



CITY OF
FAYETTEVILLE
ARKANSAS

MEETING AGENDA

Technical Plat Review Meeting

July 14, 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. 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

2. 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

New Business:

3. LSP-2021-000089: Lot Split (NORTH OF 1741 N. WALNUT AVE./AP REAL ESTATE, 368): Submitted AP REAL ESTATE, INC. for property located NORTH OF 1741 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.74 acres. The request is to split the property to contain 3 lots with approximately 0.25 acres each.
Planner: Ryan Umberger

4. LSP-2021-000090: Lot Split (1624 N. FLORENE ST./BELL CONSTRUCTION SOLUTIONS, 401-402): Submitted MIKE MILLION SURVEYING, INC. for property located at 1624 N. FLORENE ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.29 acres. The request is to split the property to contain 2 lots with approximately 0.13, & 0.16 acres.
Planner: Willie Benson

5. LSP-2021-000091: Lot Split (2002 E. HUNTSVILLE RD./GREENING, 565): Submitted by BLEW & ASSOCIATES, INC. for property located at 2002 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.52 acres. The request is to split the property to contain 3 lots with approximately 0.25, 0.16, & 0.10 acres.
Planner: Willie Benson

6. LSP-2021-000092: Lot Split (3618 E. SKILLERN RD./SCHWAB, 256): Submitted by BATES & ASSOCIATES, INC. for property located at 3618 E. SKILLERN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.55 acres. The request is to split the property to contain 2 lots with approximately 1.70, & 1.85 acres.

Planner: Gretchen Harrison

7. PPL-2021-000012: Preliminary Plat (SOUTH OF W. SALEM RD. & N. RUPPLE RD./NEW HORIZONS SD, 205-206): Submitted by BARRETT & ASSOCIATES, INC. for properties located SOUTH OF W. SALEM RD. & N. RUPPLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 14.09 acres. The request is for the preliminary plat of 26 residential lots.

Planner: Jessie Masters

8. SIP 2021-000026: Small Site Improvement Plan (2321 N. RUPPLE RD./HOLT CELL TOWER, 322): Submitted by SMITH COMMUNICATIONS, INC. for property located at 2321 N. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.08 acres. The request is for a wireless communication facility (cell tower).

Planner: Ryan Umberger

9. LSD-2021-000031: Large Scale Development (3654 N. INVESTMENT DR./FIRST STATE BANK, 172): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3654 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.18 acres. The request is for construction of a 6,000-square foot bank and office building with associated parking.

Planner: Ryan Umberger

10. LSD-2021-000032: Large Scale Development (994 W. MLK BLVD./FHS BULLDOG COMPLEX, 522): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 994 W. MLK BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.89 acres. The request is for construction of a new academic and athletic complex, an addition to the existing practice facility, and associated parking.

Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
July 12, 2021
9:00 AM
Staff review only held virtually

11. PLA 2021-000062: Property Line Adjustment (3763 E. WYMAN RD./DAVIDSON, 529): Submitted by REID & ASSOCIATES, INC. for properties located at 3763 E. WYMAN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 lots with approximately 3.51, 3.52, & 6.94 acres. The request is to adjust the properties to contain 3 lots with approximately 5.76, 1.21, & 7.02.

Planner: Gretchen Harrison

12. CUP 2021-000034: Conditional Use Permit (3066 N. OLD WIRE RD./CRANDALL HOMES, 174): Submitted by MARC & DEBRA CRANDALL for property located at 3066 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.52 acres. The request is to create a tandem lot due to a lot split.

Planner: Gretchen Harrison

13. RZN-2021-000056: Rezone (2699 W. MLK BLVD./ABAILAT, 558): Submitted by HAMZA ABAILAT for property located at 2699 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.43 acres. The request is to rezone the entire property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Ryan Umberger

14. RZN-2021-000056: Rezone (248 S. HAPPY HOLLOW RD./BLACK PINE CONSTRUCTION, 526): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 248 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.00 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Jessie Masters

15. VAC-2021-000021: Vacation (3988 W. MOUNTAIN VIEW DR./MOUNTAIN RANCH, 478): Submitted by BUILD COLLECTIVE LLC. for property located at 3988 W. MOUNTAIN VIEW DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a portion of an existing utility easement.

Planner: Gretchen Harrison