



**Technical Plat Review Meeting**

October 17, 2018

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**None**

**New Business:**

**1. LSP 18-6408: Lot Split (3234 N. OAKLAND ZION RD./SMITH, 218)** Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 3234 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.63 acres each. The request is to split the parcels into 2 lots containing approximately 1.35 and 1.28 acres.

Planner: Quin Thompson

**2. LSP 18-6410: Lot Split (736 W. STONE ST./CLICK, 522)** Submitted by BATES AND ASSOCIATES for properties located at 736 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcels into 2 lots containing approximately 0.12 and 0.11 acres.

Planner: Harry Davis

**3. LSP 18-6411: Lot Split (1936 & 2002 W. MITCHELL ST./CATER, 520)** Submitted by BATES & ASSOCIATES, INC. for properties located at 1936 & 2002 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 3 parcels of approximately 0.77, 0.50, and 0.25 acres. The request is to split the parcels into 5 lots containing approximately 0.30 acres each.

Planner: Harry Davis

**4. LSP 18-6414: Lot Split (5410 E. WYMAN RD./MCLOUD, 454)** Submitted by ALAN REID & ASSOCIATES, INC. for property located at 5410 E. WYMAN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 19.72 acres. The request is to split the parcel into 3 lots containing approximately 9.58, 8.14 and 2.00 acres.

Planner: Quin Thompson

**5. PPL 18-6420: Preliminary Plat (2900 BLOCK W. HOWARD NICKEL RD./GRAY'S SUBDIVISION, 168):** Submitted by HARRISON FRENCH & ASSOCIATES, INC. for properties located in the 2900 BLOCK W. HOWARD NICKEL RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 16.16 acres. The request is for 13 single-family lots.

Planner: Harry Davis

**6. SIP 18-6419: Site Improvement Plan (NE OF STEELE BVLD. & VAN ASCHE DR./WATERMARK APARTMENTS PARKING EXPANSION, 173):** Submitted by CRAFTON TULL & ASSOCIATES for properties located at the NE CORNER OF STEELE BLVD. & VAN ASCHE DR. The properties are zoned C-3, CENTRAL COMMERCIAL and contains approximately 17.69 acres. The request is for a parking lot expansion for an additional 48 spaces.  
Planner: Jonathan Curth

**7. SIP 18-6413: Site Improvement Plan (1558 N. DAWN DR./DAWN DRIVE PARKING EXPANSION, 405):** Submitted by JAMES KOCH for property located at 1558 N. DAWN DR. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.07 acres. The request is for a parking lot expansion for an additional 10 spaces.  
Planner: Jonathan Curth

**8. SIP 18-6417: Site Improvement Plan (4240 S. SCHOOL AVE./HANNA'S HANGAR, 795):** Submitted by A MILLION MIRACLES SURVEYING, INC. for property located at 4240 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 186.11 acres. The request is for a 7,500-square foot single airplane hangar.  
Planner: Quin Thompson

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

October 15, 2018

9:00 AM

125 W. Mountain, Conference Room 2

**9. PLA 18-6421: Property Line Adjustment (1095 N. BROOK DR./BROOK DR. DUPLEXES, 436):** Submitted by JAMES KOCH for properties located at 1095 N. BROOK DR. The properties are zoned RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE and contain 4 parcels of approximately 1.01, 1.01, 1.01, AND 2.94 acres. The request is to combine the parcels to contain one lot of approximately 5.97 acres.  
Planner: Harry Davis

**10. PLA 18-6415: Property Line Adjustment (4108 N. BENTWOOD LN./ROBLEE, 137):** Submitted by ENGINEERING SERVICES, INC. for properties located at 4708 N. BENTWOOD LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 2.30 and 2.17 acres. The request is to adjust the parcels to contain approximately 3.59 and 0.88 acres.  
Planner: Jonathan Curth

**11. CUP 18-6418: Conditional Use (324 S. BUCHANAN AVE./GRUBBS, 522):** Submitted by RICHARD LEE GRUBBS for properties located at 324 S. BUCHANAN AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is for an offsite parking lot. Planner: Jonathan Curth

**12. VAC 18-6416: Vacation (WEST OF 2122 W. MOORE LN./PINES AT SPRINGWOODS, 286):** Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located WEST OF 2122 W. MOORE LN. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 12.80 acres. The request is to vacate portions of utility easements.  
Planner: Jonathan Curth