

Technical Plat Review Meeting

April 26, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

New Business:

2. LSP 17-5793: Lot Split (2905 ROM ORCHARD DR./RICE, 256): Submitted by REID & ASSOCIATES, INC. for property located at 2905 ROM ORCHARD DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.13 acres. The request is to split the parcels into 2 lots containing approximately 3.00 and 2.13 acres. Planner: Quin Thompson

3. LSP 17-5792: Lot Split (21 N. WEST AVE./21 WEST, LLC, 484): Submitted by REID & ASSOCIATES, INC. for property located at 21 N. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.35 acres. The request is to split the parcels into 4 lots containing approximately 0.10, 0.10, 0.05 and 0.09 acres. Planner: Quin Thompson

4. LSP 17-5790: Lot Split (SE OF TOWNSHIP & FRESHWATER AVE./DIXIE LANDING, LLC, 329): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF TOWNSHIP & FRESHWATER AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.63 acres. The request is to split the parcels into 4 lots containing approximately 0.12, 0.15, 0.16 and 0.20 acres. Planner: Harry Davis

5. LSP 17-5795: Lot Split (3220 N. OAKLAND ZION RD./OZTURK, 218): Submitted by BLEW & ASSOCIATES, INC. for properties located at 3220 N. OAKLAND ZION RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 2.63 acres. The request is for 2 lots containing approximately 1.06 and 1.57 acres. Planner: Jonathan Curth

6. FPL 17-5788: Final Plat (SW OF JEWELL RD. & SALEM RD./VILLAS AT FOREST HILLS SD, 440): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located SW OF JEWELL RD. & SALEM RD.. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 15.65 acres. The request is for final plat approval of a single family subdivision with 81 lots. Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
April 24, 2017
9:00 AM
125 W. Mountain, Conference Room 2

7. PLA 17-5794: Property Line Adjustment (1735 TALLY HO DR. & 1735 HUNT LN./KERSTEN, 609): Submitted by REID & ASSOCIATES, INC. for properties located at 1735 TALLY HO RD & 1735 HUNT LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and are in the FAYETTEVILLE PLANNING AREA and contain approximately 0.36 and 2026 acres. The request is to adjust the parcels to contain approximately 1.62 and 1.00 acres.
Planner: Harry Davis

8. CUP 17-5791: Conditional Use (5795 E. HUNTSVILLE RD./HOUSE FARMERS MARKET, 611): Submitted by NAN HOUSE for property located at 5795 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and is in the FAYETTEVILLE PLANNING AREA and contains approximately 1.98 acres. The request is for a farmers market in an RSF-4 zoned district.
Planner: Jonathan Curth