



Technical Plat Review Meeting

December 19, 2018

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 18-6413: Site Improvement Plan (1558 N. DAWN DR./DAWN DRIVE PARKING EXPANSION, 405): Submitted by JAMES KOCH for property located at 1558 N. DAWN DR. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.07 acres. The request is for a parking lot expansion for an additional 10 spaces.
Planner: Jonathan Curth

New Business:

2. LSP 18-6487: Lot Split (201 N. EAST AVE. & 204 N. BLOCK AVE./ELDRIDGE, 484): Submitted by REID & ASSOCIATES, INC. for properties located at 201 N. EAST AVE. & 204 N. BLOCK AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels of approximately 0.45 and 0.18 acres. The request is to split the parcel into 3 lots containing approximately 0.45, 0.10, and 0.08 acres.
Planner: Andrew Garner

3. LSP 18-6476: Lot Split (WEST OF 203 W. MILLER ST./HARDIN, 367): Submitted by BLEW & ASSOCIATES, INC. for property located WEST OF 203 W. MILLER ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each.
Planner: Harry Davis

4. LSP 18-6480: Lot Split (3411 N. SASSAFRAS HILL RD./THOMAS, 221): Submitted by BATES & ASSOCIATES, INC. for property located at 3411 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 60.34 acres. The request is to split the parcels into 2 lots containing approximately 60.34 and 4.80 acres.
Planner: Andrew Garner

5. LSP 18-6485: Lot Split (4023 W. WEDINGTON DR./RPA, LLC, 439): Submitted by BATES & ASSOCIATES, INC. for property located at 4023 W. WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.97 acres. The request is to split the parcel into 2 lots containing approximately 0.98 and 0.99 acres.
Planner: Willie Benson

6. LSP 18-6491: Lot Split (340 E. SUNBRIDGE DR./WAGNER, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 340 E. SUNBRIDGE DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.66 acres. The request is to split the parcel into 2 lots containing approximately 0.61 and 1.05 acres.

Planner: Willie Benson

7. LSP 18-6494: Lot Split (SW OF JESS ANDERSON RD. & SUNSHINE RD./NOTTENKAMPER, 359): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF JESS ANDERSON RD. & SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.80 acres. The request is to split the parcel into 3 lots containing approximately 1.18, 1.31, and 1.32 acres.

Planner: Willie Benson

8. LSP 18-6496: Lot Split (NW OF JESS ANDERSON RD. & SUNSHINE RD./NOTTENKAMPER NW, 359): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF JESS ANDERSON RD. & SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.05 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 2.05 acres. Planner: Willie Benson

9. LSP 18-6497: Lot Split (5988 W. JESS ANDERSON RD./NOTTENKAMPER 5988, 358): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 5988 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.20 acres. The request is to split the parcel into 2 lots containing approximately 11.78 and 8.42 acres.

Planner: Willie Benson

10. LSP 18-6499: Lot Split (1737 W. DEANE ST./KEEN, 364): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1737 W. DEANE ST. 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 0.12, 0.12, 0.12 and 0.10 acres.

Planner: Harry Davis

11. CCP 18-6473: Concurrent Plat (3435 BLESSING CIRCLE/SPRINGHOUSE VILLAGE COMMERCIAL LOTS, 216): Submitted by MILHOLLAND & ASSOCIATES, INC. for property located at 3435 BLESSING CIRCLE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.30 acres. The request is for 2 commercial lots.

Planner: Andrew Garner

12. CCP 18-6489: Concurrent Plat (13944 HIGHLAND CHURCH RD./BOEHM, 508, 509): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 13944 HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.28 acres. The request is for 3 lots.

Planner: Andrew Garner

13. SIP 18-6483: Site Improvement Plan (348 W. SOUTH ST./SOUTH SCHOOL DEVELOPMENT, 523): Submitted by ECOLOGICAL DESIGN GROUP, INC. for property located at 348 W. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.62 acres. The request is for a mixed-use development with 28 multi-family units and 6,159 square feet of retail space with associated parking. Planner: Harry Davis

14. LSIP 18-6479: Large Site Improvement Plan (4280 W. MLK BLVD./FLYING BURGER AND SEAFOOD, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE, AND R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.63 acres. The request is for a 5,553-square foot restaurant with associated parking. Planner: Jonathan Curth

15. LSD 18-6477: Large Scale Development (1248 E. PUMP STATION RD./HEARTLAND SUPPLY, 603): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1248 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 11.00 acres. The request is for a 12,750-square foot warehouse and office with associated parking. Planner: Andrew Garner

16. LSD 18-6482: Large Scale Development (3549 W. BLACK FOREST RD./FOREST HILLS RETAIL #1, 440): Submitted by BLEW & ASSOCIATES, INC. for property located at 3549 W. BLACK FOREST RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.12 acres. The request is for a 15,439-square foot retail building with associated parking. Planner: Harry Davis

