

**Technical Plat Review Meeting**

June 29, 2016

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**New Business:**

**1. LSP 16-5486: Lot Split (109 S. GRAHAM AVE./NETTLESHIP DEVELOPMENT, 521):** Submitted by BLEW & ASSOCIATES, INC. for property located at 109 S. GRAHAM AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.20 acres. The request is to split the parcel into 2 lots containing approximately 0.10 acres each. Planner: Harry Davis

**2. SIP 16-5414: Site Improvement Plan (3761 N. MALL AVE./CREEKSIDE SHOPPING CENTER, 173):** Submitted by GLENN CARTER for property located at 3761 N. MALL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 8.83 acres. The request is for a building addition of 6,000 square feet. Planner: Harry Davis

**3. SIP 16-5480: Site Improvement Plan (147 & 201 E. SPRING ST./SPRING ST. COTTAGES, 485):** Submitted by THE INFILL GROUP, INC. for properties located at 147 & 201 E. SPRING ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.55 acres. The request is for a Cottage Development consisting of five new buildings with nine dwelling units. Planner: Jonathan Curth

**4. LSIP 16-5492: Large Site Improvement (1211 W. JAMES ST./HAVEN CAMPUS APTS., 404):** Submitted by BLEW & ASSOCIATES, INC. for properties 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 160 unit apartment complex with associated parking garage. Planner: Harry Davis

**5. LSD 16-5488: Large Scale Development (2900 BLOCK MT. COMFORT RD./MACEY DR. TOWNHOMES, 363):** Submitted by SWOPE CONSULTING, INC. for property located at the 2900 BLOCK OF MT. COMFORT RD. The property is zoned RMF 24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 6.76 acres. The request is for a 58 unit apartment complex with associated parking. Planner: Harry Davis

**6. LSD 16-5484: Large Scale Development (E. END OF VAN ASCHE DR./FAIRFIELD INN, 174):** Submitted by SWOPE CONSULTING, INC. for property located at the E. END OF VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 4.46 acres. The request is for a 14,100 square foot hotel and associated parking. Planner: Jonathan Curth

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
June 27, 2016  
9:00 AM  
125 W. Mountain, Conference Room 2

**7. PLA 16-5481: Property Line Adjustment (3827 GULLEY RD./HUI, 180):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3827 N. GULLEY RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 19.89 acres. The request is to adjust the parcels into 3 lots containing approximately 5.62, 4.09 and 10.18 acres. Planner: Jonathan Curth

**8. PLA 16-5482: Property Line Adjustment (3335 & 3395 MT. COMFORT RD./PATHWAY CHURCH, 362):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3335 & 3395 MT. COMFORT RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and R-O, RESIDENTIAL OFFICE and contain approximately 14.16 and 0.59 acres. The request is to adjust the parcels into 1 lot containing approximately 14.69 acres. Planner: Quin Thompson

**9. PLA 16-5487: Property Line Adjustment (1501 N. STARR DR./LANDA, 412):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1501 N. STARR DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and are in the FAYETTEVILLE PLANNING AREA and contain approximately 40.25 acres. The request is to adjust the parcels into 6 lots containing approximately 22.00, 1.70, 4.61, 3.76, 3.83, and 4.34 acres. Planner: Quin Thompson

**10. PLA 16-5491: Property Line Adjustment (1430 & 1440 N. DESOTO PL./MEADOWS OF WOODS CREEK, 407):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1430 & 1440 N. DESOTO PL. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain 2 parcels of approximately 0.18 acres each. The request is to adjust the parcels into 1 lot containing approximately 0.36 acres. Planner: Quin Thompson

**11. RZN 16-5483: Rezone (NE CORNER OF MORNINGSIDE & 15<sup>TH</sup> ST./RAUSCH COLEMAN 564):** Submitted by RAUSCH-COLEMAN, INC. for property at the NE CORNER OF MORNINGSIDE & 15<sup>TH</sup> ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 36.00 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Quin Thompson