



**Technical Plat Review Meeting**

September 13, 2023

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-2022-0012: Preliminary Plat (N. GLENMOOR DR/HUGHMOUNT SOUTH, 285):** Submitted by JORGENSEN & ASSOCIATES for property located N. GLENMOOR DR. SOUTH OF W. CROSSVINE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 19.43 acres. The proposal is for 48 buildable Residential lots with two detention ponds. Planner: Donna Wonsower

*THIS ITEM WAS TABLED AT THE AUGUST 2, 2023 TECH PLAT MEETING.*

**6. SIP-2023-0002: Site Improvement Plan (420 S. LOCUST AVE/CHURCH & LOCUST TOWNHOMES, 523):** Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located at 420 S. LOCUST AVENUE. The property is zoned DG, DOWNTOWN GENERAL and RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.65 acres. The proposal is for four duplexes and one detention pond. Planner: Gretchen Harrison

*THIS ITEM WAS TABLED AT THE JUNE 28, 2023 TECH PLAT MEETING.*

**New Business:**

**2. CPL-2023-0004: Conceptual Plat (612 W. CENTER ST/TRINITAS DEVELOPMENT LLC, 523):** Submitted by CLARK LAW FIRM PLLC for property located at 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.70 acres. The request is for a multi-family housing development. Planner: Jessie Masters

**3. LSP-2023-0049: Lot Split (WEST OF 3783 N. CRIS HOLLOW RD/JOHNSON, 169):** Submitted by BLEW & ASSOCIATES for property located WEST OF 3783 N. CRIS HOLLOW RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.30 acres. The request is to subdivide the property into two lots containing 1.01, and 1.29 acres. Planner: Gretchen Harrison

**4. LSP-2023-0050: Lot Split (3017 W. OLD FARMINGTON RD/ARNOLD, 557):** Submitted by JORGENSEN & ASSOCIATES for property located on 3017 W. OLD FARMINGTON RD. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and contains approximately 0.48 acres. The request is to divide the property into three lots containing 0.25, 0.13 and 0.10 acres. Planner: Donna Wonsower

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, September 11, 2023  
9:00 AM

**6. PLA-2023-0030: Property Line Adjustment (E. WYMAN RD & N. STARR DR/TUCK, 490):** Submitted by ALAN REID & ASSOCIATES for property located at E. WYMAN RD & N. STARR DR. The property is in the FAYETTEVILLE PLANNING AREA and consists of two lots containing approximately 1.60, and 17.64 acres. The request is to adjust the lots to contain approximately 7.00, and 12.24 acres. Planner: Gretchen Harrison

**7. PLA-2023-0031: Property Line Adjustment (900 W. DRAKE ST/PENDERGRAFT, 249):** Submitted by BATES & ASSOCIATES for property located at 900 W. DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 53.31 acres. The request is to adjust the property into two lots containing 4.06, and 49.25 acres. Planner: Jessie Masters

**8. CUP-2023-0126: Conditional Use Permit (490 W. WILLOUGHBY RD/TERMINELLA, 718):** Submitted by FRANK TERMINELLA for property located at 490 W. WILLOUBY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNIT PER ACRE and contains approximately 0.50 acres. The request is for an accessory structure that exceeds 50% of the primary structure. Planner: Donna Wonsower

**9. RZN-2023-0026: Rezoning (5839 W. DOT TIPTON RD/MARTINEZ, 475):** Submitted by JAIRO MARTINEZ for property located at 5839 W. DOT TIPTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 5.27 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE-FAMILY, TWO UNITS PER ACRE. Planner: Gretchen Harrison

**10. RZN-2023-0027: Rezoning (1272 N. 59<sup>TH</sup> AVE/DICKSON STREET CAPITAL LLC, 397):** Submitted by REED LYNCH for property located at 1272 N. 59<sup>TH</sup> AVE. The property is zoned RA, RESIDENTIAL AGRICULTURAL and contains approximately 0.80 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Donna Wonsower

**11. RZN-2023-0028: Rezoning (150 N. SKYLINE DR, UNIT 22/MOUNT SEQUOYAH CENTER INC, 486):** Submitted by EMILY GENTRY for property located at 150 N. SKYLINE DR, UNIT 22. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.14 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Jessie Masters

**12. VAC-2023-0008: Vacation (4089 N. SHILOH DR/CLAUDE SHILOH LLC, 135):** Submitted by CEI ENGINEERING & ASSOCIATES for property located at 4089 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI-FAMILY,

24 UNITS PER ACRE and contains approximately 7.37 acres. The request is to vacate three separate utility easements containing 0.17, 0.19 and 0.002 acres. Planner: Jessie Masters

**13. VAR-2023-0027: Planning Commission Variance (420 S. LOCUST AVE/CHURCH & LOCUST TOWNHOMES, 523):** Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located 420 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.65 acres. The request is for variance from master street plan standards. Planner: Gretchen Harrison

**14. CUP-2023-0120: Conditional Use Permit (1117 N. WASHINGTON AVE/STEWART, 407):** Submitted by SIX PENCE PROPERTIES for property located at 1117 N. WASHINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

**15. CUP-2023-0122: Conditional Use Permit (4198 W. BRADSTREET LN/RANUCCI, 439):** Submitted by HOGUE HOMES for property located at 4198 W. BRADSTREET LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

**16. CUP-2023-0123: Conditional Use Permit (137 E. SPRING ST/DWB PROPERTIES, 485):** Submitted by DWB PROPERTIES for property located at 137 E SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

**17. CUP-2023-0124: Conditional Use Permit (1584 N. CADDO AVE/POMEROY, 399):** Submitted by SAMANTHA POMEROY for property located at 1584 N. CADDO 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 as a short-term rental. Planner: Gretchen Harrison

**18. CUP-2023-0125: Conditional Use Permit (1748 E. ACACIA XING/TREETOPS DEVELOPMENT, 526):** Submitted by NEXT ADVENTURE PROPERTIES for property located at 1748 E. ACACIA XING. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

**19. CUP-2023-0127: Conditional Use Permit (101 E. BERTHA ST/COLLISHAW, 213):** Submitted by KATHLEEN AND DAVE COLLISHAW for property located at 101 E. BERTHA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

**20. CUP-2023-0128: Conditional Use Permit (388 S. HILL AVE/HILL AVENUE TOWNHOMES, 522):** Submitted by WS RENTALS for property located at 388 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.02 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

**21. CUP-2023-0129: Conditional Use Permit (4184 W. SARDINIA WAY/FAYETTEVILLE TOWNEHOMES LLC, 400):** Submitted by MICHAELA WEBB LLC for property located at 4184 W. SARDINIA WAY. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters

**22. CUP-2023-0130: Conditional Use Permit (3048 E. CALGARY ST/GREENLAW, 645):** Submitted by KUTAK ROCK LLP for property located at 3048 E. CALGARY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs