



**Technical Plat Review Meeting**

October 18, 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. LSIP-2023-0004: Large Site Improvement Plan (SOUTHEAST OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD/JIFFY TRIP, 595):** Submitted by HARRISON FRENCH & ASSOCIATES for property located SOUTHEAST OF S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.09 acres. The request is for a 6,536-square-foot gas station and associated parking. Planner: Gretchen Harrison

*THIS ITEM WAS TABLED AT THE JULY 19, 2023 TECH PLAT MEETING.*

**New Business:**

**2. LSP-2023-0051: Lot Split (1095 S. RAY AVE/WERP LLC, 565):** Submitted by BATES & ASSOCIATES for property located at 1095 S. RAY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.96 acres. The request is to divide the property into three lots containing 0.25, 0.27 and 0.44 acres. Planner: Kylee Hevrdejs

**3. LSP-2023-0052: Lot Split (1657 N. VANDEVENTER AVE/HOURGLASS HOLDINGS LLC, 406):** Submitted by BATES & ASSOCIATES for property located at 1657 N. VANDEVENTER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and consists of two lots containing approximately 0.68 and 0.29 acres. The request is to divide the property into three lots containing 0.22, 0.19 and 0.26 acres. Planner: Donna Wonsower

**4. LSP-2023-0053: Lot Split (511 E. SPRING ST/SASH DEVELOPMENT LLC, 485):** Submitted by BATES & ASSOCIATES for property located at 511 E. SPRING ST. The property is zoned RMF-4, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to divide the property into four lots containing 0.07, 0.07, 0.07 and 0.09 acres. Planner: Jessie Masters

**5. LSP-2023-0054: Lot Split (14431 HIGHLAND CHURCH RD/BREEDLOVE, 508):** Submitted by BLEW & ASSOCIATES for property located at 14431 HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.20 acres. The request is to divide the property into three lots containing 1.00, 2.65 and 2.35 acres. Planner: Donna Wonsower

**6. CCP-2023-0002: Concurrent Plat (2547 N. OAKLAND ZION RD/MCDONALD BUILDING GROUP, 296):** Submitted by ENGINEERING SERVICES, INC for property located at 2547 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.43 acres. The request is for the concurrent plat of four residential lots.

Planner: Donna Wonsower

**7. CCP-2023-0003: Concurrent Plat (3145 E. JOYCE BLVD/KNOX, 177):** Submitted by BLEW & 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 for the concurrent plat of two residential lots.

Planner: Kylee Hevrdejs

**8. LSD-2023-0019: Large Scale Development (1742 S. RAZORBACK RD/RZORBACK ROAD MULTI-FAMILY, 599):** Submitted by BATES & ASSOCIATES for property located at 1742 S. RAZORBACK RD. The property is zoned NS-G, NEIGHBORHOOD SERVICES - GENERAL and contains approximately 0.85 acres. The request is for a 34 unit multi-family residential development.

Planner: Kylee Hevrdejs

**9. LSIP-2023-0007: Large Site Improvement Plan (NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR/WIENERSCHNITZEL, 400):** Submitted by BATES & ASSOCIATES for property located NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is for a 1,467-square-foot restaurant and associated parking.

Planner: Gretchen Harrison

**10. CPL-2023-0005: Conceptual Plat (3538 N. HWY 112/KUBALD VENTURES LLC, 209):** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 3538 N HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.32 acres. The request is for a 10,000-square-foot Flex Space with parking, landscaping, and utility extensions.

Planner: Kylee Hevrdejs

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**In-House Staff Meeting**  
*(Applicants/public do not attend)*  
Monday, October 16, 2023  
9:00 AM

**11. PLA-2023-0036: Property Line Adjustment (5569 W. JESS ANDERSON RD/SHADRACH, 358):** Submitted by BLEW & ASSOCIATES for property located at 5569 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains three lots with approximately 1.55, 8.27 and 7.65 acres. The request is to adjust the lots to contain approximately 2.08, 1.17 and 14.23 acres.

Planner: Gretchen Harrison

**12. PLA-2023-0037: Property Line Adjustment (1417 E. TANAGER LN/COODY, 525):** Submitted by ALAN REID & ASSOCIATES for property located at 1417 E. TANAGER LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and consists of three lots containing approximately 2.29, 11.57, and 5.13 acres. The request is to adjust the lots to contain approximately 6.27, 11.97, and 0.76 acres.

Planner: Jessie Masters

**13. PLA-2023-0038: Property Line Adjustment (769 S. WASHINGTON AVE/3V QOZB LLC, 563):** Submitted by BATES & ASSOCIATES for property located at 769 S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN and consists of two lots containing approximately 0.15 and 0.15 acres. The request is to adjust the lots to contain approximately 0.16 and 0.14 acres. Planner: Kylee Hevrdejs

**14. PLA-2023-0039: Property Line Adjustment (1011 N. TANGLEBRIAR LN/BLAIR, 448):** Submitted by BLEW & ASSOCIATES for property located at 1011 N. TANGLEBRIAR LN. The property is in the FAYETTEVILLE PLANNING AREA and consists of three lots containing approximately 1.07, 0.53, and 0.38 acres. The request is to combine the properties into two lots to with approximately 0.88 and 1.11 acres. Planner: Kylee Hevrdejs

