



**Technical Plat Review Meeting**

June 2, 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-2021-000009: Preliminary Plat (1110 E. 15<sup>TH</sup> ST./300 AURELIUS SD, 564):** Submitted by AMMS, INC. for property located at 1110 E. 15<sup>TH</sup> ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 14.57 acres. The request is for the preliminary plat of 37 residential lots. Planner: Ryan Umberger

**2. LSD 2021-000025: Large Scale Development (SE OF SALEM RD. & W. JEWELL RD./FOREST HILLS VILLAS, 440):** Submitted by BLEW & ASSOCIATES, INC. for property located SE OF SALEM RD. & W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 14.30 acres. The request is for 77 single family lots & 58 townhouse units with associated parking. Planner: Ryan Umberger

**3. LSD-2021-000023: Large Scale Development (401 S. SANG AVE./RAMAY JR. HIGH, 520):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 401 S. SANG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 18.60 acres. The request is for a 2,000-square foot building addition, a new bus turnaround and 59 additional parking spaces. Planner: Jessie Masters

**New Business:**

**4. LSP-2021-000075: Lot Split (NORTH OF 3265 N. GULLEY RD./SHREVE, 219):** Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 3265 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.64 acres. The request is to split the property to contain 2 lots with approximately 9.11, & 3.53 acres. Planner: Willie Benson

**5. LSP-2021-000077: Lot Split (EAST OF 2817 S. COBALT AVE./LOT 7 – RIVERWALK SD, PH. III., 684):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at EAST OF 2817 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.85 acres. The request is to split the property to contain 4 lots with approximately 0.42, 0.43, 0.45, & 0.55 acres. Planner: Willie Benson

**6. PPL-2021-000010: Preliminary Plat (EAST OF E. ZION RD. & N. CROSSOVER RD./CHANDLER CROSSING SD, 138-139):** Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF E. ZION RD. & N. CROSSOVER RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 85.46 acres. The request is for the preliminary plat of 374 mixed use lots. Planner: Jessie Masters

**7. FPL-2021-000007: Final Plat (INTERSECTION OF N. CROSS AVE. & W. MARKHAM RD./MARKHAM HILL SD, PH I, 603):** Submitted by ENGINEERING DESIGN GROUP, INC. for properties located at the INTERSECTION OF N. CROSS AVE. & W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 7.80 acres. The request is for the final plat of 19 residential lots. Planner: Jessie Masters

**8. LSIP 2021-000010: Large Site Improvement Plan (SE OF N. CROSSOVER RD. & E. GLORY DR./COLLIER OFFICE BLDG., 216):** Submitted by HARRISON FRENCH & ASSOCIATES, INC. for property located SE OF N. CROSSOVER RD. & E. GLORY DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.13 acres. The request is for a 7,543-square foot office building with associated parking. Planner: Ryan Umberger

**9. LSD-2021-000026: Large Scale Development (1849 N. CROSSOVER RD./JIFFY LUBE CROSSOVER, 371):** Submitted by CEI ENGINEERING, INC. for property located at 1849 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.37 acres. The request is for a 2,920-square foot oil change drive thru building with associated parking. Planner: Jessie Masters

**10. LSD-2021-000027: Large Scale Development (3970 W. MLK BLVD./NATURAL ROOT WELLNESS, 595):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3970 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.44 acres. The request is for a 3,047-square foot building addition with associated parking. Planner: Ryan Umberger

**11. LSD-2021-000028: Large Scale Development (SW OF W. WEDINGTON DR. & N. 46<sup>TH</sup> AVE./WEDINGTON LANDING TOWNHOMES, 438):** Submitted by CIVIL DESIGN ENGINEERS, INC. for property located SW OF W. WEDINGTON DR. & N. 46<sup>TH</sup> AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 8.04 acres. The request is for a 75-unit multi-family complex with associated parking. Planner: Jessie Masters

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Tuesday, June 1, 2021  
(due to Memorial Day holiday)  
9:00 AM  
*Staff review only held virtually*

**12. PLA 2021-000047: Property Line Adjustment (2799 S. COBALT AVE. & NW OF S. COBALT AVE./RIVERWALK PH. III., 645-684):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2799 S. COBALT AVE. and NW OF S. COBALT AVE. The properties are zoned RSF-4 and contain 2 parcels with approx. 7.48 & 1.76 acres. The request is to adjust the parcels to contain 9.04 & 0.21 acres. Planner: Willie Benson

**13. PLA 2021-000048: Property Line Adjustment (2793 & 2797 E. WHIPPOORWILL LN./HOMES BY ROTH, 411):** Submitted by BATES & ASSOCIATES, INC. for properties located at 2793 & 2797 E. WHIPPOORWILL LN. The properties are zoned RSF-4 and contain 2 parcels with approx. 0.35 & 0.36 acres. The request is to adjust the parcels to contain 0.29 & 0.42 acres. Planner: Willie Benson

**14. PLA 2021-000049: Property Line Adjustment (1540 W. MARKHAM RD./UA PROPERTIES, 482):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4 and contain 2 parcels with approx. 0.33 & 1.39 acres. The request is to adjust the parcels to contain 0.28 & 1.45 acres. Planner: Willie Benson

**15. CUP 2021-000031: Conditional Use Permit (380 N. COLLEGE AVE./ONF BUS-STOP ENCLOSURE, 485):** Submitted by MODUS STUDIOS, INC. for property located at 380 N. COLLEGE AVE. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 1.30 acres. The request is for a bus stop enclosure at the corner of Lafayette St. & N. College Ave. Planner: Jessie Masters

**16. RZN 2021-000050: Rezone (NORTH OF 2880 W. GLENMEADOW DR./HENBEST, 363):** Submitted by BLAIRE BRADBURY for properties located NORTH OF 2880 W. GLENMEADOW DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 4.12 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Ryan Umberger