

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**December 14, 2020  
5:30 p.m.**

City Hall Room 219

**Planning Commission**  
**Members**

Matthew Johnson, Chair

Matthew Hoffman, Vice Chair

Leslie Belden, Secretary

Tom Brown

Quintin Canada

Kristifier Paxton

Robert Sharp

Porter Winston

Jimm Garlock

**Assistant City Attorney**

Blake Pennington

**Call To Order**

**Roll Call**

**Consent**

1. 2020-1076 Approval of the minutes from the November 23, 2020 Planning Commission.

Legislation Text

11-23-2020 Minutes

2. 2020-1085 ADM 2020-000016: Administrative Item (UDC AMENDMENT-CHAPTERS 151 & 164/ELECTRIC VEHICLE

CHARGING STATIONS): Submitted by CITY STAFF. The request is to amend the UDC to contain EV charging station definitions & regulations. Planner: Leif Olson

Legislation Text

ADM-2020-000016 (Elec. Vehicle Charging Stations)

3. 2020-1083 VAR-2020-000009: Variance (629 N. OLIVER AVE./HARVEY, 443): Submitted by BLEW & ASSOCIATES, INC. for property located at 629 N. OLIVER AVE. 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 minimum street width requirements. Planner: Jonathan Curth

Legislation Text

VAR-2020-000009 (Harvey)

4. 2020-1086 VAR-2020-000010: Variance (993 S. ZENITH LOOP/THE VUE APTS., 560/561): Submitted by URBAN PRACTICE for property located at 993 S. ZENITH LOOP. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 20.00 acres. The request is for a variance to the residential building design standards. Planner: Jonathan Curth

Legislation Text

VAR-2020-000010 (The Vue Apts.)

**Unfinished Business**

5. 2020-1016 ADM 2020-000010: Administrative Item (S.E. OF SALEM RD. & JEWELL RD./FOREST HILLS PZD AMENDMENT, 440): Submitted by BLEW & ASSOCIATES, INC. for property located S.E. OF SALEM RD. & JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 14.31 acres. The request is to amend the PZD to reconfigure the site for

Single Family, Small Single-Family Cottages, and a central core of Multi-Family. Planner: Jonathan Curth

Legislation Text

ADM-2020-000010 (Forest Hills PZD Amend)

6. 2020-1014 CUP 2020-000012: Conditional Use Permit (4539 W. PERSIMMON ST./PERSIMMON MANOR, 477): Submitted by JUSTIN JONES for property located at 4539 W. PERSIMMON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 6.80 acres. The request is for a bed & breakfast with associated parking in a single family zoned district. Planner: Jessie Masters

Legislation Text

CUP-2020-000012 (Persimmon Manor)

7. 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

Legislation Text

ANX-2020-000001 (Burge)

8. 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

## Legislation Text

### PZD-2020-000002 (Chandler Crossing)

## **New Business**

9. 2020-1084 ADM 2020-000015: Administrative Item (950 N. BLUE JAY LN./WOMEN'S GROUP HOME, 435): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 950 N. BLUE JAY LN. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.10 acres. The request is to amend CUP 19-6925 to allow for an increase in the number of residents and housing structures on site. Planner: Jonathan Curth

## Legislation Text

### ADM-2020-000015 Women's Group Home

10. 2020-1081 CUP 2020-000014: Conditional Use Permit (6100 E. HUNTSVILLE RD./OZARK MTN. FARM & FOREST HOME DAYCARE, 572): Submitted by ALAINA DAVIDSON for property located at 6100 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.30 acres. The request is for an in-home daycare in a single family zoned district. Planner: Ryan Umberger

## Legislation Text

### CUP-2020-000014 (Ozark Mtn. Daycare)

11. 2020-1082 CUP 2020-000015: Conditional Use Permit (5750 W. DOT TIPTON RD./TREAT, 475): Submitted by REID & ASSOCIATES, INC. for properties located at 5750 W. DOT TIPTON RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, and contains approximately 2.65 acres. The request is for approval of a tandem lot created due to a lot split. Planner: Ryan Umberger

