



Technical Plat Review Meeting

January 31, 2024

9:00 AM

Room 329, City Hall

This meeting will be held in person and virtually.

City Staff: Jessie Masters, Development Review Manager

Old Business:

1. LSD-2023-0014: Large Scale Development (1275 N. GREGG AVE./PATHWAY BAPTIST CHURCH, 405): Submitted by ECOLOGICAL DESIGN GROUP for property located at 1275 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.35 acres. The request is for a 174-unit multi-family development with associated parking. Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE AUGUST 2, 2023, AUGUST 30, 2023, AND THE DECEMBER 27, 2023 TECH PLAT MEETINGS.

2. LSIP-2023-0009: Large Site Improvement Plan (SOUTH OF 2801 W. MCMILLAN DR/THE ALEX APARTMENTS, 441): Submitted by CRAFTON TULL for property located SOUTH OF 2801 W. MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and CS, COMMUNITY SERVICES and contains approximately 13.66 acres. The request is for a 232-unit multi-family development, clubhouse, and maintenance building. Planner: Donna Wonsower

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

New Business:

3. LSP-2024-0001: Lot Split (2492 S. DEAD HORSE MOUNTAIN RD/TEAGUE, 645): Submitted by JASON TEAGUE for property located at 2492 S. DEAD HORSE MOUNTAIN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.70 acres. The request is to divide the property into two lots containing approximately 2.46 and 1.91 acres.

Planner: Kylee Hevrdejs

4. LSP-2024-0002: Lot Split (3031 S. HUNT LN/CURTIS, 687): Submitted by ALAN REID & ASSOCIATES for property located at 3031 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.79 acres. The request is to divide the property into two lots containing approximately 2.07 and 9.72 acres.

Planner: Gretchen Harrison

5. LSIP-2024-0002: Large Site Improvement Plan (SOUTH OF 2801 W. MCMILLAN DR /MARINONI DEVELOPMENT, 441): Submitted by CRAFTON TULL for property located SOUTH OF 2801 W. MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 10.79 acres. The request is for the extension of a Residential Link Street.

Planner: Jessie Masters

6. LSIP-2024-0003: Large Site Improvement Plan (NORTH OF 3420 W. MOUNT COMFORT RD/GODDARD SCHOOL, 323): Submitted by BATES & ASSOCIATES for property located NORTH OF 3420 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and CS, COMMUNITY SERVICES and contains approximately 3.03 acres. The request is for an 11,616-square-foot school building and associated parking.

Planner: Gretchen Harrison

In-House Staff Meeting

(Applicants/public do not attend)

Monday, January 29, 2024 at 9:00 AM

7. PLA-2024-0002: Property Line Adjustment (NORTHEAST OF W. MCMILLAN DR & N. PAM ANGUS DR/FAY RISH LLC, 441): Submitted by ENGINEERING SERVICES INC for property located NORTHEAST OF W. MCMILLAN DR & N. PAM ANGUS DR. The property is zoned UT, URBAN THOROUGHFARE and contains two lots with approximately 1.51 and 1.52 acres. The request is to adjust the lots to one containing approximately 3.03 acres. Planner: Jessie Masters

8. PLA-2024-0003: Property Line Adjustment (2414 N. ROBIN CT/SPEER, 293): Submitted by BLEW & ASSOCIATES for property located at 2414 N. ROBIN CT. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.63 and 0.41 acres. The request is to combine the parcels into one lot with approximately 1.04 acres. Planner: Kylee Hevrdejs

9. CUP-2024-0002: Conditional Use Permit (1251 N. LEVERETT AVE/INDO-BANGLA GROCERY, 405): Submitted by AKM HOQUE for property located at 1251 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to use the property as a small grocery store with associated parking. Planner: Kylee Hevrdejs

10. CUP-2024-0003: Conditional Use Permit (2716 S. SCHOOL AVE/LAUGHLIN, 639): Submitted by JUSTIN LAUGHLIN for property located at 2716 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.03 acres. The request is to use the warehouse as a screen print shop for t-shirts and other apparel. Planner: Donna Wonsower

11. CUP-2024-0004: Conditional Use Permit (1681 W. ARROWHEAD ST/COCHRAN, 599): Submitted by SCOTT COCHRAN for property located at 1681 W. ARROWHEAD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.27 acres. The request is for a campground in RSF-4 zoning. Planner: Gretchen Harrison

12. RZN-2024-0001: Rezoning (3006 N. OLD MISSOURI RD/STAGE STATION, 253 & 254): Submitted by JORGENSEN & ASSOCIATES for property located at 3006 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 5.13 acre. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and R-A, RESIDENTIAL - AGRICULTURAL. Planner: Kylee Hevrdejs

13. RZN-2024-0002: Rezoning (740 W. STONE ST/APEX PROPERTY VENTURES LLC, 522): Submitted by SASI SUNDARAM for property located at 740 W. STONE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE URBAN and contains approximately 0.24 acre. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Jessie Masters

14. VAC-2024-0001: Vacation (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 RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 1.16 acres. The request is to vacate 0.18 acres of general utility easements. Planner: Donna Wonsower

15. VAC-2024-0002: Vacation (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 RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 1.16 acres. The request is to vacate a 0.07-acre portion of right-of-way. Planner: Donna Wonsower

16. ADM-2024-0004: Administrative Item (S. DUNCAN AVE & W. 15TH ST/SOUTH DUNCAN CLUSTER DEVELOPMENT, 561): Submitted by CRAFTON TULL for property located at S. DUNCAN AVE & W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.16 acres. The request is to extend a previously approved large scale development. Planner: Gretchen Harrison

17. VAR-2024-0005: Planning Commission Variance (3031 S. HUNT LN/CURTIS, 687): Submitted by ALAN REID & ASSOCIATES for property located at 3031 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.79 acres. The request is for a variance from road frontage requirements. Planner: Gretchen Harrison

18. VAR-2024-0006: Planning Commission Variance (NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD/RUDY'S BBQ, 595): Submitted by OLSSON for property located NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.74 acres. The request is for a variance to access management standards and non-residential design standards for a commercial structure. Planner: Kylee Hevrdejs

19. VAR-2024-0007: Planning Commission Variance (436 W. MARTIN LUTHER KING JR BLVD/NEIDERMAN, 524): Submitted by 3V DEVELOPMENT for property located at 436 W. MARTIN LUTHER KING JR BLVD. The property is zoned D-G, DOWNTOWN GENERAL and contains approximately 0.41 acres. The request is for a variance to building design standards. Planner: Kylee Hevrdejs