



Technical Plat Review Meeting

January 17, 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-2023-0021: Large Scale Development (4392 S. SCHOOL AVE/TOM SIMS AIRPLANE HANGER, DRAKE FIELD AIRPORT, 795): Submitted by ENGINEERING SERVICES INC for property located at 4392 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 186.11 acres. The request is for a 10,620-square-foot airplane hanger and associated parking. Planner: Kylee Hevrdejs
THIS ITEM WAS TABLED AT THE DECEMBER 27, 2023 TECH PLAT MEETING.

New Business:

2. LSP-2023-0071: Lot Split (NORTHWEST OF W. 15TH ST & S. DUNCAN AVE/JORICH INVESTMENTS, LLC, SOUTH DUNCAN DEVELOPMENT, 561): Submitted by CRAFTON TULL for property located NORTHWEST OF W. 15TH ST & S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.19 acres. The request is to subdivide the property into 41 lots.

Planner: Gretchen Harrison

3. LSIP-2024-0001: Large Site Improvement Plan (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 10,797 square-foot commercial development and associated parking.

Planner: Kylee Hevrdejs

In-House Staff Meeting

(Applicants/public do not attend)

Tuesday, January 16, 2024 at 9:00 AM

4. PLA-2023-0049: Property Line Adjustment (215 N. WEST AVE/CITY OF FAYETTEVILLE, 484): Submitted by OLSSON for property located at 215 N. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains three lots with approximately 1.10 acres. The request is to adjust the lots to contain approximately 0.20, and 0.90 acres.

Planner: Jessie Masters

5. PLA-2024-0001: Property Line Adjustment (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 7 lots with approximately 1.16, 1.18, 1.06, 1.10, 1.10, 1.10, and 1.06 acres. The request is to combine the parcels into two lots with approximately 4.61 and 3.59 acres. Planner: Donna Wonsower

6. RZN-2023-0037: Rezoning (EAST OF E. 9TH ST & S. WASHINGTON AVE/EQUITY TRUST CO. CUSTODIAN, 563): Submitted by DAKOTA DEVELOPMENT LLC for property located EAST OF E. 9TH ST & S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.00 acre. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE URBAN. Planner: Gretchen Harrison

7. ADM-2024-0001: Administrative Item (2277, 2400, 2423, 2550 S. ED EDWARDS RD, 2303 S. MALLY WAGNON RD, 2433, 2479, AND 2748 S. HUNT LN/WOODRUFF, KLINE, WANG, WARDEN, DURNING, FARKAS/GREGORY AND HAMM, 595): Submitted by RONALD WOODRUFF for properties located at 2277, 2400, 2423, 2550 S. ED EDWARDS RD, 2303 S. MALLY WAGNON RD, AND 2433, 2479, 2748 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 365.09 acres. The request is to modify the Master Street Plan. Planner: Jessie Masters

8. VAR-2023-0055: Planning Commission Variance (SOUTH OF 870 N. RUPPLE RD/MEADOWVIEW OF FAYETTEVILLE, 439): Submitted by MEADOWVIEW SENIOR LIVING for property located SOUTH OF 870 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 6.61 acres. The request is for a variance from required infrastructure improvements. Planner: Gretchen Harrison

9. VAR-2024-0001: Planning Commission Variance (6964 W. DAVIS RD/STANLEY, 278): Submitted by ALAN REID & ASSOCIATES for property located 6964 W. DAVIS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.41 acres. The request is for a variance from road frontage requirements. Planner: Donna Wonsower

10. CUP-2023-0191: Conditional Use Permit (680 N. FALLIN AVE/ROBERTS, DIGRAZIA, 447): Submitted by TAYLOR ROBERTS for property located at 680 N. FALLIN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

11. CUP-2023-0193: Conditional Use Permit (729 S. MOUNT MILLSAP LN/BATES, 557): Submitted by CHRISTIE MYHRA for property located at 729 S. MOUNT MILLSAP LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.40 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

12. CUP-2023-0195: Conditional Use Permit (277 S. HILL AVE/EARTHMAN, 522): Submitted by LAUREN EARTHMAN for property located at 277 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.03 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

13. CUP-2023-0196: Conditional Use Permit (1138 S. OLEANDER LN/HOLLAND, 556): Submitted by JJET MANAGEMANT for property located at 1138 S. OLEANDER LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-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