



Technical Plat Review Meeting

December 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. 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 4 lots totaling to 11.44 acres. The request is to divide the property into eight lots. Planner: Ryan Umberger

2. LSIP-2022-0002: Large Site Improvement Plan (2132 E. JOYCE BLVD/SPLASH CAR WASH, 176): Submitted by SCM ARCHITECTS for properties located at 2132 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES 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

3. 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

New Business:

4. CPL-2022-0002: Concept Plat (251 N. West Avenue/Upper Ramble, 484): Submitted by THE CITY OF FAYETTEVILLE for property located at 251 N. WEST AVENUE. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 2.5 acres. The request is a concept plat for the proposed Civic Plaza. Planner: Jessie Masters

5. LSP-2022-0066: Lot Split (HIGHLAND CHURCH RD/WOLLENZIEN, 469 AND 470): Submitted by ATLAS PLS for property located at HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 7.16 acres. The request is to divide the property into two lots containing 2.16 acres, and 5.00 acres. Planner: Jessie Masters

6. LSP-2022-0067: Lot Split (1757 W. MARKHAM RD/MARKHAM HILL RESIDENTIAL PHASE I, 481): Submitted by HALF ASSOCIATES INC. for property located at 1757 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and contains approximately 1.32 acres. The request is to divide three lots of the property into five lots containing 0.16 acres, 0.22 acres, 0.24 acres, 0.42 acres and 0.28 acres. Planner: Jessie Masters

7. LSP-2022-0068: Lot Split (5054 W. WHEELER RD/ARMSTRONG, 281): Submitted by BLEW AND ASSOCIATES for property located at 5054 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 34.04 acres. The request is to divide the property into four lots containing 15.37 acres, 1.74 acres, 15.31 acres, and 1.62 acres.

Planner: Gretchen Harrison

8. LSP-2022-0069: Lot Split (2061 N. PURVA PL/WAGNER, 360): Submitted by BLEW AND ASSOCIATES for property located at 2061 N. PURVA PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 1.51 acres. The request is to divide the property into two lots containing 0.96 acres, and 0.55 acres.

Planner: Ryan Umberger

9. LSP-2022-0070: Lot Split (2352 N. TOY DR/PORTMANN, 319): Submitted by BATES AND ASSOCIATES for property located at 2352 N. TOY DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 23.14 acres. The request is to divide the property into three lots containing 7.59 acres, 7.97 acres, and 7.58 acres.

Planner: Gretchen Harrison

10. LSP-2022-0071: Lot Split (S. OF WAYNE SELLERS RD/SHREVE, 514): Submitted by BATES AND ASSOCIATES for property located at S. OF WAYNE SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 23.14 acres. The request is to divide the property into three lots containing 5.50 acres, 8.97 acres, and 8.67 acres.

Planner: Gretchen Harrison

11. PPL-2022-0012: Preliminary Plat (N. GLENMOOR DR. SOUTH OF W. CROSSVINE DR./HUGHMONT SOUTH, 282): Submitted by JORGENSEN AND ASSOCIATES for property located at N. GLENMOOR DR. SOUTH OF W. CROSSVINE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 14.42 acres. The request is for 52 total lot with 48 buildable lots.

Planner: Ryan Umberger

12. LSD-2022-0040: Large Scale Development (1621 E. SOSA DR/SUPERIOR WHEEL LABORATORY, 643): Submitted by RANDY RITCHEY for property located at 1621 E. SOSA DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 10.97 acres. The request is for a commercial development with one 1,600 sf building, two 10,000 sf buildings, and associated parking.

Planner: Ryan Umberger

13. LSD-2022-0041: Large Scale Development (N HWY 112/112 ARONSON, 209): Submitted by ENGINEERING SERVICES INC for property located on N. HWY 112 (FORMER 112 DRIVE-IN). The property is zoned UT, URBAN THROUGHFARE, and C-2, THOUROUGHFARE COMMERCIAL and contains approximately 9.96 acres. The request is for 200 residential units, 3 commercial buildings, and one retention pond area.

Planner: Jessie Masters

14. LSIP-2022-0009: Large Site Improvement Plan (1615 E. HUNTSVILLE RD/E. HUNTSVILLE RD. MULTI-FAMILY EAST, 565): Submitted by DCI for property located at 1615 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approx.

1.79 acres. The request is for a multi-family development with three quadplexes, three triplexes, one duplex, and associated parking. Planner: Gretchen Harrison

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

15. PLA-2022-0060: Property Line Adjustment (SW OF W. WEDINGTON DRIVE ON N. 46TH AVE/WEDINGTON LANDING TOWNHOUSES, 438): Submitted by CIVIL DESIGN ENGINEERS INC for property located SW OF W. WEDINGTON DR ON N. 46TH AVE. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 18.49 acres. The request is a property line adjustment between two parcels.

