



**Technical Plat Review Meeting**

August 29, 2018

9:00 AM

113 W. Mountain, Room 326

**City Staff:** Andrew Garner, City Planning Director

**Old Business:**

**1. 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

**2. 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

**New Business:**

**3. SIP 18-6352: Site Improvement Plan (NORTH OF 614 W. CLEVELAND ST./FRISCO TRAIL TOWNHOMES, 444):** Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 614 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.94 acres. The request is for 4 single family townhomes and associated parking. Planner: Harry Davis

**4. LSIP 18-6351: Large Site Improvement Plan (4280 W. MARTIN LUTHER KING JR. BLVD./SPEEDY SPLASH CAR WASH, 595):** Submitted by BATES & ASSOCIATES, INC. for property located at 4280 W. Martin Luther King Jr. Blvd. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.63 acres. The request is for an approximate 4,700 square foot car wash with associated parking. Planner: Quin Thompson

**5. LSP-PLA 18-6339: Lot Split (1780 E. HAMMOND ST./JARRATT, 409)** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1780 E. HAMMOND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 lots of approximately 0.76, and 1.03 acres each. The request is to split and adjust the parcels into 3 lots containing approximately 0.44, 1.05, and 0.30 acres. Planner: Harry Davis

**6. LSP 18-6347: Lot Split (51 & 75 S. WEST AVE./KOLBERG, 523):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 51 & 75 S. WEST AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels of approximately 0.19 and 0.18 acres. The request is to split the parcels to contain 4 lots of approximately 0.10, 0.10, 0.09 and 0.08 acres.

Planner: Jonathan Curth

**7. LSP 18-6353: Lot Split (258 S. LOCUST AVE./PERRY, 523):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 258 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.18 acres. The request is to split the lot into 2 parcels containing approximately 0.12, and 0.06 acres.

Planner: Jonathan Curth

**8. CCP 18-6346: Concurrent Plat (2941 N. ADAMS RD./SPANKE, 242):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2941 N. ADAMS RD. The property located in the FAYETTEVILLE PLANNING AREA and contains approximately 10.05 acres. The request is for 2 lots containing approximately 4.48 and 5.17 acres.

Planner: Quin Thompson

**9. FPL 18-6343: Final Plat (SW OF 375 N. RUPPLE RD./SLOANBROOKE PH. III, 477-478):** Submitted by JORGENSEN & ASSOCIATES, INC for properties located SW OF 375 N. RUPPLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 5.41 acres. The request is for the final plat of 26 single family lots. Planner: Harry Davis

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### **In-House Staff Meeting**

*(Applicants/public do not attend)*

August 27, 2018

9:00 AM

125 W. Mountain, Conference Room 2

**10. PLA 18-6344: Property Line Adjustment (2946 & 2966 ALTUS LN./ STERLING, 258):** Submitted by ALAN REID & ASSOCIATES for properties located at 2946 & 2966 ALTUS LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels of approximately 7.79 and 1.78 acres. The request is to adjust the parcels to contain approximately 7.73 and 1.84 acres.

Planner: Quin Thompson

**11. PLA 18-6345: Property Line Adjustment (3015 E. JOYCE BLVD./ KNOX, 177-216):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 3015 E. JOYCE BLVD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and RI-12, RESIDENTIAL INTERMEDIATE, 12 U NITS PER ACRE and contain 6 parcels of approximately 110.96 acres. The request is to adjust the parcels to contain 2 lots with approximately 79.11 and 31.86 acres.

Planner: Quin Thompson

**12. CUP 18-6340: Conditional Use (3169 E. SKILLERN RD./NOURISH NUTRITIONAL, 255):** Submitted by MARY WILLIAMS for property located at 3169 E. SKILLERN RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.98 acres. The request is for a home occupation in a residential zoned district. Planner: Jonathan Curth

**13. CUP 18-6342: Conditional Use (1327 S. DUNCAN AVE/DUNCAN AVE. RV PARK, 561):** Submitted by JERRY HUDSON for property located 1327 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 3.16 acres. The request is for an RV Park in a residential zoned district. Planner: Quin Thompson

**14. CUP 18-6349: Conditional Use (328 S. DUNCAN AVE./HOURGLASS HOLDINGS, 522):** Submitted by JACKSON WILLIAMS for property located 328 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.22 acres. The request is for an offsite parking lot in a residential zoned district. Planner: Jonathan Curth

**15. RZN 18-6341: Rezone (1248 S. WASHINGTON AVE./SUGARLAND PROPERTIES, 563):** Submitted by MICHAEL WARD for property located at 1248 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.24 acres. The request is to rezone the parcel to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jonathan Curth

**16. RZN 18-6348: Rezone (2454 N. DEANE SOLOMON RD./WILLIAMS TRACTOR, 286):** Submitted by DOUG WILLIAMS for properties located at 2454 N. DEANE SOLOMON RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.46 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jonathan Curth

**17. C-PZD 18-6350: Commercial Planned Zoning District (7058 W. WEDINGTON DR./PRESLEY, 395):** Submitted by BATES & ASSOCIATES, INC for property located at 7058 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 13.38 acres. The request is to rezone the property to C-PZD. Planner: Harry Davis