



Technical Plat Review Meeting

February 16, 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-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

2. 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

New Business:

3. LSP-2022-000016: Lot Split (2226 S. PLUMBEROSA DR./JOHNSON FAMILY TRUST, 636): Submitted by JAMES LAYOUT SERVICE, INC. for property located at 2226 S. PLUMBEROSA DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & in the FAYETTEVILLE PLANNING AREA and contains approximately 11.42 acres. The request is to split the lot to contain 2 parcels with approximately 5.79, & 5.63 acres.

Planner: Gretchen Harrison

4. LSP-2022-000017: Lot Split (2700 S. ED EDWARDS RD./D. HOSKINS, 649): Submitted by JAMES LAYOUT SERVICE, INC. for properties located at 2700 S. ED EDWARDS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 4 lots with approximately 9.50, 2.35, 3.03, & 1.80 acres. The request is to split the lots to contain 7 parcels with approximately 19.33, 11.26, 5.00, 6.17, 2.85, 2.01, & 1.50 acres. Planner: Jessie Masters

5. CCP-2022-000002: Concurrent Plat (5054 W. WHEELER RD./B. SMITH, 281-321): Submitted by BLEW & ASSOCIATES, INC. for properties located at 5054 W. WHEELER RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 49.47 acres. The request is for the concurrent plat of 5 residential lots. Planner: Jessie Masters

6. LSD-2022-000002: Large Scale Development (1835 E. MISSION BLVD./MISSION CLUSTER HOUSING DEVELOPMENT, 370): Submitted by COMMUNITY BY DESIGN, INC. for property located at 1835 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.61 acres. The request is for a cluster housing development with 8 residential units and associated parking.

Planner: Gretchen Harrison

7. LSD-2022-000003: Large Scale Development (WEST FOXGLOVE DR./ADVENTURE SUBARU SERVICE, 286): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at WEST FOXGLOVE DR. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 4.38 acres. The request is for a 35,321-square foot automotive dealership service center and associated parking. Planner: Ryan Umberger

8. LSD-2022-000004: Large Scale Development (2200 S. INDUSTRIAL DR./MARSHALTOWN TOOLS, 642): Submitted by ESI for property located at 2200 S. INDUSTRIAL DR. The property is zoned I-2, INDUSTRIAL and contains approximately 12.74 acres. The request is for a 48,000-square foot expansion and associated parking.

Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, February 14, 2022
9:00 AM

9. PLA-2022-000010: Property Line Adjustment (345 & 411 S. LAKE SEQUOYAH DR./JONES-HARRIS, 533): Submitted by ATLAS SURVEYING, INC. for properties located at 345 & 411 S. LAKE SEQUOYAH DR. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 7.42, & 5.17 acres. The request is to adjust the properties to contain approximately 12.06, & 0.53 acres. Planner: Jessie Masters

10. PLA-2022-000011: Property Line Adjustment (1548 S. ROBERTS RD./H&H PROPERTIES, INC., 608): Submitted by REID & ASSOCIATES, INC. for properties located at 1548 S. ROBERTS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels with approximately 3.66, 0.73, & 0.93 acres. The request is to adjust the properties to contain approximately 2.33, 1.37, & 1.62 acres. Planner: Gretchen Harrison

11. PLA-2022-000012: Property Line Adjustment (4140 E. WYMAN RD./TUCK, 530): Submitted by BATES & ASSOCIATES, INC. for properties located at 4140 E. WYMAN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 3.26, & 2.67 acres each. The request is to adjust the properties to contain approximately 2.92, & 3.00 acres. Planner: Ryan Umberger

12. PLA-2022-000013: Property Line Adjustment (2746 N. ADAMS RD./MCDONALD BUILDING GROUP, 281): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2746 N. ADAMS RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 1.28, & 1.32 acres. The request is to adjust the parcels to contain approximately 1.18, & 1.42 acres.
Planner: Jessie Masters

13. PLA-2022-000014: Property Line Adjustment (NW OF W. SLIGO ST. & S. RAZORBACK RD./MEADOWVALE DEVELOPMENT, 599): Submitted by BLEW & ASSOCIATES, INC. for properties located NW OF W. SLIGO ST. & S. RAZORBACK RD. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 5 parcels with approximately 0.24, 0.20, 0.19, 0.19, & 0.19 acres. The request is to combine the properties to contain 1 parcel with approximately 1.05 acres.
Planner: Gretchen Harrison

14. PLA-2022-000015: Property Line Adjustment (WEST FOXGLOVE DR./ADVENTURE SUBARU SERVICE, 286): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at WEST FOXGLOVE DR. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain 2 parcels with approximately 2.36, & 2.02 acres. The request is to combine the properties to contain 1 parcel with approximately 4.38 acres.
Planner: Ryan Umberger

15. PLA-2022-000016: Property Line Adjustment (4125 E. WYMAN RD./TUCK, 530): Submitted by BLEW & ASSOCIATES, INC. for properties located at 4125 E. WYMAN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 3 parcels with approximately 2.00, 2.50, 5.80 acres. The request is to adjust the properties to contain 3 parcels with approximately 2.62, 1.00, & 6.75 acres.
Planner: Ryan Umberger

16. RZN-2022-000009: Rezone (917 S. HOLLYWOOD AVE./PARKER, 559): Submitted by BRAD PARKER for property located at 917 S. HOLLYWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Jessie Masters

17. RZN-2022-000010: Rezone (848 N. 54TH AVE./SILVIS, 436-437): Submitted by PBS PROPERTIES, INC. for properties located at 848 N. 54TH AVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.71 acres. The request is to rezone the properties to RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE.
Planner: Gretchen Harrison

18. RZN-2022-000011: Rezone (3220 W. OLD FARMINGTON RD./STRICKLIN, 557): Submitted by COMMUNITY BY DESIGN, INC. 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 to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Ryan Umberger

19. VAC-2022-000002: Vacation (430 W. DICKSON ST./TIN ROOF, 484): Submitted by MODUS STUDIOS, INC. for property located at 430 W. DICKSON ST. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.32 acres. The request is to vacate an approximately 0.03 acre portion of a water/sewer easement. Planner: Ryan Umberger

20. VAC-2022-000003: Vacation (100 N. SKYLINE DR./GREMILLION-HICKS, 486): Submitted by BRITT GREMILLION for properties located at 100 N. SKYLINE DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.20 acres. The request is to vacate an approximately 0.02 acre portion of a water/sewer easement. Planner: Gretchen Harrison