



**Technical Plat Review Meeting**

January 29, 2020

9:00 AM

113 W. Mountain, Room 326

**City Staff:** Jonathan Curth, Development Review Manager

**Old Business:**

**None**

**New Business:**

**1. CCP 20-6988: Concurrent Plat (NW OF WEIR RD. & HUGHMOUNT RD./CLARK, 204):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF WEIR RD. & HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 33.49 acres. The request is for a Concurrent Plat of 5 single family lots.

Planner: Abdul Ghous

**2. LSP-PLA 20-6989: Lot Split-Property Line Adjustment (1435 N. STARR RD./JASPER SPRINGS RANCH, 412):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1435 N. STARR RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & in the FAYETTEVILLE PLANNING AREA and contain 3 parcels with approximately 3.77, 3.83, and 4.62 acres. The request is to split and adjust the parcels to contain 4 lots with approximately 2.17, 2.18, 2.18, and 5.68 acres.

Planner: Willie Benson

**3. SIP 20-6987: Site Improvement Plan (SOUTH OF 1915 N. SHILOH DR./GTS OFFICE EXPANSION, 363):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SOUTH OF 1915 N. SHILOH DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.99 acres. The request is for a 11,484-square foot office building and associated parking.

Planner: Jonathan Curth

**4. LSD 20-6993: Large Scale Development (SOUTH OF 2011 W. FOX GLOVE DR./CRAIN KIA, 680):** Submitted by ENGINEERING SERVICES, INC. for property located SOUTH OF 2011 W. FOX GLOVE DR. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 5.87 acres. The request is for a 24,975-square foot car dealership with associated parking.

Planner: Harry Davis

**5. LSD 20-6991: Large Scale Development (1850 E. TOWNSHIP ST./GULLEY PARK PARKING EXPANSION, 292):** Submitted by OLSSON ENGINEERS, INC. for property located at 1850 E. TOWNSHIP ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 48.30 acres. The request is for a parking lot expansion with 36 new spaces.

Planner: Abdul Ghous

**6. LSD 20-6994: Large Scale Development (2600 W. JUDGE CUMMINGS RD./MT. KESSLER REGIONAL PARK, PH. II, 713-714):** Submitted by GARVER ENGINEERS, INC. for properties located at 2600 W. JUDGE CUMMINGS RD. The properties are zoned P-1, INSTITUTIONAL and contain approximately 13.90 acres. The request is for Phase II of construction for baseball diamonds, service buildings, and associated parking. Planner: Abdul Ghous

---

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

January 27, 2020

9:00 AM

125 W. Mountain, Conference Room 2

**7. PLA 20-6986: Property Line Adjustment (2519 N. SHERWOOD LN./KAY, 291):** Submitted by JAMES LAYOUT SERVICES, INC. for properties located at 2519 N. SHERWOOD LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.75, and 0.38 acres. The request is to adjust the parcels to contain approximately 0.79, and 0.34 acres. Planner: Willie Benson

**8. PLA 20-6992: Property Line Adjustment (SOUTH OF 2011 W. FOX GLOVE DR./CRAIN KIA, 680):** Submitted by ENGINEERING SERVICES, INC. for properties located SOUTH OF 2011 W. FOX GLOVE DR. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain 2 parcels with approximately 3.39, and 2.48 acres. The request is to combine the parcels to contain approximately 5.87 acres. Planner: Harry Davis

**9. CUP 19-6990: Conditional Use (3155 N. COLLEGE AVE./PARADIGM BUILDING, LLC., 252):** Submitted by BATES & ASSOCIATES, INC. for property located at 3155 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.07 acres. The request is for an off-site parking lot due to a lot split. Planner: Harry Davis

**10. ANX 20-6995: Annexation (HUGHMOUNT RD. NORTH OF MT. COMFORT/HUGHMOUNT REZONE, 282):** Submitted by HALL ESTILL ATTORNEYS, INC. for properties located along HUGHMOUNT RD. NORTH OF MT. COMFORT. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 152.00 acres. The request is to annex the properties into the City of Fayetteville. Planner: Jonathan Curth

**11. RZN 20-6996: Rezone (HUGHMOUNT RD. NORTH OF MT. COMFORT/HUGHMOUNT REZONE, 282):** Submitted by HALL ESTILL ATTORNEYS, INC. for properties located along HUGHMOUNT RD. NORTH OF MT. COMFORT. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 152.00 acres. The request is to rezone the properties, in conjunction with an annexation, to R-A, RESIDENTIAL AGRICULTURAL, RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, NS-G, NEIGHBORHOOD SERVICES-GENERAL, & RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE. Planner: Jonathan Curth