



**Technical Plat Review Meeting**

August 1, 2018

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. PPL 18-6277: Preliminary Plat (SW OF MT. COMFORT RD. & ELDERBERRY ST./ROCHESTER S/D AKA WESTVIEW MEADOWS, 363):** Submitted by BLEW & ASSOCIATES, INC. for property located SW OF MT. COMFORT RD. & ELDERBERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 18.20 acres. The request is for 37 single family lots. Planner: Harry Davis

**2. SIP 18-6236: Site Improvement Plan (3447 N. HWY 112/FELLOWSHIP CHURCH DRIVEWAY, 208):** Submitted by ESI ENGINEERS, INC. for property located at 3447 N. HWY. 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 25.90 acres. The request is for a 20-foot wide driveway from the church to Deane Solomon Rd. Planner: Quin Thompson

**3. LSD 18-6253: Large Scale Development (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 24.60 acres. The request is for 109 single family lots and infrastructure. Planner: Harry Davis

**4. R-PZD 18-6252: Residential Planned Zoning District (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 24.60 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District. Planner: Harry Davis

**New Business:**

**5. LSP 18-6312: Lot Split (344 E. 7<sup>TH</sup> ST./CLAYTON-NIEDERMAN, 524):** Submitted by BATES & ASSOCIATES, INC. for property located at 344 E. 7<sup>TH</sup> ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.14 acres. The request is to split the parcel into 3 lots containing approximately 0.07, 0.04, and 0.04 acres. Planner: Jonathan Curth

**6. SIP 18-6314: Site Improvement Plan (2410 N. COLLEGE AVE./STARBUCKS PARKING LOT, 290):** Submitted by ENGINEERING SERVICES, INC. for property located at 2410 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.40 acres. The request is for an offsite parking lot with 27 spaces.

Planner: Jonathan Curth

**7. LSD 18-6315: Large Scale Development (751 N. STILLWATER AVE./AVID HOTEL, 440):** Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 751 N. STILLWATER AVE. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.24 acres. The request is for a 42,000-square foot hotel with associated parking.

Planner: Jonathan Curth

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**In-House Staff Meeting**

*(Applicants/public do not attend)*

July 30, 2018

9:00 AM

125 W. Mountain, Conference Room 2

**8. RZN 18-6319: Rezone (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 3.00 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Harry Davis

**9. RZN 18-6308: Rezone (1400 & 1424 N. GREGG AVE./BIRGIN, 406):** Submitted by JAMES BIRGIN for property located at 1400 & 1424 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Planner: Harry Davis

**10. RZN 18-6311: Rezone (1910 N. OLD WIRE RD./SEQUOYAH UNITED METHODIST CHURCH, 369):** Submitted by OLSSON ASSOCIATES, INC. for property located at 1910 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 7.64 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Quin Thompson

**11. RZN 18-6313: Rezone (SE OF N. GREGG AVE. & W. ASH ST./ALPHA FARMS, LLC., 367):** Submitted by BATES & ASSOCIATES, INC. for property located SE OF N. GREGG AVE. & W. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.84 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Quin Thompson

**12. RZN 18-6317: Rezone (WEST OF MARKHAM RD./MARKHAM HILL, 480-481):** Submitted by SPECIALIZED REAL ESTATE GROUP for properties located WEST OF MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 119.43 acres. The request is to rezone approximately 75.42 acres to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and approximately 44.01 acres to R-A, RESIDENTIAL AGRICULTURAL.

Planner: Jonathan Curth

**13. C-PZD 18-6318: Commercial Planned Zoning District (2231 W. MARKHAM RD./PRATT PLACE INN & BARN, 481):** Submitted by SPECIALIZED REAL ESTATE GROUP for properties located at 2231 W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 74.10 acres. The request is to reduce the CPZD to 24.06 acres to include the existing 5,000 square feet of event space, approximately 12,000 square feet of restaurant or commercial space and 80 guest accommodations.

Planner: Jonathan Curth