17. LSD 18-6486: Large Scale Development (EAST OF 378 E. LONGVIEW ST./WRMC CANCER SUPPORT HOME, 212): Submitted by USI CONSULTING ENGINEERS, INC. for property located EAST OF 378 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.64 acres. The request is for a 11,808-square foot multifamily cancer support home with associated parking. Planner: Andrew Garner

In-House Staff Meeting

(Applicants/public do not attend)

December 17, 2018

9:00 AM

125 W. Mountain, Conference Room 2

18. PLA 18-6474: Property Line Adjustment (110 S. COLLEGE AVE & 101 E. MOUNTAIN ST./HOUSE-SHAK, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 110 S. COLLEGE AVE. & 101 E. MOUNTAIN ST. The properties are zoned DC, DOWNTOWN CORE and contains 2 parcels of approximately 0.12 and 0.13 acres. The request is to combine the parcels to contain 1 lot of approximately 0.25 acres. Planner: Willie Benson

19. PLA 18-6478: Property Line Adjustment (2335 & 2339 N. MARKS MILL LN./FAYETTEVILLE OVERLOOK TOO, 329): Submitted by BATES & ASSOCIATES, INC. for properties located at 2335 & 2339 N. MARKS MILL LN. The properties are zoned NEIGHBORHOOD CONSERVATION and contains 2 parcels of approximately 0.12 and 0.13 acres. The request is to combine the parcels to contain 1 lot of approximately 0.25 acres.

Planner: Andrew Garner

20. PLA 18-6498: Property Line Adjustment (720 W. 15TH ST./CROWDER, 561): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 720 W. 15TH ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 parcels of approximately 0.29 and 0.17 acres. The request is to adjust the parcels to contain approximately 0.23 acres each.

Planner: Willie Benson

21. VAC 18-6412: Vacation (NORTH OF SLIGO ST. & BROWER ST./BROWER ST. ROW, 599): Submitted by ROBERT RHOADES for property located NORTH OF SLIGO ST. & BROWER ST. The right of way is bounded by property zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, AND NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 0.39 acres. The request is to vacate a portion of the street right-of-way.

Planner: Harry Davis

22. VAC 18-6470: Vacation (NE OF 650 N. VINSON AVE./REBECCA ST. ROW, 447): Submitted by BATES & ASSOCIATES, INC. for property located NE OF 650 N. VINSON AVE. The right of way is bounded by properties zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of the street right-of-way.

Planner: Harry Davis

23. VAC 18-6475: Vacation (3024 N. OAK BAILEY RD./ACREY, 254): Submitted by BLEW & ASSOCIATES, INC. for property located at 3024 N. OAK BAILEY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a portion of the general utility easement.

Planner: Jonathan Curth

24. CUP 18-6481: Conditional Use (4280 W. MLK BLVD./FLYING BURGER & SEAFOOD, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.63 acres. The request is for a portion of a parking lot to be built in a residentially-zoned district.

Planner: Jonathan Curth

25. CUP 18-6492: Conditional Use (18 E. TOWNSHIP ST./NWA SCHOOL FOR DOGS, 290): Submitted by SHANTI STEDDUM for property located at 18 E. TOWNSHIP ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.96 acres. The request is for a dog training facility.

Planner: Jonathan Curth

26. CUP 18-6493: Conditional Use (3015 & 3049 E. HEARTHSTONE DR./CROSSOVER VETERINARY CLINIC, 099): Submitted by ZED JOHNSON, ARCHITECT for properties located at 3015 & 3049 E. HEARTHSTONE DR. The properties are zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contain approximately 1.79 acres. The request is for an animal hospital.
Planner: Jonathan Curth

27. CUP 18-6503: Conditional Use (EAST OF 378 E. LONGVIEW ST./WRMC CANCER SUPPORT HOME, 212): Submitted by USI CONSULTING ENGINEERS, INC. for property located EAST OF 378 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.64 acres. The request is for a multi-family cancer support home.
Planner: Andrew Garner

28. RZN 18-6462: Rezone (3030 OLD FARMINGTON RD./WILLBANKS, 557): Submitted by LARRY WILLBANKS for property located at 3030 OLD FARMINGTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.35 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.
Planner: Harry Davis

29. RZN 18-6472: Rezone (3033 & 3035 W. SANDRA ST./MILLIGAN, 557): Submitted by LEGACY VENTURES NWA, INC. for property located at 3033 & 3035 W. SANDRA ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.42 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.
Planner: Harry Davis

30. RZN 18-6488: Rezone (825 W. MONTGOMERY ST./BALLARD, 678): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 825 W. MONTGOMERY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.42 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, 6 UNITS PER ACRE.
Planner: Harry Davis

31. RZN 18-6490: Rezone (4847 W. WEDINGTON DR./WEDINGTON LANDING SD, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contain approximately 7.79 acres. The request is to rezone the properties to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE.
Planner: Jonathan Curth