



Technical Plat Review Meeting

September 28, 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. CCP-2022-0013: Concurrent Plat (3956 N. STEELE BLVD/CMN BUSINESS PARK II, PH 1, 173): Submitted by HALFF ASSOCIATES INC for property located at 3956 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.38 acres. The request is for the concurrent plat of two commercial lots. Planner: Jessie Masters

2. PPL-2022-0009: Preliminary Plat (NORTH OF W. BITTERSWEET DR AND N. GREY SQUIRREL DR. /HUGHMOUNT NORTH PH 2, 243): Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF W. BITTERSWEET DR AND N. GREY SQUIRREL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - EIGHT UNITS PER ACRE and contains approx. 19.44 acres. The request is for the preliminary plat of 43 residential lots. Planner: Ryan Umberger

New Business:

3. LSP-2022-0054: Lot Split (1002 N. CRATER AVE/LOT 25 ROCZEN DUPLEXES SUBDIVISION, 437): Submitted by ENGINEERING SERVICES INC for property located at 1002 N. CRATER AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and contains approximately 0.20 acres. The request is to divide the property into two lots containing 0.03 acres and 0.17 acres. Planner: Ryan Umberger

4. LSD-2022-0035: Large Scale Development (1049 S. HILL AVE/HILL AVE APARTMENTS, 561): Submitted by OLSSON for property located at 1049 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 1.83 acres. The request is for a twenty-four unit apartment building with associated parking. Planner: Gretchen Harrison

5. LSD-2022-0036: Large Scale Development (SOUTH OF N. SHILOH DR /JUNCTION AT SHILOH, 363): Submitted by CRAFTON TULL for property located at SOUTH OF N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 11.70 acres. The request is for 156 unit multi-family residential development and associated parking. Planner: Ryan Umberger

6. ADM-2022-0051: Administrative Item (6328 W. CINDY HOLLOW LN/BOEHM, 357): Submitted by Bates & Associates for property located at 6328 W. Cindy Hollow Ln. The property

is in the Fayetteville Planning Area and contains approx. 20.24 acres. The request is to appeal the denial of the lot split request to contain four parcels with approx. 12.00, 3.52, 2.71, & 2.00 acres.
Planner: Ryan Umberger

7. ADM-2022-0052: Administrative Item (SOUTH OF S. LEFAR WAY/PIGSKIN PARK, 596):
Submitted by CRATON TULL for property located SOUTH OF S. LEFLAR WAY. The property is zoned UT, RMF-24 & RSF-4 and contains approx. 53.02 acres. The request is to amend the CUP for the portion of property zoned RSF-4 for a RV Park.
Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
Monday, September 12, 2022
9:00 AM

8. PLA-2022-0054: Property Line Adjustment (2321 N BRIARWOOD LN/ALI-ALLEN, 330):
Submitted by MARION AUST for property located at 2321 N BRIARWOOD LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.65 acres. The request is for a property line adjustment between two parcels.
Planner: Gretchen Harrison

9. RZN-2022-0045: Rezoning (WEST OF N. BOX AVE/BOX, 372): Submitted by WATKINS, BOYER, GRAY, AND CURRY for property located at WEST OF N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.60 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.
Planner: Ryan Umberger

10. CUP-2022-0081: Conditional Use Permit (517 E. TOWNSHIP ST/WOODHALL, 329):
Submitted by WOODHALL ESTATES for property located at 517 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.45 acres. The request is to use the residence as a short-term rental.
Planner: Jessie Masters

11. CUP-2022-0082: Conditional Use Permit (117 E. DAVIDSON ST/GINGER, 446): Submitted by NAN GINGER, LLC for property located at 117 E. DAVIDSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.11 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

12. CUP-2022-0083: Conditional Use Permit (4788 W. SOAPSTONE DR/TRIBAL INVESMENTS, 438): Submitted by TRIBAL INVESTMENTS, LLC for property located at 4788 W. SOAPSTONE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 0.23 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters