

Plat Review Meeting
August 27, 2014
9.00 PM
113 W. Mountain, Room 111

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 14-4806: Site Improvement Plan (153 EAST MONTE PAINTER DRIVE/HEALTHSOUTH EXPANSION, 251): Submitted by EB LANDWORKS, INC. for property located at 153 E. MONTE PAINTER DRIVE. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 4.75 acres. The request is for a building addition of 9,400 square feet with associated parking. Planner: Quin Thompson

2. SIP 14-4788: Site Improvement Plan (165 SOUTH HILL AVENUE/DAUGHTERY, 522): Submitted by JAMES KOCH for property located at 165 S. HILL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.58 acres. The request is for construction of 3 single-family homes. Planner: Jesse Fulcher

3. LSIP 14-4821: Large Site Improvement Plan (HWY 112 SOUTH OF VAN ASCHE INTERSECTION/FELLOWSHIP CHURCH, 208 & 209): Submitted by ENGINEERING SERVICES for property located at HWY 112 SOUTH OF VAN ASCHE INTERSECTION. The property is zoned CS, COMMUNITY SERVICES and contains approximately 24.74 acres. The request is for a 63,400 square foot church with associated parking. Planner: Jesse Fulcher

New Business:

4. LSP 14-4830: Lot Split (301 WEST MOUNTAIN STREET/MILLIGAN, 523): Submitted by ALAN REID AND ASSOCIATES for property located at 301 WEST MOUNTAIN STREET. The property is zoned DG, DOWNTOWN GENERAL and contains one tract totaling approximately 0.60 acres. The request is to split the property into two tracts containing approximately 0.32 and 0.28 acres each. Planner: Quin Thompson

5. CCP 14-4831: Concurrent Plat (ACACIA CROSSING. & HAPPY HOLLOW ROAD/TREETOPS S/D, 526): Submitted by BLEW & ASSOCIATES for property located at INTERSECTION OF ACACIA CROSSING AND HAPPY HOLLOW ROAD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 4.88 acres. The request is to re-plat 38 lots into 17 lots. Planner: Quin Thompson

6. LSD 14-4833: Large Scale Development (SOUTHEAST CORNER WEST CENTER STREET AND HILL AVENUE/HARVEY'S HILL PHASE II, 522): Submitted by SPECIALIZED REAL ESTATE GROUP for property located at SOUTHEAST CORNER OF W. CENTER STREET AND HILL AVENUE. The property is zoned DG, DOWNTOWN GENERAL AND RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 3.38 acres. The request is for construction of a 65,829 square foot apartment building with 240 units and associated parking.
Planner: Andrew Garner

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

7. PLA 14-4829: Property Line Adjustment (1668 & 1674 N. GREGG AVENUE/PARKER, 406): Submitted by ALAN REID AND ASSOCIATES for property located at 1668 & 1674 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains two tracts of approximately 0.31 and 0.40 acres. The request is to adjust the property into two tracts approximately 0.35 and 0.36 acres.
Planner: Quin Thompson

8. CUP 14-4834: Conditional Use (1021 WEST SYCAMORE STREET/TRI-CYCLE FARMER'S MARKET, 405): Submitted by DONALD BENNETT for property located at 1021 WEST SYCAMORE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.66 acres. The request is for a farmer's market in a RMF-24, Residential Multi-Family zoning district.
Planner: Jesse Fulcher

9. CUP 14-4837: Conditional Use (1691 N. GARLAND AVENUE./TRI-CYCLE FARM, 405): Submitted by DONALD BENNETT for property located at 1691 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.99 acres. The request is for an accessory structure prior to a principal structure.
Planner: Jesse Fulcher