



THE CITY OF FAYETTEVILLE, ARKANSAS

113 W. Mountain St  
Fayetteville, AR 72701  
Telephone: (479) 575-8267

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**AGENDA FOR A MEETING OF THE IN-HOUSE PLAT REVIEW COMMITTEE**  
MONDAY, AUGUST 12, 2013 AT 9:00 a.m.  
ROOM 111, CITY ADMINISTRATION BUILDING

*And*

**AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE**  
WEDNESDAY, AUGUST 14, 2013 AT 9:00 a.m.  
ROOM 326, CITY ADMINISTRATION BUILDING

***ITEMS FOR TECHNICAL PLAT REVIEW:***

**Old Business**

**1. PPL 13-4404: Preliminary Plat (W. OF N. 54<sup>TH</sup> ST. AND E. OF W. PERSIMMON ST./LEGACY PH V, 475):** Submitted by BATES AND ASSOCIATES for property located WEST OF NORTH 54<sup>TH</sup> STREET AND EAST OF WEST PERSIMMON STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 32.83 acres. The request is for a residential subdivision with 108 single family lots.

Planner: Andrew Garner

**New Business**

**2. LSP 13-4465: Lot Split (PINES AT SPRINGWOODS, 286):** Submitted by JORGENSEN & ASSOCIATES for property located at DEANE SOLOMON ROAD AND MOORE LANE. The property is zoned COMMERCIAL PLANNED ZONING DISTRICT (SPRINGWOODS) and contains one lot totaling 12.50 acres. The request is for a lot split resulting in three tracts of approximately 8.72, 1.87 and 1.91 acres.

Planner: Andrew Garner

**3. SIP 13-4388: Site Improvement Plan (2750 WILDWOOD DR., 475):** Submitted by LEGACY VENTURES for property located at 2750 WILDWOOD DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.91 acres. The request is to construct three two-family dwellings.

Planner: Quin Thompson

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

**4. PLA 13-4466: Property Line Adjustment (PINES AT SPRINGWOODS, 286):** Submitted by JORGENSEN & ASSOCIATES for property located at DEANE SOLOMON ROAD AND MOORE LANE. The property is zoned COMMERCIAL PLANNED ZONING DISTRICT (SPRINGWOODS) and contains two lots containing 10.74 and 14.10 acres. The request is to adjust the tracts into two lots containing 12.34 and 12.50 acres.

Planner: Andrew Garner

**5. PLA 13-4471: Property Line Adjustment (OLD FARMINGTON RD./KING, 558):** Submitted by DEBORAH KING for property located at 2975 OLD FARMINGTON ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains two lots containing 0.63 and 0.63 acres. The request is to adjust the tracts into two lots containing 0.98 and 0.29 acres.

Planner: Jesse Fulcher

**6. PLA 13-4468: Property Line Adjustment (DRAKE AND COLLEGE, 290):** Submitted by GLOBAL SURVEYING CONSULTANTS, INC. for property located at THE NORTHWEST CORNER OF N. COLLEGE AVENUE AND DRAKE STREET. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains two lots containing 1.64 and 0.93 acres. The request is to adjust the tracts into one lot containing 2.57 acres.  
Planner: Andrew Garner

**7. CUP 13-4469: Conditional Use Permit (845 N. 46<sup>TH</sup> STREET, 438):** Submitted by CIVIL DESIGN ENGINEERINGS, INC. for property located at 845 N. 46<sup>TH</sup> STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 13.47 acres. The request is to allow an accessory structure to remain on a property without a principal structure.  
Planner: Quin Thompson

**8. CUP 13-4470: Conditional Use Permit (1755 FALLBROOK, 359):** Submitted by CANDICE SAWIN for property located at 1755 FALLBROOK WAY. The property is zoned RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.19 acres. The request is for a home daycare.  
Planner: Jesse Fulcher

**9. RZN 13-4467: Rezone (MOUNT COMFORT AND SHILOH/KUM & GO, 324):** Submitted by CEI ENGINEERING for property located at THE NORTHWEST CORNER OF MOUNT COMFORT AND SHILOH. The property is zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS/ACRE. and contains approximately 1.65 acres. The request is to rezone the property to C-1, NEIGHBORHOOD COMMERCIAL.  
Planner: Jesse Fulcher

All interested parties may appear and be heard at the public hearings. A copy of the proposed amendments and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions. Interpreters or TDD for hearing impaired are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.