-4, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 15.10 acres. The request is for a modification to the Streamside Protection Map.~~

**THE APPLICANT HAS WITHDRAWN THIS REQUEST**     Engineer: Alan Pugh

**2. VAR 18-6242: Variance (2801 W. McMILLAN DR./CROSS CHURCH, 441):** Submitted by MILESTONE CONSTRUCTION, CO. for property located at 2801 W. McMILLAN DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 12.13 acres. The request is for a variance to Outdoor Lighting requirements.     Planner: Jonathan Curth

**THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE NEXT MEETING.**

## New Business

**3. RZN 18-6227: Rezone (SE OF EAGLE ST. & OAKLAND AVE./CAMPBELL, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF EAGLE ST. & OAKLAND AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.34 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE – URBAN.  
Planner: Harry Davis

**4. RZN 18-6239: Rezone (NE OF OLDHAM DR. & BROYLES AVE./NORTH LOTS-SLOANBROOKE PH. II, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF OLDHAM DR. & BROYLES AVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.58 acres. The request is to rezone R-A to NC and NC to R-A.  
Planner: Harry Davis

**5. RZN 18-6254: Rezone (PARKDALE AND CENTER ADDITIONS REZONE, 600):** Submitted by CITY STAFF and PLANNING COMMISSION on behalf of NUMEROUS PROPERTY OWNERS in the PARKSDALE AND CENTER ADDITION NEIGHBORHOOD, SOUTH OF 15TH STREET BETWEEN BROOKS AVENUE AND DUNCAN AVENUE. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE, and contain approximately 23 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION; RI-12, RESIDENTIAL INTERMEDIATE 12 UNITS PER ACRE, AND; NS-G, NEIGHBORHOOD SERVICES-GENERAL and to ADOPT A DESIGN OVERLAY DISTRICT WITH A MAXIMUM BUILDING HEIGHT OF 2-STORIES.  
Planner: Quin Thompson

**6. ADM 18-6256: Administrative Item (Amend UDC 161: Allow Form-based Development in Conventional Zoning):** Submitted by Long Range Planning Sub-Committee for revisions to UDC Chapter 161. The proposed code change would modify the conventional zoning districts to allow form-based development.  
Commissioner: Matt Johnson

## **7. Vote on Long Range Planning Items.**

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### The following items have been approved administratively by staff:

- **LSP 18-6134: Lot Split (1436 S. DUNCAN AVE./SWIFTY PROPERTIES, 561):** Submitted by A MILLION MIRACLES, LLC. for property located at 1436 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the parcel into 2 lots containing approximately 0.07 and 0.23 acres.  
Planner: Harry Davis
- **LSP 18-6215: Lot Split (SE OF S. COLLEGE AVE. & E. 9<sup>TH</sup> ST./NIEDERMAN-CAMERON, 563):** Submitted by BATES & ASSOCIATES, INC. for property located SE OF S. COLLEGE AVE. & E. 9<sup>TH</sup> ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.10, and 0.07 acres.  
Planner: Jonathan Curth