



Technical Plat Review Meeting

August 17, 2022

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. LSD-2022-0023: Large Scale Development (S. DUNCAN AVE AND W 15TH ST/SOUTH DUNCAN DEVELOPMENT, 561): Submitted by CRAFTON TULL for property located at S DUNCAN AVE AND W 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 3.16 acres. The request is to create 40 residential lots. Planner: Gretchen Harrison

New Business:

2. LSP-2022-0041: Lot Split (4100 N. HUNGATE LN/LOT 14 STONE HOLLOW SUBDIVISION, 141): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 864 S JAGGER LN. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.02 acres. The request is to divide the property it into two separate lots, 0.07 acres and 0.13 acres. Planner: Gretchen Harrison

3. LSP-2022-0042: Lot Split (864 S. JAGGER LN/2340 HUNTSVILLE RD LLC, 566): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 864 S JAGGER LN. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.02 acres. The request is to divide the property it into two separate lots, 0.07 acres and 0.13 acres. Planner: Jessie Masters

4. FPL-2022-0011: Final Plat (SE OF S. BROYLES AVE AND W. CROFT DR/SLOANBROOKE PH 7, 477): Submitted by JORGENSEN & ASSOCIATES. for property located at SE OF S. BROYLES AVE AND W. CROFT DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 21.61 acres. The request is for the final plat of 85 residential lots. Planner: Ryan Umberger

5. LSD-2022-0028: Large Scale Development (SW PF 1465 E. JOYCE BLVD/VANTAGE DRIVE DEVELOPMENT, 175): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at SW OF 1465 E. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.69 acres. The request is for construction of clinical and surgery center and associated parking. Planner: Gretchen Harrison

6. LSD-2022-0029: Large Scale Development (4422 E. HUNTSVILLE RD/HUNTSVILLE APTS, 569): Submitted by ENGINEERING SERVICES, INC. for property located at 4422 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 1.17 acres. The request is for an eight-unit multifamily building, 856 square foot office, and associated parking. The structure is part of a previously approved large scale development. Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
Monday, August 15, 2022
9:00 AM

7. PLA-2022-0044: Property Line Adjustment (546 W. CENTER ST, UNIT B/CAMPBELL FAMILY TRUST, 484): Submitted by JORGENSEN & ASSOCIATES for property located at 546 W CENTER ST, UNIT B. The property is zoned MSC, MAIN STREET CENTER and contains two parcels totaling approximately 0.67 acres. The request is to adjust the property lines between parcels. Planner: Jessie Masters

8. PLA-2022-0045: Property Line Adjustment (2329 E. HUNTSVILLE RD/ROGERS, 566): Submitted by JORGENSEN & ASSOCIATES for property located at 2329 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY – FOUR UNITS PER ACRE and R-A, RESIDENTIAL-AGRICULTURAL, and contains two parcels totaling approximately 1.46 and 21.86 acres. The request is to adjust the property line. Planner: Gretchen Harrison

9. PLA-2022-0046: Property Line Adjustment (1628 N BROADVIEW DR/MOUSER, 408): Submitted by JORGENSEN & ASSOCIATES for property located at 1628 N BROADVIEW DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY – FOUR UNITS PER ACRE, and contains two parcels totaling approximately 0.34 and 0.87 acres. The request is to adjust the property line. Planner: Gretchen Harrison

10. PLA-2022-0048: Property Line Adjustment (2793 E. WHIPPOORWILL LN/COMMERCIAL HOMES BY ROTH, 411): Submitted by BATES & ASSOC. for property located at 2793 E. WHIPPOORWILL LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY – FOUR UNITS PER ACRE, and contains two parcels totaling approximately 0.35 and 0.36 acres. The request is to adjust the property line. Planner: Jessie Masters

11. PLA-2022-0049: Property Line Adjustment (707 W. TAYLOR ST/CAMPUS EDGE, 444): Submitted by BLEW & ASSOCIATES. for property located at 707 W. TAYLOR ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE, and contains six parcels totaling approximately 0.82 acres. The request is to adjust the property lines.

