



AGENDA

Technical Plat Review Meeting

March 15, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 17-5736: Lot Split (EAST OF 5998 JESS ANDERSON RD./COLEMAN, 358): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF 5998 JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.07 acres. The request is to split the parcel into 2 lots containing approximately 7.07 and 3.00 acres.
Planner: Quin Thompson

New Business:

2. LSP 17-5743: Lot Split (845 N. GREGG AVE./B+C GREGG AVE., 444): Submitted by BATES & ASSOCIATES, INC. for properties located at 845 N. GREGG AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.17, 0.17, 0.17, and 0.10 acres. The request is to split and adjust the parcels into 5 lots containing approximately 0.12 acres each.
Planner: Jonathan Curth

3. LSP 17-5746: Lot Split (NORTH OF 997 W. HICKORY ST./HAMAKER, 405): Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 997 W. HICKORY ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.16 acres. The request is to split the parcel into 2 lots containing approximately 0.07 acres each.
Planner: Harry Davis

4. LSP 17-5748: Lot Split (1849 S. VALE AVE./McMAHON, 599): Submitted by BLEW & ASSOCIATES, INC. for property located at 1849 S. VALE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcel into 3 lots containing approximately 0.07, 0.07, and 0.09 acres.
Planner: Quin Thompson

5. LSP 17-5752: Lot Split (WEST OF 15978 HAMESTRING RD./ESPEJEL, 316-317): Submitted by BLEW & ASSOCIATES, INC. for property located WEST OF 15978 HAMESTRING RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.44 acres. The request is to split the parcel into 3 lots containing approximately 1.32, 1.44 and 1.68 acres.
Planner: Jonathan Curth

6. FPL 17-5742: Final Plat (SOUTH END OF POWDERHORN DR./BROOKLANDS @ MTN. RANCH SD, 478-479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF POWDERHORN DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, RA, RESIDENTIAL AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, AND RSF-2 RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 101.70 acres. The request is for final plat approval of a single family subdivision with 88 lots. Planner: Quin Thompson

7. FPL 17-5744: Final Plat (SOUTH OF MANOR DR. & RIDGELY DR./REMINGTON ESTATES SD, 449): Submitted by ENGINEERING SERVICES, INC. for properties located SOUTH OF MANOR DR. & RIDGELY DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contain approximately 12.10 acres. The request is for final plat approval of a single family subdivision with 27 lots. Planner: Quin Thompson

8. SIP 17-5741: Site Improvement Plan (2855 W. JOYCE BLVD./PRISM EDUCATION CENTER, 177): Submitted by GLENN CARTER, P.E. for property located at 2855 W. JOYCE BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.99 acres. The request is for an 8,610 square foot building addition and associated parking. Planner: Harry Davis

9. LSIP 17-5740: Large Site Improvement Plan (1541 W. MLK BLVD./PANERA BREAD, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.80 acres. The request is for a 7,550 square foot commercial building and associated parking. Planner: Quin Thompson

In-House Staff Meeting
(Applicants/public do not attend)
March 13, 2017
9:00 AM
125 W. Mountain, Conference Room 2

10. PLA 17-5745: Property Line Adjustment (NORTH OF PEAR ST. & SHADY AVE./TOBIN, 367): Submitted by BATES & ASSOCIATES, INC. for properties located NORTH OF PEAR ST. & SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.18, 0.35, 0.26, and 0.36 acres. The request is to adjust the parcels to contain approximately 1.15 acres. Planner: Harry Davis

11. PLA 17-5747: Property Line Adjustment (NORTH OF WEDINGTON DR. & 59TH AVE./WOODRIDGE SD, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF WEDINGTON DR. & 59TH AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 5.35, 3.34, 6.29, AND 45.10 acres. The request is to adjust the parcels to contain approximately 18.80, 10.31 and 31.14 acres. Planner: Jonathan Curth

12. VAC 17-5751: Vacation (1541 W. MLK BLVD./MONROE EATON, LLC., 521): Submitted by BLEW & ASSOCIATES, INC. for property located at 1541 W. MLK BLVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.80 acres. The request is to vacate a portion of a street right of way. Planner: Quin Thompson

13. CUP 17-5739: Conditional Use (SE INTERSECTION OF HWY. 112 & VAN ASCHE DR./GRASSROOTS LANDSCAPING, 209): Submitted by LANDSCAPE CONCEPTS, LLC. for properties located SE OF INTERSECTION OF HWY. 112 & VAN ASCHE DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 2.08 acres. The request is for a landscaping storage yard in a C-2 zoned district. Planner: Jonathan Curth

14. CUP 17-5750: Conditional Use (1030 S. COLLEGE AVE./ARTIST LAB THEATRE, 563): Submitted by KEATON SMITH for property located at 1030 S. COLLEGE AVE. The property is zoned NS, NEIGHBORHOOD SERVICES and contains approximately 0.17 acres. The request is for a Use Unit 4 in an NS zoned district. Planner: Andrew Garner