

Plat Review Meeting  
August 13, 2014  
9.00 PM  
113 W. Mountain, Room 111

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

**Old Business:**

**1. PPL 14-4790: Preliminary Plat (3090 OAKLAND ZION RD./PARKERMAN ESTATES, 257):** Submitted by BLEW & ASSOCIATES for property located at OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 16.70 acres. The request is for a 9 lot single family subdivision. Planner: Quin Thompson

**2. PPL 14-4784: Preliminary Plat (W. ALBERTA ST./THE COVES PHASE 2, 555):** Submitted by CRAFTON TULL for property located on W.ALBERTA STREET. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 10.22 acres. The request is for a 45 lot single-family subdivision. Planner: Jesse Fulcher

**New Business:**

**3. LSP 14-4820: Lot Split (HWY 112 SOUTH OF VAN ASCHE INTERSECTION/FELLOWSHIP CHURCH, 208 & 209):** Submitted by ENGINEERING SERVICES for property located at HWY 112 SOUTH OF VAN ASCHE INTERSECTION. The property is zoned CS, COMMUNITY SERVICES and contains approximately 26 acres. The request is to split the property into two tracts containing approximately 24.74 and 1.16 acres each. Planner: Jesse Fulcher

**4. LSIP 14-4821: Large Site Improvement Plan (HWY 112 SOUTH OF VAN ASCHE INTERSECTION/FELLOWSHIP CHURCH, 208 & 209):** Submitted by ENGINEERING SERVICES for property located at HWY 112 SOUTH OF VAN ASCHE INTERSECTION. The property is zoned CS, COMMUNITY SERVICES and contains approximately 24.74 acres. The request is for a 63,400 square foot church with associated parking. Planner: Jesse Fulcher

**5. PPL 14-4818: Preliminary Plat (VAN ASCHE BETWEEN GREGG AND STEELE BLVD./TWIN CREEKS VILLAGE, PHASE 3, 172):** Submitted by MCCLELLAND ENGINEERS for property located at VAN ASCHE BETWEEN GREGG AND STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 9.19 acres. The request is for an 8 lot subdivision. Planner: Quin Thompson

**6. LSD 14-4817 Large Scale Development (3399 W. BLACK FOREST DR./FREDDY'S CUSTARD AND STEAKBURGERS, 643):** Submitted by CEI ENGINEERING for property located 3399 W. BLACK FOREST DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.35 acres. The request is for a 3,675 square foot restaurant and associated parking. Planner: Jesse Fulcher

**7. LSD 14-4819: Large Scale Development (2600 JUDGE CUMMINGS RD./MT. KESSLER REGIONAL PARK, PHASE 1, 602):** Submitted by PARKS AND RECREATION STAFF for property located at 2600 JUDGE CUMMINGS RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 82.33 acres. The request is for 6 soccer fields, 4 baseball fields, an amphitheater, playground with large pavilion and associated parking and concessions.  
Planner: Andrew Garner

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**ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:**

**8. VAC 14-4816: Vacation (555 MAPLE ST./STERLING FRISCO, 484):** Submitted by MCCLELLAND ENGINEERS for property located at 555 MAPLE ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.82 acres. The request is to vacate a utility easement.  
Planner: Quin Thompson

**9. CUP 14-4810: Conditional Use (1882 N. STARR DR./ADORABLE DOGGIE DOS, 373):** Submitted by TANYA MARDON BIGI for property located at 1882 N. STARR DR. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 1.32 acres. The request is for a change in a non-conforming use to allow a dog grooming business in an RSF-1 zoning district.  
Planner: Quin Thompson

**10. CUP 14-4812: Conditional Use (4170 W. MLK BLVD./HELLO COCOA, 595):** Submitted by ABBY STEWART for property located at 4170 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.40 acres. The request is for a chocolate shop in an R-O zoning district.  
Planner: Jesse Fulcher

**11. CUP 14-4814: Conditional Use (2630 E CITIZENS DR./HOGWILD CROSSFIT, 371):** Submitted by JEREMY KENNEDY for property located at 2630 E. CITIZENS DR.. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 8.91 acres. The request is for a fitness center in a C-1 zoning district.  
Planner: Quin Thompson

**12. CUP 14-4813: Conditional Use (808 PEEL ST./RACHAEL BULL, 330):** Submitted by RACHAEL BULL for property located at 808 PEEL ST.. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is for a daycare in an RSF-4 zoning district.  
Planner: Jesse Fulcher

**13. CUP 14-4815: Conditional Use (2804 W. MLK BLVD./AT&T STORE, 558):** Submitted by BATES & ASSOCIATES for property located at 2804 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.48 acres. The request is for additional parking.  
Planner: Jesse Fulcher

**14. CUP 14-4822: Conditional Use (3263 SKILLERN RD./McCUTCHEON, 255 & 256):** Submitted by BATES AND ASSOCIATES for property located at 3263 SKILLERN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.06 acres. The request is for a tandem lot.  
Planner: Quin Thompson

**15. PLA 14-4824: Property Line Adjustment (3263 & 3285 SKILLERN RD./MCCUTCHEON-ALLEN, 255 & 256):** Submitted by BATES AND ASSOCIATES for property located at 3263 & 3285 SKILLERN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 and 0.68 acres. The request is to adjust the property into 1.10 and 0.76 acres.  
Planner: Quin Thompson