

# Jefferson County Planning Commission

## AGENDA

**May 24, 2017**

**Hearing Room #1**

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**Pre-Meeting: Conference Room 1566/67 – (5:30 p.m. – 6:15 p.m.)**

1. Director of Planning and Zoning Comments
2. Assistant Director Comments
3. Legal Counsel Comments
4. Administrative Assistant Comments
5. Planning Commission Comments
6. Overview of Public Hearing

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**Note: The starting time for the Planning Commission Hearing generally occurs as noted on the agenda. However, the Planning Commission may in some instances, start public hearings slightly after the posted time.**

**Hearing: (6:15 p.m.)**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Reminder to turn off cell phones**
4. **Citizen Comments**  
A short period for members of the public to appear without being scheduled ahead of time to make comments on planning matters not before the Commission at this time.
5. **Approval of minutes – May 3, 2017**

### Public Agenda Items:

#### Consent Agenda

**17-109721SA**

**Case Name:**

**Owner:**

**Applicant:**

**Location:**

**Approximate Area:**

**Purpose:**

**Case Manager:**

**Site Approval**

IREA Turkey Creek

Multiple Properties, including addresses and/or AIN's/Parcel ID's (see attachment)

IREA

Starting at the IREA Substation just north of Goddard Ranch Road at Highway 285 and heading south approximately 3.84 miles to Willow Creek Drive.

Section 27, Township 5 South, Range 70 West

3.84 Linear Miles

**To replace the existing three-phase distribution lines, replace and install supporting structures and re-route distribution lines.**

Elyse Dinnocenzo

**16-100653PF**

**Preliminary and Final Plat** (original hearing date of May 10, 2017 was cancelled)

**Case Name:**

Harlan Pines

**Owner/Applicant:**

David K. Jensen

**Location:**

3695 South Harlan Street  
Section 1, Township 5 South, Range 69 West

**Approximate Area:**

1.862 Acres

**Purpose:**

**To subdivide the property into 9 lots for single-family detached units.**

**Case Manager:**

Nathan Seymour

**16-128145RZ**

**Rezoning**

**Case Name:**

Ulysses Gardens Official Development Plan

**Owner/Applicant:**

James G Chrisman

**Location:**

Parcel ID/AIN: 40-021-00-050 & 40-021-00-018  
Northeast corner of West 10<sup>th</sup> Avenue and Ulysses Street  
Section 2, Township 4 South, Range 70 West

**Approximate Area:**

6.11 acres

**Purpose:**

**To rezone from Residential-Two (R-2) to Planned Development (PD) to allow for the future subdivision of the property into 50 units of two-family dwellings and duplexes.**

**Case Manager:**

Mike Madrid

**Regular Agenda**

**17-106279RZ**

**Rezoning**

**Case Name:**

One El Rancho Place ODP Amendment 1

**Owner/Applicant:**

George DeMarsico

**Location:**

1055 El Rancho Road  
Section 15, Township 4 South, Range 71 West

**Approximate Area:**

4.47 Acres

**Purpose:**

**To rezone from Planned Development (PD) to Planned Development (PD) to allow a mixed-use development that follows the Mixed Use – Level One – Residential Three (MU-L1-R3) zone district standards.**

**Case Manager:**

Christiana Farrell

**16-125463RZ**

**Rezoning**

**Case Name:**

C-470 / Bowles Mixed Use Center Official Development Plan

**Owner/Applicant:**

CB Quincy Properties, LLC

**Location:**

Parcel ID's/AIN's: 59-184-00-005, 59-184-00-006, 59-184-00-014, 59-184-00-019

Section 18, Township 5 South, Range 69 West

Approximately 700 feet north-east of West Bowles Avenue and Alkire Street.

**Approximate Area:**

23.57 acres

**Purpose:**

**To rezone from Corridor District - Mixed Use (CD-MU) to a Planned Development (PD) allowing all CD-MU uses and for hotels, motels and senior living uses.**

**Case Manager:**

Mike Madrid

**Adjournment**

Emergency items and other public business for which notices were not possible may be considered.

The order of items on the agenda is subject to change at the discretion of the Chairman.