



Technical Plat Review Meeting

July 28, 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. 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

2. 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

New Business:

3. LSP-2021-000099: Lot Split (1000 BLOCK S. HOLLYWOOD AVE./FAYETTEVILLE ASSOCIATES, LTD., 559): Submitted MCCLELLAND ENGINEERS, INC. for properties located at the 1000 BLOCK S. HOLLYWOOD AVE. The properties are zoned CS, COMMUNITY SERVICES and contain 6 lots with approximately 0.20 acres each. The request is to split the properties to contain 12 lots with approximately 0.09 acres each. Planner: Jessie Masters

4. LSP-2021-000093: Lot Split (431 E. MARTIN LUTHER KING BLVD./ESPINOZA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 431 E. MLK BLVD. 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 0.10 acres each. Planner: Willie Benson

5. CCP-2021-000016: Concurrent Plat (SE OF N. DOUBLE SPRINGS RD. & SELLERS RD./PERGESON, 513): Submitted by BLEW & ASSOCIATES, INC. for property located at SE OF N. DOUBLE SPRINGS RD. & SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 24.35 acres. The request is for the concurrent plat of 3 residential lots. Planner: Ryan Umberger

6. CCP-2021-000017: Concurrent Plat (15412 N. RICHES RD./PORTMAN, 393): Submitted by BLEW & ASSOCIATES, INC. for property located at 15412 N. RICHES RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.81 acres. The request is for the concurrent plat of 4 residential lots. Planner: Gretchen Harrison

7. LSD-2021-000034: Large Scale Development (685 W. VAN ASCHE DR./POINTE FAYETTEVILLE APTS., 211): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 685 W. VAN ASCHE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 38.72 acres. The request is for a 412-unit multifamily complex with associated parking. Planner: Jessie Masters

8. LSD-2021-000033: Large Scale Development (1540 W. MARKHAM RD./MARKHAM COTTAGES, 482): Submitted by COMMUNITY BY DESIGN, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.64 acres. The request is for a 12-unit cluster housing development and associated parking. Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
July 26, 2021
9:00 AM
Staff review only held virtually

9. PLA 2021-000063: Property Line Adjustment (2870 N. ADAMS RD./HALL, WIDEMAN, & ANDERSON, 242): Submitted by ATLAS SURVEYING, INC. for properties located at 2870 N. ADAMS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 4 lots with approximately 10.15, 3.05, 3.93, & 15.74 acres. The request is to adjust the properties to contain 4 lots with approximately 9.68, 4.48, 1.34, & 17.37 acres. Planner: Willie Benson

10. PLA 2021-000064: Property Line Adjustment (1618, 1622, 1626, & 1630 E. MISSION BLVD./BOSTON MOUNTAIN HOLDINGS, 409): Submitted by BATES & ASSOCIATES, INC. for properties located at 1618, 1622, 1626, & 1630 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 4 lots with approximately 0.09, 0.12, 0.14, & 0.10 acres. The request is to adjust the properties to contain 4 lots with approximately 0.12, 0.10, 0.11, & 0.12 acres. Planner: Willie Benson

11. PLA 2021-000065: Property Line Adjustment (466 W. WILLOUGHBY RD./TERMINELLA, 718): Submitted by BATES & ASSOCIATES, INC. for properties located at 466 W. WILLOUGHBY RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 lots with approximately 0.57, & 2.57 acres. The request is to adjust the properties to contain 2 lots with approximately 2.03, & 1.12 acres. Planner: Gretchen Harrison

12. PLA 2021-000066: Property Line Adjustment (2957 N. OAK BAILEY DR./SPURLOCK, 254): Submitted by BATES & ASSOCIATES, INC. for properties located at 2957 N. OAK BAILEY DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 lots with approximately 0.42, & 0.19 acres. The request is to adjust the properties to contain 2 lots with approximately 0.39, & 0.22 acres. Planner: Willie Benson

13. CUP 2021-000035: Conditional Use Permit (435 S. MASHBURN AVE./J2NE, LLC, 524): Submitted by JOHN CLOYED for property located at 435 S. MASHBURN AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.25 acres. The request is for a duplex in a single family zoned district. Planner: Ryan Umberger

14. VAC-2021-000022: Vacation (1548 N. LEVERETT AVE./BRITTENUM PROPERTIES, 405): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1548 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.27 acres. The request is to vacate a portion of a general utility easement. Planner: Ryan Umberger

15. VAC-2021-000023: Vacation (793 W. DICKSON ST./WHITESIDE ST. R-O-W, 483): Submitted by DEVELOPMENT CONSULTANTS, INC. for right of way located at 793 W. DICKSON ST. The right of way is within property that is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.20 acres. The request is to vacate portions of existing alley and street rights of way. Planner: Gretchen Harrison

16. RZN-2021-000059: Rezone (740 W. STONE ST./APOGEE PROPERTIES, 522): Submitted by SASI SUNDARAM for property located at 740 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.24 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Gretchen Harrison

17. RZN-2021-000060: Rezone (699 W. WHILLOCK ST./FOSTER, 717): Submitted by COMMUNITY BY DESIGN, INC. for property located at 699 W. WHILLOCK ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.43 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Gretchen Harrison

18. RZN-2021-000061: Rezone (1428 E. HUNTSVILLE RD./LASEY, 525): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1428 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.82 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

19. RZN-2021-000062: Rezone (WEST OF 1000 BLOCK S. HOLLYWOOD AVE./FAYETTEVILLE ASSOCIATES, LTD., 559): Submitted by MCCLELLAND ENGINEERS, INC. for property located WEST OF THE 1000 BLOCK S. HOLLYWOOD AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.83 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

20. ANX-2021-000002: Annexation (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 12.15 acres. The request is to annex the property into the City Limits of Fayetteville.

Planner: Ryan Umberger