



**Technical Plat Review Meeting**

September 13, 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

**New Business:**

**2. LSP 17-5936: Lot Split (NE OF SANG ST. & STONE ST./BOOTH, 520):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF SANG ST. & STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to split the parcel into 2 lots containing approximately 0.11 acres each. Planner: Jonathan Curth

**3. LSP 17-5934: Lot Split (500 & 504 N. SEQUOYAH DR./ARENS, 486):** Submitted by BATES & ASSOCIATES, INC. for property located at 500 & 504 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 5.98 acres. The request is to split the parcel into 3 lots containing approximately 5.31, 0.32, and 0.31 acres. Planner: Quin Thompson

**4. LSP-PLA 17-5937: Lot Split/Property Line Adjustment (SW OF 9<sup>TH</sup> ST. & WASHINGTON AVE./NIEDERMAN-HAMILTON, 563):** Submitted by BATES & ASSOCIATES, INC. for properties located SW OF 9<sup>TH</sup> ST. & WASHINGTON AVE. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain 3 parcels of approximately 0.16, 0.08, and 0.08 acres. The request is to split and adjust the parcels into 5 lots containing 0.08, 0.08, 0.06, 0.05 and 0.05 acres. Planner: Jonathan Curth

**5. FPL 17-5906: Final Plat (SW OF 54<sup>TH</sup> & PERSIMMON ST./LEGACY POINTE PH. 5-B SD, 475):** Submitted by BATES & ASSOCIATES, INC. for properties located SW OF 54<sup>TH</sup> & W. PERSIMMON ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contain approximately 25.62 acres. The request is for final plat approval of a single-family subdivision with 105 lots. Planner: Harry Davis

**6. LSIP 17-5931: Large Site Improvement Plan (3447 N. HWY. 112/FELLOWSHIP CHURCH ADDITION, 209):** Submitted by ENGINEERING SERVICES, INC. for property located at 3447 N. HWY. 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 25.90 acres. The request is for a 12,000-square foot addition to the existing building as part of a planned Phase II.  
Planner: Harry Davis

**7. LSD 17-5929: Large Scale Development (2670 E. MISSION BLVD./MISSION BLVD. RETAIL, 371):** Submitted by EB LANDWORKS, INC. for properties located at 2670 E. MISSION BLVD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 0.88 acres. The request is for 2 commercial buildings consisting of 6,800 square feet for retail and restaurant use with associated parking.  
Planner: Quin Thompson

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

September 11, 2017

9:00 AM

125 W. Mountain, Conference Room 2

**8. PLA 17-5935: Property Line Adjustment (703 & 705 S. WASHINGTON AVE./WIRSTA, 563):** Submitted by BATES & ASSOCIATES, INC. for properties located at 703-& 705 S. WASHINGTON AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.15 and 0.15 acres. The request is to combine the parcels to contain approximately 0.30 acres.  
Planner: Jonathan Curth

**9. CUP 17-5938: Conditional Use (1954 S. SCHOOL AVE./NEW BEGINNINGS SHELTER, 601):** Submitted by SERVENWA, INC. for property located at 1954 S. SCHOOL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL & C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.79 acres. The request is for a transitional homeless shelter (campground) in those zoning districts.  
Planner: Quin Thompson

**10. CUP 17-5930: Conditional Use (6074 W. WEDINGTON DR./ELEVATE SPORTS COMPLEX, 397):** Submitted by MANUEL WHITMORE for property located at 6074 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.84 acres. The request is for a sports complex in an R-A zoned district.  
Planner: Harry Davis

**11. RZN 17-5933: Rezone (1324 W. CLEVELAND ST./ARKANSAS LEGACY, LLC. 443):** Submitted by COMMUNITY BY DESIGN, INC. for properties at 1324 W. CLEVELAND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 3.29 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION and RI,U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Quin Thompson