



Technical Plat Review Meeting

August 16, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

2. LSD 17-5828: Large Scale Development (1930 W. MAINE ST./HENSON HILL PH. II, 520): Submitted by BATES & ASSOCIATES, INC. for properties located at 1930 W. MAINE ST. The properties are zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contains approximately 1.91 acres. The request is for 10 duplexes and associated parking. Planner: Quin Thompson

3. 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

New Business:

4. LSP-PLA 17-5909: Lot Split-Property Line Adjustment (4661 N. COPPER CREEK DR./BOOTE-HANCOCK 100): Submitted by BATES & ASSOCIATES, INC. for properties located at 4661 N. COPPER CREEK. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and in the FAYETTEVILLE PLANNING AREA and contain 2 parcels containing approximately 0.99 and 0.37 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.50, 0.46, and 0.41 acres. Planner: Harry Davis

5. LSP 17-5902: Lot Split (1727 W. NETTLESHIP ST./UNIVERSITY BROWNSTONES, 520): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1727 W. NETTLESHIP ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 5 lots of approximately 0.90 acres. The request is to split the parcels into 10 lots containing approximately 0.09 acres each. Planner: Quin Thompson

6. LSP 17-5903: Lot Split (1328 S. SCHOOL AVE./FERDOSI, 562): Submitted by BLEW & ASSOCIATES, INC. for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.28 acres. The request is to split the parcel into 2 lots containing approximately 1.14 acres each. Planner: Harry Davis

7 LSP 17-5905: Lot Split (2911 N. OLD WIRE RD./PARK COMMONS, 254): Submitted by BLEW & ASSOCIATES, INC. for property located at 2911 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.93 acres. The request is to split the parcel into 4 lots containing approximately 2.68, 1.84, 0.21 and 0.20 acres. Planner: Harry Davis

8. LSD 17-5910: Large Scale Development (2400 BLOCK-CITY LAKE RD./OURPHARMA, 642): Submitted by CROMWELL ARCHITECTS, INC. for property located in the 2400 BLOCK OF CITY LAKE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and I-2, GENERAL INDUSTRIAL and contains approximately 14.90 acres. The request is for a phased pharmaceutical compounding facility consisting of three buildings totaling approximately 5,400, 50,400 and 80,000 square feet with associated parking. Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
August 14, 2017

9:00 AM
125 W. Mountain, Conference Room 2

9. PLA 17-5904: Property Line Adjustment (1910 W. CLEVELAND ST./BOWERS, 442): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1910 W. CLEVELAND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.46 and 0.25 acres. The request is to adjust the parcels to contain approximately 0.41 and 0.28 acres. Planner: Harry Davis

10. RZN 17-5901: Rezone (1100 N. MEADOWLANDS DR./KHAJEHNAJAFI, 400): Submitted by BLEW & ASSOCIATES, INC. for property at 1100 N. MEADOWLANDS DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Jonathan Curth