



Technical Plat Review Meeting

March 13, 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. LSIP-2023-0004: Large Site Improvement Plan (SOUTHEAST OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD/JIFFY TRIP, 595): Submitted by HARRISON FRENCH & ASSOCIATES for property located SOUTHEAST OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.09 acres. The request is for a 6,536-square-foot gas station and associated parking. Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE JULY 19, 2023, OCTOBER 18, 2023, NOVEMBER 15, 2023, AND DECEMBER 27, 2023 TECH PLAT MEETING.

2. 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 AND FEBRUARY 28, 2024 TECH PLAT MEETING.

New Business:

3. LSP-2024-0008: Lot Split (1226 N. SHADY LN/SPRADLIN, 406): Submitted by JORGENSEN & ASSOCIATES for property located at 1226 N. SHADY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.57 acres. The request is to divide the property into two lots containing approximately 0.19 and 0.38 acres. Planner: Gretchen Harrison

4. LSP-2024-0009: Lot Split (6481 W. WHEELER RD/SHULTS, 240): Submitted by ALAN REID & ASSOCIATES for property located at 6481 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 32.98 acres. The request is to divide the property into two lots containing approximately 28.81 and 4.17 acres.

Planner: Donna Wonsower

5. LSP-2024-0010: Lot Split (940 W. BOONE ST/BAKER, 600): Submitted by JORGENSEN & ASSOCIATES for property located at 940 W. BOONE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to divide the property into two lots containing approximately 0.18 and 0.16 acres.

Planner: Kylee Cole

6. PPL-2024-0001: Preliminary Plat (SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD/CHANDLER CROSSING, 138): Submitted by ENGINEERING SERVICES INC for property located SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 82.09 acres. The request is for the preliminary plat of 321 residential lots. Planner: Jessie Masters

7. CCP-2024-0003: Concurrent Plat (745 W. CHERRY ST/HABITAT FOR HUMANITY OF WASHINGTON CO., 678): Submitted by BATES & ASSOCIATES for property located at 745 W. CHERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.82 acres. The request is for the concurrent plat of four residential lots. Planner: Kylee Cole

8. LSD-2024-0004: Large Scale Development (W. WEDINGTON DR AND W. MICHAEL COLE DR/KIDDER TOWNHOMES, 436): Submitted by JORGENSEN & ASSOICATES for property located at W. WEDINGTON DR AND W. MICHAEL COLE DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN AND NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.14 acres. The request is for a townhome development with 69 units and associated parking. Planner: Donna Wonsower

9. LSD-2024-0005: Large Scale Development (NORTH OF N. TRUCKERS DR/THE LENNON, 208): Submitted by ENGINEERING SERVICES INC for property located NORTH OF N. TRUCKERS DR. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and contains approximately 20.23 acres. The request is for a multi-family development with 522 units and associated parking. Planner: Donna Wonsower

10. LSIP-2024-0005: Large Site Improvement Plan (2525 W. WEDINGTON DR/RESORT AT MARKHAM HILL, 441): Submitted by THOMAS ENGINEERING COMPANY for property located at 2525 W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 23.41 acres. The request is for a multi-family development with 589 units, 2 club houses, and associated parking. Planner: Kylee Cole

11. LSIP-2024-0006: Large Site Improvement Plan (W. DRAKE ST AND N. GREGG AVE/DRAKE FARMS, 250): Submitted by ECOLOGICAL DESIGN GROUP for property located at W. DRAKE ST AND N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 49.13 acres. The request is for a mixed-use development with 180 multi-family residential units, 13,000 square feet of commercial space, and associated parking. Planner: Gretchen Harrison

12. PZD-2024-0002: Planned Zoning District (WEST OF N. 54TH AVE/HOLT VILLAGE, 397): Submitted by CRAFTON TULL for property located WEST OF N. 54TH AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 12.13 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. Planner: Donna Wonsower

13. PZD-2024-0003: Planned Zoning District (215 N. WEST AVE/PARK HOTEL, 484): Submitted by PRISM DESIGN STUDIO for property located at 215 N. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.56 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, March 11, 2024
9:00 AM

14. CUP-2024-0010: Conditional Use Permit (1166 W. VAN ASCHE DR/LISA ACADEMY, 171): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1166 W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 9.18 acres. The request is for use of an existing gravel lot for temporary parking.

Planner: Kylee Cole

15. CUP-2024-0011: Conditional Use Permit (155 N. POWERHOUSE AVE/TRINITAS VENTURES, 483): Submitted by BLEW & ASSOCIATES for property located at 155 N. POWERHOUSE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.46 acres. The request is for offsite parking.

Planner: Jessie Masters

16. RZN-2024-0009: Rezoning (E. 10TH ST AND S. WAXFLOWER AVE/WILLOW BEND LOTS 23, 26 & 31, 563): Submitted by MBL PLANNING for property located at E. 10TH ST AND S. WAXFLOWER AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 3.87 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Gretchen Harrison

17. RZN-2024-0012: Rezoning (2008 E. HUNTSVILLE RD/TAPROOT INVESTMENT PARTNERS, 565): Submitted by TAPROOT INVESTMENT PARTNERS for property located at 2008 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Kylee Cole

19. RZN-2024-0014: Rezoning (141 W. SKYLINE DR/MOUNT SEQUOYAH CENTER, 486): Submitted by MOUNT SEQUOYAH CENTER INC for property located at 141 W. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Jessie Masters

20. VAC-2024-0005: Vacation (2399 E. FRONTIER ELM DR/HALLACY, 137): Submitted by PAT HALLACY for property located at 2399 E. FRONTIER ELM DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.09 acres. The request is to vacate less than 0.01 acres of drainage easement.

Planner: Donna Wonsower

21. VAC-2024-0006: Vacation (151 W. DICKSON ST/151 DICKSON DEVELOPMENT, 484): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.23 acres. The request is to vacate a sidewalk easement containing 273 square feet.

Planner: Gretchen Harrison

22. VAR-2024-0016: Planning Commission Variance (612 W. CENTER ST/MILLER, 483):
Submitted by BLEW & ASSOCIATES for property located 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.19 acres. The request is for a variance to parking lot design standards and parking garages in a build-to zone.

Planner: Jessie Masters