



Technical Plat Review Meeting

May 17, 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-2022-0042: 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 approx. 20.40 acres. The request is for 12 cluster housing developments with a total of 134 single family units.

Planner: Gretchen Harrison

New Business:

2. LSP-2023-0017: Lot Split (3778 S. BLACK OAK RD/WARDEN, 762): Submitted by BATES & ASSOCIATES for property located at 3778 S. BLACK OAK RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.98 acres. The request is to split the property into two lots containing 2.02, and 2.96 acres.

Planner: Gretchen Harrison

3. LSP-2023-0018: Lot Split (1530 W. HOTZ DR/NIEDERMAN, 482): Submitted by BATES AND ASSOCIATES for property located at 1530 W. HOTZ DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is to split the property into two lots containing 0.22 and 0.30 acres.

Planner: Jessie Masters

4. LSP-2023-0019: Lot Split (2715 N. OLD WIRE RD/REORGANIZED CHURCH OF JESUS OF LATTER DAY SAINTS, 292): Submitted by BLEW AND ASSOCIATES for property located at 2715 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.65 acres. The request is to split the property into two lots containing 1.46 and 1.19 acres.

Planner: Donna Wonsower

5. LSP-2023-0020: Lot Split (229 S. CHURCH AVE/RIGGINS VENTURES LLC, 523): Submitted by ENGINEERING SERVICES INC for property located at 229 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.28 acres. The request is to split the property into three lots containing 0.11, 0.12 and 0.05 acres.

Planner: Gretchen Harrison

6. LSP-2023-0021: Lot Split (834 W. NORTH ST/CAJAKAJO HOLDINGS INC, 405): Submitted by BLEW AND ASSOCIATES for property located at 834 W. NORTH ST. The property is zoned

RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.43 acres. The request is to split the property into four lots containing 0.108 acres each. Planner: Jessie Masters

7. LSP-2023-0022: Lot Split (1616 S. DUNCAN AVE/PARRISH, 600): Submitted by ENGINEERING SERVICES INC for property located at 1616 S. DUNCAN AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.65 acres. The request is to split the property into four lots containing 0.19, 0.14, 0.14 and 0.17 acres. Planner: Gretchen Harrison

8. LSP-2023-0023: Lot Split (633 N. LEVERETT AVE/CAJAKAJO HOLDINGS INC, 444): Submitted by BLEW AND ASSOCIATES for property located at 633 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 8.40 acres. The request is to split the property into two lots containing 0.07 and 0.08 acres. Planner: Jessie Masters

9. PPL-2023-0003: Preliminary Plat (SE CORNER OF N. OLD WIRE RD AND N. OAK BAILEY DR./LIVINGSTON, 255): Submitted by JORGENSEN AND ASSOCIATES for property located at the SE CORNER OF N. OLD WIRE RD AND 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 fifty-six residential lots and one detention lot. Planner: Donna Wonsower

10. LSD-2023-0007: Large Scale Development (SOUTH OF 2530 N. COLLEGE AVE/CRYE LEIKE NEW FACILITY, 290): Submitted by HOPE CONSULTING for property located at SOUTH OF 2530 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.26 acres. The request is for a 17,001 square foot commercial building. Planner: Donna Wonsower

11. LSIP-2023-0002: Large Site Improvement Plan (N. GREGG AVE & SOUTH OF N. FULBRIGHT EXPY/WRMC FUTRALL DRIVE IMPROVEMENTS, 250): Submitted by CEI ENGINEERING ASSOCIATES for property located at N. GREGG AVE & SOUTH OF N. FULBRIGHT EXPY. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 11.16 acres. The request is for site improvements of approximately 200 feet of public street extension and storm sewer improvements. Planner: Jessie Masters

12. FPL-2023-001: Final Plat (SOUTH OF E. ALBRIGHT RD & WEST OF E. LEXUS DR /HENDERSON PARK, 061): Submitted by ENGINEERING SERVICES INC. for properties located SOUTH OF E. ALBRIGHT RD & WEST OF E. LEXUS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approx. 19.86 acres. The request is for the Final plat of 57 residential lots and one detention lot. Planner: Donna Wonsower

