



CITY OF
FAYETTEVILLE
ARKANSAS

**Due to the current health emergency and
mayoral declaration, Fayetteville's City
Hall is closed to the public.**

City meetings are being held virtually.

You can attend these meetings online by going
to the following City webpage and selecting the
meeting that interests you.

[http://www.fayetteville-ar.gov/3896/Virtual-
Meeting-Information](http://www.fayetteville-ar.gov/3896/Virtual-Meeting-Information)

*Please note that participation details are not
available until the week of the meeting.*

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, March 22, 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. 2021-0198

Approval of the minutes from the March 8, 2021 Planning Commission.

Attachments: 03-08-2021 Minutes

2. 2021-0207

VAR-2021-000021: Variance (2799 N. DOUBLE SPRINGS RD./HIMES, 279): Submitted by BLEW & ASSOCIATES, INC. for property located at 2799 N. DOUBLE SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 14.34 acres. The request is for a variance to the Street Frontage requirements due to a proposed lot split.
Planner: Ryan Umberger

Attachments: VAR-2021-000021 (Himes)

3. 2021-0208

VAR-2021-000022: Variance (1157 E. FOREVER PL./POWELL, 837): Submitted by BLEW & ASSOCIATES, INC. for property located at 1157 E. FOREVER PL. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 39.97 acres. The request is for a variance to the Street Frontage requirements due to a proposed lot split.
Planner: Ryan Umberger

Attachments: VAR-2021-000022 (Powell)

4. 2021-0206

VAR-2021-000020: Variance (257 E. TOWNSHIP ST./THRIVE APTS., 329): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 257 E. TOWNSHIP ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.40 acres. The request is for a variance to the Landscape Buffer Requirements §177.04(D)(1).
Urban Forester: Melissa Evans

Attachments: VAR-2021-000020 (Thrive Apts)

5. 2021-0204

CCP-2021-000011: Concurrent Plat (896, 903, & 911 E. SWIFT DR./LOTS 119, 120, & 121-PARK MEADOWS PH. I, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 896, 903, & 911 E. SWIFT DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.10 acres each. The request is for the concurrent plat of 3 residential lots.

Planner: Jessie Masters

Attachments: CCP-2021-000011 (Park Meadows I)

Unfinished Business**6. 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 168 residential lots and 1 mixed use lot.

Planner: Jessie Masters

THIS ITEM WAS TABLED AT THE FEBRUARY 22 & MARCH 8, 2021 PLANNING COMMISSIONS.

Attachments: PZD-2021-000003 (Meadows at Stonebridge)

New Business**7. 2021-0211**

ADM-2021-000029: Administrative PC Item (Planning Commission UDC Amendment): - Submitted by City Staff for an amendment to the UDC Code for Chapters 167 & 177. The request is to amend the Tree Preservation and Landscape Regulations.

Urban Forester: John Scott

Attachments: ADM-2021-000029 (UDC Ch 167 & 177 Amend)

8. 2021-0205

VAR-2021-000019: Variance (2320 W. MLK BLVD./CAR WASH USA, 559): Submitted by NEPTUNE DESIGN STUDIO, INC. for property located at 2320 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.00 acres. The request is for a variance to the Landscape Buffer Requirements §177.04(D)(2)(d) and Drive-Way Minimum Width §172.04(F)(3)(ii).

Planner: Jessie Masters

Attachments: VAR-2021-000019 (Car Wash USA)

9. 2021-0201

CUP-2021-000022: Conditional Use Permit (2630 N. COLLEGE AVE./FAYETTEVILLE TRADING POST, 290): Submitted by EDD & NANCY BRANDON for property located at 2630 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.54 acres. The request is for a temporary structure for office use.

Planner: Willie Benson

THIS ITEM WAS WITHDRAWN BY STAFF.

Attachments: CUP-2021-000022 (Fay Trading Post)

10. 2021-0202

CUP 2021-000023: Conditional Use Permit (2321 N. RUPPLE RD./VERIZON CELL TOWER, 322): Submitted by SMITH COMMUNICATIONS, INC. for property located at 2321 N. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 14.93 acres. The request is for a new cell tower facility.

Planner: Ryan Umberger

Attachments: CUP-2021-000023 (Verizon Cell Tower)

11. 2021-0203

CUP 2021-000024: Conditional Use Permit (1020 E. HAROLD ST./BP HAIR GROUP, 213): Submitted by JIM BENTON for property located at 1020 E. HAROLD ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.52 acres. The request is for Use Unit 15 in R-O zoning.

Planner: Ryan Umberger

Attachments: CUP-2021-000024 (BP Hair Group)

12. 2021-0210

Election of the Planning Commission Officers for 2021.

Items Administratively Approved by Staff**2021-0212**

LSIP-2020-000006: Large Site Improvement Plan (257 E. TOWNSHIP ST./THRIVE APTS., 329): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 257 E. TOWNSHIP ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.40 acres. The request is for an apartment complex with 45 units and associated parking.

Planner: Jonathan Curth

2021-0218

FPL-2020-000004: Final Plat (SW OF TOFINO DR. & RUPPLE RD./SLOANBROOKE PH. VI, 516-517): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF TOFINO DR. & RUPPLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 28.00 acres. The request is for the final plat of 127 residential 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.