



**Final Agenda**  
**Planning Commission Meeting**  
August 26, 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, Abdul Ghous, Planner

**Assistant City Attorney:** Blake Pennington

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the August 12, 2019 meeting.

**2. VAC 19-6768: Vacation (SE OF S. ARMSTRONG AVE. & HAPPY HOLLOW RD./FAYETTEVILLE FLEET TRUCK WASH, 604):** Submitted by OLSSON, INC. for property located SE OF S. ARMSTRONG AVE. & HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 1.10 acres. The request is to vacate a portion of a general utility easement. Planner: Jonathan Curth

**3. VAC 19-6782: Vacation (SE OF W. MCMILLAN DR. & N. PAM ANGUS DR./SPRINGS HOSPITALITY, 441):** Submitted by ENGINEERING SERVICES, INC. for property located SE OF W. MCMILLAN DR. & N. PAM ANGUS DR. The properties are zoned UT, URBAN THOROUGHFARE and contain approximately 0.12 acres. The request is to vacate a portion of one electrical and one general utility easement. Planner: Jonathan Curth

**4. VAC 19-6775: Vacation (2621 E. MISSION BLVD./EAST MISSION COMMERCIAL, 371):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is to vacate a portion of a general utility easement. Planner: Abdul Ghous

**Old Business**

**5. PPL 19-6722: Preliminary Plat (99 & 115 W. ELM ST./LEFLER SD, 367):** Submitted by BATES & ASSOCIATES, INC. for properties located at 99 & 115 W. ELM ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.49 acres. The request is for 13 single family lots. Planner: Harry Davis

## New Business

**6. ADM 19-6793: Administrative Item (2648 N. OLD WIRE RD./APPLE SEEDS, INC., 292):** Submitted by MARY THOMPSON for property located at 2648 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.74 acres. The request is for an amendment to the existing CUP to add buildings and operations.  
Planner: Jonathan Curth

**7. ADM 19-6791: Administrative Item (EAST OF 970 S. WASHINGTON AVE./WILLOW BEND SD, 563):** Submitted by KEATON SMITH for property located EAST OF 970 S. WASHINGTON AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 9.12 acres. The request is for a Major Modification to PPL 16-5331 to modify condition of approval No. 3 requiring payment of fees in lieu of parkland dedication.  
Planner: Andrew Garner

**8. VAR 19-6776: Variance (2621 E. MISSION BLVD./EAST MISSION COMMERCIAL, 371):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES, and contains approximately 2.62 acres. The request is for a variance to the parking lot design standards and maximum spaces allowed.  
Planner: Abdul Ghous

**9. VAR 19-6794: Variance (1326 W. CLEVELAND ST./CLEVELAND DEVELOPMENT, 443):** Submitted by COMMUNITY BY DESIGN, INC. for properties located at 1326 W. CLEVELAND ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, RI-U, RESIDENTIAL INTERMEDIATE-URBAN, & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contain approximately 4.00 acres. The request is for a variance to the building design standards.  
Planner: Jonathan Curth

**10. PPL 19-6740: Preliminary Plat (SW OF CALGARY ST. & DEAD HORSE MTN. RD./RIVERWALK SD PH. III & IV, 684):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF CALGARY ST. & DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 28.50 acres. The request is for 90 single family lots.  
Planner: Harry Davis

**11. RZN 19-6781: Rezone (5102 W. WEDINGTON DR./LBDG HOLDINGS, 437):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 8.60 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.  
Planner: Abdul Ghous

**12. RZN 19-6787: Rezone (3313 W. MT. COMFORT RD./COOPER, 362):** Submitted by ANDREW COOPER for property located at 3313 W. MT. COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.  
Planner: Jonathan Curth

**13. RZN 19-6748: Rezone (203 E. 13<sup>TH</sup> ST./DAVIS, 563):** Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located 203 E. 13<sup>TH</sup> ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.21 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.  
Planner: Abdul Ghous

## Old Business

**14. ADM 19-6651: Administrative Item (MASTER STREET PLAN 2040):** Submitted by the CITY PLANNING DIVISION to amend and update the Master Street Plan.

Planner: Jonathan Curth

**15. ADM: Administrative Item (LONG RANGE PLANNING COMMITTEE RECOMMENDATION):** Submitted by the LONG-RANGE PLANNING COMMITTEE to recommend the City Council approve budget for an additional staff member for the City Planning Division.

Commissioner: Matt Johnson

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

- **LSP 19-6790: Lot Split (211 & 213 N. CHURCH AVE./HAMILTON, 484):** Submitted by BATES & ASSOCIATES, INC. for properties located at 211 & 213 N. CHURCH AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels with approximately 0.09 acres each. The request is to split the parcels into 4 lots containing approximately 0.05 acres each.  
Planner: Jonathan Curth
- **LSP 19-6783: Lot Split (4260 W. MLK BLVD./MCCLAIN GROUP, 595):** Submitted by BLEW & ASSOCIATES, INC. for property located at 4260 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE and R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 3.63 acres. The request is to split the parcels into 2 lots containing approximately 2.20 and 1.44 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.*