



**Technical Plat Review Meeting**

May 31, 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-2023-0011: Lot Split (N. ADAMS RD & W. WEIR RD/BAILEY, 203):** 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 79.56, 73.12, 2.97, and 2.54 acres.  
Planner: Donna Wonsower

**2. LSD-2022-0042: Large Scale Development (3120 W. OLD FARMINGTON RD/SOUTHERNWOODS CLUSTER DEVELOPMENT, 557):** Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for 12 cluster housing developments with a total of 134 single family units.  
Planner: Gretchen Harrison

**3. PPL-2023-0003: Preliminary Plat (SE CORNER OF N. OLD WIRE RD & N. OAK BAILEY DR./LIVINGSTON, 255):** Submitted by JORGENSEN AND ASSOCIATES for property located at the SE CORNER OF N. OLD WIRE RD & N. OAK BAILEY DR. The property is split zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 15.27 acres. The request is for the preliminary plat of 56 residential lots and one detention lot.  
Planner: Donna Wonsower

**New Business:**

**4. LSP-2023-0024: Lot Split (1058 E. ADELAIDE LN/PERRY, 369):** Submitted by BUFFINGTON HOMES for property located at 1058 E. ADELAIDE LN. The property is split zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.38 acres. The request is to split the property into two lots containing 0.19 acres each.  
Planner: Jessie Masters

**5. LSP-2023-0026: Lot Split (491 E. FAIRWAY LN/RCJH. LLC, 680):** Submitted by BLEW AND ASSOCIATES for property located at 491 E. FAIRWAY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 13.1, and 1.1 acres. The request is to split the properties to three lots contain approximately 0.73, 11.72 and 1.1 acres.  
Planner: Donna Wonsower

**6. PPL-2023-0004: Preliminary Plat (SOUTH OF 226 S. HAPPY HOLLOW RD/PINE HOLLOW SUBDIVISION, 526):** Submitted by CRAFTON TULL for property located SOUTH OF 226 S. HAPPY HOLLOW RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 3.08 acres. The request is for the preliminary plat of 20 residential lots and one detention lot.  
Planner: Donna Wonsower

**7. LSD-2023-0008: Large Scale Development (3202 S. BLACK OAK RD/RIVERSIDE VILLAGE PH 2, 683):** Submitted by CRAFTON TULL for property located at 3202 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 26.13 acres. The request is for 128 residential units and a cluster housing development.  
Planner: Gretchen Harrison

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Tuesday, May 30, 2023  
9:00 AM

**8. RZN-2023-0015: Rezoning (1009 S. HAPPY HOLLOW RD/BURLESON-MCCLURE, 565):** Submitted by SMITH AND ASSOCIATES for property located at 1009 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.  
Planner: Gretchen Harrison

**9. CUP-2023-0059: Conditional Use Permit (823 S. ONE MILE RD/HALL, 557):** Submitted by D & D HALL COMPANY for property located at 823 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.  
Planner: Donna Wonsower

**10. CUP-2023-0060: Conditional Use Permit (614 W. DOUGLAS ST/JRG UA HOLDINGS, 444):** Submitted by JOE GRAY for property located at 614 W. DOUGLAS ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.  
Planner: Gretchen Harrison

**11. CUP-2023-0061: Conditional Use Permit (2779 W. COTTONWILLOW WAY/LEETH, 519):** Submitted by WEEKENDER MANAGEMENT for property located at 2779 W. COTTONWILLOW WAY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.  
Planner: Jessie Masters

**12. VAR-2023-0022: Planning Commission Variance (216 N. LOCUST AVE/DICKSON SQUARE LLC, 556):** Submitted by ECOLOGICAL DESIGN GROUP INC for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for variances to residential design standards and to typical sidewalk width requirements. Planning: Jessie Masters