



Technical Plat Review Meeting

January 30, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. 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

2. LSD 18-6401: Large Scale Development (SE OF FUTRALL DR. AND GREGG AVE./WASHINGTON REGIONAL MEDICAL CENTER PARKING LOT, 211, 250): Submitted by USI CONSULTING ENGINEERS, INC. for property located SE OF FUTRALL DR. AND GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.83 acres. The request is for a parking lot with 135 spaces. Planner: Willie Benson

New Business:

3. LSP 19-6535: Lot Split (2240 S. FUTRALL DR./TRI-POINT, LLC., 637): Submitted by BLEW & ASSOCIATES, INC. for property located at 2240 S. FUTRALL DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 3.00 acres. The request is to split the parcel into 2 lots containing approximately 2.68 and 0.32 acres. Planner: Willie Benson

4. SIP 19-6543: Site Improvement Plan (3335 S. COUNTRY CLUB DR./FAYETTEVILLE COUNTRY CLUB, 679): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3335 S. COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 31.728 acres. The request is for a 4,000 square foot equipment building. Planner: Jonathan Curth

5. LSD 19-6537: Large Scale Development (1954 S. SCHOOL AVE./NEW BEGINNINGS HOMELESS COMMUNITY, 601): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 1954 S. SCHOOL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL & C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.69 acres. The request is for a homeless community with 20 dwelling units and associated facilities and parking. Planner: Harry Davis

In-House Staff Meeting
(Applicants/public do not attend)
January 28, 2019
9:00 AM
125 W. Mountain, Conference Room 2

6. PLA 19-6541: Property Line Adjustment (3420 N. PLAINVIEW AVE./TRENDS, LLC., 213): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3420 N. PLAINVIEW AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain 2 parcels of approximately 1.14 and 0.77 acres. The request is to adjust the parcels to contain approximately 0.94 and 0.97 acres. Planner: Willie Benson

7. PLA 19-6536: Property Line Adjustment (7 & 8 E. RANCH DR./MCCLELLAND-STRAYHORN., 408): Submitted by BLEW & ASSOCIATES, INC. for properties located at 7 & 8 E. RANCH DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels of approximately 0.39 and 0.30 acres. The request is to adjust the parcels to contain approximately 0.38 and 0.31 acres. Planner: Willie Benson

8. CUP 19-6540: Conditional Use (1691 N. GARLAND AVE./TRI-CYCLE FARM, 365): Submitted by DONALD BENNETT for properties located at 1691 N. GARLAND AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 2.09 acres. The request is for a farm in a single family zoned district. Planner: Harry Davis

9. CUP 19-6539: Conditional Use (1742 N. COLLEGE AVE./NWA TOWING & RECOVERY, 368): Submitted by AMANDA HILLIS for property located at 1742 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.50 acres. The request is for an impound yard in a C-2 zoned district. Planner: Andrew Garner

10. CUP 19-6538: Conditional Use (129 E. MOUNTAIN ST./COLE AIRBNB, 524): Submitted by JENNIFER COLE for property located at 129 E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.29 acres. The request is for an AirBNB in a single family zoned district. Planner: Jonathan Curth

11. RZN 19-6542: Rezone (808 W. DAVIS ST./FUGITT, 366): Submitted by WILLIAM FUGITT for property located at 808 W. DAVIS ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRES and contain approximately 0.28 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Andrew Garner