

Technical Plat Review Meeting

October 19, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 16-5574: Preliminary Plat (NE OF 24TH & COUNTRY CLUB DR./MOUNTAIN VISTA SD, 640-641): Submitted by BATES & ASSOCIATES, INC. for properties located NE OF 24TH & COUNTRY CLUB DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 54.16 acres. The request is for 52 single-family lots.
Planner: Andrew Garner

2. PPL 16-5584: Preliminary Plat (NORTH OF COLFAX LOOP/THE COVES SD, PH. III & IV, 555): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF COLFAX LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 37.00 acres. The request is for 109 single-family lots. Planner: Jonathan Curth

3. FPL 16-5587: Final Plat (SE OF ZION RD. & HARBOR ISLE/WOODBURY SD, 137): Submitted by BLEW & ASSOCIATES, INC. for properties located SE OF ZION RD. & HARBOR ISLE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 11.65 acres. The request is for final plat approval of a single family subdivision with 33 lots.
Planner: Andrew Garner

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 16-5528: 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

New Business:

6. LSP 16-5632: Lot Split (6316 W. WEDINGTON DR./MORLAN, 396): Submitted by DAVID MORLAN for property located at 6316 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.79 acres. The request is to split the parcel into 2 lots containing approximately 0.44 and 0.35 acres.
Planner: Quin Thompson

7. LSP 16-5628: Lot Split (800 N. OLIVE AVE./PROFFITT, 446): Submitted by REID & ASSOCIATES, INC. for property located at 800 N. OLIVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.34 acres. The request is to split the parcel into 2 lots containing approximately 0.17 acres each.

Planner: Quin Thompson

8. LSP 16-5623: Lot Split (219 & 223 N. BLOCK AVE./BLOCK STREET PARTNERS, 484): Submitted by BLEW & ASSOCIATES, INC. for properties located at 219 & 223 N. BLOCK AVE. The properties are zoned MSC, MAIN STREET CENTER and contain approximately 0.19 and 0.19 acres. The request is to split the 2 parcels into 4 lots containing approximately 0.09, 0.09, 0.10, and 0.10 acres.

Planner: Jonathan Curth

9. LSP 16-5534: Lot Split (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 to split the parcel into 2 lots containing approximately 1.16 and 0.80 acres.

Planner: Jonathan Curth

10. LSP 16-5613: Lot Split (5075 E. MISSION BLVD./CLARK, 297): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 5075 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.73 acres. The request is to split the parcel into 2 lots containing approximately 2.25 and 3.48 acres.

Planner: Quin Thompson

11. LSP 16-5621: Lot Split (496 S. BLOCK AVE./SHADDOX, 523): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 496 S. BLOCK AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to split the parcel into 3 lots containing approximately 0.11, 0.11, and 0.12 acres.

Planner: Harry Davis

12. LSP 16-5619: Lot Split (930 S. COLLEGE AVE./NIEDERMAN, 563): Submitted by BATES & ASSOCIATES, INC. for property located at 930 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.35 acres. The request is to split the parcel into 3 lots containing approximately 0.12, 0.12, and 0.07 acres.

Planner: Harry Davis

13. LSP 16-5618: Lot Split (103 N. PLAINVIEW AVE./MCMAHON, 213): Submitted by BATES & ASSOCIATES, INC. for property located at 103 N. PLAINVIEW AVE. The property is zoned RT-12, RESIDENTIAL TWO & THREE FAMILY and contains approximately 3.34 acres. The request is to split the parcel into 4 lots containing approximately 0.27, 0.27, 0.27 and 2.35 acres.

Planner: Quin Thompson

14. SIP 16-5630: SITE IMPROVEMENT PLAN (EAST END OF BORICK DR./CITY FIRE TRAINING FACILITY, 683): Submitted by CITY STAFF for property located at the EAST END OF BORICK DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 14.20 acres. The request is for a concrete driveway and pad for a prefabricated mobile fire training facility.

Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
October 17, 2016
9:00 AM
125 W. Mountain, Conference Room 2

15. PLA 16-5629: Property Line Adjustment (SW CORNER OF NORTH ST. & LEVERETT AVE./KRAUFT, 444): Submitted by REID& ASSOCIATES, INC. for properties located at the SW CORNER OF NORTH ST. & LEVERETT AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.18, 0.18, 0.18 and 0.15 acres. The request is to adjust the parcels to contain approximately 0.17 acres each.

Planner: Harry Davis

16. PLA 16-5620: Property Line Adjustment (647 N. KEATS DR./WERNER, 439): Submitted by BATES & ASSOCIATES, INC. for properties located at 647 N. KEATS DR. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 0.18, 0.11, and 0.11 acres. The request is to adjust the parcels to contain approximately 0.20, 0.10, and 0.10 acres.

Planner: Quin Thompson

17. PLA 16-5627 Property Line Adjustment (4770 MAPLE GROVE DR./RUFF, 100): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 4770 MAPLE GROVE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.80 and 0.32 acres. The request is to adjust the parcels to contain approximately 1.12 acres.

Planner: Jonathan Curth

18. PLA 16-5626: Property Line Adjustment (SOUTH OF 1297 E. FARMERS DR./HALE, 558): Submitted by JAMES LAYOUT SERVICES, INC. for properties located SOUTH OF 1297 E. FARMERS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.28, 0.36, and 0.64 acres. The request is to adjust the parcels into to contain approximately 0.23, 0.69, and 0.37acres.

Planner: Quin Thompson

19. CUP 16-5625: Conditional Use (EAST OF 6377 W. SHREVE DR./PERGESON, 513): Submitted by JACK PERGESON for property located EAST OF 6377 W. SHREVE DR. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 18.55 acres. The request is for construction of a secondary structure before the primary is built and is 50% larger than the proposed primary structure.

Planner: Quin Thompson

20. RZN 16-5624: Rezone (SW CORNER OF GREGG AVE. & DRAKE ST./DRAKE ST. HOLDINGS, LLC, 289): Submitted by COLLIERS INTERNATIONAL, INC. for properties at the SW CORNER OF GREGG AVE. & DRAKE ST . The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 8.95 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Harry Davis