

Technical Plat Review Meeting

January 27, 2016

9.00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 15-5225: Preliminary Plat (1335 W. DEANE ST./EAGLE HOLDINGS COTTAGES, 365): Submitted by ENGINEERING SERVICES, INC. for property located at 1335 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.40 acres. The request is for 10 single-family lots. Planner: Jesse Fulcher

2. SIP 15-5290: Site Improvement Plan (324 W. DICKSON ST./JJ'S GRILL ON DICKSON, 484): Submitted by BATES & ASSOCIATES, INC. for properties located at 324 W. DICKSON ST. The properties are zoned MSC, MAIN STREET/CENTER and contain approximately 0.76 acres. The request is for a 1,035 square foot addition to an existing restaurant with a covered patio.
Planner: Jesse Fulcher

New Business:

3. LSP 16-5307: Lot Split (324 S HAPPY HOLLOW RD./BAUER, 526): Submitted by BLEW & ASSOCIATES, INC. for property located at 324 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.88 acres. The request is to split the parcel into 4 lots containing approximately 0.76, 0.71, 0.72, and 0.68 acres.
Planner: Quin Thompson

4. LSP 16-5311: Lot Split (1740 W. MLK BLVD./JD CHINA, 520): Submitted by BLEW & ASSOCIATES, INC. for property located at 1740 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.78 acres. The request is to split the parcel into 2 lots containing approximately 1.09 and 0.67 acres.
Planner: Jesse Fulcher

5. LSP 16-5309: Lot Split (SE OF PERSIMMON AND BROYLES./CROSS KEYS SD, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF PERSIMMON AND BROYLES. The property is zoned NC, NEIGHBORHOOD CONSERVATION and RA, RESIDENTIAL AGRICULTURAL and contains approximately 31.65 acres. The request is to split the parcel into 2 lots containing approximately 29.30 and 2.23 acres
Planner: Andrew Garner

6. CCP 16-5314: Concurrent Plat (SW OF PERSIMMON & MTN. RANCH BLVDS./PARK HILL AT MTN. RANCH SD, 479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the SW CORNER OF PERSIMMON & MTN. RANCH BLVDS. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 1.80 acres. The request is to re-plat 13 existing lots into 10 lots. Planner: Andrew Garner

7. FPL 15-5267: Final Plat (WEST ALBERTA ST./THE COVES SD, PH II, 555): Submitted by CRAFTON TULL, INC. for properties located NORTH OF W. ALBERTA ST. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 10.22 acres. The request is for final plat approval of a residential subdivision with 45 single family lots. Planner: Jesse Fulcher

8. SIP 16-5308: Site Improvement Plan (423 W. PRAIRIE ST./PRAIRIE ST. APTS., 523): Submitted by THE INFILL GROUP, INC. for property located at 423 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.22 acres. The request is for a 10 unit apartment building with ground level retail and associated parking. Planner: Quin Thompson

9. SIP 16-5312: Site Improvement Plan (2700 BLOCK MISSION BLVD./MISSION PLAZA., 371): Submitted by BATES & ASSOCIATES, INC. for property located at 2700 BLOCK OF MISSION BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.54 acres. The request is for a 4,050 square foot office building with associated parking. Planner: Jesse Fulcher

10. LSD 16-5313: Large Scale Development (NE OF W. DRAKE ST. & N. MCCONNELL AVE./NELMS CLIMBING GYM, 248): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF W. DRAKE ST. & N. MCCONNELL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 3.55 acres. The request is for a 19,500 square foot gym with associated parking. Planner: Quin Thompson

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

January 25, 2016
9:00 AM

125 W. Mountain, Conference Room 2

11. CUP 16-5306: Conditional Use (113 & 115 W. ILA ST./ANDERSON, 445): Submitted by BARBARA ANDERSON for property located at 113 & 115 W. ILA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.17 acres. The request is to classify an existing duplex as a conforming use. Planner: Jesse Fulcher

12. CUP 16-5305: Conditional Use (1640 S. HANSHEW RD./LINDSEY, 596): Submitted by WILLIAM LINDSEY for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 2.94 acres. The request is for an accessory structure larger than 50% of the primary structure. Planner: Quin Thompson

13. CUP 16-5316: Conditional Use (4201 N. SHILOH DR./TEMPORARY CARNIVAL - NWA MALL PARKING LOT, 134): Submitted by PRIDE AMUSEMENTS, INC. for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 105.46 acres. The request is for a temporary carnival in the parking lot.

Planner: Quin Thompson

14. RZN 16-5310: Rezone (1564 E. HUNTSVILLE RD./ZWEIG PROPERTIES, 526): Submitted by ALAN REID AND ASSOCIATES, INC. for property at 1564 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.46 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Quin Thompson