

Technical Plat Review Meeting

May 18, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 16-5415: Preliminary Plat (NW OF RUPPLE RD. & WEDINGTON DR./RUPPLE MEADOWS SD, 400): Submitted by CRAFTON TULL, INC. for properties located NW OF RUPPLE RD. & WEDINGTON DR. The properties are ZONED RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE AND RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 15.80 acres. The request is for 68 single-and multi-family lots.
Planner: Quin Thompson

2. SIP 16-5301: Site Improvement Plan (1616 N. COLLEGE AVE./LAFARGUE PLAZA, 407): Submitted by BLEW & ASSOCIATES, INC. for property located at 1616 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.66 acres. The request is for a 6,500 square foot, multi-tenant shopping center with associated parking.
Planner: Quin Thompson

3. LSD 16-5374: Large Scale Development (1241 W. MLK BLVD./ARENA VILLAGE SHOPPING CENTER EXPANSION, 521/522): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1241 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL, and contain approximately 4.71 acres. The request is for 2 new structures containing approximately 9,530 square feet of shopping center space with associated parking.
Planner: Quin Thompson

4. LSD 16-5407: Large Scale Development (2501 S. ARMSTRONG AVE./BRIGHT TECHNOLOGIES, 643): Submitted by STEADFAST, INC. for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 20.70 acres. The request is for a 42,545 square foot expansion to the existing building.
Planner: Andrew Garner

New Business:

5. LSP 16-5437: Lot Split (876 N. MISSION BLVD./RANKIN, 446): Submitted by JAMES LAYOUT SERVICES, LLC. for property located at 876 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 acres. The request is to split the parcel into 2 lots containing approximately 0.78 and 0.40 acres.
Planner: Jonathan Curth

6. LSP 16-5445: Lot Split (35 STONEBRIDGE RD./ALEXY, 527): Submitted by ALAN REID & ASSOCIATES for property located at 35 STONEBRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.00 acres. The request is to split the parcel into 2 lots containing approximately 2.00 acres each.

Planner: Jonathan Curth

7. LSP/PLA 16-5435: Lot Split-Property Line Adjustment (291 S. HILL AVE./CLICK, 522): Submitted by BATES & ASSOCIATES, INC. for properties located at 291 S. HILL AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain approximately 0.19 and 0.25 acres. The request is to split and adjust the parcels into 4 lots containing approximately 0.22, 0.07, 0.07 and 0.07 acres.

Planner: Quin Thompson

8. LSP/PLA 16-5433: Lot Split-Property Line Adjustment (3111 W. MT. COMFORT RD./BRISIEL, 363): Submitted by SWOPE CONSULTING, INC. for properties located at 3111 W. MT. COMFORT RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 14.09 and 18.31 acres. The request is to split and adjust the parcels into 3 lots containing approximately 13.84, 13.31 and 5.23 acres.

Planner: Harry Davis

9. FPL 16-5449: Final Plat (NE OF GOLF CLUB DR. & RUPPLE RD./LINKS AT FAYETTEVILLE ROW HOMES, 400): Submitted by BLEW & ASSOCIATES, INC. for properties located at the NE CORNER OF GOLF CLUB DR. & RUPPLE RD. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 5.00 acres. The request is for final plat approval of a residential subdivision with 42 lots.

Planner: Andrew Garner

10. PPL 16-5447: Preliminary Plat (NW OF WEDINGTON DR. & HERITAGE AVE./WOODRIDGE HOLLOW SD, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NW OF WEDINGTON DR. & HERITAGE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 60.24 acres. The request is for 163 single-family lots.

Planner: Jonathan Curth

11. SIP 16-5426: Site Improvement Plan (3638 N. FRONT ST./PANERA BREAD DRIVE THRU, 174): Submitted by WALLACE ENGINEERING, INC. for property located at 3638 N. FRONT ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.98 acres. The request is for a drive thru lane and window for the existing restaurant

Planner: Harry Davis

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

May 16, 2016

9:00 AM

125 W. Mountain, Conference Room 2

12. PLA 16-5434: Property Line Adjustment (12040 W. DOUBLE SPRINGS RD./BOYD, 356): Submitted by BATES & ASSOCIATES, INC. for properties located at 12040 W. DOUBLE SPRINGS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 4.30 and 1.02 acres. The request is to adjust the properties to contain approximately 3.28 and 2.04 acres.

Planner: Harry Davis

13. PLA 16-5446: Property Line Adjustment (3967 N. DOGWOOD CANYON LOOP/STREIGLER-ROSS, 166): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3967 N. DOGWOOD CANYON LOOP. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 1.75 and 1.59 acres. The request is to adjust the properties to contain approximately 1.76 and 1.58 acres.

Planner: Harry Davis

14. PLA 16-5439: Property Line Adjustment (2514 N. NEW SCHOOL PLACE/THE NEW SCHOOL, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PLACE. The properties are zoned R-O, RESIDENTIAL OFFICE and contain 8 parcels of varying size. The request is to adjust the properties to contain one parcel of approximately 19.49 acres.

Planner: Andrew Garner

15. VAC 16-5440: Vacation (2514 N. NEW SCHOOL PLACE/THE NEW SCHOOL, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PLACE. The properties are zoned R-O, RESIDENTIAL OFFICE and contain 19.49 acres. The request is to vacate portions of a utility easement.

Planner: Andrew Garner

16. VAR 16-5436: Variance (15 S. LOCUST AVE/HICKERSON, 523): Submitted by FRANK JACOBUS for property located at 15 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.07 acres. The request is for a variance of the Downtown Design Overlay District building requirements.

Planner: Quin Thompson

17. VAR 16-5443: Variance (2292 N. MARKS MILL LN./BAUMANN, 329): Submitted by MIKE BAUMANN for property located at 2292 N. MARKS MILL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is for a variance of the building design requirements.

Planner: Harry Davis

18. CUP 16-5444: Conditional Use (35 STONEBRIDGE RD./ALEXY, 527): Submitted by ALAN REID & ASSOCIATES for property located at 35 STONEBRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.00 acres. The request is for a tandem lot.

Planner: Jonathan Curth

19. RZN 16-5438: Rezone (1094 DRAKE ST./PENDERGRAFT, 249): Submitted by LEADERSHIP PROPERTIES, INC. for properties surrounding 1094 E. DRAKE ST. The properties are zoned R-O, RESIDENTIAL OFFICE, R-A, RESIDENTIAL AGRICULTURAL and C-2, COMMERCIAL THOROUGHFARE and contain approximately 185 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Jonathan Curth

20. RZN 16-5442: Rezone (2575 DEANE SOLOMON RD./RAZORBACK GOLF COURSE, 285): Submitted by BLEW & ASSOCIATES, INC. for properties at 2575 DEANE SOLOMON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 99.10 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION.

Planner: Harry Davis

21. RZN 16-5448: Rezone (2050 S. SCHOOL AVE./HARMON, 601): Submitted by HAROLD HARMON for properties at 2050 S. SCHOOL AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY and C-2, THOROUGHFARE COMMERCIAL and contain approximately 8.08 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.
Planner: Jonathan Curth

22. RZN 16-5441: Rezone (NW CORNER OF MT. COMFORT & SALEM RD./GHAN-COOPER, 323): Submitted by GHAN & COOPER PROPERTIES, INC. for property at the NW CORNER OF MT. COMFORT & SALEM RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 6.07 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Quin Thompson