

**Technical Plat Review Meeting**

October 14, 2015

9.00 AM

113 W. Mountain, Room 326

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

**Old Business:**

**None**

**New Business:**

**1. LSP 15-5221: Lot Split (5132 E. GUY TERRY RD./DERRYBERRY, 103):** Submitted by JENKINS SURVEYING, INC. for property located at 5132 E. GUY TERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.50 acres. The request is to split the parcel into 2 lots containing approximately 4.97 and 1.50 acres.

Planner: Jesse Fulcher

**2. SIP 15-5227: Site Improvement Plan (728 N. LINDELL AVE./EAGLE TWELVE APTS., 444):** Submitted by PATRICK PROPERTIES, LLC. for properties located at 728 N. LINDELL AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain approximately 0.32 acres. The request is for construction of a 12 unit apartment complex with associated parking.

Planner: Jesse Fulcher

**3. SIP 15-5229: Site Improvement Plan (514 W. MLK BLVD./ARSAGA'S ESPRESSO CAFE, 523):** Submitted by PARKCO, INC. for property located at 514 W. MLK BLVD. The property is zoned MS/C, MAIN STREET/COMMERCIAL and contains approximately 0.80 acres. The request is for a 3,893 square foot restaurant with associated parking.

Planner: Quin Thompson

**4. LSD 15-5218: Large Scale Development (3070 W. MLK BLVD./STADIUM III RETAIL CENTER, 557):** Submitted by BURNS ARCHITECTURE, INC. for property located at the 3070 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 3.32 acres. The request is for an 11,100 square foot shopping center consisting of two separate buildings with associated parking.

Planner: Jesse Fulcher

**5. LSD 15-5226: Large Scale Development (3557 W. BLACK FOREST DR./FOREST HILLS RETAIL CENTER, LOT 10, 440):** Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3557 W. BLACK FOREST DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 2.11 acres. The request is for multi-tenant shopping center totaling 15,771 square feet with associated parking.

Planner: Jesse Fulcher

**6. LSD 15-5222: Large Scale Development (1285 E. MILLSAP RD./CHRISTIAN LIFE WEDDING CHAPEL, 214):** Submitted by MCLELLAND CONSULTING ENGINEERS, INC. for properties located at 1285 E. MILLSAP RD. The properties are zoned P-1, INSTITUTIONAL, and contain approximately 12.30 acres. The request is for a wedding chapel totaling approximately 1,800 square feet with associated parking. Planner: Quin Thompson

**7. PPL 15-5225: Preliminary Plat (1335 W. DEANE ST./EAGLE HOLDINGS COTTAGES, 365):** Submitted by ENGINEERING SERVICES, INC. for property located at 1335 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.40 acres. The request is for an 11 lot cottage development. Planner: Jesse Fulcher

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
October 12, 2015

9:00 AM  
125 W. Mountain, Conference Room 2

**8. PLA 15-5219: Property Line Adjustment (1101 S. CURTIS AVE./SOUTHMONT APTS, 564):** Submitted by POLSINELLI, PC for properties located at 1101 S. CURTIS AVE.. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and RSF-4, RESIDENTIAL SINGLE FAMILY and contain 6.11, 6.82, and 2.52 acres. The request is to adjust the properties to contain three lots of approximately 6.13, 6.81, and 2.51 acres. Planner: Quin Thompson

**9. PLA 15-5228: Property Line Adjustment (SOUTH OF JOHN GARRISON RD./GIBSON, 278):** Submitted by BLEW & ASSOCIATES, INC. for properties located SOUTH OF JOHN GARRISON RD.. The properties are in the FAYETTEVILLE PLANNING AREA and contain 10.11, 1.86, 40.30, and 40.10 acres. The request is to adjust the properties to contain four lots of approximately 10.10, 40.26, 20.52, and 21.50 acres. Planner: Quin Thompson

**10. CUP 15-5224: Conditional Use (3980 W. WEDINGTON DR./BLACKBIRD TATTOO, 400):** Submitted by ERIC ALLEN for properties located at 3980 W. WEDINGTON DR. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 1.71 acres. The request is for Use Unit 16 (Tattoo & Piercing) in a CS zoned district. Planner: Andrew Garner

**11. CUP 15-5230: Conditional Use (2536 N. McCONNELL AVE./ARKANSAS FIGHT LEAGUE, 287):** Submitted by RICHARD QUINN for property located at 2536 N. McCONNELL AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 64.37 acres. The request is to allow Mixed Martial Arts events at the Washington County Fairgrounds. Planner: Jesse Fulcher

**12. RZN 15-5223: Rezone (SW CORNER OF W. MLK BLVD. & S. STADIUM DR./MLK & STADIUM, LLC, 522):** Submitted by BLEW & ASSOCIATES, INC. for property located at the SW CORNER OF W. MLK BLVD. & S. STADIUM DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 2.53 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Quin Thompson

**13. RZN 15-5194: Rezone (VARIOUS EXPIRED PZD LOCATIONS/EXPIRED PZD'S, PP VARIES):** Submitted by STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are zoned under expired PZD'S. The request is to rezone the properties back to their previous zoning before the PZD'S were approved.

Planner: Andrew Garner