



Technical Plat Review Meeting

July 19, 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. PPL-2023-0005: Preliminary Plat (E. ASH ST AND N. OLD WIRE RD/BORNS BEND SUBDIVISION, 369): Submitted by BATES & ASSOCIATES for property located E. ASH ST AND N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.82 acres. The request is for the preliminary plat of 16 residential lots and one detention lot. Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE JUNE 14, 2023 TECH PLAT MEETING

2. 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

THIS ITEM WAS TABLED AT THE MAY 17, 2023 TECH PLAT MEETING

3. LSD-2023-0009: Large Scale Development (N. BOB YOUNKIN DR. & W. DRAKE ST/MIDTOWN LANDING, 251): Submitted by COMMUNITY BY DESIGN for property located at N. BOB YOUNKIN DR. & W. DRAKE ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.59 acres. The request is for 64 residential units and a cluster housing development. Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE JUNE 14, 2023 TECH PLAT MEETING

New Business:

4. LSP-2023-0036: Lot Split (2743 W. OLD FARMINGTON RD/MARTIN BUILDING GROUP, 558): Submitted by BATES & ASSOCIATES for property located at 2743 W. OLD FARMINGTON RD. The property is zoned R-O, RESIDENTIAL - OFFICE and contains approximately 0.87 acres. The request is to split the property into 4 lots containing 0.20, 0.14, 0.32 & 0.21 acres. Planner: Gretchen Harrison

5. LSP-2023-0037: Lot Split (920 S. WOOD AVE/BAJA OZARKS LLC, 563): Submitted by ALAN REID & ASSOCIATES for property located at 920 S. WOOD AVE. The property is zoned

RI-U, RESIDENTIAL INTERMEDIATE - URBAN and contains approximately 0.48 acres. The request is to split the property into three lots with approximately 0.14, 0.16, and 0.18 acres.

Planner: Gretchen Harrison

6. LSP-2023-0038: Lot Split (653 W. 15TH ST/THE SANCTUARY, 600): Submitted by DEVELOPMENT CONSULTANTS INC for property located at 653 W. 15TH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.22 acres. The request is to split the property into two lots containing 3.02, and 7.12 acres. Planner: Gretchen Harrison

7. LSP-2023-0039: Lot Split (8899 W. ATHENS LN/ATHERTON, 470): Submitted by BLEW & ASSOCIATES for property located 8899 W. ATHENS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.63 acres. The request is to split and adjust the property to contain two lots with 9.61, and 1.02 acres. Planner: Donna Wonsower

8. LSP-2023-0040: Lot Split (1746 N. OLD WIRE RD/BUFFINGTON HOMES OF ARKANSAS LLC, 408): Submitted by BATES & ASSOCIATES for property located at 1746 N. OLD WIRE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains two parcels containing approximately 1.04 acres and 0.17 acres. The request is to divide the property into three parcels containing 0.82 acres, 0.19 acres, and 0.19 acres. Planner: Donna Wonsower

9. LSD-2023-0012: Large Scale Development (2990 E. GLORY DR/SPRINGHOUSE VILLAGE, 215): Submitted by JORGENSEN & ASSOCIATES for the property located on 2990 E. GLORY DR. The property is zoned CS, COMMUNITY SERVICES, RI-12, RESIDENTIAL INTERMEDIATE – TWELVE UNITS PER ACRE, and P-1, INSTITUTIONAL and contains approximately 1.16 acres. The proposal is for a 4,200 sq ft office building with associated parking. Planner: Jessie Masters

10. LSIP-2023-0003: Large Site Improvement Plan (653 W. 15TH ST/UNIVERSITY LOFTS AT THE SANCTUARY, 600): Submitted by DEVELOPMENT CONSULTANTS INC for property located at 653 W. 15TH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.22 acres. The request is for a multi-family residential development containing 152 units. Planner: Gretchen Harrison

11. LSIP-2023-0004: Large Site Improvement Plan (SE OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD /JIFFY TRIP, 595): Submitted by HARRISON FRENCH & ASSOCIATES for property located at SE OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.09 acres. The request is for a 6,536 sq ft gas station and associated parking. Planner: Gretchen Harrison

12. FPL-2023-0002: Final Plat (255 W. LAWSON ST/HEARTFIELD ESTATES PH 2, 406): Submitted by JORGENSEN & ASSOCIATES for property located at 255 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.50 acres. The request is for the final plat of 6 residential lots. Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
Monday, July 17, 2023
9:00 AM

