

Technical Plat Review Meeting

March 16, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 16-5351: Lot Split (2008 W. CLEVELAND ST./BOYD, 442): Submitted by GEORGE FAUCETTE for property located at 2008 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.86 acres. The request is to split the parcel into 2 lots containing approximately 1.17 and 0.69 acres.

Planner: Quin Thompson

2. PPL 16-5329: Preliminary Plat (NW OF DOUBLE SPRINGS & SELLERS RDS./ENGLES PARK SD, 513): Submitted by CRAFTON TULL, INC. for property located at the NW CORNER OF DOUBLE SPRINGS & SELLERS RDS. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contains approximately 35 acres. The request is for 59 single-family lots.

Planner: Andrew Garner

New Business:

3. LSD 16-5374: Large Scale Development (1241 W. MLK BLVD./ARENA VILLAGE SHOPPING CENTER EXPANSION, 521/522): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1241 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL, and contain approximately 4.71 acres. The request is for 2 new structures containing approximately 9,530 square feet of shopping center space with associated parking.

Planner: Quin Thompson

4. LSP 16-5361: Lot Split (4436 E. HUNTSVILLE RD./McGOWAN, 570): Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 1.18 acres. The request is to split the parcel into 2 lots containing approximately 0.72 acres each. Planner: Andrew Garner

5. LSP 16-5365: Lot Split (NORTH OF 211 N. BLOCK AVE./COATES, 484): Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 211 N. BLOCK AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.38 acres. The request is to split the parcel into 2 lots containing approximately 0.19 acres each.

Planner: Andrew Garner

6. LSP/PLA 16-5368: Lot Split-Property Line Adjustment (3634 E. SKILLERN RD./PARHAM, 256): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3634 E. SKILLERN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 2.02 and 6.29 acres. The request is to split and adjust the 2 parcels into 4 lots containing approximately 2.26, 1.49, 2.51, and 2.05 acres. Planner: Quin Thompson

7. LSP/PLA 16-5359: Lot Split-Property Line Adjustment (2424 N. SALEM RD./KIMBROUGH, 284): Submitted by REID & ASSOCIATES, INC. for properties located 2424 N. SALEM RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 56.43, 2.08 and 1.27 acres. The request is to split and adjust 3 parcels into 4 lots containing approximately 27.14, 26.39, 4.22 and 2.02 acres. Planner: Andrew Garner

8. LSP/PLA 16-5362: Lot Split-Property Line Adjustment (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571): Submitted by ENGINEERING SERVICES, INC. for properties located at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to split and adjust 2 parcels into 3 lots containing approximately 0.49, 2.30 and 0.49 acres. Planner: Andrew Garner

9. LSP/PLA 16-5363: Lot Split-Property Line Adjustment (981 N. STARR DR./GFB INVESTMENTS, 445): Submitted by BLEW & ASSOCIATES, INC. for properties located at 981 N. STARR DR. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 7.71 and 2.14 acres. The request is to split and adjust 2 parcels into 4 lots containing approximately 2.64, 1.56, 1.53 and 4.06 acres. Planner: Quin Thompson

In-House Staff Meeting
(Applicants/public do not attend)
March 14, 2016
9:00 AM
125 W. Mountain, Conference Room 2

10. PLA 16-5356: Property Line Adjustment (SE CORNER OF PERSIMMON & BROYLES/CROSS KEYS NORTH S/D, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the SE CORNER OF PERSIMMON & BROYLES. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE AND RA, RESIDENTIAL AGRICULTURAL and contain approximately 5.72, 8.52 and 93.43 acres. The request is to adjust the properties to contain approximately 13.08, 6.36 and 88.22 acres. Planner: Andrew Garner

11. PLA 16-5364: Property Line Adjustment (SE CORNER OF LOUISE ST. & FOREST AVE./MORTON, 445): Submitted by BLEW & ASSOCIATES, INC. for properties located at the SE CORNER OF LOUISE ST. & FOREST AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.13 and 0.15 acres. The request is to adjust the properties to contain approximately 0.15 and 0.13 acres. Planner: Quin Thompson

12. PLA 16-5367: Property Line Adjustment (SW OF N. 54TH AVE. & W. PERSIMMON ST./LEGACY POINTE S/D, PH. 5-A., 475): Submitted by BATES & ASSOCIATES, INC. for properties located SW OF N. 54TH AVE. & W. PERSIMMON ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 19.87 and 9.66 acres. The request is to adjust the properties to contain approximately 7.45 and 22.06 acres.

Planner: Andrew Garner

13. PLA 16-5370: Property Line Adjustment (3336 N. HUGHMOUNT RD./STRIEGLER, 205): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3336 N. HUGHMOUNT RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 14.88 and 0.75 acres. The request is to adjust the properties to contain approximately 8.64 and 6.99 acres.

Planner: Quin Thompson

14. PLA 16-5369: Property Line Adjustment (1677 E. MISSION BLVD./SHIREMAN, 370): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1677 E. MISSION BLVD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 0.58 and 1.42 acres. The request is to adjust the properties to contain approximately 0.60 and 1.40 acres.

Planner: Quin Thompson

15. PLA 16-5372: Property Line Adjustment (2609 N. OLD WIRE RD./WOODEN, 292): Submitted by BATES & ASSOCIATES, INC. for properties located at 2609 N. OLD WIRE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 0.38, 0.30 and 0.07 acres. The request is to adjust the properties to contain 2 lots of approximately 0.38 and 0.37 acres.

Planner: Quin Thompson

16 CUP 16-5357: Conditional Use (1251 N. LEVERETT AVE./POTTER'S HOUSE OFFICE, 405): Submitted by SHAWN SCHWARTZMAN for property located at 1251 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 0.52 acres. The request is for professional offices in a multi-family zoned district.

Planner: Quin Thompson

17. RZN 16-5371: Rezone (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571): Submitted by ENGINEERING SERVICES, INC. for property at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Planner: Andrew Garner

18. RZN 16-5358: Rezone (1429 E. HUNTSVILLE RD./H&H PROPERTIES, 564): Submitted by ZARA NIEDERMAN for property at 1429 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.88 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Andrew Garner

19. RZN 16-5360: Rezone (930 S. COLLEGE AVE./PRIME ESTATES, 562): Submitted by THE INFILL GROUP for property at 930 S. COLLEGE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.34 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

Planner: Quin Thompson

20. RZN 16-5366: Rezone (NE CORNER OF GREGG AVE. & VAN ASCHE DR./LOTS 20 & 21-CMN BUSINESS PARK, 172): Submitted by McCLELLAND ENGINEERS, INC. for properties at the NE CORNER OF GREGG AVE. & VAN ASCHE DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 19.34 acres. The request is to rezone the properties to C-1, NEIGHBORHOOD COMMERCIAL. Planner: Quin Thompson