

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, October 26, 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. 2020-0907

Approval of the minutes from the October 12, 2020 Planning Commission.

Attachments: 10-12-2020 Minutes

## Unfinished Business

## New Business

### 2. 2020-0911

**PPL 2020-000002: Preliminary Plat (SE OF BROYLES AVE. & CROFT DR./SLOANBROOKE PH. VII, 477-516):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF BROYLES AVE & CROFT DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 28.00 acres. The request is for the plat of 85 single family lots.

Planner: Ryan Umberger

Attachments: PPL-2020-000002 (Sloanbrooke VII)

### 3. 2020-0909

**LSD 2020-000009: Large Scale Development (NE OF MORNINGSIDE DR. & PUMP STATION RD./ROGERS FABRICATION & RESTORATION CO., 603):** Submitted by BATES & ASSOCIATES, INC. for property located NE OF MORNINGSIDE DR. & PUMP STATION RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 9.20 acres. The request is for commercial and warehouse space in two buildings with a total of 24,000 square feet and associated parking.

Planner: Jonathan Curth

Attachments: LSD-2020-000009 (Rogers Fab & Resto)

**4. 2020-0910**

**LSD 2020-000007: Large Scale Development (NORTH OF 2262 S. SCHOOL AVE./FIRE STATION #9, 640):** Submitted by CITY STAFF for property located SOUTH OF 2262 S. SCHOOL AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.70 acres. The request is for a 7,322-square foot fire station with associated parking.  
Planner: Jessie Masters

Attachments: LSD-2020-000007 (Fire Station #9)

**5. 2020-0908**

**CUP 2020-000007: Conditional Use Permit (1026 S. JERRY AVE./CHILD'S PLAY HOME DAYCARE, 566):** Submitted by DACIA WILCOX for property located at 1026 S. JERRY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.40 acres. The request is for a home based daycare.  
Planner: Ryan Umberger

Attachments: CUP-2020-000007 (Child's Play Home Daycare)

**6. 2020-0914**

**VAC 2020-000004: Vacation (800 BLOCK OF N. PARK AVE./PARK AVE. ALLEY, 445):** Submitted by TAMMY SMITH for property located at the 800 BLOCK OF N. PARK AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.22 acres. The request is to vacate a portion of the alley right-of-way.  
Planner: Ryan Umberger

Attachments: VAC-2020-000004 (Park Ave. Alley)

**7. 2020-0912**

**RZN 2020-000014: Rezone (SE OF I-49 & WEDINGTON DR./MARINONI FARM, 441):** Submitted by PAULA MARINONI for properties located SE OF I-49 & WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, R-O, RESIDENTIAL OFFICE, & C-2, THOROUGHFARE COMMERCIAL and contain 4 parcels with approximately 112.85 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE, & CS, COMMUNITY SERVICES.

Planner: Jessie Masters

Attachments: RZN-2020-000014 (Marinoni Farm)

**8. 2020-0913**

**RZN 2020-000015: Rezone (NW OF ZION RD. & RANDAL PL./LAHACIENDA OF NWA, 138):** Submitted by COMMUNITY BY DESIGN, INC. for property located NW OF ZION RD. & RANDAL PL. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & R-O, RESIDENTIAL OFFICE and contains approximately 3.27 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN & CS, COMMUNITY SERVICES.

Planner: Jonathan Curth

Attachments: RZN-2020-000015 (LaHacienda NWA)

**Items Administratively Approved by Staff****2020-0934**

**LSP 2020-000019: Lot Split (203 E. 13TH ST./FLOWERS-DAVIS, 563):** Submitted by BATES & ASSOCIATES, INC. for property located at 203 E. 13TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.19 acres. The request is to split the property into 3 parcels with approximately 0.06, 0.06, and 0.07 acres.

Planner: Willie Benson

**Announcements****Adjournment**