



Technical Plat Review Meeting

February 1, 2023

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-2022-0032: Large Scale Development (S OF 2709 N. DRAKE ST./FAYETTEVILLE GARAGE DOOR COMPANY, 290): Submitted by BLEW AND ASSOCIATES for property located S OF 2709 N. DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.06 acres. The request is for a 10,000-square-foot warehouse.

Planner: Gretchen Harrison

2. LSD-2022-0034: Large Scale Development (3066 E. JOYCE BLVD./THE BERKSHIRE AT UPTOWN, 177): Submitted by JORGENSEN AND 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 a residential development with 106 units and associated parking.

Planner: Jessie Masters

3. LSD-2022-0041: Large Scale Development (N. HWY. 112/THE ARONSON, 209): Submitted by ENGINEERING SERVICES INC. for property located on N. HWY. 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 31.20 acres. The request is for a development with 200 residential units, three commercial buildings, and associated parking.

Planner: Jessie Masters

New Business:

4. LSP-2023-0001: Lot Split (S OF 2130 N. BOX AVE./COLLIER, 372): Submitted by BATES AND ASSOCIATES for properties located S OF 2130 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 1.64 acres. The request is to split two properties into four lots with approximately 0.41 acres each.

Planner: Ryan Umberger

5. LSP-2023-0002: Lot Split (170 E. MOUNTAIN ST./TWIN SUMMIT LLC, 524): Submitted by BATES AND ASSOCIATES for property located at 170 E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.12 acres. The request is to split the property into two lots with approximately 0.06 acres each.

Planner: Gretchen Harrison

6. LSP-2023-0003: Lot Split (1949 S. DEAD HORSE MOUNTAIN RD./WATERSHED CONSERVATION RESOURCE CENTER, 566, 567, 605, 606): Submitted by CRAFTON TULL for property located at 1949 S. DEAD HORSE MOUNTAIN RD. The property is zoned R-A,

RESIDENTIAL-AGRICULTURAL and contains approximately 392.60 acres. The request is to split the property into two lots containing 221.71 and 165.64 acres. Planner: Jessie Masters

7. PPL-2023-0001: Preliminary Plat (745 W. CHERRY ST./HABITAT FOR HUMANITY, 678): Submitted by BATES AND ASSOCIATES for property located at 745 W. CHERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.81 acres. The request is for the preliminary plat of nine lots. Planner: Gretchen Harrison

8. LSD-2023-0002: Large Scale Development (2888 N. MCCONNELL AVE./JJ'S BASKETBALL ACADEMY, 248): Submitted by JORGENSEN AND ASSOCIATES for property located at 2888 N. MCCONNELL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.76 acres. The request is to develop the property with a 22,770-square-foot recreational facility and associated parking. Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
Monday, January 30, 2023
9:00 AM

9. PLA-2023-0001: Property Line Adjustment (2270 S. MALLY WAGNON RD./SEXSON, 650): Submitted by ALAN REID AND ASSOCIATES for property located at 2270 S. MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 1.00 and 17.71 acres. The request is to adjust the lots to contain approximately 1.48 and 17.23. Planner: Donna Wonsower

10. CUP-2023-0004: Conditional Use Permit (462 E. MIMOSA LN./TILLMAN, 251): Submitted by WALTER TILLMAN for property located at 462 E. MIMOSA LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – 24 UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

11. CUP-2023-0005: Conditional Use Permit (1015 S. REGENCY DR./BAKER, 569): Submitted by JAMES BAKER for property located at 1015 S. REGENCY DR. The property is zoned RSF-7, RESIDENTIAL SINGLE-FAMILY – 7 UNITS PER ACRE and contains approximately 0.15 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

12. CUP-2023-0006: Conditional Use Permit (372 S. HILL AVE./SCHIPPANOSKI, 522): Submitted by JAY SCHIPPANOSKI for property located at 372 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – 40 UNITS PER ACRE and contains approximately 0.44 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

13. CUP-2023-0007: Conditional Use Permit (1370 S. VAN BUREN AVE./HJL INVESTMENTS, 561): Submitted by HJL INVESTMENTS LLC for property located at 1370 S. VAN BUREN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – 24 UNITS PER ACRE and contains approximately 0.59 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

14. CUP-2023-0008: Conditional Use Permit (348 N. FLETCHER AVE./SCOTT, 485): Submitted by MIKE SCOTT for property located at 348 N. FLETCHER AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – 8 UNITS PER ACRE and contains approximately 0.08 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

15. CUP-2023-0009: Conditional Use Permit (332 N. FLETCHER AVE./ETG SHELF 3 LLC, 485): Submitted by JUSTIN GUNN for property located at 332 N. FLETCHER AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – 8 UNITS PER ACRE and contains approximately 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

16. CUP-2023-0010: Conditional Use Permit (2525 N. GOOSEBERRY LN./DIFANI, 285): Submitted by CHARLES DIFANI for property located at 2525 N. GOOSEBERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

17. CUP-2023-0011: Conditional Use Permit (571 N. KEATS DR./SOTO, 439): Submitted by CASA SOTO LLC for property located at 571 N. KEATS DR. 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: Donna Wonsower

18. CUP-2023-0012: Conditional Use Permit (833 S. ONE MILE RD./COPIA PROPERTIES, 557): Submitted by COPIA PROPERTIES LLC for property located at 833 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.06 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

19. CUP-2023-0014: Conditional Use Permit (417 W. 15TH ST./SCOOTERS COFFEE, 601): Submitted by WILSON CIVIL DESIGN LLC for property located at 417 W. 15TH ST. The property is zoned MSC, MAIN STREET CENTER and two parcels approximately containing 0.6 and 0.3 acres. The request is for Use Unit 18, Gasoline service stations and drive-in/drive-through restaurants in MSC zoning.

Planner: Donna Wonsower

20. CUP-2023-0015: Conditional Use Permit (3243 N. LEE AVE./CAR-MART, 213): Submitted by BLEW AND ASSOCIATES for property located at 3243 N. LEE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 0.26 acres. The request is for an off-site parking lot.

Planner: Gretchen Harrison

21. RZN-2023-0003: Rezoning (1275 N. GREGG AVE./PATHWAY 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 2.24 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE. Planner: Ryan Umberger

22. RZN-2023-0004: Rezoning (2910 N. OLD WIRE RD./VAN SCYOC, 255) Submitted by JORGENSEN AND ASSOCIATES for property located at the SE CORNER OF N. OLD WIRE RD AND N. OAK BAILEY DR. The property is split zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 14.70 acres. The request is to rezone the property to R-A, RESIDENTIAL AGRICULTURAL on 5.75 acres and NC, NEIGHBORHOOD CONSERVATION on 9.54 acres. Planner: Donna Wonsower