



Technical Plat Review Meeting

February 26, 2020

9:00 AM

113 W. Mountain, Room 326

City Staff: Jonathan Curth, Development Review Manager

Old Business:

None

New Business:

1. LSP 20-7033: Lot Split (618 N. RUPPLE RD./RUPPLE RD, LLC., 439): Submitted by OLSSON ENGINEERS, INC. for property located at 618 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 21.63 acres. The request is to split the property into 3 parcels with approximately 1.40, 8.60, & 11.62 acres.

Planner: Abdul Ghous

2. LSP 20-7023: Lot Split (508 W. SKELTON ST./FREY, 679): Submitted by BATES & ASSOCIATES, INC. for property located at 508 W. SKELTON ST. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.94 acres. The request is to split the property into 2 parcels with approximately 0.22, & 1.72 acres.

Planner: Harry Davis

3. LSP-PLA 20-7024: Lot Split-Property Line Adjustment (303 S. WASHINGTON AVE. & 185 SOUTH ST./FAYETTEVILLE RENTALS, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 303 S. WASHINGTON AVE. & 185 SOUTH ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain 2 parcels with approximately 0.10, and 0.12 acres. The request is to split and adjust the properties into 3 parcels with approximately 0.05, 0.07, & 0.10 acres.

Planner: Harry Davis

4. PPL 20-7029: Preliminary Plat (SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR./STONEBROOK SD, 569): Submitted by ESI ENGINEERS, INC. for property located SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain approximately 12.50 acres. The request is for the preliminary plat of 45 single family lots.

Planner: Abdul Ghous

5. SIP 20-7034: Site Improvement Plan (SW OF MEADOW ST. & WEST AVE./FAY JONES WOODS & GREENWAY, 523): Submitted by NELSON BYRD WOLTZ LANDSCAPE ARCHITECTS, INC. for properties located SW OF MEADOW ST. & WEST AVE. The properties are zoned P-1, INSTITUTIONAL, and contain approximately 6.90 acres. The request is for parkland development to include trails & greenway as part of the Cultural Arts Corridor.

Planner: Jonathan Curth

6. SIP 20-7036: Site Improvement Plan (1849 N. CROSSOVER RD./MCCLAIN GROUP PH. II-CROSSOVER, 371): Submitted by MCCLAIN GROUP, LLC. for property located at 1849 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.60 acres. The request is for a 4,000-square foot commercial building with associated parking. Planner: Jonathan Curth

7. LSIP 20-7027: Large Site Improvement Plan (SE OF MT COMFORT RD. & RUPPLE RD./MT. COMFORT DEVELOPMENT, 362): Submitted by ANTHOLOGY REAL ESTATE, INC. for property located SE OF MT. COMFORT RD. & RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 35.80 acres. The request is for a mixed-use development with 4,500 square feet of commercial space and 243 multi-family units with associated parking. Planner: Jonathan Curth

8. LSD 20-7028: Large Scale Development (3727 N. INVESTMENT DR./LOT 19A-6 OFFICE, 172): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3727 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.07 acres. The request is for an 8,450-square foot office building with associated parking. Planner: Harry Davis

9. LSD 20-7031: Large Scale Development (NW OF E. JOYCE BLVD. & N. OLD MISSOURI RD./TRAILS AT PARADISE VALLEY APTS., 176): Submitted by CRAFTON TULL ENGINEERS, INC. for property located NW OF E. JOYCE BLVD. & N. OLD MISSOURI RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 10.25 acres. The request is for a 243 multi-family unit apartment complex with associated parking. Planner: Abdul Ghous

In-House Staff Meeting
(Applicants/public do not attend)
February 24, 2020
9:00 AM
125 W. Mountain, Conference Room 2

10. RZN 20-7030: Rezone (SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR./STONEBROOK SD, 569): Submitted by ESI ENGINEERS, INC. for property located SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 2.00 acres. The request is to rezone the property to CS-COMMUNITY SERVICES. Planner: Abdul Ghous

11. RZN 20-7035: Rezone (618 N. RUPPLE RD./RUPPLE RD. LLC., 439): Submitted by OLSSON ENGINEERS, INC. for property located at 618 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 21.63 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Abdul Ghous

12. RZN 20-7026: Rezone (1023 S. WASHINGTON AVE./HOFFMAN TRUST-WASHINGTON, 563): Submitted by LOREL HOFFMAN for property located at 1023 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

13. RZN 20-7025: Rezone (1318 S. COLLEGE AVE./HOFFMAN TRUST-COLLEGE, 563): Submitted by LOREL HOFFMAN for property located at 1318 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

14. RZN 20-7020: Rezone (NORTH OF 540 W. PRAIRIE ST./PEARSON, 523): Submitted by CHARLES PEARSON for property located NORTH OF 540 W. PRAIRIE ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.30 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Jonathan Curth