



**Technical Plat Review Meeting**

June 28, 2017

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**New Business:**

**1. LSP-PLA 17-5857: Lot Split-Property Line Adjustment (SW OF GREGG AVE. & VAN ASCHE DR., 210-211):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at SW OF GREGG AVE. & VAN ASCHE DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & C-3, CENTRAL COMMERCIAL and contains approximately 72.99 and 51.31 acres. The request is to split and adjust the parcels into 4 lots containing approximately 50.59, 30.94, 38.72, and 4.05 acres. Planner: Jonathan Curth

**2. LSP 17-5858: Lot Split (5753 W. BOGAN DR./WILKINS, 475):** Submitted by BLEW & ASSOCIATES, INC. for property located at 5753 W. BOGAN DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.02 acres. The request is to split the parcel into 2 lots containing approximately 2.01 acres each. Planner: Quin Thompson

**3. LSP 17-5859: Lot Split (3965 N. GRACE SPRINGS LN./BRADLEY, 166):** Submitted by SWOPE ENGINEERING, INC. for properties located at 3965 N. GRACE SPRINGS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.40, 11.29, and 7.47 acres. The request is to split the 3 parcels into 7 lots containing approximately 4.16, 4.99, 3.23, 3.00, 3.06, 3.89 acres. Planner: Harry Davis

**4. LSP 17-5860: Lot Split (675 W. NORTH ST./PARNELL, 444):** Submitted by BATES & ASSOCIATES, INC. for property located at 675 W. NORTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 2.15 acres. The request is to split the parcel into 3 lots containing approximately 0.34, 0.34 and 1.47 acres. Planner: Quin Thompson

**5. LSP 17-5847: Lot Split (NW CORNER OF SPRING ST. & BLOCK AVE./JMSH, LLC., 484):** Submitted by BATES & ASSOCIATES, INC. for properties located at the NW CORNER OF SPRING ST. & BLOCK AVE. The properties are zoned MSC, MAIN STREET CENTER and contain approximately 0.17 and 0.18 acres. The request is to split the parcel into 6 lots containing approximately 0.09, 0.08, 0.06, 0.04, 0.04, and 0.04 acres. Planner: Jonathan Curth

**6. PPL 17-5855: Preliminary Plat (1760 N. STARR DR./STARR LAKE SD,373):** Submitted by BATES & ASSOCIATES, INC. for property located at 1760 N. STARR DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 11.56 acres. The request is for 22 single-family lots. Planner: Jonathan Curth

**7. LSIP 17-5865: Large Site Improvement Plan (2125 E. MISSION BLVD./EAST END AT MISSION HEIGHTS, 370-371):** Submitted by ECOLOGICAL DESIGN GROUP, INC. for property located at 2125 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.49 acres. The request is for a mixed-use development of 16 multi-family units and 17,657 square foot retail space with associated parking. Planner: Harry Davis

**8. LSD 17-5864: Large Scale Development (1831 N. CROSSOVER RD./MCCLAIN GROUP, 371):** Submitted by ENGINEERING SERVICES, INC. for property located at 1831 N. CROSSOVER RD. The property is zoned C-2 THOROUGHFARE COMMERCIAL and contains approximately 2.06 acres. The request is for a carwash consisting of 3,140 square feet with associated parking. Planner: Jonathan Curth

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

June 26, 2017

9:00 AM

125 W. Mountain, Conference Room 2

**9. PLA 17-5856: Property Line Adjustment (3867 S. BLACKOAK RD./COMBS, 762):** Submitted by ALAN REID & ASSOCIATES, INC. for properties located at 3867 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 28.61 and 4.33 acres. The request is to adjust the parcels to contain approximately 27.38 and 5.56 acres. Planner: Quin Thompson

**10. PLA 17-5863: Property Line Adjustment (1831 N. CROSSOVER RD./MCLAIN GROUP, 371):** Submitted by ENGINEERING SERVICES, INC. for properties located at 1831 N. CROSSOVER RD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.77 and 0.29 acres. The request is to adjust the parcels to contain approximately 1.61 and 0.90 acres. Planner: Jonathan Curth

**11. RZN 17-5862: Rezone (41 E. NORTH ST./ANDONA PROPERTIES, 445):** Submitted by ANDREA FOURNET for property at 41 E. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.86 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Quin Thompson

**12. RZN 17-5866: Rezone (EAST OF 540 E. APPLEBY RD./MCARDLE HOLDINGS, 251):**  
Submitted by BILL MCARDLE for property EAST OF 540 E. APPLEBY. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.44 acres. The request is to rezone the property to RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE.

Planner: Harry Davis