



Technical Plat Review Meeting

December 15, 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-2021-000116: 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

2. 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 5.48 acres. The request is for the concurrent plat of 2 residential lots.

Planner: Gretchen Harrison

3. 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

4. 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

5. 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

6. 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:

7. LSP-2021-000123: Lot Split (551 N. COLUMBIA DR./PRESLEY, 4324): Submitted by BLEW & ASSOCIATES, INC. for property located 551 N. COLUMBIA DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 5.69 acres. The request is to split the lot to contain 2 parcels with approximately 2.00 & 3.69 acres Planner: Gretchen Harrison

8. LSP-2021-000124: Lot Split (3300 N. KENDALL DR./SPICER, 206): Submitted by BATES & ASSOCIATES, INC. for property located at 3300 N. KENDALL DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.24 acres. The request is to split the lot to contain 2 parcels with approximately 3.47, & 7.77 acres. Planner: Jessie Masters

9. LSP-2021-000125: Lot Split (207 W. LAFAYETTE ST./FAYETTEVILLE FUND DEVELOPMENT, 484): Submitted by BATES & ASSOCIATES, INC. for property located at 207 W. LAFAYETTE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.15 acres. The request is to split the lot to contain 2 parcels with approximately 0.06, & 0.09 acres. Planner: Gretchen Harrison

10. LSP-2021-000126: Lot Split (124 E. SPRING ST./PAUL GAYER PROPERTIES, INC., 485): Submitted by ESI for property located at 124 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.58 acres. The request is to split the lot to contain 3 parcels with approximately 0.20, 0.20, & 0.17 acres Planner: Gretchen Harrison

11. LSP-2021-000127: Lot Split (1428 E. HUNTSVILLE RD./BLACK PINE CONSTRUCTION, INC., 525): Submitted by ESI for property located at 1428 E. HUNTSVILLE RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.86 acres. The request is to split the lot to contain 4 parcels with approximately 0.55, 0.46, 0.42, & 0.42 acres. Planner: Gretchen Harrison

12. FPL-2021-000009: Final Plat (285 S. HARVEY DOWELL RD./WHISPERING MEADOWS SD, 532): Submitted by BATES & ASSOCIATES, INC. for property located at 285 S. HARVEY DOWELL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 35.11 acres. The request is for the final plat of 8 residential lots. Planner: Jessie Masters

13. FPL-2021-000013: Final Plat (4105 E. HUNTSVILLE RD./STONEBROOK SD, 569): Submitted by ESI for property located at 4105 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 12.52 acres. The request is for the final plat of 44 residential lots. Planner: Jessie Masters

14. LSIP-2021-000012: Large Site Improvement Plan (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 with associated parking. Planner: Ryan Umberger

15. LSIP-2021-000013: Large Site Improvement Plan (2409 E. HUNTSVILLE RD./DOLLAR GENERAL, 556): Submitted by BLEW & ASSOCIATES, INC. for property located at 2409 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.44 acres. The request is for a 10,640-square foot retail building with associated parking. Planner: Ryan Umberger

16. LSIP-2021-000014: Large Site Improvement Plan (4143 N. SHILOH DR./ASPEN DENTAL, 135): Submitted by ANDERSON ENGINEERS for property located at 4143 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.94 acres. The request is for a 6,006-square foot retail building with associated parking. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
December 13, 2021
9:00 AM

17. PLA-2021-000084: Property Line Adjustment (605 & 607 N. PARK AVE./NORTH ARKANSAS REALTY, INC., 445): Submitted by ESI for properties located at 605 & 607 N. PARK AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.17 & 0.16 acres. The request is to combine the properties to contain 1 parcel with approximately 0.33 acres. Planner: Ryan Umberger

18. PLA-2021-000085: Property Line Adjustment (3842 & 3856 E. WYMAN RD./TUCK, 490,529): Submitted by REID & ASSOCIATES, INC. for properties located at 3842 & 3856 E. WYMAN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels with approximately 26.14, 1.54 & 1.60 acres. The request is to adjust the properties to contain 2 parcels with approximately 19.24 & 10.04 acres. Planner: Gretchen Harrison

19. CUP-2021-000053: Conditional Use Permit (1629 N. CROSSOVER RD./SMYTH HOUSE CLUSTER DEVELOPMENT, 410): Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.93 acres. The request is for a cluster housing development with 15 single family units.
Planner: Ryan Umberger

20. CUP-2021-000054: Conditional Use Permit (2015 S. VALE AVE./HARRIS, 599): Submitted by WILL KELSTROM for property located at 2015 S. VALE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.05 acres. The request is for a multi-family building with more than four attached units.
Planner: Ryan Umberger

21. RZN-2021-000081: Rezone (3373 N. COLLEGE AVE./LEWIS FORD, 213): Submitted by CLARK LAW FIRM for property located at 3373 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.98 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE
Planner: Jessie Masters

22. RZN-2021-000082: Rezone (582 N. MISSION BLVD./FALCONS LANDING, LLC., 446): Submitted by TIM MCMAHON for property located at 582 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.
Planner: Gretchen Harrison

23. RZN-2021-000084: Rezone (745 W. CHERRY ST./HABITAT FOR HUMANITY, 678): Submitted by BRIAN SWOBODA for property located at 745 W. CHERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.82 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Jessie Masters

24. VAC-2021-000031: Vacation (2480 W. TREAT ST./TREAT STREET RIGHT-OF-WAY 638): Submitted by DCI for right of way located along TREAT ST. The right of way contains approximately 0.53 acres. The request is to vacate a portion of the street right of way.
Planner: Jessie Masters