



Technical Plat Review Meeting

February 12, 2020

9:00 AM

113 W. Mountain, Room 326

City Staff: Jonathan Curth, Development Review Manager

Old Business:

1. SIP 20-6977: Site Improvement Plan (SOUTH OF 1090 S. WASHINGTON AVE./11TH ST. CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located SOUTH OF 1090 S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.63 acres. The request is for a cluster housing development with 9 units and associated parking. Planner: Abdul Ghous

New Business:

2. LSP 20-7011: Lot Split (254 W. HOLLY ST./WHITFIELD-PARKER, 406): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 254 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.91 acres. The request is to split the property into 4 parcels with approximately 0.53, 0.53, 0.53, & 5.32 acres. Planner: Willie Benson

3. LSP 20-7003: Lot Split (SW OF MLK BLVD. & WILLOW AVE./NWA CUSTOM HOMES, 524): Submitted by ESI ENGINEERS, INC. for property located SW OF MLK BLVD. & WILLOW AVE. The property is zoned DG, DOWNTOWN GENERAL & NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to split the property into 3 parcels with approximately 0.05, 0.05, & 0.10 acres. Planner: Harry Davis

4. LSP 20-7006: Lot Split (668 E. MCCLINTON ST./LOCK, 563): Submitted by BATES & ASSOCIATES, INC. for property located at 668 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.27 acres. The request is to split the property into 2 parcels with approximately 0.10, & 0.17 acres. Planner: Willie Benson

5. LSP 20-7007: Lot Split (5581 W. SELLERS RD./SWAFFAR, 514): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 5581 W. SELLERS RD. The property is zoned RSF-1 RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 10.16 acres. The request is to split the property into 2 parcels with approximately 5.16, & 5.00 acres. Planner: Willie Benson

6. LSP 20-7010: Lot Split (NW OF MT. COMFORT RD. & SALEM RD./GHAN-COOPER, 323): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF MT. COMFORT RD. & SALEM RD. The property is zoned CS, COMMUNITY SERVICES, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.616 acres. The request is to split the property into 2 parcels with approximately 1.34, & 3.27 acres. Planner: Harry Davis

7. SIP 20-7008: Site Improvement Plan (1000 W. BULLDOG AVE./FHS PARKING-DELAWARE AVE., 522): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1000 W. BULLDOG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.91 acres. The request is for a parking lot expansion with 75 new spaces. Planner: Harry Davis

8. SIP 20-7016: Site Improvement Plan (904 & 920 N. GARLAND AVE./GARLAND AVE. APTS., 444): Submitted by BATES & ASSOCIATES, INC. for properties located at 904 & 920 N. GARLAND AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 0.44 acres. The request is for a multi-family development with 9 units and associated parking. Planner: Harry Davis

9. ADM 20-7009: Administrative (417 W. MLK BLVD./FARMER'S CO-OP LARGE SCALE AMENDMENT, 5232-562): Submitted by CEI ENGINEERS, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MS/C, MAIN STREET/CENTER and contain approximately 6.62 acres. The request is for a major modification to LSD 19-6681
Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
February 10, 2020
9:00 AM

125 W. Mountain, Conference Room 2

10. PLA 20-7005: Property Line Adjustment (3330 S. CATO SPRINGS RD./POPS III, LLC., 714-715): Submitted by BATES & ASSOCIATES, INC. for properties located at 3330 S. CATO SPRINGS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 7 parcels totaling 39.18 acres. The request is to combine the properties to contain 2 parcels with approximately 3.81, and 35.37 acres. Planner: Willie Benson

11. PLA 20-7013: Property Line Adjustment (SE OF HEARTHSTONE DR. & CROSSOVER RD./CVC, LLC., 099): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF HEARTHSTONE DR. & CROSSOVER RD. The properties are zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 3 parcels with approximately 0.73, 0.86, and 0.93 acres. The request is to adjust and combine the properties to contain 2 parcels with approximately 0.30 and 2.22 acres. Planner: Jonathan Curth

12. CUP 19-7012: Conditional Use (105 N. DOUBLE SPRINGS RD./RANKIN, 474): Submitted by BLEW & ASSOCIATES, INC. for property located at 105 N. DOUBLE SPRINGS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 5.00 acres. The request is for the construction of an accessory structure prior to construction of the primary structure.
Planner: Abdul Ghous

13. VAC 20-7002: Vacation (NW OF DRAKE ST. & GREGG AVE./DRAKE FARMS, 250): Submitted by CEI ENGINEERS, INC. for property located NW OF DRAKE ST. & GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 63.68 acres. The request is to vacate a portion of a general utility easement. Planner: Jonathan Curth

14. RZN 20-6999: Rezone (3509 E. HUNTSVILLE RD./PALMER, 529): Submitted by DIANNE PALMER for property located at 3509 E. HUNTSVILLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.94 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.
Planner: Abdul Ghous

15. RZN 20-6984: Rezone (2160 N. CROSSOVER RD./SALMON-KLINGER, 333-372): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2160 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL-OFFICE, AND C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.59 acres. The request is to rezone portions of the property from R-O to C-1 and from RSF-4 to R-O.
Planner: Jonathan Curth

16. RZN 20-7014: Rezone (1324 W. MT. COMFORT RD./TILLMAN B, LLC., 404): Submitted by BLAKE JORGENSEN for property located at 1324 W. MT. COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.27 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Harry Davis