



Technical Plat Review Meeting

November 17, 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-2021-000015: 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 125 residential lots and 1 unbuildable lot.
Planner: Gretchen Harrison

2. 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

3. LSD-2021-000043: Large Scale Development (717 E. HUNTSVILLE RD./PARK MEADOWS APTS., 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 717 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.34 acres. The request is for a 90-unit multi-family complex and associated parking.
Planner: Ryan Umberger

4. 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

New Business:

5. LSP-2021-000118: Lot Split (1889 S. HANSHEW RD./NWA TRAILBLAZERS, INC., 595): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1889 S. HANSHEW RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.97 acres. The request is to split the lot to contain 2 parcels with approximately 7.44 & 4.53 acres
Planner: Zak Tamijani

6. LSP-2021-000119: Lot Split (EAST OF S. HOOT OWL LN./MCNEAL FAMILY INVESTMENTS, 595): Submitted by MCCLELLAND ENGINEERS, INC. for property located EAST OF S. HOOT OWL LN. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 14.59 acres. The request is to split the lot to contain 2 parcels with approximately 12.59 & 2.00 acres
Planner: Zak Tamijani

7. LSP-2021-000116: Lot Split (481 S. HAPPY HOLLOW RD./FULTON, 526): Submitted by DCI for property located at 481 S. HAPPY HOLLOW RD. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.51 acres. The request is to split the lot to contain 4 parcels with approximately 0.12 acres each.
Planner: Zak Tamijani

8. LSP-2021-000120: Lot Split (2422 N. SALEM RD./KIMBROUGH, 284): Submitted by BLEW & ASSOCIATES, INC. for property located at 2422 N. SALEM RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 5.94 acres. The request is to split the lot to contain 2 parcels with approximately 2.39 & 3.55 acres
Planner: Sherry Smith

9. LSP-2021-000121: Lot Split (NE OF S. MCGUIRE ST. & W. VAN ASCHE DR./KLS LEASING II, LLC., 171): Submitted by MCCLELLAND ENGINEERS, INC. for property located NE OF S. MCGUIRE ST. & W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, & C-3, CENTRAL COMMERCIAL and contains approximately 19.20 acres. The request is to split the lot to contain 2 parcels with approximately 9.87 & 9.33 acres
Planner: Sherry Smith

10. LSP-2021-000122: Lot Split (2650 N. OLD WIRE RD./BIKE PATH COTTAGES, 292): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2650 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.91 acres. The request is to split the lot to contain 9 cottage housing lots.
Planner: Zak Tamijani

11. CCP-2021-000020: Concurrent Plat (3278 W. KESSLER MTN. RD./AUST, 713/714): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3278 W. KESSLER MTN. RD. The property is zoned RSF-.5, RESIDENTIAL SINGLE FAMILY, ONE HALF (1/2) UNIT PER ACRE and contains approximately 14.35 acres. The request is for the concurrent plat of 2 residential lots.
Planner: Ryan Umberger

12. PPL-2021-000019: Preliminary Plat (EAST OF S. COBALT AVE./RIVERWALK SD, PH. V, 684): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 14.58 acres. The request is for the preliminary plat of 35 residential lots.
Planner: Ryan Umberger

13. PPL-2021-000020: Preliminary Plat (3610 W. WEDINGTON DR./WEDINGTON TOWN CENTER, 400/401): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 11.34 acres. The request is for the preliminary plat of 9 commercial lots.

Planner: Gretchen Harrison

14. PPL-2021-000021: Preliminary Plat (W. OF MARKHAM RD./MARKHAM HILL SD, PH. II, 480): Submitted by CEI for property located at the W. OF MARKHAM RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 7.40 acres. The request is for the preliminary plat of 39 residential lots.

Planner: Ryan Umberger

15. PPL-2021-000022: Preliminary Plat (255 W. LAWSON ST./HEARTFIELD ESTATES SD, 406): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 255 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.28 acres. The request is for the preliminary plat of 6 residential lots.

Planner: Gretchen Harrison

16. FPL-2021-000014: Final Plat (2340 E. HUNTSVILLE RD./STONE HOLLOW SD, 566): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 2340 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.89 acres. The request is for the final plat of 13 residential lots and 1 non-residential lot.

Planner: Gretchen Harrison

17. LSD-2021-000044: Large Scale Development (NE OF S. MCGUIRE ST. & W. VAN ASCHE DR./LISA ACADEMY, PH. I, 171): Submitted by MCCLELLAND ENGINEERS, INC. for property located NE OF S. MCGUIRE ST. & W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, & C-3, NEIGHBORHOOD COMMERCIAL and contains approximately 9.26 acres. The request is for a charter school with approx. 43,302 square feet and associated parking.

