



Technical Plat Review Meeting

February 14, 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:

None.

New Business:

1. LSP-2024-0003: Lot Split (6691 E. HAHNDO LN/KELLAR, 651): Submitted by CHRIS KELLAR for property located at 6691 E. HAHNDO LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 28.79 acres. The request is to divide the property into two lots containing approximately 5.07 and 23.72 acres. Planner: Gretchen Harrison

2. LSP-2024-0004: Lot Split (655 N. GENEVIEVE AVE/WONNACOTT, 436): Submitted by BLEW & ASSOCIATES for property located at 655 N. GENEVIEVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.49 acres. The request is to divide the property into two lots containing approximately 0.27 and 1.22 acres. Planner: Donna Wonsower

3. LSP-2024-0005: Lot Split (3373 N. COLLEGE AVE/CITY CENTER NORTH, LLC, 213): Submitted by OLSSON for property located at 3373 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 7.20 acres. The request is to divide the property into four lots containing approximately 3.80, 0.90, 1.30 and 1.20 acres. Planner: Donna Wonsower

4. LSD-2024-0001: Large Scale Development (1784 W. CASCADE DR/SPECTRUM APARTMENTS, 598): Submitted by ISG for property located at 1784 W. CASCADE DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 18.70 acres. The request is for two 24-unit multi-family apartment buildings, a 2,300-square-foot fitness center, and associated parking. Planner: Gretchen Harrison

5. LSIP-2024-0004: Large Site Improvement Plan (NW OF W. WEDINGTON DR & N. GOLF CLUB DR/EXPRESS OIL & TIRE, 400): Submitted by BLEW & ASSOCIATES for property located NW OF W. WEDINGTON DR & N. GOLF CLUB DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.96 acres. The request is for a 5,654-square-foot auto service building and associated parking. Planner: Kylee Cole

6. CPL-2024-0001: Conceptual Plat (NW OF N. GREGG AVE AND W. DRAKE ST/DRAKE FARMS PH 1B, 250): Submitted by ECOLOGICAL DESIGN GROUP for property located at NW OF N. GREGG AVE AND W. DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 49.13 acres. The request is for an 8-unit multi-family housing development. Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, February 12, 2024 at 9:00 AM

7. PLA-2024-0005: Property Line Adjustment (1010 N. EASTWOOD DR/MENENDEZ, 447): Submitted by BATES & ASSOCIATES for property located at 1010 N. EASTWOOD DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.34 and 0.34 acres. The request is to adjust the lots to one containing approximately 0.68 acres. Planner: Kylee Cole

8. CUP-2024-0005: Conditional Use Permit (655 N. GENEVIEVE AVE/WONNACOTT, 436): Submitted by BLEW & ASSOCIATES for property located at 655 N. GENEVIEVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.49 acres. The request is for a two-family structure in a single-family zoning district. Planner: Donna Wonsower

9. RZN-2024-0003: Rezoning (203-209; 239-245; 270-280; AND 283-289 E. 12th ST/12TH STREET TOWNHOMES, 563): Submitted by SWOPE CONSULTING for property located at 203-209; 239-245; 270-280; AND 283-289 E. 12th ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.10 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Kylee Cole

10. RZN-2024-0004: Rezoning (NW OF W. WINTER EVENING PL AND N. SEPTEMBER STROLL LN/PARADIGM DEVELOPMENT, 361): Submitted by TRACY HOSKINS for property located at NW OF W. WINTER EVENING PL AND N. SEPTEMBER STROLL LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 11.67 acres. The request is to rezone the property RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Kylee Cole

11. RZN-2024-0005: Rezoning (1510 W. MARKHAM RD/L&F CONSTRUCTION, 482): Submitted by L&F CONSTRUCTION for property located at 1510 W. MARKHAM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Gretchen Harrison

12. RZN-2024-0006: Rezoning (5916 W. WEDINGTON DR/LEGACY VENTURES NWA, INC., 397): Submitted by LEGACY VENTURES NWA, INC. for property located at 5916 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.28 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Donna Wonsower

13. RZN-2024-0007: Rezoning (VARIOUS PARK PROPERTIES/FAYETTEVILLE PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS): Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PARK PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are in VARIOUS ZONING DISTRICTS and total approximately 1,203.19 acres. The request is to rezone the properties to P-1, INSTITUTIONAL. Planner: Jessie Masters

14. RZN-2024-0008: Rezoning (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 R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.13 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Gretchen Harrison

15. CUP-2023-0192: Conditional Use Permit (3642 N. TOWER CIR/ROMAN, 284): Submitted by MELISSA ROMAN for property located at 3642 N. TOWER CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Kylee Cole

16. CUP-2024-0006: Conditional Use Permit (2425 W. VALLEY DR/BUCHANAN, 402): Submitted by ALESSANDRA BROWN for property located at 2425 W. VALLEY DR. 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