



Technical Plat Review Meeting

September 1, 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-2021-000012: 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 17.90 acres. The request is for the preliminary plat of 26 residential lots. Planner: Jessie Masters

2. LSD-2021-000028: Large Scale Development (SW OF W. WEDINGTON DR. & N. 46TH AVE./WEDINGTON LANDING TOWNHOMES, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for property located SW OF W. WEDINGTON DR. & N. 46TH AVE. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE, and RSF-18, RESIDENTIAL SINGLE FAMILY, 18 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

New Business:

3. LSP-2021-000108: Lot Split (5641 W. JESS ANDERSON RD./SHADRACH, 358): Submitted by BLEW & ASSOCIATES, INC. for property located at 5641 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.18 acres. The request is to split the lot to contain 2 parcels with approx. 15.93, & 2.25 acres. Planner: Gretchen Harrison

4. LSP-2021-000109: Lot Split (4125 E. WYMAN RD./TUCK, 530): Submitted by BLEW & ASSOCIATES, INC. for property located at 4125 E. WYMAN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.70 acres. The request is to split the lot to contain 3 parcels with approx. 2.62, 0.88, & 1.20 acres. Planner: Gretchen Harrison

5. LSP-2021-000110: Lot Split (762 S. CURTIS AVE./NIEDERMAN ENTERPRISES, 564): Submitted by BATES & ASSOCIATES, INC. for property located at 762 S. CURTIS AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.24 acres. The request is to split the lot to contain 2 parcels with approx. 0.12 acres each. Planner: Gretchen Harrison

6. CCP-2021-000018: Concurrent Plat (NORTH OF E. SEQUOYAH CT./COODY, 525): Submitted by REID & ASSOCIATES, INC. for property located NORTH OF E. SEQUOYAH CT. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.81 acres. The request is for the concurrent plat of 3 residential lots.
Planner: Ryan Umberger

7. PPL-2021-000016: Preliminary Plat (SOUTH OF W. SELLERS RD./MAGNOLIA ACRES SD, 514): Submitted by BATES & ASSOCIATES, INC. for properties located SOUTH OF W. SELLERS RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contain approximately 23.14 acres. The request is for the preliminary plat of 19 residential lots, two of which will be used for detention.
Planner: Gretchen Harrison

8. PPL-2021-000017: Preliminary Plat (SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR./HENDERSON PARK SD, 061): Submitted by ESI ENGINEERS, INC. for properties located SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 28.79 acres. The request is for the preliminary plat of 89 residential lots.
Planner: Ryan Umberger

9. SIP 2021-000028: Small Site Improvement Plan (3062 S. SCHOOL AVE./BROCK VENTURES, 678): Submitted by PMI COMPANY, INC. for properties located at 3062 S. SCHOOL AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.92 acres. The request is for a gravel parking lot for retail trailer sales.
Planner: Ryan Umberger

10. SIP 2021-000029: Small Site Improvement Plan (603 W. ASH ST./FOSSIL COVE BREWERY, 366): Submitted by BATES & ASSOCIATES, INC. for property located at 603 W. ASH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.94 acres. The request is for an approximate 13,433-square foot brewery with associated parking.
Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
August 30, 2021
9:00 AM
Staff review only held virtually

11. PLA 2021-000073: Property Line Adjustment (3768 N. GULLEY RD./KA JOHNSON, LLC., 181): Submitted by REID & ASSOCIATES, INC. for properties located at 3768 N. GULLEY RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 4 lots with approximately 26.75, 2.43, 25.01, & 0.29 acres. The request is to adjust the properties to contain 4 lots with approximately 24.31, 2.00, 25.45, & 2.72 acres.
Planner: Ryan Umberger

12. VAC-2020-000005: Vacation (2020 S. CLINE AVE./CLINE AVE. R-O-W, 600): Submitted by OLSSON ENGINEERS, INC. for right of way and general utility easement located at 2020 S. CLINE AVE. The right of way and easement are within property that is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. The request is to vacate portions of existing street right of way containing approximately 0.30 acres and existing portions of a utility easement containing approximately 0.20 acres. Planner: Jessie Masters

13. VAC-2021-000024: Vacation (959 E. DOGWOOD LN./MOSLEY, 486): Submitted by REID & ASSOCIATES, INC. for property located at 959 E. DOGWOOD LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.34 acres. The request is to vacate a portion of a general utility easement. Planner: Jonathan Curth

14. VAC-2021-000025: Vacation (SOUTH OF 240 E. ROCK ST./FLOWERS-DAVIS, 524): Submitted by TOMMIE FLOWERS-DAVIS for property located SOUTH OF 240 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.10 acres. The request is to vacate a portion of a water and sewer easement. Planner: Jonathan Curth

15. RZN-2021-000058: Rezone (2390 S. DEAD HORSE MTN. RD./ROUSE & ROUSE DEVELOPMENT, 645/646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2390 S. DEAD HORSE MTN. RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 51.33 acres. The request is to rezone the properties to remove the Bill of Assurance. Planner: Jessie Masters

16. RZN-2021-000067: Rezone (4143 N. SHILOH DR./RGMS INVESTMENTS, 135): Submitted by ROBERT GOLTERMANN for properties located at 4143 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approx. 7.42 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Jessie Masters

17. RZN-2021-000069: Rezone (1471 S. SHILOH DR./LLEJ IX, LLC., 559): Submitted by BLEW & ASSOCIATES, INC. for property located at 1471 S. SHILOH DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.09 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jessie Masters