



Technical Plat Review Meeting

February 15, 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-2022-0040: Large Scale Development (1621 E SOSA DR/SUPERIOR WHEEL, 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 the development of a 16,000 square foot office and warehouse structure and associated parking.

Planner: Ryan Umberger

2. LSD-2023-0001: Large Scale Development (2373 N. GREGG AVE/JRG HOLDINGS LLC, 328): Submitted by JORGENSEN & ASSOCIATES for property located at 2373 N. GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approx. 3.79 acres. The request is for a 12,000 square foot warehouse building and additional paved laydown area.

Planner: Gretchen Harrison

New Business:

3. LSP-2023-0004: Lot Split (825 N. APPLEBURY DR/FALLDINE, 448): Submitted by BLEW AND ASSOCIATES for property at 825 N. APPLEBURY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 0.81 acres. The request is to split the property into two lots with approximately 0.52 acres, and 0.29 acres.

Planner: Donna Wonsower

4. LSP-2023-0005: Lot Split (909 S. ELMHURST AVE/SIEMEK, 563): Submitted by ALAN REID AND ASSOCIATES for property located at 909 S. ELMHURST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.29 acres. The request is to split the property into two lots with approximately 0.14 acres, and 0.15 acres.

Planner: Gretchen Harrison

5. LSP-2023-0006: Lot Split (W. OF ELKHORNS SPRINGS & HWY 16/SCOTT, 430): Submitted by BLEW & ASSOCIATES for property located W. OF ELKHORN SPRINGS AND HWY 16. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.44 acres. The request is to split the property into two lots containing 8.44 and 4.00 acres.

Planner: Ryan Umberger

In-House Staff Meeting
(Applicants/public do not attend)
Monday, February 13, 2023
9:00 AM

6. PLA-2023-0002: Property Line Adjustment (N. FUTRALL DR/MARINONI, INC, 441): Submitted by CRAFTON TULL for property located at N. FUTRALL DR. The property is zoned UT, URBAN THROUGHFARE and contains two lots with approximately 22.96 and 76.28 acres. The request is to adjust the lots to contain approximately 53.72, and 47.33 acres.

Planner: Jessie Masters

7. RZN-2023-0005: Rezoning (514 S. WILLOW AVE/COLLINS, 524) Submitted by ADAM COLLINS for property located at 514 S. WILLOW AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.25 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Donna Wonsower

8. RZN-2023-0006: Rezoning (920 S. WOOD AVE/MAHONEY, 563) Submitted by BAJA OZARKS, LLC for property located at the 920 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.48 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Gretchen Harrison

9. ADM-2023-0005: Administrative Item (NORTH OF N. BITTERSWEET DR AND N. GREY SQUIRREL DR/HUGHMOUNT NORTH PH 2, 243) Submitted by JORGENSEN & ASSOCIATES for property located at NORTH OF N. BITTERSWEET DR AND N. GREY SQUIRREL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - EIGHT UNITS PER ACRE and contains approx. 15.24 acres. The request is to modify a previously approved preliminary plat.

Planner: Ryan Umberger

10. CUP-2023-0021: Conditional Use Permit (3333 W. DINSMORE TRL/GARDEN DAY GETAWAY, 518): Submitted by DALE NEWBERRY for property located at 3333 W. DINSMORE TRL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.97 acres. The request is to use the property as a nature retreat for seniors.

Planner: Gretchen Harrison

11. CUP-2023-0023: Conditional Use Permit (704 S. WASHINGTON AVE/GARDEN DISTRICT TOWNHOMES LLC, 569): Submitted by BOTTLE ROCKET SUBS, LLC for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.50 acres. The request is to operate a tavern on the property.

Planner: Donna Wonsower

12. CUP-2023-0016: Conditional Use Permit (4479 W. PUTTING GREEN DR/PELTIER, 438): Submitted by JARI PELTIER for property located at 4479 W. PUTTING GREEN DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.26 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

13. CUP-2023-0017: Conditional Use Permit (578 N. SEQUOYAH DR/SOBBA, 447): Submitted by SEAN SOBBA for property located at 578 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.73 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

14. CUP-2023-0018: Conditional Use Permit (344 N. FLETCHER AVE./SCHMIDT, 485): Submitted by OLIVER SCHMIDT for property located at 344 N. FLETCHER AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – 8 UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

15. CUP-2023-0019: Conditional Use Permit (1275 N. RUPPLE RD/MOCKINGBIRD HOLDINGS, LLC, 400): Submitted by MOCKINGBIRD REAL ESTATE GROUP for property located at 1275 N. RUPPLE RD. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE 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-2023-0020: Conditional Use Permit (2554 E. NEELY PL/HOMETOWN PROPERTIES LTD, 527): Submitted by LITTLE ROCK TRIAL ATTORNEYS PLLC for property located at 2554 E. NEELY PL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 4.21 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

17. CUP-2023-0022: Conditional Use Permit (1669 W. CEDAR ST/GINGER, 404): Submitted by CASSIDY GINGER for property located at 1669 W. CEDAR ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

18. CUP-2023-0024: Conditional Use Permit (833 N. RUSH DR/BARNES, 446): Submitted by PATRICK BARNES for property located at 833 N. RUSH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

19. CUP-2023-0025: Conditional Use Permit (2024 W. WEDINGTON DR/SISEMORE, 403): Submitted by LORI SISEMORE for property located at 2024 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

20. CUP-2023-0026: Conditional Use Permit (3381 W. FAIRFAX ST/WILLIAMS, 362): Submitted by NAMA WILLIAMS for property located at 3381 W. FAIRFAX ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger