

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, September 14, 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. 2020-0739**

Approval of the minutes from the August 24, 2020 Planning Commission.

Attachments: 08-24-2020 Minutes

**2. 2020-0743**

**VAC 2020-000001: Vacation (SOUTH OF 2011 W. FOX GLOVE DR./CRAIN KIA,323):** Submitted by ESI ENGINEERING, INC. for property located SOUTH OF 2011 W. FOXGLOVE DR. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.13 acres. The request is to vacate portions of general utility and access easements.

Planner: Jonathan Curth

Attachments: VAC-2020-000001 (Crain Kia)

**Unfinished Business****3. [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 3.21 acres. The request is for a Transportation, Trades, & Services use in a CS zoned district.

Planner: Ryan Umberger

Attachments: [CUP-2020-000001 \(Caliber Collision\)](#)

THIS ITEM WAS TABLED AT THE AUGUST 24, 2020 MEETING.  
THE APPLICANT HAS ASKED THAT THIS ITEM BE TABLED TO THE SEPT. 28, 2020 MEETING.

**New Business****4. 2020-0745**

**CUP 2020-000004: Conditional Use Permit (LOTS 23, 26, & 31-WILLOW BEND SD/WILLOW BEND CLUSTER DEVELOPMENTS, 563):** Submitted by COMMUNITY BY DESIGN, INC. for properties located at LOTS 23, 26, & 31 IN WILLOW BEND SD. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.90 acres. The request is for 3 cluster housing developments.

Planner: Jessie Masters

Attachments: CUP-2020-000004 (Willow Bend Cluster Housing)

**5. 2020-0744**

**CUP 2020-000003: Conditional Use Permit (1629 N. CROSSOVER RD./CROSSOVER CLUSTER DEVELOPMENT, 410):** Submitted by LAMB DEVELOPMENT, INC. for properties located at 1629 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.80 acres. The request is for 10 single family units in a cluster housing development and 2 buildings with 4,576 square feet of limited business and associated parking.

Planner: Jonathan Curth

Attachments: CUP 2020-000003 (Crossover Cluster Dev.)

**6. 2020-0741**

**RZN 2020-000006: Rezone (1278 W. HENDRIX ST./FUGITT, 404):** Submitted by BILL FUGITT for property located at 1278 W. HENDRIX ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

Planner: Ryan Umberger

Attachments: RZN-2020-000006 (Fugitt)

**7. 2020-0740**

**RZN 2020-000005: Rezone (660 W. WHILLOCK ST./MISTRETТА, 717):** Submitted by JOSEPH MISTRETТА 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 (Mistretta)

**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 (Tamijani)

**9. 2020-0752**

**RZN 2020-000011: Rezone (NE OF DEANE ST. & PORTER RD./FAYETTEVILLE PD, 364):** Submitted by CITY STAFF for property located NE OF DEANE ST. & PORTER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.60 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Jonathan Curth

Attachments: RZN-2020-000011 (Fay. PD)

**Items Administratively Approved by Staff**

**2020-0746**

**SIP 2020-000002: Site Improvement Plan (3050 W. MLK BLVD./STADIUM 3 OUTLOT, 557):** Submitted by CRAFTON TULL, INC. for property located at 3050 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 3.35 acres. The request is for a 4,038-square foot retail building and associated parking.  
Planner: Jonathan Curth

**2020-0747**

**LSP 2020-000005: Lot Split (4002 N. SASSAFRAS HILL RD./PRICE, 143):** Submitted by BATES & ASSOCIATES, INC. for property located at 4002 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 14.63 acres. The request is to split the property into 2 parcels with approximately 9.75, and 4.88 acres.  
Planner: Willie Benson

**2020-0748**

**LSP 20-7114: Lot Split (2871 W. SALEM RD./ZACCANTI FARMS, LLC., 207):** Submitted by REID & ASSOCIATES, INC. for property located at 2871 W. SALEM RD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 19.79 acres. The request is to split the lot into 2 parcels with approximately 9.90 acres each.  
Planner: Willie Benson

**2020-0749**

**LSP 20-7107: Lot Split (W. OF ELKHORN SPRINGS RD. & W. WEDINGTON DR./SCOTT, 430):** Submitted by BLEW & ASSOCIATES, INC. for property located W. OF ELKHORN SPRINGS RD. & W. WEDINGTON DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 15.85 acres. The request is to split the lot into 2 parcels with approximately 12.44, & 3.41 acres.  
Planner: Jessie Masters

**2020-0750**

**SIP 20-7135: Site Improvement Plan (157, 167, & 175 W. MLK BLVD./THOMAS, 523):**  
Submitted by GLENN CARTER for properties located at 157, 167, & 175 W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.24 acres. The request is for a parking lot with 5 spaces.  
Planner: Jonathan Curth

**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.