



AGENDA

Technical Plat Review Meeting

March 29, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSIP 17-5740: Large Site Improvement Plan (1541 W. MLK BLVD./PANERA BREAD, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.80 acres. The request is for a 7,550 square foot commercial building and associated parking.

Planner: Quin Thompson

New Business:

2. LSP 17-5757: Lot Split (500 S. WEST AVE./FAYETTEVILLE LAND CO., 523): Submitted by RICHIE LAMB for properties located at 500 S. WEST AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.11, 0.14, 0.20 and 0.03 acres. The request is to split and adjust the parcels into 5 lots containing approximately 0.10, 0.10, 0.09, 0.09, and 0.11 acres.

Planner: Quin Thompson

3. LSP 17-5758: Lot Split (412 N. ASSEMBLY DR./JMSH, LLC., 447): Submitted by BATES & ASSOCIATES, INC. for property located at 412 N. ASSEMBLY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.94 acres. The request is to split the parcel into 4 lots containing approximately 0.19, 0.36, 0.18, and 0.19 acres.

Planner: Harry Davis

4. LSP 17-5763: Lot Split (1145 S. HAPPY HOLLOW RD./HUARK PROPERTIES, 565): Submitted by BLEW & ASSOCIATES, INC. for property located at 1145 S. HAPPY HOLLOW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is to split the parcel into 2 lots containing approximately 0.76 and 0.20 acres.

Planner: Jonathan Curth

5. CCP 17-5760: Concurrent Plat (2830 COTTON WILLOW WAY/LOTS 41-56, HAWKINS HOUSE SD 519): Submitted by BATES & ASSOCIATES, INC. for properties located at 2830 COTTON WILLOW WAY. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 0.83 acres. The request is for a re-plat of 16 single family lots.

Planner: Jonathan Curth

6. SIP 17-5765: Site Improvement Plan (824 W. NORTH ST./PIERCE PROPERTIES, 405): Submitted by BATES & ASSOCIATES, INC. for property located at 824 W. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.41 acres. The request is for a 2,652 square foot commercial building and associated parking.

Planner: Harry Davis

7. LSIP 17-5761: Large Site Improvement Plan (SW OF DRAKE ST. & GREGG AVE./WRMC BILLING OFFICE, 289): Submitted by USI ENGINEERS, INC. for properties located SW OF DRAKE ST. & GREGG AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 8.87 acres. The request is for a 30,234 square foot office building and associated parking.

Planner: Harry Davis

In-House Staff Meeting

(Applicants/public do not attend)

March 27, 2017

9:00 AM

125 W. Mountain, Conference Room 2

8. PLA 17-5759: Property Line Adjustment (3274 & 3308 E. CRESLINE PL./MOON, 489): Submitted by BATES & ASSOCIATES, INC. for properties located at 3274 & 3308 CRESTLINE PL. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.37 and 0.35 acres. The request is to adjust the parcels to contain approximately 0.73 acres.

Planner: Harry Davis

9. CUP 17-5764: Conditional Use (1145 S. HAPPY HOLLOW RD./HUARK PROPERTIES, 565): Submitted by BLEW & ASSOCIATES, INC. for property located at 1145 S. HAPPY HOLLOW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for a detached residential dwelling in a C-2 zoned district.

Planner: Jonathan Curth

10. CUP 17-5755: Conditional Use (930 S. COLLEGE AVE./3VOLVE HOUSING, 563): Submitted by ZARA NIEDERMAN for property located at 930 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.28 acres. The request is for duplexes in an RSF-18 zoned district.

Planner: Quin Thompson

11. RZN 17-5756: Rezone (2621 E. MISSION BLVD./ERC HOLDINGS, LLC, 371): Submitted by ERC HOLDINGS, LLC. for property at 2621 E. MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.62 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jonathan Curth