



Technical Plat Review Meeting

June 13, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 18-6229: Site Improvement Plan (1087 S. BLOCK AVE./WALKER PARK SPLASH PAD, 562): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1087 S. BLOCK AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 8.80 acres. The request is for an approximate 23,498 square foot splash pad in Walker Park.

Planner: Jonathan Curth

2. LSP 18-6238: Lot Split (SOUTH END OF OLDHAM DR./SLOANBROOKE PH. III, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SOUTH END OF OLDHAM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.91 acres. The request is to split the parcel into 2 lots containing approximately 10.50, and 5.41 acres.

Planner: Harry Davis

New Business:

3. PLA-LSP 18-6244: Property Line Adjustment & Lot Split (8800 Block ATHENS LN./HESTER, 470): Submitted by BATES & ASSOCIATES, INC. for properties located at the 8800 BLOCK OF ATHENS LN. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & in the FAYETTEVILLE PLANNING AREA and contain 3 parcels of approximately 2.19, 19.89, and 19.96 acres. The request is to split and adjust the property into 4 lots containing approximately 7.16, 10.63, 11.45, and 12.80 acres.

Planner: Harry Davis

4. PLA-LSP 18-6248: Property Line Adjustment & Lot Split (424 E. REBECCA ST & 674 N. WALNUT AVE./HOOPER & PALMER, 563): Submitted by BLEW & ASSOCIATES, INC. for properties located at 424 E. REBECCA ST. & 674 N. WALNUT AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.57 and 0.51 acres. The request is to split and adjust the properties into 3 parcels containing approximately 0.25, 0.40, and 0.43 acres.

Planner: Jonathan Curth

5. PPL 18-6251: Preliminary Plat (EAST END OF GREENS CHAPEL RD./WESTSIDE S/D, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the EAST END OF GREENS CHAPEL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 29.00 acres. The request is for a 80 single family lots.

Planner: Quin Thompson

6. LSD 18-6253: Large Scale Development (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 24.60 acres. The request is for 109 single family lots and infrastructure. Planner: Harry Davis

7. LSD 18-6250: Large Scale Development (SW OF S. INDUSTRIAL DR. & E. PUMP STATION RD./GIVINGTON'S WAREHOUSE, 642): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF S. INDUSTRIAL DR & E. PUMP STATION RD. The property is zoned I-2, INDUSTRIAL and contains approximately 16.90 acres. The request is for a 48,784-square foot warehouse and office with associated parking. Planner: Jonathan Curth

8. LSD 18-6249: Large Scale Development (1100 W. 15TH ST./PINNACLE FOODS PH. II, 173-212): Submitted by ESI & ASSOCIATES, INC. for property located at 1100 W. 15TH ST. The property is zoned I-1, LIGHT INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 46.00 acres. The request is for a 70,000-square foot addition in Phase II of the expansion project. Planner: Quin Thompson.

In-House Staff Meeting

(Applicants/public do not attend)

June 11, 2018

9:00 AM

125 W. Mountain, Conference Room 2

9. PLA 18-6246: Property Line Adjustment (2116 S. CLOVER DR./MACIAS, 639): Submitted by BATES & ASSOCIATES, INC. for properties located 2116 S. CLOVER DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 0.18 and 0.10 acres. The request is to combine the parcels to contain 0.28 acres. Planner: Jonathan Curth

10. PLA 18-6243: Property Line Adjustment (3775 S. BLACK OAK RD./McCORD, 761-762): Submitted by REID & ASSOCIATES, INC. for properties located at 3775 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 4 parcels of approximately 0.24, 24.63, 27.14, and 39.84 acres. The request is to adjust the parcels to contain approximately 7.66, 19.14, 20.77, and 44.28 acres. Planner: Jonathan Curth

11. RZN 18-6247: Rezone (4280 W. MLK BLVD./McCALLISTER, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.65 acres. The request is to rezone the property to UT-URBAN THOROUGHFARE. Planner: Quin Thompson

12. R-PZD 18-6252: Residential Planned Zoning District (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 24.60 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District. Planner: Harry Davis