



Technical Plat Review Meeting

February 13, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 19-6526: Preliminary Plat (3855 W. WEIR RD./MAGNOLIA PARK SD, 244): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 3855 W. WEIR RD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, NS-G, NEIGHBORHOOD SERVICES-GENERAL, and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 69.71 acres. The request is for 167 single family lots.

Planner: Jonathan Curth

2. LSD 19-6537: Large Scale Development (1954 S. SCHOOL AVE./NEW BEGINNINGS HOMELESS COMMUNITY, 601): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 1954 S. SCHOOL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL & C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.69 acres. The request is for a homeless community with 20 dwelling units and associated facilities and parking .

Planner: Harry Davis

New Business:

3. LSP 19-6557: Lot Split (2604 E. WILCOX RD./FOSTER, 761): Submitted by REID & ASSOCIATES, INC. for property located at 2604 E. WILCOX RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 34.87 acres. The request is to split the parcel into 2 lots containing approximately 23.62 and 13.25 acres.

Planner: Willie Benson

4. LSP 19-6560: Lot Split (115 E. 9TH ST./NIEDERMAN 9TH ST., 563): Submitted by BATES & ASSOCIATES, INC. for property located at 115 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains 2 parcels with approximately 0.10 and 0.07 acres. The request is to split the properties into 4 lots containing approximately 0.04, 0.04, 0.04, and 0.06 acres.

Planner: Willie Benson

5. LSP 19-6562: Lot Split (207 W. LAFAYETTE ST./JMSH, LLC., 484): Submitted by BATES & ASSOCIATES, INC. for property located at 207 W. LAFAYETTE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.15 acres. The request is to split the property into 2 lots containing approximately 0.08 acres each.

Planner: Willie Benson

6. LSP 19-6563: Lot Split (230 S. COLLEGE AVE./WALNUT HOMES, 524): Submitted by BATES & ASSOCIATES, INC. for property located at 230 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.24 acres. The request is to split the parcel into 2 lots containing approximately 0.10 and 0.14 acres.

Planner: Jonathan Curth

7. LSP-PLA 19-6556: Lot Split-Property Line Adjustment (1600 BLOCK OF 5TH ST./EDGE PROPERTIES, 526): Submitted by TIM BRISIEL for properties located at the 1600 BLOCK OF 5TH ST. The properties zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains 2 parcels with approximately 0.20 and 0.59 acres. The request is to adjust and split the parcels into 5 lots containing approximately 0.12, 0.14, 0.15, 0.17, and 0.17 acres.

Planner: Andrew Garner

8. FPL 19-6559: Final Plat (1730 N. STARR DR./STARR LAKE SD, 373): Submitted by BATES & ASSOCIATES, INC. for properties located at 1730 N. STARR DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 12.69 acres. The request is for the final plat of 24 single family lots

Planner: Jonathan Curth

9. LSIP 19-6558: Large Site Improvement Plan (3488 W. MT. COMFORT RD./MT. COMFORT VET CLINIC, 323): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3488 W. MT. COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.14 acres. The request is for a 2,956-square foot veterinary clinic with associated parking.

Planner: Harry Davis

10. LSD 19-6554: Large Scale Development (SW OF PERSIMMON RD. & BROYLES AVE./FAYETTEVILLE SOLAR WEST, 476): Submitted by TODAY'S POWER, INC. for properties located SW OF PERSIMMON RD. & BROYLES AVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 38.28 acres. The request is for a solar array and associated structures

Planner: Andrew Garner

In-House Staff Meeting

(Applicants/public do not attend)

February 11, 2019

9:00 AM

125 W. Mountain, Conference Room 2

11. PLA 19-6561: Property Line Adjustment (147 E. SPRING ST./SPRING ST. COTTAGES, 485): Submitted by BATES & ASSOCIATES, INC. for properties located at 147 E. SPRING ST. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 2 parcels with approximately 0.15 and 0.07 acres. The request is to adjust the parcels to contain approximately 0.14 and 0.08 acres.

Planner: Willie Benson

12. RZN 19-6552: Rezone (3220 W. OLD FARMINGTON RD./COREY, 557): Submitted by ZACK KIFER for property located at 3220 W. OLD FARMINGTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRES and contains approximately 20.10 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES, GENERAL. Planner: Jonathan Curth

13. RZN 19-6553: Rezone (510 S. COLLEGE AVE./COODY, 524): Submitted by ZARA NIEDERMAN for property located at 510 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD SERVICES and contains approximately 0.22 acres. The request is to rezone the property to NS-L, NEIGHBORHOOD SERVICES-LIMITED. Planner: Harry Davis

14. RZN 19-6555: Rezone (1924 S. ASHWOOD AVE./COTTAGES AT ASHWOOD, 599): Submitted by STEPHEN BROOKS for property located at 1924 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. Planner: Harry Davis