



Technical Plat Review Meeting

July 27, 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-2022-0024: Large Scale Development (3766 & 3759 N. INVESTMENT DR./TWIN CREEKS VILLAGE PH III,172): Submitted by CRAFTON TULL for property located at 3766 & 3759 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.05 acres. The proposed projects will consist of construction of a 7,990 SF commercial building on a 1.69 acres lot and construction of a 6,673 SF commercial building on 1.36 acres lot. Planner: Ryan Umberger

2. LSIP-2022-0002: Large Site Improvement Plan (2132 E. JOYCE BLVD./SPLASH CARWASH, 176): submitted by SCM ARCHITECTS 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:

3. PPL-2022-0009: Preliminary Plat (NORTH OF W. BITTERSWEET AND N. GREY SQUIRREL DR/HUGHMONT NORTH PH. 2, 243): Submitted by JORGENSEN & ASSOC. for property located North of Chapel Dr. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approx. 15.10 acres. The request is for the preliminary plat of 44 residential lots. Planner: Ryan Umberger

4. LSD-2022-0025: Large Scale Development (2222 W. MARTIN LUTHER KING JR. BLVD/KUM & 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 include a 3,973 SF convenience store with gas pumps. Planner: Jessie Masters

5. LSD-2022-0026: Large Scale Development (2115 W. MARKHAM RD./MARKHAM HOSPITALITY, 481): Submitted by ECOLOGICAL DESIGN GROUP for property located at 2115 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 4.22 acres. The request is for Construction of Cabin Ridge road and proposed public improvements. Planner: Ryan Umberger

6. FPL-2022-000003: Final Plat (S. BENCHMARK LN/TOWNE WEST PH. 1,517): Submitted by ESI for property located S. BENCHMARK LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and CS, COMMUNITY SERVICES and contains approximately 29.59 acres. The request is for the final plat of 43 residential lots. Planner: Gretchen Harrison

7. FPL-2022-0010: Final Plat (191 N HAWKSTONE DR /BROOKLANDS AT MOUNTAIN RANCH PH 4, 479): Submitted by JORGENSEN & ASSOC. for property located at 191 N. HAWKSTONE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER and contains approximately 49.56 acres. The request is to subdivide the property into 21 lots. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, July 25, 2022
9:00 AM

8. PLA-2022-0041: Property Line Adjustment (4000 N FRONTAGE RD/FRONTAGE LLC, 135): Submitted by SWOPE ENGINEERING for property located at 4000 N FRONTAGE RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains two parcels totaling approximately 0.47 and 0.51 acres. The request is to adjust the property lines between parcels. Planner: Gretchen Harrison

9. PLA-2022-0042: Property Line Adjustment (6040 & 6074 W. WEDINGTON DR/HOUSTON, 397): Submitted by BLEW & ASSOCIATES for property located at 6040 & 6074 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains two parcels totaling approximately 0.88 and 1.94 acres. The request is to Adjust the property line. Planner: Gretchen Harrison

10. PLA-2022-0043: Property Line Adjustment (5345 W WHEELER RD/VAIL, 320): Submitted by BATES & ASSOC. for property located at 5345 W WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 2.39 and 2.02 acres. The request is to adjust 0.13 acres from the larger acreage. Planner: Ryan Umberger

11. CUP-2022-0031: Conditional Use Permit (507 S. PHILLIP DR /DUNIGAN, 520): Submitted by SAWYER DUNIGAN for property located at 507 S. PHILLIP DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

12. CUP-2022-0032: Conditional Use Permit (1232 S. DINSMORE TRL/GREGG, 557): Submitted RANCE GREGG for property located at 1232 S. DINSMORE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 4.73 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

13. CUP-2022-0034: Conditional Use Permit (2831 W. WILDWOOD DR/NEWTON, 363): Submitted by DAVID NEWTON for property located at 2831 W. WILDWOOD DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approx. 0.25 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

14. CUP-2022-0035: Conditional Use Permit (157 W. MARTIN LUTHER KING JR BLVD/TIPTON, 523): Submitted by STAY NWA for property located at 157 W. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approx. 0.11 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

15. CUP-2022-0036: Conditional Use Permit (514 S. BUCHANAN AVE/WATSON, 522): Submitted by CHARLES WATSON for property located at 514 S. BUCHANAN. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains approximately 0.29 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

16. CUP-2022-0037: Conditional Use Permit (328 E. MARTIN LUTHER KING JR BLVD/RAWLS, 524): Submitted by AUSTIN RAWLS for property located at 325 E. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.09 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

17. CUP-2022-0038: Conditional Use Permit (932 N GARLAND AVE/THE LAWSON GROUP, 444): Submitted by THE LAWSON GROUP LLC for property located at 932 N GARLAND AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.11 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

18. CUP-2022-0039: Conditional Use Permit (2992 N. OAK BAILEY DR/MARKER DEVELOPMENT, 255): Submitted by COMMUNITY BY DESIGN for property located at 2992 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 2.67 acres. The request is for 19 single family homes and associated parking.

Planner: Gretchen Harrison

19. RZN-2022-0033: Rezoning (S. SMOKEHOUSE TRL/MCNEAL, 595): Submitted by MCNEAL FAMILY INVESTMENTS for property located at S. SMOKEHOUSE TRL. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.09 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Gretchen Harrison

20. RZN-2022-0034: Rezoning (113 E. DAVIDSON ST/DAVISON STREET PROPERTIES, 446): Submitted by STEPHEN GRAVES for property located at 113 E. DAVIDSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY – FOUR UNITS PER ACRE and contains approximately 1.00 acres. The request is to rezone the property to NS-L, NEIGHBORHOOD SERVICES - LIMITED.

Planner: Ryan Umberger

21. RZN-2022-0035: Rezoning (6074 W. WEDINGTON DR/HOUSTON, 397): Submitted by BLEW & ASSOC. for property located at 6074 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.43 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Gretchen Harrison

22. RZN-2022-0036: Rezoning (6040 W. WEDINGTON DR/HOUSTON, 397): Submitted by BLEW & ASSOC. for property located at 6040 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approx. 0.39 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE.

Planner: Gretchen Harrison

23. RZN-2022-0037: Rezoning (W. 18TH ST & W. CUSTER LN/TEAGUE, 598): Submitted by COMMUNITY BY DESIGN for property located at W. 18TH ST & W. CUSTER LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approx. 3.10 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Ryan Umberger

24. RZN-2022-0038: Rezoning (201 E. SPRING ST/TEAGUE, 485): Submitted by COMMUNITY BY DESIGN for property located at 201 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approx. 0.60 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Gretchen Harrison

25. RZN-2022-0039: Rezoning (726 W. TAYLOR ST/R&D PROPERTY SOLUTIONS, 444): Submitted by GAVIN SMITH CIVIL ENGINEERING for property located at 726 W. TAYLOR ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Ryan Umberger