



**Technical Plat Review Meeting**

November 16, 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-2022-0031: Large Scale Development (SOUTH 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, CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and CS, COMMUNITY SERVICES and contains approximately 43.55 acres. The request is for 165 proposed RV parking stalls, associated amenities, and parking. Planner: Ryan Umberger

**2. LSD-2022-0036: Large Scale Development (E. OF W. RIVERRIDGE DR. & N. PINE VALLEY DR./JUNCTION AT SHILOH, 363):** Submitted by CRAFTON TULL for property located at E. OF W. RIVERRIDGE DR. & N. PINE VALLEY DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 11.73 acres. The request is for a 156-unit multi-family development containing four apartments, a clubhouse, and associated parking. Planner: Ryan Umberger

**3. LSD-2022-0038: Large Scale Development (509 E. 15<sup>TH</sup> ST/ELLIOTT ELECTRIC SUPPLY, 602):** Submitted by BATES AND ASSOCIATES 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

**4. LSD-2022-0039: Large Scale Development (788 S. SHERMAN AVE/E. HUNTSVILLE RD MULTI-FAMILY WEST, 565):** Submitted by DCI for property located at 788 S. SHERMAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 1.02 acres. The request is for a residential development with seven triplexes, one single-family dwelling, and associated parking. Planner: Gretchen Harrison

**New Business:**

**5. LSP-2022-0061: Lot Split (1275 N. GREGG AVE/CENTRAL BAPTIST CHURCH, 405):** Submitted by BLEW & ASSOCIATES for property located at 1275 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE, and contains approximately 4.51 acres. The request is to divide the property into two lots containing 2.25 acres each. Planner: Ryan Umberger

**6. LSP-2022-0062: Lot Split (921 W. BERRY ST/HOMESTEAD INC, 444):** Submitted by ENGINEERING SERVICES INC for property located at 921 W. BERRY ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and contains approximately 0.18 acres. The request is to divide the property into two lots containing 0.13 acres and 0.05 acres.

Planner: Jessie Masters

**7. LSP-2022-0063: Lot Split (3275 S. DEAD HORSE MOUNTAIN RD/CARPENTER, 723):** Submitted by ALAN REID AND ASSOCIATES for property located at 3275 S. DEAD HORSE MOUNTAIN RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 22.19 acres. The request is to divide the property from two lots to three containing 3.94 acres, 3.58 acres, and 14.67 acres.

Planner: Gretchen Harrison

**8. LSP-2022-0064: Lot Split (E. ANSON ST/ELLISON, 487):** Submitted by ALAN REID AND ASSOCIATES for property located at E. ANSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 10.03 acres. The request is to divide the property into two lots containing 3.18 acres, and 6.85 acres.

Planner: Gretchen Harrison

**9. LSP-2022-0065: Lot Split (E. TURKS LN/HUARK PROPERTIES, LLC, 218):** Submitted by ALLEN REID & ASSOCIATES for property located at E. TURKS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.63 acres. The request is to divide the property into two lots containing 1.19 acres, and 1.44 acres.

Planner: Jessie Masters

**10. FPL-2022-0013: Final Plat (270 S. BROYLES AVE/THE ELEMENT PHASE II, 516):** Submitted by ENGINEERING SERVICES INC for property located at 270 S. BROYLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 29.87 acres. The request is for the final plat of 37 residential lots.

Planner: Jessie Masters

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, November 14, 2022  
9:00 AM

**11. PLA-2022-0059: Property Line Adjustment (2640 AND 2718 S. DEAD HORSE MOUNTAIN RD /MUSSER, 645):** Submitted by ALAN REID AND ASSOCIATES for property located at 2640 AND 2718 S. DEAD HORSE MOUNTAIN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contains approximately 2.28 acres. The request is a property line adjustment between two parcels.

Planner: Gretchen Harrison

**12. RZN-2022-0051: Rezoning (1030 AND 1038 S. HOLLYWOOD AVE/PAYNELESS, LLC, 559):** Submitted by PAYNELESS, LLC for property located at 1030 AND 1038 S. HOLLYWOOD AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and P-1, INSTITUTIONAL and contains approximately 0.61 acres. The request is to rezone the two subject properties to CS, COMMUNITY SERVICES. Planner: Jessie Masters

**13. VAC-2022-0023: Vacation (680 N. SAMARA CIR/RARE BIRD BUILDERS, 442):** Submitted by BLEW AND ASSOCIATES for property located at 680 N. SAMARA CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.47 acres. The request is to vacate a 0.01-acre portion of a utility easement. Planner: Gretchen Harrison

**14. VAC-2022-0024: Vacation (RAZORBACK RD., MLK BLVD., MAPLE ST., GARLAND AVE., CLEVELAND ST., HILL AVE., & LT. COL. LEROY POND AVE./UA-ARTS ROW VACATION, 482/521/522)** Submitted by DCI for portions of right-of-way located along Razorback Rd./Maple St./Garland Ave/Cleveland St./Hill Ave./MLK Blvd./Lt. Col. Leroy Pond Ave. The rights-of-way are within or adjacent to property belonging to the University of Arkansas. The request is to vacate portions of existing street rights of way totaling approximately 6.32 acres. Planner: Jessie Masters

**15. CUP-2022-0102: Conditional Use Permit (500 W. VAN ASCHE DR/TUNE & TUNE, 172):** Submitted by HALL ESTILL LAW FIRM for property located at 500 W. VAN ASCHE DR. The property is zoned UT, URBAN THOROUGHFARE, and contains approximately 1.26 acres. The request is to use the property as a recycling facility. Planner: Ryan Umberger

**16. CUP-2022-0103: Conditional Use Permit (3175 W. IKA LN/SMITH, 245):** Submitted by RON AND DORIS SMITH for property located at 3175 W. IKA LN. 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: Gretchen Harrison

**17. CUP-2022-0105: Conditional Use Permit (120 N. WASHINGTON AVE/SHIPLEY, 485):** Submitted by HEDRA HANA for property located at 120 N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE and contains approx. 0.18 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

**18. CUP-2022-0106: Conditional Use Permit (1234 S. GENTLE VALLEY DR/TALBERT, 555):** Submitted by CHRIS TALBERT for property located at 1234 S. GENTLE VALLEY DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – EIGHT UNITS PER ACRE and contains approximately 0.18 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

**19. CUP-2022-0107: Conditional Use Permit (839 N. GREGG AVE/JACKSON, 444):** Submitted by SHELTERING SKY LLC, for property located at 839 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**20. CUP-2022-0108: Conditional Use Permit (325 S. HAPPY HOLLOW RD/HARBERS, 526):** Submitted by APOLLO PROPERTIES LLC for property located at 325 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.59 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**21. CUP-2022-0109: Conditional Use Permit (1431 W. SLIGO ST, UNIT 8/TUCKER, 484):** Submitted by JK6 HOLDINGS for property located at 1431 W. SLIGO ST, UNIT 8. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approx. 1.47 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**22. CUP-2022-0110: Conditional Use Permit (1124 S. TOTTENHAM CT/BARNES, 557):** Submitted by BLEAUX BARNES for property located at 1124 S. TOTTENHAM CT. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.11 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**23. CUP-2022-0111: Conditional Use Permit (3194 W. OAKFIELD ST/AUGUST, 401):** Submitted by BIRD WATCH RENTAL PROPERTIES for property located at 3194 W. OAKFIELD ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE, and contains approximately 0.13 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

**24. CUP-2022-0112: Conditional Use Permit (413 S. WEST AVE/HORWITZ, 484):** Submitted by TREVA HORWITZ for property located at 413 S. WEST AVE. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

**25. CUP-2022-0113: Conditional Use Permit (1004 E. STARLING ST/DADGAR, 603):** Submitted by WEEKENDER MANAGEMENT LLC for property located at 1004 E. STARLING ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – EIGHT UNITS PER ACRE, and contains approximately 0.11 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

**26. CUP-2022-0114: Conditional Use Permit (855 N. FRITZ DR/CARTER, 446):** Submitted by NICHOLAS CARTER for property located at 855 N FRITZ DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 0.16 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

**27. CUP-2022-0115: Conditional Use Permit (1341 W. HENDRIX ST/TILLMAN B LLC, 404):**  
Submitted by JORGENSEN AND ASSOCIATES for property located at 1341 W. HENDRIX ST.  
The property is zoned RI-U, RESIDENTIAL INTERMEDIATE – URBAN, and contains  
approximately 0.27 acres. The request is for a nine-unit multi-family dwelling.

Planner: Gretchen Harrison