



Technical Plat Review Meeting

June 30, 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-2021-000010: 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 379 mixed use lots. Planner: Jessie Masters

New Business:

2. LSP-2021-000081: Lot Split (NORTH OF N. OLD MISSOURI RD. & ZION RD./SAGELY PLACE SD, 137): Submitted by ESI ENGINEERS, INC. for property located NORTH OF N. OLD MISSOURI RD. & ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT & NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 12.07 acres. The request is to split the property to contain 2 lots with approximately 8.92, & 3.15 acres. Planner: Gretchen Harrison

3. LSP-PLA-2021-000082: Lot Split-Property Line Adjustment (600, 604, & 610 N. WHITHAM AVE & 701 AND 707 W. TAYLOR ST & 700 W. DOUGLAS ST./LEFLAR., 444): Submitted by BLEW & ASSOCIATES, INC. for properties located at 600, 604, & 610 N. WHITHAM AVE & 701 AND 707 W. TAYLOR ST & 700 W. DOUGLAS ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain 6 parcels with approximately 0.11, 0.12, 0.14, 0.14, 0.15, & 0.15 acres. The request is to adjust and split the properties to contain 8 lots with approximately 0.08, 0.05, 0.10, 0.09, 0.09, 0.11, 0.12, & 0.09 acres. Planner: Willie Benson

4. LSP-2021-000083: Lot Split (2929 S. DEAD HORSE MTN. RD./MCGARRAH, 684): Submitted by BLEW & ASSOCIATES, INC. for property located at 2929 S. DEAD HORSE MTN. RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 104.05 acres. The request is to split the property to contain 4 lots with approximately 95.05, 3.00, 3.00, & 3.00 acres. Planner: Willie Benson

5. LSP-PLA-2021-000084: Lot Split-Property Line Adjustment (2961 N. CLARK RD./LEFLAR., 444): Submitted by SATTERFIELD SURVEYING, INC. for properties located at 2961 N. CLARK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2

parcels with approximately 2.34, & 4.05 acres. The request is to adjust and split the properties to contain 3 lots with approximately 1.81, 3.08, & 1.50 acres. Planner: Willie Benson

6. LSP-2021-000085: Lot Split (1510 N. GREGG AVE./BALLARD, 406): Submitted by ATLAS SURVEYING, INC. for property located at 1510 N. GREGG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.20 acres. The request is to split the property to contain 2 lots with approximately 0.07, & 0.13 acres.

Planner: Ryan Umberger

7. LSP-2021-000086: Lot Split (1704 W. HALSELL RD./GUINN, 481): Submitted by BATES & ASSOCIATES, INC. for property located at 1704 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.99 acres. The request is to split the property to contain 2 lots with approximately 3.99, & 1.00 acres.

Planner: Willie Benson

8. LSP-2021-000088: Lot Split (786 S. SHERMAN AVE. & 1615 E. HUNTSVILLE RD./CORTER-DAVIS, 565): Submitted by AMMS, INC. for properties located at 786 S. SHERMAN AVE. & 1615 E. HUNTSVILLE RD. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & CS, COMMUNITY SERVICES and contain 2 parcels with approximately 1.21, & 1.53 acres. The request is to split the properties to contain 4 lots with approximately 0.99, 0.22, 0.17, & 1.36 acres.

Planner: Ryan Umberger

9. FPL-2020-000005: Final Plat (699 S. RUPPLE RD./TOWNE WEST SD, 517): Submitted by ESI ENGINEERS, INC. for property located at 699 S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES & RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 29.59 acres. The request is for the final plat of 66 residential lots.

Planner: Ryan Umberger

10. SIP 2021-000024: Small Site Improvement Plan (3118 S. SCHOOL AVE./BYPASS LIQUOR, 212): Submitted by NATHAN MORTON, ARCHITECT for property located at 3118 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.70 acres. The request is for a 1,735-square foot addition to the existing building and associated parking.

Planner: Ryan Umberger

11. SIP 2021-000025: Small Site Improvement Plan (360 N. ARKANSAS AVE./SIGMA PHI EPSILON FRATERNITY, 483): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 360 N. ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.25 acres. The request is for a 5,600-square foot fraternity house and associated parking.

Planner: Jessie Masters

12. LSD-2021-000030: Large Scale Development (SOUTH OF N. GENEVIEVE RD./NASH CROSSING SD, PH. II, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF N. GENEVIEVE RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 6.01 acres. The request is for the plat of 31 residential homes and associated street infrastructure.

Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
June 28, 2021
9:00 AM
Staff review only held virtually

13. PLA 2021-000058: Property Line Adjustment (4520 W. WEIR RD./LYMAN-BOURKE, 204): Submitted by CAGLE & ASSOCIATES, INC. for properties located at 4520 W. WEIR RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approx. 3.00 & 19.61 acres. The request is to adjust the parcels to contain approximately 5.00 & 17.61 acres.
Planner: Willie Benson

14. PLA 2021-000059: Property Line Adjustment (1512 N. GREGG AVE./BALLARD, 406): Submitted by ATLAS SURVEYING, INC. for properties located at 1512 N. GREGG AVE. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 2 lots with approximately 0.14, & 0.13 acres. The request is to adjust the properties to contain 2 lots with approximately 0.07, & 0.20 acres.
Planner: Ryan Umberger

15. PLA 2021-000060: Property Line Adjustment (915 S. HILL AVE./APOGEE PROPERTIES, INC., 561): Submitted by ATLAS SURVEYING, INC. for properties located at 915 S. HILL AVE. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain 2 lots with approximately 0.60, & 0.50 acres. The request is to adjust the properties to contain 2 lots with approximately 0.55 acres each.
Planner: Gretchen Harrison

16. CUP 2021-000033: Conditional Use Permit (3826 N. FRONT ST./NWA SCHOOL FOR DOGS, 174): Submitted by SHANTHI STEDDUM for property located 3826 N. FRONT ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.30 acres. The request is for a training school for dogs.
Planner: Gretchen Harrison

17. VAC 2021-000020: Vacation (61 S. HARMON RD./FHS PROPERTIES, 522): Submitted by MCCLELLAND ENGINEERS, INC. for right of way adjacent to 61 S. HARMON RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.25 acres. The request is to vacate a portion of an alley right of way.
Planner: Jessie Masters