



Technical Plat Review Meeting

March 13, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

2. LSIP 18-6351: Large Site Improvement Plan (4280 W. MARTIN LUTHER KING JR. BLVD./SPEEDY SPLASH CAR WASH, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. Martin Luther King Jr. Blvd. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.63 acres. The request is for a 4,700-square foot car wash with associated parking.
Planner: Jonathan Curth

New Business:

3. LSP 19-6585: Lot Split (WEST OF 2777 N. OAKLAND ZION RD./REMINGTON PLACE, INC., 296): Submitted by MIKE PARKER for property located WEST OF 2777 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.46 acres. The request is to split the parcel into 2 lots containing approximately 1.23 acres each.
Planner: Jonathan Curth

4. LSP 19-6587: Lot Split (1236 E. TOWNSHIP ST./MOLDENHAUER, 291): Submitted by BLEW & ASSOCIATES, INC. for property located at 1236 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.56 acres. The request is to split the parcel into 2 lots containing approximately 0.25 and 0.31 acres each.
Planner: Willie Benson

5. LSP 19-6588: Lot Split (1248 S. WASHINGTON AVE./SUGARLAND PROPERTIES, 563): Submitted by BLEW & ASSOCIATES, INC. for property located at 1248 S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each.
Planner: Willie Benson

6. LSP 19-6590: Lot Split (3035 W. SANDRA ST./LEGACY VENTURES, 557): Submitted by TIM BRISIEL for property located at 3035 W. SANDRA ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.41 acres. The request is to split the parcel into 3 lots containing approximately 0.13, 0.13, and 0.16 acres.
Planner: Harry Davis

7. LSP 19-6594: Lot Split (1010 N. EASTWOOD DR./TRIAD DEVELOPMENT, LLC., 447): Submitted by BATES & ASSOCIATES, INC. for property located at 1010 N. EASTWOOD DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.69 acres. The request is to split the parcel into 2 lots containing approximately 0.34, and 0.35 acres.
Planner: Harry Davis

8. FPL 19-6593: Final Plat (SW OF DEAD HORSE MTN. RD. & HISTORY ST./RIVERWALK SD PH. II, 645): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SW OF DEAD HORSE MTN. RD & HISTORY ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 15.01 acres. The request is for a final plat of 49 single family lots.
Planner: Harry Davis

9. SIP 18-6596: Site Improvement Plan (711 W. DICKSON ST./KAPPA SIGMA ADDITION, 483): Submitted by HARRISON FRENCH & ASSOCIATES, LTD. for property located at 711 W. DICKSON ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.61 acres. The request is for a 2,558-square foot addition to the existing fraternity house.
Planner: Jonathan Curth

10. SIP 18-6595: Site Improvement Plan (1501 N. LEWIS AVE./FHS SOFTBALL FACILITY, 403): Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at 1501 N. LEWIS AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 19.20 acres. The request is to upgrade existing facilities and add a 7,000-square foot indoor field with associated parking.
Planner: Jonathan Curth

11. LSD 19-6597: Large Scale Development (4436 E. HUNTSVILLE RD./HUNTSVILLE CLUSTER HOUSING DEVELOPMENT, 569): Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for a 12-unit cluster housing development with associated parking.
Planner: Harry Davis

In-House Staff Meeting
(Applicants/public do not attend)
March 11, 2019
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 19-6586: Property Line Adjustment (1499 W. MLK BLVD./ATKINS, 521-560): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1499 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain 2 parcels with approximately 0.45 and 0.60 acres. The request is to combine the parcels to contain approximately 1.05 acres. Planner: Willie Benson

13. PLA 19-6591: Property Line Adjustment (160 N. SUMMIT AVE./BROCK, 485): Submitted by BATES & ASSOCIATES, INC. for properties located at 160 N. SUMMIT AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 3 parcels with approximately 0.06, 0.34 and 0.34 acres. The request is to adjust the parcels to contain approximately 0.18, 0.21, and 0.36 acres. Planner: Willie Benson

14. PLA 19-6592: Property Line Adjustment (5878 KENTUCKY CT. & 2939 LUBBOCK LN./BRYANT-RIGGINS 260): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 5878 KENTUCKY CT. & 2939 LUBBOCK LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 1.30 and 1.41 acres. The request is to adjust the parcels to contain approximately 1.26, and 1.45 acres. Planner: Willie Benson

15. RZN 19-6589: Rezone (238 W. MOORE LN./ARKHOLA, LLC, 286): Submitted by WILLY BERCHTOLD for property located at 238 W. MOORE LN. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.323 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Harry Davis