



**Technical Plat Review Meeting**

August 14, 2019

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**No Items**

**New Business:**

**1. LSP 19-6795: Lot Split (2763 N. CROSSOVER RD./WRIGHT, 293-294):** Submitted by CITY STAFF for property located at 2763 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.11 acres. The request is to split the parcel into 2 lots containing approximately 1.69 and 0.42 acres.

Planner: Willie Benson

**2. LSP 19-6804: Lot Split (1540 S. SAG HARBOR AVE./H&H PROPERTIES, 608):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1540 S. SAG HARBOR AVE. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 lots with approximately 3.66 and 0.73 acres. The request is to split the parcels into 3 lots containing approximately 1.77, 1.62, and 1.00 acres.

Planner: Willie Benson

**3. FPL 19-6799: Final Plat (EAST OF S. WASHINGTON AVE./WILLOW BEND SD, 563):** Submitted by COMMUNITY BY DESIGN, LLC. for property located EAST OF S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION & RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 9.67 acres. The request is for the final plat of 50 single family lots.

Planner: Harry Davis

**4. SIP 19-6801: Site Improvement Plan (115 N. SCHOOL AVE./SCHOOL AVE. COURTYARD APTS., 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 115 N. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.28 acres. The request is for a multi-family development with 10 dwelling units and associated parking.

Planner: Jonathan Curth

**5. LSIP 19-6797: Large Site Improvement Plan (SW OF BELLAFONT BLVD. & JOYCE BLVD./BELLAFONT OFFICE BUILDING, 174-175):** Submitted by ENGINEERING SERVICES, INC. for property located SW OF BELLAFONT BLVD. & JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.92 acres. The request is for a 16,000-square foot office building with associated parking.

Planner: Abdul Ghous

**6. LSIP 19-6798: Large Site Improvement Plan (NORTH OF ALBERTA ST. & RUPPLE RD./RUPPLE RD. APTS., 556):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF ALBERTA ST. & RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, & RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 5.10 acres. The request is for a multi-family development with 64 dwelling units and associated parking.  
Planner: Jonathan Curth

---

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

August 12, 2019

9:00 AM

125 W. Mountain, Conference Room 2

**7. PLA 19-6803: Property Line Adjustment (380 N. COLLEGE AVE./OZARK FOOD CO-OP, 485):** Submitted by BATES & ASSOCIATES, INC. for properties located at 380 N. COLLEGE AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 3 parcels with approximately 1.37, 0.62, & 0.36 acres. The request is to adjust the parcels to contain approximately 2.18, 0.09, & 0.08 acres.  
Planner: Abdul Ghous

**8. RZN 19-6792: Rezone (3030 W. OLD FARMINGTON RD./DAVENPORT, 557):** Submitted by TOM DAVENPORT for property located at 3030 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.36 acres. The request is to rezone the properties to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.  
Planner: Jonathan Curth

**9. RZN 19-6800: Rezone (316 S. BLOCK AVE./LUDWIG, 523):** Submitted by KAREN LUDWIG for property located at 316 S. BLOCK AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.  
Planner: Harry Davis

**10. RZN 19-6796: Rezone (705 S. CHURCH AVE./PEAK DEVELOPMENT, LLC., 562):** Submitted by CHRIS HILL for property located at 705 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.17 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.  
Planner: Abdul Ghous

**11. RZN 19-6802: Rezone (SE OF 11<sup>TH</sup> ST. & WASHINGTON AVE./3VOLVE HOUSING, LLC., 563):** Submitted by ZARA NIEDERMAN for property located SE OF 11<sup>TH</sup> ST. & WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.55 acres. The request is to rezone a portion of the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Harry Davis