

Technical Plat Review Meeting

November 12, 2014

9:00 am

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 14-4865: Preliminary Plat Plan (1898 MISSION BLVD./WHISTLER WOODS SUBDIVISION, 370): Submitted by RANDY RITCHEY for property located at 1898 MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.56 acres. The request is for a 19 lot single-family subdivision.

Planner: Jesse Fulcher

New Business:

2. LSP 14-4885: Lot Split (13949 W. HIGHWAY 16/HILLIAN, 430): Submitted by REID & ASSOCIATES for property located at 13949 W. HIGHWAY 16. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 46.70 acres. The request is to split the property into two tracts containing approximately 44.70 and 2.00 acres each.

Planner: Quin Thompson

3. LSP 14-4887: Lot Split (200 BLOCK OF N. SHILOH DR./BARNES, 519): Submitted by BATES & ASSOCIATES for property located at the 200 BLOCK OF N. SHILOH DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 13.42 acres. The request is to split the property into two tracts containing approximately 2.68 and 10.74 acres each.

Planner: Jesse Fulcher

4. LSP 14-4886: Lot Split (LOT 110, OAKBROOKE SUBDIVISION/OAKBROOKE, 361): Submitted by BATES & ASSOCIATES for property located NORTH OF WINTER EVENING PL. IN OAKBROOKE SUBDIVISION. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.87 acres. The request is to split the property into two tracts containing approximately 3.20 and 0.67 acres each. Planner: Andrew Garner

5. CCP 14-4879: Concurrent Plat (1591 W. NETTLESHIP ST./UNIVERSITY BROWNSTONES, 521): Submitted by BLEW & ASSOCIATES for properties located at 1591 W. NETTLESHIP ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.96 acres. The request is to re-plat lots 1-6 of the Sunset Addition into 8 lots.

Planner: Quin Thompson

6. SIP 14-4889: Site Improvement Plan (20 EAST SPRING ST./SPRING ST. OFFICE, 484): Submitted by BLEW & ASSOCIATES for property located at 20 E. SPRING ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.22 acres. The request is for a 1,382 square foot office building with associated parking.

Planner: Quin Thompson

7. SIP 14-4895: Site Improvement Plan (415 LONGVIEW ST./BROOKSTONE ADDITION, 212): Submitted by WHITLOW ENGINEERING SERVICES for property located at 415 LONGVIEW ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.59 acres. The request is for an 8,400 square foot addition to an existing assisted living facility.
Planner: Quin Thompson

8. PPL 14-4888: Preliminary Plat (EAST OF GULLEY & HOWARD PORTER ROAD INTERSECTION/REINDL WOODS SUBDIVISION, 181): Submitted by BLEW & ASSOCIATES for property located along NORTH GULLEY ROAD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 44.09 acres. The request is for an 11 lot single family subdivision.
Planner: Jesse Fulcher

9. LSD 14-4893: Large Scale Development (3215 N. NORTH HILLS BLVD./WRMC WOMEN'S CLINIC, 250/211): Submitted by USI ENGINEERS for property located at 3215 N. NORTH HILLS BLVD. The property is zoned P-1, INSTITUTIONAL, and contains approximately 61.45 acres. The request is for construction of a 104,895 square foot clinic addition and associated parking garage with 366 spaces.
Planner: Andrew Garner

In-House Staff Meeting
(Applicants/public do not attend)
October 27, 2014
9:00 AM
113 W. Mountain, Room 111

10. PLA 14-4890: Property Line Adjustment (668 FOSTER LANE/AASMUND, 552): Submitted by BLEW & ASSOCIATES for properties located at 668 FOSTER LANE. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, and contain two tracts of approximately 1.61 and 8.90 acres. The request is to adjust the properties into two tracts of approximately 5.51 and 5.00 acres.
Planner: Jesse Fulcher

11. PLA 14-4884: Property Line Adjustment (1648 & 1726 S. TALLGRASS DR./GRIFFIN-HOLCOMB, 610): Submitted by REID & ASSOCIATES for properties located at 1648 & 1726 TALLGRASS DR. The properties are in the FAYETTEVILLE PLANNING AREA, and contain two tracts of approximately 0.21 and 1.07 acres. The request is to adjust the properties into two tracts of approximately 0.68 and 0.60 acres.
Planner: Jesse Fulcher

12. PLA 14-4891: Property Line Adjustment (1501 N. STARR DRIVE/LANDA, 412): Submitted by BLEW & ASSOCIATES for properties located at 1501 N. STARR DRIVE. The properties are zoned between R-A, RESIDENTIAL-AGRICULTURE and in THE FAYETTEVILLE PLANNING AREA, and contain eleven tracts containing approximately 69.18 acres. The request is to adjust the properties into eight tracts.
Planner: Quin Thompson

13. RZN 14-4894: Rezone (3525 S. SCHOOL AVE./YATES, 717): Submitted by MORGAN HOOKER for property located at 3525 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.05 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL.
Planner: Jesse Fulcher

14. CUP 14-4892: Conditional Use (SOUTH OF JOYCE BLVD. & RAINFOREST RD. INTERSECTION/ROLLER WEIGHT LOSS CLINIC, 175): Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF JOYCE BLVD. & RAINFOREST RD. INTERSECTION. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.45 acres. The request is for additional parking. Planner: Quin Thompson