



Technical Plat Review Meeting

February 2, 2022

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-2021-000113: Lot Split (WEST OF W. WEDINGTON DR. & N. MARINONI DR./MCMILLAN ESTATES, 441): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located WEST OF W. WEDINGTON DR. & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.76 acres. The request is to split the lot to contain 2 parcels with approx. 4.11, & 0.65 acres Planner: Gretchen Harrison

2. LSP-2021-000129: Lot Split (3620 W. DINSMORE TRL./OADE) Submitted by COLT OADE for property located at 3620 W. DINSMORE TRL. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.88 acres. The request is to split the lot to contain 2 parcels with approximately 1.49 and 1.39 acres.

Planner: Gretchen Harrison

3. LSP-2022-000006: Lot Split (EAST OF 1429 E. HUNTSVILLE RD./SCUTAMONI, LLC., 564): Submitted by ESI for property located EAST OF 1429 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.49 acres. The request is to split the lot to contain 4 parcels with approximately 0.14, 0.13, 0.11, & 0.11 acres.

Planner: Jessie Masters

4. 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

New Business:

5. LSP-2022-000008: Lot Split (6189 W. WHEELER RD./PEREZ, 240): Submitted by BLEW & ASSOCIATES, INC. for property located at 6189 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.67 acres. The request is to split the lot to contain 2 parcels with approximately 5.94, & 0.73 acres. Planner: Gretchen Harrison

6. LSP-2022-000010: Lot Split (3435 E. ZION RD./CHANDLER CROSSING LOTS, 100): Submitted by ESI for properties located at 3435 E. ZION RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and in the FAYETTEVILLE PLANNING AREA and contain 2 lots with approximately 62.98, & 3.57 acres. The request is to split the lots to contain 4 parcels with approximately 59.10, 3.88, 1.86, & 1.71 acres. Planner: Jessie Masters

7. LSP-2022-000011: Lot Split (1584 & 1612 S. SPRINGLAKE DR./LOTS 26 & 27-CRESCENT LAKE SD, 607): Submitted by AMMS, INC. for properties located at 1584 & 1612 S. SPRINGLAKE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.61 & 0.57 acres. The request is to split the lots into 3 parcels with approximately 0.57, 0.52, & 0.08 acres. Planner: Jessie Masters

8. LSP-2022-000012: Lot Split (608 S. RAY AVE./SIEMEK, 526): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 608 S. RAY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.47 acres. The request is to split the lot to contain 2 parcels with approximately 0.25, & 0.22 acres. Planner: Jessie Masters

9. LSP-2022-000013: Lot Split (324 E. HUNTSVILLE RD./SIEMEK, 524): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 324 E. HUNTSVILLE RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.24 acres. The request is to split the lot into 2 parcels with approximately 0.19, & 0.05 acres. Planner: Jessie Masters

10. CCP-2022-000001: Concurrent Plat (3411 W. FINGER RD./B. LINDSEY, 635): Submitted by BATES & ASSOCIATES, INC. for property located at 3411 W. FINGER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 41.59 acres. The request is for the concurrent plat of 3 residential lots. Planner: Jessie Masters

11. LSD-2022-000001: Large Scale Development (1030 S. RAZORBACK RD./THE RETREAT APARTMENTS, 560): Submitted by BATES & ASSOCIATES, INC. for properties located at 1030 S. RAZORBACK RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 13.65 acres. The request is for a student housing development with 142 units and associated parking. Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
Monday, January 31, 2022
9:00 AM

12. PLA-2022-000006: Property Line Adjustment (690 S. DOCKERY LN./JONES, 526): Submitted by ATLAS SURVEYING, INC. for properties located at 690 S. DOCKERY LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.25, & 0.21 acres. The request is to adjust the properties to contain approximately 0.20 & 0.30 acres. Planner: Gretchen Harrison

13. PLA-2022-000007: Property Line Adjustment (WEST OF 5850 E. LAMAR PETTUS RD./HARDCASTLE, 182): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located WEST OF 5850 E. LAMAR PETTUS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 7 parcels totaling 4.52 acres. The request is to adjust the properties to contain 1 parcel with approximately 4.52 acres. Planner: Ryan Umberger

14. PLA-2022-000008: Property Line Adjustment (1418 S. COLLEGE AVE./JSM ROOFING, 563): Submitted by SATTERFIELD LAND SURVEYORS, INC. for properties located at 1418 S. COLLEGE AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain 4 parcels with approximately 0.09, 0.09, 0.08, & 0.07 acres. The request is to adjust the properties to contain 3 lots with approximately 0.10, 0.08, & 0.08 acres. Planner: Gretchen Harrison

15. PLA-2022-000009: Property Line Adjustment (3310 N. HUGHMOUNT RD./STRIEGLER, 205): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3310 N. HUGHMOUNT RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain 2 parcels with approximately 13.57, & 4.09 acres each. The request is to adjust the properties to contain approximately 12.57, & 4.09 acres. Planner: Gretchen Harrison

16. CUP-2022-000001: Conditional Use Permit (2863 N. OLD MISSOURI RD./AGELESS GLOW NWA, 253): Submitted by WENDY SISCO for property located at 2863 N. OLD MISSOURI RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.46 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in an R-O zoning district. Planner: Ryan Umberger

17. RZN-2022-000008: Rezone (608 S. RAY AVE./SIEMEK, 526): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 608 S. RAY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.47 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION. Planner: Jessie Masters

18. RZN-2022-000007: Rezone (457 E. 7TH ST./WHITSON, 563): Submitted by CHRISTOPHER WHITSON for property located at 457 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Gretchen Harrison

19. VAC-2022-000001: Vacation (2875 W. MLK BLVD./WALMART #144, 558): Submitted by CEI, INC. for property located at 2875 W. MARTIN LUTHER KING JR. BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 23.71 acres. The request is to vacate an approximately 0.07 acre portion of a water/sewer easement.

Planner: Ryan Umberger