

Technical Plat Review Meeting

December 17, 2014

9:00 am

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

2. 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

3. 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

4. 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:

5. LSP 14-4909: Lot Split (EAST OF 3010 WEST SALEM RD./SMITH, 207): Submitted by REID & ASSOCIATES for property located EAST OF 3010 WEST SALEM RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract totaling 6.76 acres. The request is to split the property into two tracts containing approximately 3.00 and 3.76 acres each.

Planner: Andrew Garner

6. LSP 14-4922: Lot Split (3739 NORTH STEELE BLVD./IRWIN, 173): Submitted by JORGENSEN & ASSOCIATES for property located 3739 NORTH STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains one tract totaling 3.32 acres. The request is to split the property into two tracts containing approximately 2.05 and 1.27 acres each.

Planner: Quin Thompson

7. LSP 14-4917: Lot Split (WEST OF 1995 MAINE ST./MAINE PROPERTIES, 520): Submitted by BLEW & ASSOCIATES for property located WEST OF 1995 MAINE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains one tract totaling approximated 0.38 acres. The request is to split the property into two tracts containing approximately 0.19 acres each.
Planner: Quin Thompson

8. LSP 14-4913: Lot Split (634 NORTH OLIVER AVE./EICHMANN, 443): Submitted by BATES & ASSOCIATES for property located at 634 NORTH OLIVER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains one tract totaling 0.77 acres. The request is to split the property into two tracts containing approximately 0.31 and 0.46 acres each.
Planner: Andrew Garner

9. LSP 14-4915: Lot Split (3381 SALEM RD./WITTER-WOLFENBARGAR, 206): Submitted by BATES & ASSOCIATES for property located at 3381 SALEM RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two tracts of approximately 1.79 and 1.96 acres each. The request is to split the property into two tracts containing approximately 2.03 and 1.72 acres each.
Planner: Andrew Garner

10. LSP 14-4914: Lot Split (308 NORTH VAUGHN RD./COYNE, 490): Submitted by BATES & ASSOCIATES for property located at 308 NORTH VAUGHN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract of approximately 8.79 acres. The request is to split the property into two tracts containing approximately 6.00 and 2.79 acres each.
Planner: Jesse Fulcher

11. SIP 14-4899: Site Improvement Plan (4253 N. CROSSOVER RD./PINEY RIDGE 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 1,144 square foot addition to an existing hospital with associated parking.
Planner: Quin Thompson

12. SIP 14-4919: Site Improvement Plan (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is for a 9,055 square foot addition to an existing sorority house with associated parking.
Planner: Jesse Fulcher

13. SIP 14-4921: Site Improvement Plan (2214 SOUTH CITY LAKE RD./CROSS STREET SERVICE, 642): Submitted by MILHOLLAND ENGINEERING for property located at 2214 SOUTH CITY LAKE RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and I-2, GENERAL INDUSTRIAL and contains approximately 2.00 acres. The request is for an expansion of the parking area for equipment storage.
Planner: Quin Thompson

14. LSD 14-4923: Large Scale Development (SOUTH OF THE RAINFOREST AND JOYCE INTERSECTION/ROLLER WEIGHT LOSS CLINIC, 175): Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF THE RAINFOREST AND JOYCE STREET INTERSECTION. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.71 acres. The request is for a 26,293 square foot clinic with associated parking.
Planner: Quin Thompson

15. FPL 14-4908: Final Plat (NORTH OF HUNTSVILLE AND ED EDWARDS RD./QUARRY TRACE SUBDIVISION PHASE I, 571): Submitted by CRAFTON TULL AND ASSOCIATES for property located NORTH OF HUNTSVILLE AND ED EDWARDS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 35.90 acres. The request is for final plat approval of Phase I of a residential subdivision with 27 single family lots.
Planner: Jesse Fulcher

16. R-PZD 14-4924: Residential Planned Zoning District (SOUTH SHILOH DR./HAWKINS HOUSE AT SHILOH VILLAGE, 519): Submitted by BATES & ASSOCIATES for property located at SOUTH SHILOH DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 10.73 acres. The request is for a development of 91 multi-family units.
Planner: Jesse Fulcher

In-House Staff Meeting
(Applicants/public do not attend)
December 15, 2014
9:00 AM
113 W. Mountain, Room 111

