



CITY OF
FAYETTEVILLE
ARKANSAS

MEETING AGENDA

Technical Plat Review Meeting

May 19, 2021

9:00 AM

Room 326, City Hall

This meeting will be held in person and virtually.

City Staff: Jessie Masters, Development Review Manager

Old Business:

1. PPL-2021-000007: Preliminary Plat (2680 N. HUGHMOUNT RD./AIDEN'S PLACE SD, 282): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2680 N. HUGHMOUNT RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION & RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 23.26 acres. The request is for the preliminary plat of 102 residential lots.
Planner: Jessie Masters

2. SIP 2020-000017: Site Improvement Plan (1 E. POPLAR ST./WOODLAND JR. HIGH SCHOOL, 367/368): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1 E. POPLAR ST. The properties are zoned P-1, INSTITUTIONAL and contain approximately 2.67 acres. The request is for an ADA ramp and structure and track improvements.
Planner: Jessie Masters

New Business:

3. LSP-2021-000068: Lot Split (1287 N. 54TH ST./NORTHSTAR CONSTRUCTION, 397): Submitted by KUTAK ROCK, LLC. for property located at 1287 N. 54TH ST. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 22.26 acres. The request is to split the property to contain 2 lots with approximately 12.14, & 10.12 acres.
Planner: Ryan Umberger

4. LSP-2021-000074: Lot Split (690 W. WHILLOCK ST./HOMESTEAD, INC., 717): Submitted by ENGINEERING SERVICES, INC. for property located at 690 W. WHILLOCK ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.48 acres. The request is to split the property to contain 2 lots with approximately 0.24 acres each.
Planner: Willie Benson

5. PPL-2021-000008: Preliminary Plat (86 N. SOLITUDE BND./BROOKLANDS AT MTN. RANCH PH. IV, 478): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 86 N. SOLITUDE BND. The property is zoned CS, COMMUNITY SERVICES and contains approximately 46.23 acres. The request is for the preliminary plat of 19 residential lots.
Planner: Jessie Masters

6. PPL-2021-000009: Preliminary Plat (1110 E. 15TH ST./300 AURELIUS SD, 564): Submitted by AMMS, INC. for property located at 1110 E. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 15.00 acres. The request is for the preliminary plat of 37 residential lots. Planner: Ryan Umberger

7. FPL-2020-000006: Final Plat (S.E. OF MORNINGSIDE DR. & 15TH ST./CREEKSIDE MEADOWS SD, 603): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located S.E. OF MORNINGSIDE DR. & 15TH ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 19.40 acres. The request is for the final plat of 113 residential lots. Planner: Jessie Masters

8. SIP 2021-000020: Site Improvement Plan (2175 E. PEPPERVINE DR./HAPPY HOLLOW ELEMENTARY SCHOOL, 527): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2175 E. PEPPERVINE DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 33.00 acres. The request is for a 5,633-square foot classroom addition to the school. Planner: Ryan Umberger

9. SIP 2021-000021: Site Improvement Plan (1334 S. WEST AVE./KNN PROPERTIES, 5627): Submitted by BATES & ASSOCIATES, INC. for properties located at 1334 S. WEST AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.60 acres. The request is for a 16-unit multifamily development with associated parking. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
May 17, 2021
9:00 AM
Staff review only held virtually

10. PLA 2021-000046: Property Line Adjustment (215 E. CENTER ST. & 170 E. MOUNTAIN ST./TWIN SUMMIT, LLC., 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 215 E. CENTER ST. & 170 E. MOUNTAIN ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 lots with approximately 0.18, & 0.14 acres. The request is to adjust the properties to contain approximately 0.20, & 0.12 acres. Planner: Willie Benson

11. VAC 2021-000014: Vacation (3553 N. STEELE BLVD./FIRST NATIONAL BANK, 212): Submitted by TANYA MIMS for property located at 35453 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.70 acres. The request is to vacate a portion of a street right-of-way. Planner: Ryan Umberger

12. RZN 2021-000044: Rezone (716 S. COLLEGE AVE./CLAYTON-NIEDERMAN, 563): Submitted by ASHA NIEDERMAN for property located at 716 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Jessie Masters

13. RZN 2021-000045: Rezone (S.E. OF S. RAY AVE./JCC ENTERPRISES, 565): Submitted by JOHN CLOYED for properties located S.E. OF S. RAY AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.00 acres. The request is to rezone the properties to R-A, RESIDENTIAL AGRICULTURAL.

Planner: Ryan Umberger

14. RZN 2021-000046: Rezone (S.W. OF S. SCHOOL AVE. & W. MLK BLVD./SOUTHYARD DEVELOPMENT, 562): Submitted by SPECIALIZED REAL ESTATE, INC. for properties located S.W. OF S. SCHOOL AVE. & W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 3.55 acres. The request is to rezone the properties to MS-C, MAIN STREET-CENTER.

Planner: Jessie Masters

15. RZN 2021-000047: Rezone (NORTH OF 2619 N. QUALITY LN./SOURCES FOR COMMUNITY INDEPENDENT LIVING, 289): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located NORTH OF 2619 N. QUALITY LN. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY-24 UNITS PER ACRE and contains approximately 2.00 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

16. RZN 2021-000048: Rezone (956 W. CATO SPRINGS RD./REYNOLDS, 600): Submitted by GARRISON RODDEY for property located at 956 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Ryan Umberger