



Technical Plat Review Meeting

June 29, 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 AND N. RUPPLE RD /COURTS AT OWL CREEK 477, 478): Submitted by JORGENSEN AND ASSOCIATES for property located SW OF W. PERSIMMON 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 a preliminary plat of 55 residential lots. Planner: Jessie Masters

2. 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

3. LSD-2022-000006: Large Scale Development (E. SAIN ST AND N. FRONT ST /TRAILS ON THE CREEK APTS,174 & 175): Submitted by BLEW & ASSOCIATES for properties located East of E. SAIN ST and N. FRONT ST. The properties are zoned RPZD and contain approx. 4.03 acres. The request is for a 331 unit apartment complex with associated parking. Planner: Jessie Masters

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

5. 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 DR. The property is zoned P-I INSTITUTIONAL and contains approximately 12.13 acres. The request is for a 15,100 sf addition on the west side of the existing building. Planner: Ryan Umberger

New Business:

6. LSP-2022-0034: Lot Split (4600 E. HUNTSVILLE RD/BLEW & ASSOCIATES, 570): Submitted by BLEW & ASSOCIATES for property located at 4600 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.9 acres. The request is to split the property into two lots with 1.98 and 1.56 acres. Planner: Gretchen Harrison

7. LSP-2022-0037: Lot Split (2589 N. BRODERICK ST/BLEW & ASSOCIATES,296): Submitted by L & F CONSTRUCTION for property located at 2589 N. BRODERICK ST. The property is in the FAYETTville PLANNING AREA and contains approximately 0.61 acres. The request is to create 2 residential lots. Planner: Gretchen Harrison

8. PPL-2022-0007: Preliminary Plat (3788 N. GREGG AVE/TWIN CREEKS, 172): Submitted by OLSSON ENGINEERING for property located at 3788 N. GREGG AVE. The property is zoned UT URBAN THOROUGHFARE and contains approximately 17.32 acres. The request is to subdivide the property into eight lots. Planner: Ryan Umberger

9. LSD-2022-0023: Large Scale Development (S. DUNCAN AVE AND W. 15TH ST/SOUTH DUNCAN DEVELOPMENT,561): Submitted by CRAFTON TULL for property located at S. DUNCAN AVE AND W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – 24 UNITS PER ACRE and contains approximately 3.16 acres. The request is for a 40-unit cluster housing development. Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
Monday, June 27, 2022
9:00 AM

10. PLA-2022-0034: Property Line Adjustment (1889 S. HANSHEW RD/NWA TRAILBLAZERS, 595): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1889 S. HANSHEW RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 11.50 acres. The request is to move the property line between 2 lots. Planner: Gretchen Harrison

11. PLA-2022-0035: Property Line Adjustment (S WASHINGTON AVE/3V QOZB LLC, 563): Submitted by BATES & ASSOCIATES for property located at S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.30 acres. The request is to adjust the property from 3 tracts to 2. Planner: Ryan Umberger

12. PLA-2022-0036: Property Line Adjustment (W. FOREST VIEW RD. AND N. WOODSIDE DR./RANDY DRAKE, 169): Submitted by JORGENSON & ASSOCIATES for property located at W. FOREST VIEW RD AND N. WOODSIDE DR. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 0.39 acres. The request is to adjust the lot line between the two lots to accommodate and existing shed. Planner: Jessie Masters

13. PLA-2022-0037: Property Line Adjustment (2431 N. SALEM RD/BOBBY WILSON, 284): Submitted by BLEW & ASSOCIATES for property located at 2431 N. SALEM RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY – ONE UNIT PER ACRE, and contains approximately 1.60 acres. The request is to move the property line to accommodate the existing shop on its own lot. Planner: Gretchen Harrison

14. CUP-2022-0019: Conditional Use Permit (465 S. LOCUST AVE #6/PARTEN, 523): Submitted by STAY NWA for property located at 465 S. LOCUST AVE #6. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.13 acres. The request is to use residence as a short-term rental. Planner: Jessie Masters

15. CUP-2022-0020: Conditional Use Permit (2526 E. MISSION BLVD #120/PETER ESTES, 371): Submitted by HAVEN OF FAYETTEVILLE, LLC for property located at 2526 E. MISSION BLVD #120. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approx. 0.55 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in an R-O zoning district. Planner: Gretchen Harrison

16. CUP-2022-0021: Conditional Use Permit (2526 E. MISSION BLVD/NOBLE GRAZE & SUSZANE BILLINGS, 371): Submitted by CR CRAWFORD CONSTRUCTION for property located at 2526 E. MISSION BLVD. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approx. 0.55 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in an R-O zoning district. Planner: Gretchen Harrison

17. CUP-2022-0022: Conditional Use Permit (229 S. GREGG AVE/MALLORY KURTZ, 522): Submitted by Ozzie Capital LLC for property located at 229 S. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approx. 0.56 acres. The request is to use residence as a short-term rental. Planner: Jessie Masters

18. CUP-2022-0023: Conditional Use Permit (2011 N. GREEN ACRES RD/GLAM LOUNGE, 368): Submitted by LAUREN POPE for property located at 2011 N. GREEN ACRES RD. The property is zoned R-O, RESIDENTIAL - OFFICE and contains approximately 0.36 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in an R-O zoning district. Planner: Ryan Umberger

19. RZN-2022-0028: Rezoning (1466 N. GREGG AVE/BFB, LLC, 406): Submitted by JS FENWICK PROPERTIES for property located at 1466 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY – FOUR UNITS and contains approximately 0.43 acres.

The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE-12 UNITS PER ACRE.
Planner: Ryan Umberger

20. RZN-2022-0029: Rezoning (1678 W. PALMER PL./KELLSTROM, 521): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1678 W. PALMER PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.35 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Ryan Umberger

21. VAR-2022-0038: Planning Commission Variance (4863 S. DARRELL RD./FROUD, 875): Submitted by ALLEN REID & ASSOCIATES for property located at 4863 S. DARRELL RD. The property is zoned FAYETTEVILLE PLANNING AREA and contains approx. 155.36 acres. The request is for a variance for lack of road frontage for Tract C and Tract D.
Planner: Gretchen Harrison