



**Technical Plat Review Meeting**

August 2, 2017

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. LSP 17-5873: Lot Split (910 W. LAWSON ST./LAWSON-SWEETSER, 405):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 910 W. LAWSON ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 1.18 acres. The request is to split the 2 parcels into 7 lots containing approximately 0.09, 0.09, 0.09, 0.10, 0.11, 0.31 and 0.39 acres. Planner: Jonathan Curth

**New Business:**

**2. LSP-PLA 17-5889: Lot Split-Property Line Adjustment (NW OF GOLF CLUB DR. & WEDINGTON DR./TRADITIONAL INVESTMENTS 400-401):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NW OF GOLF CLUB DR. & WEDINGTON DR. The properties are zoned UT, URBAN THOROUGHFARE and contain 4 parcels containing approximately 11.47 acres. The request is to split and adjust the parcels into 6 lots containing approximately 1.88, 1.90, 1.91, 1.92, 1.92, and 1.94 acres. Planner: Jonathan Curth

**3. LSP 17-5896: Lot Split (397 S. HILL AVE./COATES, 522):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 391 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcel into 3 lots containing approximately 0.15 acres each. Planner: Quin Thompson

**4. LSP 17-5893: Lot Split (SW OF HUNT LN. & BOULDER DR./BERRY, 687):** Submitted by REID & ASSOCIATES, INC. for property located SW OF HUNT LN. & BOULDER DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 38.20 acres. The request is to split the parcel into 2 lots containing approximately 19.10 acres each. Planner: Quin Thompson

**5. LSP 17-5888: Lot Split (1023 S. MORNINGSIDE DR./CARROLL, 563):** Submitted by GLENN CARTER, PE, PS. for property located at 1023 S. MORNINGSIDE DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to split the parcel into 2 lots containing approximately 0.11 and 0.09 acres. Planner: Quin Thompson

**6. LSP 17-5887: Lot Split (1190 N. HAMESTRING RD./SCOTT, 394):** Submitted by MICHAEL SCOTT for property located at 1190 N HAMESTRING RD. The property is zoned RA, RESIDENTIAL AGRICULTURAL and contains approximately 13.85 acres. The request is to split the parcel into 2 lots containing approximately 11.77 and 2.08 acres. Planner: Quin Thompson

**7. LSP 17-5894: Lot Split (208 S. LOCUST AVE./McDOWN, 523):** Submitted by RICHIE LAMB for property located at 208 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.33 acres. The request is to split the parcel into 4 lots containing approximately 0.16, 0.09, 0.04 and 0.04 acres. Planner: Harry Davis

**8. LSD 17-5895: Large Scale Development (1811 S. FINGER RD./PINEY CREEK RANCH, 596):** Submitted by HARRISON FRENCH & ASSOCIATES, INC. for property located at 1811 S. FINGER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 7.41 acres. The request is for a guest ranch that includes 8 rental cabins, a 3,600-square foot lodge and a 1,600-square foot barn with associated parking. Planner: Jonathan Curth

**9. LSD 17-5897: Large Scale Development (2615 S. SCHOOL AVE./TYSON MEXICAN ORIGINAL, 639):** Submitted by BATES & ASSOCIATES, INC. for property located at 2615 S. SCHOOL AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 48.04 acres. The request is for a building addition consisting of 40,558 square feet with associated parking. Planner: Jonathan Curth

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
July 31, 2017  
9:00 AM  
125 W. Mountain, Conference Room 2

**10. PLA 17-5886: Property Line Adjustment (230 & 234 S. COLLEGE AVE./MANNA INVESTMENTS, 524):** Submitted by MELANIE NORMAN for properties located at 230 & 234 S. COLLEGE AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.24 and 0.17 acres. The request is to adjust the parcels to contain approximately 0.23 and 0.18 acres. Planner: Jonathan Curth

**11. PLA 17-5890: Property Line Adjustment (1233 & 1237 N. LEWIS AVE./SUGARLAND-PRICE, 403):** Submitted by BLEW & ASSOCIATES, INC for properties located at 1233 & 1237 N. LEWIS AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.37 and 0.26 acres. The request is to adjust the parcels to contain approximately 0.36 and 0.27 acres. Planner: Andrew Garner

**12. PLA 17-5891: Property Line Adjustment (4159 E. BLACK CANYON ST./DEVECSERY, 608):** Submitted by BLEW & ASSOCIATES, INC for properties located at 4159 E. BLACK CANYON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.21 and 0.20 acres. The request is to combine the parcels to contain approximately 0.41 acres. Planner: Quin Thompson