

Plat Review Meeting
April 2, 2014
9.00 PM
113 W. Mountain, Room 111

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 14-4630: Preliminary Plat (MARK MILLS LANE/OVERLOOK S/D, 220): Submitted by BLEW AND ASSOCIATES for property located at THE END OF MARK MILLS LANE IN THE OVERLOOK S/D. The property is zoned R-O, RESIDENTIAL-OFFICE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 16.6 acres. The request is for a residential subdivision with 56 single family lots.

Planner: Jesse Fulcher

New Business:

2. LSP 14-4690: Lot Split (6316 W. WEDINGTON DR./MORLAN, 396): Submitted by WILLIAM JENKINS for property located at 6316 W.WEDINGTON. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains 0.79 acres. The request is to split the property into two tracts containing approximately 0.44 and 0.35 acres each.

Planner: Quin Thompson

3. LSP 14-4680: Lot Split (1754 N. JANICE/MCGOWAN, 365): Submitted by BLEW & ASSOCIATES for property located at 1754 N. JANICE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains 0.35 acres. The request is to split the property into two tracts containing approximately 0.20 and 0.15 acres each.

Planner: Quin Thompson

4. SIP 14-4679: Site Improvement Plan (NORTH END WILLIS AVE/FRISCO TRAIL TOWNHOMES, 599): Submitted by BLEW & ASSOCIATES for property located at THE NORTH END OF WILLIS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY 40 UNITS PER ACRE and contains approximately 0.94 acres. The request is for 8 multi-family dwellings in two three-story buildings.

Planner: Jesse Fulcher

5. CCP 14-4689: Concurrent Plat (1609 MALLY WAGNON RD/HANEY, 610): Submitted by MCCLELLAND ENGINEERS for property located at 1609 MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.07 acres. The request is to re-plat 1 existing lots into 2 single lots approximately 1.02 acres each.

Planner: Jesse Fulcher

6. LSD 14-4684: Large Scale Development (1509 MORNINGSIDE DR/BEECHWOOD PROPERTIES, 602): Submitted by GLENN CARTER ENGINEERING for property located at 1509 MORNINGSIDE DR. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 5.89 acres. The request is for a 6,000 square foot warehouse.
Planner: Quin Thompson

7. LSD 14-4673 Large Scale Development (2501 S. ARMSTRONG/BRIGHT TECH PH II, 099): Submitted by WILLIAM RUDASILL for property located 2501 S. ARMSTRONG. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 39.20 acres. The request is for phase two of the development with a new 40,000 square foot warehouse building.
Planner: Andrew Garner

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

8. PLA 14-4677: Property Line Adjustment (12262 W. DOUBLE SPRINGS RD/MINER, 356): Submitted by REID & ASSOCIATES for property located at 12262 DOUBLE SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains two tracts of 28.14 and 11.17 acres. The request is to adjust the property into two tracts of 11.66 and 27.66 acres.
Planner: Jesse Fulcher

9. PLA 14-4676: Property Line Adjustment (3867 S. BLACK OAK RD/COMBS/VANDIVER, 762): Submitted by REID & ASSOCIATES. for property located at 3867 S. BLACK OAK RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains two tracts totaling approximately 103.65 acres. The request is to adjust the property into two tracts of 70.71 and 32.94 acres.
Planner: Jesse Fulcher

10. PLA 14-4678: Property Line Adjustment (3242 OAKLAND-ZION RD/WALKER, 218): Submitted by ALAN REID & ASSOCIATES for property located at 3242 OAKLAND-ZION RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains three tracts totaling approximately 5.54 acres. The request is a property line adjustment that will result in three tracts of approximately 2 acres, 1.77 acres, and 1.77 acres.
Planner: Jesse Fulcher

11. PLA 14-4681: Property Line Adjustment (SOUTHWEST CORNER NETTLESHIP AND EASTERN AVE/UNIVERSITY BROWNSTONE, 520): Submitted by BLEW & ASSOCIATES for property located at SOUTHWEST CORNER OF NETTLESHIP AND EASTERN AVE. The property is in the RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains six tracts totaling approximately one acre. The request is to adjust the property lines into four tracts containing approximately 0.26, 0.23, 0.22, and 0.26 acres. Planner: Jesse Fulcher

12. PLA 14-4682: Property Line Adjustment (500 N. VINSON AVE/HOUSE, 447): Submitted by BLEW & ASSOCIATES for property located at 500 N. VINSON AVE. The property is in RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains four tracts totaling approximately 1.41 acres. The request is to adjust the property into four tracts of 0.29, 0.33, 0.37, 0.42 acres each.
Planner: Quin Thompson

13. PLA 14-4686: Property Line Adjustment (LAMAR PETTUS ROAD/HAYES, 447): Submitted by BATES & ASSOCIATES for property located on LAMAR PETTUS RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 2.61 acres. The request is to adjust the property into three tracts approximately 0.67, 1.51, and 0.43 acres.

Planner: Quin Thompson

14. VAC 14-4685: Vacation (SHILOH DR AND FOXGLOVE/SPRINGWOOD C-PZD, 290): Submitted by JORGENSEN & ASSOCIATES for property located at SHILOH AND FOXGLOVE DR. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.22 acres. The request is to vacate part of a utility easement.

Planner: Quin Thompson

15. VAC 14-4674: Vacation (MOORE LANE IN THE PINES AT SPRINGWOODS S/D, 402): Submitted by JORGENSEN & ASSOCIATES for property located at MOORE LANE IN THE PINES AT SPRINGWOOD S/D. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 4.42 acres. The request is to vacate a utility and access easement throughout the property.

Planner: Andrew Garner

16. CUP 14-4688: Conditional Use (2535 MCCONNELL AVE/WASHINGTON COUNTY FAIRGROUNDS, 287): Submitted by DARRELL TUNSTILL for property located at 2535 MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.34 acres. The request is for a conditional use permit to bring the fairground use into compliance and to allow the construction of a new 7,200 square foot warehouse and 8 associated parking spaces.

Planner: Andrew Garner

17. RZN 14-4687: Rezone (659 N.GENEVIEVE AVE./DAVIS, 436): Submitted by BATES & ASSOCIATES for property located at 659 N. GENVIEVE AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.62 acres. The request is to rezone the property to RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Planner: Jesse Fulcher