



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 28, 2013 AT 9:00 a.m.  
ROOM 111, CITY ADMINISTRATION BUILDING

*And*

**AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE**  
WEDNESDAY, OCTOBER 30, 2013 AT 9:00 a.m.  
ROOM 326, CITY ADMINISTRATION BUILDING

***ITEMS FOR TECHNICAL PLAT REVIEW:***

**New Business:**

**1. LSP 13-4537: Lot Split (CORNER N. HAZELTINE DR. & W. WINTER EVEING PL./HOSKINS, 361):** Submitted by BATES & ASSOCIATES for property located at the CORNER OF NORTH HAZELTINE DRIVE AND WEST WINTER EVEING PLACE. The property contains approximately 0.50 acre and is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE. The request is for a lot split resulting in three tracts of approximately 0.17, 0.18, and 0.14 acres.

Planner: Quin Thompson

**2. LSD 13-4534: Large Scale Development (1805 W. MARTIN LUTHER KING BLVD./DUNKIN DONUTS, 520):** Submitted by CRAFTON TULL for property located at 1805 W. MARTIN LUTHER KING BOULEVARD. The property is zoned CS, Community Services and contains approximately 1.43 acres. The request is to build a 2,600 square foot restaurant.

Planner: Jesse Fulcher

***ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:***

**3. PLA 13-4532: Property Line Adjustment (5648 W JESSANDERSON RD./NOTTENKAMPER, 358):** Submitted by JORGENSEN & ASSOCIATES for property located at 5648 W JESSANDERSON ROAD. The property is in the Planning Area and contains two lots containing 28.31 and 2.72 acres. The request is to adjust the tracts into two lots containing 24.76 and 6.27 acres.

Planner: Jesse Fulcher

**4. VAC 13-4533: Vacation (2732 & 2734 WILDWOOD/LEGACY, 363):** Submitted by BATES & ASSOCIATES for property located at the 2732 & 2734 WILDWOOD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.15 acre. The request is to vacate a utility and drainage easements.

Planner: Quin Thompson

**5. CUP 13-4535: Conditional Use Permit (1481 W. VAN ASCHE DR./NWA TOWING & RECOVERY, 209):** Submitted by AMANDA MANNING for property located at 1481 WEST VAN ASCHE DRIVE. The property contains approximately 2.68 acres and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is to operate a towing facility and impound yard on the property.

Planner: Andrew Garner

**6. RZN 13-4536: Rezone (4310 W. MARTIN LUTHER KING BLVD./EDWARDS, 594):** Submitted by BATES & ASSOCIATES, INC. for property located at 4310 WEST MARTIN LUTHER KING BOULEVARD. The property contains approximately 4.42 acres and is zoned R-A, Residential Agricultural. The request is rezone the property to C-1, Neighborhood Commercial.

Planner: Andrew Garner

**7. RZN 13-4538: Rezone (RAZORBACK RD./VICTORY COMMONS, 560):** Submitted by PARADIGM DEVELOPMENT for property located at RAZORBACK ROAD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 5.17 acres. The request is to rezone the property to UT, Urban Thoroughfare. Planner: Quin Thompson

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.