



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**  
MONDAY, FEBRUARY 10, 2014 AT 9:00 a.m.  
ROOM 111, CITY ADMINISTRATION BUILDING

*And*

**AGENDA FOR A MEETING OF THE TECHNICAL PLAT REVIEW COMMITTEE**  
WEDNESDAY, FEBRUARY 12, 2014 AT 9:00 a.m.  
ROOM 326, CITY ADMINISTRATION BUILDING

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

**Old Business:**

**1. 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

**2. 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: Andrew Garner

**New Business:**

**3. LSIP 14-4627: Large Site Improvement Plan (SE CORNER OF BEECHWOOD AND MLK/BEECHWOOD, 521):** Submitted by JORGENSEN AND ASSOCIATES for property located at THE SE CORNER OF BEECHWOOD AND MLK. The property is zoned CS, COMMUNITY SERVICES and contains approximately 16.30 acres. The request is to build approximately 213 cottage style apartments and multi-level townhouse units with a clubhouse. Planner: Quin Thompson

**4. LSD 14-4629: Large Scale Development (1249 W. CATO SPRINGS/MOON DISTRIBUTORS, 638):** Submitted by CIVIL DESIGN ENGINEERS for property located at 1249 W. CATO SPRINGS. The property is zoned I-1, HEAVY COMMERCIAL LIGHT INDUSTRIAL and contains 10.85 acres. The request is for a 12,854 square foot warehouse with 2,465 square feet of office space. Planner: Jesse Fulcher

**5. LSD 14-4631: Large Scale Development (NW CORNER OF DRAKE AND COLLEGE/O'REILLY'S, 290):** Submitted by BUDDY WEBB ARCHITECT for property located at THE NORTHWEST CORNER OF DRAKE AND COLLEGE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains 2.57 acres. The request is for a 7,453 square foot auto parts store. Planner: Jesse Fulcher

**6. SIP 14-4633: Small Site Improvement Plan (1303 OAKLAND/1303 OAKLAND, 405):** Submitted by BATES AND ASSOCIATES for property located at 1303 N OAKLAND. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY 24 ACRES PER ACRE and contains approximately 0.46 acres. The request is for six 1-bedroom flats and four 2-bedroom townhomes.

Planner: Quin Thompson

**7. SIP 14-4632: Small Site Improvement Plan (LAKE SEQUOYAH /LAKE SEQUOYAH, 573):** Submitted by BATES AND ASSOCIATES for property located at LAKE SEQUOYAH. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 1.65 acres. The request is to remove accumulated sediment from the lake.

Planner: Quin Thompson

**8. FPL 14-4624: Final Plat (1730 N. OLD WIRE RD/COTTAGES AT OLD WIRE, 369):** Submitted by BATES AND ASSOCIATES for property located at 1730 N. OLD WIRE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.64 acres. The request is for final plat approval of a residential subdivision with 53 single family lots.

Planner: Andrew Garner

**9. PPL 14-4630: Preliminary Plat (END OF MARKS MILL LN/FAYETTEVILLE OVERLOOK, 368):** Submitted by BLEW AND ASSOCIATES for property located at THE END OF MARKS MILL LANE. The property is zoned R-O, RESIDENTIAL OFFICE AND RSF-4, RESIDENTIAL SINGLE FAMILY 4 UNITS PER ACRE and contains approximately 16.6 acres. The request is for a residential subdivision with 54 single family lots.

Planner: Jesse Fulcher

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

**10. PLA 14-4626: Property Line Adjustment (SW CORNER OF WEDINGTON AND SALEM./FOREST HILLS LOTS 15&16, 440):** Submitted by CEI ENGINEERING ASSOCIATES for property located at THE SOUTHWEST CORNER OF WEDINGTON AND SALEM. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains two tracts totaling approximately 2.49 acres. The request is to adjust the property into two tracts of 1.35 and 1.14 acres.

Planner: Jesse Fulcher

**11. PLA 14-4628: Property Line Adjustment (SE CORNER OF BEECHWOOD AND MLK./BEECHWOOD, 521):** Submitted by JORGENSEN AND ASSOCIATES for property located at THE SE CORNER OF BEECHWOOD AND MLK. The property is zoned CS, COMMUNITY SERVICES, and contains five tracts totaling approximately 16.14 acres. The request is to adjust the property into one tract of 16.14 acres.

Planner: Jesse Fulcher

**12. PLA 14-4625: Property Line Adjustment (6236 W. WEDINGTON/SPEARS, 521):** Submitted by LEONARD GABBARD for property located at 6236 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURE, and contains two tracts totaling approximately 8.32 acres. The request is to adjust the property into two tracts of 2.17 and 6.15 acres.

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.