



Technical Plat Review Meeting

November 1, 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-2023-0018: Large Scale Development (W. MARTIN LUTHER KING JR BLVD & S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 595): Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD & S. SMOKEHOUSE TRL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and UT, URBAN THOROUGHFARE and contains approximately 5.61 acres. The request is for a residential development containing 26 single-family dwellings and associated parking.

Planner: Jessie Masters

THIS ITEM WAS TABLED AT THE SEPTEMBER 27, 2023 TECH PLAT MEETING.

2. LSIP-2023-0007: Large Site Improvement Plan (NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR/WIENERSCHNITZEL, 400): Submitted by BATES & ASSOCIATES for property located NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is for a 1,467-square-foot restaurant and associated parking. Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE OCTOBER 18, 2023 TECH PLAT MEETING.

New Business:

3. LSP-2023-0055: Lot Split (2797 N. DOUBLE SPRINGS RD/HIMES, 279): Submitted by BATES & ASSOCIATES for property located at 2797 N. DOUBLE SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 9.33 acres. The request is to divide the property into two lots containing 5.00, and 4.33 acres. Planner: Kylee Hevrdejs

4. LSIP-2023-0008: Large Site Improvement Plan (2580 W. JUDGE CUMMINGS RD/SOUTH CATO SPRINGS HOLDINGS, 675): Submitted by CRAFTON TULL for property located at 2580 W. JUDGE CUMMINGS RD. The property is zoned CS, COMMUNITY SERVICES and UT, URBAN THOROUGHFARE and contains approximately 117.19 acres. The request is for a roadway extension. Planner: Jessie Masters

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

5. PLA-2023-0041: Property Line Adjustment (919 E. MISSOURI WAY/HICKS & FERGUSON, 486): Submitted by ATLAS PLS for property located at 919 E. MISSOURI WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.32 and 0.14 acres. The request is to adjust the lots to contain approximately 0.30 and 0.16 acres. Planner: Donna Wonsower

6. PLA-2023-0042: Property Line Adjustment (1818 N. NEIGHBORLY WAY/PARADIGM DEVELOPMENT ENTERPRISES INC, 361): Submitted by BATES & ASSOCIATES for property located at 1818 N. NEIGHBORLY PL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and consists of five lots containing approximately 0.67, 0.18, 0.18, 0.18, and 0.18 acres. The request is to adjust the lots to contain approximately 0.78, 0.15, 0.15, 0.16, and 0.16 acres. Planner: Donna Wonsower

7. PLA-2023-0043: Property Line Adjustment (1837 W. 18TH ST/LAGIOS, 598): Submitted by BATES & ASSOCIATES for property located at 1837 W. 18TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and consists of two lots containing approximately 3.60 and 3.60 acres. The request is to adjust the lots to contain approximately 4.82 and 2.37 acres. Planner: Gretchen Harrison

8. ADM-2023-0044: Administrative Item (NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR/WIENERSCHNITZEL, 400): Submitted by BATES & ASSOCIATES for property located NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is for a major modification to an approved conditional use permit. Planner: Gretchen Harrison

9. CUP-2023-0159: Conditional Use Permit (241 W. SPRING ST/FAYETTEVILLE OFFICE PORTFOLIO, 484): Submitted by HOUSES, INC for property located at 241 W. SPRING ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 1.08 acres. The request is for an off-site parking lot. Planner: Jessie Masters

10. CUP-2023-0163: Conditional Use Permit (1811 S. FINGER RD/GEOPFERT, 596): Submitted by KIMLEY-HORN for property located at 1811 S. FINGER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 7.95 acres. The request is for a campground in R-A zoning. Planner: Kylee Hevrdejs

11. RZN-2023-0032: Rezoning (SE OF N. OLD MISSOURI RD AND E. ROLLING HILLS DR/STAGE STATION, 253 & 254): Submitted by JORGENSEN & ASSOCIATES for property located SE OF N. OLD MISSOURI RD AND E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 3.13 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Kylee Hevrdejs

12. CUP-2023-0155: Conditional Use Permit (772 S. STADIUM DR, UNIT 1/GARNER, 561): Submitted by KATY GARNER for property located at 772 S. STADIUM DR, UNIT 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to use the residence as a short-term rental.

Planner: Kylee Hevrdejs

13. CUP-2023-0154: Conditional Use Permit (665 N. GRAY AVE/MCKEE PROPERTIES LLC, 443): Submitted by MCKEE PROPERTIES LLC for property located at 665 N. GRAY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.10 acres. The request is to use the residence as a short-term rental.

Planner: Donna Wonsower

14. CUP-2023-0157: Conditional Use Permit (725 N. LEWIS AVE/WATKINS, 442): Submitted by GWEN WATKINS for property located at 725 N. LEWIS 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

15. CUP-2023-0158: Conditional Use Permit (3057 W. SALIDA LN/ASPEN PROPERTY MANAGEMENT, 557): Submitted by MID SOUTH ADJUSTMENT CO. for property located at 3057 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

16. CUP-2023-0160: Conditional Use Permit (1195 S. LYNDON XING/PARKWAY PLACE, 555): Submitted by KATHRYN TIPTON for property located at 1195 S. LYNDON XING. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.15 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

17. CUP-2023-0161: Conditional Use Permit (1910 W. LAWSON ST/SMITH, 403): Submitted by DEIRDRE SMITH for property located at 1910 W. LAWSON 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: Gretchen Harrison

18. CUP-2023-0162: Conditional Use Permit (2679 N. OLD WIRE RD/HARRIS, 292): Submitted by SHANNON HARRIS for property located at 2679 N. OLD WIRE RD. 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

19. CUP-2023-0164: Conditional Use Permit (132 W. SYCAMORE ST/MARTINEZ-ROMANO, 367): Submitted by OSCAR MARTINEZ for property located at 132 W. SYCAMORE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison