



Technical Plat Review Meeting

April 15, 2020

9:00 AM

113 W. Mountain, Room 326

City Staff: Jonathan Curth, Development Review Manager

Old Business:

1. 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: Jessie Masters

New Business:

2. LSP/PLA 20-7078: Lot Split & Property Line Adjustment (4847 W. WEDINGTON DR./LEISURE HOMES, 438): Submitted by ANDERSON ENGINEERING, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION and contain 2 parcels with approximately 12.40, and 6.00 acres. The request is to split and adjust the properties to contain 4 lots with approximately 7.85, 6.44, 2.72, and 1.47 acres.
Planner: Jonathan Curth

3. LSP 20-7077: Lot Split (NORTH OF 310 S. WILLOW AVE./NWA CUSTOM HOMES-LYONS ADDITION, 524): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF 310 S. WILLOW AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain 3 parcels with approximately 0.14 acres each. The request is to split the properties into 6 parcels with approximately 0.07 acres each.
Planner: Jessie Masters

4. LSP 20-7079: Lot Split (15350 N. RICHES RD./MCKINNON, 393): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 15350 N. RICHES RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 22.03 acres. The request is to split the property into 2 parcels with approximately 11.03, & 11.00 acres.
Planner: Willie Benson

5. SIP 20-7084: Site Improvement Plan (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for properties located at 360 S. HILL AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.71 acres. The request is for a 17-unit apartment complex addition with associated parking.
Planner: Harry Davis

6. LSD 20-7082: Large Scale Development (4910 W. WEDINGTON DR./WEDINGTON DAYCARE, 398): Submitted by BATES & ASSOCIATES, INC. for property located at 4910 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.91 acres. The request is for a 5,275-square foot daycare with associated parking.
Planner: Harry Davis

In-House Staff Meeting
(Applicants/public do not attend)
April 13, 2020
9:00 AM

125 W. Mountain, Conference Room 2

7. PLA 20-7073: Property Line Adjustment (1327 S. DUNCAN AVE./RODDEY, 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 parcels with approximately 2.18 and 0.11 acres. The request is to adjust the properties to contain approximately 2.18 and 0.11 acres.
Planner: Willie Benson

8. PLA 20-7081: Property Line Adjustment (730 N. SKYLINE DR./HURST, 486): Submitted by REID & ASSOCIATES, INC. for properties located at 730 N. SKYLINE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.36 and 0.16 acres. The request is to adjust the properties to contain 2 parcels with approximately 0.33 and 0.19 acres.
Planner: Willie Benson

9. CUP 20-7083: Conditional Use (4910 W. WEDINGTON DR./WEDINGTON DAYCARE, 398): Submitted by BATES & ASSOCIATES, INC. for property located at 4910 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.91 acres. The request is for a daycare in a residential zoned district.
Planner: Harry Davis

10. RZN 20-7074: Rezone (SOUTH OF 4210 N. FRONTAGE RD./LINDSEY, 135): Submitted by CRAFTON TULL ENGINEERS, INC. for property located SOUTH OF 4210 N. FRONTAGE RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.81 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Jonathan Curth

11. RZN 20-7076: Rezone (3010 W. OLD FARMINGTON RD./STRICKLIN, 557): Submitted by COMMUNITY BY DESIGN, LLC. for property located at 3010 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 4.84 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Jonathan Curth

12. RZN 20-7080: Rezone (360 N. ARKANSAS AVE./SIGMA PHI EPSILON, 483): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 360 N. ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.
Planner: Jessie Masters