



Technical Plat Review Meeting

July 17, 2019

9:00 AM

113 W. Mountain, Room 219

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 19-6699: Site Improvement Plan (SE OF S. DUNCAN AVE. & S. VAN BUREN AVE./SOUTHSIDE CLUSTER HOUSING DEV., 561): Submitted by EARTHPLAN DESIGN ALTERNATIVES for properties located SE OF S. DUNCAN AVE. & S. VAN BUREN AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.55 acres. The request is for a cluster housing development with two three-family dwellings and one four-family dwelling.
Planner: Harry Davis

2. LSD 19-6736: Large Scale Development (3434 N. CROSSOVER RD./SPRINGHOUSE VILLAGE CONDOS, 216): Submitted by HCH CONSULTING, INC. for properties located at 3434 N. CROSSOVER RD. The properties are zoned P-1, INSTITUTIONAL, CS, COMMUNITY SERVICES, & RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contain approximately 21.56 acres. The request is for a 134-unit condominium complex with associated parking.
Planner: Andrew Garner

New Business:

3. LSP 19-6769: Lot Split (1327 S. DUNCAN AVE./RODDEY-HUDSON, 561): Submitted by GARRISON RODDEY for properties located at 1327 S. DUNCAN AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 lots with approximately 2.80 and 1.30 acres. The request is to split the parcel into 4 lots containing approximately 3.40, 0.11, 0.11, and 0.11 acres.
Planner: Harry Davis

4. LSP 19-6751: Lot Split (312 E. NORTH ST./THOMPSON, 407): Submitted by QUIN THOMPSON for property located at 312 E. NORTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.19 acres. The request is to split the parcel into 2 lots containing approximately 0.09, and 0.10 acres.
Planner: Willie Benson

5. LSP 19-6749: Lot Split (4381 E. BLACK CANYON ST./HAMPTONS REAL ESTATE, 608): Submitted by ENGINEERING SERVICES, INC. for property located at 4381 E. BLACK CANYON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.41 acres. The request is to split the parcels into 2 lots containing approximately 0.20 acres each.
Planner: Abdul Ghous

6. LSP 19-6762: Lot Split (627 N. LEVERETT AVE./CAJAKAJO HOLDINGS, 444): Submitted by BLEW & ASSOCIATES, INC. for property located at 627 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.27 acres. The request is to split the parcels into 2 lots containing approximately 0.15 and 0.10 acres. Planner: Abdul Ghous

7. LSP 19-6759: Lot Split (1114 E. TOWNSHIP ST./HATCHER, 291): Submitted by REID & ASSOCIATES, INC. for property located at 1114 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.91 acres. The request is to split the parcel into 2 lots containing approximately 1.50 and 0.41 acres. Planner: Harry Davis

8. LSP 19-6758: Lot Split (307 S. SCHOOL AVE./HILL, 523): Submitted by REID & ASSOCIATES, INC. for property located at 307 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.06 and 0.11 acres. Planner: Willie Benson

9. LSP 19-6763: Lot Split (821 N. MORNINGSIDE DR./MORNINGSIDE, INC., 563): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 821 N. MORNINGSIDE DR. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is to split the parcel into 2 lots containing approximately 0.15 acres each. Planner: Abdul Ghous

10. LSP-PLA 19-6752: Lot Split - Property Line Adjustment (1731 W. DEANE ST./EPICUS 7, LLC., 364): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1731 W. DEANE ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.46 acres. The request is to split and adjust the parcel into 4 lots with approximately 0.12, 0.12, 0.11 and 0.10 acres. Planner: Abdul Ghous

11. LSP 19-6766: Lot Split (NE OF E. CENTER ST. & N. WILLOW AVE./BOSTON MTN. HOLDINGS, 485): Submitted by BATES & ASSOCIATES, INC. for property located NE OF E. CENTER ST. & N. WILLOW AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.20 acres. The request is to split the parcels into 2 lots containing approximately 0.10 acres each. Planner: Willie Benson

12. PPL 19-6722: Preliminary Plat (99 & 115 W. ELM ST./LEFLER SD, 367): Submitted by BATES & ASSOCIATES, INC. for properties located at 99 & 115 W. ELM ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.49 acres. The request is for 13 single family lots. Planner: Harry Davis

13. SIP 19-6767: Site Improvement Plan (SE OF S. ARMSTRONG AVE. & HAPPY HOLLOW RD./FAYETTEVILLE FLEET TRUCK WASH, 604): Submitted by OLSSON, INC. for property located SE OF S. ARMSTRONG AVE. & HAPPY HOLLOW RD The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 18.40 acres. The request is for an approximate 10,000 square-foot truck wash with associated parking.

Planner: Jonathan Curth

14. SIP 19-6770: Site Improvement Plan (2325 W. STONE ST./FAYETTEVILLE PUBLIC SCHOOLS TRANSPORTATION BLDG., 520): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2325 W. STONE ST The property is zoned P-1, INSTITUTIONAL and contains approximately 40.00 acres. The request is for an approximate 1,950 square-foot addition and 5,000 square foot new building with associated parking.

Planner: Jonathan Curth

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

July 15, 2019

9:00 AM

125 W. Mountain, Conference Room 2

15. PLA 19-6757: Property Line Adjustment (725 & 733 E. ROCKWOOD TR./BAUMANN CONSTRUCTION CO., 447): Submitted by BATES & ASSOCIATES, INC. for properties located at 725 & 733 E. ROCKWOOD TR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 lots with approximately 0.14, and 0.12 acres. The request is to adjust the parcels to contain approximately 0.13 acres each.

Planner: Abdul Ghous

16. PLA 19-6756: Property Line Adjustment (701 & 818 S. WOOD AVE./TERRY-RICHTER, 563): Submitted by BATES & ASSOCIATES, INC. for properties located at 701 & 818 S. WOOD AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 2 parcels with approximately 10.06 and 0.51 acres. The request is to adjust the parcels to contain approximately 10.20 and 0.37 acres.

Planner: Willie Benson

17. PLA 19-6755: Property Line Adjustment (1229 W. MLK BLVD./ARENA VILLAGE, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1229 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain 2 parcels with approximately 3.43 and 1.28 acres. The request is to adjust the parcels to contain approximately 3.53 and 1.19 acres.

Planner: Abdul Ghous

18. PLA 19-6754: Property Line Adjustment (3130 S. IRENE ST./RACE REAL ESTATE, 678): Submitted by BATES & ASSOCIATES, INC. for properties located at 3130 S. IRENE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 3 parcels with approximately 1.14, 0.40, and 0.27 acres. The request is to combine the parcels to contain approximately 1.82 acres.
Planner: Willie Benson

19. PLA 19-6764: Property Line Adjustment (2951 & 2954 N. SHORTSTOP LN./LITRELL, 240): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2951 & 2954 N. SHORTSTOP LN. The properties in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 1.82 and 1.00 acres. The request is to adjust the parcels to contain approximately 1.50 and 1.33 acres.
Planner: Jonathan Curth

20. VAC 19-6768: Vacation (SE OF S. ARMSTRONG AVE. & HAPPY HOLLOW RD./FAYETTEVILLE FLEET TRUCK WASH, 604): Submitted by OLSSON, INC. for property located SE OF S. ARMSTRONG AVE. & HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 18.40 acres. The request is to vacate a portion of a general utility easement.
Planner: Jonathan Curth

21. CUP 19-6753: Conditional Use (NE OF BOB YOUNKIN DR. & BISHOP DR./WRMC CONSTRUCTION PARKING, 251): Submitted by USI CONSULTING ENGINEERS, INC. for property located NE OF BOB YOUNKIN DR & BISHOP DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.14 acres. The request is for temporary, off-site parking.
Planner: Harry Davis

22. CUP 19-6760: Conditional Use (1114 E. TOWNSHIP ST./HATCHER, 291): Submitted by REID & ASSOCIATES, INC. for property located at 1114 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.91 acres. The request is for a tandem lot due to a proposed lot split.
Planner: Harry Davis

23. CUP 19-6765: Conditional Use (764 W. NORTH ST./ST. JAMES DAYCARE, 405): Submitted by DELIA FARMER for properties located at 764 W. NORTH ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 6.01 acres. The request for a daycare in a residential district.
Planner: Jonathan Curth

24. RZN 19-6748: Rezone (203 E. 13TH ST./DAVIS, 563): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located 203 E. 13TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.21 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Abdul Ghous

25. RZN 19-6747: Rezone (1140 N. COLLEGE AVE./FHA DEVELOPMENT, 407): Submitted by ANGELA BELFORD for property located at 1140 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.61 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

26. RZN 19-6750: Rezone (2143 N. RUPPLE RD./WT TRANSFER HOLDING CO., 361): Submitted by JAKE BORN for property located at 2143 N. RUPPLE RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.57 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth