

**Technical Plat Review Meeting**

July 15, 2015

9.00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. LSD 15-5099: Large Scale Development (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 175):** Submitted by CRAFTON TULL for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 14.96 acres. The request is for a building addition of a 25,843 square foot convocation center. Planner: Jesse Fulcher

**2. LSD 15-5097: Large Scale Development (NORTH OF 1967 W. TRUCKERS DR./GRAND RETIREMENT COMMUNITY, 208):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF 1967 W. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE, and contains approximately 20.54 acres. The request is for construction of a retirement community consisting of a main building with 109 units, 54 single family cottages, and a clubhouse with associated parking. Planner: Quin Thompson

**New Business:**

**3. LSP 15-5131: Lot Split (237 S. LOCUST AVE./GRAY, 523):** Submitted by BLEW & ASSOCIATES for property located at 237 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.21 acres. The request is to split the property into 2 lots containing approximately 0.12 and 0.09 acres each. Planner: Quin Thompson

**4. SIP 15-5129: Site Improvement Plan (HAPPY HOLLOW & 13<sup>TH</sup> ST./TRG EQUIPMENT YARD, 565):** Submitted by CRAFTON TULL ASSOCIATES for property located at HAPPY HOLLOW & 13<sup>TH</sup> ST.. The property is zoned I-2, GENERAL INDUSTRIAL AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.81 acres. The request is for a fenced, overnight vehicle storage lot for the existing business. Planner: Quin Thompson

**5. SIP 15-5128: Site Improvement Plan (1365 W. AUTO RD./FAYETTEVILLE AUTO PARK, 248):** Submitted by GAR NAT ENGINEERING for property located at 1365 W. AUTO RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.40 acres. The request is for a new 7,076 square foot pre-owned vehicle sales building and associated parking. Planner: Andrew Garner

**6. LSD 15-5068: Large Scale Development (820 W. MAPLE ST./KAPPA ALPHA HOUSE, 444):** Submitted by BATES & ASSOCIATES for property located at 820 W. MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains approximately 0.33 acres. The request is for construction of an approximately 16,000 square foot fraternity house with associated parking. Planner: Andrew Garner

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
July 13, 2015  
9:00 AM  
125 W. Mountain, Conference Room 2

**7. PLA 15-5132: Property Line Adjustment (1968 E. COBBLESTONE SQUARE/COGER, 214):** Submitted by BLEW & ASSOCIATES for properties located at 1968, 1946, & 1934 E. COBBLESTONE SQUARE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.71, 0.86 and 0.93 acres. The request is to adjust the properties to contain two lots of approximately 1.07 and 1.43 acres each. Planner: Jesse Fulcher

**8. VAC 15-5127: Vacation (19 N. PALMER AVE./BAKER, 482):** Submitted by ALLEN BAKER for property located at 19 N. PALMER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.35 acres. The request is to vacate a sewer easement. Planner: Jesse Fulcher

**9. RZN 15-5125: Rezone (2512 N. DEANE SOLOMON RD./BONHOFF, 286):** Submitted by BEN ISRAEL for property located at the 2512 N. DEANE SOLOMON RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.32 acres. The request is to rezone the property to C-1, NEIGHBORHOOD COMMERCIAL. Planner: Jesse Fulcher

**10. RZN 15-5130: Rezone (1285 E. MILLSAP RD./CHRISTIAN LIFE CATHEDRAL, 213):** Submitted by MCCLELLAND ENGINEERS for property located at the 1285 E. MILLSAP RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, AND R-O, RESIDENTIAL OFFICE and contains approximately 19.20 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Quin Thompson

**11. CUP 15-5108: Conditional Use (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 175):** Submitted by CRAFTON TULL for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 14 acres. The request is for Use Unit 4 (Cultural & Recreational Facilities) to allow construction of a convocation center. Planner: Jesse Fulcher