



Technical Plat Review Meeting

December 18, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. R-PZD 19-6858: Residential Planned Zoning District (2673 N. COLLETTE AVE./GULLEY GROVE SD, 293): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2673 N. COLLETTE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.90 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District. Planner: Harry Davis

2. PPL 19-6859: Preliminary Plat (2673 N. COLLETTE AVE./GULLEY GROVE SD, 293): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2673 N. COLLETTE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.90 acres. The request is for a preliminary plat of 59 single family lots. Planner: Harry Davis

3. SIP 19-6920: Site Improvement Plan (1413 N. OAKLAND AVE./OAKLAND AVE. APTS., 405): Submitted by EXPEDIANT ENGINEERING, INC. for property located at 1413 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.47 acres. The request is for an apartment complex with 10 residential units and associated parking. Planner: Abdul Ghous

4. SIP 19-6813: Site Improvement Plan (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for property located at 360 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a multi-family development with 11 dwelling units and associated parking. Planner: Harry Davis

5. SIP 19-6699: Site Improvement Plan (SE OF S. DUNCAN AVE. & S. VAN BUREN AVE./SOUTHSIDE CLUSTER HOUSING DEV., 561): Submitted by EARTHPLAN DESIGN ALTERNATIVES for properties located SE OF S. DUNCAN AVE. & S. VAN BUREN AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.55 acres. The request is for a cluster housing development with two three-family dwellings and one four-family dwelling. Planner: Harry Davis

New Business:

6. LSP 19-6951: Lot Split (1510 N. GREGG AVE./BALLARD, 406): Submitted by ATLAS SURVEYING, INC. for property located at 1510 N. GREGG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.47 acres. The request is to split the property into 3 lots containing approximately 0.20, 0.14 & 0.13 acres.

Planner: Willie Benson

7. LSP 19-6955: Lot Split (215 E. CENTER ST./ALLEN, 524): Submitted by REID & ASSOCIATES, INC. for property located at 215 E. CENTER ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.32 acres. The request is to split the property into 2 lots containing approximately 0.16 acres each.

Planner: Willie Benson

8. LSP 19-6956: Lot Split (705 S. CHURCH AVE./PEAK DEVELOPMENT, 562): Submitted by REID & ASSOCIATES, INC. for property located at 705 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.17 acres. The request is to split the property into 3 lots containing approximately 0.09, 0.05, and 0.03 acres.

Planner: Willie Benson

9. LSP-PLA 19-6944: Lot Split (510 W. 11TH ST./LOTS 1 & 2-WILSON DUNN ADDITION, 562): Submitted by ENGINEERING SERVICES, INC. for properties located at 510 W. 11TH ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 parcels with approximately 0.23, 0.16, and 0.06 acres. The request is to split and adjust the properties to contain 5 lots with approximately 0.09, 0.09, 0.09, 0.09, and 0.08 acres.

Planner: Willie Benson

10. LSP 19-6950: Lot Split (105 N. DOUBLE SPRINGS RD./RANKIN, 474): Submitted by BLEW & ASSOCIATES, INC. for property located at 105 N. DOUBLE SPRINGS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 4.92 acres. The request is to split the property into 2 parcels with approximately 2.46 acres each.

Planner: Willie Benson

11. LSP 19-6953: Lot Split (3155 N. COLLEGE AVE./PARADIGM BUILDING, 252): Submitted by BATES & ASSOCIATES, INC. for property located at 3155 N. COLLEGE AVE. The property is zoned C-2, COMMERCIAL THOROUGHFARE and contains approximately 2.08 acres. The request is to split the property into 2 lots containing approximately 1.69 and 0.36 acres.

Planner: Harry Davis

12. CCP 19-6954: Concurrent Plat (215 N. CHURCH AVE./CHURCH AVE. COTTAGES, 484): Submitted by BATES & ASSOCIATES, INC. for properties located at 215 N. CHURCH AVE. The properties are zoned MS-C, MAIN STREET-CENTER and contain approximately 0.23 acres. The request is for a concurrent plat of 4 residential lots.

Planner: Jonathan Curth

13. SIP 19-6946: Site Improvement Plan (2070 N. GARLAND AVE./MISSION MOBILIZATION, 366): Submitted by MILHOLLAND ENGINEERING & SURVEYING for property located at 2070 N. GARLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 4.21 acres. The request is for a parking lot expansion with 69 new spaces.
Planner: Harry Davis

14. LSIP 19-6945: Large Site Improvement Plan (2621 E. MISSION BLVD./E. MISSION COMMERCIAL-PH. II 371): Submitted by CRAFTON TULL, 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 a 5,000-square foot office building with associated parking.
Planner: Abdul Ghous

15. LSD 19-6910: Large Scale Development (WEST END OF SAIN ST./TRAILS AT MUD CREEK APTS., 174-175): Submitted by BLEW & ASSOCIATES, INC. for property located at the WEST END OF SAIN ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 7.78 acres. The request is for an apartment complex with 180 units and associated parking.
Planner: Jonathan Curth

16. C-PZD 19-6952: Commercial Planned Zoning District (5102 W. WEDINGTON DR./LBDG WEDINGTON, 437): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District.
Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)

December 16, 2019

9:00 AM

125 W. Mountain, Conference Room 2

17. CUP 19-6949: Conditional Use (324 S. COLLEGE AVE./BORN CLUSTER DEVELOPMENT, 524): Submitted by JAKE BORN for properties located at 324 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.07 acres. The request is for a cluster housing development.
Planner: Jonathan Curth

18. VAC 19-6947: Vacation (411 E. MAPLE ST./MOORE, 485): Submitted by WAYNE MOORE for property located at 411 E. MAPLE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.17 acres. The request is to vacate a portion of a water & sewer easement.
Planner: Abdul Ghous

19. VAC 19-6948: Vacation (SW OF MT. COMFORT & RUPPLE RD./HAZEN, 361): Submitted by CITY STAFF for property located SW OF MT. COMFORT RD. & RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 7.68 acres. The request is to vacate a portion of a drainage easement. Planner: Abdul Ghous