



Technical Plat Review Meeting

June 27, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Discussion Item (Immediately Following In-house Staff Meeting):

- **Standard Operating Procedure: SIP vs Building Permit:** Review of the standard operating procedure and interpretation for classifying projects either as a Site Improvement Plan or a Building Permit. Planner: Andrew Garner

Old Business:

1. PLA-LSP 18-6248: Property Line Adjustment & Lot Split (424 E. REBECCA ST & 674 N. WALNUT AVE./HOOPER, 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

New Business:

2. LSP 18-6264: Lot Split (5746 W. JESS ANDERSON RD./COLEMAN, 358): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 5746 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 27.02 acres. The request is to split the parcel into 2 lots containing approximately 24.35, and 2.66 acres. Planner: Harry Davis

3. LSP 18-6267: Lot Split (2877 E. LOVERS LN./BADIEI, 411): Submitted by ATLAS SURVEYING, INC. for property located at 2877 E. LOVERS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.87 acres. The request is to split the parcel into 2 lots containing approximately 3.07, and 0.80 acres. Planner: Harry Davis

4. LSP 18-6265: Lot Split (300 S. HILL AVE./MOLDENHAUER, 522): Submitted by REID & ASSOCIATES, INC. for property located at 300 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcel into 4 lots containing approximately 0.09, 0.09, 0.09, and 0.18 acres. Planner: Quin Thompson

5. LSP 18-6269: Lot Split (169 & 185 E. SOUTH ST./HOOKER, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 169 & 185 E. SOUTH ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 0.10 and 0.12 acres. The request is to split the parcels into 4 lots containing 0.03, 0.08, 0.10, and 0.12 acres.
Planner: Harry Davis

6. CCP 18-6268: Concurrent Plat (2829 N. ADAMS RD./THOMAS, 242): Submitted by BLEW & ASSOCIATES, INC. for property located at 2829 N. ADAMS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.05 acres. The request is to split the parcel into 2 lots containing approximately 5.21, and 4.84 acres.
Planner: Quin Thompson

7. FPL 18-6278: Final Plat (EAST OF 370 DOUBLE SPRINGS RD./EMERALD POINT S/D, 474): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located EAST OF DOUBLE SPRINGS RD. The property is zoned RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE and contains approximately 9.18 acres. The request is for a final plat of 36 single family lots.
Planner: Jonathan Curth

8. SIP 18-6263: Site Improvement Plan (211 N. CHURCH AVE./CHURCH AVE. TOWNHOMES, 484): Submitted by ROOTS DESIGN & DEVELOPMENT, INC. for property located at 211 N. CHURCH AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.23 acres. The request is for 3 townhomes and associated parking.
Planner: Jonathan Curth

9. SIP 18-6266: Site Improvement Plan (EAST OF STEARNS ST. & VANTAGE DR./STEARNS ST. EXTENSION, 175): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF STEARNS ST. & VANTAGE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 13.00 acres. The request is for an extension of Stearns St. onto the property.
Planner: Quin Thompson

10. SIP 18-6274: Site Improvement Plan (SOUTH OF 3415 N. STEELE BLVD./1ST NATIONAL BANK, 212): Submitted by BATES & ASSOCIATES, INC. for property located SOUTH OF 3415 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.71 acres. The request is for an 11,644 square foot bank building with associated parking.
Planner: Harry Davis

11. LSIP 18-6275: Large Site Improvement Plan (1541 W. MLK BLVD./MONROE EATON RETAIL, 521-560): Submitted by BATES & ASSOCIATES, INC. for property located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.26 acres. The request is for a 6,050 square foot restaurant with associated parking.
Planner: Quin Thompson

12. PPL 18-6277: Preliminary Plat (SW OF MT. COMFORT RD. & ELDERBERRY ST./ROCHESTER S/D, 363): Submitted by BLEW & ASSOCIATES, INC. for property located SW OF MT. COMFORT RD. & ELDERBERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 18.20 acres. The request is for 37 single family lots.
Planner: Harry Davis

In-House Staff Meeting

(Applicants/public do not attend)

June 25, 2018

9:00 AM

125 W. Mountain, Conference Room 2

13. PLA 18-6272: Property Line Adjustment (2000 BLOCK MAINE ST./RPH, LLC., 520): Submitted by BATES & ASSOCIATES, INC. for properties located at the 2000 BLOCK OF MAINE ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 parcels of approximately 0.19 acres each. The request is to combine the lots to contain 1 parcel of approximately 0.38 acres.
Planner: Quin Thompson

14. PLA 18-6270: Property Line Adjustment (NW OF MAINE ST. & CROSS AVE./RPH, LLC., 520): Submitted by BATES & ASSOCIATES, INC. for properties located NW OF MAINE ST. & CROSS AVE. The properties are zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contain 12 parcels of approximately 0.16 acres each. The request is to combine the lots to contain 1 parcel of approximately 1.91 acres.
Planner: Harry Davis

15. PLA 18-6271: Property Line Adjustment (1541 W. MLK BLVD./DAVIDSON, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1541 W. MLK BLVD. The properties are zoned CS, COMMUNITY SERVICES and contain 4 parcels of approximately 0.24, and 1.12 acres. The request is to adjust the parcels to contain 2 lots of approximately 0.09 and 1.26 acres.
Planner: Quin Thompson

16. CUP 18-6262: Conditional Use (1780 E. HAMMOND ST./JARRETT, 409): Submitted by HUGH JARRETT for properties located at 1780 E. HAMMOND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.04 acres. The request is for a tandem lot.
Planner: Harry Davis