## Legislation Text

CUP-2020-000015 (Treat)

- 12.** 2020-1080 CUP 2020-000013: Conditional Use Permit (NE OF N. GREGG AVE. & W. ELM ST./SWEPCO CAMPUS, 367): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF N. GREGG AVE. & W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 2.54 acres. The request is for a utility service provider campus in a single family zoned district. Planner: Jonathan Curth

Legislation Text

CUP-2020-000013 (SWEPCO Campus)

- 13.** 2020-1075 VAC 2020-000009: Vacation (EAST OF 662 W. TAYLOR ST./N. GREGG AVE R-O-W, 444): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF 662 W. TAYLOR. This public street right-of-way contains approximately 0.21 acres. The request is to vacate a portion of the street right of way. Planner: Jonathan Curth

Legislation Text

VAC-2020-000009 (Gregg Ave ROW)

- 14.** 2020-1079 RZN 2020-000022: Rezone (3670 W. MT. COMFORT RD./LANDMARC HOMES & HARDIN, 323): Submitted by CLARK LAW FIRM for property located at 3670 W. MT. COMFORT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 22.30 acres. The request is to rezone 6.05 acres of the property to C-S, COMMUNITY SERVICES. Planner: Jessie Masters

Legislation Text

RZN-2020-000022 (Landmarc-Hardin)

- 15.** 2020-1077 RZN 2020-000020: Rezone (915 S. HILL AVE./NORVELL, 561): Submitted by APOGEE

PROPERTIES, INC. for property located at 915 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 1.03 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jonathan Curth

Legislation Text

RZN-2020-000020 (Norvell)

16. 2020-1078 RZN 2020-000021: Rezone (NE OF W. CATALPA DR. & S. RUPPLE RD./FAYETTEVILLE PUBLIC SCHOOLS, 556): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF W. CATALPA DR. & S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES & NC, NEIGHBORHOOD CONSERVATION and contains approximately 22.98 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Jonathan Curth

Legislation Text

RZN-2020-000021 (FPS)

**Items Administratively Approved by Staff**

2020-1087 LSP 2020-000037: Lot Split (2512 S. INDUSTRIAL DR./CITY OF FAYETTEVILLE PROPERTY, 642): Submitted by CITY STAFF for property located at 2512 S. INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 24.00 acres. The request is to split the property into 2 parcels with approximately 18.92, and 5.08 acres. Planner: Jonathan Curth

Legislation Text

2020-1117 LSP 2020-000035: Lot Split (155 N. FLETCHER AVE./MODUS REAL, LLC., 485): Submitted by BATES & ASSOCIATES, INC. for property located at 155 N. FLETCHER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and

contains approximately 0.38 acres. The request is to split the property into 2 parcels with approximately 0.16, and 0.22 acres. Planner: Jessie Masters

### Legislation Text

2020-1088 LSP 2020-000031: Lot Split (NW OF GREGG AVE. & DRAKE ST./DRAKE FARMS, 249): Submitted by CEI ENGINEERING, INC. for property located NW OF GREGG AVE. & DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 70.40 acres. The request is to split the property into 2 parcels with approximately 59.19, and 11.21 acres. Planner: Jonathan Curth

### Legislation Text

2020-1118 FPL 2020-000003: Final Plat (NE OF S. MORNINGSIDE DR. & E. 15TH ST./PARK MEADOWS PH. III, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NE. OF S. MORNINGSIDE DR. & E. 15TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.73 acres. The request is for the final plat of 86 single family lots. Planner: Jessie Masters

### Legislation Text

## **Agenda Session Item**

2020-1103 Long Range Planning Subcommittee

### Legislation Text

12-10-2020 Long Range Packet

## **Announcements**

## **Adjournment**

## **NOTICE TO MEMBERS OF THE AUDIENCE**



## **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*