



**Technical Plat Review Meeting**

April 18, 2018

9:00 AM

113 W. Mountain, Room 326

**City Staff:** Andrew Garner, City Planning Director

**Old Business:**

**NONE**

**New Business:**

**1. LSP-PLA 18-6185: Lot Split-Property Line Adjustment (1320 S. COLLEGE AVE./SUGARLAND PROPERTIES, 563):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1320 S. COLLEGE AVE. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 0.19 and 0.13 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.10 acres each.

Planner: Jonathan Curth

**2. LSP 18-6171: Lot Split (1650 S. SCHOOL AVE./SOUTHGATE SHOPPING CENTER, 601):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1650 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 6.03 acres. The request is to split the parcel into 2 lots containing approximately 5.44 and 0.59 acres.

Planner: Quin Thompson

**3. LSP 18-6182: Lot Split (211 N. CHURCH AVE./BLACKWELL, 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 211 N. CHURCH AVE. The property is zoned MSC, MAIN STREET-CENTER and contains approximately 0.41 acres. The request is to split the parcel into 3 lots containing approximately 0.23, 0.09, and 0.09 acres.

Planner: Jonathan Curth

**4. LSP 18-6184: Lot Split (291 S. HILL AVE./CLICK 522):** Submitted by BATES & ASSOCIATES, INC. for property located at 291 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.21 acres. The request is to split the parcel into 2 lots containing approximately 0.10 and 0.11 acres.

Planner: Harry Davis

**5. LSP 18-6183: Lot Split (2966 N. ANGUS DR./STERLING 258):** Submitted by REID & ASSOCIATES, INC. for property located at 2966 N. ANGUS DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.79 acres. The request is to split the parcel into 2 lots containing approximately 4.79 and 3.00 acres.

Planner: Harry Davis

**6. LSP 18-6189: Lot Split (1646 N. SUNSHINE RD./TURCHI, 398):** Submitted by BATES & ASSOCIATES, INC. for property located at 1646 N. SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.38 acres. The request is to split the parcel into 2 lots containing approximately 4.10 and 3.28 acres.

Planner: Quin Thompson

**7. FPL 18-6172: Final Plat (5790 W. WEDINGTON DR./WOODRIDGE SD, 397):** Submitted by ENGINEERING SERVICES, INC. for property located at 5790 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 60.25 acres. The request is for final plat of 91 single family lots.

Planner: Jonathan Curth

**8. SIP 18-6197: Site Improvement Plan (3300 W. GROVE DR./PLANET FITNESS PARKING EXPANSION, 440):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3300 W. GROVE DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.37 acres. The request is for a parking lot expansion containing 33 spaces.

Planner: Harry Davis

**9. SIP 18-6198: Site Improvement Plan (710 W. MLK BLVD./UARK FEDERAL CREDIT UNION, 522):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 710 W. MLK BLVD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 0.79 acres. The request is for a 2,600-square foot credit union with associated parking.

Planner: Quin Thompson

**10. LSD 17-6187: Large Scale Development (1255 S. SHILOH DR./NORTHWEST MEDICAL CENTER E.R., 558):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1255 S. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.82 acres. The request is for a 10,400 square foot standalone emergency room with associated parking.

Planner: Harry Davis

**11. LSD 17-6188: Large Scale Development (1300 BLOCK OF GREGG AVE./GREGG AVE. TOWNHOUSES, 405):** Submitted by BATES & ASSOCIATES, INC. for property located at 1300 BLOCK OF GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.68 acres. The request is for a 21-unit multi-family development with associated parking.

Planner: Quin Thompson

**12. LSD 17-6193: Large Scale Development (735 W. 15<sup>TH</sup> ST./BACKWATER COVE APTS., 600):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 735 W. 15<sup>TH</sup> ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 3.33 acres. The request is for a 69-unit multi-family complex with associated parking.

Planner: Jonathan Curth

**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
April 16, 2018  
9:00 AM  
125 W. Mountain, Conference Room 2

**13. PLA 18-6170: Property Line Adjustment (3447 HWY. 112/FELLOWSHIP CHURCH-BFT RENTAL, 208-209):** Submitted by ENGINEERING SERVICES, INC. for properties located at 3447 HWY 112. The properties are zoned CS, COMMUNITY SERVICES and RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 25.90 and 19.92 acres. The request is to adjust the parcels to contain 24.83 and 20.99 acres.

Planner: Harry Davis

**14. PLA 18-6186: Property Line Adjustment (2901 W. MT. COMFORT RD./BAUER-HENBEST, 363):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2901 S. MT. COMFORT RD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, RI-U, RESIDENTIAL INTERMEDIATE-URBAN and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 0.98, 1.24, 4.00, and 18.57 acres. The request is to adjust the parcels to contain approximately 2.80, 8.81, and 13.20 acres.

Planner: Harry Davis

**15. CUP 18-6178: Conditional Use (800 S. COLLEGE AVE./9<sup>TH</sup> STREET COTTAGES, 563):** Submitted by FLINTLOCK ARCHITECTURE, INC. for property located at 800 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.17 acres. The request is for a duplex in an RSF-18 zoned district.

Planner: Jonathan Curth

**16. CUP 18-6191: Conditional Use (3691 N. INVESTMENT DR./LOT 19A-7 TWIN CREEK VILLAGE, 172):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3691 N. INVESTMENT DR. The property is zoned C-1, NIEGHBORHOOD COMMERCIAL and contains approximately 0.87 acres. The request is for an off-site parking lot containing 50 spaces.

Planner: Quin Thompson

**17. VAC 18-6174: Vacation (237 S. LOCUST AVE./GRAY, 523):** Submitted by ATLAS SURVEYING, INC. for property located at 237 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.096 acres. The request is to vacate a portion of a utility easement and a street right-of-way.

Planner: Harry Davis

**18. RZN 18-6176: Rezone (714 S. COLLEGE AVE./CAMERON, 563):** Submitted by FLINTLOCK ARCHITECTURE, INC. for property located at 714 S. COLLEGE AVE. The property is zoned NC, NIEGHBORHOOD CONSERVATION and contains approximately 0.25 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Quin Thompson