



Technical Plat Review Meeting

February 28, 2024

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. 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 4.75 acres. The request is to divide the property into two lots containing approximately 2.76 and 1.99 acres.

Planner: Kylee Cole

THIS ITEM WAS TABLED AT THE JANUARY 31, 2024 TECH PLAT MEETING.

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, maintenance building, and associated parking.

Planner: Donna Wonsower

THIS ITEM WAS TABLED AT THE DECEMBER 27, 2023, AND JANUARY 31, 2024 TECH PLAT MEETING.

3. 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

THIS ITEM WAS TABLED AT THE JANUARY 31, 2024 TECH PLAT MEETING.

4. 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

THIS ITEM WAS TABLED AT THE JANUARY 31, 2024 TECH PLAT MEETING.

New Business:

5. LSP-2024-0006: Lot Split (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 6.65 acres. The request is to divide the property into three lots containing approximately 1.40, 2.76, and 2.49 acres.

Planner: Kylee Cole

6. LSP-2024-0007: Lot Split (2843 S. LEO AMMONS RD/DAVENPORT, 698): Submitted by BATES & ASSOCIATES for property located at 2843 S. LEO AMMONS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.72 acres. The request is to divide the property into two lots containing approximately 2.36 and 2.36 acres.

Planner: Donna Wonsower

7. CCP-2024-0001: Concurrent Plat (2205 E. BUFFALO BND/RIVERSIDE VILLAGE PH 1.2, 683): Submitted by CRAFTON TULL for property located at 2205 E. BUFFALO BND. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 38.50 acres. The request is for the concurrent plat of 25 residential lots.

Planner: Jessie Masters

8. CCP-2024-0002: Concurrent Plat (SOUTH OF 2801 W. MCMILLAN DR/MARINONI INC & PAM ANGUS LTD, 441): Submitted by CRAFTON TULL for property located SOUTH OF 2801 W. MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 25.65 acres. The request is for the concurrent plat of two mixed-use lots.

Planner: Jessie Masters

9. LSD-2024-0003: Large Scale Development (SOUTH OF 870 N. RUPPLE RD/MEADOWVIEW SENIOR LIVING, 439): Submitted by ENGINEERING SERVICES INC 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 117-unit senior living facility and associated parking.

Planner: Gretchen Harrison

10. PZD-2024-0001: Planned Zoning District (3568 W. MOUNT COMFORT RD/HOLT VILLAGE, 323): Submitted by FLINTLOCK LTD CO. for property located at 3568 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approx. 6.09 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

Planner: Jessie Masters

In-House Staff Meeting

(Applicants/public do not attend)

Monday, February 26, 2024 at 9:00 AM

11. PLA-2024-0006: Property Line Adjustment (603 N. LEVERETT AVE/ST THOMAS AQUINAS, 444): Submitted by CRAFTON TULL for property located at 603 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and consists of three lots containing approximately 0.16, 0.25, and 0.33 acres. The request is to combine the lots into one containing approximately 0.74 acres.

Planner: Kylee Cole

12. PLA-2024-0007: Property Line Adjustment (1722 N. STARR DR/ST JOES, 373): Submitted by CRAFTON TULL for property located at 1722 N. STAR DR. The property is zoned P-1, INSTITUTIONAL and contains two lots with approximately 17.80 and 7.50 acres. The request is to combine the lots into one containing approximately 25.31 acres.

Planner: Kylee Cole

13. PLA-2024-0008: Property Line Adjustment (3481 N. HWY 112/BFT RENTAL LLC, 208 & 209): Submitted by BLEW & ASSOCIATES for property located at 3481 N. HWY 112. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, UT, URBAN THOROUGHFARE, AND I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains two lots with approximately 13.48 and 31.00 acres. The request is to combine the lots into one parcel containing approximately 44.48 acres. Planner: Gretchen Harrison

14. PLA-2024-0009: Property Line Adjustment (911 N. RUPPLE RD/MAD SKY CONSTRUCTION LLC, 439): Submitted by BATES & ASSOCIATES for property located at 911 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains two lots with approximately 0.90 and 1.07 acres. The request is to adjust the lots to contain 1.03 and 0.94 acres. Planner: Gretchen Harrison

15. CUP-2024-0009: Conditional Use Permit (730 N. DAISY LN/WASHINGTON, 439): Submitted by FOUR WASHINGTONS LLC for property located at 730 N. DAISY LN. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.22 acres. The request is for a pilates studio in RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE zoning. Planner: Donna Wonsower

16. RZN-2024-0010: Rezoning (1328 S. SCHOOL AVE/FERDOWSIAN, 562): Submitted by BLEW & ASSOCIATES for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.14 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Donna Wonsower

17. RZN-2024-0011: Rezoning (VARIOUS EXPIRED PZD LOCATIONS/FAYETTEVILLE PLANNING STAFF): Submitted by CITY PLANNING STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are zoned under expired PZD'S. The request is to rezone the properties to various zoning districts. Planner: Donna Wonsower

18. VAC-2024-0003: Vacation (1722 N. STARR DR/ST JOES, 373): Submitted by CRAFTON TULL for property located at 1722 N. STAR DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.32 acres. The request is to vacate 0.30 acres of general utility easements. Planner: Kylee Cole

19. VAC-2024-0004: Vacation (4861 N. MAPLE GROVE DR/MONTGOMERY, 061): Submitted by BRUCE MONTGOMERY for property located at 4861 N. MAPLE GROVE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 0.30 acres. The request is to vacate a 0.01-acre portion of easement. Planner: Donna Wonsower

20. VAR-2024-0009: Planning Commission Variance (71B & N GARLAND AVE/DRAKE FARMS, 249): Submitted by ECOLOGICAL DESIGN GROUP for property located at 71B & N GARLAND AVE. The property is in the UT, URBAN THOROUGHFARE and contains approximately 49.13 acres. The request is for a variance from the master street plan. Planner: Jessie Masters

21. VAR-2024-0010: Planning Commission Variance (3816 N. MALL AVE/ROSS, 173 & 134): Submitted by BEST SIGN GROUP for property located at 3816 N. MALL AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.15 acres. The request is for a variance to signage requirements. Planner: Jessie Masters

22. VAR-2024-0011: Planning Commission Variance (3420 W. MOUNT COMFORT RD/THE GODDARD SCHOOL, 323): Submitted by BATES & ASSOCIATES for property located at 3420 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.57 acres. The request is for a variance to parking lot requirements.

Planner: Gretchen Harrison

23. CUP-2024-0007: Conditional Use Permit (45 N. MANHATTAN WAY/BATES, 477): Submitted by KENNETH BATES for property located at 45 N. MANHATTAN WAY. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Kylee Cole

24. CUP-2024-0008: Conditional Use Permit (1518 W. CLEVELAND ST/KITSINGER, 443): Submitted by ANTHONY KITSINGER for property located at 1518 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison