

Technical Plat Review Meeting

December 30, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 15-5273: Lot Split (1639 W. STONE ST./CRISPIN HOUSE PROPERTIES, 521): Submitted by JAMES LAYOUT SERVICES, LLC. for property located at 1639 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.15 acres. The request is to split the parcel into 2 lots containing approximately 0.07 and 0.08 acres.
Planner: Quin Thompson

2. SIP 15-5251: Site Improvement Plan (1385 N. OAKLAND AVE./ARROW FLATS APTS., 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1385 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a two duplexes.
Planner: Quin Thompson

3. SIP 15-5210: Site Improvement Plan (1705 W. NETTLESHIP ST./NETTLESHIP STREET IMPROVEMENTS, 520): Submitted by BLEW & ASSOCIATES, INC. for property located at 1705 W. NETTLESHIP ST. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contain approximately 4.00 acres. The request is for completion of Right-Of-Way improvements associated with the previously approved West End subdivision.
Planner: Andrew Garner

4. LSD 15-5226: Large Scale Development (3557 W. BLACK FOREST DR./FOREST HILLS RETAIL CENTER, LOT 10, 440): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3557 W. BLACK FOREST DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 2.11 acres. The request is for multi-tenant shopping center totaling 15,771 square feet with associated parking.
Planner: Jesse Fulcher

New Business:

5. LSP 15-5289: Lot Split (4455 W. WEIR RD./GREEN, 243): Submitted by BLEW & ASSOCIATES, INC. for property located at 4455 W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.29 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 3.29 acres.
Planner: Quin Thompson

6. LSP 15-5288: Lot Split (6687 W. WEDINGTON DR./WEAVER, 435): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 6687 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.82 acres. The request is to split the parcel into 2 lots containing approximately 1.44 and 0.56 acres.

Planner: Quin Thompson

7. PPL 15-5295: Preliminary Plat (NORTH OF CROOKED STICK WAY/ALBATROSS LOOP ROW HOMES AT THE LINKS, 400): Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF CROOKED STICK WAY. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 13.49 acres. The request is for preliminary plat approval of 27 single family lots.

Planner: Andrew Garner

8. SIP 15-5290: Site Improvement Plan (324 W. DICKSON ST./JJ'S GRILL ON DICKSON, 484): Submitted by BATES & ASSOCIATES, INC. for properties located at 324 W. DICKSON ST. The properties are zoned MSC, MAIN STREET/CENTER and contain approximately 0.76 acres. The request is for a 1,035 square foot addition to an existing restaurant with a covered patio.

Planner: Jesse Fulcher

In-House Staff Meeting
(Applicants/public do not attend)
December 28, 2015

9:00 AM

125 W. Mountain, Conference Room 2

9. PLA 15-5292: Property Line Adjustment (4778 N. CASTLEWOOD ST./PARKER OFFICE, 099): Submitted by BLEW & ASSOCIATES, INC. for properties located at 4778 N. CASTLEWOOD ST. The properties are zoned R-O, RESIDENTIAL OFFICE and contain approximately 0.28 and 0.30 acres. The request is to adjust the properties to contain approximately 0.58 acres.

Planner: Quin Thompson

10. PLA 15-5286: Property Line Adjustment (NORTH OF HUNTSVILLE RD. & PARADISE LANE/HESTER CEMETERY, 570): Submitted by LARRY NIXON for properties located NORTH OF HUNTSVILLE RD. AND PARADISE LANE INTERSECTION. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 0.90 and 0.16 acres. The request is to adjust the properties to contain approximately 1.06 acres.

Planner: Jesse Fulcher

11. PLA 15-5294: Property Line Adjustment (5 W. APPLEBY RD./WRMC OFFICES, 251): Submitted by USI CONSULTING ENGINEERS, INC. for properties located at 5 W. APPLEBY RD. The properties are zoned R-O, RESIDENTIAL OFFICE and contain approximately 1.70, 2.38 and 0.71 acres. The request is to adjust the properties to contain approximately 3.46, and 1.33 acres.

Planner: Jesse Fulcher

12. VAC 15-5280: Vacation (5 W. APPLEBY RD./WRMC OFFICES, 251): Submitted by USI CONSULTING ENGINEERS, INC. for properties located at 5 W. APPLEBY RD. The properties are zoned R-O, RESIDENTIAL OFFICE, and contain approximately 4.80 acres. The request is to vacate portions of Sewer and Drainage easements. Planner: Jesse Fulcher

13. VAC 15-5287: Vacation (SW CORNER OF PERSIMMON & MTN. RANCH BLVD./PARK HILL AT MTN. RANCH SD, 479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the SW CORNER OF PERMISSON & MTN. RANCH BLVD. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 1.80 acres. The request is to vacate portions of Utility easements. Planner: Andrew Garner

14. CUP 15-5291: Conditional Use (740 E. HUNTSVILLE RD./OZARK EDUCATION, 525): Submitted by CHRISTINE SILANO, PhD for property located at 740 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 11.62 acres. The request is for Use Unit 4 (Cultural & Recreational Facilities) in an RSF-4 zoned district. Planner: Quin Thompson

15. RZN 15-5293: Rezone (701 E. HUNTSVILLE RD./ROSE-BAUER, 564): Submitted by BATES & ASSOCIATES, INC. for properties at 701 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 34.05 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES and NS, NEIGHBORHOOD SERVICES. Planner: Quin Thompson