



Technical Plat Review Meeting

April 27, 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. 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

2. 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

3. 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

New Business:

4. LSP-2022-0027: Lot Split (3676 W. KESSLER MOUNTAIN/CHAPMAN, 752): Submitted by ATLAS SURVEYING for property located at 3676 W KESSLER MOUNTAIN. The property is in the FAYETTEVILLE PLANNING AREA and contains 8.38 acres. The request is to split the lot to contain 2 parcels with 6.38 acres and 2.00 acres. Planner: Jessie Masters

5. LSP-2022-0028: Lot Split (5561 W. SHALLOT DRIVE/CHAPMAN, 752): Submitted by BLEW AND ASSOCIATES for property located at 5561 W. SHALLOT DRIVE. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, 1 UNIT PER ACRE and contains 1.50 acres. The request is to split the lot to contain 2 parcels with 0.75 acres and 0.75 acres. Planner: Gretchen Harrison

6. LSP-2022-0029: Lot Split (4520 W. WEIR RD/OSBORNE, 204): Submitted by BATES AND ASSOCIATES for property located at 4520 W WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains 17.60 acres. The request is to split the lot to contain 3 parcels with 1.32, 2.00, and 14.28 acres. Planner: Gretchen Harrison

7. LSP-2022-0030: Lot Split (SW OF W. PERSIMMON AND S. RUPPLE ROAD/MCBRYDE, 478): Submitted by JORGENSEN AND ASSOCIATES for property located at 4520 W WEIR RD. The property is zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION AND R-A, RESIDENTIAL-AGRICULTURAL and contains 30.31 acres. The request is to split the lot to contain 2 parcels with 15.01 and 15.29 acres. Planner: Jessie Masters

8. PPL-2022-0004: Preliminary Plat (SW OF W. PERSIMMON AND N. RUPPLE ROAD/COURTS AT OWL CREEK, 477, 478): Submitted by JORGENSEN AND ASSOCIATES for property located SW OF W. PERSIMMON AND N RUPPLE ROAD. The property is zoned CS, COMMUNITY SERVICES, AND R-A, RESIDENTIAL-AGRICULTURAL and contains 15.29 acres. The request is for a preliminary plat of 55 residential lots. Planner: Jessie Masters

9. LSD-2022-0009: Large Scale Development (2364 S. ARMSTRONG AVE/MARSHALLTOWN TOOLS, 643): Submitted by ESI for properties located at 2364 S. ARMSTRONG AVENUE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approx. 24.30 acres. The request is for an 48,000 square foot expansion of an existing facility. Planner: Jessie Masters

10. LSD-2022-0016: Large Scale Development (2015 S. VALE AVENUE/ TITAN VALE, LLC, 599): Submitted by BATES AND ASSOCIATES for properties located at 2015 S VALE AVENUE. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.43 acres. The request is for a large-scale development of 63 multi-family townhome units and associated parking. Planner: Ryan Umberger

11. LSD-2022-0017: Large Scale Development (SOUTH OF 5295 W. WEDINGTON DRIVE/WEDINGTON WEST, 437): Submitted by ESI for properties located SOUTH OF 5295 W. WEDINGTON DRIVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains approximately 1.8 acres. The request is for a large-scale development of 21 multi-family townhome units and associated parking. Planner: Gretchen Harrison

12. FPL-2022-0006: Final Plat (NORTH OF GOOSEBERRY, WOODLARK, AND RAVEN LANE/ CRYSTAL SPRINGS SUBDIVISION, 285): Submitted by CRAFTON TULL for properties located at NORTH OF GOOSEBERRY, WOODLARK, AND RAVEN LANE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 27.67 acres. The request is for the final plat of 78 residential lots. Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
Monday, April 25, 2022
9:00 AM

13. CUP-2022-0008: Conditional Use Permit (600 N. MISSION BLVD./ ANDREW HICKS ARCHITECT, 446): Submitted by ANDREW HICKS ARCHITECT for property located at 600 N MISSION BLVD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 0.4 acres. The request is for Use Unit 12a, Limited Business for an architect's office. Planner: Ryan Umberger

14. CUP-2022-0009: Conditional Use Permit (2630 E. CITIZENS DR./ FULLER, 371): Submitted by JASON FULLER for property located at 2630 E. CITIZENS DR. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 0.40 acres. The request is for Use Unit 16, Shopping Goods for an apparel store. Planner: Jessie Masters

15. CUP-2022-0010: Conditional Use Permit (707 W. TAYLOR STREET./ CAMPUS EDGE, 444): Submitted by BLEW AND ASSOCIATES for property located at 707 W TAYLOR STREET. The properties are zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain approximately 0.10 acres. The request is for an off-site parking lot. Planner: Ryan Umberger

16. CUP-2022-0011: Conditional Use Permit (230 S. STONE BRIDGE./ VASSILOGAMBROS, 528): Submitted by WILLIAM VASSILOGAMBROS for property located at 230 S STONE BRIDGE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 1.60 acres. The request is for an off-site accessory structure. Planner: Gretchen Harrison

17. VAC-2022-0010: Vacation (2015 S. VALE AVENUE/ TITAN VALE, LLC, 599): Submitted by WATKINS, BOYER, GRAY & CURRY ATTORNEYS for property located at 2015 S. VALE AVENUE. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.43 acres. The request is to vacate a 0.03 acre portion of right-of-way. Planner: Ryan Umberger

18. RZN-2022-0020: Rezoning (5561 W. SHALLOT DRIVE/SAUCEDO, 752) Submitted by BLEW AND ASSOCIATES for property located at 5561 W. SHALLOT DRIVE. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, 1 UNIT PER ACRE and contains approx. 1.50 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE. Planner: Gretchen Harrison

19. RZN-2022-0021: Rezoning (S. HAPPY HOLLOW ROAD/BLACK PINE CONSTRUCTION AND DEVELOPMENT, 526) Submitted by HALL ESTILL ATTORNEYS for property located at S. HAPPY HOLLOW ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approx. 3.10 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Jessie Masters