



Technical Plat Review Meeting

April 12, 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:

None.

New Business:

1. LSP-2023-0011: Lot Split (N. ADAMS RD AND W. WEIR RD/BAILEY, 165): 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

2. LSP-2023-0012: Lot Split (SW OF S. LOCUST AVE AND W. ROCK ST/HERLEVIC, 523): Submitted by BATES & ASSOCIATES for property located at SW OF S. LOCUST AVE AND W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is to split the property into four lots with approximately 0.13, 0.05, 0.05, and 0.07 acres.

Planner: Ryan Umberger

In-House Staff Meeting

(Applicants/public do not attend)

Monday, April 10, 2023

9:00 AM

3. RZN-2023-0012: Rezoning (1516 N. LUNSFORD AVE/BRADFORD-SPENCER, 409): Submitted by TRUTEK INC for property located at the 1516 N. LUNSFORD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 0.40 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Gretchen Harrison

4. CUP-2023-0047: Conditional Use Permit (W. WEDINGTON DR. AND N. MEADOWLANDS DR./WIENERSCHNITZEL, 400): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at W. WEDINGTON DR. AND N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approx. 3.37 acres. The request is for Use Unit 18, Gasoline service stations and drive-in/drive-through restaurants in CS zoning.

Planner: Gretchen Harrison

5. CUP-2023-0045: Conditional Use Permit (802 N. PARK AVE/HARDIN, 445): Submitted by RYAN & BROOKE HARDIN for property located at 802 N. PARK AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

6. CUP-2023-0046: Conditional Use Permit (1829 N. WOOLSEY AVE/WENDT, 367): Submitted by HOG HOUSE, LLC for property located at 1829 N. WOOLSEY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.19 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower