



Technical Plat Review Meeting

January 19, 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. 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

3. 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

New Business:

4. LSP-2021-000133: Lot Split (EAST OF 699 W. WHILLOCK ST./FOSTER, 717): Submitted by BATES & ASSOCIATES, INC. for property located EAST OF 699 W. WHILLOCK ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 1.00 acres. The request is to split the lot to contain 4 parcels with approximately 0.25 acres each.

Planner: Gretchen Harrison

5. LSP-2022-000001: Lot Split (SE OF E. HUNTSVILLE RD. & N. MORNINGSIDE DR./LOT 50-PARK MEADOWS SD, PH. III, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF E. HUNTSVILLE RD. & N. MORNINGSIDE DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, & CS, COMMUNITY SERVICES and contains approximately 14.53 acres. The request is to split the lot into 2 parcels with approximately 11.52, & 3.01 acres.

Planner: Ryan Umberger

6. LSP-2022-000002: Lot Split (3390 E. MISSION BLVD./GARNER, 333,372): Submitted by REID & ASSOCIATES, INC. for property located at 3390 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains 2 parcels with approximately 27.19 & 9.79 acres. The request is to split and adjust the lots into 3 parcels with approximately 24.90, 7.22, & 5.92 acres. Planner: Gretchen Harrison

7. LSP-2022-000004: Lot Split (2238 S. MALLY WAGNON RD./TAYLOR-BAGGETT, 650): Submitted by REID & ASSOCIATES, INC. for property located at 2238 S. MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 19.82 acres. The request is to split the lot into 2 parcels with approximately 9.91 acres each. Planner: Ryan Umberger

8. LSP-2022-000005: Lot Split (836 S. ONE MILE RD./ONE MILE CLUSTER DEVELOPMENT, 557): Submitted by COMMUNITY BY DESIGN, INC. for property located at 836 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 3.94 acres. The request is to split the lot to contain 30 parcels for the cluster housing development. Planner: Ryan Umberger

9. 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

10. FPL-2022-000002: Final Plat (99 & 115 W. ELM ST./DUTTON WOODS AKA LEFLER SD, 367): Submitted by BATES & ASSOCIATES, INC. for property located at 99 & 115 W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.49 acres. The request is for the final plat of 13 residential lots. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Tuesday, January 18, 2022*
9:00 AM

11. PLA-2021-000079: Property Line Adjustment (810 & 812 E. SKYLINE DR./MICKEL, 486): Submitted by DCI for properties located at 810 & 812 E. SKYLINE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.15 acres each. The request is to combine the properties to contain 1 lot with approximately 0.30 acres. Planner: Ryan Umberger

12. PLA-2022-000001: Property Line Adjustment (1632 & 1638 E. 5TH ST./VERSER, 526): Submitted by BLEW & ASSOCIATES, INC. for properties located at 1632 & 1638 E. 5TH ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.31, & 0.28 acres. The request is to adjust the properties to contain approximately 0.33 & 0.26 acres. Planner: Jessie Masters

13. PLA-2022-000002: Property Line Adjustment (NE OF N. 54TH ST. & W. WEDINGTON DR./COBBLESTON FARMS, 398): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NE OF N. 54TH ST & W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL, RI-U, RESIDENTIAL INTERMEDIATE, URBAN, & CS, COMMUNITY SERVICES and contain 4 parcels with approximately 4.51, 4.50, 14.79, & 14.80 acres. The request is to adjust the properties to contain approximately 16.99, 10.02, 10.00, & 1.93. acres. Planner: Ryan Umberger

14. PLA-2022-000003: Property Line Adjustment (NE OF 116 W. WALNUT ST./HOMETEAM, LLC., 485): Submitted by BATES & ASSOCIATES, INC. for properties located NE OF 116 W. WALNUT ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains 2 parcels with approximately 0.29, & 0.29 acres. The request is to adjust the properties to contain approximately 0.29 & 0.29 acres. Planner: Jessie Masters

15. PLA-2022-000004: Property Line Adjustment (SE OF N. BEECHWOOD AVE. & W. MLK BLVD./STEVENS PROPERTIES, INC., 521): Submitted by REID & ASSOCIATES, INC. for properties located SE OF N. BEECHWOOD AVE. & W. MLK BLVD. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain 3 parcels with approximately 0.26, 0.28 & 0.29 acres. The request is to combine the properties to contain approximately 0.86 acres. Planner: Jessie Masters

16. PLA-2022-000005: Property Line Adjustment (848 N. 54TH ST./SILVIS, 436): Submitted by PBS PROPERTIES, INC. for property located at 848 N. 54TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains 2 parcels with approximately 1.01, & 1.48 acres. The request is to adjust the properties to contain approximately 0.78 & 1.71 acres. Planner: Gretchen Harrison

17. CUP-2021-000057: Conditional Use Permit (3062 S. SCHOOL AVE./BROCK VENTURES, 678): Submitted by PMI for property located at 3062 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.63 acres. The request is for additional parking. Planner: Ryan Umberger

18. CUP-2021-000058: Conditional Use Permit 2235 E. STANWYK DR./ORINTAS, 293): Submitted by RICHARD ORINTAS for property located at 2235 E. STANWYK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.27 acres. The request is for a tandem lot due to a lot split request. Planner: Gretchen Harrison

19. RZN-2021-000093: Rezone (1101 N. WOOLSEY AVE./WRMC, 406): Submitted by FLINTLOCK, LTD. for properties located at 1101 N. WOOLSEY AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.75 acres. The request is to rezone the properties to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Gretchen Harrison

20. RZN-2022-000001: Rezone (SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD./SELPH, 638): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain 2 parcels with approximately 5.99 acres. The request is to rezone 4.75 acres to CS, COMMUNITY SERVICES and rezone 1.29 acres to R-A, RESIDENTIAL AGRICULTURAL. Planner: Gretchen Harrison

21. RZN-2022-000002: Rezone (WEST OF N. PLAINVIEW AVE. & E. LONGVIEW ST./BARNES NORTH, 480): Submitted by HALL ESTILL LAW FIRM for properties located WEST OF N. PLAINVIEW AVE. & E. LONGVIEW ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contain 7 parcels with approximately 5.85 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE. Planner: Jessie Masters

22. RZN-2022-000003: Rezone (2235 W. WEDINGTON DR./PAGLIANI, 442): Submitted by PABLO PABLIANI for property located at 2235 W. WEDINGTON DR. 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 property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Jessie Masters

23. RZN-2022-000006: Rezone (3493 N. HWY 112/BIOTECH PHARMACAL, 208,209): Submitted by VERDANT STUDIO for properties located at 3493 N. HWY 112. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, & R-A, RESIDENTIAL AGRICULTURAL and contain approximately 69.93 acres. The request is to rezone 5.90 acres to CS, COMMUNITY SERVICES, 38.37 acres to UT, URBAN THOROUGHFARE, and 21.63 acres to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Ryan Umberger

In house meeting held on Tuesday, January 18 due to Martin Luther King, Jr. holiday