



**Technical Plat Review Meeting**

March 30, 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. LSD-2022-0008: Large Scale Development (2936 S. BLACK OAK RD./RIVERSIDE VILLAGE PHASE 1, 682/683):** Submitted by CRAFTON TULL for property located south of 2936 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 94.00 acres. The request is for a single-family housing development with 106 residential lots.  
Planner: Jessie Masters

**2. LSD-2022-0012: Large Scale Development (E. OF N. OLD MISSOURI RD. AND E. ROLLING HILLS DR./STAGE STATION, 253):** Submitted by JORGENSEN & ASSOC. for property located E. OF N. OLD MISSOURI RD. & E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and NC, NEIGHBORHOOD CONSERVATION and contains approximately 39.07 acres. The request is for a mixed-use development with 30 residential and four commercial units.  
Planner: Ryan Umberger

**3. LSD-2022-0011: Large Scale Development (4910 W. WEDINGTON DR./POOCH PLAZA, 398):** Submitted by BATES AND ASSOCIATES for property located at 4910 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains 1.90 acres. The request is for a 5,103 square foot animal boarding/training facility with associated parking.  
Planner: Gretchen Harrison

**New Business:**

**4. LSP-2022-0024: Lot Split (3447 N. HWY. 112/ FELLOWSHIP BIBLE CHURCH, 208/209):** Submitted by ESI for property located at 3447 N. HWY. 112. The property is zoned CS, COMMUNITY SERVICES and contains approx. 24.83 acres. The request is to split the lot to contain two parcels with approx. 23.67 & 1.16 acres.  
Planner: Ryan Umberger

**5. LSP-2022-0025: Lot Split (6328 W. CINDY HOLLOW LN./ BOEHM, 357):** Submitted by Bates & Assoc. for property located at 6328 W. CINDY HOLLOW LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approx. 20.24 acres. The request is to split the lot to contain four parcels with approx. 12.00, 3.52, 2.71, & 2.00 acres.  
Planner: Ryan Umberger

**6. PPL-2022-0001: Preliminary Plat (340 N. Double Springs Rd./Irish Bend SD, 474):** Submitted by ESI for property located at 340 N. DOUBLE SPRINGS RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approx. 9.82 acres. The request is for the preliminary plat of 39 residential lots.

Planner: Gretchen Harrison

**7. LSIP-2022-0002: Large Site Improvement Plan (2132 E. JOYCE BLVD./ SPLASH CAR WASH, 176):** Submitted by SCM ARCHITECTS for properties located at 2132 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approx. 2.22 acres. The request is for an approx. 5,784 square foot car wash, 7,344 square foot detailing tunnel, and associated parking.

Planner: Gretchen Harrison

**8. LSD-2022-0013: Large Scale Development (W. OF N. WATERSIDE CT./ WHEATLEY DANCE STUDIO, 135):** Submitted by HARRISON FRENCH & ASSOC. for properties located W. OF N. WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL OFFICE and contain two parcels totaling approx. 0.91 acres. The request is for an approx. 9,800 square foot dance studio and associated parking.

Planner: Jessie Masters

**9. LSD-2022-0014: Large Scale Development (3220 W. OLD FARMINGTON RD./ SOUTHERN WOODS CLUSTER DEVELOPMENT, 557):** submitted by COMMUNITY BY DESIGN for properties located at 3220 W. OLD FARMINGTON RD. The properties are zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approx. 20.40 acres. The request is for the development of a 28-residence cluster housing development.

Planner: Ryan Umberger

**10. LSD-2022-0015: Large Scale Development (5102 W. WEDINGTON DR./ ROCZEN BUSINESS PARK, 437):** Submitted by ESI for properties located at 5102 W. WEDINGTON DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approx. 1.46 acres. The request is for two approx. 7,800 square foot structures and associated parking.

Planner: Jessie Masters

**11. FPL-2022-0005: Final Plat (S. OF W. MACLURA WAY/ BROOKLANDS AT MOUNTAIN RANCH PHASE 3, 478/479):** Submitted by JORGENSEN & ASSOC. for properties located S. OF W. MACLURA WAY. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 49.57 acres. The request is for the final plat of 23 residential lots.

Planner: Jessie Masters

**12. ANX-2022-0001: Annexation (S. AND E. OF N. HUGHMOUNT RD./CULLERS, 243):** Submitted by WINDELL CULLERS for properties located S. AND E. OF N. HUGHMOUNT RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 39.46 acres. The request is to annex the properties into the Fayetteville City Limits.

Planner: Gretchen Harrison

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, March 16, 2022  
9:00 AM

**13. PLA-2022-0022: Property Line Adjustment (325 S. HAPPY HOLLOW RD./COODY, 526):** Submitted by REID & ASSOC. for property located N. OF 325 S. HAPPY HOLLOW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain two parcels with approx. 2.41 and 0.06 acres. The request is to adjust the properties to contain two parcels with approx. 1.23 and 1.24 acres. Planner: Jessie Masters

**14. PLA-2022-0023: Property Line Adjustment (W. of N. Waterside Ct./Wheatley Dance Studio, 135):** Submitted by HARRISON FRENCH & ASSOC. for properties located W. OF N. WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL OFFICE and contain two parcels with approx. 0.45 and 0.45 acres. The request is to combine the parcels into a single property with approx. 0.91 acres. Planner: Jessie Masters

**15. PLA-2022-0024: Property Line Adjustment (6111 W. JANA PL./ RENFROE AND KERN, 279):** Submitted by JORGENSEN & ASSOC. for property located at 6111 W. JANA PL. The properties are located in the FAYETTEVILLE PLANNING AREA and contain two parcels with approx. 4.09 and 4.92 acres. The request is to adjust the properties to contain two parcels with approx. 4.13- and 4.88-acres. Planner: Gretchen Harrison

**16. VAR-2022-0009: Variance (NE OF N. DOUBLE SPRINGS RD. & W. JEANFAY LN./ DICKERSON, 396):** Submitted by ATLAS PROFESSIONAL LAND SURVEYING for property located NE OF N. DOUBLE SPRINGS RD. & W. JEANFAY LN. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 5.00 acres. The request is a variance for insufficient street frontage. Planner: Gretchen Harrison

**17. CUP-2022-0006: Conditional Use Permit (N. OF 325 S. HAPPY HOLLOW RD./COODY, 526):** Submitted by REID & ASSOC. for property located N. OF 325 S. HAPPY HOLLOW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain two parcels with approx. 2.41 and 0.06 acres. The request is for a tandem lot. Planner: Jessie Masters

**18. VAC-2022-0008: Vacation (NW OF 481 S. SCHOOL AVE./ MILL DISTRICT LLC, 523):** Submitted by KALIE LUNT for property located NW OF 481 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.11 acres. The request is to vacate an access and parking easement on the property consisting of 0.07 acres. Planner: Ryan Umberger

**19. RZN-2022-0018: Rezoning (1320 E. HUNTSVILLE RD./ MARTENS, 525)** Submitted by DAWN MARTENS for property located at 1320 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approx. 3.05 acres. The request is to rezone the property to RI-U, Residential Intermediate-Urban.

Planner: Ryan Umberger