



**Technical Plat Review Meeting**

September 26, 2018

9:00 AM

113 W. Mountain, Room 326

**City Staff:** Andrew Garner, City Planning Director

**Old Business:**

**1. SIP 18-6352: Site Improvement Plan (NORTH OF 614 W. CLEVELAND ST./FRISCO TRAIL TOWNHOMES, 444):** Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 614 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.94 acres. The request is for 4 single family townhomes and associated parking.  
Planner: Harry Davis

**New Business:**

**2. LSP 18-6390: Lot Split (124 E. MOUNTAIN ST./GLORIOUS HOLDINGS, 524)** Submitted by ATLAS PLS for properties located at 124 E. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 lots of approximately 0.14 acres each. The request is to split the parcels into 4 lots containing approximately 0.07 acres each.

Planner: Jonathan Curth

**3. LSP 18-6389: Lot Split (229 S. STONEBRIDGE RD./NEOH, 527)** Submitted by REID AND ASSOCIATES for properties located at 229 S. STONEBRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.98 acres. The request is to split the parcels into 2 lots containing approximately 0.37 and 3.61 acres.

Planner: Quin Thompson

**4. LSP 18-6383: Lot Split (1320 & 1330 S. DUNCAN ST./RODDEY, 561)** Submitted by LAURENCE GARRISON-RODDEY for properties located at 1320 & 1330 S. DUNCAN ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.67 acres. The request is to split the parcel into 6 lots containing approximately 0.07, 0.07, 0.07, 0.07, 0.09, and 0.28 acres.

Planner: Quin Thompson

**5. LSP 18-6391: Lot Split (NW OF DRAKE ST. AND GREGG AVE./1155 PROPERTIES, 250)** Submitted by MCCLELLAND CONSULTING ENGINEERS, INC for properties located NW OF DRAKE ST. AND GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 63.66 acres. The request is to split the parcel into 3 lots containing approximately 13.58, 48.80 and 1.25 acres.

Planner: Harry Davis

**6. LSP-PLA 18-6392: Lot Split-Property Line Adjustment (1620 N. PORTER RD./REAGOR, 403** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1620 N. PORTER RD. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE URBAN and contain 2 lots of approximately 0.23 and 0.36 acres each. The request is to adjust and split the parcels into 5 lots containing approximately 0.21, 0.09, 0.09, 0.09 and 0.09 acres.

Planner: Harry Davis

**7. CCP 18-6393: Concurrent Plat (INTERSECTION OF POWDERHORN DR. & SOLITUDE BEND/BROOKLANDS MT RANCH LOT 59 & 74, 478):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the INTERSECTION OF POWDERHORN DR. & SOLITUDE BEND. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.23 acres. The request is for 11 single family lots.

Planner: Quin Thompson

**8. CCP 18-6385: Concurrent Plat (3500 N. GULLEY RD./HAWKSBILL SD RE-PLAT, 181):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3500 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 44.09 acres. The request is to re-plat the subdivision into 15 single family lots. Planner: Jonathan Curth

**9. PPL 18-6394: Preliminary Plat (SOUTH OF MACLURA WAY & SOLITUDE BEND /BROOKLANDS PHASE IV, 478, 479):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF MACLURA WAY & SOLITUDE BEND. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, AND CS, COMMUNITY SERVICES and contain approximately 68.79 acres. The request is for 26 single-family lots.

Planner: Quin Thompson

**10. PPL 18-6397: Preliminary Plat (NORTH OF RUPPLE RD. AND ALBERTA ST. /RUPPLE RD. SUBDIVISION, 516, 517, 556):** Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF RUPPLE RD. AND ALBERTA ST. The properties are zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 75.29 acres. The request is for 180 single-family lots.

Planner: Jonathan Curth

**11. SIP 18-6395: Site Improvement Plan (1947 N COLLEGE AVE./BOLDER COFFEE, 368):** Submitted by FLINTLOCK LTD CO. for property located at 1947 N COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.81 acres. The request is for a renovation to the existing building and parking lot. Planner: Harry Davis

**12. SIP 18-6379: Site Improvement Plan (SOUTH OF BROOK DR. AND WEDINGTON DR./BROOK DR. DUPLEXES, 436):** Submitted by JAMES KOCH for properties located SOUTH OF BROOK DR. AND WEDINGTON DR. The properties are zoned RMF-6, RESIDENTIAL MULTI-FAMILY, 6 UNITS PER ACRE and contains approximately 5.94 acres. The request is to add 6 duplexes to the existing complex.

