



Technical Plat Review Meeting

September 27, 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-2022-0012: Preliminary Plat (NORTH OF N. GLENMOOR DR AND SOUTH OF W. CROSSVINE DR /HUGHMOUNT SOUTH, 285): Submitted by JORGENSEN & ASSOCIATES for property located N. GLENMOOR DR AND SOUTH OF W. CROSSVINE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 19.43 acres. The proposal is for 48 buildable Residential lots with two detention ponds. Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE SEPTEMBER 13, 2023 TECH PLAT MEETING.

2. LSIP-2023-0005: Large Site Improvement Plan (W. WEDINGTON DR & N. GULF CLUB DR /AUTOZONE, 400): Submitted by CRAFTON TULL for property located W. WEDINGTON DR & N. GULF CLUB DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.94 acres. The request is for a 7,382-square-foot auto accessory store with associated parking. Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE AUGUST 2, 2023 TECH PLAT MEETING.

New Business:

3. LSD-2023-0017: Large Scale Development (3549 W. BLACK FOREST DR/FOREST HILLS RETAIL CENTER, 440): Submitted by BLEW & ASSOCIATES for property located at 612 W. CENTER ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.11 acres. The request is for a 15,439 square foot commercial building and associated parking. Planner: Kylee Hevrdejs

4. LSD-2023-0018: Large Scale Development (W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 596): Submitted by GAVIN SMITH for property located at W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 5.61 acres. The request is for a 26 unit Residential Single-Family housing addition. Planner: Jessie Masters

5. FPL-2023-0005: Final Plat (270 S. BROYLES AVE/THE ELEMENT PH 3, 516): Submitted by ESI for property located at 270 S. BROYLES AVE. The property is zoned NC, NEIGHBORHOOD

CONSERVATION and contains approximately 7.70 acres. The request is for the final plat of 43 residential lots.
Planner: Kylee Hevrdejs

In-House Staff Meeting
(Applicants/public do not attend)
Monday, September 25, 2023
9:00 AM

6. PLA-2023-0032: Property Line Adjustment (2771 N. COLLEGE AVE/NELMS, 290 & 291): Submitted by JORGENSEN & ASSOCIATES for property located at 2771 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and consists of four lots containing approximately 0.10, 0.23, 1.29, and 0.42 acres. The request is to adjust the lots to contain approximately 0.64, 0.10, 0.51, and 0.89 acres.
Planner: Kylee Hevrdejs

7. PLA-2023-0033: Property Line Adjustment (4707 E. MISSION BLVD/COLE, 297): Submitted by BATES & ASSOCIATES for property located at 4707 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 1.63, and 0.82 acres. The request is to adjust the property into two lots containing 1.63, and 0.82 acres.
Planner: Kylee Hevrdejs

8. PLA-2023-0034: Property Line Adjustment (2664 S. VAN HOOSE DR/NIXON, 650): Submitted by ALAN REID & ASSOCIATES for property located at 2664 S. VAN HOOSE DR. The property is in the FAYETTEVILLE PLANNING AREA and consists of two lots containing approximately 5.29, and 4.33 acres. The request is to adjust the lots to contain approximately 5.98, and 3.64 acres.
Planner: Donna Wonsower

9. PLA-2023-0035: Property Line Adjustment (1528 S. ROBERTS RD/H & H PROPERTIES, 608): Submitted by ALAN REID & ASSOCIATES for property located at 1528 S. ROBERTS RD. The property is in the FAYETTEVILLE PLANNING AREA and consists of two lots containing approximately 1.37, and 2.33 acres. The request is to adjust the property into two lots containing 1.22, and 2.49 acres.
Planner: Gretchen Harrison

10. CUP-2023-0133: Conditional Use Permit (1742 S. RAZORBACK RD/TITAN CONSTRUCTION LLC, 599): Submitted by BATES & ASSOCIATES for property located at 1742 S. RAZORBACK RD. The property is zoned NS-G, NEIGHBORHOOD SERVICES - GENERAL and contains approximately 0.85 acres. The request is for Use Unit 26 in NS-G zoning.
Planner: Kylee Hevrdejs

