



Technical Plat Review Meeting

November 14, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSD 18-6399: Large Scale Development (401 W MOUNTAIN ST./FAYETTEVILLE PUBLIC LIBRARY, 523): Submitted by ZANE LEWIS for property located at 401 W. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 5.4 acres. The request is for a 99,198-square foot expansion to the public library. Planner: Jonathan Curth

New Business:

2. ADM 18-6460: Administrative Item (SW OF S. INDUSTRIAL DR. & PUMP STATION RD./GIVINGSTON'S, 642): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF S. INDUSTRIAL DR. & PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 16.90 acres. The request is for a modification to the previously approved Large Scale Development 18-6250.

Planner: Jonathan Curth

3. LSP 18-6451: Lot Split (595 S. HAPPY HOLLOW RD./LEGACY VENTURES, 526): Submitted by ERIC HELLER for property located at 595 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.49 acres. The request is to split the parcels into 2 lots containing approximately 0.24 and 0.25 acres.

Planner: Quin Thompson

4. LSP-PLA 18-6458: Lot Split-Property Line Adjustment (509 W. SPRING ST./REINDL MANAGEMENT, 484): Submitted by BATES AND ASSOCIATES, INC. for properties located at 509 W. SPRING ST. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels of approximately 1.08 and 0.39 acres. The request is to adjust and split the parcels into 3 lots of approximately 0.85, 0.23, and 0.39 acres.

Planner: Quin Thompson

5. LSP 18-6454: Lot Split (317 E. HUNTSVILLE RD./ZAREMBA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 317 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.26 acres. The request is to split the parcel into 2 lots containing approximately 0.51 and 0.75 acres.

Planner: Harry Davis

6. LSP 18-6452: Lot Split (13955 HIGHLAND CHURCH RD./BOEHM, 508, 509): Submitted by JAMES LAYOUT SERVICES for property located at 13955 HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.28 acres. The request is to split the parcel into 3 lots containing approximately 2.87, 1.40, and 1.00 acres.

Planner: Quin Thompson

7. PPL 18-6448: Preliminary Plat (SOUTH OF OLDHAM DR./SLOANBROOKE PHASE 6, 516): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF OLDHAM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 39.80 acres. The request is for 130 single-family lots.

Planner: Harry Davis

In-House Staff Meeting

(Applicants/public do not attend)

Tuesday, November 13, 2018*

9:00 AM

125 W. Mountain, Conference Room 2

8. PLA 18-6459: Property Line Adjustment (2911 N. OLD WIRE RD./PARK COMMONS SUBDIVISION, 254): Submitted by BLEW & ASSOCIATES, INC. for property located at 2911 N. OLD WIRE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 0.20 and 2.68 acres. The request is to adjust the parcels to contain approximately 0.22 and 2.66 acres.

Planner: Harry Davis

9. PLA 18-6455: Property Line Adjustment (515 E. REBECCA ST./KLINGER, 446): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 515 E. REBECCA ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain 4 parcels of approximately 0.11, 0.11, 0.08 and 0.20 acres. The request is to adjust the parcels to contain 3 lots with approximately 0.11, 0.30, and 0.09 acres.

Planner: Quin Thompson

10. PLA 18-6450: Property Line Adjustment (3543 N. OAKLAND ZION RD./J&M CAPITAL VENTURES, 217, 218): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3543 N. OAKLAND ZION RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels of approximately 71.66 and 2.57 acres. The request is to adjust the parcels to contain approximately 69.04 and 5.19 acres.

Planner: Quin Thompson

11. PLA 18-6456: Property Line Adjustment (902 & 908 W. HUGHES ST./MARKS, 444): Submitted by ERIC HELLER for properties located at 902 & 908 W. HUGHES ST. The properties are zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain 2 parcels of approximately 0.14 and 0.13 acres. The request is to adjust the parcels to contain 2 lots of approximately 0.09 and 0.19 acres.

Planner: Quin Thompson

12. PLA 18-6453: Property Line Adjustment (108 S. HARVEY DOWELL RD./BOX, 532): Submitted by BLEW & ASSOCIATES, INC. for properties located at 108 S. HARVEY DOWELL RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels of approximately 4.99, 24.19, and 26.84 acres. The request is to adjust the parcels to contain approximately 6.61, 15.67, and 33.74 acres. Planner: Quin Thompson

13. CUP 18-6447: Conditional Use (2321 N. RUPPLE RD./MT COMFORT, 322): Submitted by SMITH COMMUNICATIONS for property located at 2321 N. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 14.93 acres. The request is for a new wireless communication facility (cell tower). Planner: Jonathan Curth

14. CUP 18-6463: Conditional Use (704 S. WASHINGTON AVE./FIELD OF STREAMS, 563): Submitted by KEATON SMITH for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.46 acres. The request is for a Bed & Breakfast. Planner: Harry Davis

15. CUP 18-6449: Conditional Use (2375 E. FARR LN./KEENAN, 254): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2375 E. FARR LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 4.00 acres. The request is for a tandem lot due to a lot split. Planner: Jonathan Curth

16. CUP 18-6466: Conditional Use (317 E. HUNTSVILLE RD./ZAREMBA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 317 E. HUNTSVILLE RD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.73 acres. The request is for a tandem lot due to a lot split. Planner: Harry Davis

17. RZN 18-6462: Rezone (3030 W. OLD FARMINGTON RD./WILLBANKS, 557): Submitted by LARRY WILLBANKS for property located at 3030 W. OLD FARMINGTON RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 0.35 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE. Planner: Harry Davis

18. RZN 18-6461: Rezone (NORTH OF 5298 W. WEDINGTON DR./SHA ENTERPRISES, 398): Submitted by CEI for property located NORTH OF 5298 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 7.59 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jonathan Curth

19. RZN 18-6464: Rezone (2081 N. SHADY AVE./TOBIN, 367): Submitted by BATES & ASSOCIATES, INC. for properties located at 2081 N. SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.16 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. Planner: Harry Davis