



AGENDA

Technical Plat Review Meeting

April 12, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

New Business:

2. PPL 17-5773: Preliminary Plat (E. END OF RIVER MEADOWS DR./RIVER MEADOWS SD, 474): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the EAST END OF RIVER MEADOWS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.95 acres. The request is for 12 single-family lots.

Planner: Quin Thompson

3. PPL 17-5774: Preliminary Plat (E. OF 370 DOUBLE SPRINGS RD./EMERALD POINT SD, 474): Submitted by CRAFTON TULL, INC. for properties located EAST OF 370 DOUBLE SPRINGS RD... The properties are zoned RMF-6, RESIDENTIAL MULTI- FAMILY, 6 UNITS PER ACRE and contain approximately 9.18 acres. The request is for 38 single-and multi-family lots.

Planner: Jonathan Curth

4. FPL 17-5769: Final Plat (2069 E. MISSION BLVD./MISSION HEIGHTS SD, PH. 2A, 370-371): Submitted by LAWRENCE FINN for properties located at 2069 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 4.66 acres. The request is for final plat approval of a single family subdivision with 28 lots.

Planner: Andrew Garner

5. LSD 17-5775: Large Scale Development (324 E. 12TH PLACE/MORGAN MANOR APTS. ADDITION, 563): Submitted by BLEW & ASSOCIATES, INC. for properties located at 324 E. 12TH PLACE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 9.62 acres. The request is for 58 dwelling units in 4 separate apartment buildings with associated parking.

Planner: Harry Davis

6. LSD 17-5771: Large Scale Development (3434 N. CROSSOVER RD./SPRINGHOUSE VILLAGE RETIREMENT COMMUNITY, 216): Submitted by FOSTER DEVELOPMENT, INC. for properties located at 3434 N. CROSSOVER RD. The properties are zoned P-1, INSTITUTIONAL and RT-12, RESIDENTIAL TWO & THREE FAMILY and contain approximately 22.40 acres. The request is for 67 assisted living units, 33 memory care units, 33 independent living units, and 10,000 square feet of commercial services with associated parking. Planner: Harry Davis

In-House Staff Meeting

(Applicants/public do not attend)

April 10, 2017

9:00 AM

125 W. Mountain, Conference Room 2

7. PLA 17-5777: Property Line Adjustment (1820 S. DOUBLE SPRINGS RD./SMITH-TUCK, 357): Submitted by JENKINS SURVEYING, INC. for properties located at 1820 S. DOUBLE SPRINGS RD. The properties are zoned in the FAYETTEVILLE PLANNING AREA and contain approximately 5.08 and 1.98 acres. The request is to adjust the parcels to contain approximately 3.16 and 3.87 acres. Planner: Quin Thompson

8. CUP 17-5779: Conditional Use (1855 N. PORTER RD./MIGHTY MINDS PRE-K, 363): Submitted by JAY EDWARDS for property located at 1855 N. PORTER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.54 acres. The request is for a daycare in an R_A zoned district. Planner: Harry Davis

9. CUP 17-5778: Conditional Use (1777 N. GARLAND AVE./RPH REAL ESTATE 365): Submitted by KYLE ALLRED for property located at 1777 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.36 acres. The request is for a duplex in an RSF-4 zoned district. Planner: Jonathan Curth

10. RZN 17-5770: Rezone (769 & 785 S. WASHINGTON AVE./WARFORD PROPERTIES, 563): Submitted by FLYER REAL ESTATE for properties at 769 & 785 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.45 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. Planner: Harry Davis

11. RZN 17-5776: Rezone (1320 S. COLLEGE AVE./SUGARLAND PROPERTIES, 563): Submitted by INFILL GROUP, LLC. for properties at 1320 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.31 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. Planner: Jonathan Curth

12. RZN 17-5772: Rezone (810 S. CHERRY LN./SWEETSER PROPERTIES, 565): Submitted by JORGENSEN & ASSOCIATES INC. for property at 810 S. CHERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.53 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL SINGLE FAMILY, 24 UNITS PER ACRE. Planner: Jonathan Curth