13. PLA-2023-0019: Property Line Adjustment (2998 N. ROM ORCHARD RD/LOWERY, 257): Submitted by ALAN REID & ASSOCIATES for property located at 2998 N. ROM ORCHARD RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two parcels of approximately 1.78 and 2.70 acres. The request is to adjust the lots to contain approximately 1.75, and 2.74 acres. Planner: Donna Wonsower

14. PLA-2023-0020: Property Line Adjustment (720 N. FOX HUNTER RD/BEEBE, 454): Submitted by BATES & ASSOCIATES for property located at 720 N. FOX HUNTER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 4.11 and 1.11 acres. The request is to adjust the lots to contain approximately 4.05 and 1.17 acres. Planner: Donna Wonsower

15. PLA-2023-0021: Property Line Adjustment (6275 E. MISSION BLVD/COOPER, FESS, TAYLOR, 260): Submitted by ALAN REID & ASSOCIATES for property located at 6275 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 4.53, and 7.44 acres. The request is to adjust the lots to contain approximately 3.17 and 8.80 acres. Planner: Donna Wonsower

16. CUP-2023-0081: Conditional Use Permit (603 N. LEVERETT AVE/SAINT THOMAS AQUINAS, 444): Submitted by CRAFTON TULL & ASSOCIATES for property located at 603 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 1.05 acres. The request is to operate a church in the RMF-40 zoning. Planner: Jessie Masters

17. RZN-2023-0018: Rezoning (1312 E. ZION RD/BURGAS REALTY LLC, 136): Submitted by CROUCH, HARWELL, FRYAR & FERNER PLLP for property located at 1312 E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.60 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Jessie Masters

18. RZN-2023-0019: Rezoning (1634 W. MARTIN LUTHER KING JR BLVD/THOMPSON, 521): Submitted by GMB KB Fayetteville LLC for property located at 1634 W. MARTIN LUTHER KING JR BLVD. The property is split zoned R-O, RESIDENTIAL OFFICE AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.88 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Donna Wonsower

19. VAR-2023-0031: Planning Commission Variance (1207 N. SHADY LN/ LITTLE, 406): Submitted by MARJORIE LITTLE for property located 1207 N SHADY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is for reduction of setback requirements from property line for an accessory structure. Planner: Donna Wonsower

20. CUP-2023-0075: Conditional Use Permit (2646 N. MIRANDA AVE/MITCHELL, 290): Submitted by MARTINDALE INVESTMENTS LLC for property located at 2646 N. MIRANDA AVE. 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

21. CUP-2023-0076: Conditional Use Permit (1625 N. BOXLEY AVE/DUNCAN, 399): Submitted by BRENT JOHNSON for property located at 1625 N. BOXLEY AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

22. CUP-2023-0077: Conditional Use Permit (1623 N. BOXLEY AVE/DUNCAN, 399): Submitted by BRENT JOHNSON for property located at 1623 N. BOXLEY AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

23. CUP-2023-0078: Conditional Use Permit (115 E. 9TH ST/MARTIN, 563): Submitted by MARTIN BUILDING GROUP for property located at 115 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.03 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

24. CUP-2023-0079: Conditional Use Permit (1771 N. OAKLAND AVE/MARQUEZ, 366): Submitted by ASHER CONSTRUCTION INC for property located at 1771 N. OAKLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

25. CUP-2023-0080: Conditional Use Permit (1416 S. DUNCAN AVE/BRICKEY, 561): Submitted by MICHAEL BRICKEY for property located at 1416 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

26. CUP-2023-0082: Conditional Use Permit (281 W. ASH ST, UNIT 4/KING, 367): Submitted by JEF KING for property located at 281 W. ASH ST, UNIT 4. The property is zoned RMF-12,

RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 0.79 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

27. CUP-2023-0083: Conditional Use Permit (411 W. PATRICIA LN/DAVIS-BARTON, 406):
Submitted by MOUNTAIN HAVEN PROPERTIES for property located at 411 W. PATRICIA LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

28. CUP-2023-0084: Conditional Use Permit (146 N. PALMER AVE/DUNHAM, 482):
Submitted by ROBERT DUNHAM for property located at 146 N. PALMER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

29. CUP-2023-0085: Conditional Use Permit (865 S. ONE MILE RD/SANTIAGO, 557):
Submitted by ALBERTO SANTIAGO JR for property located at 865 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.12 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

30. CUP-2023-0086: Conditional Use Permit (1780 N. WALNUT AVE/CARTER, 368):
Submitted by HAILEY COLE for property located at 1780 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower