



Technical Plat Review Meeting

May 18, 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-2022-0004: Preliminary Plat (SW OF W. PERSIMMON ST. AND N. RUPPLE RD./COURTS AT OWL CREEK, 477/478): Submitted by JORGENSEN AND ASSOCIATES for property located SW OF W. PERSIMMON ST. AND N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES AND R-A, RESIDENTIAL-AGRICULTURAL and contains 15.29 acres. The request is for the preliminary plat of 55 residential lots. Planner: Jessie Masters

2. SIP-2022-0002: Small Site Improvement Plan (SE OF W. MARTIN LUTHER KING JR. BLVD. AND S. BEECHWOOD DR./VELVET TACO, 521): Submitted by ATWELL GROUP for property located SE of W. MARTIN LUTHER KING JR. BLVD. AND S. BEECHWOOD DR. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.83 acres. The request is for a drive-thru restaurant with associated parking. Planner: Jessie Masters

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

4. LSD-2022-0015: Large Scale Development (5102 W. WEDINGTON DR./ROCZEN BUSINESS PARK, 437): Submitted by ESI for property located at 5102 W. WEDINGTON DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 1.46 acres. The request is for two commercial buildings and associated parking. Planner: Jessie Masters

5. LSD-2022-0017: Large Scale Development (S OF 5295 W. WEDINGTON DR./WEDINGTON WEST, 437): Submitted by ESI for properties located S OF 5295 W. WEDINGTON DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.80 acres. The request is for a large-scale development with 21 triplex units and associated parking. Planner: Gretchen Harrison

6. FPL-2022-0006: Final Plat (W OF EMIL DR./CRYSTAL SPRINGS VILLAGE SD PH. I, 285): Submitted by CRAFTON TULL for property located W OF EMIL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 27.67 acres. The request is for the final plat of 78 residential lots. Planner: Gretchen Harrison

New Business:

7. CCP-2022-0005: Concurrent Plat (4875 W. BITTERSWEET DR./SENYARD, 281): Submitted by BLEW & ASSOCIATES for property located at 4875 W. BITTERSWEET DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.24 acres. The request is for the concurrent plat of three residential lots. Planner: Jessie Masters

8. PPL-2022-0006: Preliminary Plat (2390 S. DEAD HORSE MOUNTAIN RD./ROUSE & ROUSE DEVELOPMENT, 645/646): Submitted by CRAFTON TULL for property located at 2390 S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 51.32 acres. The request is for the preliminary plat of 132 residential lots. Planner: Jessie Masters

9. SIP-2022-0005: Small Site Improvement Plan (4391 N. WATERSIDE CT./WHEATLEY DANCE STUDIO, 135): Submitted by HFA for property located at 4391 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains 0.91 acres. The request is for a 9,800-square-foot dance studio and associated parking. Planner: Jessie Masters

10. LSIP-2022-0004: Large Site Improvement Plan (S OF 2683 N. QUALITY LN./SOURCES, 289): Submitted by HALFF for property located S OF 2683 N. QUALITY LN. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.10 acres. The request is for a 13,390-square-foot office building and associated parking. Planner: Jessie Masters

11. LSD-2022-0018: Large Scale Development (1892 S. MORNINGSIDE DR./ROGERS FAB & RESTORE CO., 603): Submitted by BATES & ASSOCIATES for property located at 1892 S. MORNINGSIDE DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 10.07 acres. The request is for a 10,500-square-foot retail building, a 14,400-square-foot manufacturing building, and associated parking. Planner: Ryan Umberger

12. 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

13. FPL-2022-0007: Final Plat (E OF S. COBALT AVE./RIVERWALK SD PH. IV, 645/684): Submitted by JORGENSEN & ASSOCIATES for property located E OF S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 7.58 acres. The request is for the final plat of 34 residential lots.

Planner: Ryan Umberger

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

14. PLA-2022-0030: Property Line Adjustment (2492 S. DEAD HORSE MOUNTAIN RD./TEAGUE, 645): Submitted by JASON TEAGUE for property located at 2492 S. DEAD HORSE MOUNTAIN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two parcels totaling 4.75 and 2.74 acres. The request is to adjust the property to contain two parcels with 4.43 and 3.06 acres.

