

Technical Plat Review Meeting

May 17, 2017

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

New Business:

2. LSP 17-5806: Lot Split (2233 S. PLUMBEROSA RD./YOUNG, 636): Submitted by BATES & ASSOCIATES, INC. for property located at 2233 S. PLUMBEROSA RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.33 acres. The request is to split the parcels into 2 lots containing approximately 2.35 and 1.99 acres. Planner: Quin Thompson

3. LSP 17-5809: Lot Split (15 S. WEST AVE./KOLBERG, 523): Submitted by BLEW & ASSOCIATES, INC. for property located at 15 S. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.37 acres. The request is to split the parcels into 2 lots containing approximately 0.19 and 0.18 acres. Planner: Jonathan Curth

4. LSP 17-5817: Lot Split (2069 & 2091 N. CROSSOVER RD./KANTZ CENTER, LLC., 371): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2069 & 2091 N. CROSSOVER RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is to split the parcels into 2 lots containing approximately 0.85 and 0.91 acres. Planner: Harry Davis

5. LSP-PLA 17-5816: Lot Split-Property Line Adjustment (157 E. SOUTH ST./FAYETTEVILLE RENTALS, LLC., 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 157 E. SPRING ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 0.27 and 0.29 acres. The request is to adjust and split the parcels into 5 lots containing approximately 0.10, 0.09, 0.08, 0.06, and 0.06 acres. Planner: Jonathan Curth

6. LSP-PLA 17-5821: Lot Split-Property Line Adjustment (1416 & 1418 S. COLLEGE AVE./CHRISTOPHER, 563): Submitted by ANTHONY CHRISTOPER for properties located at 1416 & 1418 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & DG, DOWNTOWN GENERAL and contain approximately 0.18 and 0.33 acres. The request is to adjust and split the parcels into 5 lots containing approximately 0.18, 0.09, 0.09, 0.08, and 0.07 acres. Planner: Jonathan Curth

7. PPL 17-5805: Preliminary Plat (SW OF HISTORY ST. & DEAD HORSE MTN. RD./RIVERWALK SD, PH. II, 645): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SW OF HISTORY ST. & DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 72.83 acres. The request is for 49 single-family lots. Planner: Harry Davis

8. FPL 17-5818: Final Plat (W. OF RUPPLE RD. & CONGRESSIONAL ST./RUPPLE MEADOWS SD, 400): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located W. OF RUPPLE RD. & CONGRESSIONAL ST. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contain approximately 15.80 acres. The request is for final plat approval of a single and multi-family subdivision with 68 lots. Planner: Quin Thompson

9. SIP 17-5813: Site Improvement Plan (3825 N. SHILOH DR./BLEW ENGINEERS OFFICE, 174): Submitted by BLEW & ASSOCIATES, INC. for property located at 3825 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.61 acres. The request is for an addition of a second floor consisting of approximately 5,100 square feet and modifications to the existing parking. Planner: Jonathan Curth

10. SIP 17-5819: Site Improvement Plan (3050 & 3068 S. SCHOOL AVE./MOLDENHAUER RETAIL CENTER, 678): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3050 & 3068 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.59 acres. The request is for a 6,000 square foot retail building with associated parking. Planner: Quin Thompson

11. LSD 17-5820: Large Scale Development (2069 & 2091 N. CROSSOVER RD./DAIRY QUEEN, 371): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2069 & 2091 N. CROSSOVER RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for 2 buildings consisting of 8,075 square feet with associated parking. Planner: Harry Davis

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

May 15, 2017
9:00 AM

125 W. Mountain, Conference Room 2

12. PLA 17-5807: Property Line Adjustment (434 N. TANGLEWOOD AVE./LONG, 486): Submitted by REID & ASSOCIATES, INC. for properties located at 434 N. TANGLEWOOD AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.34 and 0.45 acres. The request is to adjust the parcels to contain approximately 0.27 and 0.52 acres. Planner: Quin Thompson

13. PLA 17-5808: Property Line Adjustment (3252 N. OLD WIRE RD./HANSEN, 256): Submitted by BLEW & ASSOCIATES, INC. for properties located at 3252 N. OLD WIRE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 2.90 and 1.99 acres. The request is to adjust the parcels to contain approximately 1.00 and 3.89 acres. Planner: Harry Davis

14. PLA 17-5810: Property Line Adjustment (317 E. HUNTSVILLE RD./ZAREMBA, 524): Submitted by BLEW & ASSOCIATES, INC. for properties located at 317 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.34 and 0.92 acres. The request is to adjust the parcels to contain approximately 0.47 and 0.79 acres. Planner: Quin Thompson

15. PLA 17-5812: Property Line Adjustment (1679 & 1673 S. COOPERS COVE/THREE TEN, LLC, 607): Submitted by BATES & ASSOCIATES, INC. for properties located at 1679 & 1673 COOPERS COVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.31 and 0.32 acres. The request is to combine the parcels to contain approximately 0.63 acres. Planner: Harry Davis

16. PLA 17-5814: Property Line Adjustment (1939 S. HOOT OWL LN./DUGGAR, 595): Submitted by BATES & ASSOCIATES, INC. for properties located at 1939 S. HOOT OWL LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.80 and 4.52 acres. The request is to adjust the parcels to contain approximately 1.00 and 4.32 acres. Planner: Jonathan Curth

17. VAC 17-5815: Vacation (492 N. VINSON AVE./MERRITT, 486): Submitted by BATES & ASSOCIATES, INC. for property at 492 N. VINSON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.10 acres. The request is to vacate a portion of a street right-of-way. Planner: Quin Thompson

18. RZN 17-5802: Rezone (147 E. SPRING ST./TEAGUE, 485): Submitted by BRIAN TEAGUE for property at 147 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.31 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. Planner: Quin Thompson

19. RZN 17-5803: Rezone (E. OF OLD MISSOURI RD. & ROLLING HILLS DR./KEENAN, 253-254): Submitted by JORGENSEN & ASSOCIATES for property EAST OF OLD MISSOURI RD. & ROLLING HILLS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 10.86 acres. The request is to rezone the property to NSG, NEIGHBORHOOD SERVICES, GENERAL. Planner: Jonathan Curth