



Technical Plat Review Meeting

April 26, 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 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 16,000-square-foot office and warehouse structure and associated parking.

Planner: Gretchen Harrison

2. 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 split the property into two lots containing 1.12 and 0.39 acres.

Planner: Ryan Umberger

3. LSP-2023-0011: Lot Split (N. ADAMS RD AND W. WEIR RD/BAILEY, 643): Submitted by SWOPE ENGINEERING for property located at N. ADAMS RD AND W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 158.20 acres. The request is to split the property into four lots with approximately 78.35, 74.19, 2.97, and 2.81 acres.

Planner: Donna Wonsower

4. 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: Donna Wonsower

5. LSD-2023-0003: Large Scale Development (1615 E. STEARNS ST./NAPLES, 175): Submitted by JORGENSEN AND ASSOCIATES for property located at 1615 E. STEARNS ST. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.42 acres. The request is for a 10,959 square-foot office building and associated parking.

Planner: Donna Wonsower

New Business:

6. LSP-2023-0013: Lot Split (550 W. SKELTON ST./WILLIAMS, 678): Submitted by JAMES LAYOUT SERVICES LLC for property located at 550 W. SKELTON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately

1.44 acres. The request is to split the property into four lots containing 0.33, 0.33, 0.39, and 0.39 acres. Planner: Donna Wonsower

7. LSP-2023-0014: Lot Split (1341 W. HENDRIX ST./TILLMAN B @ HENDRIX, 404): Submitted by JORGENSEN AND ASSOCIATES for property located at 1341 W. HENDRIX ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.27 acres. The request is to split the property into two lots containing 0.11 and 0.16 acres. Planner: Gretchen Harrison

8. LSP-2023-0015: Lot Split (2424 N. SALEM RD./KIMBROUGH, 284 323): Submitted by BLEW AND ASSOCIATES for property located at 2424 N. SALEM RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY – ONE UNIT PER ACRE and RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 4.22 acres. The request is to split the property into two lots containing 3.72 and 0.50 acres. Planner: Gretchen Harrison

9. LSP-2023-0016: Lot Split (3310 S. CITY LAKE RD./COONS-CONNER, 720): Submitted by JORGENSEN AND ASSOCIATES for property located at 3310 S. CITY LAKE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 8.40 acres. The request is to split the property into two lots containing 3.56 and 4.84 acres. Planner: Gretchen Harrison

10. CCP-2023-0001: Concurrent Plat (4492 N. TOM PERRY RD./SHERRILL, 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 12.78 acres. The request is for the concurrent plat of three residential lots. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, April 24, 2023
9:00 AM

11. PLA-2023-0006: Property Line Adjustment (987 N. RUSH DR./DOWDEN, 446): Submitted by MLD INVESTMENTS LLC for property located at 987 N. RUSH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.13 and 0.41 acres. The request is to adjust the lots to contain approximately 0.24 and 0.32 acres. Planner: Donna Wonsower

12. PLA-2023-0007: Property Line Adjustment (2525 W. WEDINGTON DR./MARINONI INC, 441): Submitted by CRAFTON TULL for property located at 2525 W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES, and UT, URBAN THROUGHFARE and contains three lots with approximately 1.02, 47.33, and 53.72 acres. The request is to adjust the lots to contain approximately 25.37, 23.51, and 39.88 acres. Planner: Jessie Masters

13. CUP-2023-0048: Conditional Use Permit (2650 N. OLD WIRE RD/OLD WIRE CLUSTER DEVELOPMENT, 292): Submitted by TIM MCMAHON for property located at 2650 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.91 acres. The request is for a six-unit cluster housing development.

Planner: Gretchen Harrison

14. CUP-2023-0050: Conditional Use Permit (3017 W. OLD FARMINGTON RD/ARNOLD, 557): Submitted by JORGENSEN AND ASSOCIATES for property located at 3017 W. OLD FARMINGTON RD. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approx. 0.54 acres. The request is for approval of Use Unit 9, to allow for two family structures.

Planner: Donna Wonsower

15. CUP-2023-0053: Conditional Use Permit (3081 N. HWY 112/SAM'S CLUB, 248): Submitted by BRR ARCHITECTURE for property located at 3081 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approx. 7.51 acres. The request is for a community recycling drop-off facility.

Planner: Jessie Masters

16. RZN-2023-0013: Rezoning (1275 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405): Submitted by BLEW AND ASSOCIATES for property located at the 1275 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE, and contains approximately 2.23 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE.

Planner: Gretchen Harrison

17. RZN-2023-0014: Rezoning (SE OF DEAD HORSE MOUNTAIN ROAD AND E. GOFF FARM ROAD/RIVERWOOD HOMES, 606, 607, 645, 646): Submitted by HALL ESTILL LAW FIRM for property located at SE OF DEAD HORSE MOUNTAIN ROAD AND E. GOFF FARM ROAD. The property is split zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 205.2 acres. The request is to rezone a portion of the property to NC, NEIGHBORHOOD CONSERVATION AND CS, COMMUNITY SERVICES.

Planner: Jessie Masters

18. CUP-2023-0049: Conditional Use Permit (819 N. WOODLAWN DR/ONEILL, 447): Submitted by DOUBLE DOG INVESTMENTS for property located at 819 N. WOODLAWN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.23 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

19. CUP-2023-0051: Conditional Use Permit (1661 W. HOTZ DR/D'APPOLLONIO, 482): Submitted by ALAN D'APPOLLONIO for property located at 1661 W. HOTZ DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.40 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

20. CUP-2023-0052: Conditional Use Permit (883 E. SPARROW CIR/FRITCHIE FARMS LLC, 603): Submitted by R&D PROPERTY SOLUTIONS for property located at 883 E. SPARROW CIR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approx. 0.12 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison