



Development Services Staff Report

File Number	PL2025-246
File Name	FINAL PLAT – Hearne’s Addition, Lots 19A-19D
Applicant	Ryan Melvin
Property Address	7 NW Orchard St
Planning Commission Date	December 11, 2025
Heard by	Planning Commission
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: February 20, 2025
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Final Plat, revision date June 16, 2025

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Ryan Melvin / Property Owner
Applicant's Representative	Ryan Melvin
Location of Property	7 NW Orchard St
Size of Property	0.21 acres (9,302 sq. ft.) – Lot 19A 0.21 acres (9,303 sq. ft.) – Lot 19B 0.21 acres (9,303 sq. ft.) – Lot 19C <u>0.32 acres (13,931 sq. ft.) – Lot 19D</u> ± 0.95 total acres (41,839 total sq. ft.)
Number of Lots	4
Density	4.2 dwelling units/acre
Zoning	RP-2 (Planned Two-family Residential)
Comprehensive Plan Designation	Activity Center – Downtown
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the final plat within thirty (30) days after the application is submitted to the Planning Commission. The City Council takes final action on the final plat in the form of an ordinance.</p> <p>Duration of Validity: Final plat approval shall become null and void if the plat is not recorded within one (1) year from the date of City Council approval.</p> <p>The Director may administratively grant a one (1) year extension, provided no changes have been made to any City ordinance, regulation or approved engineering plans that would require a change in the final plat.</p> <p>The City Council may grant one additional one (1) year extension, provided that additional engineering plans may be required by the City Engineer to comply with current City ordinances and regulations.</p>

Current Land Use

The parent property is a 0.95-acre parcel located at the southeast corner of NW Orchard St and NW Central St. The parent property is currently developed with three (3) single-family residences on the single parcel that is platted as Lot 19, Hearne's Addition.