17. PLA 14-4911: Property Line Adjustment (87 & 89 TEXAS WAY/SWEPTSON-MAYNARD, 486): Submitted by REID & ASSOCIATES for properties located at 87 & 89 TEXAS WAY. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contain two tracts of approximately 0.22 and 0.23 acres each. The request is to adjust the properties into two tracts of approximately 0.18 and 0.27 acres each.
Planner: Quin Thompson

18. PLA 14-4910: Property Line Adjustment (1049 SOUTH WASHINGTON AVE./REMMERS-NEWMAN, 563): Submitted by REID & ASSOCIATES for properties located at 1049 SOUTH WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, and contain two tracts of approximately 0.15 and 0.30 acres each. The request is to adjust the properties into two tracts of approximately 0.19 and 0.26 acres each. Planner: Andrew Garner

19. PLA 14-4912: Property Line Adjustment (HUGHMOUNT RD, NORTH OF MT. COMFORT/HUGHMOUNT VILLAGE SUBDIVISION, 282): Submitted by EARTHPLAN DESIGN ALTERNATIVES for properties located at HUGHMOUNT ROAD NORTH OF MT. COMFORT. The properties are in the FAYETTEVILLE PLANNING AREA and contain two tracts of approximately 55.71 and 19.97 acres each. The request is to adjust the properties into two tracts of approximately 56.25 and 19.44 acres each.
Planner: Jesse Fulcher

20. PLA 14-4897: Property Line Adjustment (95 LAKE SEQUOYAH SPUR/BLACKSHER, 494): Submitted by BLEW & ASSOCIATES for properties located at 95 LAKE SEQUOYAH SPUR. The properties are in THE FAYETTEVILLE PLANNING AREA, and contain three tracts of approximately 0.46 acres each. The request is to adjust the properties into two tracts of approximately 0.69 acres each.
Planner: Jesse Fulcher

21. PLA 14-4906: Property Line Adjustment (WEST OF EMERALD AVENUE/HOSKINS-FOWLER, 291): Submitted by BATES & ASSOCIATES for properties located WEST OF EMERALD AVENUE. The properties are zoned R-O, RESIDENTIAL-OFFICE, C-2, THOROUGHFARE COMMERCIAL, and R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contain two tracts of approximately 2.57 and 6.77 acres each. The request is to adjust the properties into two tracts of approximately 4.63 and 4.71 acres each.

Planner: Quin Thompson

22. VAR 14-4920: Variance (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is for a variance of the green space requirements.

Planner: Jesse Fulcher

23. CUP 14-4918: Conditional Use (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is for off-site parking.

Planner: Jesse Fulcher

24. CUP 14-4898: Conditional Use (4253 N. CROSSOVER RD./PINEY RIDGE HOSPITAL PARKING, 138): Submitted by INGRAM CIVIL ENGINEERS for property located at 4253 N. CROSSOVER RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.00 acre. The request is for additional parking.

Planner: Quin Thompson

25. RZN 14-4916: Rezone (956 RAY AVENUE/HODOUS, 565): Submitted by KIM HODOUS for property located at 956 RAY AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.32 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

Planner: Jesse Fulcher

26. RZN 14-4883: Rezone (HWY. 112 NORTH OF TRUCKERS DRIVE/PARKWEST, 208/209): Submitted by PLANNING STAFF for property located at HWY. 112 NORTH OF TRUCKERS DRIVE. The property is zoned R-PZD 05-1796, RESIDENTIAL PLANNED ZONING DISTRICT PARK WEST and contains approximately 93.13 acres. The request is to rezone 33.40 acres to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and 59.73 acres to CS, COMMUNITY SERVICES.

Planner: Jesse Fulcher

27. RZN 14-4882: Rezone (EAST SIDE OF RUPPLE RD./WESTSIDE VILLAGE, 439): Submitted by PLANNING STAFF for property located ON THE EAST SIDE OF RUPPLE RD. NORTH OF THE BOYS AND GIRLS CLUB. The property is zoned R-PZD 06-1884, RESIDENTIAL PLANNED ZONING DISTRICT WESTSIDE VILLAGE and contains approximately 21.63 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

Planner: Quin Thompson