

Technical Plat Review Meeting

July 27, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 16-5498: Lot Split (1753 N. GARLAND AVE./CAPO, 365): Submitted by BLEW & ASSOCIATES, INC. for property located at 1753 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.37 acres. The request is to split the parcel into 2 lots containing approximately 0.18 acres each.

Planner: Quin Thompson

2. PPL 16-5447: Preliminary Plat (NW OF WEDINGTON DR. & HERITAGE AVE./WOODRIDGE HOLLOW SD, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NW OF WEDINGTON DR. & HERITAGE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 60.24 acres. The request is for 163 single-family lots.

Planner: Jonathan Curth

3. 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

4. LSD 16-5417: Large Scale Development (NW CORNER OF CROSS & MAINE/HENSON HILL, 520): Submitted by ENGINEERING SERVICES, INC. for properties located at the NW CORNER OF CROSS & MAINE. The properties are zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contain approximately 3.00 acres. The request is for 15 multi-family units.

Planner: Quin Thompson

New Business:

5. LSP 16-5524: Lot Split (1780 N. CROSSOVER RD./PLANET FITNESS, 372): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1780 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.17 acres. The request is to split the parcel into 2 lots containing approximately 4.83 and 0.34 acres.

Planner: Harry Davis

14. LSD 16-5525: Large Scale Development (1780 N. CROSSOVER RD./PLANET FITNESS, 372): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1780 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.17 acres. The request is for a 15,040 square foot gym attached to the current structure and utilizing the existing parking.
Planner: Harry Davis

15. LSD 16-5529: Large Scale Development (120 E. SYCAMORE ST./SYCAMORE ST. APTS., 368): Submitted by BATES & ASSOCIATES, INC. for property located at 120 E. SYCAMORE ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.61 acres. The request is for a 19 unit apartment complex with associated parking.
Planner: Quin Thompson

16. LSD 16-5528: Large Scale Development (2081 N. SHADY LN./PEAR ST. COMMERCIAL CENTER, 367): Submitted by BATES & ASSOCIATES, INC. for property located at 2081 N. SHADY LN. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.15 acres. The request is for an 8,000 square foot commercial center consisting of 3 separate buildings with associated parking.
Planner: Harry Davis

17. LSD 16-5523: Large Scale Development (SE CORNER OF N. VANTAGE DR. AND E. RAINFOREST RD./FOCUS FAMILY EYE CENTER, 175): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SE CORNER OF N. VANTAGE DR. & E. RAINFOREST RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.17 acres. The request is for a 4,830 square foot eye care clinic with associated parking.
Planner: Quin Thompson

18. LSD 16-5527: Large Scale Development (3916 N. VANTAGE DR./GODDARD SCHOOL, 175): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3916 N. VANTAGE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 1.42 acres. The request is for an 8,650 square foot pre-k to 5th grade school with associated parking.
Planner: Quin Thompson

In-House Staff Meeting
(Applicants/public do not attend)
July 25, 2016
9:00 AM
125 W. Mountain, Conference Room 2

19. PLA 16-5516: Property Line Adjustment (4108 N. BENTWOOD LN./ROBLEE, 137): Submitted by ENGINEERING SERVICES, INC. for properties located at 4108 N. BENTWOOD LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.59 and 0.88 acres. The request is to adjust the parcels to contain approximately 2.30 and 2.17 acres.
Planner: Harry Davis

20. RZN 16-5535: Rezone (EAST END OF BORICK DR./CITY FIRE TRAINING CENTER, 683): Submitted by CITY STAFF for property at the EAST END OF BORICK DR. The property is zoned I-2, GENERAL INDUSTRIAL & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 14.20 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Jonathan Curth

21. RZN 16-5521: Rezone (SE OF SOUTH ST. & S. COLLEGE AVE./FAYETTEVILLE RENTALS, 524): Submitted by THE INFILL GROUP for properties SE OF SOUTH ST. & S. COLLEGE AVE. The properties zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.67 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Jonathan Curth

22. RZN 16-5538: Rezone (2180 W. MOORE LN./PINES AT SPRINGWOODS, 286): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for properties at 2180 W. MOORE LN. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 12.50 acres. The request is to amend the C-PZD, COMMERCIAL PLANNED ZONING DISTRICT.

Planner: Quin Thompson

23. CUP 16-5520: Conditional Use (1030 S. COLLEGE AVE./K.SMITH, 562): Submitted by KEATON SMITH for property located at 1030 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.17 acres. The request is for Use Unit 4, Cultural and Recreational Facilities in an NC zoned district.

Planner: Harry Davis

24. CUP 16-5533: Conditional Use (1844 W. HALSELL RD./GUINN, 481): Submitted by BLEW & ASSOCIATES, INC. for property located at 1844 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.96 acres. The request is for a tandem lot.

Planner: Jonathan Curth