



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, DECEMBER 16, 2013 AT 9:00 a.m.
ROOM 111, CITY ADMINISTRATION BUILDING

And

AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE
WEDNESDAY, DECEMBER 18, 2013 AT 9:00 a.m.
ROOM 326, CITY ADMINISTRATION BUILDING

ITEMS FOR TECHNICAL PLAT REVIEW:

New Business:

1. LSP 13-4577: Lot Split (EAST OF STONE MOUNTAIN DRIVE/R.BRISEL, 489): Submitted by JORGENSEN & ASSOCIATES for property located EAST OF THE DEAD END OF STONE MOUNTAIN DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 38.25 acres. The request is to split the property into two tracts containing approximately 3.77 and 34.48 acres.
Planner: Quin Thompson

2. LSP 13-4580: Lot Split (828 S. ROSE AVENUE/MARVIN, 560): Submitted by BLEW AND ASSOCIATES for property located at 828 S. ROSE AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 0.90 acre. The request is to split the property into four tracts containing approximately 0.25, 0.25, 0.20, and 0.20 acres.
Planner: Andrew Garner

3. FPL 13-4585: Final Plat (NORTHWEST OF MISSION BOULEVARD AND SHELTON ROAD/CHAPEL VIEW, 259): Submitted by BATES AND ASSOCIATES for property located NORTHWEST OF MISSION BOULEVARD AND SHELTON ROAD. The property is in the PLANNING AREA and contains approximately 22.88 acres. The request is for final plat approval of a residential subdivision with eighteen single family lots.
Planner: Andrew Garner

4. LSP 13-4570: Lot Split (NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE/KUM & GO, 329): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 23.69 acres. The request is to split the property into two tracts containing approximately 1.69 and 22.00 acres.
Planner: Jesse Fulcher

5. LSD 13-4568: Large Scale Development (NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE/KUM & GO, 329): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.69 acres. The request is to build a 4,991 square foot gas station with associated parking.
Planner: Jesse Fulcher

6. LSD 13-4582: Large Scale Development (2501 S. ARMSTRONG AVENUE/BRIGHT TECHNOLOGY, 643): Submitted by WILLIAM RUDASILL for property located at 2501 SOUTH ARMSTRONG AVENUE. The property is zoned I-2, GENERAL INDUSTRIAL and contains 39.2 acres. The request is an 80,000 square foot expansion to the existing warehouse in two 40,000 square foot phases with associated parking.
Planner: Quin Thompson

7. LSD 13-4583: Large Scale Development (495 W. DICKSON STREET/WALTON ART CENTER, 484): Submitted by CRAFTON TULL AND ASSOCIATES for property located at 495 WEST DICKSON STREET. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 4.13 acres. The request is for an expansion to the existing building.
Planner: Jesse Fulcher

8. LSD 13-4586: Large Scale Development (560 N. RUPPLE ROAD/BOYS AND GIRLS CLUB, 439): Submitted by BATES AND ASSOCIATES for property located at 560 NORTH RUPPLE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 9.51 acres. The request is for a 7,500 square foot expansion to the existing building.
Planner: Jesse Fulcher

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

9. ADM 13-4584: Administrative Item (617 N. COLLEGE AVENUE/ZUPPA ZUPPA, 445): Submitted by ANN HARRIS for property located at 617 NORTH COLLEGE AVENUE. The property contains approximately 0.25 acres and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is for a variance to allow a temporary retail structure (airstream trailer) to remain on the property for longer than 90 days.
Planner: Quin Thompson

10. PLA 13-4555: Property Line Adjustment (3220 N. OAKLAND ZION ROAD/REO HOLDING, 218): Submitted by BLEW AND ASSOCIATES for property located at 3220 NORTH OAKLAND ZION ROAD. The property is in the PLANNING AREA and contains three tracts of 5.00, 3.01, and 47.81 acres. The request is to adjust the property into three tracts of 8.01, 32.98, and 14.83 acres.
Planner: Quin Thompson

11. CUP 13-4569: Conditional Use Permit (NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE/KUM & GO, 329): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER MOUNT COMFORT ROAD AND SHILOH DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.69 acres. The request is for a conditional use permit to allow additional parking. Planner: Jesse Fulcher

12. CUP 13-4574: Conditional Use Permit (825 S. STONEBRIDGE ROAD/HAMMANS, 566): Submitted by HOWARD HAMMANS JR. for property located at 825 SOUTH STONEBRIDGE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.02 acres. The request is for a conditional use permit to allow a Plant Nursery (Use Unit 2), City-wide used by conditional use permit.
Planner: Andrew Garner

13. CUP 13-4575: Conditional Use Permit (500 N. VINSON AVENUE/HOUSE FAMILY, 447): Submitted by HELLER CAD CONSULTING for property located at 500 NORTH VINSON AVENUE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is for a conditional use permit to allow two tandem lots.
Planner: Quin Thompson

14. CUP 13-4576: Conditional Use Permit (EAST OF STONE MOUNTAIN DRIVE/R.BRISEL, 489): Submitted by JORGENSEN & ASSOCIATES for property located EAST OF THE DEAD END OF STONE MOUNTAIN DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 38.25 acres. The request is for a conditional use permit to allow a tandem lot.
Planner: Quin Thompson

15. VAC 13-4567: Vacation (1851 E. HUNTSVILLE ROAD/KUM AND GO, 565): Submitted by CEI ENGINEERING for property located at 1851 EAST HUNTSVILLE ROAD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.93 acres. The request is to vacate a water/sewer easement.
Planner: Jesse Fulcher

16. VAC 13-4587: Vacation (1285 E. MILSAP ROAD/CHRISTIAN LIFE CATHEDRAL, 213): Submitted by JORGENSEN AND ASSOCIATES for property located at 1285 E. MILSAP ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.83 acres. The request is to vacate unconstructed right-of-way.
Planner: Jesse Fulcher

17. RZN 13-4571: Rezone (NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE/WEDINGTON NEIGHBORHOOD PLAN ZONE 1, 400): Submitted by CITY OF FAYETTEVILLE PLANNING DIVISION for properties located at the NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contain approximately 11.30 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.
Planner: Quin Thompson

18. RZN 13-4572: Rezone (NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. RUPPLE ROAD/WEDINGTON NEIGHBORHOOD PLAN ZONE 3, 400): Submitted by CITY OF FAYETTEVILLE PLANNING DIVISION for properties located at the NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. RUPPLE ROAD. The properties are zoned R-O, RESIDENTIAL OFFICE, C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contain approximately 5.65 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.
Planner: Quin Thompson

19. RZN 13-4573: Rezone (825 S. STONEBRIDGE ROAD/HAMMANS, 566): Submitted by HOWARD HAMMANS JR. for property located at 825 SOUTH STONEBRIDGE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.02 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES. Planner: Andrew Garner

20. RZN 13-4578: Rezone (6316 W. WEDINGTON DRIVE/MORLAN, 396): Submitted by WILLIAM JENKINS for property located at 6316 W. WEDINGTON DRIVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.87 acre. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.
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.