

Technical Plat Review Meeting

December 31, 2014

9:00 am

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 14-4909: Lot Split (EAST OF 3010 WEST SALEM RD./SMITH, 207): Submitted by REID & ASSOCIATES for property located EAST OF 3010 WEST SALEM RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract totaling 6.76 acres. The request is to split the property into two tracts containing approximately 3.00 and 3.76 acres each.

Planner: Andrew Garner

New Business:

2. LSP 14-4931: Lot Split (WEIR ROAD EAST OF HUGHMOUNT RD./EDWARDS CONSTRUCTOIN, 205): Submitted by BATES & ASSOCIATES for property at WEIR ROAD EAST OF HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract totaling 16.34 acres. The request is to split the property into two tracts containing approximately 8.17 acres each.

Planner: Jesse Fulcher

3. FPL 14-4941: Final Plat (3031 N. GULLEY RD./GULLEY ADDITION SUBDIVISION, 258/259): Submitted by ENGINEERING SERVICES, INC. for property located at 3031 N. GULLEY RD. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 4.77 acres. The request is for final plat approval of a residential subdivision with 4 single family lots.

Planner: Quin Thompson

4. SIP 14-4927: Site Improvement Plan (3561 N. COLLEGE AVE./RAISING CANE'S RESTAURANT, 213): Submitted by CSRS, INC. for property located at 3561 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.97 acres. The request is for a 2,274 square foot restaurant with associated parking.

Planner: Jesse Fulcher

5. LSD 14-4940: Large Scale Development (3600 W. PLAYER LANE/THE LINKS AT FAYETTEVILLE PHASE 2, 361/400): Submitted by BLEW & ASSOCIATES for property located at 3600 W. PLAYER LANE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 19.83 acres. The request is for construction of a 456 unit apartment complex consisting of 24 structures and associated parking.

Planner: Andrew Garner

In-House Staff Meeting
(Applicants/public do not attend)
December 29, 2014
9:00 AM
113 W. Mountain, Room 111

6. PLA 14-4934: Property Line Adjustment (PERSIMMON & MTN. RANCH BLVD./MOUNTAIN RANCH SUBDIVISION, 478/479): Submitted by JORGENSEN & ASSOCIATES for properties located at PERSIMMON & MTN. RANCH BLVD. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE AND RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain two tracts of approximately 145.31 and 40.42 acres each. The request is to adjust the properties into two tracts of approximately 84.02 and 101.71 acres each. Planner: Jesse Fulcher

7. VAC 14-4935: Vacation (N. RAVEN LN./COBBLESTONE SUBDIVISION, PH. 4, 207): Submitted by JORGENSEN & ASSOCIATES for property located at NORTHERN END OF RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.09 acres. The request is to vacate a portion of an existing utility easement. Planner: Quin Thompson

8. VAC 14-4936: Vacation (2269 N. HENBEST DR./ADVENTURE SUBARU, 325): Submitted by JORGENSEN & ASSOCIATES for property located at 2269 N. HENBEST DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.78 acres. The request is to vacate a portion of an existing utility easement. Planner: Jesse Fulcher

9. VAC 14-4933: Vacation (PERSIMMON & MTN. RANCH BLVD./PARKHILL AT MTN. RANCH SUBDIVISION, 478/479): Submitted by JORGENSEN & ASSOCIATES for property located at PERSIMMON & MTN. RANCH BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, AND R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.72 acres. The request is to vacate a portion of an existing utility easement. Planner: Andrew Garner

10. CUP 14-4937: Conditional Use (SPRING ST. BETWEEN EAST & COLLEGE AVE./SPRING STREET OFFICE, 484): Submitted by BLEW & ASSOCIATES for property located at SPRING ST. BETWEEN EAST & COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.12 acres. The request is for off-site parking. Planner: Quin Thompson

11. RZN 14-4938: Rezone (N.W. OF CROSS & MAINE INTERSECTION/WEST END ADDITION, 520): Submitted by BATES & ASSOCIATES for property located N.W. OF CROSS & MAINE INTERSECTION. The property is an expired R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.54 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. . Planner: Quin Thompson