



Technical Plat Review Meeting

April 17, 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. 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 324 units and associated parking. Planner: Donna Wonsower
THIS ITEM WAS TABLED AT THE MARCH 13, 2024 TECH PLAT MEETING.

2. 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
THIS ITEM WAS TABLED AT THE MARCH 13, 2024 TECH PLAT MEETING.

New Business:

3. 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

4. CCP-2024-0004: Concurrent Plat (3373 N. COLLEGE AVE/WOOD CAPITAL GROUP, 213): Submitted by OLSSON for property located at 3373 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 7.26 acres. The request is for the concurrent plat of four commercial lots. Planner: Donna Wonsower

5. 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 0.23 acres. The request is for a 61,661-square-foot, seven story mixed-use building and associated parking. Planner: Gretchen Harrison

6. FPL-2024-0002: Final Plat (NORTH OF W. WEIR RD AND N. SWEET CADDO HL/BLACKBERRY RIDGE PH 2, 201): Submitted by CRAFTON TULL for property located NORTH OF W. WEIR RD AND N. SWEET CADDO HL. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 50.49 acres. The request is for the final plat of 19 residential lots. Planner: Kylee Cole

In-House Staff Meeting
(Applicants/public do not attend)
Monday, April 15, 2024
9:00 AM

7. PLA-2024-0010: Property Line Adjustment (3182 N. OAKLAND ZION RD/PARKERMAN STABLES LLC, 258): Submitted by JORGENSEN & ASSOCIATES for property located at 3182 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains three lots with approximately 21.45, 4.82, and 4.08 acres. The request is to adjust the lots to contain 11.43, 4.66, and 14.27 acres. Planner: Kylee Cole

8. CUP-2024-0012: Conditional Use Permit (3130 S. SCHOOL AVE/THURUVAN, 678): Submitted by CRYSTAL JOHNSON for property located at 3130 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.44 acres. The request is for an outdoor music establishment. Planner: Donna Wonsower

9. CUP-2024-0013: Conditional Use Permit (2630 E. BAYSIDE XING/SRBINOVSKI, 137): Submitted by ALEK SRBINOVSKI for property located at 2630 E. BAYSIDE XING. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to use the property as a short-term rental. Planner: Kylee Cole

10. CUP-2024-0014: Conditional Use Permit (4165 W. MARLOWE LN/HENDLEY, 439): Submitted by BRIAN HENDLEY for property located at 4165 W. MARLOWE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the property as a short-term rental. Planner: Gretchen Harrison

11. CUP-2024-0015: Conditional Use Permit (215 W. DICKSON ST/THE GARDEN ROOM AT PURITAN, 484): Submitted by KEVIN FREY for property located at 215 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.22 acres. The request is for an outdoor music establishment. Planner: Gretchen Harrison

12. CUP-2024-0016: Conditional Use Permit (1629 N. CROSSOVER RD/SMYTH REVIVAL LLC, 410): Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is for a cluster housing development with 14 dwelling units. Planner: Kylee Cole

13. CUP-2024-0017: Conditional Use Permit (10 S. PALMER AVE/BEYKIRSCH, 521): Submitted by KEY ARCHITECTURE INC for property located at 10 S. PALMER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence for a cultural and recreational facility for international student housing. Planner: Jessie Masters

14. RZN-2024-0019: Rezoning (1830 E. 13TH ST/KELLAR, 565): Submitted by ANGEL KELLAR for property located at 1830 E. 13TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.86 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE-FAMILY, TWO UNITS PER ACRE.

Planner: Donna Wonsower

15. RZN-2024-0020: Rezoning (NORTH OF N. RAVEN LN AND W. AZURITE ST/UNDERWOOD, 285): Submitted by CRAFTON TULL for property located NORTH OF N. RAVEN LN AND W. AZURITE ST. The property is zoned RFS-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 33.31 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE-FAMILY, SEVEN UNITS PER ACRE.

Planner: Kylee Cole

16. VAC-2024-0007: Vacation (EAST OF 1074 E. SAIN ST/TRAILS ON THE CREEK, 174): Submitted by BLEW AND ASSOCIATES for property located EAST OF 1074 E. SAIN STREET. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.55 acres. The request is to vacate 0.076 acres of drainage easement.

Planner: Jessie Masters

17. VAR-2024-0018: Planning Commission Variance (2843 S. LEO AMMONS RD/MADEWELL, 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 4.73 acres. The request is for a variance to road frontage requirements.

Planner: Donna Wonsower