



Technical Plat Review Meeting

August 16, 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. LSD-2023-0009: Large Scale Development (N. BOB YOUNKIN DR. & W. DRAKE ST/MIDTOWN LANDING, 251): Submitted by COMMUNITY BY DESIGN for property located at N. BOB YOUNKIN DR. & W. DRAKE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 3.59 acres. The request is for 64 residential units. Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE JUNE 14, 2023 AND JULY 19, 2023 TECH PLAT MEETINGS.

2. LSD-2023-0015: Large Scale Development (1175 E. PUMP STATION RD./GIVINGTON, 642): Submitted by JORGENSEN & ASSOCIATES for property located at 1175 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 6.71 acres. The request is for a 60,000-square-foot office and warehouse structure with associated parking. Planner: Jessie Masters

THIS ITEM WAS TABLED AT THE AUGUST 2, 2023 TECH PLAT MEETING.

3. LSIP-2023-0003: Large Site Improvement Plan (653 W. 15TH ST/UNIVERSITY LOFTS AT THE SANCTUARY, 600): Submitted by DEVELOPMENT CONSULTANTS INC for property located at 653 W. 15TH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.22 acres. The request is for a multi-family residential development containing 152 units. Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE JULY 19, 2023 TECH PLAT MEETING.

New Business:

None.

In-House Staff Meeting
(Applicants/public do not attend)
Monday, August 14, 2023
9:00 AM

4. PLA-2023-0008: Property Line Adjustment (491 E. FAIRWAY LN/RCJH, LLC, 680): Submitted by BLEW AND ASSOCIATES for property located at 491 E. FAIRWAY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 1.14, and 12.53 acres. The request is to adjust the lots to contain approximately 1.21, and 12.46 acres. Planner: Donna Wonsower

5. PLA-2023-0024: Property Line Adjustment (1630 S. DUNCAN AVE/BCL GROUP, LLC, 600): Submitted by ENGINEERING SERVICES INC for property located at 1630 S. DUNCAN AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE and contains two lots with an approximate total of 0.46 acres. The request is to create two lots containing 0.17, and 0.29 acres. Planner: Gretchen Harrison

6. PLA-2023-0025: Property Line Adjustment (4089 N. SHILOH DR/THE CLAUDE AT SHILOH, 135): Submitted by CEI ENGINEERING ASSOCIATES INC for property located at 4089 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 7.39 acres. The request is to adjust the lots to contain approximately 6.52 and 0.87 acres. Planner: Jessie Masters

7. CUP-2023-0095: Conditional Use Permit (3800 W. RIVER BEND DR/SUNSHINE SPRAY TANS LLC, 283): Submitted by ANNA GROMER for property located at 3800 W. RIVER BEND DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.21 acres. The request is for USE UNIT 24, HOME OCCUPATIONS in RSF-4 zoning. Planner: Donna Wonsower

8. RZN-2023-0021: Rezoning (659 N. GENEVIEVE AVE/TROUT, 436): Submitted by DOUGLAS TROUT for property located at 659 N. GENEVIEVE AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.50 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE. Planner: Donna Wonsower

9. RZN-2023-0022: Rezoning (5672 W. TACKETT DR/HOGREFE, 436): Submitted by ALAN HOGREFE for property located at 5672 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.10 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. Planner: Donna Wonsower

10. RZN-2023-0023: Rezoning (WEST OF 4451 N. WATERSIDE CT/UNIVERSITY CLUB LAND CO, LLC, 096): Submitted by ENGINEERING SERVICES INC for property located at WEST OF 4451 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.50 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Gretchen Harrison

11. RZN-2023-0024: Rezoning (WEST OF 4451 N. WATERSIDE CT /UNIVERSITY CLUB LAND CO, LLC, 096): Submitted by ENGINEERING SERVICES INC for property located WEST

OF 4451 N. WATERSIDE CT. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.80 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Gretchen Harrison

12. VAC-2023-0003: Vacation (N. SHILOH DR/JUNCTION AT SHILOH, 363): Submitted by CRAFTON TULL for property located at N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.26 acres. The request is to vacate a utility easement. Planner: Jessie Masters

13. VAC-2023-0004: Vacation (817 E. DOGWOOD LN/BUXTON, 486): Submitted by BLEW & ASSOCIATES for property located at 817 E. DOGWOOD LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is to vacate a 0.16-acre portion of alley right-of-way. Planner: Gretchen Harrison

14. VAC-2023-0005: Vacation (612 W. CENTER ST/TRINITAS VENTURES, 483): Submitted by CLARK LAW FIRM PLLC for property located at 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.11 acres. The request is for a right-of-way vacation. Planner: Jessie Masters

15. CUP-2023-0096: Conditional Use Permit (426 N. OLIVER AVE/HOGTAILGATING HOLDINGS LLC, 482): Submitted by SEAN VOLLENDORF for property located at 426 N. OLIVER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

16. CUP-2023-0097: Conditional Use Permit (1700 N. WOOLSEY AVE/AMOS PROPERTIES, 367): Submitted by ASHA WILSON for property located at 1700 N. WOOLSEY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.48 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

17. CUP-2023-0098: Conditional Use Permit (668 N. LONGFELLOW LN/HERMAN, 439): Submitted by SUNNY HERMAN for property located at 668 N. LONGFELLOW LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

18. CUP-2023-0099: Conditional Use Permit (1074 E STARLING ST/GADDIS, 603): Submitted by TAMI GADDIS for property located at 1074 E STARLING ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

19. CUP-2023-0100: Conditional Use Permit (1251 N SICILY LN/WALLACE, 400): Submitted by MOOSEARK LLC for property located at 1251 N SICILY LN. 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: Jessie Masters

20. CUP-2023-0101: Conditional Use Permit (1158 N. SUNSET DR/MEYERS, 404): Submitted by KIMBERLY ZIMMERMAN for property located at 1158 N. SUNSET DR. 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: Jessie Masters

21. CUP-2023-0102: Conditional Use Permit (1633 W HALSELL RD/SPARKS, 482):
Submitted by LIGHTHOUSE REAL ESTATE for property located at 1633 W HALSELL RD. 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