



Technical Plat Review Meeting

May 29, 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. 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 three commercial lots.

Planner: Donna Wonsower

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

2. CCP-2024-0006: Concurrent Plat (436 E. MARTIN LUTHER KING JR BLVD/MTC TRUST, 524): Submitted by BATES & ASSOCIATES for property located at 436 E. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.43 acres. The request is for the concurrent plat of seven residential lots. Planner: Kylee Cole

THIS ITEM WAS TABLED AT THE MAY 15, 2024 TECH PLAT MEETING.

3. 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 AND APRIL 17, 2024 TECH PLAT MEETINGS.

4. 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 13,736-0square-foot hotel and associated parking. Planner: Kylee Cole

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

5. LSD-2024-0010: Large Scale Development (1629 N. CROSSOVER RD/SMYTH, 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 single-family dwellings, six accessory dwelling units, and associated parking.

Planner: Kylee Cole

THIS ITEM WAS TABLED AT THE MAY 15, 2024 TECH PLAT MEETING.

New Business:

6. LSP-2024-0013: Lot Split (2367 N. WINDSWEPT LN/LINDENMUTH, 329): Submitted by BATES & ASSOCIATES for property located at 2367 N. WINDSWEPT LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to divide the property into two lots containing approximately 0.30 and 0.30 acres. Planner: Gretchen Harrison

7. LSP-2024-0014: Lot Split (267 E. 11TH ST/11TH ST COTTAGES LLC, 563): Submitted by BATES & ASSOCIATES for property located at 267 E. 11TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.56 acres. The request is to divide the property into 10 lots containing approximately 0.04, 0.04, 0.06, 0.06, 0.06, 0.06, 0.06, 0.06, 0.04 and 0.08 acres. Planner: Jessie Masters

8. LSP-2024-0015: Lot Split (839 N. OAKLAND AVE/REALTY PARTNERS LLC, 444): Submitted by BATES & ASSOCIATES for property located at 839 N. OAKLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and consists of two lots with approximately 0.16 and 0.32 acres. The request is to divide the property into four lots containing approximately 0.11, 0.13, 0.13 and 0.13 acres. Planner: Kylee Cole

9. LSD-2024-0012: Large Scale Development (4384 S. SCHOOL AVE/DRAKE FIELD HANGERS, 795 & 834): Submitted by ENGINEERING SERVICES INC for property located at 4384 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.09 acres. The request is for two 11,900 square-foot hangars and associated parking. Planner: Donna Wonsower

10. LSD-2024-0013: Large Scale Development (3360 N. GREGG AVE/MAVERIK, 211): Submitted by OZARK CIVIL ENGINEERING for property located at 3360 N. GREGG AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.37 acres. The request is for a 5,637 square-foot convenience store and fueling station with associated parking. Planner: Kylee Cole

11. LSD-2024-0014: Large Scale Development (797 S. CHERRY LN/797 CHERRY LANE TOWNHOMES, 565): Submitted by EXPEDIENT CIVIL ENGINEERING for property located at 797 S. CHERRY LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.01 acres. The request is for a 20-unit townhome residential development with associated parking. Planner: Gretchen Harrison

12. FPL-2024-0001: Final Plat (4890 N. CASTLEWOOD LN/CADENCE RIDGE SUBDIVISION, 060): Submitted by ENGINEERING SERVICES INC for property located at 4890 N. CASTLEWOOD LN. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.32 acres. The request is for the final plat of 15 residential lots. Planner: Gretchen Harrison

In-House Staff Meeting
(Applicants/public do not attend)
Tuesday, May 28, 2024
9:00 AM

13. PLA-2024-0018: Property Line Adjustment (879 N. STARR DR/SMART, 451): Submitted by BATES & ASSOCIATES for property located at 879 N. STARR DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two lots with 4.68 and 4.33 acres. The request is to adjust the lots to contain 6.21 and 2.80 acres. Planner: Gretchen Harrison

14. RZN-2024-0026: Rezoning (WEST OF 2916 N. OLD WIRE ROAD/LIVINGSTON SUBDIVISION, 254): Submitted by JORGENSEN & ASSOCIATES for property located WEST OF 2916 N. OLD WIRE ROAD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.87 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE. Planner: Donna Wonsower

15. RZN-2024-0027: Rezoning (1440 S. CURTIS AVE/BURT HANNA LLC, 565): Submitted by MOSES TUCKER PARTNERS for property located at 1440 S. CURTIS AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 6.43 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Gretchen Harrison

16. RZN-2024-0028: Rezoning (SW AND NW OF S. DUNCAN AVE & W TREADWELL ST/SOUTH DUNCAN LLC, 522): Submitted by MODUS STUDIO for property located at SW AND NW OF S. DUNCAN AVE & W TREADWELL ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 3.80 acres. The request is to rezone the property to MSC, MAIN STREET CENTER. Planner: Donna Wonsower

17. RZN-2024-0029: Rezoning (3179 N. OLD WIRE RD/LUTHER, 216): Submitted by CRAFTON TULL for property located at 3179 N. OLD WIRE RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 13.65 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. Planner: Kylee Cole

18. RZN-2024-0030: Rezoning (N. FUTRALL DR BETWEEN WEDINGTON DR & MLK BLVD/WATSON, 480): Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located on N. FUTRALL DR BETWEEN WEDINGTON DR & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.62 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

19. RZN-2024-0031: Rezoning (2400 N. CROSSOVER RD/TAYLOR, 294): Submitted by MARK TAYLOR for property located at 2400 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 0.69 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Kylee Cole

20. VAC-2024-0010: Vacation (3334 N. MANA CT/HALF MOON, 212): Submitted by ENGINEERING SERVICES INC for property located 3334 N. MANA CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 2.62 acres. The request is to vacate 0.03 acres of utility easement. Planner: Donna Wonsower

21. VAC-2024-0009: Vacation (241 W. SPRING ST/FAYETTEVILLE PORTFOLIO LLC, 484): Submitted by MBL PLANNING for property located 241 W. SPRING ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.08 acres. The request is to vacate 0.017 acres of street right-of-way. Planner: Jessie Masters

22. VAR-2024-0026: Planning Commission Variance (241 W. SPRING ST/FAYETTEVILLE OFFICE PORTFOLIO LLC, 484): Submitted by MBL PLANNING for property located at 241 W. SPRING ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.08 acres. The request is for a variance to the ground floor opacity requirement. Planner: Jessie Masters