



**Technical Plat Review Meeting**

June 12, 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 AND MAY 15, 2024 TECH PLAT MEETINGS.*

**2. LSD-2024-0004: Large Scale Development (W. WEDINGTON DR AND W. MICHAEL COLE DR/KIDDER TOWNHOMES, 436):** Submitted by JORGENSEN & ASSOCIATES 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  
*THIS ITEM WAS TABLED AT THE MARCH 13, 2024 TECH PLAT MEETING.*

**3. 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  
*THIS ITEM WAS TABLED AT THE MAY 15, 2024 TECH PLAT MEETING.*

**4. 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  
*THIS ITEM WAS TABLED AT THE MAY 01, 2024 TECH PLAT MEETING.*

**New Business:**

**5. LSP-2024-0016: Lot Split (837 N. GREGG AVE/SHELTERING SKY LLC, 444):** Submitted by SWOPE CONSULTING LLC for property located at 837 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to divide the property into two lots containing approximately 0.13 and 0.09 acres. Planner: Kylee Cole

**6. LSP-2024-0017: Lot Split (3861 N. SASSAFRAS HILL RD/BALTZ, 182):** Submitted by BLEW & ASSOCIATES for property located at 3861 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.27 acres. The request is to divide the property into two lots containing approximately 2.27 and 2.00 acres.

Planner: Donna Wonsower

**7. SIP-2024-0001: Site Improvement Plan (4392 N. WATERSIDE CT/MYERS & WOODS LAW FIRM PLLC, 135):** Submitted by JORGENSEN & ASSOCIATES for property located at 4392 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approximately 0.45 acres. The proposal is for the addition of 4,374-square-foot office building with associated parking.

Planner: Kylee Cole

**8. FPL-2024-0005: Final Plat (NORTH OF W. BITTERSWEET DR AND N. GREY SQUIRREL DR/HUGHMMOUNT NORTH PH II, 243):** Submitted by JORGENSEN & ASSOCIATES for property located at NORTH OF W. BITTERSWEET DR AND N. GREY SQUIRREL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - EIGHT UNITS PER ACRE and contains approximately 15.10 acres. The request is for the final plat of 41 residential lots.

Planner: Kylee Cole

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Tuesday, June 10, 2024  
9:00 AM

**9. PLA-2024-0020: Property Line Adjustment (19 E. 19<sup>TH</sup> ST/JCS FAYETTEVILLE PROPERTY LLC, 601 & 602):** Submitted by ALAN REID & ASSOCIATES for property located at 19 E. 19<sup>TH</sup> ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains three lots with 0.11, 0.54 and 3.48 acres. The request is to combine the lots into one lot with 4.14 acres.

Planner: Kylee Cole

**10. RZN-2024-0032: Rezoning (439 S. CHURCH AVE/PBS PROPERTIES LLC, 523):** Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 439 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Kylee Cole

**11. RZN-2024-0033: Rezoning (1919 S. ASHWOOD AVE/ARNOLD, 599):** Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE.

Planner: Gretchen Harrison

**12. RZN-2024-0034: Rezoning (1731, 1815 & 1837 W 18<sup>TH</sup> ST/ARNOLD, 598):** Submitted by CRAFTON TULL for property located at 1731, 1815 & 1837 W. 18<sup>TH</sup> ST. The property is zoned RSF-4, RESIDENTIAL-SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 9.10 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE.

Planner: Gretchen Harrison

**13. RZN-2024-0035: Rezoning (1831 & 1835 W. MITCHELL ST/NWARECO LLC, 520):** Submitted by RMP LLP for property located at 1831 & 1835 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.22 acres. The request is to rezone the property RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE. Planner: Donna Wonsower

**14. VAC-2024-0011: Vacation (1074 E. SAIN ST/TRAILS ON THE CREEKS APARTMENTS, 174):** Submitted by BLEW & ASSOCIATES for property located at 1074 E. SAIN ST. The property is zoned C-2 THOROUGHFARE COMMERCIAL and contains approximately 4.25 acres. The request is to vacate 0.66 acres of utility easement. Planner: Jessie Masters

**15. VAC-2024-0012: Vacation (1202 E. SAIN ST/TRAILS ON THE CREEKS APARTMENTS, 174):** Submitted by BLEW & ASSOCIATES for property located at 1202 E. SAIN ST. The property is zoned C-2 THOROUGHFARE COMMERCIAL and contains approximately 4.10 acres. The request is to vacate 0.94 acres of street right-of-way. Planner: Jessie Masters

**16. VAC-2024-0013: Vacation (653 W. 15<sup>TH</sup> ST/WASHINGTON COUNTY PARTNERS LLC, 600):** Submitted by DEVELOPMENT CONSULTANTS INC for property located 653 W. 15<sup>TH</sup> ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.16 acres. The request is to vacate 0.09 acres of utility easement. Planner: Gretchen Harrison