



**Technical Plat Review Meeting**

June 15, 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. 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

**3. LSIP-2022-0003: Large Site Improvement Plan (1849 S GARLAND AVE/GARLAND TOWNHOMES, 599):** Submitted by ESI for properties located at 1849 S. GARLAND AVE. The property is zoned CS, COMMUNITY SERVICES and contains approx. 3.50 acres. The request is for 43 residential dwellings and associated parking. Planner: Ryan Umberger

**New Business:**

**4. LSP-2022-0033: Lot Split (2991 S CITY LAKE RD/ Dromberg LLC, 680 & 681):** Submitted by JAMES LAYOUT SERVICES, LLC for property located at 2991 S CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains two parcels with approximately 40 acres. The request is to split and adjust the lots to contain 7 parcels with 34.36, 0.77, 0.81, 1.06, 0.87, 0.96, and 0.71 acres. Planner: Gretchen Harrison

**5. CCP-2022-0007: Concurrent Plat (567 N CRESSWELL DR./ NASH CROSSING 1 & 2, 436):** Submitted by JORGENSEN & ASSCOIATES for property located at 567 N CRESSWELL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – EIGHT UNITS PER ACRE and contains approximately 12.20 acres. The request is to create 61 residential lots. Planner: Jessie Masters

**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, June 13, 2022  
9:00 AM

**6. PLA-2022-0033: Property Line Adjustment (5988 W JESS ANDERSON RD/SEVENBARK, 358):** Submitted by Engineering Services for property located at 5988 W JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with a total of 45.22 acres. The request is to adjust the property line to contain two lots with 23.14 and 22.08 acres. Planner: Gretchen Harrison

**7. CUP-2022-0017: Conditional Use Permit (223 E 7<sup>TH</sup> STREET/SPEAKEASY TATTOO, 563):** Submitted by CYDNEY BERGDORF for property located at 223 E 7<sup>TH</sup> STREET. The property is zoned DG, DOWNTOWN GENERAL and contains 0.40 acres. The request for a Tattoo Shop in Downtown General Zoning District. Planner: Gretchen Harrison

**8. CUP-2022-0018: Conditional Use Permit (3030 E MISSION BLVD/MCNAIR MIDDLE SCHOOL, 372):** Submitted by JORGENSON & ASSOCIATES for property located at 3030 E MISSION BLVD. The property is in the zoned P-1, INSTITUTIONAL, and contains approximately 23.30 acres. The request is for Temporary Portable classrooms. Planner: Ryan Umberger

**9. RZN-2022-0027: Rezoning (603 N WALNUT/SIEMEK, 446):** Submitted by BOWERBIRD DESIGN & BUILD for property located at 603 N WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, and contains approximately 0.69 acres. The request is to rezone the property to RSF-8, RESIDENTIAL. Planner: Ryan Umberger

**10. VAC-2022-0017: Vacation (9 S BLOCK AVE, 523):** Submitted by JOSEPH HOLCOMB for property located at 9 S BLOCK AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.8 acres. The request is to vacate a portion of alley right-of-way totaling 30 square feet. Planner: Gretchen Harrison

**11. VAC-2022-0016: Vacation (650 W CENTER ST/CENTER ST APTS, 483):** Submitted by BRECK DEVELOPMENT for property located at 650 W CENTER ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FOURTY UNITS PER ACRE and contains approx. 16.30 acres. The request is to vacate a portion of the easement located at the Northwest corner of the parking lot. Planner: Jessie Masters