



Technical Plat Review Meeting

September 14, 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-2022-0007: Preliminary Plat (3788 N GREGG AVE/STEELE CROSSING INVESTMENTS III, LLC, 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

2. LSD-2022-0024: Large Scale Development (3766 & 3759 N. INVESTMENT DR/TWIN CREEKS VILLAGE PASE 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 request is for the development of two commercial buildings totaling 7,990 and 6,673 square feet and associated parking.

Planner: Ryan Umberger

3. LSD-2022-0028: Large Scale Development (SW OF 1465 E. JOYCE BLVD/ROLLER, 175): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located SW OF 1465 E. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.69 acres. The request is for construction of a clinical and surgery center and associated parking.

Planner: Gretchen Harrison

New Business:

4. LSP-2022-0051: Lot Split (603 N. WALNUT AVE/Shore Cockram Trust, 446): Submitted by ALAN REID & ASSOCIATES for property located at 603 N WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, and contains approximately 0.70 acres. The request is to divide the property into three separate lots containing 0.18 acres, 0.21 acres, 0.31 acres.

Planner: Ryan Umberger

5. LSP-2022-0052: Lot Split (1070 N. MARINONI DR/MARINONI, INC., 441): Submitted by CRAFTON TULL for property located at 1070 N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 75.60 acres. The request is to divide the property into two separate lots containing 67.73 acres and 5.44 acres.

Planner: Jessie Masters

6. LSP-2022-0053: Lot Split (5190 E MISSION BLVD/MATHIAS, 298 & 259): Submitted by ALAN REID & ASSOCIATES for property located at 5190 E MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.02 acres. The request is to divide two properties into four separate lots, 1.69 acres, 1.87 acres, 1.36 acres, and 1.11 acres.

Planner: Jessie Masters

7. CCP-2022-0012: Concurrent Plat (4979 E. GUY TERRY RD/TAYLOR FAMILY TRUST, 141): Submitted by James Layout Services for property located at 4979 E. GUY TERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 74.36 acres. The request is for the concurrent plat of five residential lots.

Planner: Ryan Umberger

8. 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 three commercial lots.

Planner: Jessie Masters

9. CCP-2022-0014: Concurrent Plat (4492 N. TOM PERRY RD/SHERILL, 104): Submitted by BLEW & ASSOCIATES for property located at 4492 N. TOM PERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.74 acres. The request is for the concurrent plat of three residential lots.

Planner: Jessie Masters

10. LSD-2022-0032: Large Scale Development (N. DRAKE ST AND N. COLLEGE AVE/COZART INVESTMENTS, 290): Submitted by BLEW & ASSOCIATES for property located at N. DRAKE ST AND N COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.90 acres. The request is for a 10,000 square foot storage building at the back of the property.

Planner: Gretchen Harrison

11. LSD-2022-0033: Large Scale Development (2992 N OAK BAILEY DR/MARKER DEVELOPMENT LLC, 254): 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 a Cluster development with 19 residential units.

Planner: Gretchen Harrison

12. LSD-2022-0034: Large Scale Development (3066 E. JOYCE BLVD/THE BERKSHIRE AT UPTOWN, 177): Submitted by JEORGENSEN & ASSOCIATES. for property located at 3066 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES , NS-G, NEIGHBORHOOD SERVICES, GENERAL, and RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.and contains approximately 8.77 acres. The request is for 140 residential dwelling units and associated parking.

Planner: Jessie Masters

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

13. PLA-2022-0051: Property Line Adjustment (6020 W. CINDY HOLLOW LN/NOTTENKAMPER, 358): Submitted by JORGENSEN & ASSOCIATES for property located at 6020 W. CINDY HOLLOW LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approx. 9.8 acres. The request is for a property line adjustment between two parcels.

Planner: Gretchen Harrison

14. PLA-2022-0052: Property Line Adjustment (402, 404, AND 406 W. DICKSON ST/WOODEN PROPERTIES, 484): Submitted by ALAN REID & ASSOCIATES for property located at 402, 404 & 406 W. DICKSON ST. The properties are zoned MSC, MAIN STREET CENTER and contain approximately 0.27 acres. The request is for a property line adjustment between three parcels.

