



Technical Plat Review Meeting

July 31, 2019

9:00 AM

113 W. Mountain, Room 219

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 19-6719: Preliminary Plat (NORTH OF WOODLARK & RAVEN LANES/CRYSTAL SPRINGS SD, 285): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF WOODLARK & RAVEN LANES. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 92.30 acres. The request is for 171 single family lots.
Planner: Harry Davis

2. LSD 19-6637: Large Scale Development (NORTH OF RUPPLE RD. & ALBERTA ST./THE RESERVE AT CENTENNIAL PARK, 556): Submitted by MILHOLLAND ENGINEERS for property located NORTH OF RUPPLE RD. & ALBERTA ST. The property is zoned CS, COMMUNITY SERVICES and NC, NEIGHBORHOOD CONSERVATION and contains approximately 22.30 acres. The request is for an RV Park with associated services and parking.
Planner: Jonathan Curth

New Business:

3. LSP 19-6784: Lot Split (2016 W. MAINE ST./OTTEN, 520): Submitted by BATES & ASSOCIATES, INC. for property located at 2016 W. MAINE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.64 acres. The request is to split the parcel into 3 lots containing approximately 0.21 acres each.
Planner: Harry Davis

4. LSP 19-6786: Lot Split (769 S. WASHINGTON AVE./3V-QOZB, LLC., 563): Submitted by REID & ASSOCIATES, INC. for properties located at 769 S. WASHINGTON AVE. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 2 lots with approximately 0.15 acres each. The request is to split the parcels into 4 lots containing approximately 0.08 acres each.
Planner: Willie Benson

5. LSP 19-6785: Lot Split (510 S. COLLEGE AVE./3V-QOZB, LLC, 524): Submitted by REID & ASSOCIATES, INC. for property located at 510 S. COLLEGE AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.22 acres. The request is to split the parcels into 2 lots containing approximately 0.11 acres each.
Planner: Willie Benson

6. LSP 19-6783: Lot Split (4260 W. MLK BLVD./MCCLAIN GROUP, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4260 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE and R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 3.63 acres. The request is to split the parcels into 2 lots containing approximately 2.20 and 1.44 acres.
Planner: Willie Benson

7. LSP 19-6790: Lot Split (211 & 213 N. CHURCH AVE./HAMILTON, 484): Submitted by BATES & ASSOCIATES, INC. for properties located at 211 & 213 N. CHURCH AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels with approximately 0.09 acres each. The request is to split the parcels into 4 lots containing approximately 0.05 acres each.
Planner: Jonathan Curth

8. LSIP 19-6774: Large Site Improvement Plan (2621 E. MISSION BLVD./EAST MISSION COMMERCIAL, 371): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is for 2 commercial buildings consisting of 5,000 square foot tenant space and 2,646 square foot drive thru restaurant with associated parking.
Planner: Abdul Ghous

9. LSD 19-6777: Large Scale Development (SE OF HEARTHSTONE DR. & CROSSOVER RD./CROSSOVER VET CLINIC, 099): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF HEARTHSTON DR. & CROSSOVER RD. The properties are zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contain approximately 1.74 acres. The request is for a 10,300-square foot veterinary clinic with associated parking.
Planner: Jonathan Curth

10. LSD 19-6780: Large Scale Development (2486 W. MT. COMFORT RD./CASEY'S GENERAL STORE, 099): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2486 W. MT. COMFORT RD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL & R-A, RESIDENTIAL AGRICULTURAL and contain approximately 23.22 acres. The request is for a 6,000-square foot convenience store with gas pumps and associated parking.
Planner: Jonathan Curth

11. LSD 19-6788: Large Scale Development (SOUTH OF W. SAUTER LN./WESTVIEW COTTAGES, 363): Submitted by BLEW & ASSOCIATES, INC. for property located SOUTH OF W. SAUTER LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 13.69 acres. The request is for a cottage development with 12 single family units and associated parking.
Planner: Harry Davis

In-House Staff Meeting
(Applicants/public do not attend)
July 29, 2019
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 19-6779: Property Line Adjustment (2486 W. MT. COMFORT RD./CASEY'S GENERAL STORE, 324): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2486 W. MT. COMFORT RD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL & R-A, RESIDENTIAL AGRICULTURAL and contain 2 parcels of approximately 23.22 and 0.41 acres. The request is to adjust the parcels to contain approximately 21.20 and 2.02.
Planner: Jonathan Curth

13. VAC 19-6782: Vacation (SE OF W. MCMILLAN DR. & N. PAM ANGUS DR./SPRINGS HOSPITALITY, 441): Submitted by ENGINEERING SERVICES, INC. for property located SE OF W. MCMILLAN DR. & N. PAM ANGUS DR. The properties are zoned UT, URBAN THOROUGHFARE and contain approximately 3.04 acres. The request is to vacate portions of two general utility easements.
Planner: Jonathan Curth

14. VAC 19-6774: Vacation (2621 E. MISSION BLVD./EAST MISSION COMMERCIAL, 371): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is to vacate a portion of a general utility easement.
Planner: Abdul Ghous

15. RZN 19-6781: Rezone (5102 W. WEDINGTON DR./LBDG HOLDINGS, 437): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 8.60 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.
Planner: Abdul Ghous

16. RZN 19-6789: Rezone (2637 E. HUNTSVILLE RD./STUDEBAKER, 566): Submitted by DEE STUDEBAKER for property located at 2637 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.74 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.
Planner: Harry Davis

17. RZN 19-6787: Rezone (3313 W. MT. COMFORT RD./COOPER, 362): Submitted by ANDREW COOPER for property located at 3313 W. MT. COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.
Planner: Jonathan Curth

18. RZN 19-6778: Rezone (2486 W. MT. COMFORT RD./CASEY'S GENERAL STORE, 324):
Submitted by MORRI SON SHIPLEY ENGINEERS, INC. for properties located at 2486 W. MT. COMFORT RD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL & R-A, RESIDENTIAL AGRICULTURAL and contain approximately 23.22 acres. The request is to rezone a portion of the property to C-1, NEIGHBORHOOD COMMERCIAL.

Planner: Jonathan Curth