

Technical Plat Review Meeting

April 1, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

New Business:

1. SIP 15-5024: Site Improvement Plan (4465 N. CROSSOVER RD./LAKE FAYETTEVILLE TRAILHEAD PARKING, 099): Submitted by CITY STAFF for property located at 4465 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURE and contains approximately 36.80 acres. The request is for a parking lot with 40 spaces.

Planner: Jesse Fulcher

2. SIP 15-5031: Site Improvement Plan (2065 S. CITY LAKE RD./ARKANSAS PORTABLE TOILETS, 602): Submitted by BLEW & ASSOCIATES for property located at 2065 S. CITY LAKE RD. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 0.99 acres. The request is for an approximate 6,000 square foot warehouse and associated parking.

Planner: Jesse Fulcher

3. SIP 15-5025: Site Improvement Plan (1777 W. MLK BLVD./JIMMY JOHN'S, 520): Submitted by JORGENSEN & ASSOCIATES for property located at 1777 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.62 acres. The request is for 2,876 square foot restaurant and tenant space with associated parking.

Planner: Quin Thompson

4. SIP 15-5027: Site Improvement Plan (INTERSECTION HISTORY DR. & DEADHORSE MTN. RD./RIVERWALK SUBDIVISION POOL, 645): Submitted by JORGENSEN & ASSOCIATES for property located at INTERSECTION HISTORY DR. & DEADHORSE MTN. RD.. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a neighborhood swimming pool with associated parking.

Planner: Quin Thompson

5. LSD 15-5029: Large Scale Development (997 N. STILLWATER DR./THE FLATS AT FOREST HILLS, 440): Submitted by MORRISON-SHIPLEY ENGINEERS for property located at 997 N. STILLWATER DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 9.81 acres. The request is for construction of a 64 unit apartment complex with associated parking.

Planner: Jesse Fulcher

6. PPL 15-5032: Preliminary Plat (N. HARBOR ISLE DR. & ZION RD./WOODBURY SUBDIVISION, 137): Submitted by BLEW & ASSOCIATES. for property located at N. HARBOR ISLE DR. & ZION RD. The property is zoned NC-NEIGHBORHOOD CONSERVATION and contains approximately 9.89 acres. The request is for a 38 lot single-family subdivision.

Planner: Andrew Garner

In-House Staff Meeting

(Applicants/public do not attend)

March 30, 2015

9:00 AM

125 W. Mountain, Conference Room 2

7. VAC 15-5020: Vacation (2288 N. HIDDEN CREEK DR./KENNEDY, 322): Submitted by JEREMY KENNEDY for property located at 2288 N. HIDDEN CREEK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of an existing 20' utility easement.

Planner: Jesse Fulcher

8. RZN 15-5033: Rezone (232 W. ASH ST./KOUTROUMBIS, 367): Submitted by TAYLOR KOUTROUMBIS for property located at the 232 W. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE.

Planner: Quin Thompson

9. VAR 15-5030: Variance (360 N. ARKANSAS AVE./SIGMA PHI EPSILON HOUSE, 483): Submitted by KSQ ARCHITECTS for property located at 360 N. ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.20 acres. The request is for a variance to driveway width requirements.

Planner: Andrew Garner

10. CUP 15-5022: Conditional Use (4201 N. SHILOH DR./NWA MALL TEMPORARY CARNIVAL, 134): Submitted by PRIDE AMUSEMENTS for property located at 4021 N. SHILOH DR. The property is zoned C-2, COMMERCIAL THOROUGHFARE and contains approximately 105.20 acres. The request is for a temporary carnival in the mall parking lot.

Planner: Jesse Fulcher

11. CUP 15-5028: Conditional Use (INTERSECTION HISTORY DR. & DEADHORSE MTN. RD./RIVERWALK SUBDIVISION POOL, 645): Submitted by JORGENSEN & ASSOCIATES for property located at INTERSECTION HISTORY DR. & DEADHORSE MTN. RD.. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a neighborhood swimming pool with associated parking in an RSF-4 zoned lot.

Planner: Quin Thompson

12. CUP 15-5034: Conditional Use (103 N. SKYLINE DR./PETTIT, 486): Submitted by JESSIE PETTIT for property located at 103 N. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a duplex in an RSF-4 zoned lot. Planner: Jesse Fulcher