



Technical Plat Review Meeting

March 27, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

2. 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

3. 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

New Business:

4. LSP 19-6621: Lot Split (1408 S. DUNCAN AVE./RODDEY RESIDENTIAL, 561): Submitted by GARRISON RODDEY for properties located at 1408 S. DUNCAN AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 parcels with approximately 0.61 and 0.20 acres. The request is to split the parcels to contain 5 lots with approximately 0.07, 0.08, 0.10, 0.10, and 0.46 acres.

Planner: Willie Benson

5. CCP 19-6614: Concurrent Plat (WEST OF 3965 W. GRACE SPRINGS LN./SEBALD, 166): Submitted by BLEW & ASSOCIATES, INC. for properties located WEST OF 3965 W. GRACE SPRINGS LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 19.11 acres. The request is for 5 single family lots. Planner: Abdul Ghous

6. FPL 19-6613: Final Plat (2180 W. MOORE LN./TIMBER RIDGE ESTATES SD, 286): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2180 W. MOORE LN. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 11.25 acres. The request is for a final plat of 79 single family lots.

Planner: Jonathan Curth

7. SIP 18-6608: Site Improvement Plan (1229 W. MLK BLVD./ARENA VILLAGE ADDITION, 521): Submitted by BATES & ASSOCIATES, INC. for property located at 1229 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.71 acres. The request is for a 2,998-square foot addition to the existing shopping center.

Planner: Harry Davis

8. LSIP 18-6609: Large Site Improvement Plan (EAST OF MCMILLAN DR. & PAM ANGUS DR./SPRINGS HOSPITALITY, 441): Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF MCMILLAN DR. & PAM ANGUS DR. The properties are zoned UT, URBAN THOROUGHFARE and contain approximately 3.03 acres. The request is for a 125,000-square foot hotel with associated parking.

Planner: Jonathan Curth

9. LSIP 18-6607: Large Site Improvement Plan (1101 S. BEECHWOOD AVE./ASPEN HEIGHTS, 559): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1101 S. BEECHWOOD AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 13.26 acres. The request is for a 201-unit apartment complex with associated parking.

Planner: Harry Davis

10. LSD 19-6610: Large Scale Development (SE OF RUPPLE RD. & GOLF CLUB DR./THE FAIRWAYS APTS. AT THE LINKS, 400): Submitted by BLEW & ASSOCIATES, INC. for property located SE OF RUPPLE RD. & GOLF CLUB DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 7.80 acres. The request is for a 240-unit apartment complex with associated parking.

Planner: Harry Davis

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

March 25, 2019

9:00 AM

125 W. Mountain, Conference Room 2

11. PLA 19-6611: Property Line Adjustment (EAST OF MCMILLAN DR. & PAM ANGUS DR./SPRINGS HOSPITALITY, 441): Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF MCMILLAN DR. & PAM, ANGUS DR. The properties are zoned UT, URBAN THOROUGHFARE and contain 2 parcels with approximately 1.51 and 1.52 acres. The request is to combine the parcels to contain approximately 3.03 acres.

Planner: Jonathan Curth

12. PLA 19-6615: Property Line Adjustment (1101 S. BEECHWOOD AVE./ASPEN HEIGHTS, 559): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1101 S. BEECHWOOD AVE. The properties are zoned CS, COMMUNITY SERVICES and contain 2 parcels with approximately 8.24 and 5.08 acres. The request is to combine the parcels to contain approximately 13.30 acres.
Planner: Harry Davis

13. VAC 18-6617: Vacation (4661 N. COPPER CREEK DR./HANCOCK RESIDENCE, 100): Submitted by BATES & ASSOCIATES, INC. for property located at 4661 N. COPPER CREEK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.37 acres. The request is to vacate a portion of a utility easement.
Planner: Abdul Ghous

14. CUP 19-6619: Conditional Use (112 W. LAFAYETTE ST./RUSSELL, 484): Submitted by BRANDON RUSSELL. for property located at 112 W. LAFAYETTE ST. The property is zoned NC-NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is for a limited business in a residence.
Planner: Abdul Ghous

15. CUP 19-6624: Conditional Use (4436 E. HUNTSVILLE RD./HUNTSVILLE APTS., 569): Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-O, RESIDENTIAL OFFICE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.20 acres. The request is for a multi-family development in an R-O zoned district.
Planner: Harry Davis

16. RZN 19-6605: Rezone (1112 S. WASHINGTON AVE./MENDEZ, 563): Submitted by GUSTAVO MENDEZ for property located at 1112 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Abdul Ghous

17. RZN 19-6618: Rezone (1372 S. COLLEGE AVE./MILLWEE, 563): Submitted by JESSE MILLWEE for property located at 1372 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.24 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.
Planner: Harry Davis

18. RZN 19-6620: Rezone (NW OF JOYCE BLVD. & OLD MISSOURI RD./JEL ACQUISITIONS, 176): Submitted by HUGH JARRATT for property located NW OF JOYCE BLVD. & OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.79 acres. The request is to rezone approximately 2.79 acres to CS, COMMUNITY SERVICES and approximately 9.68 acres to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.
Planner: Abdul Ghous