



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
TUESDAY, NOVEMBER 12, 2013 AT 9:00 a.m.
ROOM 111, CITY ADMINISTRATION BUILDING

And

AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE
WEDNESDAY, NOVEMBER 13, 2013 AT 9:00 a.m.
ROOM 326, CITY ADMINISTRATION BUILDING

ITEMS FOR TECHNICAL PLAT REVIEW:

Old Business:

1. LSD 13-4483: Large Scale Development (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 1.00 acre. The request is to construct two buildings with 13 residential units.
Planner: Jesse Fulcher

New Business:

2. LSD 13-4549: Large Scale Development (SLIM CHICKENS/WEDINGTON, 400): Submitted by JORGENSEN & ASSOCIATES for property located at the NORTHEAST CORNER OF WEDINGTON AND GOLF CLUB DRIVE. The property is zoned R-PZD THE LINKS and contains 1.04 acres. The request is to build a 3,100 square foot drive-thru restaurant with associated parking.
Planner: Andrew Garner

3. LSP 13-4550: Lot Split (SLIM CHICKENS/WEDINGTON, 400): Submitted by JORGENSEN & ASSOCIATES for property located at the NORTHEAST CORNER OF WEDINGTON AND GOLF CLUB DRIVE. The property is zoned R-PZD THE LINKS and contains 2.79 acres. The request is to split the property into two tracts containing approximately 1.04 and 1.75 acres.
Planner: Andrew Garner

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

4. PLA 13-4555: Property Line Adjustment (509/521 COLLEGE/OSBORNE, 445): Submitted by ALAN REID & ASSOCIATES for property located at 509/521 N. COLLEGE. The property is zoned DG, DOWNTOWN GENERAL AND C-2, THOROUGHFARE COMMERCIAL and contains three tracts of 0.34, 0.34 and 0.34 acres. The request is to adjust the tracts into two tracts of 0.50 and 0.54 acres.
Planner: Jesse Fulcher

5. PLA 13-4551: Property Line Adjustment (GULLY/SASSAFRASS HILL/LUCKN FARMS, 181): Submitted by ALAN REID & ASSOCIATES for property located at 3760 N GULLEY ROAD. The property is in the PLANNING AREA and contains two tracts of 25.01 and 3.72 acres. The request is to adjust the tracts into two tracts of 26.35 and 2.38 acres.
Planner: Quin Thompson

6. VAC 13-4544: Vacation (HARVEY'S HILL/CENTER & DUNCAN, 522): 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 vacate a 25' utility easement.

Planner: Andrew Garner

7. ADM 13-4542: Administrative Item (617 N. COLLEGE AVE./KONA COAST, 445): Submitted by ABBIE ROSE 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: Jesse Fulcher

8. RZN 13-4546: Rezone (4377 HUNTSVILLE ROAD/BALDWIN CHURCH OF CHRIST, 569): Submitted by JORGENSEN & ASSOCIATES for property located at 4377 HUNTSVILLE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY FOUR UNITS PER ACRE and contains approximately 2.07 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Quin Thompson

9. RZN 13-4547: Rezone (MLK/BEECHWOOD/EATON, 521): Submitted by JORGENSEN & ASSOCIATES for property located at 1541/1555/1561 MARTIN LUTHER KING BLVD. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 1.54 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Quin Thompson

10. RZN 13-4548: Rezone (MCMILLAN ESTATES, 441): Submitted by JORGENSEN & ASSOCIATES for property located at SOUTHEAST CORNER OF I-540 AND WEDINGTON DRIVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.61 acres. The request is to rezone the property to UT, Urban Thoroughfare.

Planner: Andrew Garner

11. RZN 13-4552: Rezone (PARK WEST, 209): Submitted by ENGINEERING SERVICES for property located at HWY 112, NORTH OF TRUCKERS DRIVE. The property is zoned R-PZD PARK WEST and contains approximately 25.90 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jesse Fulcher

12. RZN 13-4553: Rezone (WEDINGTON CIRCLE, 404): Submitted by JOHN SCHMELZLE for property located at WEST OF WEDINGTON DRIVE AND GARLAND AVENUE. The property is zoned R-PZD WEDINGTON CIRCLE and contains approximately 5.46 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

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.