



Technical Plat Review Meeting

December 28, 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-2022-0034: Large Scale Development (3066 E. JOYCE BLVD/THE BERKSHIRE AT UPTOWN, 177): Submitted by JORGENSEN & ASSOCIATES. for property located at 3066 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES, RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 8.77 acres. The request is for 128 residential dwelling units and associated parking. Planner: Jessie Masters

New Business:

2. LSP-2022-0072: Lot Split (WEST OF 2751 S. CITY LAKE RD/SHADY, 641): Submitted by CASTER & ASSOCIATES LAND SURVEYING for property located at WEST OF 2751 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 11.94 acres. The request is to divide the property into two lots containing 5.39 acres each. Planner: Ryan Umberger

3. LSP-2022-0073: Lot Split (SOUTH OF 2890 N. HUGHMOUNT RD/BROIDA, 243): Submitted by ATLAS PLS for property located SOUTH OF 2890 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 4.35 acres. The request is to divide the property into two lots containing 2.18 and 2.17 acres. Planner: Gretchen Harrison

4. LSP-2022-0074: Lot Split (272 E. 12TH ST/FHA DEVELOPMENT, 563): Submitted by ALAN REID AND ASSOCIATES for property located at 272 E 12TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 0.64 acres. The request is to divide the property to two lots containing 0.19 and 0.45 acres. Planner: Jessie Masters

5. LSP-2022-0075: Lot Split (NORTH OF 1900 W. CUSTER LN/SOUTHERN LIVING CONSTRUCTION, 598): Submitted by BATES AND ASSOCIATES for property located NORTH OF 1900 W. CUSTER LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN, and contains three parcels that equal approximately 3.10 acres. The request is to divide the property into five lots containing 1.68, 0.21, 0.31, 0.25, and 0.66 acres. Planner: Gretchen Harrison

6. LSD-2022-0042: Large Scale Development (3120 W. OLD FARMINGTON RD/SOUTHERN WOODS CLUSTER DEVELOPMENT, 557): Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 20.40 acres. The request is for 12 cluster housing developments with a total of 134 single family units.

Planner: Ryan Umberger

7. LSIP-2022-0010: Large Site Improvement Plan (WEST OF 2455 W. WEDINGTON DR/MARINONI DEVELOPMENT, 441): Submitted by CRAFTON TULL for properties located WEST OF 2455 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and CS, COMMUNITY SERVICES and contains approx. 112.85 acres. The request is for extensions of Neighborhood Link Streets and Residential Link Streets.

Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Tuesday, December 27, 2022
9:00 AM

8. PLA-2022-0065: Property Line Adjustment (2315 N. TWELVE OAKS DR/DAVIS, 332): Submitted by BATES AND ASSOCIATES for property located at 2315 N. TWELVE OAKS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.61 acres. The request is a property line adjustment between two parcels.

Planner: Ryan Umberger

9. PLA-2022-0066: Property Line Adjustment (3373 N. COLLEGE AVE/CITY CENTER NORTH LLC, 213): Submitted by OLSSON INC for property located at 3373 N. COLLEGE AVE. The properties are zoned C-2, THROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 10.71 acres. The request is a property line adjustment between four parcels.

Planner: Ryan Umberger

10. PLA-2022-0067: Property Line Adjustment (969 W. HOLLY ST/T BASS INVESTMENTS, 405): Submitted by ALAN REID AND ASSOCIATES for property located at 969 W. HOLLY ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.44 acres. The request is a property line adjustment between two parcels to combine into one lot.

Planner: Gretchen Harrison

11. PLA-2022-0068: Property Line Adjustment (411 W. PATRICIA LN/MEREDITH, 406): Submitted by JORGENSEN AND ASSOCIATES for property located 411 W. PATRICIA LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.67 acres. The request is a property line adjustment between two parcels.

Planner: Gretchen Harrison

12. RZN-2022-0053: Rezoning (3017 W. OLD FARMINGTON RD/ARNOLD, 557): Submitted by JORGENSEN & ASSOCIATES for property located at 3017 W. OLD FARMINGTON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE.

Planner: Ryan Umberger

13. RZN-2022-0054: Rezoning (515 S. COLLEGE AVE/3V QOZB LLC, 523): Submitted by 3V DEVELOPMENT for property located at 515 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Gretchen Harrison

14. RZN-2022-0055: Rezoning (N. BOB YOUNKIN DR & W. BISHOP DR/LEGACY VENTURES, 251): Submitted by LEGACY VENTURES NWA INC for property located at N. BOB YOUNKIN DR & W. BISHOP DR. The property is zoned R-O, RESIDENTIAL - OFFICE and contains approximately 7.76 acres. The request is to rezone the subject property to CS, COMMUNITY SERVICES.

Planner: Gretchen Harrison

15. VAC-2022-0028: Vacation (1074 E. SAIN/TRAILS AT THE CREEK, 174): Submitted by BLEW AND ASSOCIATES for property located at 1074 E. SAIN ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.02 acres. The request is to vacate a 0.11-acre portion of a utility easement.

Planner: Jessie Masters

16. VAC-2022-0029: Vacation (1074 E. SAIN/TRAILS AT THE CREEK, 174): Submitted by BLEW AND ASSOCIATES for property located at 1074 E. SAIN ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.02 acres. The request is to ROW vacate the Sain St. Right-of-Way.

Planner: Jessie Masters

17. ADM-2022-0066: Vacation (SOUTHWEST OF W. PERSIMMON & N. RUPPLE RD/COURTYARDS AT OWL CREEK PRELIMINARY PLAT AMENDMENT, 477 & 478) Submitted by JORGENSEN AND ASSOCIATES for property located SOUTHWEST OF W PERSIMMON AND N RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, AND R-A, RESIDENTIAL-AGRICULTURAL and contains 15.29 acres. The request is to amend the preliminary plat of 55 residential lots.

Planner: Jessie Masters

18. CUP-2022-0133: Conditional Use Permit (1299 W. VAN ASCHE DR/JJ'S SPORTS COMPLEX, 210): Submitted by JORGENSEN & ASSOCIATES for property located at 1299 W. VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 3.90 acres. The request is to use the property as a multi-sport training complex.

Planner: Jessie Masters

19. CUP-2022-0127: Conditional Use Permit (2415 S. SHILOH DR/DE LOS ANGELES, 637): Submitted by BLANCA SHERINE, LLC for property located at 2415 S. SHILOH DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 2.21 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

20. CUP-2022-0128: Conditional Use Permit (2789 W. AUBURN DR/JEFFUS, 519): Submitted by SABRA JEFFUS for property located at 2789 W. AUBURN DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approx. 0.03 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

21. CUP-2022-0129: Conditional Use Permit (215 W. LAFAYETTE ST/BAXTER, 484): Submitted by JAMES BAXTER for property located at 215 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.09 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

22. CUP-2022-0130: Conditional Use Permit (531 N. WASHINGTON AVE/GINGER, 446): Submitted by NAN GINGER for property located at 531 N. WASHINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

23. CUP-2022-0131: Conditional Use Permit (825 S. ONE MILE RD/YOUNG CAPITAL INVESTMENTS, 557): Submitted by YOUNG CAPITAL INVESTMENTS for property located at 825 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.6 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

24. CUP-2022-0132: Conditional Use Permit (827 S. ONE MILE RD/YOUNG CAPITAL INVESTMENTS, 557): Submitted by YOUNG CAPITAL INVESTMENTS for property located at 827 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.7 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters