

Plat Review Meeting  
April 16, 2014  
9.00 PM  
113 W. Mountain, Room 111

**City Staff:** Andrew Garner, City Planning Director

**Old Business:**

**1. SIP 14-4670: Site Improvement Plan (4310 MLK BLVD/OLDE TYME DONUTS, 594):** Submitted by BATES & ASSOCIATES for property located at 4310 MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.74 acres. The request is for construction of a 2,084 square foot donut shop. Planner: Andrew Garner

**2. SIP 14-4646: Site Improvement Plan (720 W. 15<sup>TH</sup> STREET/STUDIO APTS, 561):** Submitted by EB LANDWORKS for property located at 720 W. 15<sup>TH</sup> STREET. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 0.33 acres. The request is for 6 multi-family units with carports. Planner: Quin Thompson

**3. SIP 14-4633: Site Improvement Plan (1303 N. OAKLAND/LEGACY, 405):** Submitted by BATES AND ASSOCIATES for property located at 1303 N. OAKLAND. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 0.46 acres. The request is for 6 apartments and 4 two-story townhomes. Planner: Quin Thompson

**4. LSD 14-4631: Large Scale Development (N. COLLEGE AND DRAKE ST./O'REILLY'S AUTO PARTS, 290):** Submitted by BUDDY WEBB CONSULTANTS for property located at N.COLLEGE AND DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 2.58 acres. The request is for construction of a 7,453 square foot auto parts retail store. Planner: Jesse Fulcher

**5. LSD 14-4669: Large Scale Development (1956 MLK BLVD/WHAT-A-BURGER, 441):** Submitted by KIMLEY-HORN AND ASSOCIATES for property located at 1956 MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.31 acres. The request is for construction of a new 3,197 square foot restaurant. Planner: Jesse Fulcher

**New Business:**

**6. SIP 14-4696: Site Improvement Plan (88 W. JOYCE BLVD./LEARNING LADDER PRESCHOOL, 134):** Submitted by GRAY ROCK for property located at 88 W. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.82 acres. The request is to construct a 1,800 square foot addition to the existing structure. Planner: Quin Thompson

**7. SIP 14-4693: Site Improvement Plan (HWY 112 NORTH & TRUCKER DRIVE/FAYETTEVILLE AUTO MALL, 248):** Submitted by GARNAT ENGINEERING for property located at HWY 112 NORTH & TRUCKER DRIVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.07 acres. The request is to construct a parking lot.  
Planner: Quin Thompson

**8. PPL 14-4698: Preliminary Plat Plan (EAST MISSION BLVD./MISSION BLVD DEVELOPMENT, 371):** Submitted by ECOLOGICAL DESIGN GROUP for property located on E. MISSION BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICE, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 13.40 acres. The request is for a 66 lot single-family subdivision.  
Planner: Andrew Garner

**9. LSD 14-4697 Large Scale Development (3535 N. COLLEGE AVE/SJ COLLINS, 213):** Submitted by JORGENSEN & ASSOCIATES for property located 3535 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.61 acres. The request is for a 57,669 square foot building with approximately 330 associated parking spaces.  
Planner: Jesse Fulcher

**10. LSD 14-4702: Large Scale Development (WEDINGTON & MARINONI DR/THE COTTAGES, 441):** Submitted by CEI ENGINEERING for property located at WEDINGTON & MARINONI DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 22.61 acres. The request is for 150 residential units.  
Planner: Andrew Garner

***ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:***

**11. PLA 14-4695: Property Line Adjustment (8520 ATHENS LANE/HENSEN, 470):** Submitted by REID & ASSOCIATES for property located at 8520 ATHENS LANE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, and contains two tracts of 0.95 and 0.80 acres. The request is to adjust the property into one tract of 1.75 acres.  
Planner: Jesse Fulcher

**12. PLA 14-4701: Property Line Adjustment (WEDINGTON & MARINONI DR/THE COTTAGES, 441):** Submitted by CEI ENGINEERING for property located at WEDINGTON & MARINONI DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 107.42 acres. The request is to adjust the property into 3 tracts of 3.07, 22.61, and 78.26 acres.  
Planner: Andrew Garner

**13. CUP 14-4694: Conditional Use (1605 N. HILLCREST AVE./CHEADLE, 407):** Submitted by MATTHEW G CHEADLE for property located at 1605 N. HILLCREST AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.24 acres. The request is for a conditional use permit to build an accessory structure.  
Planner: Jesse Fulcher

**14. CUP 14-4705: Conditional Use (1956 MLK BLVD/WHAT-A-BURGER, 441):** Submitted by KIMLEY-HORN AND ASSOCIATES for property located at 1956 MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.31 acres. The request is for additional parking.  
Planner: Jesse Fulcher

**15. CUP 14-4692: Conditional Use (8525 GOOSE CREEK RD/LARSEN, 509):** Submitted by CHARLES AND JUDITH LARSEN for property located at 8525 GOOSE CREEK RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.39 acres. The request is for a conditional use permit to build a 1080 square foot accessory structure.

Planner: Jesse Fulcher

**16. CUP 14-4699: Conditional Use (EAST MISSION BLVD./MISSION BLVD DEVELOPMENT, 371):** Submitted by ECOLOGICAL DESIGN GROUP for property located at E. MISSION BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 13.40 acres. The request is for a conditional use permit to create tandem lots within the development.

Planner: Andrew Garner

**17. R-PZD 14-4700: Residential Planned Zoning District (WEDINGTON & MARINONI DR/THE COTTAGES, 441):** Submitted by CEI ENGINEERING for property located at WEDINGTON & MARINONI DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 22.61 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District.

Planner: Andrew Garner

**18. RZN 14-4703: Rezone (NW CORNER OF WEDINGTON AND RUPPLE ROAD/WEDINGTON ZONE 2, 400):** Submitted by CITY STAFF for property located at NW CORNER OF WEDINGTON AND RUPPLE ROAD within the Wedington Corridor Neighborhood Plan Area. The property is zoned R-O, RESIDENTIAL OFFICE, C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.46 acres. The request is to rezone the property to C-S COMMUNITY SERVICES

Planner: Quin Thompson