Planner: Jessie Masters

15. PLA-2022-0031: Property Line Adjustment (SW OF E. FAIRWAY LN./RCJH & FAYETTEVILLE COUNTRY CLUB, 718/719): Submitted by ALAN REID & ASSOCIATES for property located SW OF E. FAIRWAY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains three parcels totaling 36.44, 17.21, and 23.65 acres. The request is to adjust the property to contain three parcels with 37.77, 12.53, and 27.01 acres.

Planner: Ryan Umberger

16. PLA-2022-0032: Property Line Adjustment (3373 N. COLLEGE AVE./CITY CENTER NORTH LLC, 213): Submitted by ALAN REID & ASSOCIATES for property located at 3373 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains two parcels totaling 11.06 and 0.43 acres. The request is to adjust the property to contain two parcels with 7.67 and 3.82 acres. Planner: Ryan Umberger

17. CUP-2022-0007: Conditional Use Permit (732 N. DAISY LN./FOUR WASHINGTONS, 439): Submitted by AMALA WASHINGTON for property located at 732 N. DAISY LN. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.20 acre. The request is for Use Unit 24, Home Occupations in RI-12 zoning.

Planner: Ryan Umberger

18. CUP-2022-0012: Conditional Use Permit (2953 N. LAVENDER LN./BUFFINGTON HOMES, 244): Submitted by BUFFINGTON HOMES for property located at 2953 N. LAVENDER LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.17 acre. The request is for Use Unit 2, City-Wide Uses by Conditional Use Permit in NC zoning.

Planner: Gretchen Harrison

19. CUP-2022-0013: Conditional Use Permit (3162 W. MARTIN LUTHER KING JR. BLVD./ARENA VILLAGE LAUNDRY, 557): Submitted by CRAFTON TULL for property located at 3162 W. MARTIN LUTHER KING JR. BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.70 acre. The request is for Use Unit 16, Shopping Goods in C-1 zoning. Planner: Gretchen Harrison

20. CUP-2022-0014: Conditional Use Permit (2751 E. MEANDERING WAY/BOYKIN, 410): Submitted by MATTHEW BOYKIN for property located at 2751 E. MEANDERING WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acre. The request is for Use Unit 24, Home Occupations in RSF-4 zoning. Planner: Ryan Umberger

21. RZN-2022-0022: Rezone (3061 E. SKILLERN RD./BEARDEN, 255): Submitted by DANIEL BEARDEN for property located at 3061 E. SKILLERN RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 2.99 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. Planner: Ryan Umberger

22. RZN-2022-0023: Rezone (1140 N. COLLEGE AVE./PARTI INVESTMENTS, 407): Submitted by PARTI INVESTMENTS for property located at 1140 N. COLLEGE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.60 acre. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Gretchen Harrison

23. VAC-2022-0011: Vacation (1148 & 1156 N. THOREAU LN./HASH, 408): Submitted by MILHOLLAND ENGINEERING for properties located at 1148 & 1156 N. THOREAU LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 0.80 acres. The request is to vacate a 0.11-acre portion of a utility easement. Planner: Gretchen Harrison

24. VAC-2022-0012: Vacation (4391 N. WATERSIDE CT./WHEATLEY DANCE STUDIO, 135): Submitted by HFA for property located at 4391 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains 0.91 acre. The request is to vacate a 0.04-acre portion of a utility easement. Planner: Jessie Masters

25. VAC-2022-0013: Vacation (4180 N. COLLEGE AVE./CHICK-FIL-A, 135): Submitted by BURGER ENGINEERING for property located at 4180 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.03 acres. The request is to vacate a 0.02-acre portion of a water and sewer easement. Planner: Ryan Umberger

26. VAC-2022-0014: Vacation (5102 W. WEDINGTON DR./ROCZEN DUPLEXES, 437): Submitted by ESI for property located at 5102 W. WEDINGTON DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 6.77 acres. The request is to vacate a 0.12-acre portion of a water and sewer easement. Planner: Jessie Masters