



Technical Plat Review Meeting

June 12, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP 19-6691: Lot Split (808 W. DAVIS ST./FUGITT, 366): Submitted by WILLIAM FUGITT for property located at 808 W. DAVIS ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.29 acres. The request is to split the parcels into 2 lots containing approximately 0.14, and 0.15 acres. Planner: Andrew Garner

2. LSIP 19-6659: Large Site Improvement Plan (821 S. RAZORBACK RD./THE MARSHAL APARTMENTS, 560): Submitted by CARNEY ENGINEERING for properties located at 821 S. RAZORBACK RD. The properties are zoned UT, URBAN THOROUGHFARE and contain approximately 5.08 acres. The request is for an apartment complex with 650 dwelling units and associated parking. Planner: Jonathan Curth

New Business:

3. LSP 19-6723: Lot Split (NORTH OF 2480 N. CROSSOVER RD./WOODRUFF, 255): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF 2480 N. CROSSOVER RD. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain 4 lots with approximately 0.54, 0.59, 0.61, and 0.64 acres. The request is to split the parcels into 8 lots containing approximately 0.24, 0.26, 0.28, 0.30, 0.31, 0.32, 0.31, and 0.35 acres. Planner: Willie Benson

4. PPL 19-6719: Preliminary Plat (NORTH OF WOODLARK & RAVEN LANES/CRYSTAL SPRINGS SD, 285): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF WOODLARK & RAVEN LANES. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 92.30 acres. The request is for 171 single family lots. Planner: Harry Davis

5. SIP 19-6707: Site Improvement Plan (1324, 1326, & 1338 W. CLEVELAND ST./CLEVELAND DEVELOPMENT, 443): Submitted by COMMUNITY BY DESIGN for properties located at 1324, 1326, & 1338 W. CLEVELAND ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, & RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 4.00 acres. The request is for an eight-duplex development with associated parking. Planner: Jonathan Curth

6. LSIP 19-6717: Large Site Improvement Plan (NE OF MEADOWLANDS DR. & WEDINGTON DR./O'REILLY AUTO PARTS, 400): Submitted by BUDDY D. WEBB, ARCHITECT for property located NE OF MEADOWLANDS DR. & WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.20 acres. The request is for a 7,700-square foot auto parts store with associated parking. Planner: Jonathan Curth

7. LSD 19-6720: Large Scale Development (NE OF STEARNS ST. & VANTAGE DR./MCE OFFICE BUILDING, 175): Submitted by MCCLELLAND ENGINEERS, INC. for property located NE OF STEARNS ST. & VANTAGE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.06 acres. The request is for a 14,555-square foot office building with associated parking. Planner: Harry Davis

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

Monday, June 10, 2019
9:00 AM
125 W. Mountain, Conference Room 2

8. PLA 19-6709: Property Line Adjustment (906 S. WASHINGTON AVE./RAGLAND, 563): Submitted by SATTERFIELD LAND SURVEYORS for properties located at 906 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 6 parcels with approximately 0.45 acres. The request is to combine the parcels to contain two lots with approximately 0.16 and 0.29 acres. Planner: Willie Benson

9. PLA 19-6713: Property Line Adjustment (147 E. SPRING ST./SPRING ST. COTTAGES, 485): Submitted by BATES & ASSOCIATES, INC. for properties located at 147 E. SPRING ST. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 3 parcels with approximately 0.13, 0.08, and 0.08 acres. The request is to combine the parcels to contain 2 lots with approximately 0.16 and 0.13 acres. Planner: Willie Benson

10. PLA 19-6714: Property Line Adjustment (700 N. VINSON AVE./WILLIAMS-RENEGAR, 447): Submitted by BATES & ASSOCIATES, INC. for properties located at 700 N. VINSON AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.43, and 0.71 acres. The request is to adjust the parcels to contain approximately 0.69 and 0.45 acres. Planner: Willie Benson

11. VAC 18-6712: Vacation (155 N. FLETCHER AVE./ENLIGHTEN HOMES, 485): Submitted by DAN COODY for property located at 155 N. FLETCHER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a portion of a street right-of-way. Planner: Harry Davis

12. CUP 19-6715: Conditional Use (965 S. RAZORBACK RD./THE MARSHALL PARKING LOT, 560): Submitted by CARNEY ENGINEERING for properties located at 965 S. RAZORBACK RD. The property is zoned I-1, GENERAL INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 2.55 acres. The request is for an offsite parking lot with 234 spaces.

Planner: Jonathan Curth

13. CUP 19-6718: Conditional Use (NE OF MEADOWLANDS DR. & WEDINGTON DR./O'REILLY AUTO PARTS, 400): Submitted by BUDDY D. WEBB, ARCHITECT for property located NE OF MEADOWLANDS DR. & WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.20 acres. The request is for an auto parts store in a CS zoned district.

Planner: Jonathan Curth

14. CUP 19-6721: Conditional Use (509 W. PRAIRIE ST./PRAIRIE ST. LIVE, 523): Submitted by JASON WRIGHT for property located at 509 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.93 acres. The request is for an outdoor music venue.

Planner: Jonathan Curth

15. RZN 19-6708: Rezone (NW OF RUPPLE RD. & FAITH ST./SLOANBROOKE PH. IV, 477,478): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NW OF RUPPLE RD. & FAITH ST. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 2.55 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL.

Planner: Harry Davis

16. RZN 19-6710: Rezone (1520 E. HUNTSVILLE RD./TAMIJANI, 526): Submitted by AARASH TAMIJANI for property located at 1520 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.80 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Jonathan Curth

17. RZN 19-6716: Rezone (EAST OF 3638 N. FRONT ST./TRAILS AT MUD CREEK, 174, 175): Submitted by JEL LAND ACQUISITIONS, LLC. for properties located EAST OF 3638 N. FRONT ST. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 10.73 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.

Planner: Harry Davis