

**Technical Plat Review Meeting**

December 14, 2016

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. 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: Andrew Garner

**2. LSD 16-5660: Large Scale Development (1849 S. GARLAND AVE./GARLAND AVE. INDUSTRIAL SITE, 599):** Submitted by B & F ENGINEERING, INC. for property located at 1849 S. GARLAND AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 3.00 acres. The request is for 5 buildings consisting of 42,076 square foot warehouse and office with associated parking.  
Planner: Jonathan Curth

**New Business:**

**3. LSP 16-5673: Lot Split (2525 N. QUICK FOX RD./FRANKS, 279):** Submitted by BATES & ASSOCIATES, INC. for property located at 2525 N. QUICK FOX RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.45 acres. The request is to split the parcel into 2 lots containing approximately 8.88 and 3.57 acres.  
Planner: Harry Davis

**4. LSP 16-5672: Lot Split (265 S. CROSS AVE./BAUMANN + CROSNO, 520):** Submitted by BATES & ASSOCIATES, INC. for property located at 265 S. CROSS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcel into 2 lots containing approximately 0.12 acres each.  
Planner: Jonathan Curth

**5. LSP 16-5676: Lot Split (2808 N. OAKLAND ZION RD./PARKER, 257):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2808 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.97 acres. The request is to split the parcel into 3 lots containing approximately 7.42, 2.55 and 2.00 acres.  
Planner: Harry Davis

**6. LSP 16-5678: Lot Split (6332 W. SHREVE DR./PERGESON, 513):** Submitted by BLEW & ASSOCIATES, INC. for property located at 6332 W. SHREVE DR. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 23.16 acres. The request is to split the parcel into 2 lots containing approximately 2.00 and 21.16 acres.

Planner: Harry Davis

**7. LSD 16-5670: Large Scale Development (688 N. WHITHAM AVE./WHITHAM COTTAGES, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 688 N WHITHAM AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 1.25 acres. The request is for a 10 unit apartment complex with associated parking.

Planner: Quin Thompson

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*

December 12, 2016

9:00 AM

125 W. Mountain, Conference Room 2

**8. PLA 16-5671: Property Line Adjustment (688 N. WHITHAM AVE./WHITHAM COTTAGES, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 688 N WHITHAM AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 0.46, 0.24, 0.30 and 0.31 acres. The request is to combine the parcels to contain approximately 1.25 acres.

Planner: Quin Thompson

**9. PLA 16-5680: Property Line Adjustment (4005 OLD WIRE RD./VINSON, 139):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 4005 OLD WIRE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 7.80 and 0.53 acres. The request is to adjust the parcels to contain approximately 3.37 and 5.28 acres.

Planner: Quin Thompson

**10. PLA 16-5674: Property Line Adjustment (4048 HOWARD PORTER RD./DURHAM, 141):** Submitted by SATTERFIELD LAND SURVEYORS, INC. for properties located at 4048 HOWARD PORTER RD. The properties are zoned in the FAYETTEVILLE PLANNING AREA and contain approximately 1.38 and 1.96 acres. The request is to adjust the parcels to contain approximately 1.21 and 2.13 acres.

Planner: Quin Thompson

**11. PLA 16-5675: Property Line Adjustment (SW OF STARNES RD. & CINDY HOLLOW LN./NOTTENKAMPER-BULL, 396):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SW OF STARNES RD. & CINDY HOLLOW LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 10.02 and 7.96 acres. The request is to adjust the parcels to contain approximately 14.02 and 3.75 acres.

Planner: Harry Davis

**12. PLA 16-5668: Property Line Adjustment (219 W. MEADOW ST./MODUS STUDIO, 484):** Submitted by BATES & ASSOCIATES, INC. for properties located at 219 W. MEADOW ST. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.20 and 0.18 acres. The request is to adjust the parcels to contain approximately 0.15 and 0.23 acres.

Planner: Jonathan Curth

**13. PLA 16-5669: Property Line Adjustment (3760 GULLEY RD./KA JOHNSON, 181):** Submitted by REID & ASSOCIATES, INC. for properties located at 3760 GULLEY RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 28.09, 25.01, 9.41 and 1.19 acres. The request is to adjust the parcels to contain approximately 27.65, 25.45, 7.88 and 2.72 acres.

Planner: Harry Davis

**14. RZN 16-5667: Rezone (1918 S. GARLAND AVE./ANDERSON, 600):** Submitted by SKIP ANDERSON for property at 1918 S. GARLAND AVE . The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.32 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Planner: Jonathan Curth

**15. RZN 16-5677: Rezone (3535 E. HUNTSVILLE RD./HARRIS, 529):** Submitted by BLEW & ASSOCIATES for property at 3535 E. HUNTSVILLE RD . The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.76 acres. The request is to rezone the property to C-1, NEIGHBORHOOD COMMERCIAL.

Planner: Harry Davis