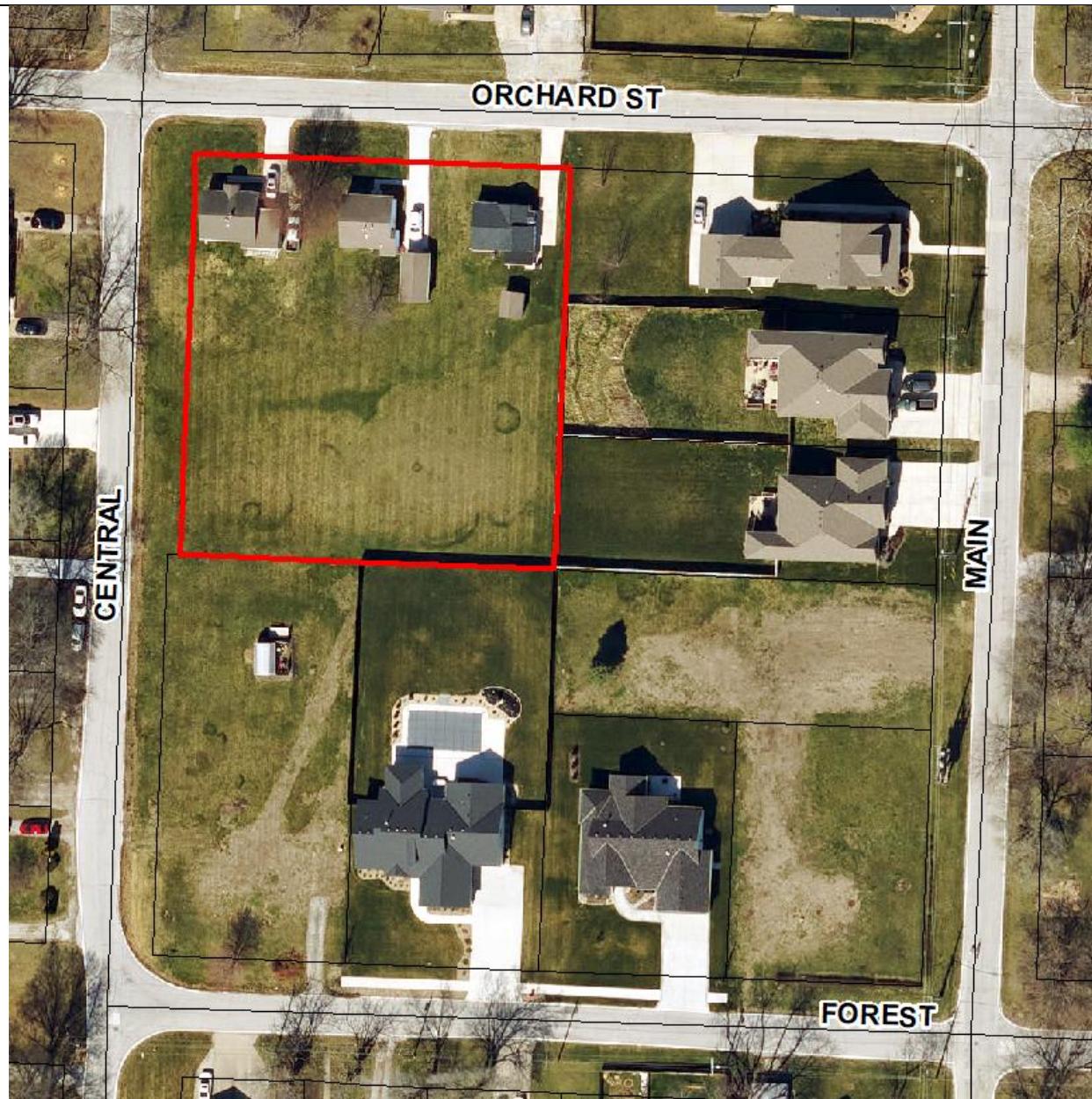


Figure 1 - Aerial photo of existing parent parcel.

Description of Applicant's Request

This application is for the final plat of *Hearne's Addition, Lots 19A-19D*. The proposed final plat divides the existing Lot 19 into a total of four (4) lots. This plat creates a separate lot for each of the three (3) existing single-family residences and creates a fourth lot for construction of a new single-family residence.

