



Technical Plat Review Meeting

July 19, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 17-5848: Preliminary Plat (2180 W. MOORE LN./TIMBER RIDGE ESTATES AT SPRINGWOODS SD, 286): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2180 W. MOORE LN. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 11.25 acres. The request is for 81 single-family lots.
Planner: Jonathan Curth

New Business:

2. LSP-PLA 17-5874: Lot Split-Property Line Adjustment (4269 E. HUNTSVILLE RD./KEEN 569): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 4269 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & are in the FAYETTEVILLE PLANNING AREA and contain approximately 8.27 acres. The request is to split and adjust the parcels into 3 lots containing approximately 2.55, 1.77, and 3.95 acres.
Planner: Quin Thompson

3. LSP-PLA 17-5878: Lot Split-Property Line Adjustment (NE OF SKILLERN RD. & OAKLAND ZION RD./PARKER 257): Submitted by BLEW & ASSOCIATES, INC. for properties located NE OF SKILLERN RD. & OAKLAND ZION RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 23.15 acres. The request is to split and adjust the parcels into 5 lots containing approximately 1.11, 2.09, 2.30, 2.68, and 14.97 acres.
Planner: Harry Davis

4. LSP 17-5871: Lot Split (2130 E. HUNTSVILLE RD./CHERRY-SWEETSER, 566): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2130 E. HUNTSVILLE RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.53 acres. The request is to split the parcel into 2 lots containing approximately 0.21 and 0.32 acres.
Planner: Harry Davis

5. 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

6. LSP 17-5875: Lot Split (EAST OF INDUSTRIAL RD./AR-CANNA, 642): Submitted by JAMES LAYOUT SERVICES, LLC. for property located EAST OF INDUSTRIAL RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 24.00 acres. The request is to split the parcel into 2 lots containing approximately 5.08 and 18.92 acres.

Planner: Jonathan Curth

7. LSP 17-5877: Lot Split (3003 N. OAK BAILEY DR./BAILEY, 254): Submitted by BLEW & ASSOCIATES, INC. for property located at 3003 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.92 acres. The request is to split the parcel into 2 lots containing approximately 2.47 and 2.45 acres.

Planner: Harry Davis

8. LSP 17-5881: Lot Split (1608 N. LEVERETT AVE./B+C LEVERETT AVE., 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1608 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.60 acres. The request is to split the parcel into 3 lots containing approximately 0.16, 0.16 and 0.24 acres.

Planner: Harry Davis

9. LSP 17-5882: Lot Split (147 E. SPRING ST./TEAGUE, 485): Submitted by BATES & ASSOCIATES, INC. for property located at 147 E. SPRING ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.36 acres. The request is to split the parcel into 4 lots containing approximately 0.05, 0.07, 0.08 and 0.10 acres.

Planner: Quin Thompson

10. LSD 17-5884: Large Scale Development (SE OF HWY. 112 & VAN ASCHE BLVD./GRASSROOTS LANDSCAPING, 209): Submitted by BATES & ASSOCIATES, INC. for property located SE OF HWY.112 & VAN ASCHE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.20 acres. The request is for an outdoor product display area and landscaping materials storage with associated parking.

Planner: Jonathan Curth

11. LSD 17-5880: Large Scale Development (EAST OF INDUSTRIAL DR./AR-CANNA, 642): Submitted by EARTHPLAN DESIGN ALTERNATIVES, INC. for property located EAST OF INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 5.08 acres. The request is for an indoor cultivating facility consisting of 19,853 square feet with associated parking.

Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
July 17, 2017
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 17-5879: Property Line Adjustment (6295 GUY TERRY RD./NUTT-LONG, 144): Submitted by ALAN REID & ASSOCIATES, INC. for properties located at 6295 GUY TERRY RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 2.56, 2.47, and 33.32 acres. The request is to adjust the parcels to contain approximately 2.74, 13.42 and 22.13 acres.
Planner: Quin Thompson

13. PLA 17-5883: Property Line Adjustment (303 W. PEAR ST./FLETCHER, 367): Submitted by BATES & ASSOCIATES, INC. for properties located at 303 W. PEAR ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.26 and 0.24 acres. The request is to adjust the parcels to contain approximately 0.32 and 0.180 acres.
Planner: Harry Davis

14. CUP 17-5870: Conditional Use (5628 W. BOGAN LN./FITHIAN BARN, 475): Submitted by GARY FITHIAN for property located at 5628 W. BOGAN LN. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 2.35 acres. The request is for an accessory structure built prior to the primary structure.
Planner: Quin Thompson

15. RZN 17-5872: Rezone (SOUTH OF GOFF FARM & SPYGLASS HILL/STONEBRIDGE COTTAGES, 607): Submitted by JORGENSEN & ASSOCIATES, INC. for properties SOUTH OF GOFF FARM RD. & SPYGLASS HILL. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 1.17 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Quin Thompson

16. RZN 17-5876: Rezone (3337 N. MANA CT./METAPHASE, 212): Submitted by MCCLELLAND ENGINEERS, INC. for property at 3337 N. MANA CT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.44 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Harry Davis