



**Final Agenda**  
**Planning Commission Meeting**  
April 22, 2019  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Matthew Johnson (Vice Chair), Leslie Belden (Secretary), Zara Niederman, Tom Brown, Porter Winston, Robert Sharp, Quintin Canada, and Kristifier Paxton

**City Staff:** Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Harry Davis, Planner, and Abdul Ghous, Planner.

**Assistant City Attorney:** Blake Pennington

**Agenda Session Discussion Item:** Planning Commission Retreat Agenda

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the April 8, 2019 meeting.

**2. ADM 19-6606: Administrative Item (3335 S. COUNTRY CLUB DR./FAYETTEVILLE COUNTRY CLUB, 679):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3335 S. COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 31.24 acres. The request is to amend the conditions of existing CUP to allow for a new maintenance building on the grounds.  
Planner: Willie Benson

**3. VAR 19-6629: Variance (461 W. 15<sup>TH</sup> ST./LITTLE GUYS MOVERS, 601):** Submitted by JACOB LADUE for property located at 461 W. 15<sup>TH</sup> ST. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 0.93 acres. The request is for a variance to the driveway access management standards.  
Planner: Jonathan Curth

**4. VAR 19-6627: Variance (481 S. SCHOOL AVE./ARSAGA'S AT MILL DISTRICT, 523):** Submitted by BOWERBIRD DESIGN + BUILD for property located at 481 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 3.04 acres. The request is for a variance to the driveway access management standards.  
Planner: Jonathan Curth

**5. CCP 19-6614: Concurrent Plat (WEST OF 3965 W. GRACE SPRINGS LN./SEBALD, 166):** Submitted by BLEW & ASSOCIATES, INC. for properties located WEST OF 3965 W. GRACE SPRINGS LN. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 19.11 acres. The request is for 5 single family lots. Planner: Abdul Ghous

**6. LSD 19-6610: Large Scale Development (SE OF RUPPLE RD. & GOLF CLUB DR./THE FAIRWAYS APTS. AT THE LINKS, 400):** Submitted by BLEW & ASSOCIATES, INC. for property located SE OF RUPPLE RD. & GOLF CLUB DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 7.80 acres. The request is for a 240-unit apartment complex with associated parking. Planner: Harry Davis

**7. VAC 19-6617: Vacation (4661 N. COPPER CREEK DR./HANCOCK RESIDENCE, 100):** Submitted by BATES & ASSOCIATES, INC. for property located at 4661 N. COPPER CREEK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.37 acres. The request is to vacate a portion of a utility easement. Planner: Abdul Ghous

**8. VAC 19-6630: Vacation (401 W. MOUNTAIN ST./FAYETTEVILLE PUBLIC LIBRARY, 523):** Submitted by BATES & ASSOCIATES, INC. for property located at 401 W. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL, and MSC, MAIN STREET/CENTER and contains approximately 0.37 acres. The request is to vacate portions of right-of-way and general utility easements. Planner: Jonathan Curth

#### **Old Business**

None

#### **New Business**

**9. VAR 19-6622: Variance (704 S. WASHINGTON AVE./GARDEN DISTRICT TOWNHOMES, 563):** Submitted by ZARA NIEDERMAN for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.45 acres. The request is for a variance to the access management standards, non-conforming parking lot requirements, and landscape requirements. Planner: Harry Davis

**10. ADM 19-6616: Administrative Item (317 E. HUNTSVILLE RD./ZAREMBA, 524):** Submitted by KARYN ZAREMBA for property located at 317 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 0.92 acres. The request is for a variance of the driveway design standards and an amendment to the conditions of approval for CUP 18-6466. Planner: Harry Davis

**11. ADM 19-6628: Administrative Item (823 W. STONE ST./BILLINGSLEA, 522):** Submitted by CHARLES BILLINGSLEA for property located at 823 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 0.45 acres. The request is for an amendment to the conditions of CUP 18-6384. Planner: Jonathan Curth

**12. VAR 19-6625: Variance (281 E. ROCK ST./COX, 524):** Submitted by ADAM COX for property located at 281 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 0.24 acres. The request is for a temporary variance to the sewer requirements associated with a proposed lot split. Engineer: Jonathan Ely

**13. CUP 19-6619: Conditional Use (112 W. LAFAYETTE ST./RUSSELL, 484):** Submitted by BRANDON RUSSELL. for property located at 112 W. LAFAYETTE ST. The property is zoned NC-NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is for a limited business in a residence.  
Planner: Abdul Ghous

**14. RZN 19-6605: Rezone (NORTH OF 1134 S. WASHINGTON AVE./MENDEZ, 563):** Submitted by GUSTAVO MENDEZ for property located NORTH OF 1134 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Abdul Ghous

**15. RZN 19-6618: Rezone (1372 S. COLLEGE AVE./MILLWEE, 563):** Submitted by JESSE MILLWEE for property located at 1372 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.24 acres. The request is to rezone the property to NS-L, NEIGHBORHOOD SERVICES-LIMITED.  
Planner: Jonathan Curth

**16. RZN 19-6620: Rezone (NW OF JOYCE BLVD. & OLD MISSOURI RD./JEL ACQUISITIONS, 176):** Submitted by HUGH JARRATT for property located NW OF JOYCE BLVD. & OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.79 acres. The request is to rezone approximately 2.79 acres to CS, COMMUNITY SERVICES and approximately 9.68 acres to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.  
Planner: Abdul Ghous

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**The following items have been approved administratively by staff:**

- **LSP 19-6621: Lot Split (1408 S. DUNCAN AVE./RODDEY RESIDENTIAL, 561):** Submitted by GARRISON RODDEY for properties located at 1408 S. DUNCAN AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 parcels with approximately 0.61 and 0.20 acres. The request is to split the parcels to contain 5 lots with approximately 0.07, 0.08, 0.10, 0.10, and 0.46 acres.  
Planner: Willie Benson
- **LSP 19-6590: Lot Split (3035 W. SANDRA ST./LEGACY VENTURES, 557):** Submitted by TIM BRISIEL for property located at 3035 W. SANDRA ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.41 acres. The request is to split the parcel into 3 lots containing approximately 0.13, 0.13, and 0.16 acres.  
Planner: Harry Davis
- **LSP 19-6557: Lot Split (2604 E. WILCOX RD./FOSTER, 761):** Submitted by REID & ASSOCIATES, INC. for property located at 2604 E. WILCOX RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 34.87 acres. The request is to split the parcel into 2 lots containing approximately 23.62 and 13.25 acres.  
Planner: Willie Benson

- **LSP 19-6635: Lot Split (NE OF RAZORBACK RD. & SLIGO ST./RAZORBACK RENTALS, LLC., 599):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF RAZORBACK RD. & SLIGO ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each.  
Planner: Abdul Ghous

## **Announcements**

### **Adjourn**

#### **NOTICE TO MEMBERS OF THE AUDIENCE:**

*All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.*

*Interpreters or TDD, Telecommunication Device for the Deaf, are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.*

*As a courtesy please turn off all cell phones and pagers.*

*A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.*