

**Technical Plat Review Meeting**

March 30, 2016

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. SIP 16-5301: Site Improvement Plan (1616 N. COLLEGE AVE./LAFARGUE PLAZA, 407):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1616 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.66 acres. The request is for a 6,500 square foot, multi-tenant shopping center with associated parking. Planner: Quin Thompson

**New Business:**

**2. LSP 16-5382: Lot Split (3522 E. ZION RD./YOUTH BRIDGE, 100):** Submitted by BATES & ASSOCIATES, INC. for property located at 3522 E. ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.01 acres. The request is to split the parcel into 2 lots containing approximately 1.01 and 1.00 acres. Planner: Andrew Garner

**3. FPL 16-5390: Final Plat (100 BLOCK VAN ASCHE DR./TWIN CREEKS VILLAGE, LOT 19-A, 172):** Submitted by McCLELLAND & ASSOCIATES, INC. for properties located in the 100 BLOCK OF VAN ASCHE DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 9.15 acres. The request is for final plat approval of a commercial subdivision with 8 lots. Planner: Quin Thompson

**4. FPL 16-5389: Final Plat (3700 BLOCK GULLEY RD./REINDL WOODS S/D, 181):** Submitted by BLEW & ASSOCIATES, INC. for property located in the 3700 BLOCK OF GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 44.09 acres. The request is for final plat approval of a residential subdivision with 11 single family lots. Planner: Andrew Garner

**5. SIP 16-5381: Site Improvement Plan (521 N. COLLEGE AVE./TWIN ARCHES APTS., 445):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 521 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL, and DG, DOWNTOWN GENERAL and contain approximately 0.54 acres. The request is for a 17 unit apartment complex with associated parking. Planner: Quin Thompson

**6. LSD 16-5384: Large Scale Development (REDSTONE & S. SHILOH DR./HAWKINS HOUSE, 519):** Submitted by BATES & ASSOCIATES, INC. for properties located at REDSTONE & S. SHILOH DR. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contain approximately 13.42 acres. The request is for 18 dwelling units in 3 separate apartment buildings with associated parking. Planner: Andrew Garner

---

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

March 28, 2016

9:00 AM

125 W. Mountain, Conference Room 2

**7. PLA 16-5387: Property Line Adjustment (796 N. 54<sup>TH</sup> ST./SILVIS-CLEVENGER, 437):** Submitted by REID & ASSOCIATES, INC. for properties located at 796 N. 54<sup>TH</sup> ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE AND RA, RESIDENTIAL AGRICULTURAL and contain approximately 1.00 and 1.49 acres. The request is to adjust the properties to contain approximately 1.48 and 1.01 acres.

Planner: Quin Thompson

**8 CUP 16-5388: Conditional Use (EAST OF WASHINGTON AVE. BETWEEN 7<sup>TH</sup> & 11<sup>TH</sup> STREETS/WILLOW BEND SD, 563):** Submitted by COMMUNITY BY DESIGN, INC. for properties located EAST OF WASHINGTON AVE. BETWEEN 7<sup>TH</sup> & 11<sup>TH</sup> STREETS. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 9.12 acres. The request is for cottage lots in a single family zoned district.

Planner: Andrew Garner

**9. RZN 16-5385: Rezone (SOUTH OF PUMPKIN RIDGE DR./FALLING WATERS, 646):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties SOUTH OF PUMPKIN RIDGE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 132.43 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE.

Planner: Quin Thompson

**10. RZN 16-5386: Rezone (NORTH OF 1110 N. FRONTAGE RD./LINDSEY PROPERTIES, 135):** Submitted by HUGH JARRETT for property NORTH OF 1110 N. FRONTAGE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 6.40 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Andrew Garner