



Technical Plat Review Meeting

*December 31, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. LSP-PLA 19-6944: Lot Split-Property Line Adjustment (510 W. 11TH ST./LOTS 1 & 2-WILSON DUNN ADDITION, 562): Submitted by ENGINEERING SERVICES, INC. for properties located at 510 W. 11TH ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 parcels with approximately 0.23, 0.16, and 0.06 acres. The request is to split and adjust the properties to contain 5 lots with approximately 0.09, 0.09, 0.09, 0.09, and 0.08 acres.

Planner: Willie Benson

New Business:

2. LSP 19-6971: Lot Split (867 N. FOX HUNTER RD./WILSON, 453): Submitted by BLEW & ASSOCIATES, INC. for property located at 867 N. FOX HUNTER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.65 acres. The request is to split the property into 2 lots containing approximately 8.64, and 10.27 acres.

Planner: Harry Davis

3. LSP 19-6972: Lot Split (1085 S. KEEN LN./KEEN-MILLS-MHOON, 570): Submitted by BLEW & ASSOCIATES, INC. for property located at 1085 S. KEEN LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.26 acres. The request is to split the property into 3 lots with approximately 10.13, 5.67, & 4.46 acres.

Planner: Jonathan Curth

4. LSP-PLA 19-6974: Lot Split-Property Line Adjustment (3145 W. SALEM RD./SMITH, 206): Submitted by REID & ASSOCIATES, INC. for properties located at 3145 W. SALEM RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 5.40, and 2.05 acres. The request is to split and adjust the parcels to contain 3 lots with approximately 3.00, 1.88, and 2.57 acres.

Planner: Willie Benson

5. FPL 19-6964: Final Plat (SOUTH OF ANSLEY WAY/BROOKLANDS AT MTN. RANCH PH. II, 478-479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF ANSLEY WAY. The properties are zoned CS, COMMUNITY SERVICES, & NC, NEIGHBORHOOD CONSERVATION and contain approximately 68.79 acres. The request is for a final plat of 26 single family lots.

Planner: Abdul Ghous

6. SIP 19-6965: Site Improvement Plan (2600 JUDGE CUMMINGS RD./MT. KESSLER PARKING LOT, 714): Submitted by CRAFTON TULL, INC. for property located at 2600 JUDGE CUMMINGS RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 68.30 acres. The request is for a parking lot expansion with 82 new spaces.

Planner: Harry Davis

7. LSD 19-6969: Large Scale Development (SE OF RAZORBACK RD. & W. 15TH ST./HARRIS APTS., 599): Submitted by BATES & ASSOCIATES, INC. for property located SE OF RAZORBACK RD. & W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, UT, URBAN THOROUGHFARE, & NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 2.33 acres. The request is for an apartment complex with 34 units and associated parking.

Planner: Jonathan Curth

Meeting held on Tuesday, December 31 due to New Year's holiday

In-House Staff Meeting

(Applicants/public do not attend)

December 30, 2019

9:00 AM

125 W. Mountain, Conference Room 2

8. PLA 19-6968: Property Line Adjustment (1237 E. CLARENCE CRAFT DR./VALLE-SHELTON TUCKER CRAFT, 564): Submitted by ENGINEERING SERVICES, INC. for properties located at 1237 E. CLARENCE CRAFT DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains 2 parcels with approximately 6.80, and 2.55 acres. The request is to adjust the parcels to contain approximately 6.98, and 2.37 acres. Planner: Willie Benson

9. PLA 19-6967: Property Line Adjustment (1659 E. FIFTH ST./BRISIEL HOLDINGS, 526): Submitted by AMMS ENGINEERING, INC. for properties located at 1659 E. FIFTH ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains 5 parcels with approximately 0.11, 0.12, 0.14, 0.15, and 0.16 acres. The request is to adjust the parcels to contain approximately 0.11, 0.15, 0.15, 0.16, and 0.16 acres.

Planner: Abdul Ghous

10. PLA 19-6970: Property Line Adjustment (5938 W. KENNEDY DR./ROACH FAMILY-SMOOT, 241-280): Submitted by BLEW & ASSOCIATES, INC. for properties located at 5938 W. KENNEDY DR. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 4.99, and 0.81 acres. The request is to adjust the parcels to contain approximately 2.35, and 2.81 acres.

Planner: Abdul Ghous

11. VAC 19-6973: Vacation (3275 N. COLLEGE AVE./BF HOLDINGS, 213): Submitted by REID & ASSOCIATES, INC. for property located at 3275 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.95 acres. The request is to vacate a portion of a water & sewer easement. Planner: Abdul Ghous

12. RZN 19-6966: Rezone (1340 N. PORTER RD./ROSS, 403): Submitted by BETTYE ROSS for property located at 1340 N. PORTER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.38 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. Planner: Harry Davis

13. RZN 19-6963: Rezone (123 E. 15TH ST./KOMANDER, 602): Submitted by JOHANN KOMANDER for property located at 123 E. 15TH ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 8.74 acres. The request is to rezone the property to R-A, RESIDENTIAL AGRICULTURAL. Planner: Jonathan Curth