



CITY OF  
**FAYETTEVILLE**  
**ARKANSAS**

## **MEETING AGENDA**

### **Technical Plat Review Meeting**

January 2, 2019

9:00 AM

113 W. Mountain, Room 326

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

#### **Old Business:**

**1. CCP 18-6473: Concurrent Plat (3435 BLESSING CIRCLE/SPRINGHOUSE VILLAGE COMMERCIAL LOTS, 216):** Submitted by MILHOLLAND & ASSOCIATES, INC. for property located at 3435 BLESSING CIRCLE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.30 acres. The request is for 2 commercial lots.

Planner: Andrew Garner

**2. SIP 18-6483: Site Improvement Plan (348 W. SOUTH ST./SOUTH SCHOOL DEVELOPMENT, 523):** Submitted by ECOLOGICAL DESIGN GROUP, INC. for property located at 348 W. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.62 acres. The request is for a mixed-use development with 28 multi-family units and 6,159 square feet of retail space with associated parking.

Planner: Harry Davis

#### **New Business:**

**3. LSP 18-6512: Lot Split (4815 E. MISSION BLVD./CHANDLER, 297):** Submitted by REID & ASSOCIATES, INC. for property located at 4815 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.52 acres. The request is to split the parcel into 4 lots containing approximately 1.00, 1.19, 1.53, and 1.80 acres.

Planner: Willie Benson

**4. LSP 18-6513: Lot Split (5750 W. DOT TIPTON RD./TREAT, 475):** Submitted by REID & ASSOCIATES, INC. for property located at 5750 W. DOT TIPTON RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 2.65 acres. The request is to split the parcel into 2 lots containing approximately 1.47 and 1.18 acres.

Planner: Willie Benson

**5. LSP 18-6520: Lot Split (3956 N. STEELE BLVD./RAZORBACK THEATER OUTLOT, 173):** Submitted by MCLELLAND CONSULTING ENGINEERS, INC. for property located at 3956 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.09 acres. The request is to split the parcel into 2 lots containing approximately 9.10, and 0.99 acres.

Planner: Harry Davis

**6. LSP 18-6515: Lot Split (817 & 821 W. HUGHES ST./ANDERSON, 444):** Submitted by ENGINEERING SERVICES, INC. for properties located at 817 & 821 W. HUGHES ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.64 acres. The request is to split the parcels into 6 lots containing approximately 0.11, 0.12, 0.10, 0.10, 0.12, and 0.11 acres.  
Planner: Willie Benson

**7. LSP 18-6509: Lot Split (2375 E. FARR LN./KEENAN, 254):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2375 E. FARR LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 49.76 acres. The request is to split the parcel into 2 lots containing approximately 45.76 and 4.00 acres.  
Planner: Willie Benson

**8. LSP 18-6516: Lot Split (907 & 915 N. OAKLAND AVE./WILLIS, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 907 & 915 N. OAKLAND AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.32 acres. The request is to split the parcels into 4 lots containing approximately 0.06, 0.07, 0.09 and 0.09 acres.  
Planner: Willie Benson

**9. LSP 18-6510: Lot Split (NW OF 116 N. WALNUT AVE./HOME TEAM, LLC., 485):** Submitted by BATES & ASSOCIATES, INC. for properties located NW OF 116 N. WALNUT AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.68 acres. The request is to split the parcel into 4 lots containing approximately 0.08, 0.08, 0.20 and 0.22 acres.  
Planner: Harry Davis

**10. PPL 18-6521: Preliminary Plat (NORTH OF ALBERTA ST. & RUPPLE RD./RUPPLE RD. SD PH. 4, 5, 7, & 9, 516-555):** Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF ALBERTA ST. & RUPPLE RD. The properties are zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION, R-A, RESIDENTIAL AGRICULTURAL, RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 75.29 acres. The request is for 168 single family lots.  
Planner: Jonathan Curth

**11. SIP 18-6522: Site Improvement Plan (3732 N. INVESTMENT DR./INVESTMENT PLAZA OFFICE, 172):** Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at 3732 W. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.88 acres. The request is for a 6,000 square foot office building with associated parking.  
Planner: Harry Davis

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**In-House Staff Meeting**  
(Applicants/public do not attend)  
December 31, 2018  
9:00 AM  
125 W. Mountain, Conference Room 2

**12. PLA 18-6514: Property Line Adjustment (230 S. COLLEGE AVE./WALNUT HOMES, LLC., 524):** Submitted by BATES & ASSOCIATES, INC. for properties located at 230 S. COLLEGE AVE. The properties are zoned DG, DOWNTOWN GENERAL and contains 2 parcels of approximately 0.06 and 0.18 acres. The request is to adjust the parcels to contain approximately 0.14 and 0.10 acres.  
Planner: Harry Davis

**13. CUP 18-6519: Conditional Use (3130 S. SCHOOL AVE./ANNAMALAI, 678):** Submitted by ALAN OSTNER for properties located at 3130 S. SCHOOL AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 2.73 acres. The request is for a parking lot in a single family zoned district.  
Planner: Jonathan Curth

**14. CUP 18-6518: Conditional Use (4708 W. WEDINGTON DR./ROSE OF SHARON, 399):** Submitted by ALTHEA WILES for property located at 4708 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.66 acres. The request is for a home-based business in a single family zoned district.  
Planner: Jonathan Curth

**15. CUP 18-6508: Conditional Use (1372 S. COLLEGE AVE./MILWEE, 563):** Submitted by JESSE MILWEE for property located at 1372 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.24 acres. The request is for a food truck in an NC zoned district.  
Planner: Harry Davis

**16. RZN 18-6517: Rezone (3405 W. DINSMORE TRAIL/J. SMITH, 518):** Submitted by JAMES SMITH for property located at 3405 W. DINSMORE TRAIL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.66 acres. The request is to rezone the property to RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE.  
Planner: Andrew Garner

**17. RZN 18-6523: Rezone (504 W. PRAIRIE ST./PETERS 523):** Submitted by MIKE BAUMANN for properties located at 504 W. PRAIRIE ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 1.01 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Jonathan Curth