

Technical Plat Review Meeting

September 28, 2016

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 16-5574: Preliminary Plat (NE OF 24TH & COUNTRY CLUB DR./MOUNTAIN VISTA SD, 640-641): Submitted by BATES & ASSOCIATES, INC. for properties located NE OF 24TH & COUNTRY CLUB DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 54.16 acres. The request is for 52 single-family lots.
Planner: Andrew Garner

2. 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

3. 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:

4. LSP 16-5585: Lot Split (S. OF 3870 BLACK OAK RD./GOFORTH, 762): Submitted by REID & ASSOCIATES, INC. for property located S. OF 3870 BLACK OAK RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 31.26 acres. The request is to split the parcel into 3 lots containing approximately 3.18, 4.50, and 23.58 acres.
Planner: Jonathan Curth

5. LSP 16-5603: Lot Split (3641 W. MT. KESSLER RD./GALE-REYNOLDS, 751): Submitted by ATLAS LAND SURVEYING, INC. for properties located at 3641 W. MT. KESSLER RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 60.19 and 41.37 acres. The request is to split the parcels into 3 lots containing approximately 31.85, 33.85, and 35.85 acres.
Planner: Harry Davis

6. LSP 16-5608: Lot Split (14632 ELKHORN SPRINGS RD./BRESLAU, 468): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 14632 ELKHORN SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 34.97 acres. The request is to split the parcel into 2 lots containing approximately 11.96 and 23.28 acres.

Planner: Harry Davis

7. LSP 16-5607: Lot Split (867 N. FOX HUNTER RD./WEAVER, 453): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 867 N. FOX HUNTER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.65 acres. The request is to split the parcel into 2 lots containing approximately 10.65 and 8.00 acres.

Planner: Harry Davis

8. SIP 16-5606: Site Improvement Plan (2408 N. COLLEGE AVE./STARBUCKS, 290): Submitted by ENGINEERING SERVICES, INC. for property located at 2408 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.99 acres. The request is for a 7,000 square foot retail facility with associated parking.

Planner: Harry Davis

In-House Staff Meeting
(Applicants/public do not attend)
September 26, 2016
9:00 AM
125 W. Mountain, Conference Room 2

9. PLA 16-5601: Property Line Adjustment (636 N. SUNDANCE DR./TRAVIS, 436): Submitted by BATES & ASSOCIATES, INC. for properties located at 363 N. SUNDANCE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.18 and 0.18 acres. The request is to adjust the parcels to contain approximately 0.37 acres.

Planner: Jonathan Curth

10. PLA 16-5604: Property Line Adjustment (2160 W. MT. COMFORT RD./PATHWAY BAPTIST CHURCH, 362): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2160 W. MT. COMFORT RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL OFFICE, and P-1, INSTUTIONAL and contain approximately 14.15 and 0.54 acres. The request is to adjust the parcels to contain approximately 14.69 acres.

Planner: Quin Thompson

11. PLA 16-5610: Property Line Adjustment (2575 DEANE SOLOMON RD./RAZORBACK GOLF COURSE, 285): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2575 DEANE SOLOMON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contain approximately 7.06, 2.27, 3.92, 32.20, 18.90, 38.64, and 19.32 acres. The request is to adjust the parcels to contain approximately 76.54 and 52.00 acres.

Planner: Harry Davis

12. PLA 16-5605: Property Line Adjustment (2408 N. COLLEGE AVE./STARBUCKS, 290): Submitted by ENGINEERING SERVICES, INC. for properties located at 2408 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.47 and 1.97 acres. The request is to adjust the parcels to contain approximately 0.99 and 1.45 acres.
Planner: Harry Davis

13. CUP 16-5602: Conditional Use (2558 E. MISSION BLVD./CORE BREWERY, 371): Submitted by STUART COLLIER for property located at 2558 E. MISSION BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.55 acres. The request is for a micro-brewery (Use Unit 45) in an R-O zoned district.
Planner: Andrew Garner

14. VAC 16-5582: Vacation (41 E. NORTH ST./ANDONA PROPERTIES, 445): Submitted by ANDREA FOURNET for property located at 41 E. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.50 acres of undeveloped right-of-way. The request is to vacate portions of a street right-of-way.
Planner: Quin Thompson

15. RZN 16-5609: Rezone (1764 N. STARR RD./HAYS, 373): Submitted by BATES & ASSOCIATES, INC. for property at 1764 N. STARR RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 26.83 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.
Planner: Jonathan Curth

16. RZN 16-5598: Rezone (1777 S. SMOKEHOUSE TRAIL/OZARK MOUNTAIN SMOKEHOUSE, 595): Submitted by FRANK SHARP for property at 1777 S. SMOKEHOUSE TRAIL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.38 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.
Planner: Quin Thompson