

Technical Plat Review Meeting

February 17, 2016

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. CCP 15-5252: Concurrent Plat (SE CORNER OF BROYLES AVE. & PERSIMMON ST./ CROSS KEYS NORTH SUBDIVISION, 560): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SE CORNER OF BROYLES AVE. & PERSIMMON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 17.07 acres. The request is for a 13 lot single family subdivision.

Planner: Andrew Garner

2. 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

New Business:

3. LSP 16-5326: Lot Split (701 E. HUNTSVILLE RD./ROSE-BAUER, 564): Submitted by BLEW & ASSOCIATES, INC. for property located at 701 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 65.14 acres. The request is to split the parcel into 2 lots containing approximately 33.63 and 31.51 acres.

Planner: Quin Thompson

4. LSP 16-5327: Lot Split-Property Line Adjustment (121 S. GRAHAM AVE./NETTLESHIP DEVELOPMENT, LLC, 521): Submitted by BLEW & ASSOCIATES, INC. for properties located at 121 S. GRAHAM AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.34 and 0.21 acres. The request is to split and adjust 2 parcels into 3 lots containing approximately 0.19, 0.17 and 0.19 acres.

Planner: Jesse Fulcher

5. LSP 16-5335: Lot Split and Property Line Adjustment (SW CORNER OF 9TH & WASHINGTON AVE./CAMERON, 563): Submitted by BATES & ASSOCIATES, INC. for properties located at the SW CORNER OF 9TH & WASHINGTON AVE. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 0.22 and 0.15 acres. The request is to split and adjust the 2 properties into 5 lots containing approximately 0.06, 0.07, 0.07, 0.08, and 0.09 acres

Planner: Jesse Fulcher

6. LSP 16-5328: Lot Split (2501 S. ARMSTRONG AVE./BRIGHT TECHNOLOGY, 643): Submitted by BLEW & ASSOCIATES, INC. for property located at 2501 S. ARMSTONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 39.24 acres. The request is to split the parcel into 3 lots containing approximately 10.97, 7.56 and 20.70 acres

Planner: Jesse Fulcher

7. LSP 16-5336: Lot Split (137 E. SPRING ST./ROWE, 485): Submitted by MASWORKS CONSULTING, INC. for property located at 137 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.28 acres. The request is to split the parcel into 2 lots containing approximately 0.14 acres each

Planner: Quin Thompson

8. PPL 16-5329: Preliminary Plat (NW OF DOUBLE SPRINGS & SELLERS RDS./ENGLES PARK SD, 513): Submitted by CRAFTON TULL, INC. for property located at the NW CORNER OF DOUBLE SPRINGS & SELLERS RDS. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contains approximately 35 acres. The request is for 59 single-family lots.

Planner: Jesse Fulcher

9. PPL 16-5331: Preliminary Plat (EAST OF WASHINGTON AVE. BETWEEN 7TH & 11TH STREETS/WILLOW BEND SD, 563): Submitted by CRAFTON TULL, INC. for properties located EAST OF WASHINGTON AVE. BETWEEN 7TH & 11TH 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 54 single-family lots.

Planner: Andrew Garner

10. FPL 16-5333: Final Plat (SW OF PERSIMMON & 54TH STREETS/LEGACY POINTE SD, PH 5-A, 475): Submitted by BATES & ASSOCIATES, INC. for properties located SW OF PERSIMMON AND 54TH STREETS. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.20 acres. The request is for final plat approval of a residential subdivision with 24 single family lots.

Planner: Andrew Garner

11. SIP 16-5332: Site Improvement Plan (603 W. ASH ST./FOSSIL COVE BREWERY, 366): Submitted by BATES & ASSOCIATES, INC. for property located at 603 W. ASH ST. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.94 acres. The request is for an approximate 8,000 square foot brewery with a bar.

Planner: Jesse Fulcher

12. SIP 16-5325: Site Improvement Plan (124 E. SPRING ST./SPRING ST. APTS., 485): Submitted by BLEW & ASSOCIATES, INC. for property located at 124 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.58 acres. The request is for a 12 unit apartment building and associated parking.

Planner: Quin Thompson

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

February 16, 2016

9:00 AM

125 W. Mountain, Conference Room 2

13. CUP 16-5334: Conditional Use (1921 N. OLD WIRE RD./BORN BARN, 369): Submitted by JACOB BORN for property located at 1921 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 6.83 acres. The request is for an accessory structure with no primary structure. Planner: Jesse Fulcher

14. CUP 15-5278: Conditional Use (2518 N. CROSSOVER RD./CROSSFIT COMMENCE, 294): Submitted by JODY HENDRIX for property located at 2518 N. CROSSOVER RD. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, and contains approximately 1.26 acres. The request is for Use Unit 4 (Cultural & Recreational Facilities) in an RSF-2 zoned district. Planner: Quin Thompson

15. CUP 16-5330: Conditional Use (426 W. LAWSON ST./BRANCH COMMUNICATION CELL TOWER, 406): Submitted by BRANCH SERVICES, INC. for property located at 426 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.69 acres. The request is for a wireless communication facility. Planner: Quin Thompson

16. CUP 16-5316: Conditional Use (4201 N. SHILOH DR./TEMPORARY CARNIVAL - NWA MALL PARKING LOT, 134): Submitted by PRIDE AMUSEMENTS, INC. for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 105.46 acres. The request is for a temporary carnival in the parking lot. Planner: Quin Thompson

17. CUP 16-5337: Conditional Use (2907 E. JOYCE BLVD, STE. 7/POSH EVENTS, 177): Submitted by ULANDA TERRY for property located at 2907 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 2.15 acres. The request is for Use Unit 4 (Cultural & Recreational Facilities), a party event room in a C-1 zoned district. Planner: Andrew Garner

18. VAC 16-5324: Vacation (NE CORNER OF DRAKE & MCCONNELL/NELMS CLIMBING GYM, 248): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the NE CORNER OF DRAKE AND MCCONNELL. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.97 acres. The request is to vacate portions of a utility easement. Planner: Jesse Fulcher

19. VAC 16-5322: Vacation (2011 W. FOXGLOVE DR./CRAIN VOLKSWAGON, 286): Submitted by CRAFTON TULL, INC. for properties located at 2011 W FOXGLOVE DR. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 4.79 acres. The request is to vacate portions of access and utility easements. Planner: Andrew Garner

20. VAC 16-5323: Vacation (4030 N. COLLEGE AVE./WHATABURGER, 135): Submitted by CRAFTON TULL, INC. for properties located at 4030 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.99 acres. The request is to vacate portions of a utility easement. Planner: Quin Thompson

****In House Review is on Tuesday, February 16 due to President's Day Holiday on Feb. 15.***