

Plat Review Meeting
May 14, 2014
9.00 AM
113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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.

Planner: Andrew Garner

New Business:

2. LSP 14-4734: Lot Split (6444 HAHNDO LN./HAHN, 651): Submitted by ALAN REID & ASSOCIATES for property located at 6444 HAHNDO LANE. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 35.30 acres. The request is to split the property into four tracts containing approximately 5.25, 12.20, 13.42, and 4.43 acres.

Planner: Quin Thompson

3. LSP 14-4737: Lot Split (2966 N. ALTUS DR/ABERNATHY, 258): Submitted by BLEW & ASSOCIATES for property located at 2966 ALTUS DRIVE. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 9.54 acres. The request is to split the property into two tracts containing approximately 7.75 and 1.79 acres.

Planner: Jesse Fulcher

4. LSD 14-4727: Large Scale Development (3875 N. SHILOH DR/DISCOUNT TIRE, 174): Submitted by VASQUEZ ENGINEERING for property located at 3875 N. SHILOH DR.. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.47 acres. The request is for construction of a 7,322 square foot retail store.

Planner: Jesse Fulcher

ITEMS FOR IN-HOUSE (STAFF) REVIEW ONLY:

5. PLA 14-4724: Property Line Adjustment (REGIONAL PARK/MT. KESSLER RESERVE, 673): Submitted by CITY STAFF for property located at MT. KESSLER RESERVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains multiple parcels totaling approximately 880 acres. The request is to adjust the property into eight tracts containing approximately, 10.00, 58.51, 229.93, 23.30, 127.85, 47.81, 339.81, and 47.75 acres.

Planner: Jesse Fulcher

6. PLA 14-4732: Property Line Adjustment (765 N. OAKLAND/OWEN-THACKER, 444): Submitted by ALAN REID & ASSOCIATES for property located at 765 N. OAKLAND. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains two tracts of approximately 0.16 and 0.32 acres. The request is to adjust the property into two tracts approximately 0.24 and 0.24 acres each. Planner: Quin Thompson

7. PLA 14-4735: Property Line Adjustment (6332 W. SHREVE DR./SHREVE, 513): Submitted by ALAN REID & ASSOCIATES for property located at 6332 W. SHREVE DRIVE. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, and contains five tracts of approximately 34.30, 40.00, 1.14, 1.26, and 16.45 acres. The request is to adjust the property into five tracts containing approximately 23.04, 23.14, 1.85, 23.18, and 23.78 acres. Planner: Quin Thompson

8. PLA 14-4736: Property Line Adjustment (3057 E. WATERSTONE/BUSKEN, 099): Submitted by ALAN REID & ASSOCIATES for property located at 3057 E. WATERSTONE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains one tract of approximately 1.00 acre. The request is to adjust the property into two tracts containing approximately 0.28 and 0.72 acres. Planner: Quin Thompson

9. PLA 14-4738: Property Line Adjustment (2505 AZALEA TERRACE/STURM, 293): Submitted by BLEW & ASSOCIATES for property located at 2505 AZALEA TERRACE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains two tracts of approximately 0.57 and 0.34 acres. The request is to adjust the property into two tracts containing approximately 0.54 and 0.37 acres. Planner: Quin Thompson

10. VAC 14-4740: Vacation (514 W. MLK BLVD/FILBECK, 523): Submitted by BLEW & ASSOCIATES for property located at 514 W. MLK BLVD. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.76 acres. The request is to vacate an existing utility easement. Planner: Quin Thompson

11. CUP 14-4728: Conditional Use (3875 N. SHILOH/DISCOUNT TIRE, 174): Submitted by VASQUEZ ENGINEERING for property located at 3875 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.47 acres. The request is for a conditional use permit for additional parking. Planner: Jesse Fulcher

12. CUP 14-4739: Conditional Use (528 N. LINDELL AVE./WESLEY FOUNDATION, 444): Submitted by JORGENSEN & ASSOCIATES for property located at 528 N. LINDELL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.36 acres. The request is for a student ministries building and a parking reduction. Planner: Andrew Garner

13. RZN 14-4725: Rezone (1974 N. GREGG AVE/GIBSON, 367): Submitted by MAHLON GIBSON for property located at 1974 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.65 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE. Planner: Jesse Fulcher

14. RZN 14-4731: Rezone (REGIONAL PARK/MT. KESSLER RESERVE, 673): Submitted by CITY STAFF for property located at MT. KESSLER PARK. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 619.73 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Jesse Fulcher

15. RZN 14-4729: Rezone (CATO SPRINGS RD./CHAMBERS BANK, 673): Submitted by HUNTER HAYNES for property located at MT. KESSLER PARK. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 957.21 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION. Planner: Jesse Fulcher