

Technical Plat Review Meeting

May 13, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSD 15-5016: Large Scale Development (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 2200 INDUSTRIAL DRIVE. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 15.34 acres. The request is for construction of an approximately 51,200 square foot addition to the existing building with associated parking spaces. Planner: Quin Thompson

2. LSD 15-4955: Large Scale Development (335 E. APPLEBY ROAD/APPLEBY TOWNHOMES, 251): Submitted by BATES & ASSOCIATES for property located at 335 E. APPLEBY ROAD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.98 acres. The request is for a multi-family project consisting of 11 units in two buildings. Planner: Jesse Fulcher

3. 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

4. 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

New Business:

5. LSP 15-5060: Lot Split (227 S. CHURCH AVE./MION, 523): Submitted by BATES & ASSOCIATES for property located at 227 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.23 acres. The request is to split the property into 2 lots approximately 0.16 and 0.07 acres each. Planner: Quin Thompson

6. LSP 15-5062: Lot Split (956 N. LEWIS AVE./ADDISON, 443): Submitted by BATES & ASSOCIATES for property located at 956 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.19 acres. The request is to split the property into 2 lots of approximately 0.09 and 0.10 acres each.

Planner: Andrew Garner

7. LSP 15-5063: Lot Split (1771 ALBRIGHT RD./KELLY, 061): Submitted by REID & ASSOCIATES for properties located at 1771 ALBRIGHT RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and in THE FAYETTEVILLE PLANNING AREA and contain approximately 5.26 acres. The request is to split the property into 2 lots of approximately 3.01 and 2.25 acres each.

Planner: Quin Thompson

8. LSP 15-5065: Lot Split (4705 E. WOODSEGE RD./LINER, 297): Submitted by JORGENSEN & ASSOCIATES for property located at 4705 E. WOODSEGE RD. The property in THE FAYETTEVILLE PLANNING AREA and contains approximately 5.00 acres. The request is to split the property into 2 lots of approximately 1.04 and 3.96 acres each.

Planner: Jesse Fulcher

9. SIP 15-5073: Site Improvement Plan (1549 E. JOYCE BLVD./BANK OF THE OZARKS, 175): Submitted by CRAFTON TULL ENGINEERS for property located at 1549 E. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for a 3,960 square foot bank with associated parking.

Planner: Quin Thompson

10. SIP 15-5067: Site Improvement Plan (2800 N. GREGG AVE./GORDON LONG PARK TRAILHEAD, 250): Submitted by CITY STAFF for property located at 2800 N. GREGG AVE. The property is zoned P-1, INSTITUTIONAL AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 3.78 acres. The request is for a 500 square foot restroom facility and addition of 12 parking spaces.

Planner: Quin Thompson

11. LSD 15-5074: Large Scale Development (SOUTH OF 3203 N. WARWICK DR./HUNTINGDON APTS., 216): Submitted by COMMUNITY BY DESIGN for property located at SOUTH OF 3203 N. WARWICK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.13 acres. The request is for construction of a 12 unit apartment complex with associated parking. Planner: Andrew Garner

12. LSD 15-5072: Large Scale Development (2269 N. HENBEST DR./ADVENTURE SUBARU, 325): Submitted by JORGENSEN & ASSOCIATES for property located at 2269 N. HENBEST DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 8.36 acres. The request is for construction of three structures related to car sales consisting of approximately 14,600 square feet with associated parking and sales lot.

Planner: Andrew Garner

13. LSD 15-5070: Large Scale Development (3739 N. STEELE BLVD./UARK CREDIT UNION, 173): Submitted by JORGENSEN & ASSOCIATES for property located at 3739 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.27 acres. The request is for construction of an 8,927 square foot bank with associated parking.

Planner: Quin Thompson

14. LSD 15-5069: Large Scale Development (1534 N. GOLF CLUB DR./LINKS AT FAYETTEVILLE – TOWN SQUARE APTS, 400): Submitted by BLEW & ASSOCIATES for property located at 1534 N. GOLF CLUB DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.76 acres. The request is for construction of a 60 unit apartment complex with associated parking.

Planner: Andrew Garner

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

May 11, 2015

9:00 AM

125 W. Mountain, Conference Room 2

15. PLA 15-5061: Property Line Adjustment (SOUTH OF 3203 WARWICK DR./HUNTINGDON APTS., 216): Submitted by BATES & ASSOCIATES for properties located SOUTH OF 3203 WARWICK DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.10 and 0.33 acres. The request is to adjust the properties to contain approximately 1.13 and 0.30 acres each.

Planner: Andrew Garner

16. PLA 15-5071: Property Line Adjustment (2269 N. HENBEST DR./ADVENTURE SUBARU, 325): Submitted by JORGENSEN & ASSOCIATES for properties located at 2269 N. HENBEST DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.81 and 0.27, 0.58 acres. The request is to combine the four properties to contain approximately 4.17 acres.

Planner: Jesse Fulcher

17. RZN 15-5075: Rezone (NE CORNER VAN ASCHE & STEELE BLVDS./CMN LOTS 8 & 14, 173): Submitted by CRAFTON TULL ENGINEERS for property located at the NE CORNER VAN ASCHE & STEELE BLVDS. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 17.70 acres. The request is to rezone the property to C-3, CENTRAL COMMERCIAL.

Planner: Quin Thompson

18. RZN 15-5066: Rezone (1324 W. CLEVELAND ST./ARKANSAS LEGACY, LLC., 443): Submitted by COMMUNITY BY DESIGN for properties located at 1324 W. CLEVELAND ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.98 acres. The request is to rezone the properties to DG, DOWNTOWN GENERAL.

Planner: Jesse Fulcher

19. CUP 15-5076: Conditional Use (519 W. SKELTON RD./JARDIN HOME DAYCARE, 679): Submitted by TERRI LYNN JARDIN for property located at 519 W. SKELTON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.08 acres. The request is for a home daycare for 5 or less children.

Planner: Jesse Fulcher

20. CUP 15-5042: Conditional Use (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 2200 INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 15.34 acres. The request is for additional parking. Planner: Quin Thompson

21. CUP 15-5026: Conditional Use (SOUTH OF MANOR AND RIDGELY DR. INTERSECTION/REMINGTON ESTATES SD, 449): Submitted by ENGINEERING SERVICES INC. for property located SOUTH OF MANOR DR. AND RIDGELY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.11 acres. The request is for a tandem lot. Planner: Quin Thompson