



Technical Plat Review Meeting

December 29, 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. CCP-2021-000019: Concurrent Plat (4148 N. HUNGATE LN./HUNGATE, 141): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 4148 N. HUNGATE LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.01 acres. The request is for the concurrent plat of 3 residential lots. Planner: Gretchen Harrison

2. SIP 2021-000027: Small Site Improvement Plan (4362 N. WATERSIDE CT./MISSION COMMERCIAL OFFICE BLDG., 135): Submitted by AMMS, INC. for property located at 4362 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.45 acres. The request is for a 4,800-square foot office building with associated parking. Planner: Gretchen Harrison

3. 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

New Business:

4. LSP-2021-000128: Lot Split (848 N. 54TH ST./SILVIS, 436): Submitted by PBS PROPERTIES, LLC. for property located 848 N. 54TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.48 acres. The request is to split the lot to contain 2 parcels with approximately 0.70 & 0.78 acres. Planner: Gretchen Harrison

5. LSP-2021-000129: Lot Split (3620 W. DINSMORE TRL./OADE, 518): Submitted by COLT OADE for property located at 3620 W. DINSMORE TRL. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 2.88 acres. The request is to split the lot to contain 2 parcels with approximately 1.49, & 1.39 acres. Planner: Gretchen Harrison

6. LSP-2021-000130: Lot Split (2858 N. DOUBLE SPRINGS RD./ESPINOZA INVESTMENTS, 240): Submitted by BLEW & ASSOCIATES, INC. for property located at 2858 N. DOUBLE SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.85 acres. The request is to split the lot to contain 4 parcels with approximately 1.47, 1.28, 1.10, & 1.00 acres.
Planner: Jessie Masters

7. LSP-2021-000131: Lot Split (940 W. LAWSON ST./ESPINOZA, 405): Submitted by BLEW & ASSOCIATES, INC. for property located at 940 W. LAWSON ST. The property is zoned RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.38 acres. The request is to split the lot to contain 4 parcels with approximately 0.09 acres each.
Planner: Jessie Masters

8. LSP-2021-000132: Lot Split (SOUTH OF 2118 W. PARNELL DR./BLACK PINE CONSTRUCTION, INC., 559): Submitted by ESI for property located SOUTH OF 2118 W. PARNELL DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.85 acres. The request is to split the lot to contain 3 parcels with approximately 0.53, 0.17, & 0.15 acres.
Planner: Ryan Umberger

9. CCP-2021-000021: Concurrent Plat (4201 N. SHILOH DR./NWA MALL, 134/135): Submitted by CEI for properties located at 4201 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & CS, COMMUNITY SERVICES and contain approximately 5.03 acres. The request is for the concurrent plat of 3 commercial lots.
Planner: Jessie Masters

10. LSD-2021-000048: Large Scale Development (NORTH OF 3505 N. STEELE BLVD./STEELE OFFICE BUILDING, 212): Submitted by OLSSON ENGINEERS, INC. for property located NORTH OF 3505 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.34 acres. The request is for a 40,725-square foot office building with associated parking.
Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
December 27, 2021
9:00 AM

11. PLA-2021-000086: Property Line Adjustment (1518 & 1524 W. CLEVELAND ST./KITSINGER, 443): Submitted by ANDY KITSINGER for properties located at 1518 & 1524 W. CLEVELAND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.27 & 0.90 acres. The request is to adjust the properties to contain 2 parcels with approximately 0.35 & 0.82 acres.
Planner: Ryan Umberger

12. CUP-2021-000055: Conditional Use Permit (WEST OF 2703 N. DRAKE ST./FAYETTEVILLE GARAGE DOOR CO., 290): Submitted by JARED COZART for property located WEST OF 2703 N. DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.95 acres. The request is for a warehouse in a commercially zoned district.
Planner: Gretchen Harrison

13. CUP-2021-000056: Conditional Use Permit (3220 W. OLD FARMINGTON RD./SOUTHERN WOODS CLUSTER DEVELOPMENTS, 557): Submitted by COMMUNITY BY DESIGN for property located at 3220 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 20.40 acres. The request is for 15 cluster housing developments with a total of 153 single family units and associated parking.
Planner: Ryan Umberger

14. RZN-2021-000083: Rezone (7241 W. WEDINGTON DR./ANGEL'S INSULATION, 434): Submitted by RAUL ROJAS & MARCELA PEREZ-RIVAS for property located at 7241 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.07 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL.
Planner: Ryan Umberger

15. RZN-2021-000085: Rezone (N. FUTRALL DR./BARNES NORTH, 480): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.77 acres. The request is to rezone the property to CS, COMMUNITY SERVICES
Planner: Jessie Masters

16. RZN-2021-000086: Rezone (N. FUTRALL DR./BARNES CENTRAL, 519): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.37 acres. The request is to rezone the property to CS, COMMUNITY SERVICES
Planner: Jessie Masters

17. RZN-2021-000087: Rezone (N. FUTRALL DR./BARNES SOUTH, 519): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.40 acres. The request is to rezone the property to CS, COMMUNITY SERVICES
Planner: Jessie Masters

18. RZN-2021-000088: Rezone (N. FUTRALL DR./WATSON, 480): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.60 acres. The request is to rezone the property to CS, COMMUNITY SERVICES
Planner: Jessie Masters

19. RZN-2021-000089: Rezone (SOUTH OF 1936 S. SHILOH DR./DDB INVESTMENTS, 363): Submitted by BRAD PAYNE for properties located SOUTH OF 1936 S. SHILOH DR. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 9.11 acres. The request is to rezone the property to CS, COMMUNITY SERVICES
Planner: Gretchen Harrison

20. RZN-2021-000092: Rezone (SOUTH OF 375 N. RUPPLE RD./RIVERWOOD HOMES & MCBRYDE FAMILY, 477/478): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF 375 N. RUPPLE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & CS, COMMUNITY SERVICES and contain 2 parcels with approximately 35.20 acres. The request is to rezone 5.34 acres from R-A to CS and rezone 0.48 acres from CS to R-A.
Planner: Jessie Masters

21. RPZD-2021-000006: Residential Planned Zoning District (500 N. SEQUOYAH DR./HIGH ACRES, 486): Submitted by POLK-STANLEY-WILCOX for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.53 acres. The request is to rezone the property to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.
Planner: Gretchen Harrison