



Technical Plat Review Meeting

April 13, 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. SIP-2022-0001: Site Improvement Plan (824 S. CURTIS AVE./CURTIS AVE MULTIFAMILY, 564): Submitted by BATES & ASSOC. for property located at 824 S. CURTIS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.64 acres. The request is for two multifamily housing structures with 12 2-bedroom units and associated parking.
Planner: Jessie Masters

2. LSD-2022-000002: Large Scale Development (1835 E. MISSION BLVD./MISSION CLUSTER HOUSING, 370): Submitted by COMMUNITY BY DESIGN 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 eight single family units and associated parking.
Planner: Gretchen Harrison

3. 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

New Business:

4. LSP-2022-0026: Lot Split (SW OF N 46TH AND W. WEDINGTON DRIVE, 438): Submitted by CIVIL DESIGN ENGINEERS for property located SW OF N. 46TH AND W. WEDINGTON DRIVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE, RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION and contains approx. 18.29 acres. The request is to split the lot to contain 9.03 and 9.26 acres.
Planner: Jessie Masters

5. PPL-2022-0003: Preliminary Plat (SW OF N. TOY DRIVE, 319): Submitted by ESI for property located SW OF N. TOY DRIVE. The property is in the Fayetteville Planning Area and contains approx. 33.14 acres. The request is for a preliminary plat of 19 residential lots.
Planner: Gretchen Harrison

6. SIP-2022-0002: Small Site Improvement Plan (SE OF MARTIN LUTHER KING JR. BLVD AND BEECHWOOD DRIVE/VELVET TACO, 521): Submitted by ATWELL GROUP for property located SE of W. Martin Luther King Jr. Blvd and Beechwood Drive. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approx. 0.83 acres. The request is to develop a drive-thru restaurant with associated parking. Planner: Jessie Masters

7. SIP-2022-0003: Small Site Improvement Plan (212 N. CROSSOVER ROAD, 488): Submitted by GAVIN SMITH, CIVIL ENGINEERING for property located at 212 N. Crossover Road. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approx. 0.63 acres. The request is to develop 6 townhome units and associated parking. Planner: Ryan Umberger

8. SIP-2022-0004: Small Site Improvement Plan (SE OF MARTIN LUTHER KING JR. BLVD AND HANSHEW RD/CM MOTORS, 596): Submitted by BATES AND ASSOCIATES for property located SE of MARTIN LUTHER KING JR. BLVD and HANSHEW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approx. 0.69 acres. The request is to develop an automobile dealership and associated parking. Planner: Gretchen Harrison

9. LSIP-2022-0003: Large Site Improvement Plan (1849 S. GARLAND AVENUE/ GARLAND TOWNHOMES, 599): Submitted by ESI for properties located at 1849 S. GARLAND AVENUE. The property is zoned CS, COMMUNITY SERVICES and contains approx. 4.00 acres. The request is for 43 residential townhomes and associated parking. Planner: Ryan Umberger

10. FPL-2022-000001: Final Plat (5102 W. WEDINGTON DRIVE/ WEDINGTON PLACE, 437): Submitted by ESI. for properties located at 5102 W. WEDINGTON DRIVE. The properties are zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contain approximately 6.8 acres. The request is for the final plat of 24 residential lots. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, April 11, 2022
9:00 AM

11. PLA-2022-0025: Property Line Adjustment (2525 W. MT. COMFORT ROAD./ EPPERLY, 371): Submitted by BLEW & ASSOC. for property located at 2525 W. MT. COMFORT ROAD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain two parcels with approx. 4.94 acres. The request is to adjust the properties to contain two parcels with approx. 1.6 and 3.3 acres. Planner: Jessie Masters

12. PLA-2022-0026: Property Line Adjustment (4875 W. BITTERSWEET DRIVE./ SENYARD, 281): Submitted by BLEW & ASSOC. for property located at 4875 W. BITTERSWEET DRIVE. The properties are in the FAYETTEVILLE PLANNING AREA and contain approx. 76.06 acres.

The request is to adjust the properties to contain three parcels with approx. 40.24, 18.9, and 16.94 acres.
Planner: Jessie Masters

13. PLA-2022-0027: Property Line Adjustment (1711 N GLENBROOK PL./ BROWN AND MORRIS, 371): Submitted by BLEW & ASSOC. for property located at 1711 N GLENBROOK PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains two parcels with approx. 0.4 and 0.5 acres. The request is to adjust the property to contain two parcels with approx. 0.3 and 0.5 acres.
Planner: Gretchen Harrison

14. PLA-2022-0028: Property Line Adjustment (2222 W. MARTIN LUTHER KING JR. BLVD./KUM AND GO, 559): Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 2222 W. MARTIN LUTHER KING JR. BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain four parcels with approx. 2.4 acres. The request is to adjust the properties to contain two parcels.
Planner: Jessie Masters

15. PLA-2022-0029: Property Line Adjustment (1515 E. CLARK STREET/GOODRUM, 448): Submitted by BATES AND ASSOC. for properties located at 1515 E. CLARK STREET. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain two parcels with approx. 0.52 and 0.56 acres. The request is to combine the parcels into two properties with 0.65 and 0.43 acres
Planner: Ryan Umberger

16. RZN-2022-0019: Rezoning (811 N. OLIVE AVE./ PATTON, 446) Submitted by SUSAN PATTON for property located at 811 N OLIVE AVENUE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approx. 0.11 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.
Planner: Ryan Umberger

17. VAR-2022-0010: Variance (324 S. COLLEGE AVENUE/ BORN CLUSTER DEVELOPMENT, 524): Submitted by JACOB BORN for property located at 324 S. COLLEGE AVENUE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.12 acres. The request is a variance to floodplain standards.
Engineer: Alan Pugh