

Technical Plat Review Meeting

December 16, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 15-5251: Site Improvement Plan (1385 N. OAKLAND AVE./ARROW FLATS APTS., 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1385 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a two duplexes.

Planner: Quin Thompson

New Business:

4. LSP 15-5273: Lot Split (1639 W. STONE ST./CRISPIN HOUSE PROPERTIES, 521): Submitted by JAMES LAYOUT SERVICES, LLC. for property located at 1639 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.15 acres. The request is to split the parcel into 2 lots containing approximately 0.07 and 0.08 acres.

Planner: Quin Thompson

5. FPL 15-5274: Final Plat (SOUTH SHILOH DRIVE/HAWKINS HOUSE-PH. II, 519): Submitted by BATES & ASSOCIATES, INC. for properties located on SOUTH SHILOH DRIVE. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 9.04 acres. The request is for final plat approval of a residential subdivision with 89 single family lots.

Planner: Jesse Fulcher

6. LSD 15-5276: Large Scale Development (1211 W. JAMES ST./HAVEN CAMPUS COMMUNITIES, 404): Submitted by BLEW & ASSOCIATES, INC. for property located at 1211 W. JAMES ST. The properties are zoned CS, COMMUNITY SERVICES and R-O, RESIDENTIAL OFFICE, and contain approximately 6.79 acres. The request is for a 162 unit apartment complex with parking garage.

Planner: Jesse Fulcher

7. LSD 15-5275: Large Scale Development (WEST OF 1919 W. FOX GLOVE RD./CRAIN VOLKSWAGON, 286): Submitted by CRAFTON TULL, INC. for property located WEST OF 1919 W. FOX GLOVE RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and contains approximately 4.76 acres. The request is for a 20,072 square foot car dealership and service center building with associated parking.

Planner: Andrew Garner

In-House Staff Meeting
(Applicants/public do not attend)
December 14, 2015
9:00 AM
125 W. Mountain, Conference Room 2

8. PLA 15-5269: Property Line Adjustment (WEST OF CEDAR RIDGE RD./STRIEGLER, 205): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located WEST OF CEDAR RIDGE RD. The properties are in THE FAYETTEVILLE PLANNING AREA and contain approximately 17.96, 2.18 and 0.75 acres. The request is to adjust the properties to contain approximately 14.88, 3.56 and 2.45 acres. Planner: Jesse Fulcher

9. VAC 15-5281: Vacation (1211 W. JAMES ST./HAVEN CAMPUS COMMUNITIES, 404): Submitted by BLEW & ASSOCIATES, INC. for property located at 1211 W. JAMES ST. The properties are zoned CS, COMMUNITY SERVICES and R-O, RESIDENTIAL OFFICE, and contain approximately 6.79 acres. The request is to vacate portions of Utility, Drainage, and Access easements. Planner: Jesse Fulcher

10. VAC 15-5279: Vacation (660 W. MLK BLVD./WALMART NEIGHBORHOOD MARKET, 522): Submitted by CEI ENGINEERING ASSOCIATES, INC. for properties located at 660 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 6.10 acres. The request is to vacate portions of Utility easements. Planner: Jesse Fulcher

10. VAC 15-5277: Vacation (327 S. WEST AVE./HABITAT FOR WASHINGTON COUNTY, 523): Submitted by SPECIALIZED REAL ESTATE, INC. for property located at 327 S. West Ave. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.08 acres. The request is to vacate portions of street and alley rights-of-way. Planner: Quin Thompson

11. RZN 15-5268: Rezone (NORTH OF 812 S. COLLEGE AVE./CAMERON, 563): Submitted by INFILL GROUP, INC. for properties NORTH OF 812 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.53 acres. The request is to rezone the properties to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Andrew Garner

12. CUP 15-5278: Conditional Use (2518 N. CROSSOVER RD./CROSSFIT COMMENCE, 294): Submitted by JODY HENDRIX for property located at 2518 N. CROSSOVER RD. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, and contains approximately 1.26 acres. The request is for Use Unit 4 (Cultural & Recreational Facilities) in an RSF-2 zoned district. Planner: Quin Thompson