

Technical Plat Review Meeting

April 27, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

New Business:

1. LSP 16-5412: Lot Split (1335 W. DEANE ST./BLEW HOLDINGS, 365): Submitted by BLEW & ASSOCIATES, 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 1.36 acres. The request is to split the parcel into 4 lots containing approximately 0.27, 0.27, 0.41, and 0.41 acres.
Planner: Jonathan Curth

2. LSP 16-5409: Lot Split (1035 S. OAK RD./WALLACE, 558): Submitted by REID & ASSOCIATES, INC. for property located at 1035 S. OAK RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.42 acres. The request is to split the parcel into 2 lots containing approximately 0.21 acres each.
Planner: Harry Davis

3. LSP 16-5405: Lot Split (3421 N. GULLEY RD./TURNER, 219): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3421 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.54 acres. The request is to split the parcel into 2 lots containing approximately 3.95 and 3.59 acres. Planner: Jonathan Curth

4. SIP 16-5413: Site Improvement Plan (2514 N. NEW SCHOOL PL./THE NEW SCHOOL, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PL. The property is zoned R-O, RESIDENTIAL OFFICE, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.40 acres. The request is for relocating a playground for future building expansion.
Planner: Andrew Garner

5. PPL 16-5415: Preliminary Plat (NW OF RUPPLE RD. & WEDINGTON DR./RUPPLE MEADOWS SD, 400): Submitted by CRAFTON TULL, INC. for properties located NW OF RUPPLE RD. & WEDINGTON DR. The property is ZONED RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE AND RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 15.80 acres. The request is for 68 single-and multi-family lots.
Planner: Quin Thompson

6. LSD 16-5417: Large Scale Development (NW CORNER OF CROSS & MAINE/HENSON HILL, 520): Submitted by ENGINEERING SERVICES, INC. for properties located at the NW CORNER OF CROSS & MAINE. The properties are zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contain approximately 3.00 acres. The request is for 15 multi-family units.
Planner: Quin Thompson

7. LSD 16-5407: Large Scale Development (2501 S. ARMSTRONG AVE./BRIGHT TECHNOLOGIES, 643): Submitted by STEADFAST, INC. for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 20.70 acres. The request is for a 42,545 square foot expansion to the existing building.
Planner: Andrew Garner

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

April 25, 2016
9:00 AM

125 W. Mountain, Conference Room 2

8. PLA 16-5416: Property Line Adjustment (NW OF RUPPLE RD. & WEDINGTON DR./RUPPLE MEADOWS SD, 400): Submitted by CRAFTON TULL, INC. for properties located NW OF RUPPLE RD. & WEDINGTON DR. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL, RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE AND RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contain approximately 8.55 and 19.39 acres. The request is to adjust the properties to contain approximately 3.79 and 15.58 acres.
Planner: Quin Thompson

9. PLA 16-5418: Property Line Adjustment (NW CORNER OF CROSS AVE. & MAINE ST./HENSON HILL, 520): Submitted by ENGINEERING SERVICES, INC. for properties located at the NW CORNER OF CROSS AVE. & MAINE ST. The properties are zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contain 17 lots of approximately 0.18 acres each. The request is to adjust the properties to 1 parcel containing approximately 3.00 acres.
Planner: Jonathan Curth

10. PLA 16-5421: Property Line Adjustment (2620 N. MILES VIEW RD./CHILDERS, 298): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2620 N. MILES VIEW RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 7.99 and 1.81 acres. The request is to adjust the properties to contain approximately 3.99 and 5.81 acres.
Planner: Harry Davis

11. VAC 16-5424: Vacation (NW CORNER OF MILL AVE. & SOUTH ST./THURMOND-QUINLAN, 524): Submitted by ALLISON THURMOND QUINLAN for property along the NW CORNER OF MILL AVE. & SOUTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.05 acres. The request is to vacate a portion of a street right-of-way.
Planner: Harry Davis

12. RZN 16-5386: Rezone (NORTH OF 1110 N. FRONTAGE RD./LINDSEY PROPERTIES, 135): Submitted by HUGH JARRETT for property NORTH OF 1110 N. FRONTAGE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 6.40 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Andrew Garner

13. RZN 16-5425: Rezone (NW CORNER OF MILL AVE. & SOUTH ST./THURMOND-QUINLAN, 524): Submitted by ALLISON THURMOND QUINLAN for property along the NW CORNER OF MILL AVE. & SOUTH ST. The property is zoned R-O, RESIDENTIAL OFFICE, AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.84 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Harry Davis

14 CUP 16-5406: Conditional Use (2514 N. NEW SCHOOL PL./THE NEW SCHOOL, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PL. The property is zoned R-O, RESIDENTIAL OFFICE, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.40 acres. The request is for Use Unit 4 in R-O and C-2 zoned districts.

Planner: Andrew Garner

15. CUP 16-5410: Conditional Use (981 N. STARR DR./GFB INVESTMENTS, 451): Submitted by BLEW & ASSOCIATES, INC. for properties located at 981 N. STARR DR. The properties are in the FAYETTEVILLE PLANNING AREA and zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 9.85 acres. The request is for a tandem lot. Planner: Quin Thompson

16. CUP 16-5411: Conditional Use (1335 W. DEANE ST./BLEW HOLDINGS, 365): Submitted by BLEW & ASSOCIATES, 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 1.67 acres. The request is for a tandem lot.

Planner: Jonathan Curth

17. C-PZD 16-5408: Commercial Planned Zoning District (WEDINGTON & MARINONI DR/CROSS CHURCH, 441): Submitted by ESI ENGINEERING, INC. for properties located at WEDINGTON & MARINONI DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 24.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District.

Planner: Jonathan Curth