



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, FEBRUARY 24, 2014 AT 9:00 a.m.
ROOM 111, CITY ADMINISTRATION BUILDING

And

AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE
WEDNESDAY, FEBRUARY 26, 2014 AT 9:00 a.m.
ROOM 326, CITY ADMINISTRATION BUILDING

ITEMS FOR TECHNICAL PLAT REVIEW:

New Business:

1. LSP 14-4642: Lot Split (6108 CLAYTON POWELL RD./YAZWINSKI, 260): Submitted by CASTER AND ASSOCIATES for property located at 6108 CLAYTON POWELL RD. The property is in IN THE PLANNING AREA and contains 10.00 acres. The request is to split the property into two tracts containing approximately 8.43 and 1.57 acres.

Planner: Jesse Fulcher

2. SIP 14-4646: Small Site Improvement Plan (720 W. 15TH ST./STUDIO APARTMENTS, 561): Submitted by EB LANDWORKS for property located at 720 W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY 24 UNITS PER ACRE and contains approximately 0.33 acres. The request is for a six studio unit building with carports.

Planner: Quin Thompson

3. SIP 14-4647: Small Site Improvement Plan (4253 N. CROSSOVER /VANTAGE POINT HOSPITAL, 138): Submitted by INGRAM CIVIL ENGINEERING for property located at 4253 N. CROSSOVER RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 9.56 acres. The request is for a one story 6-bed addition to Vantage Point Hospital.

Planner: Quin Thompson

4. FPL 14-4644: Final Plat (SW CORNER OF MOUNTAIN RANCH AND PERSIMMON/PARK PLACE AT MOUNTAIN RANCH PHASE I, 479): Submitted by JORGENSEN AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF MOUNTAIN RANCH AND PERSIMMON. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.43 acres. The request is for final plat approval of a residential subdivision with 3 single family lots.

Planner: Andrew Garner

5. LSD 14-4640: Large Scale Development (SOUTHWEST CORNER OF SHILOH AND FOXGLOVE/CRAIN AUTOMOTIVE, 287): Submitted by JORGENSEN AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF SHILOH AND FOXGLOVE. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT/SPRINGWOODS and contains 6.61 acres. The request is for a 30,000 square foot retail and service building and display lot.

Planner: Jesse Fulcher

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

6. PLA 14-4643: Property Line Adjustment (CRESCENT LAKE S/D LOTS 22 & 23/CROSNO, 607): Submitted by BATES AND ASSOCIATES for property located at LOTS 22 AND 23 OF CRESCENT LAKE S/D. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY 4 UNITS PER ACRE, and contains two tracts totaling approximately 0.45 acres. The request is to adjust the property into one tract of 0.45 acres.

Planner: Quin Thompson

7. PLA 14-4639: Property Line Adjustment (SOUTHWEST CORNER OF SHILOH AND FOXGLOVE/CRAIN AUTOMOTIVE, 287): Submitted by JORGENSEN AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF SHILOH AND FOXGLOVE. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and contains four tracts totaling approximately 6.61 acres. The request is to adjust the property into one tract of 6.61 acres.

Planner: Jesse Fulcher

8. RZN 14-4645: Rezone (NORTH OF ALBERTA ST. AND WEST OF THE COVES./THE COVES, 555): Submitted by KIM HESSE for property located at NORTH OF ALBERTA ST. AND WEST OF THE COVES. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.22 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Jesse Fulcher

9. CUP 14-4649: Conditional Use (FOREST HILLS PZD/FREDDY'S FROZEN CUSTARD, 440): Submitted by CDS DEVELOPMENT SERVICES for property located at LOT 15 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.35 acres. The request is for a conditional use permit to allow more parking than allowed by code.

Planner: Jesse Fulcher

10. ADM 14-4648: Administrative Item (FOREST HILLS PZD, 440): Submitted by JOHN ALFORD for property located in PLANNING AREA 1 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.41 acres. The request is to amend the architectural design standards for Planning Area 1.

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.