



**Technical Plat Review Meeting**

September 18, 2019

9:00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**1. LSIP 19-6797: Large Site Improvement Plan (SW OF BELLAFONT BLVD. & JOYCE BLVD./BELLAFONT OFFICE BUILDING, 174-175):** Submitted by ENGINEERING SERVICES, INC. for property located SW OF BELLAFONT BLVD. & JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.92 acres. The request is for a 16,000-square foot office building with associated parking. Planner: Abdul Ghous

**2. LSIP 19-6798: Large Site Improvement Plan (NORTH OF ALBERTA ST. & RUPPLE RD./RUPPLE RD. APTS., 556):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF ALBERTA ST. & RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, & RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 5.10 acres. The request is for a multi-family development with 64 dwelling units and associated parking. Planner: Jonathan Curth

**New Business:**

**3. LSP-PLA 19-6838: Lot Split-Property Line Adjustment (333 W. SOUTH ST./RICH, 523):** Submitted by BATES & ASSOCIATES, INC. for properties located at 333 W. SOUTH ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 lot with approximately 0.17 & 0.18 acres. The request is to split and adjust the parcels into 6 lots containing approximately 0.06 acres each. Planner: Jonathan Curth

**4. LSP 19-6843: Lot Split (456 W. SPRUCE ST./RAPERT, 406):** Submitted by BATES & ASSOCIATES, INC. for property located at 456 W. SPRUCE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is to split the parcel into 2 lots containing approximately 0.20 & 0.23 acres. Planner: Willie Benson

**5. LSP 19-6834: Lot Split (NORTH OF RAVEN LN./CRYSTAL SPRINGS SD, 285):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NORTH OF RAVEN LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 lots with approximately 94.00 & 4.30 acres. The request is to split the parcels into 3 lots containing approximately 53.00, 33.00, & 16.30 acres. Planner: Harry Davis

**6. PPL 19-6835: Preliminary Plat (NE OF 15<sup>th</sup> ST. & MORNINGSIDE DR./PARK MEADOWS SD, 564):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NE OF 15<sup>th</sup> ST. & MORNINGSIDE DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 65.00 acres. The request is for a preliminary plat of 290 single family lots. Planner: Harry Davis

**7. PPL 19-6839: Preliminary Plat (NE OF ASKEW LN. & COUNTRY CLUB DR./MOUNTAIN VISTA SD, 640):** Submitted by BATES & ASSOCIATES, INC. for property located NE OF ASKEW LN. & COUNTRY CLUB DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 54.16 acres. The request is for a preliminary plat of 56 single family lots. Planner: Jonathan Curth

**8. PPL 19-6840: Preliminary Plat (NORTH OF PERSHING DR./WOODRIDGE SD PH. 3 & 4, 397):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF PERSHING DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 31.59 acres. The request is for a preliminary plat of 70 single family lots. Planner: Jonathan Curth

**9. SIP 19-6836: Site Improvement Plan (3394 N. FUTRALL DR./OZARK PROSTHODONTICS, 212):** Submitted by OLSSON & ASSOCIATES, INC. for property located at 3394 N. FUTRALL DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.07 acres. The request is to expand the existing parking lot. Planner: Abdul Ghous

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
September 16, 2019  
9:00 AM  
125 W. Mountain, Conference Room 2

**10. PLA 19-6841: Property Line Adjustment (1324 W. CLEVELAND ST./ARKANSAS LEGACY, 443):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1324 W. CLEVELAND ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 3 parcels with approximately 2.17, 1.58, & 0.23 acres. The request is to adjust the parcels to contain 2 lots with approximately 2.91 & 1.08 acres. Planner: Willie Benson

**11. PLA 19-6842: Property Line Adjustment (NE OF MOORE LN. & DEANE SOLOMON RD./BERCHTOLD-LIBERTY BANK, 286):** Submitted by BATES & ASSOCIATES, INC. for properties located NE OF MOORE LN. & DEANE SOLOMON RD. The properties are zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL & CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain 2 parcels with approximately 12.34 & 5.01 acres. The request is to adjust the parcels to contain approximately 11.81 & 5.53 acres. Planner: Willie Benson

**12. PLA 19-6844: Property Line Adjustment (2250 N. CROSSOVER RD./SALMON-BOX, 333-372):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2250 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 2.64 & 1.44 acres. The request is to adjust the parcels to contain approximately 2.63 & 1.45 acres. Planner: Willie Benson

**13. CUP 19-6837: Conditional Use (3246 S. SCHOOL AVE./SUNSET PROPERTIES, 717):** Submitted by TIFFANY DEVORE for property located at 3246 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.00 acres. The request is for a construction yard in commercially zoned district. Planner: Harry Davis

**14. CUP 19-6832: Conditional Use (332 E. MEADOW ST./HOME TEAM, LLC., 485):** Submitted by BATES & ASSOCIATES, INC. for property located at 332 E. MEADOW ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.38 acres. The request is for a tandem lot. Planner: Harry Davis

**15. RZN 19-6833: Rezone (510 W. 11<sup>TH</sup> ST./CASTRELLON, 562):** Submitted by RYAN CASTRELLON for property located at 510 W. 11<sup>TH</sup> ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.06 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Jonathan Curth