



Technical Plat Review Meeting

March 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-2023-0004: Large Scale Development (SOUTH OF N. SHILOH DR/THE JUNCTION AT SHILOH, 363): Submitted by CRAFTON TULL for property located SOUTH OF N. SHILOH DR. The property is split zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and CS, COMMUNITY SERVICES and contains approximately 11.73 acres. The request is for a multi-family development with 177 units and associated parking.

Planner: Ryan Umberger

New Business:

2. LSP-2023-0008: Lot Split (6328 W. CINDY HOLLOW LN/BOEHM, 357): Submitted by RMP LLP for property located at 6328 W. CINDY HOLLOW LN. The property is the FAYETTEVILLE PLANNING AREA and contains approximately 20.24 acres. The request is to split the property into three lots with approximately 12.00, 4.12, and 4.12 acres.

Planner: Ryan Umberger

3. LSP-2023-0009: Lot Split (N. HAWKSTONE DR/STRIKER DEVELOPMENT, 478): Submitted by JORGENSEN AND ASSOCIATES for property located at N. HAWKSTONE DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.59 acres. The request is to split four lots into six lots with approximately 0.09, 0.10, 0.10, 0.10 and 0.10 acres.

Planner: Donna Wonsower

4. LSP-2023-0010: Lot Split (336 S. COLLEGE AVE/BORN, 524): Submitted by ALAN REID AND ASSOCIATES for property located at 336 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.67 acres. The request is to split two lots into four lots with approximately 0.25, 0.14, 0.14, and 0.14 acres.

Planner: Gretchen Harrison

5. PPL-2023-0002: Preliminary Plat (3610 W. WEDINGTON DR/AFT DEVELOPMENT, 401): Submitted by BLEW AND ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THROUGHFARE and contains approximately 11.46 acres. The request is for the preliminary plat of eight lots.

Planner: Ryan Umberger

6. 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

7. 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

8. PZD-2023-0001: Planned Zoning District (150 N. SKYLINE DR, UNIT 108/MOUNT SEQUOYA CENTER LLC, 486): Submitted by MOUNT SEQUOYAH CENTER INC. for property located at 150 N. SKYLINE DR, UNIT 108. The property is zoned P-1, INSTITUTIONAL and contains approx. 26.04 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. Planner: Jessie Masters

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

9. PLA-2023-0003: Property Line Adjustment (1556 E. CLARK ST/CLAY, 448): Submitted by ALAN REID AND ASSOCIATES for property located at 2270 S. MALLY WAGNON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.76 and 0.69 acres. The request is to adjust the lots to contain approximately 0.77 and 0.68. Planner: Donna Wonsower

10. CUP-2023-0040: Conditional Use Permit (1882 N. PLUTO DR, UNIT 3/NWA SMASH LAB, 336): Submitted by NWA SMASH LAB for property located at 1882 N. PLUTO DR, UNIT 3. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.94 acres. The request is to use the location as a Commercial Recreational Facility. Planner: Donna Wonsower

11. RZN-2023-0008: Rezoning (W. WEDINGTON DR AND W. GEYSER ST/HENDERSON, 437): Submitted by CRAFTON TULL for property located at the W. WEDINGTON DR AND W. GEYSER ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 5.14 acres. The request is to rezone 4.01 acres of the site to RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE. Planner: Ryan Umberger

12. RZN-2023-0009: Rezoning (920 W. ELM ST/MOULTON, 366): Submitted by HALL ESTILL LAW FIRM for property located at the 920 W. ELM ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE, and contains approximately 14.40 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE. Planner: Gretchen Harrison

13. VAR-2023-0011: Planning Commission Variance (4492 N. TOM PERRY RD/SHERILL, 104): Submitted by BLEW & ASSOCIATES for property located at 4492 N. TOM PERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.99 acres. The request is for a variance to the street frontage requirements due to a proposed lot split. Planner: Jessie Masters

14. 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

15. CUP-2023-0037: Conditional Use Permit (616 N. WALNUT AVE/CORLEY, 446): Submitted by REBECCA CORLEY for property located at 616 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger

16. CUP-2023-0038: Conditional Use Permit (3191 W. OAKFIELD ST/HAUGHEY, 401): Submitted by KOMP LLC for property located at 3191 W. OAKFIELD ST. The property is zoned RSF-12, RESIDENTIAL SINGLE-FAMILY, TWELVE UNITS PER ACRE and contains approximately 0.36 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

17. CUP-2023-0041: Conditional Use Permit (1431 W. SLIGO ST, UNIT 6/SCHMITS, 599): Submitted by JOSEPH SCHMITS for property located at 1431 W. SLIGO ST, UNIT 6. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 1.47 acres. The request is to use the residence as a short-term rental. Planner: Ryan Umberger