

Plat Review Meeting  
July 2, 2014  
9.00 AM  
113 W. Mountain, Room 326

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

**Old Business**

**1. 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

**New Business:**

**2. LSP 14-4769: Lot Split (2640 DEAD HORSE MTN. RD./SMITH, 645):** Submitted by COCHRAN & ASSOCIATES for property located at 2640 DEAD HORSE MTN. RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract totaling 2.16 acres. The request is to split the property into two tracts containing approximately 1.08 acres each.

Planner: Jesse Fulcher

**3. SIP 14-4771: Site Improvement Plan (1200 N. COLLEGE AVE./ZWEIG OFFICE, 407):** Submitted by CHAD CHILDRESS for property located at 1200 N. COLLEGE AVENUE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.58 acres. The request is for site work in relation to a remodeled 6,184 square foot building.

Planner: Andrew Garner

**4. SIP 14-4781: Site Improvement Plan (1170 N. SALEM RD./ARVEST WEDINGTON COURT, 401):** Submitted by BLEW & ASSOCIATES for property located at 1170 N. SALEM RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.34 acres. The request is for a parking lot expansion of 30 spaces.

Planner: Quin Thompson

**5. SIP 14-4782: Site Improvement Plan (2535 MCCONNELL AVE./BBB COUNTY STORAGE BLDG., 287):** Submitted by BLEW & ASSOCIATES for property located at 2535 MCCONNELL AVENUE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 29.60 acres. The request is for a 6,000 square foot storage building.

Planner: Quin Thompson

**6. PPL 14-4778: Preliminary Plat Plan (BENTLEY ST./COBBLESTONE PHASE 4, 371):** Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF BENTLEY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.69 acres. The request is for a 30 lot single-family subdivision.

Planner: Quin Thompson

**7. PPL 14-4784: Preliminary Plat Plan (W. ALBERTA ST./THE COVES PHASE 2, 555):** Submitted by CRAFTON TULL for property located on W.ALBERTA STREET. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 10.22 acres. The request is for a 39 lot single-family subdivision. Planner: Jesse Fulcher

**8. 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

**9. LSD 14-4783: Large Scale Development (S. SHILOH DRIVE/HAWKINS HOUSE AT SHILOH, 519):** Submitted by BATES & ASSOCIATES for property located along S.SHILOH DRIVE AT VILLAGE AT SHILOH S/D. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 13.42 acres. The request is for construction of 1 six-plex and 4 eight-plexes.

Planner: Jesse Fulcher

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

**10. PLA 14-4773: Property Line Adjustment (2160 S. ED EDWARDS ROAD/ROGERS-RAKES, 602):** Submitted by LES ROGERS for property located at 2160 S. ED EDWARDS ROAD. The property is in THE FAYETTEVILLE PLANNING AREA and contains two tracts of approximately 2.08 and 0.96 acres. The request is to adjust the property into two tracts approximately 1.00 and 2.04 acres.

Planner: Jesse Fulcher

**11. VAC 14-4775: Vacation (513 EAST AVENUE/EAST AVE. RESIDENCES, 523):** Submitted by BILL COCHRAN for property located at 513 EAST AVE. The property is zoned NC, NEIGHBORHOOD COMMERCIAL and contains approximately 0.87 acres. The request is to vacate an existing alley right-of-way.

Planner: Jesse Fulcher

**12. VAC 14-4776: Vacation (3535 N. COLLEGE AVE./SJ COLLINS, 213):** Submitted by JORGENSEN AND ASSOCIATES for property located at 3535 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.60 acres. The request is to vacate an existing 25' utility easement.

Planner: Jesse Fulcher

**13. VAC 14-4777: Vacation (NE CORNER OF DRAKE & MCCONNELL/NELMS, 248):** Submitted by JORGENSEN AND ASSOCIATES for property located at NE CORNER OF DRAKE & MCCONNELL. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.97 acres. The request is to vacate an existing street right-of-way.

Planner: Quin Thompson

**14. VAC 14-4768: Vacation (2622 E. GOLDEN OAKS DR./HERRIMAN, 332):** Submitted by ARLIS HERRIMAN for property located at 2622 E. GOLDEN OAKS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is to vacate a portion of an existing utility easement.

Planner: Quin Thompson

**15. VAC 14-4780: Vacation (1414 HAPPY HOLLOW RD./QUALITY COLLISION, 565):** Submitted by BLEW & ASSOCIATES for property located at 1414 HAPPY HOLLOW ROAD. The property is zoned C-2, THOROGHFARE COMMERCIAL and contains approximately 0.67 acres. The request is to vacate a portion of an existing street right-of-way.

Planner: Quin Thompson

**16. CUP 14-4772: Conditional Use (7613 W. WEDINGTON DR./PARAGON BOOKS, 433):** Submitted by PATRICIA PEARCE for property located at 7613 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 2.72 acres. The request is for a change of non-conforming use.

Planner: Jesse Fulcher

**17. 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

**18. CUP 14-4779: Conditional Use (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 4.68 acres. The request is for a conditional use permit for a reduction in the amount of parking spaces required.

Planner: Jesse Fulcher