



Technical Plat Review Meeting

September 29, 2021

9:00 AM

Room 326, City Hall

This meeting will be held in person and virtually.

City Staff: Jessie Masters, Development Review Manager

Old Business:

1. CCP-2021-000016: Concurrent Plat (SE OF N. DOUBLE SPRINGS RD. & SELLERS RD./PERGESON, 513): Submitted by BLEW & ASSOCIATES, INC. for property located at SE OF N. DOUBLE SPRINGS RD. & SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 24.35 acres. The request is for the concurrent plat of 3 residential lots.
Planner: Ryan Umberger

2. CCP-2021-000018: Concurrent Plat (NORTH OF E. SEQUOYAH CT./COODY, 525): Submitted by REID & ASSOCIATES, INC. for property located NORTH OF E. SEQUOYAH CT. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.81 acres. The request is for the concurrent plat of 3 residential lots.
Planner: Ryan Umberger

3. PPL-2021-000012: Preliminary Plat (SOUTH OF W. SALEM RD. & N. RUPPLE RD./NEW HORIZONS SD, 205-206): Submitted by BARRETT & ASSOCIATES, INC. for properties located SOUTH OF W. SALEM RD. & N. RUPPLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 17.90 acres. The request is for the preliminary plat of 26 residential lots.
Planner: Ryan Umberger

4. PPL-2021-000016: Preliminary Plat (SOUTH OF W. SELLERS RD./MAGNOLIA ACRES SD, 514): Submitted by BATES & ASSOCIATES, INC. for properties located SOUTH OF W. SELLERS RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contain approximately 23.14 acres. The request is for the preliminary plat of 19 residential lots, two of which will be used for detention.
Planner: Gretchen Harrison

5. PPL-2021-000017: Preliminary Plat (SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR./HENDERSON PARK SD, 061): Submitted by ESI ENGINEERS, INC. for properties located SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 28.79 acres. The request is for the preliminary plat of 89 residential lots.
Planner: Ryan Umberger

6. SIP 2021-000029: Small Site Improvement Plan (603 W. ASH ST./FOSSIL COVE BREWERY, 366): Submitted by BATES & ASSOCIATES, INC. for property located at 603 W. ASH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.94 acres. The request is for an approximate 13,433-square foot brewery with associated parking.
Planner: Gretchen Harrison

New Business:

7. LSP-2021-000113: Lot Split (WEST OF W. WEDINGTON DR. & N. MARINONI DR./MCMILLAN ESTATES, 441): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located WEST OF W. WEDINGTON DR. & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.76 acres. The request is to split the lot to contain 2 parcels with approx. 4.11, & 0.65 acres
Planner: Gretchen Harrison

8. LSP-2021-000114: Lot Split (3900 N. PARKVIEW DR./ARNOLD, 175): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3900 N. PARKVIEW DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.49 acres. The request is to split the lot to contain 2 parcels with approximately 2.51, & 0.98 acres
Planner: Zak Tamijani

9. LSP-2021-000115: Lot Split (3062 & 3066 N. OLD WIRE RD./CRANDALL, 255): Submitted by BATES & ASSOCIATES, INC. for property located at 3062 & 3066 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.53 acres. The request is to split the lot to contain 2 parcels with approximately 1.97, & 1.57 acres
Planner: Zak Tamijani

10. FPL-2021-000008: Final Plat (NORTH OF N. PERSHING ST./WOODRIDGE SD, PH. III & IV, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF N. PERSHING ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 31.59 acres. The request is for the final plat of 69 residential lots.
Planner: Gretchen Harrison

11. FPL-2021-000010: Final Plat (2649 N. GULLEY GROVE RD./GULLEY GROVE SD, 293): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2649 N. GULLEY GROVE RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 7.87 acres. The request is for the final plat of 55 residential lots.
Planner: Gretchen Harrison

12. SIP 2021-000030: Small Site Improvement Plan (SE OF E. 10TH ST & S. WAXFLOWER AVE./LOT 23 WILLOW BEND CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located SE OF E. 10TH ST. & S. WAXFLOWER AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.90 acres. The request is for a cluster development with 12 single family residences and associated parking.
Planner: Ryan Umberger

13. LSD 2021-000036: Large Scale Development (NW OF E. 10TH ST & S. WAXFLOWER AVE./LOT 26 WILLOW BEND CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located NW OF E. 10TH ST. & S. WAXFLOWER AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 1.73 acres. The request is for a cluster development with 6 single family residences and associated parking.
Planner: Ryan Umberger

14. LSD 2021-000037: Large Scale Development (NE OF E. 10TH ST & S. WAXFLOWER AVE./LOT 26 WILLOW BEND CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located NE OF E. 10TH ST. & S. WAXFLOWER AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.23 acres. The request is for a cluster development with 15 single family residences and associated parking.
Planner: Ryan Umberger

15. LSD 2021-000038: Large Scale Development (WEST OF E. JOYCE BLVD. & N. BELLAFONT BLVD./JOYCE BLVD. OFFICE BUILDING, 174): Submitted by MCCLELLAND ENGINEERS, INC. for property located WEST OF E. JOYCE BLVD. & N. BELLAFONT BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.42 acres. The request is for a 39,528-square foot office building and associated parking.
Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
September 27, 2021
9:00 AM

16. PLA 2021-000075: Property Line Adjustment (466 & 490 W. WILLOUGHBY RD./TERMINELLA, 718): Submitted by BATES & ASSOCIATES, INC. for properties located at 466 & 490 W. WILLOUGHBY RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 2.03, & 1.11 acres. The request is to adjust the properties to contain 2 lots with approximately 2.00, & 1.14 acres.
Planner: Sherry Smith

17. PLA 2021-000076: Property Line Adjustment (433 & 437 S. WASHINGTON AVE./LOTS 17 & 18-ELAMS ADDITION SD, 524): Submitted by DCU for properties located at 433 & 437 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 2 parcels with approximately 0.14 acres each. The request is to combine the properties to contain 1 lot with approximately 0.28 acres.
Planner: Zak Tamijani

18. CUP 2021-000037: Conditional Use Permit (NW OF E. 5TH ST & E. SEQUOYAH CT./COODY, 525): Submitted by REID & ASSOCIATES, INC. for property located NW OF E. 5TH ST. & E. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.70 acres. The request is for a tandem lot due to a proposed subdivision of land. Planner: Ryan Umberger

19. VAC-2021-000026: Vacation (NW OF E. 5TH ST & E. SEQUOYAH CT./COODY, 525): Submitted by REID & ASSOCIATES, INC. for property located NW OF E. 5TH ST. & E. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.70 acres. The request is to vacate a portion of a general utility easement and a portion of a street right of way. Planner: Ryan Umberger