



THE CITY OF FAYETTEVILLE, ARKANSAS

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

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**AGENDA FOR A MEETING OF THE IN-HOUSE PLAT REVIEW COMMITTEE**

TUESDAY, JANUARY 27, 2014 AT 9:00 a.m.  
ROOM 111, CITY ADMINISTRATION BUILDING

*And*

**AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE**

WEDNESDAY, JANUARY 29, 2014 AT 9:00 a.m.  
ROOM 326, CITY ADMINISTRATION BUILDING

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

**New Business:**

**1. LSP 14-4622: Lot Split (HWY 112 PARK WEST/LEGACY BANK, 208):** Submitted by ENGINEERING SERVICES, INC. for property located at HWY 112, NORTH OF TRUCKERS DRIVE. The property is in zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT AND COMMUNITY SERVICES and contains 106.10 acres. The request is to split the property into two tracts containing approximately 80.20 and 25.90 acres. Planner: Jesse Fulcher

**2. LSD 13-4581: Large Scale Development (W. OF MITCHELL ST. ON S. SANG AVE./CHATEAU SPRINGS, 520):** Submitted by BLEW AND ASSOCIATES for property located WEST OF MITCHELL STREET ON SOUTH SANG AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.18 acre. The request is to construct one building with 10 residential units. Planner: Quin Thompson

**3. FPL 14-4620: Final Plat (NORTH OF COBBLESTONE SUBDIVISION PH. II/COBBLESTONE PH. III, 207):** Submitted by JORGENSEN AND ASSOCIATES for property located north of COBBLESTONE SUBDIVISION PH. II. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 15.91 acres. The request is for final plat approval of a residential subdivision with 59 single family lots. Planner: Andrew Garner

**4. PPL 14-4616: Preliminary Plat (NE CORNER OF SALEM RD AND PERSIMMON ST/THE TOWNHOMES @ FOREST HILLS, 440):** Submitted by MORRISON SHIPLEY ENGINEERING for property located AT THE NORTHEAST CORNER OF SALEM ROAD AND PERSIMMON STREET. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.86 acres. The request is for a residential subdivision with 31 single family lots. Planner: Jesse Fulcher

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

**5. VAC 14-4617: Vacation (1144 N. FUTRALL DR./CORNERSTONE, 402):** Submitted by BLEW AND ASSOCIATES for property located at 1144 NORTH FUTRALL DRIVE. The property is zoned R-O, RESIDENTIAL-OFFICE AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 7.94 acres. The request is to vacate part of a utility easement. Planner: Quin Thompson

**6. VAC 14-4621: Vacation (EAST OF BEACHWOOD/SOUTH OF THE RAILROAD TRACKS/SPECIALIZED REAL ESTATE, 560):** Submitted by JORGENSEN AND ASSOCIATES for property located EAST OF BEACHWOOD AND SOUTH OF THE RAILROAD TRACKS. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 16.30 acres. The request is to vacate a 20-foot utility easement throughout the property.

Planner: Quin Thompson

**7. VAC 14-4623: Vacation (229 N. SCHOOL ST./PARKING DECK, 484):** Submitted by THE CITY OF FAYETTEVILLE for property located at 229 NORTH SCHOOL STREET. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 1.16 acres. The request is to vacate a utility easement and excess right-of-way.

Planner: Jesse Fulcher

**8. RZN 14-4618: Rezone (SW CORNER OF PADDOCK LN AND HAPPY HOLLOW RD/PADDOCK SD, 526):** Submitted by BLEW AND ASSOCIATES for property located AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.77 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Jesse Fulcher

**9. RZN 14-4619: Rezone (6350 W. SELLERS RD./WINDSOR, 513):** Submitted by BLEWS AND ASSOCIATES for property located at 6350 WEST SELLERS ROAD. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE and contains approximately 5.00 acres. 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.