

Technical Plat Review Meeting

February 25, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSD 15-4956: Large Scale Development (502 W. MAPLE STREET/PI BETA PHI HOUSE, 445): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 502 W. MAPLE STREET. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 1.62 acres. The request is for construction of an approximately 42,000 square foot, 37 unit sorority house with associated parking.

Planner: Quin Thompson

New Business:

2. LSP 14-4996: Lot Split (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 four lots consisting of 0.96 acres. The request is to split the property into 8 lots.

Planner: Quin Thompson

3. LSP 15-4985: Lot Split (NW CORNER OF BERSEIS DR. & CASSIUS LN./LOT 62 LIERLY LANE S/D, 244): Submitted by JORGENSEN & ASSOCIATES for property located at NW CORNER OF BERSEIS DR. & CASSIUS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 3.70 acres. The request is to split the property into four tracts containing approximately 3.11, 0.19, 0.19, and 0.19 acres each.

Planner: Quin Thompson

4. LSP 15-4992: Lot Split (SOUTH OF 3321 ARCHIE WATKINS RD./HAMBLIN, 750): Submitted by KELLYE HAMBLIN for property located SOUTH OF 3321 ARCHIE WATKINS RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 40.22 acres. The request is to split the property into two tracts containing approximately 15.00 and 25.22 acres and for a variance of lot frontage.

Planner: Quin Thompson

5. PPL 15-4989: Preliminary Plat (SOUTH OF MANOR & RIDGELY DR./REMINGTON ESTATES SUBDIVISION, 449): Submitted by ENGINEERING SERVICES, INC. for property located SOUTH OF MANOR & RIDGELY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.10 acres. The request is for a 27 lot single-family subdivision.

Planner: Quin Thompson

6. PPL 15-4988: Preliminary Plat (MARK MILLS LN. & WINDSWEPT DR./SUMMIT PLACE SUBDIVISION, 329): Submitted by BLEW & ASSOCIATES. for property located at MARK MILLS LN. & WINDSWEPT DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 16.58 acres. The request is for a 45 lot single-family subdivision. Planner: Andrew Garner

7. PPL 15-4991: Preliminary Plat (4436 E. MISSION BLVD./EASTERN PARK SUBDIVISION, 296/297): Submitted by USI CONSULTING ENGINEERS. for property located at 4436 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.66 acres. The request is for a 17 lot single-family subdivision.

Planner: Andrew Garner

8. SIP 15-4987: Site Improvement Plan (4220 N. WATERSIDE COURT/ESCH OFFICE BUILDING, 096): Submitted by SWOPE CONSULTING, LLC. for property located at 4220 N. WATERSIDE COURT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.77 acres. The request is for 5,268 square foot office building with associated parking.

Planner: Andrew Garner

9. SIP 15-4994: Site Improvement Plan (3873 N. MALL AVE./DOLLAR TREE, 173): Submitted by CESO, INC. for property located at 3873 N. MALL AVE.. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.57 acres. The request is for a 4,050 square foot addition to an existing 6,100 square foot retail space.

Planner: Andrew Garner

In-House Staff Meeting
(Applicants/public do not attend)

February 23, 2015

9:00 AM

113 W. Mountain, Room 111

10. VAC 15-4986: Vacation (2991 LABORDITE DRIVE/CRYSTAL SPRINGS SUBDIVISION PH. III, 246): Submitted by RIVERWOOD HOMES, LLC for properties located at 2991 LABORDITE DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.07 acres. The request is to vacate a portion of an existing 35' utility easement.

Planner: Andrew Garner

11. FPL 15-4990: Final Plat (NE OF GULLEY & E. MAYWOOD RD./OVERTON WEST SUBDIVISION, 220): Submitted by JORGENSEN & ASSOCIATES for property located NE OF GULLEY & E. MAYWOOD RD. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 14.91 acres. The request is for final plat approval of a residential subdivision with 13 single family lots.

Planner: Andrew Garner

12. CUP 15-4957: Conditional Use (502 W. MAPLE STREET/PI BETA PHI HOUSE, 445): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 502 W. MAPLE STREET. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.62 acres. The request is for additional parking.

Planner: Quin Thompson

13. PLA 15-4999: Property Line Adjustment (NORTH OF W. MARBLE DRIVE/COBBLESTONE SUBDIVISION PHASE 4, 207): Submitted by RIVERWOOD HOMES for properties located NORTH OF W. MARBLE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE AND R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.69 and 20.02 acres. The request is to adjust the two tracts to contain approximately 8.92 and 19.79 acres each. Planner: Andrew Garner