

Technical Plat Review Meeting

August 19, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 15-5129: Site Improvement Plan (HAPPY HOLLOW & 13TH ST./TRG EQUIPMENT YARD, 565): Submitted by CRAFTON TULL, INC. for property located at HAPPY HOLLOW & 13TH ST.. The property is zoned I-2, GENERAL INDUSTRIAL AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.81 acres. The request is for a fenced, overnight vehicle storage lot for the existing business.
Planner: Quin Thompson

2. LSD 15-5099: Large Scale Development (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 175): Submitted by CRAFTON TULL, INC. for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 14.96 acres. The request is for a building addition of a 25,843 square foot convocation center.
Planner: Jesse Fulcher

New Business:

3. LSP 15-5164: Lot Split (JOHN GARRISON RD./GIBSON, 523): Submitted by BLEW & ASSOCIATES for property located S. OF JOHN GARRISON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.10 acres. The request is to split the property into 4 lots containing approximately 5.00, 5.00, 15.05 and 15.05 acres each.
Planner: Quin Thompson

4. LSP 15-5171: Lot Split (6083 W. DOT TIPTON RD./CALHOON, 475): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 6083 W. DOT TIPTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 3.19 acres. The request is to split the property into 2 lots containing approximately 2.55 and 0.27 acres each.
Planner: Quin Thompson

5. FPL 15-5166: Final Plat (HWY 16 & ED EDWARDS RD./QUARRY TRACE SUBDIVISION, PH. II, 571): Submitted by CRAFTON TULL, INC. for properties located at HWY. 16 & ED EDWARDS RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 39.93 acres. The request is for final plat approval of a residential subdivision with 87 single family lots.
Planner: Jesse Fulcher

6. FPL 15-5173: Final Plat (N. RAVEN & FEATHEROCK WAY/COBBLESTONE SD PH. IV, 207): Submitted by JORGENSEN & ASSOCIATES for properties located at N. RAVEN & FEATHEROCK WAY. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 8.92 acres. The request is for final plat approval of a residential subdivision with 33 single family lots. Planner: Quin Thompson

7. SIP 15-5170: Site Improvement Plan (1606 N. LEVERETT AVE./HARRIS APARTMENTS, 565): Submitted by BATES & ASSOCIATES, INC. for property located at 1606 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.49 acres. The request is for an 8 unit apartment complex with associated parking. Planner: Jesse Fulcher

8. LSD 15-5167: Large Scale Development (NE CORNER VAN ASCHE & STEELE BLVDS./WATERMARK RESIDENTIAL, 173): Submitted by CRAFTON TULL, INC. for properties located at NE CORNER OF VAN ASCHE & STEELE BLVDS. The properties are zoned C-3, CENTRAL COMMERCIAL, and contain approximately 17.70 acres. The request is for a 306 unit apartment complex with associated parking. Planner: Jesse Fulcher

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

August 17, 2015

9:00 AM

125 W. Mountain, Conference Room 2

9. PLA 15-5172: Property Line Adjustment (3145 E. STONE MOUNTAIN DR./BRISIEL, 489): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3145 E. STONE MOUNTAIN. DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 34.47 and 3.78 acres. The request is to adjust the properties to contain two lots of approximately 33.05 and 5.20 acres. Planner: Quin Thompson

10. PLA 15-5168: Property Line Adjustment (920 & 940 E. ELM ST./JANUARY-HILTON, 489): Submitted by BLEW & ASSOCIATES, INC. for properties located at 920 & 940 E. ELM ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.36 acres each. The request is to adjust the properties to contain two lots of approximately 0.38 and 0.37 acres. Planner: Quin Thompson

11. RZN 15-5156: Rezone (1220 W. CLEVELAND ST./EXPIRED PZD 12-4079, 443): Submitted by CITY STAFF for properties located at 1220 & 1226 W. CLEVELAND ST. AND 725, 727, & 805 HILL AVE. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 2.61 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE. Staff: Andy Harrison

12. RZN 15-5165: Rezone (1118 S. DUNN AVE./PEARSON DEVELOPMENT, 562): Submitted by WILL SCHMIDT for property located at 1118 S. DUNN AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.23 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Quin Thompson

13. RZN 15-5179: Rezone (324 N. HORNSBY DR./MARKHAM HILL REZONE, 482): Submitted by BRIAN REINDL for properties located at 324 & 334 N. HORNSBY DR AND 309, 325, & 333 N. SMITH RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.39 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION, and RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Jesse Fulcher

14. RZN 15-5174: Rezone (S. END OF RUPPLE RD./STRIKER DEVELOPMENT, 478/479): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at SOUTHERN END OF RUPPLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, R-A, RESIDENTIAL AGRICULTURE, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, AND RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contains approximately 101.50 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, R-A, RESIDENTIAL AGRICULTURE, AND RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. Planner: Andrew Garner

15. VAC 15-5161: Vacation (2055 E. SIGNAL HILL DEPOT./BUTTERFIELD TRAIL VILLAGE, 175/214): Submitted by JOE PERME for property located at 2055 E. SIGNAL HILL DEPOT. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 2.37 acres. The request is to vacate a portion of a sewer easement. Planner: Jesse Fulcher

16 VAC 15-5176: Vacation (MARK MILLS LANE/SUMMIT PLACE SD, 329): Submitted by BLEW & ASSOCIATES, INC. for properties located at MARK MILLS LANE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.06 acres. The request is to vacate a portion of a conservation easement. Planner: Andrew Garner

17. VAC 15-5177: Vacation (1375 N. LEVERETT AVE./NOBLE OAKS APTS., 405): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1375 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.31 acres. The request is to vacate a portion of a utility easement. Planner: Quin Thompson

18. VAC 15-5178: Vacation (SW CORNER JOYCE & STEELE BLVDS./CMN LOTS 3 & 4, 173): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at SW CORNER JOYCE & STEELE BLVDS. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 14.03 acres. The request is to vacate a portion of a utility easement. Planner: Quin Thompson

19. VAC 15-5157: Vacation (688 WHITHAM AVE./1ST WESTERN BANK, 444): Submitted by GENE BUESCHER. for properties located at 688 WHITHAM AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.31 acres. The request is to vacate a portion of an alley right-of-way. Planner: Jesse Fulcher

20. VAC 15-5087: Vacation (1005 ROCKWOOD TRAIL/L & F CONSTRUCTION, 447): Submitted by FRED PATRICK for property located at 1005 ROCKWOOD TRAIL. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.33 acres. The request is to vacate a portion of an alley right-of-way. Planner: Quin Thompson

21. CUP 15-5175: Conditional Use (925 N. COLLEGE AVE./PRINCESS PARTY CREATIONS, 446): Submitted by AUTUMN MITCHELL for property located at 9253 N. COLLEGE AVE. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.19 acres. The request is to allow Use Unit 4 (Cultural & Recreational Facilities). Planner: Jesse Fulcher

22. CUP 15-5108: Conditional Use (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 175): Submitted by CRAFTON TULL, INC. for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 14 acres. The request is to allow Use Unit 4 (Cultural & Recreational Facilities) to allow construction of a convocation center. Planner: Jesse Fulcher