



Technical Plat Review Meeting

March 27, 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-2024-0011: Lot Split (2890 N. HUGHMOUNT RD/HUMPHRIES, 243): Submitted by BLEW & ASSOCIATES for property located at 2890 N. HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.09 acres. The request is to divide the property into two lots containing approximately 1.00 and 2.09 acres.

Planner: Donna Wonsower

2. PPL-2024-0002: Preliminary Plat (NORTHWEST OF E. ZION RD AND S. BUTTERFIELD COACH RD/HARPER SUBDIVISION, 101): Submitted by ENGINEERING SERVICES INC for property located NORTHWEST OF E. ZION RD AND S. BUTTERFIELD COACH RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.66 acres. The request is for the preliminary plat of 132 residential lots.

Planner: Gretchen Harrison

3. PPL-2024-0003: Preliminary Plat (WEST OF S. HARROGATE LN/THE ELEMENT PH 5, 516): Submitted by JORGENSEN & ASSOCIATES for property located at WEST OF S. HARROGATE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 7.45 acres. The request is for the preliminary plat of 36 residential lots.

Planner: Kylee Cole

4. LSD-2024-0006: Large Scale Development (915 S. HILL AVE/915 S. HILL MULTI-FAMILY, 561): Submitted by COMMUNITY BY DESIGN for property located at 915 S. HILL AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.10 acres. The request is for 40 multi-family residential units and associated parking.

Planner: Gretchen Harrison

5. LSD-2024-0007: Large Scale Development (2888 N. MCCONNELL AVE/COUNTRY INN & SUITES, 248): Submitted by JORGENSEN & ASSOCIATES for property located at 2888 N. MCCONNELL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.11 acres. The request is for a 13,736 square-foot hotel and associated parking.

Planner: Kylee Cole

6. LSD-2024-0008: Large Scale Development (NORTHEAST OF MANA CT AND E. LONGVIEW ST/HALF MOON ORAL SURGERY, 212): Submitted by ENGINEERING SERVICES INC for property located NORTHEAST OF MANA CT AND E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 2.62 acres. The request is for a 12,180 square-foot commercial building and associated parking.

Planner: Donna Wonsower

7. LSIP-2024-0007: Large Site Improvement Plan (2580 W. JUDGE CUMMINGS RD/SOUTH CATO SPRINGS ROAD EXTENSION, 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 planned street connection.

Planner: Gretchen Harrison

8. CPL-2024-0003: Conceptual Plat (2800 N. GREGG AVE/DRAKE STREET TRAIL, 250 & 289): Submitted by CRAFTON TULL for property located at 2800 N. GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.64 acres. The request is for comments on the development of a City of Fayetteville trail.

Planner: Jessie Masters

9. CPL-2024-0004: Conceptual Plat (329 S. DUNCAN AVE/VANILLA, 522): Submitted by WALKINGSTICK 4525 LLC for property located at 329 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.16 acres. The request is for comments on a 40-unit multi-family housing development.

Planner: Jessie Masters

In-House Staff Meeting
(Applicants/public do not attend)
Monday, March 25, 2024
9:00 AM

10. RZN-2024-0015: Rezoning (4600 E. HUNTSVILLE RD/STONE STREET RENTALS LLC, 570): Submitted by JOHN CLOYED for property located at 4600 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.94 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE.

Planner: Kylee Cole

11. RZN-2024-0016: Rezoning (2460 N. OLD WIRE RD/PARKSIDE PROPERTIES LLC, 292): Submitted by MELANEE LAVERY for property located at 2640 N. OLD WIRE RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 1.52 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Kylee Cole

12. RZN-2024-0017: Rezoning (512 N. MISSION BLVD/ZWEIG, 446): Submitted by FLINTLOCK LTD CO. for property located at 512 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.09 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Gretchen Harrison

13. RZN-2024-0018: Rezoning (SOUTHWEST OF W. TREADWELL ST AND S. HILL AVE/KERR INVESTMENT CO., 522): Submitted by MODUS STUDIO for property located SOUTHWEST OF W. TREADWELL ST AND S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 3.10 acres. The request is to rezone the property to MSC, MAIN STREET/CENTER.

Planner: Donna Wonsower