



**Technical Plat Review Meeting**

August 28, 2019

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. LSIP 19-6774: Large Site Improvement Plan (2621 E. MISSION BLVD./EAST MISSION COMMERCIAL, 371):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is for 2 commercial buildings consisting of 5,000 square foot tenant space and 2,646 square foot drive thru restaurant with associated parking.

Planner: Abdul Ghous

**New Business:**

**2. LSP 19-6811: Lot Split (SOUTH OF 1936 N. SHILOH DR./BERRY, 363):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SOUTH OF 1936 N. SHILOH DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains 1 lot with approximately 12.28 acres. The request is to split the parcel into 2 lots containing approximately 11.30 and 0.99 acres.

Planner: Willie Benson

**3. LSP-PLA 19-6820: Lot Split-Property Line Adjustment (3010 W. OLD FARMINGTON RD./STRIKLIN, 557):** Submitted by BATES & ASSOCIATES, INC. for properties located at 3010 W. OLD FARMINGTON RD. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain 2 lots with approximately 3.86 and 0.98 acres. The request is to split and adjust the parcels into 3 lots containing approximately 4.56, 0.15, and 0.12 acres.

Planner: Willie Benson

**4. LSP-PLA 19-6817: Lot Split-Property Line Adjustment (310 & 324 E. MLK BLVD./3VOLVE HOUSING, 524):** Submitted by BATES & ASSOCIATES, INC. for properties located at 310 & 324 E. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 lots with approximately 0.23 and 0.08 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.13, 0.09, and 0.09 acres.

Planner: Jonathan Curth

**5. CCP 19-6821: Concurrent Plat (211 N. CHURCH AVE./HAMILTON, 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 211 N. CHURCH AVE. The property is zoned MSC, MAIN STREET-CENTER and contains approximately 0.09 acres. The request is for a concurrent plat of 2 residential lots.

Planner: Jonathan Curth

**6. SIP 19-6813: Site Improvement Plan (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522):** Submitted by BATES & ASSOCIATES, INC. for property located at 360 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a multi-family development with 22 dwelling units and associated parking.  
Planner: Harry Davis

**7. SIP 19-6814: Site Improvement Plan (1479 N. GREGG AVE./GREGG AVE. RESIDENTIAL, 405):** Submitted by ROOTS DESIGN & DEVELOPMENT, INC. for property located at 1479 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.60 acres. The request is for two duplexes and associated parking.  
Planner: Harry Davis

**8. SIP 19-6815: Site Improvement Plan (380 N. COLLEGE AVE./OZARK NATURAL FOOD CO-OP, 485):** Submitted by FLINTLOCK LIMITED, CO. for property located at 380 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET-CENTER and contains approximately 2.17 acres. The request is for site improvements, a remodel to the existing 33,262 square foot building, and associated parking.  
Planner: Jonathan Curth

**9. LSD 19-6823: Large Site Improvement Plan (NW OF I-49 & OLD FARMINGTON RD./CENTENNIAL PARK, 479-518):** Submitted by CEI ENGINEERING, INC. for properties located NW OF I-49 & OLD FARMINGTON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 228.86 acres. The request is for a regional park with associated parking.  
Planner: Abdul Ghous

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
August 26, 2019  
9:00 AM

125 W. Mountain, Conference Room 2

**10. PLA 19-6807: Property Line Adjustment (SOUTH OF CALGARY ST./LOT 53-RIVERWALK SD, 645-684):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF CALGARY ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 28.55 & 13.95 acres. The request is to adjust the parcels to contain approximately 27.93 & 14.58 acres.  
Planner: Willie Benson

**11. PLA 19-6822: Property Line Adjustment (401 W. MOUNTAIN ST./FAYETTEVILLE PUBLIC LIBRARY, 523):** Submitted by BATES & ASSOCIATES, INC. for properties located at 401 W. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 parcels with approximately 3.87 & 0.15 acres. The request is to adjust the parcels to contain approximately 2.91 & 1.11 acres.  
Planner: Willie Benson

**12. CUP 19-6812: Conditional Use (3010 W. OLD FARMINGTON RD./ONE MILE COURTS, 557):** Submitted by COMMUNITY BY DESIGN, LLC. for properties located at 3010 W. OLD FARMINGTON RD. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 4.84 acres. The request is for a cluster housing development with 24 residential units and associated parking. Planner: Jonathan Curth

**13. RZN 19-6818: Rezone (690 S. RAY AVE./MILLS, 526):** Submitted by LAMB DEVELOPMENT, INC. for property located at 690 S. RAY AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION. Planner: Harry Davis

**14. RZN 19-6809: Rezone (NE OF GREGG AVE. & VAN ASCHE DR./FITZROY FAYETTEVILLE, LLC., 172):** Submitted by HARRISON FRENCH ARCHITECTS for properties located NE OF GREGG AVE. & VAN ASCHE DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 20.71 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Harry Davis

**15. RZN 19-6819: Rezone (4170 N. HILLSIDE TERR./CHAISSON, 138):** Submitted by BLEW & ASSOCIATES, INC. for property located at 4170 N. HILLSIDE TERR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.35 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. Planner: Abdul Ghous

**16. RZN 19-6810: Rezone (1961 N. PORTER RD./PARADIGM DEVELOPMENT, LLC., 363):** Submitted by TRACY HOSKINS for properties located at 1961 N. PORTER RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 0.92 acres. The request is to rezone a portion of the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Abdul Ghous