



**Technical Plat Review Meeting**

November 2, 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. LSP-2022-0030: Lot Split (SW OF W. PERSIMMON AND S. RUPPLE ROAD/MCBRYDE, 478):** Submitted by JORGENSEN AND ASSOCIATES for property located at SW OF W. PERSIMMON AND S. RUPPLE ROAD. The property is zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION AND R-A, RESIDENTIAL-AGRICULTURAL and contains 30.31 acres. The request is to split the lot to contain 2 parcels with 15.01 and 15.29 acres. Planner: Jessie Masters

**2. LSD-2022-0018: Large Scale Development (1892 S. MORNINGSIDE DR./ROGERS FAB & RESTORE CO., 603):** Submitted by BATES & ASSOCIATES for property located at 1892 S. MORNINGSIDE DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 10.07 acres. The request is for a 10,500-square-foot retail building, a 14,400-square-foot manufacturing building, and associated parking. Planner: Ryan Umberger

**3. LSD-2022-0035: Large Scale Development (1049 S. HILL AVE/HILL AVE APARTMENTS, 561):** Submitted by OLSSON for property located at 1049 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 1.83 acres. The request is for a twenty-four-unit apartment building with associated parking. Planner: Gretchen Harrison

**New Business:**

**4. LSP-2022-0057: Lot Split (W. WHILLOCK ST/READHEAD INVESTMENTS, LLC, 717):** Submitted by RED HEAD INVESTMENTS LLC for property located at W. WHILLOCK ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE, and contains approximately 0.50 acres. The request is to divide the property into two lots containing 0.25 acres each. Planner: Gretchen Harrison

**5. LSP-2022-0060: Lot Split (4595 E. HUNTSVILLE RD/LEDFORD, 570):** Submitted by JORGENSEN & ASSOCIATES for property located at 4595 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approximately 4.66 acres. The request is to divide the property into two lots containing 2.72 acres, and 1.94 acres. Planner: Gretchen Harrison

**6. PPL-2022-0010: Preliminary Plat (S. HAPPY HOLLOW RD/HAPPY HOLLOW SUBDIVISION, 526):** Submitted by ENGINEERING SERVICES INC for property located at S. HAPPY HOLLOW ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approx. 3.1 acres. The request is for the preliminary plat of 18 residential lots.  
Planner: Jessie Masters

**7. LSD-2022-0039: Large Scale Development (788 S. SHERMAN AVE/E. HUNTSVILLE RD MULTI-FAMILY WEST, 565):** Submitted by DCI for property located at 788 S. SHERMAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 1.02 acres. The request is for a residential development with seven triplexes, one single-family dwelling, and associated parking.  
Planner: Gretchen Harrison

**8. CCP-2022-0016: Concurrent Plat (3350 W. JEWELL RD/FOREST HILLS ADDITION, 440):** Submitted by HALFF ASSOCIATES for property located at 3350 W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.24 acres. The request is to subdivide the property into two lots containing 1.47 and 1.77 acres.  
Planner: Gretchen Harrison

**9. CPL-2022-0001: Conceptual Plat (SE OF DOT TIPTON & DOUBLE SPRINGS RD./KMW PROPERTIES CONCEPT PLAT, 474, 575, 514):** Submitted by KMW PROPERTIES for property located at 6084 W. SELLERS DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and RSF-1, RESIDENTIAL SINGLE-FAMILY – ONE UNIT PER ACRE and contains approx. 76.10 acres. The request is a concept plat for a proposed residential development.  
Planner: Ryan Umberger

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, October 31, 2022  
9:00 AM

**10. PLA-2022-0056: Property Line Adjustment (629, 631, & 637 E. MCCLINTON ST/BOTTORFF, 563):** Submitted by JORGENSEN & ASSOCIATES for property located at 629, 631, & 637 E. MCCLINTON ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.61 acres. The request is a property line adjustment between two parcels.  
Planner: Ryan Umberger

**11. PLA-2022-0058: Property Line Adjustment (1016 S. WASHINGTON AVE/EASLEY, 563):** Submitted by BATES & ASSOCIATES for property located at 1016 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.46 acres. The request is for a property line adjustment between two parcels.  
Planner: Jessie Masters

**12. RZN-2022-0049: Rezoning (EAST OF S. GARLAND AVE/KEVLIN, 600):** Submitted by MBL PLANNING for property located at EAST OF S. GARLAND AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.45 acres. The request is to rezone the two subject properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

**13. RZN-2022-0050: Rezoning (682 W. STONE ST/KEVLIN, 522):** Submitted by MBL PLANNING for property located at 682 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.11 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

**14. CUP-2022-0094: Conditional Use Permit (1258 N. IRON HORSE DR/IW MANAGEMENT, LLC, 405):** Submitted by JOHN WITHEY for property located at 1258 N. IRON HORSE DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE, and contains approximately 2.03 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

**15. CUP-2022-0095: Conditional Use Permit (1258 N. IRON HORSE DR/BEAR & CUBBIE HOLDINGS, LLC, 405):** Submitted by GARY HUNT for property located at 1222 N. IRON HORSE DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE, and contains approximately 2.03 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

**16. CUP-2022-0096: Conditional Use Permit (2133 W. BERRY ST/MORGAN, 442):** Submitted by VICKI MORGAN for property located at 2133 W. BERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.41 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**17. CUP-2022-0097: Conditional Use Permit (310 E MARTIN LUTHER KING JR BLVD/JESC PROPERTIES, 524):** Submitted by JESC PROPERTIES for property located at 310 E MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**18. CUP-2022-0098: Conditional Use Permit (891 S. ONE MILE RD/BLAIR, 557):** Submitted by Blairs Lair BNB, for property located at 891 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

**19. CUP-2022-0099: Conditional Use Permit (229 N. BLOCK AVE/SHIRKEY, 484):** Submitted by NINA SHIRKEY for property located at 229 N. BLOCK AVE. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.20 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

**20. CUP-2022-0100: Conditional Use Permit (4961 E. HUNTSVILLE RD/LINKER, 609):** Submitted by GARY LINKER for property located at 4961 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 0.90 acres. The request is to use the residence as a clinic for mental health and social work. Planner: Gretchen Harrison

**21. CUP-2022-0101: Conditional Use Permit (1434 N OAKLAND AVE/MARTEJORA ENTERPRISES CO. LTD, 405):** Submitted by TROVA REAL ESTATE SERVICES for property located at 1434 N OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE, and contains approximately 0.08 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters