



Technical Plat Review Meeting

May 15, 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. 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
THIS ITEM WAS TABLED AT THE MARCH 13, 2024 TECH PLAT MEETING.

2. 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, AND MAY 1, 2024 TECH PLAT MEETINGS.

3. SIP-2023-0005: Site Improvement Plan (4260 W. MARTIN LUTHER KING JR BLVD/CLUB CARWASH, 595): Submitted by JARED BRUEMMER for property located at 4260 W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.44 acres. The proposal is for the addition of 14 vacuum bays. Planner: Kylee Cole
THIS ITEM WAS TABLED AT THE DECEMBER 27, 2023 TECH PLAT MEETING.

4. 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
THIS ITEM WAS TABLED AT THE MAY 1, 2024 TECH PLAT MEETING.

New Business:

5. 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

6. 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

7. LSD-2024-0011: Large Scale Development (SE OF S. NELSON HACKETT BLVD & E. SOUTH ST/URBAN LOFTS AT NELSON HACKETT, 523): Submitted by DEVELOPMENT CONSULTANTS INC for property located SE OF S. NELSON HACKETT BLVD & E. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.28 acres. The request is for a 163-unit multi-family residential development with associated parking.

Planner: Donna Wonsower

In-House Staff Meeting
(Applicants/public do not attend)
Monday, May 13, 2024
9:00 AM

8. PLA-2024-0015: Property Line Adjustment (W. DRAKE ST & N. GREGG AVE/DRAKE FARMS, 249 & 250): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at W. DRAKE ST & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains two lots with 3.52 and 29.46 acres. The request is to adjust the lots to contain 7.63 and 25.35 acres.

Planner: Gretchen Harrison

9. PLA-2024-0016: Property Line Adjustment (1216 E. ADELAIDE LN/HUYCKE, 369): Submitted by BATES & ASSOCIATES for property located at 1216 E. ADELAIDE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains three lots with approximately 0.19, 0.03 and 0.15 acres. The request is to combine the properties into two lots containing 0.18 and 0.18 acres.

Planner: Donna Wonsower

10. PLA-2024-0017: Property Line Adjustment (1469 & 1501 N. STARR DR/PARKER INVESTMENTS LLC, 412): Submitted by ALAN REID & ASSOCIATES for property located at 1469 & 1501 N. STARR DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and FAYETTEVILLE PLANNING AREA and contains eight lots with approximately 22.45, 1.31, 1.33, 0.65, 1.19, 2.63, 1.76 and 0.71 acres. The request is to adjust the lots to contain 6.92, 3.00, 3.03, 3.01, 3.00, 3.10, 4.45 and 5.55 acres.

Planner: Donna Wonsower

11. CUP-2024-0021: Conditional Use Permit (3450 N. HEMLOCK AVE/WASHINGTON MASONIC LODGE #1, 213): Submitted by SMITH COMMUNICATIONS for property located at 3450 N. HEMLOCK AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.96 acres. The request is for a wireless communications facility.

Planner: Kylee Cole

12. CUP-2024-0022: Conditional Use Permit (WEST OF S. OUACHITA DR/RIVERSIDE VILLAGE PH 2, 683): Submitted by CRAFTON TULL for property located at WEST OF S. OUACHITA DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 43.52 acres. The request is for off-site parking.

Planner: Gretchen Harrison

13. CUP-2024-0023: Conditional Use Permit (4621 W. WEDINGTON DR/G&C FIREWORKS, 438): Submitted by G&C JOHNSON LLC for property located at 4621 W. WEDINGTON DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.56 acres. The request is for a fireworks sales tent.

Planner: Gretchen Harrison

14. RZN-2024-0024: Rezoning (3145 E. JOYCE BLVD/FAYETTEVILLE PUBLIC SCHOOLS, 177): Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 31.86 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Jessie Masters

15. RZN-2024-0025: Rezoning (4260 W. MARTIN LUTHER KING JR BLVD/CLUB CAR WASH, 595): Submitted by JARED BRUEMMER for property located at 4260 W. MARTIN LUTHER KING JR BLVD. The property is split-zoned R-A, RESIDENTIAL – AGRICULTURAL and UT, URBAN THOROUGHFARE and contains approximately 0.69 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Kylee Cole

16. ADM-2024-0023: Administrative Item (2504 E. ILLINOIS ALY/RIVERSIDE VILLAGE PH 2, 683): Submitted by CRAFTON TULL for property located at 2504 E. ILLINOIS ALY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 43.52 acres. The request is for a major modification to an already approved Large Scale Development.

Planner: Gretchen Harrison

17. VAR-2024-0021: Planning Commission Variance (W. DRAKE ST & N. GREGG AVE/1155 PROPERTIES LLC, 249 & 250): Submitted by ECOLOGICAL DESIGN GROUP for property located at W. DRAKE ST & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 6.76 acres. The request is for a variance to access management and block length standards.

Planner: Gretchen Harrison

18. VAR-2024-0022: Planning Commission Variance (1722 N. STARR DR/SAINT JOSEPH CATHOLIC CHURCH, 373): Submitted by CRAFTON TULL for property located at 1722 N. STARR DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.32 acres. The request is for a variance to parking lot standards.

Planner: Kylee Cole

19. VAR-2024-0023: Planning Commission Variance (1469 & 1501 N. STARR DR/PARKER INVESTMENTS, LLC, 412): Submitted by ALAN REID & ASSOCIATES for property located at 1469 & 1501 N. STARR DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and FAYETTEVILLE PLANNING AREA and contains eight lots with approximately 22.45, 1.31, 1.33, 0.65, 1.19, 2.63, 1.76 and 0.71 acres. The request is for a variance to street frontage requirements as part of the associated property line adjustment.

Planner: Donna Wonsower

20. VAR-2024-0024: Planning Commission Variance (N. FUTRALL DR & N. MARINONI DR/HOME2 SUITES, 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 variance to nonresidential design standards.

Planner: Gretchen Harrison