11. CUP-2023-0138: Conditional Use Permit (W. RUTLEDGE LN & S. OAK RD/BOX PROPERTY HOLDINGS LLC, 558): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at W. RUTLEDGE LN & S. OAK RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.31 acres. The request is for Use Unit 9 - Two Family Dwellings.
Planner: Donna Wonsower

12. VAC-2023-0010: Vacation (33 E. 4TH ST/BERQUIST, 523): Submitted by ALAN REID & ASSOCIATES for property located at 33 E. 4TH ST. The property is zoned NC, NEIGHBORHOOD

CONSERVATION and contains approximately 0.19 acres. The request is to vacate a utility easement containing 0.03 acres. Planner: Kylee Hevrdejs

13. VAC-2023-0011: Vacation (2417 N. SHILOH DR/LEWIS BROTHERS LEASING CO., 286): Submitted by CLARK LAW FIRM PLLC for property located at 2417 N. SHILOH DR. The property is zoned C-2, COMMERCIAL THOROUGHFARE and contains approximately 13.17 acres. The request is to vacate 0.25 acres of right-of-way for W. MOORE LN. Planner: Gretchen Harrison

14. VAR-2023-0043: Planning Commission Variance (WEST OF N. RUPPLE RD ON W. WEDINGTON DR/LAND OF DOG FAYETTEVILLE LLC, 400): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located WEST OF N. RUPPLE RD ON W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.65 acres. The request is for variance from the (50%) fifty percent glazing requirement. Planner: Gretchen Harrison

15. ADM-2023-0038: Administrative Item (2390 S. DEAD HORSE MOUNTAIN RD/THE PRESERVE AT STONEBRIDE, 645/646): Submitted by JORGENSEN & ASSOCIATES for property located at 2390 S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 51.32 acres. The request is to amend a previously approved preliminary plat. Planner: Jessie Masters

16. CUP-2023-0131: Conditional Use Permit (1493 N. LONESOME DOVE DR/LYNCH, 399): Submitted by CDL CAPITAL LLC for property located at 1493 N. LONESOME DOVE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

17. CUP-2023-0132: Conditional Use Permit (856 E. WINDY HILL ST/KBRB LLC, 330): Submitted by MICHELLE BROCKMAN for property located at 856 E. WINDY HILL ST. 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: Kylee Hevrdejs

18. CUP-2023-0134: Conditional Use Permit (1240 N. LEWIS AVE/R W WILLIAMS PROPERTIES LLC, 404): Submitted by WILLIAM BROTHERS INVESTMENTS LLC for property located at 1240 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

19. CUP-2023-0135: Conditional Use Permit (3093 W. SALIDA LN/TOTAL SITE DEVELOPMENT, 557): Submitted by THE HAM LAW FIRM for property located at 3093 W. SALIDA LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

20. CUP-2023-0136: Conditional Use Permit (2522 W. ARTHUR HART ST/AVRAM, 402): Submitted by ALEXANDRU AVRAM for property located at 2522 W. ARTHUR HART ST. 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

21. CUP-2023-0137: Conditional Use Permit (931 N. LEWIS AVE/KHC INVESTMENTS LLC, 443): Submitted by KEAT COHN for property located at 931 N. LEWIS 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

22. CUP-2023-0139: Conditional Use Permit (1965 E. HAROLD ST/HANNAHS, 214): Submitted by DOWNTOWN PROPERTIES REAL ESTATE GROUP for property located at 1965 E. HAROLD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

23. CUP-2023-0140: Conditional Use Permit (820 ½ N. GARLAND AVE/JARRATT, 444): Submitted by JARRATT INDUSTRIES LLC for property located at 820 ½ N. GARLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison