

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, February 8, 2021

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. 2021-0080**

Approval of the minutes from the January 25, 2021 Planning Commission.

Attachments: 01-25-2021 Minutes

2. 2021-0083

CCP-2020-000003: Concurrent Plat (3641 W. KESSLER MOUNTAIN RD./NICHOLS & REYNOLDS, 751): Submitted by ESI ENGINEERS, INC. for properties located at 3641 W. KESSLER MOUNTAIN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 4 parcels with approximately 101.56 acres. The request is for the concurrent plat of 10 residential lots.

Planner: Jessie Masters

Attachments: CCP-2020-000003 (Nichols-Reynolds)

3. 2021-0082

VAR-2021-000015: Variance (NORTH OF 6114 W. JANA PL./KERN, 279): Submitted by REID & ASSOCIATES, INC. for property located NORTH OF 6114 W. JANA PL. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.15 acres. The request is for a variance to the street frontage requirements due to a proposed split of the parent tract.

Planner: Ryan Umberger

Attachments: VAR-2021-000015 (Kern)

Unfinished Business

4. 2021-0048

ADM-2020-000020: Administrative Item (Planning Commission Bylaw Amendment): Submitted by CITY STAFF. The request is to eliminate the secret ballot when voting for Officers of the Planning Commission.

Planner: Jonathan Curth

THIS ITEM WAS TABLED AT THE JANUARY 25, 2021 PLANNING COMMISSION.

Attachments: ADM-2020-000020 (PC Bylaw Amend.)

5. 2021-0046

VAR-2020-000014: Variance (20 S. HILL AVE./PUTMAN HOUSE, 522): Submitted by EXPEDIENT CIVIL ENGINEERING, INC. for property located at 20 S. HILL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.67 acres. The request is for a variance to the driveway separation and greenspace requirements.

Planner: Jessie Masters

THIS ITEM WAS TABLED AT THE JANUARY 25, 2021 PLANNING COMMISSION. THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE FEBRUARY 22, 2021 PLANNING COMMISSION.

Attachments: VAR-2020-000014 (Putman House)

6. [2020-1169](#)

RZN-2020-000024: Rezone (916 N. SANG AVE./GLORIOUS ASSETS, INC., 442): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 916 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE.

Planner: Ryan Umberger

THIS ITEM WAS TABLED AT THE JANUARY 11 & JANUARY 25, 2021 PLANNING COMMISSIONS.

Attachments: [RZN-2020-000024 \(Glorious Assets\)](#)

New Business

7. 2021-0081

LSD-2020-000012: Large Scale Development (3655 S. SCHOOL AVE./HANNA'S CANDLE, 756): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3655 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 33.98 acres. The request is for a 99,000-square foot warehouse, 36,976 square foot office/showroom, and associated parking.

Planner: [Ryan Umberger](#)

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE FEBRUARY 22, 2021 PLANNING COMMISSION.

Attachments: LSD-2020-000012 (Hanna's Exp.)

8. 2021-0084

LSD 2020-000015: Large Scale Development (2231 W. MARKHAM RD./PRATT PLACE INN & BARN ADDITIONS, 481): Submitted by DCI, INC. for property located at 2231 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL ZONED PLANNING DISTRICT and contains approximately 6.80 acres. The request is for an addition to the inn and event barn that includes 17 guest cabins, 12,000 square feet of commercial space, 5,000 square feet of event space, and an additional 80 guest rooms with associated parking.

Planner: [Jonathan Curth](#)

Attachments: LSD-2020-000015 (Pratt Place Inn & Barn)

Discussion Items**9. 2021-0101**

ADM-2021-000027: Submitted by the Long Range Committee of the Planning Commission for an item to amend the UDC. The request is for the discussion of a revision to the Fayetteville Code of Ordinances to allow for In-home Daycares, Child Care, and Nursery Schools as a by-right use in additional zoning districts.

Attachments: ADM-2021-000027 (Day Care UDC Amendment)

Items Administratively Approved by Staff

2021-0098

LSP-2020-000026: Lot Split (121 & 123 N. WASHINGTON AVE./BRICENO, 485): Submitted by BLEW & ASSOCIATES, INC. for property located at 121 & 123 N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.19 acres. The request is to split the property into 2 parcels with approximately 0.11, and 0.08 acres.
Planner: Jessie Masters

2021-0087

LSP-2020-000054: Lot Split-Property Line Adjustment (293 S. HAPPY HOLLOW RD./COODY, 526): Submitted by REID & ASSOCIATES, INC. for properties located at 293 S. HAPPY HOLLOW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.32 acres. The request is to split and adjust the properties into 4 parcels with approximately 2.47, 2.22, 0.99, and 0.99 acres.
Planner: Jonathan Curth

2021-0099

LSP-2020-000045: Lot Split (NW OF N. OLD MISSOURI RD. & E. JOYCE BLVD./TRAILS OF PARADISE VALLEY APTS., 176): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NW OF N. OLD MISSOURI RD. & E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & CS, COMMUNITY SERVICES and contains approximately 12.43 acres. The request is to split the property into 2 parcels with approximately 10.00, and 2.43 acres.
Planner: Jessie Masters

2021-0085

SIP-2020-000001: Site Improvement Plan (3267 N. TRUCKERS DR./GRAND RETIREMENT, 7-PLEX, 208): Submitted by RICK MOONEY CONSTRUCTION, INC. for property located at 3267 N. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 20.53 acres. The request is for a 7-unit townhome complex with associated parking.
Planner: Jonathan Curth

2021-0086

SIP-2020-000010: Site Improvement Plan (N.E. OF 245 W. VAN ASCHE LOOP/OSBORNE, 172): Submitted by BATES & ASSOCIATES, INC. for property located N.E. OF 245 W. VAN ASCHE LOOP. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.95 acres. The request is for a 7,800-square foot office building with associated parking.

Planner: Jonathan Curth

2021-0095

FPL 2020-000002: Final Plat (SW OF E. CALGARY ST. & S. DEAD HORSE MTN. RD./RIVERWALK PH. III, 363): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF E. CALGARY ST. & S. DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 24.70 acres. The request is for the final plat of 57 single family lots.

Planner: Ryan Umberger

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.