

Technical Plat Review Meeting

September 30, 2015

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 15-5200: Site Improvement Plan (95 S. GRAHAM AVE./PREMIER TOWNHOMES, 521): Submitted by BLEW & ASSOCIATES, INC. for property located at 95 S. GRAHAM AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.35 acres. The request is for 6 townhomes with associated parking.

Planner: Andrew Garner

2. 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

3. 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 the 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

New Business:

4. LSP 15-5208: Lot Split (3122 N. HUGHMOUNT RD./BAAD, LLC, 244): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3122 N HUGHMOUNT RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 19.64 acres. The request is to split the two parcels into 8 lots containing approximately 1.11, 1.12, 1.17, 1.46, 1.65, 2.13, 2.28, and 5.17 acres.

Planner: Quin Thompson

5. LSP 15-5104: Lot Split (1837 W. MITCHELL ST./DUNN, 520): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1837 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcel into 2 lots of 0.12 acres each. Planner: Quin Thompson

6. SIP 15-5210: Site Improvement Plan (1705 W. NETTLESHIP ST./NETTLESHIP STREET IMPROVEMENTS, 520): Submitted by BLEW & ASSOCIATES, INC. for property located at 1705 W. NETTLESHIP ST. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contain approximately 4.00 acres. The request is for completion of Right-Of-Way improvements associated with the previously approved West End subdivision.

Planner: Andrew Garner

7. SIP 15-5211: 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 with associated parking.

Planner: Jesse Fulcher

8. LSD 15-5213: Large Scale Development (NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD./PRISM EDUCATION CENTER, 603): Submitted by EB LANDWORKS, INC. for property located at the NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 10.07 acres. The request is for an 18,100 square foot school with associated parking.

Planner: Jesse Fulcher

In-House Staff Meeting
(Applicants/public do not attend)
September 28, 2015

9:00 AM

125 W. Mountain, Conference Room 2

9. VAC 15-5204: Vacation (722 S. LOCUST AVE./SOUTHSIDE COTTAGES, 562): Submitted by INFILL GROUP, INC. for properties located at 722 S. LOCUST AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.80 acres. The request is to vacate a portion of an alley easement and street Right of Way easement. Planner: Quin Thompson

10. RZN 15-5209: Rezone (NE CORNER OF MACGUIRE ST. & VAN ASCHE DR./MCCLINTON, 171): Submitted by TOM TERMINELLA for property located at the NE CORNER OF MACGUIRE ST. & VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 18.34 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE.

Planner: Andrew Garner

11. RZN 15-5214: Rezone (WEST OF N. GREGG AVE. & W. VAN ASCHE DR./MCCLINTON, 210): Submitted by TOM TERMINELLA for properties located WEST OF N. GREGG AVE. & W. VAN ASCHE DR. INTERSECTION. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 186.65 acres. The request is to rezone the properties to C-2, THOROUGHFARE COMMERCIAL, C-3, CENTRAL COMMERCIAL and UT, URBAN THOROUGHFARE.

Planner: Andrew Garner

12. CUP 15-5212: Conditional Use (4000 N. COLLEGE AVE./WHATABURGER NORTH, 135): Submitted by CRAFTON TULL, INC. for properties located at 4000 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 2.00 acres. The request is for an off-site parking lot. Planner: Quin Thompson

13. VAR 15-5215: Variance (NE CORNER OF S. Highbush & E. Huntsville Rd./Lots 1-4, Blueberry Meadows SD, 571): Submitted by BATES & ASSOCIATES, INC. for properties located at the NE CORNER OF S. Highbush & E. Huntsville Rds. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY and contain approximately 1.00 acre. The request is for a variance of the Streamside Protection Zone. Engineer: Alan Pugh

14. CUP 15-5217: Conditional Use (2648 N. Old Wire Road/Apple Seeds, 292): Submitted by MARY THOMPSON for property located at 2648 N. OLD WIRE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.86 acres. The request is to allow Use Unit 12, Limited Business, to allow Apple Seeds to operate an office and teaching farm. Planner: Jesse Fulcher