

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, November 9, 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. 2020-0957

Approval of the minutes from the October 26, 2020 Planning Commission.

Attachments: 10-26-2020 Minutes

### 2. 2020-0967

**VAR-2020-000005: Variance (3767 E. NATCHEZ TRACE/SOIGNET, 295):** Submitted by DENISE BREAUX SOIGNET for property located at 3767 E. NATCHEZ TRACE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is for a variance to the Streamside Protection Ordinance.

Engineer: Alan Pugh

Attachments: VAR-2020-000005 (Soignet)

### 3. 2020-0965

**VAR-2020-000004: Variance (1757 N. CROSSOVER RD./CROSSOVER MINI-STORAGE, 371):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1757 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.10 acres. The request is for a variance to the Streamside Protection Ordinance.

Engineer: Alan Pugh

Attachments: VAR-2020-000004 (Crossover Mini Storage)

### 4. 2020-0966

**ADM 2020-000012: Administrative Item (N.E. OF MORNINGSIDE DR & 15TH ST./PARK MEADOWS III & IV, 564):** Submitted by RAUSCH COLEMAN HOMES, INC. for properties located N.E. OF MORNINGSIDE DR. & 15TH ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 21.27 acres. The request is to amend the conditions of approval for the Preliminary Plat for the phasing of the required Morningside Dr. improvements.

Planner: Jessie Masters

Attachments: ADM-2020-0000012 (Park Meadows III & IV)

## Unfinished Business

5. [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 \(Marinoni Farm\)](#)

THIS ITEM WAS TABLED AT THE OCTOBER 26, 2020 PLANNING COMMISSION MEETING.

**New Business**6. **2020-0964**

**CUP 2020-000009: Conditional Use Permit (NORTH OF N. GREY SQUIRREL DR./PHILLIPS, 243):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NORTH OF N. GREY SQUIRREL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 19.44 acres. The request is for a tandem lot due to a lot split.

Planner: Ryan Umberger

Attachments: [CUP-2020-000009 \(Phillips\)](#)

7. **2020-0961**

**RZN 2020-000016: Rezone (1011 S. HOLLYWOOD AVE./WATSON, 559):** Submitted by DON WATSON for property located at 1011 S. HOLLYWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.13 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

Attachments: [RZN-2020-000016 \(Watson I\)](#)

8. **2020-0963**

**RZN 2020-000019: Rezone (907 S. HOLLYWOOD AVE./WATSON, 559):** Submitted by DON WATSON for property located at 907 S. HOLLYWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

Attachments: [RZN-2020-000019 \(Watson II\)](#)

**9. 2020-0962**

**RZN 2020-000018: Rezone (310 & 325 N. FLETCHER AVE./MCDONALD, 485):** Submitted by FLINTLOCK CO., LTD. for property located at 310 & 325 N. FLETCHER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.92 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Planner: Jonathan Curth

Attachments: RZN-2020-000018 (McDonald)  
RZN-2020-000018 Supplemental Document

**10. [2020-0959](#)**

**ANX 2020-000001: Annexation (3435 E. ZION RD./BURGE, 100/139):** Submitted by WATKINS LAW OFFICE for property located at 3435 E. ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 59.00 acres. The request is to annex the property into the City Limits of Fayetteville with the zoning of R-A, RESIDENTIAL AGRICULTURE.

Planner: Jessie Masters

Attachments: [ANX-2020-000001 Burge](#)

THIS ITEM WAS TABLED AT THE AUGUST 24, 2020 PLANNING COMMISSION MEETING.

**11. 2020-0960**

**RPZD 2020-000002: Residential Planned Zoning District (3435 E. ZION RD./CHANDLER CROSSING SD, 100/139):** Submitted by ESI ENGINEERING, INC. for properties located at 3435 E. ZION RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 81.89 acres. The request is to rezone the property to RPZD to include 260 mixed use lots.

Planner: Jessie Masters

Attachments: PZD-2020-000002 (Chandler Crossing)

**Planning Commission Agenda Session Presentations****2020-0958**

Agenda Session Presentation - Proposal for the new Police Department Headquarters.

**Items Administratively Approved by Staff**

**2020-0968**

**LSP 2020-000003: Lot Split (3231 N. OLD WIRE RD./SIEBENMORGAN, 217):** Submitted by REID & ASSOCIATES, INC. for property located at 3231 N. OLD WIRE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 38.23 acres. The request is to split the property into 2 parcels with approximately 36.23, & 2.00 acres.

Planner: Jonathan Curth

**2020-0969**

**FPL 20-7125: Final Plat (NE OF OAK BAILEY RD. & OLD WIRE RD./PARK COMMONS SD, 254):** Submitted by BLEW & ASSOCIATES, INC. for property located NE OF OAK BAILEY RD. & OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.50 acres. The request is for a final plat of 8 single family lots.

Planner: Jonathan Curth

**2020-0970**

**LSP 20-7171: Lot Split (921 W. BERRY ST./HOMESTEAD, INC., 444):** Submitted by ENGINEERING SERVICES, INC. for property located at 921 W. BERRY ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.18 acres. The request is to split the property into 4 parcels with approximately 0.04 acres each.

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.