



**Subdivision Committee Meeting**

April 1, 2021

9:00 AM

113 W. Mountain, Room 326

**Members:** Vacant (Chair), Matthew Johnson, & Jimm Garlock

**City Staff:** Jessie Masters, Development Review Manager

**Call to Order**

**Consent:**

No Items

**Old Business:**

**1. LSD 2020-000013: Large Scale Development (1237 S. CURTIS AVE./MEADOWS AT FAYETTEVILLE APTS., 564):** Submitted by ESI ENGINEERS, INC. for property located at 1237 S. CURTIS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 7.00 acres. The request is for an 80-unit apartment complex with associated parking.  
Planner: Jessie Masters

**New Business:**

**2. LSD-2021-000019: Large Scale Development (888 S. RUPPLE RD./FAYETTEVILLE PUBLIC SCHOOLS, 556):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 888 S. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL & CS, COMMUNITY SERVICES and contains approximately 22.83 acres. The request is for a 99,864-square foot middle school and associated parking.  
Planner: Jessie Masters

**3. LSD-2021-000020: Large Scale Development (1369 W. MLK BLVD./CHICK-FIL-A MLK, 521):** Submitted by BURGER ENGINEERING, INC. for property located at 1369 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.10 acres. The request is for a full remodel and 458-square foot expansion to the existing building. The development will result in a 4,379-square foot restaurant with new drive thru and associated parking.  
Planner: Ryan Umberger

**4. LSD-2021-000022: Large Scale Development (1160 E. PUMP STATION RD./TREE CLIMBERS, LLC., 603):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1160 E. PUMP STATION RD. The property is zoned I-2, INDUSTRIAL and contains approximately 11.79 acres. The request is for a 11,760-square foot office and warehouse with associated parking.  
Planner: Ryan Umberger

## **Announcements**

None

## **Adjourn**

### **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.*

*A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.*