



**Final Agenda**  
**Planning Commission Meeting**  
July 8, 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

**Assistant City Attorney:** Blake Pennington

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the June 24, 2019 meeting.

**2. LSD 19-6720: Large Scale Development (NE OF STEARNS ST. & VANTAGE DR./MCE OFFICE BUILDING, 175):** Submitted by MCCLELLAND ENGINEERS, INC. for property located NE OF STEARNS ST. & VANTAGE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.06 acres. The request is for a 14,555-square foot office building with associated parking. Planner: Harry Davis

**3. VAC 19-6712: Vacation (155 N. FLETCHER AVE./ENLIGHTEN HOMES, 485):** Submitted by DAN COODY for property located at 155 N. FLETCHER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a portion of a street right-of-way. Planner: Harry Davis

**Old Business**

No Items

**New Business**

**4. ADM 19-6727: Administrative Item (NORTH OF RUPPLE RD. & CATALPA DR./RESERVE AT CENTENNIAL TRAIL, 556):** Submitted by MILHOLLAND ENGINEERS for property located NORTH OF RUPPLE RD. & CATALPA DR. The property is zoned CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 60.14 acres. The request is for a major modification to CUP 18-6325. Planner: Jonathan Curth

**5. VAR 19-6728: Variance (14 & 16 S. RAY AVE./HOUSE, 526):** Submitted by MARCUS FIERRO for properties located at 14 & 16 S. RAY AVE. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contain approximately 0.18 acres. The request is for a variance to the driveway separation standards. Planner: Jonathan Curth

**6. CUP 19-6715: Conditional Use (965 S. RAZORBACK RD./THE MARSHALL PARKING LOT, 560):** Submitted by CARNEY ENGINEERING for properties located at 965 S. RAZORBACK RD. The property is zoned I-1, GENERAL INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 2.55 acres. The request is for an offsite parking lot with 217 spaces. Planner: Jonathan Curth

**7. CUP 19-6718: Conditional Use (NE OF MEADOWLANDS DR. & WEDINGTON DR./O'REILLY AUTO PARTS, 400):** Submitted by BUDDY D. WEBB, ARCHITECT for property located NE OF MEADOWLANDS DR. & WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.20 acres. The request is for an auto parts store in a CS zoned district. Planner: Jonathan Curth

**8. CUP 19-6721: Conditional Use (509 W. PRAIRIE ST./PRAIRIE ST. LIVE, 523):** Submitted by JASON WRIGHT for property located at 509 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.93 acres. The request is for an outdoor music venue. Planner: Jonathan Curth

**9. RZN 19-6708: Rezone (NW OF RUPPLE RD. & FAITH ST./SLOANBROOKE PH. IV, 477,478):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NW OF RUPPLE RD. & FAITH ST. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.08 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL. Planner: Harry Davis

**10. RZN 19-6710: Rezone (1520 E. HUNTSVILLE RD./TAMIJANI, 526):** Submitted by AARASH TAMIJANI for property located at 1520 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.80 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Jonathan Curth

**11. RZN 19-6716: Rezone (EAST OF 3638 N. FRONT ST./TRAILS AT MUD CREEK, 174, 175):** Submitted by JEL LAND ACQUISITIONS, LLC. for properties located EAST OF 3638 N. FRONT ST. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 10.73 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Harry Davis

**12. ADM 19-6745: Administrative Item (Fayetteville Active Transportation Plan Update):** Submitted by the CITY DEVELOPMENT SERVICES DEPARTMENT to amend and update the trail and on-street linkage Master Plan. Staff: Matt Mihalevich

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

- **LSP 19-6563: Lot Split (230 S. COLLEGE AVE./WALNUT HOMES, 524):** Submitted by BATES & ASSOCIATES, INC. for property located at 230 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.24 acres. The request is to split the parcel into 2 lots containing approximately 0.10 and 0.14 acres.  
Planner: Jonathan Curth
- **LSP 18-6496: Lot Split (NW OF JESS ANDERSON RD. & SUNSHINE RD./NOTTENKAMPER NW, 359):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF JESS ANDERSON RD. & SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.05 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 2.05 acres.  
Planner: Willie Benson

**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.*