

Technical Plat Review Meeting

March 18, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 14-4889: Site Improvement Plan (20 EAST SPRING ST./SPRING ST. OFFICE, 484): Submitted by BLEW & ASSOCIATES for property located at 20 E. SPRING ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.22 acres. The request is for a 1,382 square foot office building with associated parking. Planner: Quin Thompson

2. SIP 15-4987: Site Improvement Plan (4420 N. WATERSIDE COURT/ESCH OFFICE BUILDING, 096): Submitted by SWOPE CONSULTING, LLC. for property located at 4420 N. WATERSIDE COURT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.77 acres. The request is for 5,268 square foot office building with associated parking. Planner: Andrew Garner

3. SIP 15-4971: Site Improvement Plan (4301/4331 N. WATERSIDE COURT/SIMS & RENNER OFFICE, 135): Submitted by BATES & ASSOCIATES for property located at 4301/4331 N. WATERSIDE COURT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.95 acres. The request is for 5,580 square foot office building with associated parking. Planner: Andrew Garner

4. LSD 15-4974: Large Scale Development (3800 W. MLK BLVD./YOUNG BEAUTY MART, 595): Submitted by WILEY R. SMITH, P.E. for property located at 3800 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.33 acres. The request is for construction of an approximately 4,100 square foot retail building with associated parking. Planner: Quin Thompson

5. LSD 15-4970: Large Scale Development (NORTHWEST CORNER OF MLK BLVD. & GOVERNMENT AVE./WALMART NEIGHBORHOOD MARKET, 522): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER OF MLK BLVD. & GOVERNMENT AVE. The property is zoned C-2, THOROUFFARE COMMERCIAL and contains approximately 6.10 acres. The request is for a 43,101 square foot grocery store with associated parking and. Planner: Jesse Fulcher

New Business:

6. LSP 15-5008: Lot Split (21 N. WEST AVE./MAIER, 484): Submitted by SPECIALIZED REAL ESTATE GROUP for property located at 21 N. WEST AVE. The property is zoned MSC-MAIN STREET/CENTER and contains approximately 0.35 acres. The request is to split the property into 4 lots containing 0.12, 0.08, 0.08, and 0.08 acres each. Planner: Quin Thompson

7. LSP 15-5006: Lot Split (1930 W. CLEVELAND ST./SMITH, 442): Submitted by BATES & ASSOCIATES for property located at 1930 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.48 acres. The request is to split the property into two tracts containing approximately 0.24 acres each.

Planner: Jesse Fulcher

8. LSP 15-5012: Lot Split (2065 S. CITY LAKE RD./TUNSTILL, 602): Submitted by BLEW AND ASSOCIATES for property located at 2065 S. CITY LAKE RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 16.33 acres. The request is to split the property into three tracts containing approximately 12.46, 0.99, and 2.87 acres.

Planner: Jesse Fulcher

9. LSP 15-5009: Lot Split (NORTH OF W. JESS ANDERSON RD./NOTTENKAMPER, 358): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 16.74 acres. The request is to split the property into four tracts containing approximately 4.42, 4.07, 4.15, and 4.11 acres.

Planner: Quin Thompson

10. LSP 15-5005: Lot Split (3128 N. OAKLAND ZION PLACE/FOSTER, 257): Submitted by JORGENSEN AND ASSOCIATES for property located at 3128 N. OAKLAND ZION PLACE. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 2.74 acres. The request is to split the property into two tracts containing approximately 1.74 and 1.00 acres.

Planner: Jesse Fulcher

11. LSP 15-5003: Lot Split (1815 ROCKWOOD TRAIL/NELMS, 448): Submitted by JORGENSEN AND ASSOCIATES for property located at 1815 ROCKWOOD TRAIL. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 79.93 acres. The request is to split the property into two tracts containing approximately 75.76 and 4.17 acres.