In-House Staff Meeting
(Applicants/public do not attend)
Monday, May 15, 2023
9:00 AM

13. PLA-2023-0008: Property Line Adjustment (491 E. FAIRWAY LN/JARRETT, 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 adjust the lots to contain approximately 0.73, 11.72 and 1.1 acres. Planner: Donna Wonsower

14. PLA-2023-0009: Property Line Adjustment (4239 N. SASSAFRAS HILL RD/ROWE, 143): Submitted by BATES AND ASSOCIATES for property located at 4239 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains three lots approximately 11.99, 5.57 and 1.95 acres. The request is to adjust the lots to contain two lots with approximately 14.73, and 4.96 acres. Planner: Gretchen Harrison

15. PLA-2023-0010: Property Line Adjustment (72 S. KESTREL DR/COMO, 526): Submitted by ALLEN REID AND ASSOCIATES for property located at 2525 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 2.92, and 5.40 acres. The request is to adjust the lots to contain approximately 0.92, and 7.40 acres. Planner: Jessie Masters

16. PLA-2023-0011: Property Line Adjustment (1040 N. PEMBROKE RD/CONDITT, 448): Submitted by ALAN REID & ASSOCIATES for property located at 1040 N. PEMBROKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to adjust the lots to contain approximately 0.29, and 0.31 acres. Planner: Jessie Masters

17. PLA-2023-0012: Property Line Adjustment (417 W. 15TH ST/STARR-HICKMAN RENTALS LLC, 601): Submitted by BATES AND ASSOCIATES for property located at 417 W. 15TH ST. The property is zoned MSC, MAIN STREET/CENTER and contains two lots with approximately 0.32, and 0.62 acres. The request is to adjust the lots to contain approximately 0.48 and 0.46 acres. Planner: Donna Wonsower

18. CUP-2023-0058: Conditional Use Permit (4077 W. WEDINGTON DR/ADVANCED AUTO PARTS, 439): Submitted by HFA for property located at 4077 W. WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approx. 1.75 acres. The request is for approval of Use Unit 16, Shopping Goods in C-1 zoning. Planner: Gretchen Harrison

19. CUP-2023-0054: Conditional Use Permit (5344 E. MILO WAY/AGUILAR, 610): Submitted by BRR ARCHITECTURE for property located at 5344 E. MILO WAY. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approx. 0.32 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

20. CUP-2023-0056: Conditional Use Permit (121 S. GRAHAM AVE/SMITH, 521): Submitted by JEFFREY SMITH for property located at 121 S. GRAHAM AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approx. 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

21. CUP-2023-0057: Conditional Use Permit (2717 N. GULLEY GROVE CIR/KW BRYANT HOLDINGS LLC, 293): Submitted by KW BRYAN HOLDINGS LLC for property located at 2717 N GULLEY GROVE CIR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approx. 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

22. ADM-2023-0020: Administrative Item (4898 W. WEDINGTON DR/POOCH PLAZA, 398): Submitted by COYLE ENTERPRISES for property located at 4898 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approx. 0.90 acres. The request is to extend a previously approved Large Scale Development.

Planner: Gretchen Harrison

23. VAR-2023-0019: Planning Commission Variance (W. PRAIRIE ST./BAUMANN AND CROSNO CONTRUCTION, 523): Submitted by ECOLOGICAL DESIGN GROUP INC for property located at W. PRAIRIE ST. The property is zoned DG, DOWNTOWN GENERAL and contains approx. 0.12 acres. The request is for a variance to Streamside Protection.

Engineer: Alan Pugh

24. VAR-2023-0020: Planning Commission Variance (N. GREGG AVE & SOUTH OF N. FULBRIGHT EXPY/WRMC FUTRALL DRIVE IMPROVEMENTS, 250): Submitted by CEI ENGINEERING ASSOCIATES for property located at N. GREGG AVE & SOUTH OF N. FULBRIGHT EXPY. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 11.16 acres. The request is for a variance to streamside protection, master street plan requirements, tree preservation easement requirements, and green stormwater practices.

Planner: Jessie Masters