

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, September 28, 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. 2020-0797

Approval of the Minutes from the September 14, 2020 meeting.

Attachments: 09-14-2020 Final

2. 2020-0795

ADM 2020-000006: Administrative Item (LOTS 21, 71, 74, 167, & 286 PARK MEADOWS SD./PARK MEADOWS SD, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located in PARK MEADOWS SD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.65 acres. The request is for lesser dedication of right-of-way.

Planner: Jessie Masters

Attachments: ADM-2020-000006 PC Report

3. 2020-0796

ADM 2020-000007: Administrative Item (2900 BLOCK HOWARD NICKELL RD./WOODLANDS SD, 168): Submitted by HARRISON FRENCH & ASSOCIATES, INC. for properties located at the 2900 BLOCK OF HOWARD NICKELL RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 16.16 acres. The request is for an approval extension to PPL 19-6670 for 13 single family lots.

Planner: Ryan Umberger

Attachments: ADM-2020-000007 PC Report

4. 2020-0789

LSD 2020-000005: Large Scale Development (NW OF LEEPER DR. & PUMP STATION RD./HDI PLUMBING, 643): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF LEEPER DR. & PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 1.59 acres. The request is for a 6,450-square foot commercial building with associated parking.

Planner: Ryan Umberger

Attachments: LSD-2020-000005 PC Report

5. 2020-0793

VAC 2020-000003: Vacation (SE OF RAZORBACK RD. & 15TH ST./TITAN RBR PROPERTIES,599): Submitted by BATES & ASSOCIATES, INC. for property located SE OF RAZORBACK RD. & 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, NS-G, NEIGHBORHOOD SERVICES, GENERAL, & UT, URBAN THOROUGHFARE and contains approximately 2.28 acres. The request is to vacate a 0.09 acre portion of a water & sewer easement.

Planner: Jonathan Curth

Attachments: VAC-2020-000003 PC Report

Unfinished Business**6. [2020-0696](#)**

CUP 2020-000001: Conditional Use Permit (NE OF MEADOWLANDS DR. & WEDINGTON DR./CALIBER COLLISION, 400): Submitted by MORRISON SHIPLEY & ASSOCIATES, INC. for property located NE OF MEADOWLANDS DR. & WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.20 acres. The request is for an auto body repair and paint shop in a CS zoned district.

Planner: Ryan Umberger

Attachments: [CUP-2020-000001 PC Report](#)

THIS ITEM WAS TABLED AT THE AUGUST 24, 2020 & THE SEPT. 14, 2020 MEETINGS.

7. [2020-0740](#)

RZN 2020-000005: Rezone (660 W. WHILLOCK ST./MISTRETTA, 717): Submitted by JOSEPH MISTRETTA for property located at 660 W. WHILLOCK ST. 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 properties to RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE.

Planner: Jonathan Curth

Attachments: [RZN-2020-000005 PC Report](#)

THIS ITEM WAS TABLED AT THE SEPT. 14, 2020 MEETING.

8. [2020-0742](#)

RZN 2020-000007: Rezone (2280 W. STONE ST./TAMIJANI, 520): Submitted by WALNUT HOMES, LLC. for property located at 2280 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: [Jonathan Curth](#)

Attachments: [RZN-2020-000007 PC Report](#)

THIS ITEM WAS TABLED AT THE SEPT. 14, 2020 MEETING.
THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

New Business**9. 2020-0788**

PPL 2020-000001: Preliminary Plat (2340 E. HUNTSVILLE RD./HUNTSVILLE RD. SD, 566): Submitted by MCCLELLAND ENGINEERING, INC. for property located at 2340 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.91 acres. The request is for 11 single family lots and 1 commercial lot.
Planner: [Jessie Masters](#)

Attachments: PPL-2020-000001 PC Report

10. 2020-0790

LSD 2020-000006: Large Scale Development (NW OF N. SHILOH DR. & STEELE BLVD./STERLING BANK, 212): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NW OF N. SHILOH DR. & STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.22 acres. The request is for a 16,500-square foot bank with associated parking.
Planner: [Jessie Masters](#)

Attachments: LSD-2020-000006 PC Report

11. 2020-0791

CUP 2020-000006: Conditional Use Permit (129 E. MOUNTAIN ST./COLE, 524): Submitted by JENNIFER COLE for property located at 129 E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is for an accessory structure on a property without a primary structure.
Planner: [Jonathan Curth](#)

Attachments: CUP-2020-000006 PC Report

12. 2020-0792

CUP 2020-000005: Conditional Use Permit (600 N. MISSION BLVD./FAYETTECHILL, INC., 446): Submitted by FAYETTECHILL, INC. for property located at 600 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.40 acres. The request is for a limited business in the existing structure with existing parking.

Planner: Jessie Masters

Attachments: CUP-2020-000005 PC Report

13. 2020-0784

RZN 2020-000008: Rezone (1038 S. HOLLYWOOD AVE./PHILLIPS, 559): Submitted by PAYNE PHILLIPS for properties located at 1038 S. HOLLYWOOD AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.58 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

Attachments: RZN-2020-000008 PC Report

14. 2020-0785

RZN 2020-000009: Rezone (6061 W. DOT TIPTON RD./JRJBBS, INC., 474/475): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 6061 W. DOT TIPTON RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 39.88 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Planner: Ryan Umberger

Attachments: RZN-2020-000009 PC Report

15. 2020-0786

RZN 2020-000010: Rezone (257 E. TOWNSHIP ST./ERC HOLDINGS, 329): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 257 E. TOWNSHIP ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.40 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Jonathan Curth

Attachments: RZN-2020-000010 PC Report

16. 2020-0787

RPZD 2020-000001: Residential Planned Zoning District (EAST OF E. SAIN ST./THE TRAILS ON THE CREEK, 174/175): Submitted by BLEW & ASSOCIATES, INC. for properties located EAST OF E. SAIN ST. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 20.77 acres. The request is to rezone the property to RPZD to include 321 multi-family units with associated parking.

Planner: Jonathan Curth

Attachments: PZD-2020-000001 PC Report

Items Administratively Approved by Staff**2020-0798**

LSP 20-7098: Lot Split (SE OF WHIPPOORWILL LN. & CROSSOVER RD./ROTH PARTNERSHIP, 411): Submitted by BATES & ASSOCIATES, INC. for property located SE OF WHIPPOORWILL LN. & CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.04 acres. The request is to split the lot into 3 parcels with approximately 0.33, 0.35, & 0.36 acres.

Planner: Jessie Masters

2020-0807

LSP 2020-000012: Lot Split (2087 S. CITY LAKE RD./ADKINS, 641): Submitted by REID & ASSOCIATES, INC. for property located at 2087 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 25.60 acres. The request is to split the property into 2 parcels with approximately 5.00, & 20.60 acres.

Planner: Jessie Masters

Announcements**Adjournment**