Planner: Ryan Umberger

12. CUP-2022-0040: Conditional Use Permit (3028 N MALINDA DR/COMBS, 251): Submitted by SAWYER DUNIGAN for property located at 3025 N. MALINDA DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE, and contains approximately 0.22 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

13. CUP-2022-0042: Conditional Use Permit (1378 S. WASHINGTON AVE/ESCALA GROUP LLC, 563): Submitted by MICHAEL WARD for property located at 1378 S. WASHINGTON AVE. The property is zoned NC – NEIGHBORHOOD CONSERVATION and contains approx. 0.19 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

14. CUP-2022-0044: Conditional Use Permit (921 E. LIGHTON TRL/SUMNER, 525): Submitted by SUMNER SCHICK for property located at 921 E. LIGHTON TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.23 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

15. CUP-2022-0046: Conditional Use Permit (230 S. COLLEGE AVE/WALNUT HOMES LLC, 524): Submitted by WALNUT HOMES LLC for property located at 230 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approx. 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

16. CUP-2022-0047: Conditional Use Permit (623 E. MCCLINTON ST/CURTIS, 563): Submitted by ISAAC CURTIS for property located at 623 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.12 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

17. CUP-2022-0048: Conditional Use Permit (275 E. NOBLE LN/NOVACK, 407): Submitted by JOHN NOVACK for property located at 275 E. NOBLE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.02 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

18. CUP-2022-0049: Conditional Use Permit (2528 E. MEANDERING WAY/LESTER, 410): Submitted by CINDY LESTER for property located at 2528 E. MEANDERING WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.56 acres. The request is to construct an accessory structure that is larger than fifty percent of the primary structure.

Planner: Jessie Masters

19. CUP-2022-0050: Conditional Use Permit (3216 W. SHALE ST/HAM, 401): Submitted by WEEKENDER MANAGEMENT LLC for property located at 3216 W. SHALE. The property is

zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

20. CUP-2022-0051: Conditional Use Permit (245 S. GREGG AVE/AUSEC, 522): Submitted by CHRIS AUSEC for property located at 245 S. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 0.55 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

21. CUP-2022-0052: Conditional Use Permit (309 S. EASTERN AVE/SMITH, 521): Submitted by SHERRY SMITH for property located at 309 S. EASTERN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 0.13 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

22. CUP-2022-0053: Conditional Use Permit (548 N. SALEM RD/NOLTE & SUGG, 440): Submitted by ACEPATH PROPERTIES LLC for property located at 548 N. SALEM RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.14 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

23. CUP-2022-0054: Conditional Use Permit (4422 E HUNTSVILLE RD/JNB GROUP LLC, 569): Submitted by ENGINEERING SERVICES INC. for property located at 4422 E. HUNTSVILLE RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.17 acres. The request is for Use Unit 26, Multifamily Dwellings in R-O zoning. The development is part of a previously approved large scale development (LSD 19-6597).

Planner: Ryan Umberger

24. CUP-2022-0055: Conditional Use Permit (1052 W. CATO SPRINGS RD/STOUT, 600): Submitted by JENNIFER STOUT for property located at 1052 E. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental

Planner: Ryan Umberger

25. RZN-2022-0040: Rezoning (2255 E. HUNTSVILLE RD/BROOMFIELD, 566): Submitted by JOHN BROOMFIELD for property located at 2255 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 1.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES - GENERAL.

Planner: Ryan Umberger

26. RZN-2022-0041: Rezoning (1453 S. ROOT LN/HOLT, 597): Submitted by JUSTIN HOLT for property located at 1453 S. ROOT LN. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.25 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY FOUR UNITS PER ACRE.

Planner: Gretchen Harrison

27. RZN-2022-0042: Rezoning (N. GREGG AVE AND N. FUTRALL DR/WASHINGTON REGIONAL MEDICAL CENTER, 211): Submitted by CEI ENGINEERING for property located at N. GREGG AVE AND N. FUTRALL DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 4.05 acres. The request is to rezone the property to UT, URBAN THROUGHFARE.
Planner: Jessie Masters

28. RZN-2022-0043: Rezoning (3714 N. ROOSEVELT AVE/TUNE & TUNE, 172): Submitted by HALL ESTILL LAW FIRM for property located at 3714 N. ROOSEVELT AVE. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approx. 4.40 acres. The request is to rezone the property to I-2, GENERAL INDUSTRIAL.
Planner: Ryan Umberger