Planner: Gretchen Harrison

18. LSD-2021-000045: Large Scale Development (NE OF N. MCCONNELL AVE. & W. DRAKE ST./PRESIDENTIAL CONVERSIONS, 248): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF N. MCCONNELL AVE. & W. DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.55 acres. The request is for a 13,500 square foot commercial building and associated parking.

Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
November 15, 2021
9:00 AM

19. PLA-2021-000082: Property Line Adjustment (2185 & 2235 E. STANWYK DR./ORINTAS-PEARSON, 449): Submitted by RICHARD ORINTAS for properties located at 2185 & 2235 E. STANWYK DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.27 & 0.75 acres. The request is to adjust the properties to contain 2 parcels with approximately 0.35 & 0.67 acres.

Planner: Sherry Smith

20. PLA-2021-000083: Property Line Adjustment (NORTH OF 835 N. RUPPLE RD./MAD SKY CONSTRUCTION, INC., 439): Submitted by BATES & ASSOCIATES, INC. for properties located NORTH OF 835 N. RUPPLE RD. The properties are zoned CS, COMMUNITY SERVICES and contain 2 parcels with approximately 0.99 & 0.98 acres. The request is to adjust the properties to contain 2 parcels with approximately 0.90 & 1.07 acres.

Planner: Zak Tamijani

21. CUP-2021-000044: Conditional Use Permit (855 E. WINDY HILL ST./GREEN LAW FIRM, 330): Submitted by WILLIAM GREEN for property located at 855 E. WINDY HILL ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.32 acres. The request is for a home-based business in a residential zoning district.

Planner: Zak Tamijani

22. CUP-2021-000045: Conditional Use Permit (430 W. DICKSON ST./TIN ROOF BAR, 484): Submitted by PATRICK NIETZER for property located at 430 W. DICKSON ST. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.31 acres. The request is for outdoor music.

Planner: Ryan Umberger

23. CUP-2021-000046: Conditional Use Permit (2485 N. WILDERNESS LN./CHESSER, 291): Submitted by WILLIAM CHESSER for properties located at 2485 N. WILDERNESS LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.78 acres. The request is for a change to an existing tandem lot.

Planner: Ryan Umberger

24. CUP-2021-000047: Conditional Use Permit (935 N. COLLEGE AVE./SAGANSTAR, LLC., 445/446): Submitted by JASON BOATMAN for property located at 935 N. COLLEGE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.26 acres. The request is for UU16 for a tattoo and piercing shop.

Planner: Gretchen Harrison

25. CUP-2021-000048: Conditional Use Permit (2132 E. JOYCE BLVD./SPLASH CAR WASH, 176): Submitted by SCM ARCHITECTS for property located at 2132 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.26 acres. The request is for UU17 for a car wash.

Planner: Gretchen Harrison

26. CUP-2021-000050: Conditional Use Permit (1020 N. LANCELOT AVE./WRIGHT'S DREAM DAYCARE, 441): Submitted by WILMA BOHOT for property located at 1020 N. LANCELOT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is for a home daycare for up to 10 children.
Planner: Ryan Umberger

27. CUP-2021-000051: Conditional Use Permit (S. LEFLAR WAY & W. MLK BLVD./RAZORBACK RV PARK, 596): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at S. LEFLAR WAY & W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 53.06 acres. The request is for an RV Park in the RSF-4 zoned portion of the property.
Planner: Ryan Umberger

28. CUP-2021-000052: Conditional Use Permit (3349 W. WEDINGTON DR./GLIDE XPRESS CAR WASH, 440): Submitted by MORRISON SHIPLEY & ASSOCIATES, INC. for property located at 3349 W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.75 acres. The request is for UU17 for a car wash in the PZD.
Planner: Gretchen Harrison

29. RZN-2021-000078: Rezone (2015 S. VALE AVE./HARRIS, 599): Submitted by WILL KELSTROM for properties located at 2015 S. VALE AVE. The properties are zoned UT, URBAN THOROUGHFARE, & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 3.09 acres. The request is to rezone the properties to NS-G, NEIGHBORHOOD SERVICES-GENERAL
Planner: Ryan Umberger

30. RZN-2021-000079: Rezone (2978 N. OLD MISSOURI RD./KEENAN, 253/254): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2978 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.88 acres. The request is to rezone a portion of the property to NS-G, NEIGHBORHOOD SERVICES.
Planner: Jonathan Curth

31. RZN-2021-000080: Rezone (S. LEFLAR WAY & W. MLK BLVD./COBB-WESTPHAL, 596): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at S. LEFLAR WAY & W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 53.06 acres. The request is to rezone the RMF-24 zoned portion of the property to UT, URBAN THOROUGHFARE
Planner: Jonathan Curth

32. VAC-2021-000029: Vacation (1620 & 1624 N. LINDA JO PL./LIFESTYLES, INC., 403): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1620 & 1624 N. LINDA JO PL. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains 2 parcels with approximately 0.15 acres each. The request is to vacate a portion of a general utility easement.
Planner: Jonathan Curth