



Technical Plat Review Meeting

June 01, 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-2021-000034: Large Scale Development (685 W VAN ASCHE DR./ POINTE FAYETTEVILLE APTS, 211): Submitted by JORGENSEN & ASSOC. for property located at 685 W VAN ASCHE DR. The property is zoned C-3 and contains approx. 38.72 acres. The request is for a 422 unit multi-family complex with associated parking. Planner: Jessie Masters

2. LSD-2022-000006: Large Scale Development (765-16854-000 /TRAILS ON THE CREEKS APTS, 174): Submitted by BLEW & ASSOCIATES for property located EAST OF E SAIN ST and N FRONT ST. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 18.57 acres. The request is for a 331-unit apartment complex with associated parking. Planner: Jessie Masters

3. LSD-2022-0019: Large Scale Development (4550 N CROSSOVER RD./KEYPOINT CHURCH, 099): Submitted by BATES & ASSOCIATES for property located at 4550 N CROSSOVER RD. The property is zoned P-1, INSTITUTIONAL and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 8.24 acres. The request is for a 16,560-square-foot religious institution with associated parking. Planner: Gretchen Harrison

4. LSIP-2022-0002: Large Site Improvement Plan (2132 E JOYCE BLVD/SPLASH CARWASH, 176): SPLASH CAR WASH - Large site improvement plan submitted by AIA for properties located at 2132 E JOYCE BLVD. The property is zoned CS 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

New Business:

Planner: Jessie Masters

5. LSP-2022-0031: Lot Split (4863 S DARRELL RD./ FROUD, 875): Submitted by ALAN REID & ASSOCIATES for property located at 4863 S DARRELL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 199.42 acres. The request is for a combination of lot-line adjustments and tract splits. Planner: Gretchen Harrison

6. LSP-2022-0032: Lot Split (1125 N COLLEGE AVE/FIRE STATION 10, 406): Submitted by CITY STAFF. for property located at 1125 N. COLLEGE AVENUE. The property is zoned P-1, INSTITUTIONAL and contains 2 lots totaling approximately 10.36 acres. The request is to create 4 lots with 1.17, 6.77, 0.37 and 2.04 acres. Planner: Jessie Masters

7. CCP-2022-0006: Concurrent Plat (CREEKSIDE MEADOWS/CRAFTON TULL): Submitted by CRAFTON TULL for property located at CREEKSIDE MEADOWS. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8 Units per acre. The request is for the concurrent plat of 9 residential lots.

8. LSD-2022-0020: Large Scale Development (3349 W WEDINGTON DR/GLIDE XPRESS CARWASH, 440): Submitted by Anderson Engineering for property located at 3349 W WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains 1.68 acres. The request is for a 4,450 SF Commercial Carwash. Planner: Gretchen Harrison

9. LSD-2022-0021: Large Scale Development (1629 N CROSSOVER RD/COMMUNITY BY DESIGN, 410): Submitted by COMMUNITY BY DESIGN for property located 1629 N CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.93 acres. The request is for a cluster housing development containing 15 single-family residential units. Planner: Ryan Umberger

10. LSD-2022-0022: Large Scale Development (2801 W MCMILLIAN DR./CROSS CHURCH, 441): Submitted by ENGINEERING SERVICES INC. for property located at 2801 W MCMILLIAN DRIVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 12.13 acres. The request is for a 15,100-sf addition to the existing religious institution. Planner: Ryan Umberger

11. SIP-2022-0003: Site Improvement Plan (212 N CROSSOVER RD/GAVIN SMITH, 488): Submitted by GAVIN SMITH, CIVIL ENGINEERING for property located at 212 N CROSSOVER RD. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approx. 0.63 acres. The request is to develop 5 residential units and associated parking. Planner: Jessie Masters

12. FPL-2022-0008: Final Plat (MORNINGSIDE DRIVE/PARK MEADOWS PHASE 4, 564): Submitted by CRAFTON & TULL for property located MORNINGSIDE DR and E HUNTSVILLE RD The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 11.52 acres. The request is for approval of sixty-seven lots platted with streets and utilities. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Tuesday, May 31, 2022
9:00 AM

13. CUP-2022-0015: Conditional Use Permit (2317 W HATFIELD ST/OhSiic, 403): Submitted by Sophia Joan for property located at 2317 W HATFIELD ST The property is Zoned RSF-4 Residential Single Family – Four Units per Acre and contains 0.4 acres. The request is for a conditional use permit for a community center in my home. Planner: Ryan Umberger

14. CUP-2022-0016: Conditional Use Permit (3827 N MALL AVE 50A/BATH & BODY WORKS, 173): Submitted by TIM SCHENK for property located at SPRING CREEK CENTER. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.3 acres. The request is for Use Unit 21, Warehousing and Wholesale in a C-2, Thoroughfare Commercial zoning district for a remote stockroom. Planner: Jessie Masters

15. RZN-2022-0024: Rezoning (502 S COLLEGE AVE/DAVIS, 524): Submitted by Good Vibes LLC for property located 502 S COLLEGE AVE. The property is zoned NC, Neighborhood Conservation and contains 0.3 acres. The request is to rezone to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Gretchen Harrison

16. RZN-2022-0025: Rezoning (507 S CHURCH AVE/EDA, 523): Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located at 507 S CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.2 acres. The request is to Rezone to DG DOWNTOWN GENERAL. Planner: Gretchen Harrison

17. RZN-2022-0026: Rezoning (2015 S VALE AVE/Kellstrom, 599): Submitted by Watkins, Boyer, Gray & Curry PLLC for property located at 2015 S VALE AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES - GENERAL, and contains approximately 3.0 acres. The request is for Rezoning Parcel Nos. 765-08408-000 and 765-08409-001 from NS-G, Neighborhood Services, General to CS, Community Services. Planner: Ryan Umberger

18. VAC-2022-0015: Vacation (2584 N CANDLEWOOD DR./HARBAUGH, 294): Submitted by Harbaugh Timberlake for property located 2584 N CANDLEWOOD DR. The property is zoned RSF-4, Residential Single Family – Four Units per Acre and contains approximately 0.9 acres. The request is for a Vacation of a portion of a 20-foot easement. Planner: Gretchen Harrison