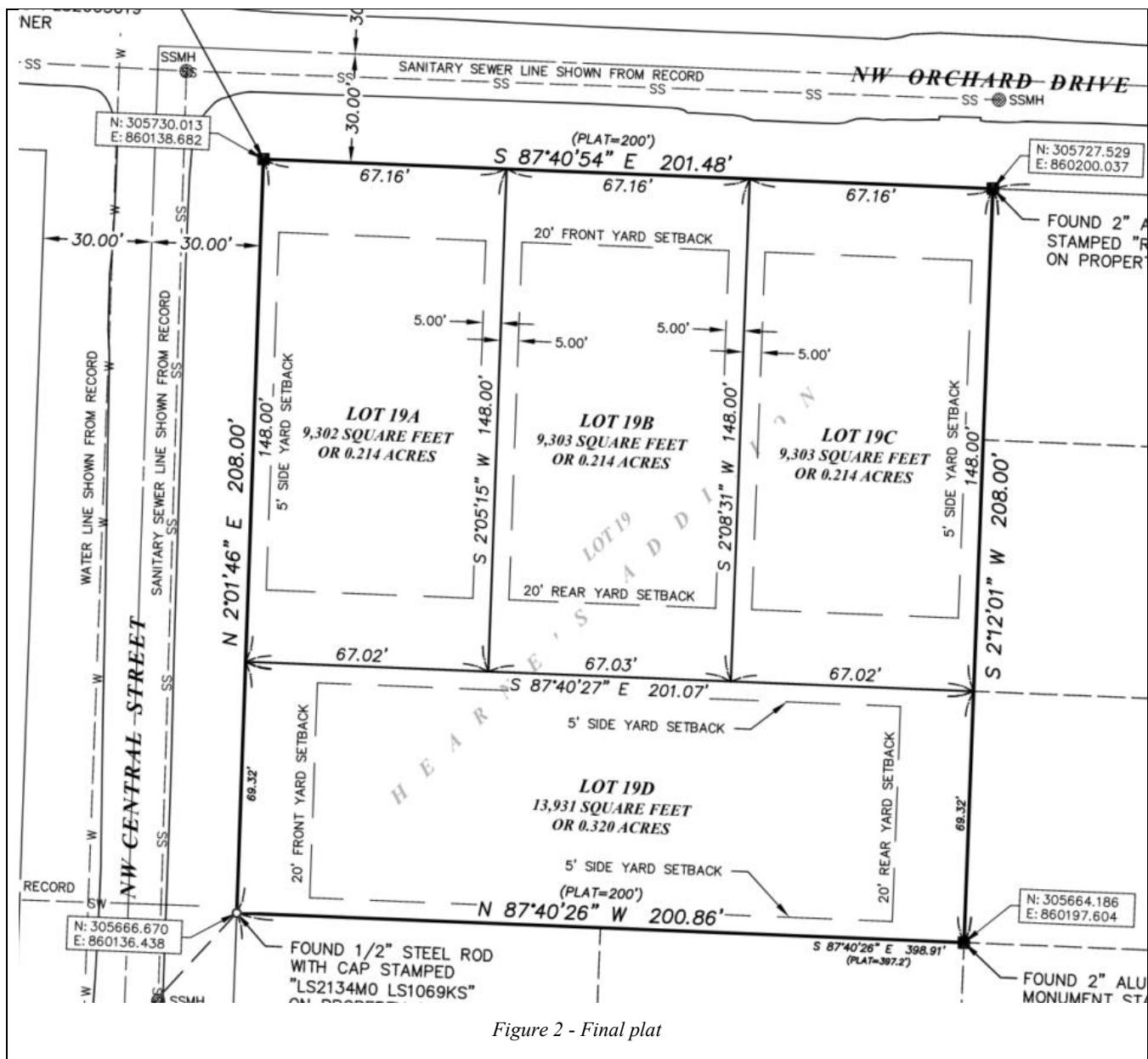


Figure 2 - Final plat

2. Land Use

Description and Character of Surrounding Area

The subject property lies in a downtown residential neighborhood primarily surrounded by single-family residential, but is bordered by single- and two-family residences to the west.

Adjacent Land Uses and Zoning

North (across NW Orchard St):	Single-family residential / RP-2
South:	Single-family residential / RP-2

East:	Single-family residential / RP-2
West (across NW Central St):	Single- and two-family residential / RP-2

Site Characteristics
The site is bordered by NW Orchard St to the north and NW Central St to the west. The property slopes from east to west.

Special Considerations
N/A

3. Unified Development Ordinance (UDO)

Unified Development Ordinance

Section	Description
4.110	RP-2 (Planned Two-family residential)
7.140, 7.150	Final Plats

The proposed final plat complies with the density and minimum lot size requirements of the RP-2 zoning district.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Strong Neighborhoods	<p>Goal: Maintain thriving, quality neighborhoods that connect a diversity of residents throughout the community.</p> <p>Objective: Preserve and protect existing housing stock.</p> <p>Objective: Increase overall property values by neighborhood.</p>
Land Use and Community Design	Objective: Plan for purposeful growth, revitalization and redevelopment.

The proposed final plat is consistent with the goals and objectives of the Ignite! Comprehensive Plan. The proposed final plat strengthens the neighborhood by preserving the existing three (3) single-homes on their own lots and creates a new lot for construction of an additional single-family residence in the area. The creation of an additional residential lot makes more efficient use of an underutilized downtown parcel that already has full access to public infrastructure. Providing additional housing opportunities will increase the ability for additional residents to live and work Downtown, as well as increase patronage of local businesses, parks and events.

5. Analysis

Background and History

- March 16, 1887 – The plat titled *Hearne's Addition, Lots 1-52* was recorded with the Jackson County Recorder of Deed office. The subject parent parcel (Lot 19) was created as part of this plat.

Compatibility

The subject property is located in a downtown residential neighborhood zoned RP-2. The subject property is surrounded by single-family residential development on three sides to the north, south and east. Across NW Central St to the west is a mix of single-family and two-family residences. The proposed plat is consistent and compatible with the surrounding established neighborhood.

Adverse Impacts

The proposed final plat will not detrimentally affect the surrounding area. The resulting density and lot sizes of the four (4) lots that comprise the subject final plat are consistent with the established neighborhood.

Public Services

The proposed final plat will not impede the normal and orderly development and improvement of the surrounding property. The new lot being created with this plat is effectively an infill site with access to the necessary public water and sanitary sewer infrastructure in the area. The subject property also has adequate street access.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. Please be aware that there is a City Capital Improvement project planned along NW Central St. and NE Orchard St. This project will begin in the Spring of 2026, but it is unknown when the work will occur along the limits of this plat. This comment is informational only.
2. The proposed lots shall be labeled with their respective assigned addresses as follows: Lot 19A – 11 NW Orchard St; Lot 19B – 9 NW Orchard St; Lot 19C – 7 NW Orchard St; and Lot 19D – 407 NW Central St.
3. A final plat shall be approved and recorded prior to issuance of any building permits.