



**Technical Plat Review Meeting**

May 1, 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-2024-0012: Lot Split (2913 N. OLD WIRE RD/CARDEN, 254):** Submitted by BATES & ASSOCIATES for property located at 2913 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.03 acres. The request is to divide the property into four lots containing approximately 0.66, 1.04, 1.75 and 0.58 acres. Planner: Donna Wonsower

*THIS ITEM WAS TABLED AT THE APRIL 17, 2024 TECH PLAT MEETING.*

**2. 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 a 117-unit senior living facility and associated parking. Planner: Gretchen Harrison

*THIS ITEM WAS TABLED AT THE FEBRUARY 28, 2024 TECH PLAT MEETING.*

**3. LSD-2024-0008: Large Scale Development (NORTHEAST OF N. MANA CT & E. LONGVIEW ST/HALF MOON ORAL SURGERY, 212):** Submitted by ENGINEERING SERVICES INC for property located NORTHEAST OF N. MANA CT & E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 2.62 acres. The request is for a 18,270-square-foot, three story commercial building and associated parking.

Planner: Donna Wonsower

*THIS ITEM WAS TABLED AT THE MARCH 27, 2024 TECH PLAT MEETING.*

**4. LSD-2024-0009: Large Scale Development (151 W. DICKSON ST/TRINITAS VENTURES, 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 1.41 acres. The request is for a 185-unit multi-family residential development with 1,824 square feet of retail space and associated parking. Planner: Gretchen Harrison

*THIS ITEM WAS TABLED AT THE APRIL 17, 2024 TECH PLAT MEETING.*

**New Business:**

**5. PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD AND E ROLLING HILLS DR/STAGE STATION PH 2, 253 & 254):** Submitted by JORGENSEN & ASSOCIATES for property located NORTHEAST OF N. OLD MISSOURI RD AND E ROLLING HILLS DR. The property is zoned NS-G NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 32.80 acres. The request is for the preliminary plat of 149 residential lots and 11 non-buildable lots. Planner: Jessie Masters

**6. CCP-2024-0005: Concurrent Plat (6106 E. GUY TERRY RD/REEVES, 143):** Submitted by BATES & ASSOCIATES for property located at 6106 E. GUY TERRY RD. The property is located within the FAYETTEVILLE PLANNING AREA and contains approximately 7.19 acres. The request is for the concurrent plat of two residential lots. Planner: Donna Wonsower

**7. LSIP-2024-0008: Large Site Improvement Plan (N. FUTRALL DR & N. MARINONI DR/HOME2 SUITES BY HILTON, 441):** Submitted by CRAFTON TULL for property located at N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for a 22,030-square-foot hotel and associated parking. Planner: Gretchen Harrison

**8. FPL-2024-0003: Final Plat (S. BENCHMARK LN/TOWNE WEST PH 6, 516 & 517):** Submitted by ENGINEERING SERVICES INC for property located on S. BENCHMARK LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.21 acres. The request is for the final plat of 19 single-family lots. Planner: Kylee Cole

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, April 29, 2024  
9:00 AM

**9. PLA-2024-0011: Property Line Adjustment (2061 E. ROE TER/STAGE STATION, 258):** Submitted by JORGENSEN & ASSOCIATES for property located at 2061 E. ROE TER. The property is zoned NS-G NEIGHBORHOOD SERVICES-GENERAL, and R-A, Residential-Agricultural and contains three lots with 1.23, 0.06 and 0.05 acres. The request is to adjust the lots to contain 1.17, 0.09 and 0.07 acres. Planner: Kylee Cole

**10. PLA-2024-0012: Property Line Adjustment (6255 E. GUY TERRY RD/LONG & SMITH TWO WAY RADIO INC, 143):** Submitted by ALAN REID & ASSOCIATES for property located at 6255 E. GUY TERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 4.14 and 9.40 acres. The request is to adjust the lots to contain 6.53 and 7.01 acres. Planner: Donna Wonsower

**11. PLA-2024-0013: Property Line Adjustment (636 S. WOOD AVE/TERRY, RICHTER, HURT, 258):** Submitted by BATES & ASSOCIATES for property located at 636 S. WOOD AVE. The property is zoned DG, DOWNTOWN GENERAL, and NC, NEIGHBORHOOD CONSERVATION and contains three lots with approximately 9.50, 0.50 and 0.13 acres. The request is to adjust the lots to contain 9.35 and 0.65 acres. Planner: Kylee Cole

**12. PLA-2024-0014: Property Line Adjustment (S. DUNCAN AVE/FAYETTEVILLE HIGH SCHOOL, 522):** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located on S. DUNCAN AVE. The property is zoned P-1, INSTITUTIONAL and contains 7 lots with approximately 2.9, 1.8, 0.2, 0.2, 0.2, 0.2, 0.2, 0.1 and 0.1 acres. The request is to adjust and combine the lots into three lots with 5.4, 0.1, and 0.1 acres. Planner: Donna Wonsower

**13. CUP-2024-0018: Conditional Use Permit (1607 N. COLLEGE AVE/BRASS POLE PROPERTIES LLC, 407):** Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1607 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.74 acres. The request is for a wireless communications facility.

Planner: Jessie Masters

**14. RZN-2024-0021: Rezoning (W. MARTIN LUTHER KING JR BLVD & W. OLD FARMINGTON RD/CATHCART RENTALS LLC, 557):** Submitted by HALL ESTILL ATTORNEY AT LAW for property located at W. MARTIN LUTHER KING JR BLVD & W. OLD FARMINGTON RD. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.56 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Kylee Cole

**15. RZN-2024-0022: Rezoning (951 N. DOUBLE SPRINGS RD/R & D PROPERTY HOLDINGS LLC, 435):** Submitted by DUSTIN DAVIS for property located at 951 N. DOUBLE SPRINGS RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 0.40 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Kylee Cole

**16. RZN-2024-0023: Rezoning (1000 S. FUTRALL DR/ADROIS HOSPITALITY LLC, 559):** Submitted by BRANDON SCALLION for property located at 100 S. FUTRALL DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.75 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Gretchen Harrison