



AGENDA

Plat Review Meeting
March 19, 2014
9.00 PM
113 W. Mountain, Room 111

City Staff: Andrew Garner, City Planning Director

Old Business

1. 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. P l a n n e r :

Andrew Garner

2. 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. P l a n n e r :

Andrew Garner

3. SSIP 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. P l a n n e r : Quin

Thompson

New Business:

4. LSP 14-4663: Lot Split (1328 S. SCHOOL AVE./FERDOSI, 562): Submitted by BLEW AND ASSOCIATES for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 2.28 acres. The request is to split the property into two tracts containing approximately 1.14 acres each. P l a n n e r : Jesse Fulcher

5. LSP 14-4664: Lot Split (NORTH OF JOYCE, WEST OF VANTAGE/BELLAFONT LOT 5, 175): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF JOYCE, WEST OF VANTAGE. The property is zoned C-3, CENTRAL COMMERCIAL and contains 3.55 acres. The request is to split the property into three tracts containing approximately 1.42, 1.27, and 0.85 acres. P l a n n e r : Andrew Garner

6. LSIP 14-4667: Large Site Improvement Plan (SOUTHWEST CORNER OF RAZORBACK AND 15TH ST./RAZORBACK STUDENT HOUSING, 599): Submitted by CRAFTON TULL AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF RAZORBACK AND 15TH. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.42 acres. The request is for 76 multi-family dwellings in two four-story buildings. P l a n n e r : Andrew Garner

7. SSIP 14-4670: Small Site Improvement Plan (4310 W. MARTIN LUTHER KING BLVD./ OLD TYME DONUTS, 594): Submitted by BATES AND ASSOCIATES for property located at 4310 MARTIN LUTHER KING BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.74 acres. The request is for a 2,084 square foot donut shop and drive-thru with 24 parking spaces.
Planner: Andrew Garner

8. LSD 14-4654: Large Scale Development (NORTH OF CULPEPPER/FAYETTEVILLE MEMORY, 099): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF CULPEPPER PLACE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains 16.56 acres. The request is for a 64,000 square foot assisted living facility.
Planner: Jesse Fulcher

9. LSD 14-4665: Large Scale Development (NORTH OF JOYCE, WEST OF VANTAGE/ BELLAFONT LOT 5, 175): Submitted by JORGENSEN AND ASSOCIATES for property located at NORTH OF JOYCE, WEST OF VANTAGE. The property is zoned C-3, CENTRAL COMMERCIAL and contains 2.12 acres. The request is for construction of two office buildings of 14,361 square feet and 8,586 square feet.
Planner: Andrew Garner

10. LSD 14-4669: Large Scale Development (1920 W. MARTIN LUTHER KING BLVD./ WHATABURGER, 175): Submitted by KIMLEY-HORN for property located at 1920 W. MARTIN LUTHER KING BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains 1.31 acres. The request is for a 3,197 square foot restaurant and drive-thru with 41 parking spaces.
Planner: Jesse Fulcher

11. PPL 14-4666: Preliminary Plat (EAST SIDE OF GULLEY RD. AND NORTH OF OVERTON S/D, 220): Submitted by JORGENSEN AND ASSOCIATES for property located at THE EAST SIDE OF GULLEY RD AND NORTH OF OVERTON S/D. The property is IN THE PLANNING AREA and contains approximately 14.93 acres. The request is for a residential subdivision with 12 single family lots.
Planner: Jesse Fulcher

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

12. PLA 14-4653: Property Line Adjustment (NORTH OF CULPEPPER PLACE/ FAYETTEVILLE MEMORY CARE, 099): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF CULPEPPER PLACE. The property is zoned R-A RESIDENTIAL AGRICULTURAL, and contains two tracts of 10.09 and 4.78 acres. The request is to adjust the property into two tracts of 9.14 and 5.73 acres.
Planner: Jesse Fulcher

13. PLA 14-4658: Property Line Adjustment (SOUTH SIDE OF MISSION, EAST OF GREENVIEW, 370): Submitted by ECOLOGICAL DESIGN GROUP, INC. for property located at THE SOUTH SIDE OF MISSION, EAST OF GREENVIEW. The property is zoned CS, COMMUNITY SERVICE; NC, NEIGHBORHOOD CONSERVATION, AND RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE, and contains seven tracts totaling approximately 28.95 acres. The request is to adjust the property into four tracts of 3.81, 2.69, 13.40, and 9.05 acres.
Planner: Andrew Garner

14. PLA 14-4671: Property Line Adjustment (3545 EAST GULLEY RD./ROGERSON, 370): Submitted by BLEW AND ASSOCIATES for property located at 3545 N. GULLEY RD. The property is IN THE PLANNING AREA, and contains two tracts totaling approximately 3.32 acres. The request is to adjust the property into two tracts of 1.69 and 1.63 acres.

Planner: Quin Thompson

15. VAC 14-4656: Vacation (2693 VALENCIA AVE./RIVERWOOD HOMES, 290): Submitted by RIVERWOOD HOMES for property located at 2693 VALENCIA AVE. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.22 acres. The request is to vacate part of a utility easement.

Planner: Quin Thompson

16. VAC 14-4655: Vacation (SOUTHWEST CORNER OF RAZORBACK AND 15TH./ RAZORBACK STUDENT HOUSING, 402): Submitted by CRAFTON TULL for property located at THE SOUTHWEST CORNER OF RAZORBACK AND 15TH. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.42 acres. The request is to vacate part of a utility easement.

Planner: Andrew Garner

17. RZN 14-4659: Rezone (WEST SIDE OF BEECHWOOD AND SOUTH OF THE DOMAIN/ BEECHWOOD PROPERTIES, 559): Submitted by JORGENSEN AND ASSOCIATES for property located at WEST SIDE OF BEECHWOOD, SOUTH OF THE DOMAIN. The property is zoned I-1, HEAVY COMMERCIAL LIGHT INDUSTRIAL and contains approximately 9.74 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Quin Thompson

18. CUP 14-4660: Conditional Use (1079 S. SCHOOL AVE./SHAUNFIELD, 562): Submitted by ADRIENNE SHAUNFIELD for property located at 1079 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.34 acres. The request is for a conditional use permit to allow off-site parking/shared parking agreement.

Planner: Jesse Fulcher

19. CUP 14-4657: Conditional Use (241 E. 13TH ST./REAGAN, 563): Submitted by WILLIAM REAGAN for property located at 241 E. 15TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 9.17 acres. The request is to allow reconstruction of an accessory structure (barn) that is more than 50% of the size of the principal structure.

Planner: Andrew Garner

20. CUP 14-4668: Conditional Use (3493 N. HIGHWAY 112/BIO-TECH PHARMACAL, 208): Submitted by ENGINEERING SERVICES, INC. for property located at 3493 N. HIGHWAY 112. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 31.13 acres. The request is for a 30,000 clean tech facility with 74 parking spaces.

Planner: Jesse Fulcher

21. I-PZD 14-4662: Industrial Planned Zoning District (701 W. North, 443): Submitted by JASON CORRAL for property located at the 701 W. NORTH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.76 acres. The request is zoning approval for an Industrial Planned Zoning District for a micro-brewery in an existing building.

Planner: Quin Thompson