



Technical Plat Review Meeting

March 29, 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. LSP-2022-0072: Lot Split (WEST OF 2751 S. CITY LAKE RD/SHADDY, 641): Submitted by CASTER & ASSOCIATES LAND SURVEYING for property located at WEST OF 2751 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 11.94 acres. The request is to divide the property into two lots containing 5.97 acres each. Planner: Ryan Umberger

2. LSD-2023-0005: Large Scale Development (N. RAVEN LN/CRYSTAL SPRINGS CLUSTER HOUSING AREA 1, 285): Submitted by RAUSCH COLEMAN HOMES for property located at N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.29 acres. The request is for a twelve-unit cluster housing development. Planner: Gretchen Harrison

3. LSD-2023-0006: Large Scale Development (N. RAVEN LN/CRYSTAL SPRINGS CLUSTER HOUSING AREA 2, 285): Submitted by RAUSCH COLEMAN HOMES for property located at N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.95 acres. The request is for an eight-unit cluster housing development. Planner: Gretchen Harrison

New Business:

4. CPL-2023-0001: Conceptual Plat (1519 S. SCHOOL AVE/SCOOTER'S COFFEE, 601): Submitted by WILSON CIVIL DESIGN, LLC for property located at 1519 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.94 acres. The request is a submittal of Civil Engineering Plans for review. Planner: Donna Wonsower

In-House Staff Meeting
(Applicants/public do not attend)
Monday, March 27, 2023
9:00 AM

5. PLA-2023-0004: Property Line Adjustment (2838 N. HUGHMOUNT RD/RENNER, 243): Submitted by ATLAS PLS for property located at 2838 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains two lots with approximately 4.35 and 0.47 acres. The request is to adjust the lots to contain approximately 4.35 and 0.47.

Planner: Gretchen Harrison

6. PLA-2023-0005: Property Line Adjustment (2055 S. CLINE AVE/MCCLINTON'S SECOND ADDITION LOTS 12 & 13, 600): Submitted by ALAN REID AND ASSOCIATES for property located at 2055 S. CLINE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.27 and 0.27 acres. The request is to adjust the lots to contain approximately 0.21 and 0.33 acres.

Planner: Donna Wonsower

7. RZN-2023-0010: Rezoning (1746 N. OLD WIRE RD/PERRY, 369): Submitted by BUFFINGTON HOMES for property located at the 1746 N. OLD WIRE RD. The property is zoned RSF-4 RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 1.06 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Donna Wonsower

8. RZN-2023-0011: Rezoning (239 N. FLETCHER AVE/HAMBRICE, 485): Submitted by HAMBRICE HOMES for property located at the 239 N. FLETCHER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE, and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

9. CUP-2023-0043: Conditional Use Permit (435 N. OLIVER AVE/KING INVESTMENTS OF FAYETTEVILLE LLC, 482): Submitted by KING INVESTMENTS OF FAYETTEVILLE LLC for property located at 435 N. OLIVER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.31 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

10. CUP-2023-0044: Conditional Use Permit (2116 W. LOREN CIR/CASA LOREN LLC, 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 approx. 0.30 acres. The request is to use residence as a short-term rental.

Planner: Gretchen Harrison

11. PZD-2023-0002: Planned Zoning District (W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 596): Submitted by GAVIN SMITH for

property located at W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. The property is split zoned CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approx. 5.61 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.
Planner: Ryan Umberger