



Technical Plat Review Meeting

October 16, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. PPL 19-6861: Preliminary Plat (WEST END OF MARKHAM RD./MARKHAM HILL SD, PH. I, 481): Submitted by ECOLOGICAL DESIGN GROUP, INC. for properties located WEST OF MARKHAM RD. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 18.13 acres. The request is for a preliminary plat of 26 single family lots.
Planner: Jonathan Curth

2. SIP 19-6813: Site Improvement Plan (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for property located at 360 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a multi-family development with 22 dwelling units and associated parking.
Planner: Harry Davis

3. LSIP 19-6797: Large Site Improvement Plan (SW OF BELLAFONT BLVD. & JOYCE BLVD./BELLAFONT OFFICE BUILDING, 174-175): Submitted by ENGINEERING SERVICES, INC. for property located SW OF BELLAFONT BLVD. & JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.92 acres. The request is for a 16,000-square foot office building with associated parking.
Planner: Abdul Ghous

4. LSIP 19-6860: Large Site Improvement Plan (NW OF DRAKE ST. & GREGG AVE./DRAKE FARMS, 250): Submitted by CEI ENGINEERING, INC. for property located NW OF DRAKE ST. & GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.45 acres. The request is for a mixed-use development with 18,631 square feet of commercial with associated parking.
Planner: Jonathan Curth

New Business:

5. LSP 19-6871: Lot Split (NE OF PORTER RD. & DEANE ST./PORTER-DEANE, 364): Submitted by CITY STAFF for property located NE OF PORTER RD. & DEANE ST. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 417.15 acres. The request is to split the parcel into 2 lots containing approximately 11.60 & 405.55 acres.
Planner: Willie Benson

6. LSP 19-6877: Lot Split (2525 N. QUICK FOX AVE./BROWN, 279): Submitted by BATES & ASSOCIATES, INC. for property located at 2525 N. QUICK FOX RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 9.00 acres. The request to split the property into 2 parcels with approximately 6.50 & 2.50 acres. Planner: Abdul Ghous

7. LSP 19-6879: Lot Split (3030 W. OLD FARMINGTON RD./DAVENPORT, 557): Submitted by BATES & ASSOCIATES, INC. for property located at 3030 W. OLD FARMINGTON RD. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.35 acres. The request to split the property into 3 parcels with approximately 0.15, 0.10, & 0.10 acres. Planner: Jonathan Curth

8. LSP 19-6881: Lot Split (1699 S. RAZORBACK RD./LOONEY, 599): Submitted by BLEW & ASSOCIATES, INC. for property located at 1699 S. RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, NS-G, NEIGHBORHOOD SERVICES-GENERAL, & NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.39 acres. The request to split the property into 3 parcels with approximately 3.06, 1.48, & 0.86 acres. Planner: Abdul Ghous

9. LSP 19-6885: Lot Split (1502 W. CLEVELAND ST./KITSINGER, 443): Submitted by ANDY KITSINGER for property located at 1502 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 acres. The request to split the property into 2 parcels with approximately 0.23 and 0.95 acres. Planner: Jonathan Curth

10. FPL 19-6889: Final Plat (EAST OF GREEN'S CHAPEL RD./CREEKVIEW SD), 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF GREEN'S CHAPEL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 29.12 acres. The request is for a final plat of 87 single family lots. Planner: Abdul Ghous

11. LSD 19-6874: Large Scale Development (NORTH OF 2043 N. OLD MISSOURI RD./BUTTERFIELD TRAIL VILLAGE, 176): Submitted by CEI ENGINEERS, INC. for property located NORTH OF 2043 N. OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.95 acres. The request is for a parking lot with 122 spaces. Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
October 14, 2019
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 19-6875: Property Line Adjustment (2990 & 3098 N. ROM ORCHARD RD./LOWERY-THOMPSON-ROM, 256-257): Submitted by REID & ASSOCIATES, INC. for properties located at 2990 & 3098 N. ROM ORCHARD RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels with approximately 9.70, 2.18, & 1.92 acres. The request is to adjust the parcels to contain approximately 9.31, 2.70, & 1.78 acres. Planner: Willie Benson