Planner: Jessie Masters

16. PLA-2022-0061: Property Line Adjustment (906 N. PEMBROKE RD/AGUIRRE, 448): Submitted by ALAN REID AND ASSOCIATES for property located at 906 N. PEMBROKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.54 acres. The request is a property line adjustment between two parcels.

Planner: Gretchen Harrison

17. PLA-2022-0062: Property Line Adjustment (547 N. GRAY AVE & 1636 W. MAPLE ST/WILLIAMS, 443): Submitted by ALAN REID AND ASSOCIATES for property located at 547 N. GRAY AVE & 1636 W. MAPLE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.54 acres. The request is a property line adjustment between two parcels.

Planner: Ryan Umberger

18. PLA-2022-0064: Property Line Adjustment (1216 E. ADELAIDE LN & 1746 N. OLD WIRE RD./PERRY, 369): Submitted by BATES AND ASSOCIATES for property located at 1216 E ADELAIDE LN & 1746 N. OLD WIRE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.32 acres. The request is for a property line adjustment between two parcels.

Planner: Ryan Umberger

19. CUP-2022-0123: Conditional Use Permit (6250 W. WEDINGTON DR/TITAN LAWN & LANDSCAPE, 396): Submitted by ROY LOVELL JR for property located at 6250 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 2.14 acres. The request is to use the residence for lawn and landscape services.

Planner: Ryan Umberger

20. CUP-2022-0126: Conditional Use Permit (2634 N. HUGHMOUNT RD/SHIPLEY, 282): Submitted by WHITLEY MOREHART for property located at 2634 N. HUGHMOUNT RD. The

property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY – ONE UNIT PER ACRE and contains approx. 1.09 acres. The request is for Use Unit 24, Home Occupations in RSF-1 zoning.

Planner: Gretchen Harrison

21. RZN-2022-0052: Rezoning (EAST OF S. DINSMORE TRL/READING, 517): Submitted by EDWARD ROSE AND SONS for property located at EAST OF S. DINSMORE TRL. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 19.60 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

22. VAC-2022-0025: Vacation (EAST OF N. STORER AVE/CURLEE, 444): Submitted by CASEY CURLEE for property located at EAST OF N. STORER AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a 0.05-acre utility easement.

Planner: Ryan Umberger

23. VAC-2022-0026: Vacation (4267 W. LIERLY LN/ATKINSON, 244) Submitted by HALBERT LAW OFFICE for property located at 4267 W. LIERLY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to vacate a 0.064-acre portion of a utility easement.

Planner: Gretchen Harrison

24. VAC-2022-0027: Vacation (103 N. PLAINVIEW AVE./MCMAHON, 213) Submitted by TIM MCMAHON for portions of right-of-way located at 103 N. PLAINVIEW AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE and contains approximately 3.16 acres. The request is to vacate a 0.05-acre portion of a utility easement.

Planner: Jessie Masters

25. CUP-2022-0116: Conditional Use Permit (1017 E. STARLING ST/JOHNSON, 603): Submitted by WEEKENDER MANAGMENT for property located at 1017 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: Gretchen Harrison

26. CUP-2022-0117: Conditional Use Permit (205 N. CHURCH AVE, UNIT 1/PRATT, 484): Submitted by A PRATT PROPERTY MANAGMENT for property located at 205 N. CHURCH AVE, UNIT 1. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 0.39 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

27. CUP-2022-0118: Conditional Use Permit (171 N. SOLITUDE BND/RAMPART ENTERPRISES INC, 478): Submitted by RAMPART EMTERPRISES INC for property located at 171 N. SOLITUDE BND. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.12 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

28. CUP-2022-0119: Conditional Use Permit (1631 W. NETTLESHIP ST/BUIE, 521): Submitted by COURTNEY BUIE for property located at 1631 W. NETTLESHIP ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY 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

29. CUP-2022-0120: Conditional Use Permit 1488 W MOUNT COMFORT RD/NEWMANN, 404): Submitted by WEEKENDER MANAGMENT, for property located at 1488 W. MOUNT COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 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

30. CUP-2022-0121: Conditional Use Permit (3200 W. SHALE ST/FIELDS, 401): Submitted by WEEKENDER MANAGMENT for property located at 3200 W. SHALE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approx. 0.17 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

31. CUP-2022-0122: Conditional Use Permit (521 N. SHADY AVE, UNIT 4/STRANGE, 445): Submitted by STATLER STRANGE for property located at 521 N. SHADY AVE, UNIT 4. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.24 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

32. CUP-2022-0124: Conditional Use Permit (1578 N. GARLAND AVE/KENNEDY, 405): Submitted by JEREMY KENNEDY for property located at 1578 N. GARLAND AVE. The property is zoned RMF-24, TWENTY FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

33. CUP-2022-0125: Conditional Use Permit (376 S. HILL AVE/ONEILL, 522): Submitted by BLUE VIOLIN LLC for property located at 376 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE, and contains approximately 0.44 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters