



Technical Plat Review Meeting

January 18, 2023

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-2022-0074: Lot Split (272 E. 12TH ST/FHA DEVELOPMENT INC, 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

2. LSD-2022-0033: Large Scale Development (2992 N. OAK BAILEY DR/OAK BAILEY CLUSTER DEVELOPMENT LLC, 254): Submitted by COMMUNITY BY DESIGN for property located at 2992 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 2.67 acres. The request is for a cluster housing development with 18 residential units.

Planner: Gretchen Harrison

3. LSD-2022-0041: Large Scale Development (N. HWY 112/THE ARONSON, 209): Submitted by ENGINEERING SERVICES INC for property located on N. HWY 112 (FORMER 112 DRIVE-IN). The property is zoned UT, URBAN THROUGHFARE, and C-2, THOUROUGHFARE COMMERCIAL and contains approximately 31.2 acres. The request is for 200 residential units, 3 commercial buildings, and one retention pond area.

Planner: Jessie Masters

New Business:

4. LSD-2023-0001: Large Scale Development (2373 N. GREGG AVE/CONCRETE SOLUTIONS, 328): Submitted by JORGENSEN & ASSOCIATES for property located at 2373 N. GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approx. 3.79 acres. The request is for a 12,000 square foot warehouse building and additional paved laydown area.

Planner: Gretchen Harrison

5. SIP-2023-0001: Site Improvement Plan (2743 W. OLD FARMINGTON RD/OLD FARMINGTON CLUSTER DEVELOPMENT, 558): Submitted by COMMUNITY BY DESIGN for property located at 2743 W. OLD FARMINGTON RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approx. 0.90 acres. The request is for a cluster development containing 10 dwelling units.

Planner: Gretchen Harrison

6. FPL-2022-0014: Final Plat (EAST OF S. COLBALT AVE/RIVERWALK PH 5, 684): Submitted by JORGENSEN & ASSOCIATES for property located on EAST OF S. COLBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 14.58 acres. The request is for the final plat of 35 residential lots.

Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
Tuesday, January 17, 2023
9:00 AM

7. PLA-2022-0069: Property Line Adjustment (2625 N. OLD WIRE RD/BEERS, 292): Submitted by ATLAS PLS for property located at 2625 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.69 acres. The request is for a property line adjustment between two parcels.

Planner: Gretchen Harrison

8. RZN-2022-0056: Rezoning (4302 W. BRONCO DR/BAUMANN CONSTRUCTION, 517): Submitted by ENGINEERING SERVICES INC for property located at 4302 W. BRONCO DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.38 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE.

Planner: Gretchen Harrison

9. RZN-2023-0001: Rezoning (WEST OF N. WASHINGTON AVE/SPRING STREET GOTTAGES, 485): Submitted by COMMUNITY BY DESIGN for property located WEST OF N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

10. RZN-2023-0002: Rezoning (SOUTHEAST OF N. GREGG AVE AND W. ELM ST/LEGACY VENTURES, 367): Submitted by COMMUNITY BY DESIGN for property located at SOUTHEAST OF N. GREGG AVE AND W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.97 acres. The request is to rezone the subject property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

11. VAC-2023-0001: Vacation (N. BOB YOUNKIN DR AND W. BISHOP DR/LEGACY VENTURES NWA, 251): Submitted by LEGACY VENTURES NWA INC for property located at N. BOB YOUNKIN DR AND W. BISHOP DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 1.13 acres. The request is to ROW vacate a 0.35-acre portion of the Right of Way.

Planner: Gretchen Harrison

12. CUP-2022-0136: Conditional Use Permit (150 N. SKYLINE DR, UNIT 108/AMERICAN TOWER, 486): Submitted by SMJ INTERNATIONAL for property located at 150 N. SKYLINE DR, UNIT 108. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.04 acres. The request is to add capacity to an existing cell tower. Planner: Jessie Masters

13. CUP-2023-0003: Conditional Use Permit (NORTH OF N. RAVEN LN/CRYSTAL SPRINGS CLUSTER HOUSING 2, 285): Submitted by RAUSCH COLEMAN HOMES for property located at 2716 W. EMIL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.25 acres. The request is for an 8-unit cluster housing development. Planner: Ryan Umberger

14. CUP-2022-0134: Conditional Use Permit (1640 N. LINDA JO PL/GUNN, 403): Submitted by BYRON GUNN for property located at 1640 N. LINDA JO PL. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approx. 0.10 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

15. CUP-2022-0135: Conditional Use Permit (1605 N. APPLEBURY DR/COOPER, 409): Submitted by ADRIA COOPER for property located at 1605 N. APPLEBURY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

16. CUP-2022-0137: Conditional Use Permit (829 S. ONE MILE RD/SHUFFIELD, 557): Submitted by MARK SHUFFIELD for property located at 829 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: Ryan Umberger

17. CUP-2023-0001: Conditional Use Permit (1254 S. IVORY BILL LN/THORPE, 564): Submitted by STEPHANIE STRACK INTERIORS for property located at 1254 S. IVORY BILL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.11 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

18. CUP-2023-0002: Conditional Use Permit (2300 N. BRIARWOOD LN/STEINWEG, 330): Submitted by EMERY STEINWEG for property located at 2300 N. BRIARWOOD LN. The property is zoned RSF-4, RESEDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.32 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison