

# City of Fayetteville, Arkansas

*113 West Mountain  
Fayetteville, AR 72701  
(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, May 11, 2020**

**5:30 PM**

**City Hall Room 219**

### **Planning Commission Members**

*Matthew Johnson, Chair*

*Matthew Hoffman, Vice Chair*

*Leslie Belden, Secretary*

*Tom Brown*

*Quintin Canada*

*Kristifler Paxton*

*Robert Sharp*

*Porter Winston*

*Jimm Garlock*

*Assistant City Attorney Blake Pennington*

**Call To Order****Roll Call****Consent****1. 2020-0375**

Approval of the minutes from the April 27, 2020 Planning Commission.

Attachments: 04-27-2020 Minutes

**Unfinished Business****2. 2020-0345**

**LSD 20-7066: Large Scale Development (2222 W. MLK BLVD./KUM & GO #425, 559):** Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 2222 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.55 acres. The request is for a 5,600-square foot convenience store with associated fuel pumps and parking.

Planner: Jessie Masters

Attachments: LSD 20-7066 (Kum & Go #425)

THIS ITEM WAS TABLED AT THE APRIL 27, 2020 PLANNING COMMISSION.

**New Business****3. 2020-0380**

**VAR 20-7088: Variance (618 N. RUPPLE RD./RUPPLE RD. DEVELOPMENT, 439):** Submitted by OLSSON ENGINEERING, INC. for property located at 618 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 8.60 acres. The request is for a variance to the parking lot design standards.

Planner: Jessie Masters

Attachments: VAR 20-7088 (Rupple Rd. Dev.)

**4. 2020-0379**

**CUP 20-7062: Conditional Use (595 & 607 S. HAPPY HOLLOW RD./LONGSHOT INVESTMENT HOLDINGS, 526):** Submitted by A MILLION MIRACLES, LLC. for properties located at 595 & 607 S. HAPPY HOLLOW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.27 acres each. The request is for a duplex on each lot in an RSF-4 zoned district.

Planner: Jessie Masters

Attachments: CUP 20-7062 (Longshot Inv.)

**5. 2020-0376**

**RZN 20-7074: Rezone (SOUTH OF 4210 N. FRONTAGE RD./LINDSEY, 135):** Submitted by CRAFTON TULL ENGINEERS, INC. for property located SOUTH OF 4210 N. FRONTAGE RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.81 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jonathan Curth

Attachments: RZN 20-7074 (Lindsey)

**6. 2020-0377**

**RZN 20-7076: Rezone (3010 W. OLD FARMINGTON RD./STRICKLIN, 557):** Submitted by COMMUNITY BY DESIGN, LLC. for property located at 3010 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 4.84 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Jonathan Curth

Attachments: RZN 20-7076 (Stricklin)

**7. 2020-0378**

**RZN 20-7080: Rezone (360 N. ARKANSAS AVE./SIGMA PHI EPSILON, 483):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 360 N. ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Jessie Masters

Attachments: RZN 20-7080 (Sigma Phi Epsilon)

**Items Administratively Approved by Staff****2020-0381**

**FPL 20-7055: Final Plat (SOUTH OF OLDHAM DR./SLOANBROOKE, PH. V, 516):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF OLDHAM DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 20.66 acres. The request is for the final plat of 62 single family lots.

Planner: Harry Davis

**2020-0382**

**LSP/PLA 20-7053: Lot Split & Property Line Adjustment (4108 N. BENTWOOD LN./ROBLEE, 137):** Submitted by ENGINEERING SERVICES, INC. for properties located at 4108 N. BENTWOOD LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 3.59 and 0.93 acres. The request is to split and adjust the properties to contain 3 lots with approximately 0.72, 1.46, and 2.34 acres.

Planner: Willie Benson

**2020-0383**

**LSP 20-7010: Lot Split (NW OF MT. COMFORT RD. & SALEM RD./GHAN-COOPER, 323):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF MT. COMFORT RD. & SALEM RD. The property is zoned CS, COMMUNITY SERVICES, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.616 acres. The request is to split the property into 2 parcels with approximately 1.34, & 3.27 acres.

Planner: Harry Davis

**2020-0384**

**LSP/PLA 20-7058: Lot Split & Property Line Adjustment (SE OF HUNTSVILLE RD. & CURTIS AVE./NIEDERMAN, 564):** Submitted by BATES & ASSOCIATES, INC. for properties located SE OF HUNTSVILLE RD. & CURTIS AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 parcels with approximately 0.98, 0.44, and 0.29 acres. The request is to split and adjust the properties to contain 6 lots with approximately 0.62, 0.49, 0.24, 0.12, 0.12, and 0.12 acres.

Planner: Jessie Masters

**Announcements****Adjournment****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.