

Technical Plat Review Meeting

September 2, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

New Business:

1. LSP 15-5188: Lot Split (1035 N. GREGG AVE./PENZO GROUP, 444): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1035 N. GREGG AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.43 acres. The request is to split the property into 3 lots containing approximately 0.12 acres each.

Planner: Jesse Fulcher

2. LSP 15-5189: Lot Split (2296 W. DOGWOOD ST./ARD-BAUER, 169): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2296 W. DOGWOOD ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 4.51 acres. The request is to split the properties into 4 lots containing approximately 1.00, 1.00, 1.11, and 1.40 acres each.

Planner: Quin Thompson

3. LSP 15-5186: Lot Split (4470 E. BRIDGEWATER LN./HARMS, 218): Submitted by ALAN REID & ASSOCIATES, INC. for property located at 4470 E. BRIDGEWATER LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.11 acres. The request is to split the properties into 2 lots containing approximately 2.81, and 4.30 acres each.

Planner: Quin Thompson

4. FPL 15-5187: Final Plat (E. MISSION BLVD/MISSION HEIGHTS SUBDIVISION, PH. I, 371): Submitted by ECO DESIGN GROUP, INC. for properties located at E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.27 acres. The request is for final plat approval of a residential subdivision with 11 single family and 7 multi-family lots.

Planner: Andrew Garner

5. PPL 15-5183: Preliminary Plat (SE OF N. BROYLES AVE. AND W. PERSIMMON ST./CROSS KEYS SOUTH SUBDIVISION, 477): Submitted by JORGENSEN & ASSOCIATES for properties located at SE CORNER OF N. BROYLES AVE. AND W. PERSIMMON ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION AND R-A, RESIDENTIAL AGRICULTURE and contain approximately 23.39 acres. The request is for preliminary plat approval of a residential subdivision with 96 single family lots.

Planner: Andrew Garner

6. SIP 15-5182: Site Improvement Plan (4299 W. PERSIMMON ST./MCNAUGHTON OFFICE , 478): Submitted by BLEW & ASSOCIATES, INC. for property located at 4299 W. PERSIMMON ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.98 acres. The request is for a 4,360 square foot office building with associated parking.

Planner: Quin Thompson

7. LSD 15-5191: Large Scale Development (SW CORNER VAN ASCHE & STEELE BLVDS./JJ'S BEER GARDEN & BREWERY, 173): Submitted by BATES & ASSOCIATES, INC. for property located at SW CORNER OF VAN ASCHE AND STEELE BLVDS. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.92 acres. The request consists of a restaurant, brewery, and offices totaling 11,774 square feet and associated parking.

Planner: Jesse Fulcher

8. LSD 15-5184: Large Scale Development (SE CORNER N. BOB YOUNKIN DR. AND E. APPLEBY RD./WRMS OFFICES, 251): Submitted by USI ENGINEERS, INC. for properties located at SE CORNER OF N. BOB YOUNKIN DR. & E. APPLEBY RD. The properties are zoned R-O, RESIDENTIAL OFFICE, and contain approximately 5.22 acres. The request is for two office buildings totaling 68,865 square feet and associated parking.

Planner: Jesse Fulcher

9. ANX 15-5181: ANNEXATION (1620 S. ED EDWARDS RD./SALSBURY, 610): Submitted by CURTIS HOGUE for property located at 1620 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 0.83 acres. The request is for the property to be annexed into the City of Fayetteville with a zoning of R-A, RESIDENTIAL AGRICULTURE.

Planner: Quin Thompson

In-House Staff Meeting

(Applicants/public do not attend)

August 31, 2015

9:00 AM

125 W. Mountain, Conference Room 2

10. PLA 15-5190: Property Line Adjustment (500 N. VINSON AVE./HOUSE, 447): Submitted by BLEW & ASSOCIATES, INC. for properties located at 500 N. VINSON AVE.. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain four lots approximately 0.33, 0.26, 0.38, and 0.33 acres. The request is to adjust the properties to contain four lots of approximately 0.29, 0.33, 0.37, and 0.42 acres.

Planner: Quin Thompson

11. PLA 15-5192: Property Line Adjustment (SW CORNER VAN ASCHE & STEELE BLVDS./LOT 6 CMN BUSINESS PARK, 173): Submitted by BATES & ASSOCIATES, INC. for properties located at SW CORNER OF VAN ASCHE & STEELE BLVDS. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 1.95 and 4.37 acres each. The request is to adjust the properties to contain two lots of approximately 2.24 and 4.08 acres.

Planner: Jesse Fulcher

12. PLA 15-5193: Property Line Adjustment (3164 N. WARWICK DR./RIDDELL, 216/255): Submitted by BATES & ASSOCIATES, INC. for properties located at 3164 N. WARWICK DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.13 and 0.92 acres each. The request is to adjust the properties to contain two lots of approximately 1.11 and 0.94 acres. Planner: Jesse Fulcher

13. PLA 15-5185: Property Line Adjustment (3782 & 3810 N. FRONT ST./CREEKFRONT PLACE, 216/255): Submitted by ALAN REID & ASSOCIATES, INC. for properties located at 3782 & 3810 N. FRONT ST. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.81 and 0.64 acres each. The request is to adjust the properties to contain two lots of approximately 1.23 and 0.22 acres. Planner: Jesse Fulcher