**15. PLA-2023-0040: Property Line Adjustment (428 S. GOVERNMENT AVE/TAYLOR, 522):** Submitted by BATES & ASSOCIATES for property located at 428 S. GOVERNMENT AVE. The property is zoned MSC, MAIN STREET/CENTER and consists of three lots containing approximately 0.07, 0.17, and 0.18 acres. The request is to combine the properties into two lots with approximately 0.05 and 0.37 acres. Planner: Donna Wonsower

**16. ADM-2023-0041: Administrative Item (2277 S. ED EDWARDS RD/WANG, 649):** Submitted by KEVIN WANG for properties located at 2277 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.60 acres. The request is to modify the Master Street Plan. Planner: Jessie Masters

**17. CUP-2023-0141: Conditional Use Permit (240 E. ROCK ST/CITY OF FAYETTEVILLE, 524):** Submitted by OLSSON for property located at 240 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to expand a cultural and recreational facility in RMF-24 zoning. Planner: Jessie Masters

**18. CUP-2023-0145: Conditional Use Permit (EAST OF N. RUPPLE RD/MEADOWVIEW SENIOR LIVING, 439):** Submitted by MEADOWVIEW SENIOR LIVING for property located at EAST OF N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 6.00 acres. The request is for an assisted living facility and multi-family dwellings in NS-L zoning. Planner: Gretchen Harrison

**19. CUP-2023-0153: Conditional Use Permit (3538 N. HWY 112/KUBALD VENTURES LLC, 209):** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 3538 N HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.32 acres. The request is for 10,000 square foot warehouse and office space. Planner: Kylee Hevrdejs

**20. RZN-2023-0029: Rezoning (533 W. CENTER ST/BRICENO, 523):** Submitted by NESTOR BRICENO for property located at 533 W. CENTER ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.09 acres. The request is to rezone the property to MSC, MAIN STREET/CENTER. Planner: Donna Wonsower

**21. RZN-2023-0030: Rezoning (1218 N WEST END AVE/JBH INVESTMENTS, 402):** Submitted by SWOPE CONSULTING for property located at 1218 N. WEST END AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and consists of six lots containing approximately 2.18 total acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, EIGHT UNITS PER ACRE. Planner: Donna Wonsower

**22. RZN-2023-0031: Rezoning (3393 E. HUNTSVILLE RD/MB PROPERTY MANAGEMENT, 529):** Submitted by CRAFTON TULL for property located at 3393 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.54 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. Planner: Gretchen Harrison

**23. VAC-2023-0012: Vacation (546 W. CENTER ST/CAMPBELL FAMILY TRUST, 484):** Submitted by CLARK LAW FIRM PLLC for property located at 546 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.63 acres. The request is to vacate a general utility easement. Planner: Jessie Masters

**24. VAC-2023-0013: Vacation (3034 W. MICA ST/BLAGG-BIGGS-BLAGG, 401):** Submitted by ALAN REID & ASSOCIATES for property located at 3034 W. MICA ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to vacate a general utility easement. Planner: Donna Wonsower

**25. CUP-2023-0143: Conditional Use Permit (3087 W. SALIDA LN/PERFECT PEACE HOMES LLC, 557):** Submitted by LEIGH SHIRLEY for property located at 3087 W. SALIDA LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

**26. CUP-2023-0144: Conditional Use Permit (1406 S. DUNCAN AVE/BOYKIN, 561):** Submitted by LANDON BOYKIN for property located at 1406 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.09 acres. The request is to use the residence as a short-term rental. Planner: Donna Wonsower

**27. CUP-2023-0146: Conditional Use Permit (1625 N. TIMBERLINE DR/BROADAWAY, 401):** Submitted by ANNA BROADAWAY for property located at 1625 N. TIMBERLINE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

**28. CUP-2023-0148: Conditional Use Permit (517 N. FALLIN AVE/TRUMBO, 446):** Submitted by HAYDEN TRUMBO for property located at 517 N. FALLIN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to use the residence as a short-term rental. Planner: Kylee Hevrdejs

**29. CUP-2023-0149: Conditional Use Permit (526 N. FALLIN AVE/TRUMBO, 447):** Submitted by HAYDEN TRUMBO for property located at 526 N. FALLIN AVE. 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

**30. CUP-2023-0147: Conditional Use Permit (386 S. UNIVERSITY AVE/HERITAGE GUARANTEE LLC, 522):** Submitted by NOTRE MAISON LLC for property located at 386 S. UNIVERSITY AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.90 acres. The request is to use the residence as a short-term rental. Planner: Gretchen Harrison

**31. CUP-2023-0150: Conditional Use Permit (2135 S. LAVERNE AVE/APPLE LILY MANAGMENT, 639):** Submitted by GUANGYU ZHU-WEAVER for property located at 2135 S. LAVERNE AVE. 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: Gretchen Harrison

**32. CUP-2023-0151: Conditional Use Permit (1810 S. CUSTER LN/REINHARDT, 598):** Submitted by CHARLES REINHARDT for property located at 1810 S. CUSTER LN. 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: Gretchen Harrison

**33. CUP-2023-0152: Conditional Use Permit (4669 W. TOFINO DR/HARRIMAN, 477):** Submitted by CRAIG HARRIMAN for property located at 4669 W. TOFINO DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.13 acres. The request is to use the residence as a short-term rental. Planner: Jessie Masters