

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

March 8, 2021
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
Kristifler Paxton
Robert Sharp
Porter Winston
Jimm Garlock

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

- 1. 2021-0166 Approval of the minutes from the February 22, 2021 Planning Commission.

[Legislation Text](#)

[02-22-2021 Minutes](#)

Unfinished Business

- 2. 2021-0101 ADM-2021-000027: Administrative PC Item (Planning Commission UDC Amendment): Submitted by the Long Range Committee of the Planning Commission for an item to amend the UDC. The request is for the 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. THIS ITEM WAS DISCUSSED AT THE FEBRUARY 8, 2021 PLANNING COMMISSION AND TABLED TO THE MARCH 8, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[ADM-2021-000027 \(In Home Daycare Amend\)](#)

- 3. 2021-0171 ADM-2020-000019: Administrative Item (2407 N. COLLEGE AVE./HOUNDS LOUNGE CUP, 290): Submitted by CITY STAFF for property located at 2407 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.40 acres. The request is a follow up to CUP 17-5908 & ADM18-6501 to determine the progress of the landscaping along the fence between the building and the street. Planner: Ryan Umberger THIS ITEM WAS TABLED AT THE JANUARY 25, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[ADM-2020-000019 \(Hound's Lounge\)](#)

- 4. 2021-0109 VAC-2021-000015: Vacation (215 S. VALE AVE./ROCK CREEK HOLDINGS, 599): Submitted by ESI ENGINEERS, INC. for right-of-way within property located at 215 S. VALE AVE. The R-O-W contains approximately 0.49 acres. The request is to vacate a portion of the right-of-way associated with Hendon St. between Razorback Rd. & Vale Ave. as well as a portion of a 10-foot-wide alley right of way. Planner: Jessie Masters THIS ITEM WAS TABLED AT THE FEBRUARY 22, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[VAC-2021-000015 \(Rock Creek Holdings\)](#)

- 5. 2021-0107 RPZD-2021-000003: Residential Planned Zoning District (2390 S. DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE SD, 646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2390 S. DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 51.33 acres. The request is to rezone the property to RPZD for a subdivision with 158 residential lots. Planner: Jessie Masters THIS ITEM WAS TABLED AT THE FEBRUARY 22, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[PZD-2021-000003 \(Meadows at Stonebridge\)](#)

New Business

- 6. 2021-0170 VAR-2021-000018: Variance (675 N. PARK AVE./WILSON PARK IMPROVEMENTS, 445): Submitted by OLSSON ENGINEERING, INC. for property located at 675 N. PARK AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 17.40 acres. The request is for a variance to the Streamside Protection Ordinance. Engineer: Alan Pugh

[Legislation Text](#)

[VAR 21-000018 \(Wilson Park\)](#)

- 7. 2021-0172 ADM-2021-000028: Administrative Item (3275 N. OAKLAND ZION RD./PIEPENBROK, 218): Submitted by KIM PIEPENBROK for property located at 3275 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.80 acres. The request is an amendment to the Master Street Plan. Planner: Jessie Masters

[Legislation Text](#)

[ADM-2021-000028 \(Piepenbrok\)](#)

- 8. 2021-0168 RZN-2021-000032: Rezone (4023 W. WEDINGTON DR./RPA, LLC., 439): Submitted by BATES & ASSOCIATES, INC. for property located at 4023 W. WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.98 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-2021-000032 \(RPA, LLC\)](#)

- 9. 2021-0167 RZN-2021-000031: Rezone (N.W. OF RAZORBACK RD. & SLIGO ST./MEADOW VALE DEVELOPMENT, INC., 599): Submitted by MCCLELLAND ENGINEERING, INC. for properties located N.W. OF RAZORBACK RD. & SLIGO ST. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain 2 parcels with approximately 1.00 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. Planner: Jessie Masters

[Legislation Text](#)

[RZN-2021-000031 \(Meadow Vale Dev\)](#)

- 10. 2021-0169 RZN-2021-000033: Rezone (797 S. CHERRY LN./A&B ENTERPRISES, INC., 565): Submitted by MICHAEL ANDREWS for property located at 797 W. CHERRY LN.. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.02 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

[Legislation Text](#)

[RZN-2021-000033 \(A&B Enterprises\)](#)

Items Administratively Approved by Staff

Announcements

2021-0173 Officer Nominating Committee (Leslie Belden, Rob Sharp, & Porter Winston) will provide a list of nominees for consideration by the Planning Commissioners. Election of the officers will take place March 22, 2021.

[Legislation Text](#)

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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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