Planner: Quin Thompson

12. LSD 15-5016: Large Scale Development (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 2200 INDUSTRIAL DRIVE. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 15.34 acres. The request is for construction of an approximately 51,200 square foot addition to the existing building with associated parking spaces. Planner: Quin Thompson

13. LSD 15-5002: Large Scale Development (3581 W. WEDINGTON DRIVE/JRN INVESTMENTS, 440): Submitted by JORGENSEN & ASSOCIATES for property located at 3581 W. WEDINGTON DRIVE. The property is zoned R-PZD, RESIDENTIAL-PLANNED ZONING DISTRICT, and contains approximately 1.41 acres. The request is for construction of an approximately 8,100 square foot retail building with 64 associated parking spaces.

Planner: Jesse Fulcher

In-House Staff Meeting
(Applicants/public do not attend)
March 16, 2015
9:00 AM
113 W. Mountain, Room 111

14. PLA 15-5010: Property Line Adjustment (3369 S. CITY LAKE ROAD/HARPER, 719/720): Submitted by BLEW & ASSOCIATES for properties located at 3369 S. CITY LAKE ROAD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 8.17 and 2.98 acres. The request is to adjust the two tracts to contain approximately 5.45 and 5.70 acres each.
Planner: Quin Thompson

15. PLA 15-5014: Property Line Adjustment (CENTER ST. & HILL AVE./HARVEY'S HILL, 483/522): Submitted by MCCLELLAND ENGINEERS for properties located at CENTER ST. & HILL AVE. The properties are zoned DG, DOWNTOWN GENERAL and RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain a total of approximately 3.38 acres. The request is to adjust thirteen tracts into one tract containing approximately 3.38 acres.
Planner: Andrew Garner

16. PLA 15-5007: Property Line Adjustment (SOUTHWEST OF OLD WIRE & GULLEY ROADS/CHAMBERS BANK, 178/179): Submitted by JORGENSEN & ASSOCIATES for properties located SW OF OLD WIRE & GULLEY ROADS. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 26.98 and 6.93 acres. The request is to adjust the two tracts to contain approximately 20.07 and 13.84 acres each.
Planner: Jesse Fulcher

17. VAC 15-5001: Vacation (4301/4331 N. WATERSIDE CT./SIMS-RENNER OFFICE BUILDING, 135): Submitted by BATES & ASSOCIATES for properties located at 4301/4331 N. WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL-OFFICE and contain approximately 0.95 acres. The request is to vacate a portion of an existing 24' access easement contained within said properties.
Planner: Andrew Garner

18. RZN 15-5004: Rezone (SOUTH END OF PUMPKIN RIDGE DR./FALLING WATERS, 646): Submitted by JORGENSEN & ASSOCIATES for property located at the SOUTH END OF PUMPKIN RIDGE DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 17.37 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE.
Planner: Jesse Fulcher

19. RZN 15-4965: Rezone (SOUTH END OF RUPPLE RD./RUPPLE ROAD EXTENSION CORRIDOR, 478): Submitted by PLANNING STAFF for property located at the SOUTH END OF RUPPLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 600 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE.
Planner: Andrew Garner

20. CUP 15-5000: Conditional Use (4301/4331 WATERSIDE CT./SIMS-RENNER OFFICE BUILDING, 135): Submitted by BATES & ASSOCIATES for properties located at 4301/4331 WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL-OFFICE and contain approximately 0.95 acres. The request is for additional parking on the property.
Planner: Andrew Garner

21. CUP 15-5015: Conditional Use (4420 N. WATERSIDE COURT/ESCH OFFICE, 096): Submitted by SWOPE CONSULTING ENGINEERS for property located at 4420 N. WATERSIDE COURT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.77 acres. The request is for a reduction in parking space requirements. Planner: Andrew Garner

~~**22. CUP 15-5013: Conditional Use (320 W. NORTH STREET/BAUMANN-CROSNO CONSTRUCTION, 406):** Submitted by BAUMANN-CROSNO CONSTRUCTION for property located at 320 W. NORTH STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.28 acres. The request is for a duplex in an RSF-4 zoned district. Planner: Jesse Fulcher~~
WITHDRAWN BY APPLICANT.