Planner: Harry Davis

**13. LSD 18-6399: Large Scale Development (401 W MOUNTAIN ST./FAYETTEVILLE PUBLIC LIBRARY, 523):** Submitted by ECOLOGICAL DESIGN for property located at 401 W. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 5.4 acres. The request is for a 99,198-square foot expansion to the public library.

Planner: Jonathan Curth

**14. LSD 18-6403: Large Scale Development (3215 N. NORTH HILLS BLVD./PHASE II WASHINGTON REGIONAL MEDICAL CENTER CORE, 211, 212, 250, 251):** Submitted by USI CONSULTING ENGINEERS, INC. for property located at 3215 N. NORTH HILLS BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.1 acres. The request is for a 38,314-square foot expansion to the existing emergency room. Planner: Quin Thompson

**15. LSD 18-6401: Large Scale Development (SE OF FUTRALL DR. AND GREGG AVE./WASHINGTON REGIONAL MEDICAL CENTER PARKING LOT, 211, 250):** Submitted by USI CONSULTING ENGINEERS, INC. for property located SE OF FUTRALL DR. AND GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.83 acres. The request is for a parking lot with 135 spaces. Planner: Quin Thompson

---

### **In-House Staff Meeting**

*(Applicants/public do not attend)*

September 24, 2018

9:00 AM

125 W. Mountain, Conference Room 2

**16. PLA 18-6388: Property Line Adjustment (5 E. & 11 E. 28<sup>TH</sup> CIRCLE/MOORE-SIDD, 679):** Submitted by JOE ORR for properties located at 5 AND 11 E. 28<sup>TH</sup> CIRCLE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 0.39 and 0.34 acres. The request is to adjust the parcels to contain approximately 0.39 and 0.35 acres. Planner: Harry Davis

**17. PLA 18-6387: Property Line Adjustment (2648 & 2720 N. ADAMS RD./HOFFMAN-ARMSTRONG, 281):** Submitted by BLEW & ASSOCIATES, P.A. for properties located at 2648 & 2720 N. ADAMS RD. The properties are in the Fayetteville Planning Area and contain 2 parcels of approximately 12.07 and 1.00 acres. The request is to adjust the parcels to contain approximately 11.07 and 2.00 acres. Planner: Quin Thompson

**18. PLA 18-6381: Property Line Adjustment (434 N. TANGLEWOOD AVE./LONG-GILBREATH, 486):** Submitted by MILHOLLAND ENGINEERING & SURVEYING for properties located at 434 N. TANGLEWOOD AVE. The properties are zoned RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 1.58 and 0.52 acres. The request is to adjust the parcels to contain approximately 1.58 and 0.52 acres. Planner: Harry Davis

**19. CUP 18-6402: Conditional Use (SE OF FUTRALL DR. AND GREGG AVE./WASHINGTON REGIONAL MEDICAL CENTER PARKING LOT, 211, 250):** Submitted by USI CONSULTING ENGINEERS, INC. for property located SE OF FUTRALL DR. AND GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.83 acres. The request is for an offsite parking lot. Planner: Quin Thompson

**20. CUP 18-6404: Conditional Use (404 S. BUCHANAN ST./ARNOLD, 522):** Submitted by VANCE ARNOLD for property located at 404 S. BUCHANAN ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.36 acres. The request is for an offsite parking lot. Planner: Jonathan Curth

**21. CUP 18-6384: Conditional Use (823 & 833 W. STONE ST./BILLINGSLEA PARKING, 522):** Submitted by CHARLES BILLINGSLEA for property located at 823 & 833 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.55 acres. The request is for an offsite parking lot. Planner: Jonathan Curth

**22. RZN 18-6386: Rezone (WEST OF 203 W. MILLER ST./HARDIN, 367):** Submitted by BLEW & ASSOCIATES, P.A. for property located WEST OF 203 W. MILLER ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.26 acres. The request is to rezone the parcel to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Harry Davis

**23. RZN 18-6380: Rezone (1882 STARR RD./JB HAYS, 373):** Submitted by PATRICIA WALSH for property located at 1882 STARR RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.32 acres. The request is to rezone the parcel to NS-L, NEIGHBORHOOD SERVICES-LIMITED. Planner: Quin Thompson

**24. RZN 18-6398: Rezone (NORTH OF RUPPLE RD. AND ALBERTA ST./RUPPLE RD. SUBDIVISION, 516, 517, 556):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF RUPPLE RD. AND ALBERTA ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jonathan Curth