



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, OCTOBER 14, 2013 AT 9:00 a.m.
ROOM 111, CITY ADMINISTRATION BUILDING

And

AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE
WEDNESDAY, OCTOBER 16, 2013 AT 9:00 a.m.
ROOM 326, CITY ADMINISTRATION BUILDING

ITEMS FOR TECHNICAL PLAT REVIEW:

Old Business:

1. SIP 13-4505: Small Site Improvement Plan (4520 N. CROSSOVER RD./NELSON-BERNA, 99): Submitted by ENGINEERING SERVICES for property located at 4520 NORTH COSCOVER ROAD. The property is zoned R-O. RESIDENTIAL- OFFICE and contains approximately 3.12 acres. The request is to build 7,500 sq. ft. of additional parking and a new driveway.

Planner: Jesse Fulcher

2. SIP 13-4492: Small Site Improvement Plan (CORNER OF W. WATSON ST. & N. ST. CHARLES AVE./DICKSON ST. APARTMENTS, 484): Submitted by MCLELLAND CONSULTING ENGINEERS for property located at the CORNER OF WEST WATSON STREET AND NORTH SAINT CHARLES AVENUE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.98 acres. The request is to build 152 units with associated parking.

Planner: Quin Thompson

3. SIP 13-4457: Site Improvement Plan (PARKER INVESTMENTS/4762 & 4768 CASTLEWOOD LANE, 99): Submitted by BLEW AND ASSOCIATES for property located at 4762 & 4768 CASTLEWOOD LANE. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.58 acres. The request is to develop two adjacent lots with two office buildings of 3,016 square feet each.

Planner: Quin Thompson

4. LSD 13-4490: Large Scale Development (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 174): Submitted by CRAFTON TULL for property located at 1923 EAST JOYCE BOULEVARD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 9.26 acres. The request is to build a fitness center and assisted living center with associated parking.

Planner: Jesse Fulcher

New Business:

5. PPL 13-4483: Preliminary Plat (1707 W. NETTLESHIP ST./UNIVERSITY BROWNSTONES, 520): Submitted by BLEW AND ASSOCIATES for property located at 1707 WEST NETTLESHIP STREET. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 4.75 acres. The request is for a subdivision with 28 residential lots.

Planner: Jesse Fulcher

6. LSD 13-4524: Large Scale Development (INTERSECTION OF W. CENTER ST. & S. HILL AVE./HARVEY'S HILL, 483): Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at the INTERSECTION OF WEST CENTER STREET AND SOUTH HILL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and DG, DOWNTOWN GENERAL and contains approximately 2.08 acres. The request is to build 175 units with parking deck.
Planner: Andrew Garner

7. LSD 13-4523: Large Scale Development (3399 W. BLACK FOREST DR./NW MEDICAL CLINIC, 440): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3399 WEST BLACK FOREST DRIVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.83 acres. The request is to build 13,477 sq. ft. medical clinic with associated parking.
Planner: Andrew Garner

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

8. ADM 13-4526: Administrative Item (617 N. COLLEGE AVE./MGB PHOTO, 445): Submitted by MALLORY BERRY for property located at 617 NORTH COLLEGE AVENUE. The property contains approximately 0.25 acre and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is a variance to allow for a temporary retail structure (airstream trailer) to remain on the property for longer than 90 days.
Planner: Quin Thompson

9. ADM 13-4527: Administrative Item (731 S. RAZORBACK RD./PRESTRIDGE, 560): Submitted by RUSTY PRESTRIDGE for property located at 731 SOUTH RAZORBACK ROAD. The property contains approximately 0.99 acre and is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL. The request is a variance to allow for a temporary retail structure to remain on the property for longer than 90 days.
Planner: Quin Thompson

10. ADM 13-4528: Administrative Item (112 W. BOLES ST./OLD BUILDING, 484): Submitted by OLD BUILDINGS, LLC for property located at 112 WEST BOLES STREET. The property contains approximately 0.08 acre and is zoned NC, NEIGHBORHOOD CONSERVATION. The request is a variance to allow additional parking.
Planner: Jesse Fulcher

11. CUP 13-4507: Conditional Use Permit (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 174): Submitted by CRAFTON TULL for property located at 1923 EAST JOYCE BOULEVARD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 9.26 acres. The request is for a conditional use permit to allow an Assisted Living Facility (Use Unit 4), in a RMF-24 zoning and for a parking reduction.
Planner: Jesse Fulcher

12. CUP 13-4522: Conditional Use Permit (3399 W. BLACK FOREST DR./NW MEDICAL CLINIC, 440): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3399 WEST BLACK FOREST DRIVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.83 acres. The request is for parking above the maximum allowed by UDC.
Planner: Andrew Garner

13. RZN 13-4520: Rezone (S. OF MARTIN LUTHER KING BLVD. AND EAST OF S. BEECHWOOD/EATON, 560): Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF MARTIN LUTHER KING BOULEVARD AND EAST OF SOUTH BEECHWOOD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 12.48 acres. The request is rezone the property to CS, COMMUNITY SERVICES.
Planner: Quin Thompson

14. RZN 13-4521: Rezone (2468 N. CROSSOVER RD./LYNWOOD ESTATES, 294): Submitted by BEN ISRAEL for property located at 2468 NORTH CROSSOVER ROAD. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE and contains approximately 4.66 acres. The request is rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.
Planner: Andrew Garner

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.