



**Final Agenda**  
**Planning Commission Meeting**  
August 12, 2019  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Matthew Johnson (Vice Chair), Leslie Belden (Secretary), Zara Niederman, Tom Brown, Porter Winston, Robert Sharp, Quintin Canada, and Kristifier Paxton.

**City Staff:** Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Harry Davis, Planner, Abdul Ghous, Planner

**Assistant City Attorney:** Blake Pennington

**Agenda Session Discussion Item:** City Plan 2040 Master Street Plan.

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the July 22, 2019 meeting.

**2. ADM 19-6761: Administrative Item (SOUTH OF FAITH DR. & OLDHAM DR., 516):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF FAITH DR. & OLDHAM DR. The property is IN THE STREET RIGHT-OF-WAY and contains approximately 0.30 acres. The request is for a Master Street Plan amendment to reclassify Oldham Dr. from a Collector to Local Street.  
Planner: Harry Davis

**3. ADM 19-6772: Administrative Item (312 E. NORTH ST./THOMPSON, 407):** Submitted by QUIN THOMPSON for property located at 312 E. NORTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.26 acres. The request is for a lesser dedication of Master Street Plan Right-of-way associated with a lot split.  
Planner: Jonathan Curth

**Old Business**

**4. CUP 19-6721: Conditional Use (509 W. PRAIRIE ST./PRAIRIE ST. LIVE, 523):** Submitted by JASON WRIGHT for property located at 509 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.93 acres. The request is for an outdoor music venue.  
Planner: Jonathan Curth

## New Business

**5. ADM 19-6773: Administrative Item (3615 N. STEELE BLVD./JBGB CUP AMEND, 173):** Submitted by JET ENTERPRISES, LLC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.92 acres. The request is for an amendment to the existing outdoor music CUP to allow a previously-approved event until 10:30 pm where 9:00 pm is allowed. Planner: Jonathan Curth

**6. PPL 19-6722: Preliminary Plat (99 & 115 W. ELM ST./LEFLER SD, 367):** Submitted by BATES & ASSOCIATES, INC. for properties located at 99 & 115 W. ELM ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.49 acres. The request is for 13 single family lots. Planner: Harry Davis

**7. 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 35,469 square-feet of commercial space and 220 dwelling units with associated parking. Planner: Jonathan Curth

**8. CUP 19-6753: Conditional Use (NE OF BOB YOUNKIN DR. & BISHOP DR./WRMC CONSTRUCTION PARKING, 251):** Submitted by USI CONSULTING ENGINEERS, INC. for property located NE OF BOB YOUNKIN DR & BISHOP DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.14 acres. The request is for temporary, off-site parking. Planner: Harry Davis

**9. CUP 19-6760: Conditional Use (1114 E. TOWNSHIP ST./HATCHER, 291):** Submitted by REID & ASSOCIATES, INC. for property located at 1114 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.91 acres. The request is for a tandem lot due to a proposed lot split. Planner: Harry Davis

**10. CUP 19-6765: Conditional Use (764 W. NORTH ST./ST. JAMES DAYCARE, 405):** Submitted by DELIA FARMER for properties located at 764 W. NORTH ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 6.01 acres. The request for a daycare in a residential district. Planner: Jonathan Curth

**11. RZN 19-6747: Rezone (1140 N. COLLEGE AVE./FHA DEVELOPMENT, 407):** Submitted by ANGELA BELFORD for property located at 1140 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.61 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

**12. RZN 19-6750: Rezone (2143 N. RUPPLE RD./WT TRANSFER HOLDING CO., 361):** Submitted by JAKE BORN for property located at 2143 N. RUPPLE RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.57 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

**13. ADM: Administrative Item (LONG RANGE PLANNING COMMITTEE RECOMMENDATION):** Submitted by the LONG-RANGE PLANNING COMMITTEE to recommend the City Council approve budget for an additional staff member for the City Planning Division. Commissioner: Matt Johnson

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

- **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
- **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
- **LSP 19-6769: Lot Split (1327 S. DUNCAN AVE./RODDEY-HUDSON, 561):** Submitted by GARRISON RODDEY for properties located at 1327 S. DUNCAN AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 lots with approximately 2.80 and 1.30 acres. The request is to split the parcel into 4 lots containing approximately 3.40, 0.11, 0.11, and 0.11 acres. Planner: Harry Davis
- **LSP 19-6758: Lot Split (307 S. SCHOOL AVE./HILL, 523):** Submitted by REID & ASSOCIATES, INC. for property located at 307 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.06 and 0.11 acres. Planner: Willie Benson
- **LSP-PLA 19-6752: Lot Split - Property Line Adjustment (1731 W. DEANE ST./EPICUS 7, LLC., 364):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1731 W. DEANE ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.46 acres. The request is to split and adjust the parcel into 4 lots with approximately 0.12, 0.12, 0.11 and 0.10 acres. Planner: Abdul Ghous

**Announcements**

**Adjourn**

*NOTICE TO MEMBERS OF THE AUDIENCE:*

*All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed*