

Technical Plat Review Meeting

August 17, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 16-5447: Preliminary Plat (NW OF WEDINGTON DR. & HERITAGE AVE./WOODRIDGE HOLLOW SD, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NW OF WEDINGTON DR. & HERITAGE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 60.24 acres. The request is for 163 single-family lots. Planner: Jonathan Curth

2 SIP 16-5468: Site Improvement Plan (85 W. 15TH ST./ALLIED STORAGE ADDITION, 601): Submitted by SAND CREEK ENGINEERING, INC. for property located at 85 W. 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 14.98 acres. The request is for a 2 new storage buildings totaling 12,300 square feet. .Planner: Andrew Garner

3. 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

4. LSD 16-5529: Large Scale Development (120 E. SYCAMORE ST./SYCAMORE ST. APTS., 368): Submitted by BATES & ASSOCIATES, INC. for property located at 120 E. SYCAMORE ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.61 acres. The request is for a 19 unit apartment complex with associated parking. Planner: Quin Thompson

New Business:

5. LSP 16-5554: Lot Split (1096 E. HUNTSVILLE RD./HOGWASH CARWASH, 525): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1096 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.16 acres. The request is to split 2 parcels into 4 lots containing approximately 0.29 acres each. Planner: Quin Thompson

6. LSP 16-5552: Lot Split (3695 E. HUNTSVILLE RD./SIEBERT, 529): Submitted by BLEW & ASSOCIATES, INC. for property located at 3695 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.59 acres. The request is to split the parcel into 2 lots containing approximately 0.23 and 0.36 acres.

Planner: Jonathan Curth

7. LSP 16-5559: Lot Split (3383 N. MANNA CT./HIGHLANDS GROUP, 212): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3383 N. MANNA CT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 5.12 acres. The request is to split the parcel into 2 lots containing approximately 2.50 and 2.62 acres.

Planner: Harry Davis

8. LSP-PLA 16-5556: Lot Split/Property Line Adjustment (2184 S. CITY LAKE RD./KELLY, 681/720): Submitted by REID & ASSOCIATES, INC. for properties located at 2184 S. CITY LAKE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and are in the FAYETTEVILLE PLANNING AREA and contain approximately 84.63 acres. The request is to adjust and split 4 parcels into 7 lots containing approximately 9.40, 5.43, 9.34, 3.95, 9.84, 8.83, and 37.84 acres.

Planner: Quin Thompson

9. LSP-PLA 16-5561: Lot Split/Property Line Adjustment (NW CORNER OF BLOCK AVE. & SPRING ST./HAMILTON, 484): Submitted by BATES & ASSOCIATES, INC. for properties located at the NW CORNER OF BLOCK AVE. & SPRING ST. The properties are zoned MSC, MAIN STREET/CENTER and contain approximately 0.35 acres. The request is to adjust and split the 2 parcels into 3 lots containing approximately 0.17, 0.09 and 0.09 acres.

Planner: Jonathan Curth

10. SIP 16-5555: Site Improvement Plan (218 N. CHURCH AVE./CHURCH AVE. CONDOS, 484): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 218 N. CHURCH AVE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.26 acres. The request is for a condominium with 8 units and associated parking.

Planner: Jonathan Curth

11. LSD 16-5547: Large Scale Development (SE OF FUTRALL DR. & MCMILLAN DR./CROSS CHURCH, 441): Submitted by ENGINEERING SERVICES, INC. for properties located SW OF FUTRALL DR. & MCMILLAN DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 12.13 acres. The request is for a 71,968 square foot church with associated parking.

Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
August 15, 2016
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 16-5549: 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 approximately 2.51 and 2.67 acres. The request is to adjust the parcels to contain approximately 2.93 and 2.25 acres. Planner: Quin Thompson

13. PLA 16-5544: Property Line Adjustment (HWY. 112 NORTH OF TRUCKERS DR./LEGACY NATIONAL BANK, 208/209): Submitted by ENGINEERING SERVICES, INC. for properties located at HWY. 112 NORTH OF TRUCKERS DR. The properties are zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 59.66 and 20.54 acres. The request is to adjust the parcels to contain approximately 39.43 and 40.77 acres. Planner: Harry Davis

14. PLA 16-5546: Property Line Adjustment (WEST END OF CEDAR RIDGE LN./STRIEGLER, 205): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the WEST END OF CEDAR RIDGE LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 8.64 and 6.99 acres. The request is to adjust the parcels to contain approximately 6.30 and 9.32 acres. Planner: Quin Thompson

15. PLA 16-5551: Property Line Adjustment (7036 W. JOHN GARRISON RD./CAMPBELL, 239): Submitted by BLEW & ASSOCIATES, INC. for properties located at 7036 W. JOHN GARRISON RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 49.51, 27.06 and 10.00 acres. The request is to adjust the parcels to contain approximately 78.39, 4.19 and 4.00 acres. Planner: Harry Davis

16. PLA 16-5557: Property Line Adjustment (3584 N. OAKLAND ZION RD./TUNE-ARMSTRONG, 218): Submitted by REID & ASSOCIATES, INC. for properties located at 3584 N. OAKLAND ZION RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 4.39 and 1.38 acres. The request is to adjust the parcels to contain approximately 3.87 and 1.89 acres. Planner: Harry Davis

17. RZN 16-5548: Rezone (1211 W. JAMES ST./HAVEN CAMPUS APTS., 404): Submitted by BLEW & ASSOCIATES, INC. for property at 1211 W. JAMES ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.66 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

18. RZN 16-5550: Rezone (2155 N. RUPPLE RD./HAZEN, 361/362): Submitted by JORGENSEN & ASSOCIATES, INC. for properties SE & SW OF RUPPLE RD. & MT. COMFORT RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, AND R-A, RESIDENTIAL AGRICULTURAL and contains approximately 68.95 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Andrew Garner

19. RZN 16-5560: Rezone (103 N. PLAINVIEW AVE./MCMAHON, 213): Submitted by BATES & ASSOCIATES, INC. for property at 103 N. PLAINVIEW AVE. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.34 acres. The request is to rezone the property to RT-12, RESIDENTIAL TWO & THREE FAMILY. Planner: Quin Thompson

20. RZN 16-5543: Rezone (3434 N. CROSSOVER RD./VILLAGES ASSISTED LIVING, 216): Submitted by ELIZABETH A. LINK for properties at 3434 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 39.35 acres. The request is to rezone the property to RT-12, RESIDENTIAL TWO & THREE FAMILY, P-1, INSTITUTIONAL, AND CS, COMMUNITY SERVICES. Planner: Andrew Garner

21. CUP 16-5553: Conditional Use (3695 E. HUNTSVILLE RD./SIEBERT, 529): Submitted by BLEW & ASSOCIATES, INC. for property located at 3695 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.33 acres. The request is for a tandem lot. Planner: Jonathan Curth

22. CUP 16-5558: Conditional Use (3250 N. FUTRALL DR./FUTRALL DR. CELL TOWER, 211): Submitted by SMITH COMMUNICATIONS, INC. for property located at 3250 N. FUTRALL DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 5.56 acres. The request is for a wireless communication facility. Planner: Harry Davis