



**Technical Plat Review Meeting**

December 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 17-6016: Lot Split (1933 N. GARLAND AVE./SWIFTY PROPERTIES, LLC., 365):** Submitted by A MILLION MIRACLES SURVEYING for property located at 1933 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is to split the parcel into 2 lots containing approximately 0.18 acres each. Planner: Harry Davis

**3. LSP 17-6020: Lot Split (1904 W. STONE ST./RPH, LLC., 520):** Submitted by BATES & ASSOCIATES, INC. for property located at 1904 W. 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 0.09 and 0.13 acres. Planner: Harry Davis

**4. LSP 17-6021: Lot Split (815 & 817 W. HOLLY ST./CURLEE, 405):** Submitted by BATES & ASSOCIATES, INC. for property located at 815 & 817 W. HOLLY ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.52 acres. The request is to split the parcel into 4 lots containing approximately 0.12, 0.12, 0.12 and 0.14 acres. Planner: Quin Thompson

**5. LSP 17-6024: Lot Split (1629 S. FINGER RD./HENSON, 596):** Submitted by BATES & ASSOCIATES, INC. for property located at 1629 S. FINGER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.44 acres. The request is to split the parcel into 3 lots containing approximately 3.21, 2.81 and 2.42 acres. Planner: Jonathan Curth

**6. LSP 17-6028: Lot Split (351 S. WEST AVE./HABITAT FOR HUMANITY, 523):** Submitted by BLEW & ASSOCIATES, INC. for property located at 351 S. WEST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.15 acres. The request is to split the parcel into 2 lots containing approximately 0.08 and 0.07 acres. Planner: Quin Thompson

**7. CCP 17-6029: Concurrent Plat (13831 GREENRIDGE RD./BAKER-LOVE-PIANALTO TRUST 800):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 138731 GREENRIDGE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 38.52 acres. The request is for 6 single family lots. Planner: Harry Davis

**8. FPL 17-6033: Final Plat (SE OF BROYLES & PERSIMMON/THE VILLAGES OF SLOANBROOKE, PH. II, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF BROYLES & PERSIMMON. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 29.79 acres. The request is for final plat approval of a single-family subdivision with 98 lots. Planner: Harry Davis

**9. SIP 17-6027: Site Improvement Plan (322 W. MEADOW ST./COSMIC COWBOY STUDIO, 484):** Submitted by DAVID MCKEE, ARCHITECT for property located at 322 W. MEADOW ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.13 acres. The request is for a 5,620-square foot recording studio with associated parking. Planner: Jonathan Curth

**10. SIP 17-6031: Site Improvement Plan (716 W. CLEVELAND ST./CLEVELAND HOMES, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 716 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is for one duplex and one single family home with associated parking. Planner: Harry Davis

**11. SIP 17-6023: Site Improvement Plan (4301 & 4331 N. WATERSIDE CT./LA VIDA SPA, 135):** Submitted by BATES & ASSOCIATES, INC. for properties located at 4301 & 4331 N. WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL OFFICE and contain approximately 0.95 acres. The request is for a 4,584-square foot spa with associated parking. Planner: Quin Thompson

**12. LSIP 17-5957 Large Site Improvement Plan (SE CORNER OF MLK BLVD. & STADIUM DR./MLK & STADIUM RETAIL, 522):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF MLK BLVD. & STADIUM DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.53 acres. The request is for a retail building consisting of 9,790 square feet and associated parking. Planner: Harry Davis

**13. LSD 17-6026: Large Scale Development (1540 W. MARKHAM RD./MARKHAM HILL COURT, 482):** Submitted by COMMUNITY BY DESIGN, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.73 acres. The request is for a Cluster Housing Development consisting of 12 single family units. Planner: Quin Thompson

**14. LSD 17-6030 Large Scale Development (SOUTH OF HOLLYWOOD AVE./COTTAGE AT HOLLYWOOD, 559-598):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF HOLLYWOOD AVE. The properties are zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 43.00 acres. The request is for an apartment complex consisting of 193 units and associated parking. Planner: Harry Davis

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

December 11, 2017

9:00 AM

125 W. Mountain, Conference Room 2

**15. PLA 17-6017: Property Line Adjustment (1335 W. DEANE ST./BAUER, 365):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1335 W. DEANE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.50 and 0.50 acres. The request is to adjust the parcels to contain approximately 0.74 and 0.26 acres. Planner: Jonathan Curth

**16. PLA 17-6019: Property Line Adjustment (500 & 504 N. SEQUOYAH DR./ALEXANDER-ARENS, 486):** Submitted by BATES & ASSOCIATES, INC. for properties located at 500 & 504 N. SEQUOYAH DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.87 and 0.46 acres. The request is to adjust the parcels to contain approximately 4.83 and 0.51 acres. Planner: Quin Thompson

**17. PLA 17-6022: Property Line Adjustment (1546 S. ROBERTS RD & 1642 SAG HARBOR RD./LEGACY BANK-H&H PROPERTIES, 608):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1546 S. ROBERTS RD & 1642 SAG HARBOR RD. The properties are in the FAYETTEVILLE PLANNING AREA and zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.65 and 0.22 acres. The request is to adjust the parcels to contain approximately 3.66 and 0.20 acres. Planner: Quin Thompson

**18. PLA 17-6035: Property Line Adjustment (690 S. DOCKERY LN./DOCKERY, 526):** Submitted by ATLAS & ASSOCIATES, INC. for properties located at 690 S. DOCKERY LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.27 and 0.27 acres. The request is to adjust the parcels to contain approximately 0.25 and 0.31 acres. Planner: Jonathan Curth

**19. CUP 17-6014: Conditional Use (2331 S. SCHOOL AVE./SOUTHGATE RV PARK, 639):** Submitted by JERRY PATTON for properties located at 2331 S. SCHOOL AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 9.856 acres. The request is for an RV Park in a C-2 and RSF-4 zoned district. Planner: Jonathan Curth

**20. RZN 17-6034: Rezone (2468 N. CROSSOVER RD./JONES, 294):** Submitted by JERRY JONES for properties at 2468 N. CROSSOVER RD. The properties are zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 3.90 acres. The request is to rezone the properties to NS-L, NEIGHBORHOOD SERVICES-LIMITED.

Planner: Harry Davis

**21. RZN 17-6018: Rezone (651 & 711 N. STORER AVE./SARKIN, 444):** Submitted by COMMUNITY BY DESIGN, INC. for properties at 651 & 711 N. STORER AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.60 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Harry Davis