Planner: Ryan Umberger

15. PLA-2022-0053: Property Line Adjustment (E ALBRIGHT RD/BLACK PINE CONSTRUCTION & DEVELOPMENT, 061): Submitted by ENGINEERING SERVICES INC for property located at E ALBRIGHT RD. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 4.50 acres. The request is for a property line adjustment between three parcels.

Planner: Ryan Umberger

16. VAC-2022-0019: Vacation (2231 W. MARKHAM RD/MARKHAM HOSPITALITY, 481): Submitted by DCI for property located at 2231 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 72.60 acres. The request is to vacate approximately 0.26 acres of a utility easement.

Planner: Ryan Umberger

17. VAC-2022-0020: Vacation (1070 N. MARINONI DR/MARINONI INC., 441): Submitted by CRAFTON TULL for property located at 1070 N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 84.50 acres. The request is to vacate approximately 1.40 acres of a utility easement.

Planner: Jessie Masters

18. VAC-2022-0021: Vacation (927 E. ROCKWOOD TRL/THOMPSON, 447): Submitted by WILL KELLSTROM for property located at 927 E. ROCKWOOD TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 0.39 acres. The request is to vacate approximately 0.10 acres of a utility easement.

Planner: Gretchen Harrison

19. CUP-2022-0068: Conditional Use Permit (2088 E. CUSTER LN/PROFFITT, 598): Submitted by MAXWELL PROPERTY MANAGEMENT for property located at 2088 E. CUSTER LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.23 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

20. CUP-2022-0071: Conditional Use Permit (2352 W. HOUSTON ST/HAUS, 403): Submitted by HAUS WALNOFER, LLC for property located at 2352 W. HOUSTON ST. The property is zoned RSF-4, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

21. CUP-2022-0072: Conditional Use Permit (2798 W. COTTONWILLOW WAY/JAMAMCA LLC, 519): Submitted by JAMAMCA LLC for property located at 2798 W. COTTONWILLOW WAY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 0.03 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

22. CUP-2022-0074: Conditional Use Permit (109 W SKYLINE DR/SASNAKRA, LLC, 486): Submitted by SASNAKRA, LLC for property located at 109 W SKYLINE DR. 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: Ryan Umberger

23. CUP-2022-0075: Conditional Use Permit (3081 N JOHN WAYNE DR/BRYANT, 250): Submitted by KW BRYANT HOLDING, LLC for property located at 3081 N. JOHN WAYNE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE and contains approximately 0.51 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

24. CUP-2022-0076: Conditional Use Permit (569 N TENNYSON LN/BRADLEY, 439): Submitted by THE TENNYSON HOUSE for property located at 569 N TENNYSON LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

25. CUP-2022-0077: Conditional Use Permit (1616 S. PRICE AVE/OADE, 600): Submitted by Aaron Oade for property located at 1616 S PRICE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

26. CUP-2022-0078: Conditional Use Permit (1998 W. GRAND BLVD/DAVIS, 208): Submitted by HAIR BY GENESIS, LLC for property located at 1998 W. GRAND BLVD. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY – TWELVE UNITS PER ACRE and contains

approximately 20.53 acres. The request is for a hair salon in an RMF-12 zoning district.

Planner: Gretchen Harrison

27. CUP-2022-0079: Conditional Use Permit (2752 W. EMIL DR/RAUSCH COLEMAN HOMES, 285): Submitted by RAUSCH COLEMAN HOMES for property located at 2752 E. EMIL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for a parking lot associated with a model home.

Planner: Ryan Umberger

28. CUP-2022-0080: Conditional Use Permit (418 E, REBECCA ST/KEENER, 446): Submitted by ELIZABETH KEENER for property located at 418 E. REBECCA ST. The property is zoned RMF-4, RESIDENTIAL SINGLE-FAMILY –FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters