

Plat Review Meeting
April 30, 2014
9.00 AM
113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

New Business:

1. SIP 14-4711: Site Improvement Plan (2340 GREEN ACRES RD/MONTESSORI SCHOOL, 329): Submitted by BATES & ASSOCIATES for property located at 2340 GREEN ACRES ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.05 acres. The request is to convert the existing building at 2340 Green Acres Road from an office to a school, including an addition to the existing building. Planner: Jesse Fulcher

2. SIP 14-4712: Site Improvement Plan (1 N. SCHOOL ST./HILLCREST TOWER, 484): Submitted by LEDFORD ENGINEERING AND PLANNING for property located at 1 N. SCHOOL ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 2.40 acres. The request is to re-construct the existing parking lot into a 36 total space parking lot with 4 handicap spaces. Planner: Quin Thompson

3. LSP 14-4716: Lot Split (1979 S. FINGER RD/PAYNE, 596): Submitted by REID & ASSOCIATES for property located at 1979 S. FINGER RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two tracts totaling 22.21 acres. The request is to split and adjust the property into three tracts containing approximately 7.41, 9.79, and 5.01 acres each. Planner: Quin Thompson

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

4. PLA 14-4714: Property Line Adjustment (2480 DEAD HORSE MOUNTAIN RD./MESSNER, 645): Submitted by REID & ASSOCIATES for property located at 2480 DEAD HORSE MOUNTAIN RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains two tracts of 6.09 and 3.56 acres. The request is to adjust the property into two tracts of 2.16 and 7.49 acres. Planner: Quin Thompson

5. PLA 14-4713: Property Line Adjustment (405 MLK BLVD/NIEDERMAN, 524): Submitted by REID & ASSOCIATES for property located at 405 MARTIN LUTHER KING BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains two tracts of 0.23 and 0.22 acres. The request is to adjust the property into two tracts of 0.20 and 0.25 acres. Planner: Jesse Fulcher

6. PLA 14-4717: Property Line Adjustment (1979 S. FINGER RD/PAYNE, 596): Submitted by REID & ASSOCIATES for property located at 1979 S. FINGER RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two tracts totaling 22.21 acres. The request is to adjust and split the property into three tracts of 7.41, 9.79 and 5.01 acres.

Planner: Quin Thompson

7. PLA 14-4715: Property Line Adjustment (741 N. OAKLAND AVE./ROSE HILL, 444): Submitted by REID & ASSOCIATES for property located at 741 N OAKLAND AVE.. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains two tracts of 0.16 and 0.16 acres. The request is to adjust the property into three tracts of 0.17 and 0.15 acres.

Planner: Quin Thompson

8. CUP 14-4723: Conditional Use (1979 S. FINGER RD/PAYNE, 596): Submitted by REID & ASSOCIATES for property located at 1979 S. FINGER RD. The property is zoned R-A, RESIDENTIAL -AGRICULTURAL and contains approximately 14.80 acres. The request is for a tandem lot.

Planner: Quin Thompson

9. CUP 14-4722: Conditional Use (1503 N. GARLAND AVE/ROTH, 404): Submitted by HUNTER HAYNES for property located at 1503 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.39 acres. The request is for a duplex in an RSF-4 district.

Planner: Jesse Fulcher

10. CUP 14-4710: Conditional Use (NW CORNER OF WEST AND LAFAYETTE/SUSTAINABLE URBAN MOBILITY, 484): Submitted by DeMX ARCHITECTURE for property located at NE CORNER OF WEST AND LAFAYETTE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.08 acres. The request is for a conditional use to allow Use Unit 17, Transportation, Trades, and Services for a sharing/rental organization.

Planner: Jesse Fulcher