

Technical Plat Review Meeting

July 13, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSIP 16-5492: Large Site Improvement (1211 W. JAMES ST./HAVEN CAMPUS APTS., 404): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1211 W. JAMES ST. The properties are zoned CS, COMMUNITY SERVICES, and R-O, RESIDENTIAL OFFICE and contain approximately 6.79 acres. The request is for a 160 unit apartment complex with associated parking garage. Planner: Harry Davis

2. LSD 16-5488: Large Scale Development (2900 BLOCK MT. COMFORT RD./MACEY DR. TOWNHOMES, 363): Submitted by SWOPE CONSULTING, INC. for property located at the 2900 BLOCK OF MT. COMFORT RD. The property is zoned RMF 24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 6.76 acres. The request is for a 58 unit apartment complex with associated parking. Planner: Harry Davis

New Business:

3. LSP 16-5498: Lot Split (1753 N. GARLAND AVE./CAPO, 365): Submitted by BLEW & ASSOCIATES, INC. for property located at 1753 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.37 acres. The request is to split the parcel into 2 lots containing approximately 0.18 acres each. Planner: Quin Thompson

4. LSP/PLA 16-5506: Lot Split (238 E. SOUTH ST./FLINTLOCK ARCHITECTURE, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 238 E. SOUTH ST. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 1.29 acres. The request is to adjust and split the parcels into 6 lots containing approximately 0.62, 0.15, 0.14, 0.15, 0.16, and 0.11 acres. Planner: Harry Davis

5. LSP 16-5503: Lot Split (SE CORNER OF OAKLAND AVE. & EAGLE ST./CAMPBELL, 444): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at SE CORNER OF OAKLAND AVE. & EAGLE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.08 and 0.09 acres. Planner: Harry Davis

6. CCP 16-5499: Concurrent Plat (16401 SUMMER RAIN RD./RIVERA, 455): Submitted by GLENN CARTER for property located at 16401 SUMMER RAIN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.00 acres. The request is to split the property into 2 lots containing approximately 2.00 and 1.00 acres each.

Planner: Harry Davis

7. SIP 16-5511: Site Improvement Plan (NE CORNER OF N. GREGG AVE. & W. POPLAR ST./GREGG AVE. APTS., 367): Submitted by MORRISON-SHIPLEY ENGINEERS for properties located at the NE CORNER OF N. GREGG AVE. & W. POPLAR ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.70 acres. The request is for an apartment complex with 8 units and associated parking.

Planner: Quin Thompson

8. SIP 16-5513: Site Improvement Plan (3641 W. WEDINGTON DR./OZARKS ELEC. CO-OP EXPANSION, 440): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 3641 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND R-O, RESIDENTIAL OFFICE and contain approximately 18.19 acres. The request is to expand the existing facilities to include an additional 4,527 square feet and associated parking.

Planner: Andrew Garner

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

July 11, 2016

9:00 AM

125 W. Mountain, Conference Room 2

9. PLA 16-5497: Property Line Adjustment (1030 & 1096 E. HUNTSVILLE RD./HOGWASH CAR WASH, 525): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1030 & 1096 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.40, 0.38, 0.48, AND 0.33 acres. The request is to adjust the parcels into 3 lots containing approximately 0.43, 0.58 and 0.58 acres.

Planner: Quin Thompson

10. PLA 16-5512: Property Line Adjustment (NE CORNER OF N. GREGG AVE. & W. POPLAR ST./GREGG AVE. APTS., 367): Submitted by MORRISON-SHIPLEY ENGINEERS for properties located at the NE CORNER OF N. GREGG AVE. & W. POPLAR ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.33 and 0.37 acres. The request is to combine the parcels to contain 0.70 acres.

Planner: Jonathan Curth

11. PLA 16-5504: Property Line Adjustment (218 N. CHURCH AVE./ZWEIG DEVELOPMENTS, 484): Submitted by REID & ASSOCIATES, INC. for properties located at 218 N. CHURCH AVE. The properties are zoned MSC, MAIN STREET CENTER and contain approximately 0.35 and 0.20 acres. The request is to adjust the parcels into 2 lots containing approximately 0.28 acres each.

Planner: Jonathan Curth

12. PLA 16-5510: Property Line Adjustment (N. MARINONI DR & W. WEDINGTON DR./FITNESS ONE, 441): Submitted by MILHOLLAND ENGINEERS, INC. for properties located at the intersection of N. MARINONI DR. & W. WEDINGTON DR. The properties are zoned UT, URBAN THOROUGHFARE and contain approximately 1.55, 1.69, and 1.52 acres each. The request is to adjust the parcels into 1 lot containing approximately 4.76 acres.

Planner: Jonathan Curth

13. RZN 16-5501: Rezone (1030 S. COLLEGE AVE./K. SMITH, 563): Submitted by KEATON SMITH for property at 1030 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.17 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.

Planner: Harry Davis

14. RZN 16-5508: Rezone (NORTH OF COLFAX LOOP/THE COVES SD, PH. III, 555): Submitted by RAUSCH COLEMAN HOMES for property NORTH OF COLFAX LOOP. The property is an EXPIRED R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 35.98 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Planner: Jonathan Curth

15. RZN 16-5500: Rezone (335 E. 7TH ST./NIEDERMAN, 563): Submitted by ZARA NIEDERMAN for property at 335 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Quin Thompson

16. CUP 16-5309: Conditional Use (197 N. 85TH ST./SAMUELS, 470): Submitted by RUBY SAMUELS for property located at 197 N. 85TH ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 2.70 acres. The request is for Use Unit 21, Warehousing & Wholesale, in an R-A zoned district.

Planner: Jonathan Curth