13. PLA 19-6878: Property Line Adjustment (1815 N. GREEN ACRES RD./FOGHORN'S-HUGHES, 368): Submitted by BATES & ASSOCIATES, INC. for properties located at 1815 N. GREEN ACRES RD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain 2 parcels with approximately 0.65 and 0.59 acres. The request is to adjust the parcels to contain approximately 0.72 and 0.51 acres. Planner: Willie Benson

14. PLA 19-6876: Property Line Adjustment (731 S. RAZORBACK RD./APTITUDE ARKANSAS, 560): Submitted by BATES & ASSOCIATES, INC. for properties located at 731 S. RAZORBACK RD. The properties are zoned UT, URBAN THOROUGHFARE and contain 4 parcels with approximately 2.30, 1.29, 1.00, and 0.49 acres. The request is to adjust the parcels to contain 1 lot with approximately 5.08 acres. Planner: Willie Benson

15. PLA 19-6880: Property Line Adjustment (2951 SHORTSTOP LN./LITRELL, 240): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2951 N. SHORTSTOP LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 1.50 and 1.33 acres. The request is to adjust the parcels to contain approximately 1.83 and 1.00 acres. Planner: Willie Benson

16. PLA 19-6884: Property Line Adjustment (3550 & 3588 N. OLD WIRE RD./J&M CAPITAL, 178-217): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3550 & 3588 N. OLD WIRE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels with approximately 69.04, 3.00, & 3.00 acres. The request is to adjust the parcels to contain approximately 69.14, 2.96, & 2.95 acres. Planner: Willie Benson

17. CUP 19-6872: Conditional Use (99 W. ELM ST./DAVIDSON HOME DAYCARE, 367): Submitted by ALAINA DAVIDSON for property located at 99 W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.78 acres. The request is for a home-based daycare. Planner: Abdul Ghous

18. CUP 19-6873: Conditional Use (NORTH OF 2043 N. OLD MISSOURI RD./BUTTERFIELD TRAIL VILLAGE, 176): Submitted by CEI ENGINEERS, INC. for property located NORTH OF 2043 N. OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.95 acres. The request is for an off-site parking lot with 122 spaces. Planner: Jonathan Curth

19. CUP 19-6890: Conditional Use (1502 W. CLEVELAND ST./KITSINGER, 443): Submitted by ANDY KITSINGER for property located at 1502 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 acres. The request is for a tandem lot due to a lot split. Planner: Jonathan Curth

20. CUP 19-6887: Conditional Use (510 S. COLLEGE AVE./3V QOZB, 524): Submitted by ZARA NEIDERMAN for property located at 510 S. COLLEGE AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.22 acres. The request is for a tandem lot due to a lot split.
Planner: Abdul Ghous

21. VAC 19-6883: Vacation (1523 E. ELMWOOD DR./FAUCETTE, 370): Submitted by REID & ASSOCIATES, INC. for properties located at 1523 E. ELMWOOD DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.93 acres. The request is to vacate a portion of a general utility easement.
Planner: Harry Davis

22. VAC 19-6888: Vacation (3825 N. SHILOH DR./BLEW & ASSOCIATES, 174): Submitted by BLEW & ASSOCIATES, INC. for property located at 3825 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.62 acres. The request is to vacate a portion of a general utility easement.
Planner: Harry Davis

23. RZN 19-6891: Rezone (N. FUTRALL DR. BETWEEN STONE & MACMILLAN/WATSON, 480): Submitted by WALLACE ENGINEERING, INC. for property located on N. FUTRALL DR. BETWEEN STONE & MACMILLAN The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.61 acres. The request is to rezone the property to P-1, INSTITUTIONAL.
Planner: Harry Davis