



**Technical Plat Review Meeting**

October 13, 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-2021-000114: Lot Split (3900 N. PARKVIEW DR./ARNOLD, 175):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3900 N. PARKVIEW DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.49 acres. The request is to split the lot to contain 2 parcels with approximately 2.51, & 0.98 acres

Planner: Zak Tamijani

**2. 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

**3. CCP-2021-000018: Concurrent Plat (NW OF E. 5<sup>TH</sup> ST. & E. SEQUOYAH CT./COODY, 525):** Submitted by REID & ASSOCIATES, INC. for property located NW OF E. 5<sup>TH</sup> ST. & 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

**4. PPL-2021-000015: Preliminary Plat (NW OF E. ZION RD. & S. BUTTERFIELD COACH RD./HARPER SD, 060):** Submitted by ESI, INC. for property located NW OF E. ZION RD. & S. BUTTERFIELD COACH RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 37.27 acres. The request is for the preliminary plat of 112 residential lots and 3 unbuildable lots.

Planner: Gretchen Harrison

**New Business:**

**5. PPL-2021-000018: Preliminary Plat (3855 W. WEIR RD./MAGNOLIA PARK SD PH. III & IV, 244):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3855 W. WEIR RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contains approximately 24.26 acres. The request is for the preliminary plat of 55 residential lots.

Planner: Gretchen Harrison

**6. SIP-2021-000031: Small Site Improvement Plan (NORTH OF 835 N. RUPPLE RD./TOWNHOMES AT STATION #7, 439):** Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 835 N. RUPPLE RD. The property is CS, COMMUNITY SERVICES and contains approximately 1.93 acres. The request is for a multi-family development with 14 units and associated parking.  
Planner: Ryan Umberger

**7. LSD-2021-000039: Large Scale Development (324 & 404 S. COLLEGE AVE. AND 325 S. WASHINGTON AVE./BORN CLUSTER DEVELOPMENT, 524):** Submitted by COMMUNITY BY DESIGN, INC. for properties located at 324 & 404 S. COLLEGE AVE. AND 325 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 4 parcels with approximately 1.12 acres. The request is for a cluster development with 8 single family residences and associated parking.  
Planner: Gretchen Harrison

**8. LSD-2021-000040: Large Scale Development (NE OF W. WEDINGTON DR. & N. 54<sup>TH</sup> AVE./COBBLESTONE FARMS, 398):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NE OF W. WEDINGTON AVE. & N. 54<sup>TH</sup> AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN & CS, COMMUNITY SERVICES and contains approximately 19.10 acres. The request is for 105 mixed use residential units and associated parking.  
Planner: Ryan Umberger

**9. LSD-2021-000041: Large Scale Development (NE OF W. WEDINGTON DR. & N. HERITAGE AVE./RAMSEY VILLAGE APTS., 397):** Submitted by ESI ENGINEERS, INC. for property located NE OF W. WEDINGTON DR. & N. HERITAGE AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE-12 UNITS PER ACRE and contains approximately 4.94 acres. The request is for a 54-unit multi-family complex and associated parking.  
Planner: Ryan Umberger

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
October 11, 2021  
9:00 AM

**10. CUP-2021-000038: Conditional Use Permit (517 W. HAWTHORN ST./CHEESMAN MESSAGE THERAPY, 525):** Submitted by NICHOLLE CHEESMAN for property located at 517 W. HAWTHORN ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is for a home-based business in a single family zoned district.  
Planner: Gretchen Harrison

**11. CUP-2021-000039: Conditional Use Permit (1835 E. MISSION BLVD./MISSION CLUSTER HOUSING DEVELOPMENT, 525):** Submitted by COMMUNITY BY DESIGN, INC. for property located at 1835 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.61 acres. The request is for a cluster housing development with 8 single family units and associated parking.

Planner: Gretchen Harrison

**12. CUP-2021-000040: Conditional Use Permit (NW OF GREGG AVE. & DRAKE ST./DRAKE FARMS DEVELOPMENT, 250):** Submitted by CEI ENGINEERS, INC. for property located NW OF GREGG AVE. & DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 63.60 acres. The request is for a temporary construction yard to continue after construction is complete.

Planner: Jonathan Curth

**13. RZN-2021-000073: Rezone (2434 N. DEANE SOLOMON RD./LEWIS BROS. LEASING, 286):** Submitted CLARK LAW FIRM for properties located at 2434 N. DEANE SOLOMON RD. The properties are zoned RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 5.06 acres. The request is to rezone the properties to C-2, THOROUGHFARE COMMERCIAL.

Planner: Ryan Umberger

**14. RZN-2021-000074: Rezone (340 N. DOUBLE SPRINGS RD./DOUBLE SPRINGS ROAD REZONE, 474):** Submitted ENGINEERING SERVICES, INC. for properties located at 340 N. DOUBLE SPRINGS RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 9.92 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Planner: Ryan Umberger

**15. RPZD-2021-000005: Residential Planned Zoning District (1032 S. RAZORBACK RD./THE RETREAT AT FAYETTEVILLE, 560):** Submitted by BATES & ASSOCIATES, INC. for property located at 1032 S. RAZORBACK RD. The property is zoned I-1, LIGHT INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 13.65 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

Planner: Ryan Umberger