



Technical Plat Review Meeting

June 26, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Discussion Item: Conversation with Susan Norton and review staff on how to communicate better with stakeholders at the June 24 In-House Meeting.

Old Business:

1. LSP 19-6691: Lot Split (808 W. DAVIS ST./FUGITT, 366): Submitted by WILLIAM FUGITT for property located at 808 W. DAVIS ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.29 acres. The request is to split the parcels into 2 lots containing approximately 0.14, and 0.15 acres. Planner: Andrew Garner

2. SIP 19-6646: Site Improvement Plan (2575 S. ARMSTRONG AVE./ARMI PARKING EXPANSION, 643): Submitted by SWOPE ENGINEERING for property located at 2575 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 7.56 acres. The request is for a parking lot. Planner: Harry Davis

3. LSD 19-6681: Large Scale Development (417 W. MLK BLVD./FARMERS CO-OP, 523-562): Submitted by CEI ENGINEERING, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MSC, MAIN STREET CENTER & DG, DOWNTOWN GENERAL and contain approximately 6.62 acres. The request is for a mixed-use development with 21,660 square-feet of commercial space and 220 dwelling units with associated parking.

Planner: Jonathan Curth

4. LSD 19-6665: Large Scale Development (1551 E. MAIN ST./SOUTHERN STORAGE, 096): Submitted by BLEW & ASSOCIATES, INC. for property located at 1551 E. MAIN ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.14 acres. The request is for a 30,000-square foot mini-storage facility with associated parking.

Planner: Harry Davis

New Business:

5. LSP 19-6734: Lot Split (3530 S. BUTTERFIELD TRAIL/WALKER PROPERTIES, 716): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 3530 S. BUTTERFIELD TRAIL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 142.50 acres. The request is to split the parcels into 2 lots containing approximately 139.00 and 3.50 acres. Planner: Harry Davis

6. LSP 19-6743: Lot Split (125 W. SUNBRIDGE DR./FREEMAN-HIXSON, 289): Submitted by BATES & ASSOCIATES, INC. for property located at 125 W. SUNBRIDGE DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES – GENERAL and contains approximately 1.32 acres. The request is to split the parcels into 3 lots containing approximately 0.81, 0.26, and 0.25 acres.
Planner: Willie Benson

7. LSP 19-6742: Lot Split (651 & 711 N. STORER DR./SARKIN, 444): Submitted by BATES & ASSOCIATES, INC. for properties located at 651 & 711 N. STORER DR. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 2 parcels of approximately 0.30 acres each. The request is to split the parcels into 6 lots containing approximately 0.10 acres each.
Planner: Harry Davis

8. PPL 19-6740: Preliminary Plat (SW OF CALGARY ST. & DEAD HORSE MTN. RD./RIVERWALK SD PH. III, 684): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF CALGARY ST. & DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 28.50 acres. The request is for 96 single family lots.
Planner: Harry Davis

9. LSD 19-6736: Large Scale Development (3434 N. CROSSOVER RD./SPRINGHOUSE VILLAGE CONDOS, 216): Submitted by HCH CONSULTING, INC. for properties located at 3434 N. CROSSOVER RD. The properties are zoned P-1, INSTITUTIONAL, CS, COMMUNITY SERVICES, & RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contain approximately 21.56 acres. The request is for a 134-unit condominium complex with associated parking.
Planner: Andrew Garner

In-House Staff Meeting
(Applicants/public do not attend)
Monday, June 24, 2019

9:00 AM
125 W. Mountain, Conference Room 2

Discussion Item: Conversation with Susan Norton on how to communicate better with stakeholders.

10. PLA 19-6739: Property Line Adjustment (113 E. MOUNTAIN ST./HOKE, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 113 E. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 parcels with approximately 0.10 & 0.36 acres. The request is to adjust the parcels to contain approximately 0.28 and 0.18 acres.
Planner: Willie Benson

11. PLA 19-6731: Property Line Adjustment (1195 N. MISSION BLVD./STAGLER, 408): Submitted by ALAN REID & ASSOCIATES, INC. for properties located at 1195 N. MISSION BLVD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 3 lots with approximately 0.33, 0.26, and 0.46 acres. The request is to adjust the parcels into 2 lots containing approximately 0.65 and 0.40 acres. Planner: Harry Davis

12. PLA 19-6729: Property Line Adjustment (WEST END OF MARKHAM RD./RMD PROPERTIES, LLC., 480-481): Submitted by LAMB DEVELOPMENT & CONSULTING for properties located WEST OF MARKHAM RD. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT, RI-U, RESIDENTIAL INTERMEDIATE-URBAN, & R-A, RESIDENTIAL AGRICULTURAL and contain 13 parcels with a total of approximately 143.37 acres. The request is to combine the parcels to contain 6 lots with approximately 75.29, 39.67, 16.34, 4.36, 4.19, and 3.52 acres. Planner: Jonathan Curth

13. PLA 19-6738: Property Line Adjustment (1268 W. BAILEY DR./HOMESTEAD, INC., 755): Submitted by BATES & ASSOCIATES, INC. for properties located at 1268 W. BAILEY DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain 2 parcels with approximately 2.14, and 2.13 acres. The request is to adjust the parcels to contain approximately 2.02 and 2.25 acres. Planner: Willie Benson

14. PLA 19-6735: Property Line Adjustment (NW OF DRAKE ST. & GREGG AVE./1155 PROPERTIES, 250): Submitted by CEI ENGINEERS, INC. for properties located NW OF DRAKE ST. & GREGG AVE. The properties are zoned UT, URBAN THOROUGHFARE and contain 2 parcels with approximately 48.80 and 13.58 acres. The request is to adjust the parcels to contain approximately 50.40 and 13.32 acres. Planner: Willie Benson

15. CUP 19-6730: Conditional Use (824 E. RODGERS DR./JOYFUL HEALING CENTER, 525): Submitted by JOY CAFFREY for property located at 824 E. RODGERS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.48 acres. The request is for a limited business in a single family zoned district. Planner: Jonathan Curth

16. CUP 19-6733: Conditional Use (2907 E. JOYCE BLVD./PRISM EDUCATION CENTER, 177): Submitted by MISTY NEWCOMB for property located at 2907 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.09 acres. The request is for a school in a C-1 district. Planner: Harry Davis

17. CUP 19-6741: Conditional Use (3035 W. SANDRA ST./BRISIEL HOLDINGS, LLC., 557): Submitted by ERIC HELLER for property located at 3035 W. SANDRA ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.42 acres. The request is 2 duplexes in a single family zoned district. Planner: Jonathan Curth

18. RZN 19-6732: Rezone (SW OF E. ROCK ST. & S. MILL AVE./SOUTHERN BROTHERS CONSTRUCTION, 524): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located SW OF E. ROCK ST. & S. MILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.31 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Jonathan Curth

19. RZN 19-6737: Rezone (4195 & 4245 W. MLK BLVD./HANCOCK, 595): Submitted by BRAD HANCOCK for property located at 4195 & 4245 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.81 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Jonathan Curth

20. RZN 19-6744: Rezone (SE OF 15TH ST. & RAZORBACK RD./JOHNSON-LOONEY, 599): Submitted by BATES & ASSOCIATES, INC. for property located SE OF 15TH ST. & RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE & NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.38 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Jonathan Curth