



Technical Plat Review Meeting

July 18, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 18-6265: Lot Split (300 S. HILL AVE./MOLDENHAUER, 522): Submitted by REID & ASSOCIATES, INC. for property located at 300 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcel into 4 lots containing approximately 0.09, 0.09, 0.09, and 0.18 acres.
Planner: Quin Thompson

2. FPL 18-6278: Final Plat (EAST OF 370 DOUBLE SPRINGS RD./EMERALD POINT S/D, 474): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located EAST OF DOUBLE SPRINGS RD. The property is zoned RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE and contains approximately 9.18 acres. The request is for a final plat of 36 single family lots.
Planner: Jonathan Curth

New Business:

3. LSP 18-6299: Lot Split (1115 N. OAKLAND AVE./SRD BUILDERS, 405): Submitted by BLEW & ASSOCIATES, INC. for property located at 1115 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.18 acres. The request is to split the parcel into 2 lots containing approximately 0.09 acres each.
Planner: Quin Thompson

4. LSP 18-6302: Lot Split (SOUTH OF 3515 N. STEELE BLVD./FAYMJET, LLC., 212): Submitted by BATES & ASSOCIATES, INC. for property located SOUTH OF 3515 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.26 acres. The request is to split the parcel into 2 lots containing approximately 1.95, and 1.32 acres.
Planner: Harry Davis

5. LSP 18-6301: Lot Split (2860 N. ROM ORCHARD RD./GARRISON, 257): Submitted by BATES & ASSOCIATES, INC. for property located at 2860 N. ROM ORCHARD RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.96 acres. The request is to split the parcel into 3 lots containing approximately 1.91, 2.29, and 3.76 acres.
Planner: Quin Thompson

6. LSP 18-6303: Lot Split (3241 N. GULLEY RD./GREER, 219): Submitted by JORDAN GREER for property located at 3241 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.59 acres. The request is to split the parcel into 3 lots containing approximately 1.08, 1.24, and 1.27 acres. Planner: Jonathan Curth

7. LSP 18-6289: Lot Split (2501 S. ARMSTRONG AVE./BRIGHT TECH., 643): Submitted by SWOPE ENGINEERING, INC. for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 39.24 acres. The request is to split the parcels into 3 lots containing approximately 7.56, 10.93, and 20.70 acres. Planner: Harry Davis

8. LSP 18-6290: Lot Split (907 & 915 N. OAKLAND AVE./HILLIS, 444): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 907 & 915 N. OAKLAND AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.16 and 0.16 acres. The request is to split the parcels into 4 lots containing approximately 0.08 acres each. Planner: Jonathan Curth

9. LSP 18-6288: Lot Split (391 S. HILL AVE./CREEK CAPITAL, 522): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 391 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcels into 3 lots containing approximately 0.13, 0.18, and 0.13 acres. Planner: Harry Davis

10. SIP 18-6291: Site Improvement Plan (3691 N. INVESTMENT DR./STEELE PLAZA PARKING LOT, 172): Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at 3691 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.87 acres. The request is for offsite parking lot with 50 spaces. Planner: Quin Thompson

11. LSD 18-6304: Large Scale Development (NORTH OF 3505 N. STEELE BLVD./BASSETT FURNITURE, 212): Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 3505 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.34 acres. The request is for two buildings, retail of approximately 15,532 square feet and office of approximately 6,496 square feet with associated parking. Planner: Harry Davis

In-House Staff Meeting
(Applicants/public do not attend)
July 16, 2018
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 18-6298: Property Line Adjustment (3310 N. HUGHMOUNT RD./STRIEGLER, 205): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3310 N. HUGHMOUNT RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels of approximately 3.10, 3.37, and 14.30 acres. The request is to adjust the parcels to contain approximately 3.11, 4.09, and 13.57 acres. Planner: Quin Thompson

13. PLA 18-6297: Property Line Adjustment (2962 N. DOUBLE SPRINGS RD./STROUD, 240): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2962 N. DOUBLE SPRINGS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels of approximately 1.02 and 2.06 acres. The request is to adjust the lots to contain approximately 1.10, and 1.97 acres. Planner: Harry Davis

14. PLA 18-6296: Property Line Adjustment (2364 N. HENSON FARM RD./LILLY, 335): Submitted by REID & ASSOCIATES, INC. for properties located at 2364 N. HENSON FARM RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels of approximately 1.00 and 5.31 acres. The request is to adjust the parcels to contain approximately 2.01 and 4.30 acres. Planner: Harry Davis

15. PLA 18-6295: Property Line Adjustment (5516 W. DOT TIPTON RD./JOHNSON, 475): Submitted by REID & ASSOCIATES, INC. for properties located at 5516 W. DOT TIPTON RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contain 2 parcels of approximately 2.32 and 10.01 acres. The request is to adjust the lots to contain approximately 2.65 and 9.68 acres. Planner: Jonathan Curth

16. PLA 18-6294: Property Line Adjustment (6061 & 6073 E. HUNTSVILLE RD./BROWNE-BROOKS, 611): Submitted by REID & ASSOCIATES, INC. for properties located at 6061 & 6073 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 1.01 and 40.64 acres. The request is to adjust the parcels to contain approximately 4.24 and 37.41 acres. Planner: Quin Thompson

17. PLA 18-6292: Property Line Adjustment (124 E. MOUNTAIN ST./GLORIOUS HOLDINGS-PETTUS, 524): Submitted by ATLAS SURVEYING, INC. for properties located at 124 E. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 6 parcels of approximately 0.07, 0.10, 0.13, 0.14, 0.14, and 0.15 acres. The request is to adjust the parcels to contain approximately 0.07, 0.07, 0.08, 0.14, 0.15 and 0.23 acres. Planner: Quin Thompson

18. PLA 18-6293: Property Line Adjustment (2400 BLOCK OF ED EDWARDS RD./EAGLE HOLDINGS, LLC., 649): Submitted by ATLAS SURVEYING, INC. for properties located at the 2400 BLOCK OF ED EDWARDS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 4 parcels of approximately 12.50, 12.50, 15.00, and 21.55 acres. The request is to adjust the parcels to contain approximately 10.36, 11.12, 12.07, and 28.00 acres. Planner: Harry Davis

19. CUP 18-6300: Conditional Use (2070 N. GARLAND AVE./MISSION MOBILIZATION, 366): Submitted by JOHN PATTON for property located at 2070 N. GARLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 4.22 acres. The request is for offices and a church in an RMF-24 zoned district.

Planner: Jonathan Curth

20. RZN 18-6283: Rezone (SE OF PUMP STATION RD. & CITY LAKE RD./PARK OZARK, LLC, 603-642): Submitted by STACY PARK for properties located SE OF PUMP STATION RD. & CITY LAKE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and I-2, GENERAL INDUSTRIAL and contain approximately 2.89 acres. The request is to rezone the properties to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL. Planner: Quin Thompson