



Technical Plat Review Meeting

March 28, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 18-6134: Lot Split (1436 S. DUNCAN AVE./SWIFTY PROPERTIES, 561): Submitted by A MILLION MIRACLES, LLC. for property located at 1436 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the parcel into 2 lots containing approximately 0.07 and 0.23 acres. Planner: Harry Davis

New Business:

2. LSP 18-6158: Lot Split (500 N SEQUOYAH DR./ALEXANDER, 486): Submitted by BATES & ASSOCIATES, INC. for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 5.47 acres. The request is to split the parcel into 3 lots containing approximately 0.32, 0.32, and 4.48 acres. Planner: Quin Thompson

3. LSP 18-6157: Lot Split (1608 N. LEVERETT AVE./BAUMANN & CROSNO, 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1608 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.60 acres. The request is to split the parcel into 3 lots containing approximately 0.19, 0.17, and 0.24 acres. Planner: Harry Davis

4. LSP 18-6156: Lot Split (306 S. COLLEGE AVE./MEYER, 524): Submitted by ATLAS LAND SURVEYING, INC. for property located at 306 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.24 acres. The request is to split the parcel into 2 lots containing approximately 0.12 acres each. Planner: Harry Davis

5. LSP 18-6153: Lot Split (823 N. STARR DR./BANKS 451): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 823 N. STARR DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.69 acres. The request is to split the parcel into 2 lots containing approximately 3.54 and 3.15 acres. Planner: Jonathan Curth

6. PPL 18-6161: Preliminary Plat (4847 W. WEDINGTON DR./WEDINGTON LANDING S/D, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 18.30 acres. The request is for a 14 multi-family and 61 single family lots.
Planner: Jonathan Curth

7. SIP 18-6154: Site Improvement Plan (4703 N. CROSSOVER RD./BOTANICAL GARDENS, 099): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 4703 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 36.80 acres. The request is for a 2,800 square foot storage and maintenance building.
Planner: Harry Davis

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

March 26, 2018

9:00 AM

125 W. Mountain, Conference Room 2

8. PLA 18-6165: Property Line Adjustment (636 & 701 S. WOOD AVE./TERRY, 563): Submitted by BATES & ASSOCIATES, INC. for properties located at 636 & 701 S. WOOD AVE. The properties are zoned DG, DOWNTOWN GENERAL, and NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.01 and 9.56 acres. The request is to adjust the parcels to contain 0.50 and 10.06 acres.
Planner: Quin Thompson

9. PLA 18-6155: Property Line Adjustment (686 N. WASHINGTON AVE./THREET-CHASE, 446): Submitted by BLEW & ASSOCIATES, INC. for properties located at 686 N. WASHINGTON AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.35, 0.22, and 0.42 acres. The request is to adjust the parcels to contain approximately 0.34, 0.28, and 0.37 acres.
Planner: Jonathan Curth

10. PLA 18-6163: Property Line Adjustment (SE OF DOUBLE SPRINGS RD. & DOT TIPTON RD./HAYS, 474-475): Submitted by BATES & ASSOCIATES, INC. for properties located SE OF DOUBLE SPRINGS RD. & DOT TIPTON RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain 7 parcels totaling approximately 39.88 acres. The request is to adjust the parcels to contain 5 parcels of approximately 2.04, 5.22, 9.10, 11.76, and 11.75 acres.
Planner: Quin Thompson

11. PLA 18-6159: Property Line Adjustment (517 E. MCCLINTON ST./PRYOR, 563): Submitted by BATES & ASSOCIATES, INC. for properties located at 517 E. MCCLINTON ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.18 and 0.36 acres. The request is to adjust the parcels to contain approximately 0.29 and 0.28 acres.
Planner: Harry Davis

12. CUP 18-6146: Conditional Use (1620 S. HANSHEW RD./WM. LINDSEY, 596): Submitted by WILLIAM LINDSEY for property located at 1620 S. HANSHEW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.64 acres. The request is for off-site parking.
Planner: Jonathan Curth

13. CUP 18-6164: Conditional Use (3480 N. SUMMERHILL DR./SUMMERHILL RACQUET CLUB, 214): Submitted by PAUL HICKMAN for property located at 3480 N. SUMMERHILL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.60 acres. The request is for a building addition to an existing non-conforming use.
Planner: Jonathan Curth

14. CUP 18-6162: Conditional Use (4847 W. WEDINGTON DR./WEDINGTON LANDING S/D, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 8.22 acres. The request is for 3 & 4 family lots in an NC zoned district.
Planner: Jonathan Curth

15. VAC 18-6148: Vacation (1901 S. HARDING PL./THOMPSON, 609): Submitted by THOMAS THOMPSON for property located at 1901 S. HARDING PL. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.26 acres. The request is to vacate a portion of a utility easement.
Planner: Harry Davis

16. RZN 18-6160: Rezone (1629 N. CROSSOVER RD./JHHH, LLC, 410): Submitted by LAMB DEVELOPMENT, INC. for properties located at 1629 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.83 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Harry Davis

17. RZN 18-6150: Rezone (2673 N. COLETTE AVE./COLETTE HOLDINGS, 600): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2673 N. COLETTE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 7.08 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Quin Thompson

18. RZN 18-6152: Rezone (4005 W. MLK BLVD./DUGGAR, 595): Submitted by MILHOLLAND ENGINEERS, INC. for properties located at 4005 W. MLK BLVD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 30.20 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.
Planner: Quin Thompson