



## AGENDA

Plat Review Meeting  
May 28, 2014  
9.00 AM  
113 W. Mountain, Room 326

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

### Old Business:

### New Business:

**1. LSP 14-4747: Lot Split (3102 N. OAKLAND ZION RD./REMINGTON PLACE, 257):** Submitted by BLEW & ASSOCIATES for property located at 3102 N. OAKLAND ZION RD. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 14.83 acres. The request is to split the property into two tracts containing approximately 12.93 and 1.90 acres.

Planner: Quin Thompson

**2. LSP 14-4748: Lot Split (950 STARR DR./JKS HOLDINGS, 452):** Submitted by JORGENSEN & ASSOCIATES for property located on STARR ROAD. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 8.05 acres. The request is to split the property into four tracts containing approximately 2.93, 1.80, 1.50, and 1.50 acres.

Planner: Jesse Fulcher

**3. LSD 14-4750: Large Scale Development (1560 S. HAPPY HOLLOW RD./SOLID WASTE FACILITY, 604):** Submitted by CITY STAFF for property located at 1560 S. HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 18.40 acres. The request is for construction of a 5,240 square foot office and associated parking.

Planner: Andrew Garner

**4. LSD 14-4751: Large Scale Development (1666 S. INDUSTRIAL PLACE/PACKAGING SPECIALTIES, 604):** Submitted by BATES & ASSOCIATES for property located at 1666 S. INDUSTRIAL PLACE. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 4.76 acres. The request is for construction of a 48,368 square foot warehouse.

Planner: Jesse Fulcher

**5. LSD 14-4746: Large Scale Development (VAN ASCHE LOOP/SHOULDER CLINIC, 172/211):** Submitted by BATES & ASSOCIATES for property located on VAN ASCHE LOOP. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.24 acres. The request is for construction of an 8,198 square foot clinic with associated parking.

Planner: Quin Thompson

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

**6. PLA 14-4745: Property Line Adjustment (BERSEIS DR. & SENECA AVE./RIVERWOOD HOMES, 244):** Submitted by JORGENSEN & ASSOCIATES for property located at BERSEIS DR & SENECA AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains two tracts of approximately 0.28 and 0.25 acres. The request is to adjust the property into two tracts approximately 0.24 and 0.29 acres. Planner: Quin Thompson

**7. VAC 14-4753: Vacation (1560 S. HAPPY HOLLOW RD./SOLID WASTE FACILITY, 604):** Submitted by CITY STAFF for property located at 1560 S. HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 18.40 acres. The request is to vacate an existing street right-of-way. Planner: Andrew Garner

**8. CUP 14-4752: Conditional Use (324 W. DICKSON ST./SMOKE & BARREL, 484):** Submitted by EVAN MCDONALD for property located at 324 W. DICKSON ST. The property is zoned MSC-MAIN STREET/CENTER and contains approximately 0.60 acres. The request is for a shared parking agreement. Planner: Jesse Fulcher

**9. CUP 14-4749: Conditional Use (950 STARR DR./JKS HOLDINGS, 452):** Submitted by JORGENSEN & ASSOCIATES for property located on STARR ROAD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.05 acres. The request is for a tandem lot. Planner: Jesse Fulcher