



Technical Plat Review Meeting

October 19, 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-2022-0012: Concurrent Plat (4979 E. GUY TERRY RD/TAYLOR, 141 & 102): 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

2. 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 request is for the development of two commercial buildings totaling 6,690 and 7,897 square feet and associated parking. Planner: Ryan Umberger

3. LSD-2022-0031: Large Scale Development (S. OF S. LEFLAR WAY/PIGSKIN RV PARK, 569): Submitted by CRAFTON TULL for property located S. OF S. LEFLAR WAY. The property is split-zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and CS, COMMUNITY SERVICES and contains approximately 43.55 acres. The request is for 165 proposed RV parking stalls and associated amenities. Planner: Ryan Umberger

4. LSD-2022-0033: Large Scale Development (2992 N. OAK BAILEY DR/OAK BAILEY CLUSTER DEVELOPMENT, 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 housing development with 19 residential units. Planner: Gretchen Harrison

New Business:

5. LSP-2022-0055: Lot Split (3350 W. JEWELL RD/AVID HOTEL, 440): Submitted by HALFF ASSOCIATES for property located at 3350 W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 3.24 acres. The request is to divide the property into two lots containing 1.77 acres and 1.47 acres. Planner: Gretchen Harrison

6. LSP-2022-0056: Lot Split (3610 W. WEDINGTON DR/WEDINGTON PLACE LLC, 400 & 401): Submitted by BLEW & ASSOCIATES for property located at 3610 W. WEDINGTON DR.

The property is zoned UT, URBAN THOROUGHFARE, and contains approximately 11.46 acres. The request is to divide the property into eight lots. Planner: Ryan Umberger

7. LSP-2022-0058: Lot Split (2990 E. GLORY DR/BAXTER, 216): Submitted by JORGENSEN & ASSOCIATES for property located at 2990 E. GLORY DR. The property is zoned CS, COMMUNITY SERVICES, and RI-12, RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE, and P-1, INSTITUTIONAL and contains approximately 1.17 acres. The request is to divide the property into three lots containing 0.61 acres, 0.29 acres, and 0.27 acres. Planner: Gretchen Harrison

8. LSD-2022-0038: Large Scale Development (509 E. 15TH ST/ELLIOTT PARTNERS LTD, 602): Submitted by COMMUNITY BY DESIGN for property located at 509 E. 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 2.32 acres. The request is for a 15,000 sq. ft. building, with 3,600 sq. ft. of office space and 11,400 sq. ft. of wholesale warehouse space. Planner: Jessie Masters

9. FPL-2022-0012: Final Plat (270 S. BROYLES AVE/THE ELEMENT, FORMERLY BROYLES SUBDIVISION, PHASE I, RIGGINS, 516): Submitted by ESI for property located at 270 S. BROYLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.65 acres. The request is for the final plat of 56 residential lots. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, October 17, 2022
9:00 AM

10. PLA-2022-0055: Property Line Adjustment (2422 N. SALEM RD /KIMBROUGH, 284): Submitted by BLEW & ASSOCIATES for property located at 2422 N. SALEM RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 5.90 acres. The request is for a property line adjustment between two parcels. Planner: Ryan Umberger

11. RZN-2022-0046: Rezoning (822 N. GARLAND AVE/822 N GARLAND LLC, 444): Submitted by OLSSON for property located at 822 N GARLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

12. RZN-2022-0048: Rezoning (1657 N. VANDEVENTER AVE/OSBORNE, 406): Submitted by HALL ESTILL LAW FIRM for property located at 1657 N. VANDEVENTER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.67 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE. Planner: Gretchen Harrison

13. CUP-2022-0084: Conditional Use Permit (4090 W. STONEY BEND DR/ESTERHUIZEN, 322): Submitted by BAREND ESTERHUIZEN for property located at 4090 W. STONEY BEND. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.34 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

14. CUP-2022-0086: Conditional Use Permit (4219 W. ANTHEM DR/WILMOTH, 478): Submitted by DEBORAH WILMOTH, LLC for property located at 4219 W. ANTHEM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.16 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

15. CUP-2022-0087: Conditional Use Permit (2303 E. AMHERST ALY/EICHER, 137): Submitted by ERIC EICHER for property located at 2303 E. AMHEURST ALY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 0.08 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

16. CUP-2022-0088: Conditional Use Permit (2939 N. RAVEN LN/ZHANG, 246): Submitted by XINDE ZHANG for property located at 2939 N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 0.27 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

17. CUP-2022-0089: Conditional Use Permit (1852 N. PINE CONE DR/BAIK, 362): Submitted by SANG BAIK for property located at 1852 N. PINE CONE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE and contains approximately 0.19 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

18. CUP-2022-0090: Conditional Use Permit (2116 W. LOREN CIR/ROSS, 442): Submitted by CASA LOREN LLC, for property located at 2116 W. LOREN CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 0.26 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

19. CUP-2022-0091: Conditional Use Permit (5 S. WEST AVE, UNIT B/SERRANO, 523): Submitted by NATIVIDAD RODRIGUEZ SERRANO for property located at 5 S. WEST AVE, UNIT B. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.09 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

20. CUP-2022-0092: Conditional Use Permit (205 E. HAROLD ST/SCHOOLCRAFT, 213):
Submitted by COLLIN SCHOOLCRAFT for property located at 205 E. HAROLD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

21. CUP-2022-0093: Conditional Use Permit (442 S. DUNCAN AVE/ASHWORTH, 522):
Submitted by DOROTHY ASHWORTH for property located at 442 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE, and contains approximately 0.22 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger