

Technical Plat Review Meeting

February 11, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 15-4946: Site Improvement Plan (315 W. ROCK ST./ROCK STREET APTS., 523): Submitted by MODUS STUDIOS for property located at 315 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.31 acres. The request is for a multi-family project consisting of 12 units in three buildings. Planner: Jesse Fulcher

New Business:

2. LSP 15-4968: Lot Split (1477 N. GREGG AVENUE/SUMMER RESOURCES, 405): Submitted by CEI ENGINEERING for property located at 1477 N. GREGG AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 0.62 acres. The request is to split the property into two tracts containing approximately 0.42 and 0.20 acres each. Planner: Jesse Fulcher

3. LSP 15-4973: Lot Split (4600 E. HUNTSVILLE RD./PRESSMAN, 570): Submitted by BLEW & ASSOCIATES for property located at 4600 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURE AND IN THE FAYETTEVILLE PLANNING AREA, and contains approximately 3.54 acres. The request is to split the property into two tracts containing approximately 1.56 and 1.97 acres each. Planner: Quin Thompson

4. LSP 15-4972: Lot Split (20 N. GARVIN DRIVE/DAVIDSON, 481): Submitted by BATES & ASSOCIATES for property located at 20 N. GARVIN DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.48 acres. The request is to split the property into two tracts containing approximately 0.24 acres each. Planner: Quin Thompson

5. LSP/PLA 15-4975: Lot Split/Property Line Adjustment (NORTH OF 2374 DOUBLE SPRINGS RD./SCOTT, 318): Submitted by BATES & ASSOCIATES for properties located at 2374 DOUBLE SPRINGS RD. The properties are in THE FAYETTEVILLE PLANNING AREA, and contain two tracts of approximately 2.03 and 19.94 acres. The request is to adjust and split the two tracts into four tracts of 14.65, 7.32, 7.33, and 7.32 acres each. Planner: Jesse Fulcher

6. SIP 15-4971: Site Improvement Plan (4301/4331 N. WATERSIDE COURT/SIMS & RENNER INSURANCE, 135): Submitted by BATES & ASSOCIATES for property located at 4301/4331 N. WATERSIDE COURT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.95 acres. The request is for 5,580 square foot office building with associated parking. Planner: Andrew Garner

7. LSD 15-4974: Large Scale Development (3800 W. MLK BLVD./YOUNG BEAUTY MART, 595): Submitted by WILEY R. SMITH, P.E. for property located at 3800 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.33 acres. The request is for construction of an approximately 4,100 square foot retail building with associated parking. Planner: Quin Thompson

8. LSD 15-4970: Large Scale Development (NORTHWEST CORNER OF MLK BLVD. & GOVERNMENT AVE./WALMART NEIGHBORHOOD MARKET, 522): Submitted by CEI ENGINEERING for property located at NORTHWEST CORNER OF MLK BLVD. & GOVERNMENT AVE. The property is zoned C-2, THOROUFARE COMMERCIAL and contains approximately 6.10 acres. The request is for a 43,101 square foot grocery store with associated parking and a fueling station. Planner: Jesse Fulcher

In-House Staff Meeting
(Applicants/public do not attend)
February 9, 2015
9:00 AM
113 W. Mountain, Room 111

9. PLA 15-4967: Property Line Adjustment (85 W. 15TH STREET/ALLIED STORAGE-CITY OF FAYETTEVILLE, 601): Submitted by CITY STAFF for properties located at 85 W. 15TH STREET. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 12.66 and 2.15 acres. The request is to adjust the two tracts to contain approximately 12.65 and 2.16 acres each. Planner: Quin Thompson

10. RZN 15-4976: Rezone (NORTH OF 965 RAZORBACK RD./FRISCO RAILROAD, 560): Submitted by SPECIALIZED REAL ESTATE GROUP for property located NORTH OF 965 RAZORBACK RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 3.16 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Quin Thompson