



**Technical Plat Review Meeting**

March 01, 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-2022-0069: Lot Split (2061 N. PURVA PL/PARK AVENUE PROPERTIES, LLC, 360):** Submitted by BLEW AND ASSOCIATES for property located at 2061 N. PURVA PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 1.51 acres. The request is to divide the property into two lots containing 0.96 acres, and 0.55 acres. Planner: Ryan Umberger

**2. LSP-2022-0072: Lot Split (WEST OF 2571 S. CITY LAKE RD/SHADDY, 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 5.97 acres each. Planner: Ryan Umberger

**3. LSD-2022-0032: Large Scale Development (SOUTH OF 2709 N. DRAKE ST/FAYETTEVILLE GARAGE DOOR CO., 290):** Submitted by BLEW AND ASSOCIATES for property located SOUTH OF 2709 N. DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.06 acres. The request is for a 10,000-square-foot warehouse. Planner: Gretchen Harrison

**New Business:**

**4. LSP-2023-0007: Lot Split (3003 N. OAK BAILEY DR/BAILEY, 254):** Submitted by ALAN BATES AND ASSOCIATES for property located at 3003 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.92 acres. The request is to split the property into four lots with approximately 2.84, 0.51, 1.21, and 0.35 acres. Planner: Jessie Masters

**5. LSD-2023-0003: Large Scale Development (E. STEARNS ST/STEARNS STREET OFFICE LLC, 175):** Submitted by JORGENSEN AND ASSOCIATES for property located at E. STEARNS ST. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.42 acres. The request is for an 11,000-square-foot office building with associated parking. Planner: Donna Wonsower

**6. LSD-2023-0004: Large Scale Development (SOUTH OF N. SHILOH DR/THE JUNCTION AT SHILOH, 363):** Submitted by CRAFTON TULL for property located SOUTH OF N. SHILOH DR. The property is split zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and CS, COMMUNITY SERVICES and contains approximately 11.73 acres. The request is for a multi-family development with 156 units, clubhouse, and associated parking.

Planner: Ryan Umberger

**7. LSIP-2023-0001: Large Site Improvement Plan (WEST OF 4089 N. SHILOH DR/THE CLAUDE SHILOH APARTMENTS, 135):** Submitted by ANDERSON ENGINEERING INC for property at WEST OF 4089 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 7.31 acres. The request is for a multi-family development with 207 units and associated parking.

Planner: Jessie Masters

---

**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, February 27, 2023  
9:00 AM

**8. CUP-2023-0032: Conditional Use Permit (519 E. JOHNSON ST/MOHLER NWA HOMES, 441):** Submitted by TJ MOHLER for property located at 519 E. JOHNSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for Use Unit 12a: Limited Business in RSF-4 zoning.

Planner: Gretchen Harrison

**9. CUP-2023-0027: Conditional Use Permit (847 S. ROSE AVE/WERNER, 560):** Submitted by TODD & TERESA WERNER for property located at 847 S. ROSE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRES and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

**10. CUP-2023-0028: Conditional Use Permit (1831 W. MITCHELL ST/GINGER, 520):** Submitted by NAN GINGER for property located at 1831 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

**11. CUP-2023-0029: Conditional Use Permit (1835 W. MITCHELL ST/GINGER, 520):** Submitted by NAN GINGER for property located at 1835 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

**12. CUP-2023-0030: Conditional Use Permit (2827 W. LAKEWOOD DR/CROSBY, 518):** Submitted by ENC HOLDINGS LLC for property located at 2827 W. LAKEWOOD DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.01 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

**13. CUP-2023-0031: Conditional Use Permit (1123 S. TOTTENHAM CT/THE DVB GROUP LLC, 557):** Submitted by DOMINIQUE BLAKE for property located at 1123 S. TOTTENHAM CT. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.01 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

**14. CUP-2023-0033: Conditional Use Permit (614 W. LAFAYETTE ST/TONYMON, 483):** Submitted by BROKEN ROAD VENTURES LLC for property located at 614 W. LAFAYETTE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

**15. CUP-2023-0034: Conditional Use Permit (309 E. LAFAYETTE ST, UNIT 203/GUNN, 485):** Submitted by JUSTIN GUNN for property located at 309 E. LAFAYETTE ST, UNIT 203. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.36 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**16. CUP-2023-0035: Conditional Use Permit (2110 W. LOREN CIR./HILL, 442):** Submitted by WEEKENDER MANAGEMENT for property located at 2100 W. LOREN CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**17. CUP-2023-0036: Conditional Use Permit (724 E. LAFAYETTE ST/RAPKE, 486):** Submitted by HIMALAYAN MOUNTAIN SHOP for property located at 724 E. LAFAYETTE ST. The property is zoned RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger