



THE CITY OF FAYETTEVILLE, ARKANSAS

113 W. Mountain St
Fayetteville, AR 72701
Telephone: (479) 575-8267

AGENDA FOR A MEETING OF THE IN-HOUSE PLAT REVIEW COMMITTEE
MONDAY, JUNE 24, 2013 AT 9:00 a.m.
ROOM 111, CITY ADMINISTRATION BUILDING

And

AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE
WEDNESDAY, JUNE 26, 2013 AT 9:00 a.m.
ROOM 326, CITY ADMINISTRATION BUILDING

ITEMS FOR TECHNICAL PLAT REVIEW:

New Business

1. SIP 13-4424: Small Site Improvement Plan (4253 N. CROSSOVER RD./VISTA HEALTH, 138): Submitted by COOVER CONSULTANTS for property located at 4253 NORTH CROSSOVER ROAD. The property is zoned P-1, INSTITUTIONAL and contains approximately 9.58 acres. The request is to build additional 5,877 sq. ft. to existing building with associated parking.

Planner: Quin Thompson

2. LSD 13-4425: Large Scale Development (TWIN CREEK VILLAGE LOT 19B-4, 173): Submitted by MCCLELLAND ENGINEERING for property located at TWIN CREEK VILLAGE LOT 19B-4. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.16 acres. The request is to build a 5,602 square foot medical office building with associated parking.

Planner: Quin Thompson

3. LSD 13-4427: Large Scale Development (2402 N. COLLEGE AVE./CVS PHARMACY, 290): Submitted by BOOS DEVELOPMENT for property located at 2402 NORTH COLLEGE AVENUE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.77 acres. The request is to build a 13,225 square foot pharmacy with associated parking.

Planner: Andrew Garner

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

4. PLA 13-4426: Property Line Adjustment (2402 N. COLLEGE AVE./CVS PHARMACY, 290): Submitted by BOOS DEVELOPMENT for property located at 2402 NORTH COLLEGE AVENUE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains two tracts with approximately 4.13 acres. The request is to adjust the property lines to result in tracts of 1.77 and 2.36 acres.

Planner: Andrew Garner

5. PLA 13-4432: Property Line Adjustment (1320 E. HUNTSVILLE RD./DAUGHERTY, 000): Submitted by BATES AND ASSOCIATES for property located at 1320 EAST HUNTSVILLE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains two tracts with approximately 1.28 acres. The request is to adjust the property lines to result in tracts of 0.66 and 0.61 acres.

Planner: Quin Thompson

6. CUP 13-4429: Conditional Use Permit (N. OF CULPEPPER ASSISTED LIVING ON HWY 265/FAYETTEVILLE MEMORY CARE, 099): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF CULPEPPER ASSISTED LIVING ON HWY 265. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 12.88 acres. The request is for a conditional use permit to allow a memory care facility (Use Unit 4) in an R-A zoning district.
Planner: Jesse Fulcher

7. CUP 13-4430: Conditional Use Permit (22 S. STONEBRIDGE RD./MAHAFFEY, 489): Submitted by JORGENSEN AND ASSOCIATES for property located at 22 SOUTH STONEBRIDGE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 18.23 acres. The request is to allow a tandem lot.
Planner: Jesse Fulcher

8. CUP 13-4431: Conditional Use Permit (528 N. LINDELL AVE./WESLEY FOUNDATION, 444): Submitted by JORGENSEN AND ASSOCIATES for property located at 528 NORTH LINDELL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains approximately 0.22 acres. The request is for a conditional use permit to allow a student ministry (Use Unit 4), in a RMF-40 zoning.
Planner: Andrew Garner

9. VAC 13-4428: Vacation (4291 BLACK CANYON ST./HAMPTONS LOT 18, 608): Submitted by ENGINEERING SERVICES, INC. for property located at 4291 BLACK CANYON STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.23 acre. The request is to vacate an existing pedestrian access easement on the subject property.
Planner: Jesse Fulcher

All interested parties may appear and be heard at the public hearings. A copy of the proposed amendments and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions. Interpreters or TDD for hearing impaired are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.