



Final Agenda
Planning Commission Meeting
July 9, 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

Consent

1. Approval of the minutes from the June 25, 2018 meeting.

2. VAR 18-6280: Variance (1830 S. CROSSOVER RD./GREEN SUBMARINE, 372): Submitted by BESPOKE ARCHITECTURE, INC. for property located at 1830 S. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.66 acres. The request is for a variance to the Access Management Requirements.

Planner: Harry Davis

3. LSD 18-6250: Large Scale Development (SW OF S. INDUSTRIAL DR. & E. PUMP STATION RD./GIVINGTON'S WAREHOUSE, 642): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF S. INDUSTRIAL DR & E. PUMP STATION RD. The property is zoned I-2, INDUSTRIAL and contains approximately 16.90 acres. The request is for a 48,784-square foot warehouse and office with associated parking.

Planner: Jonathan Curth

Old Business

4. 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 REQUESTS THAT THIS ITEM BE TABLED TO THE NEXT MEETING.

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

New Business

6. PPL 18-6251: Preliminary Plat (EAST END OF GREENS CHAPEL RD./WESTSIDE S/D, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the EAST END OF GREENS CHAPEL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 29.00 acres. The request is for a 80 single family lots. Planner: Quin Thompson

7. RZN 18-6247: Rezone (4280 W. MLK BLVD./McCALLISTER, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.65 acres. The request is to rezone the property to UT-URBAN THOROUGHFARE. Planner: Quin Thompson

8. ADM 18-6259: Administrative Item (Amend UDC chapters 151, 164, and 166: Subdivision fences and model homes): Submitted by the City Planning Division for revisions to UDC Chapter 151, 164, and 166. The proposed code changes would modify the fence regulations and allow model homes in subdivisions. Planner: Andrew Garner

9. Vote on Long Range Planning Items. Commissioner: Matt Johnson

The following items have been approved administratively by staff:

- **LSP 18-6233: Lot Split (1112 S. WASHINGTON AVE./MENDEZ, 563):** Submitted by BATES & ASSOCIATES, INC. for property located at 1112 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD COMMERCIAL and contains approximately 0.18 acres. The request is to split the property into 2 parcels containing approximately 0.09 acres each. Planner: Quin Thompson
- **LSP 18-6213: Lot Split (1831 W. MITCHELL ST./DUNN, 520):** Submitted by BLEW & ASSOCIATES, INC. for property located at the 1831 W. MITCHELL ST. The property is zoned RSF-8, Residential Single-family 8 Units per Acre and contains approximately 0.24 acres. The request is to split the parcel into 2 lots containing approximately 0.12 and 0.12 acres. Planner: Quin Thompson
- **LSP 18-6171: Lot Split (1650 S. SCHOOL AVE./SOUTHGATE SHOPPING CENTER, 601):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1650 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 6.03 acres. The request is to split the parcel into 2 lots containing approximately 5.44 and 0.59 acres. Planner: Quin Thompson