

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

April 26, 2021
5:30 p.m.

City Hall Room 219

Planning Commission Members

Matthew Johnson, Chair

Porter Winston, Vice Chair
Quintin Canada, Secretary
Mike Wiederkehr
Sarah Sparkman
Kristifier Paxton
Robert Sharp
Leslie Belden
Jimm Garlock

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

1. 2021-0305 Approval of the minutes from the April 12, 2021 Planning Commission.

Legislation Text

04-12-2021 Minutes

2. 2021-0306 ADM-2021-000035: Administrative Item (895 S. ONE MILE RD./ONE MILE COURTS CUP, 557): Submitted COMMUNITY BY DESIGN, INC. for property located at 895 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 4.10 acres. The request is for an extension for the approval of CUP-19-6812. Planner: Ryan Umberger

Legislation Text

ADM-2021-000035 (One Mile Courts)

3. 2021-0307 ADM-2021-000036: Administrative Item (320 N. MTN. RANCH BLVD./CENTENNIAL PARK LSD, 518-519): Submitted by CITY STAFF for property located at 320 N. MTN. RANCH BLVD. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contains

approximately 150.00 acres. The request is for an extension for the approval of LSD 19-6823 for the construction of a city park with trail-based system and associated accommodations and parking. Planner: Jessie Masters

Legislation Text

ADM-2021-000036 (Centennial Park)

4. 2021-0312 VAC-2021-000016: Vacation (1000 W. BULLDOG AVE./DELAWARE AVE. R-O-W, 522): Submitted by MCCLELLAND ENGINEERS, INC. for right-of-way within property located at 1000 W. BULLDOG AVE. The R-O-W contains approximately 0.39 acres. The request is to vacate a portion of the right-of-way associated with Delaware Ave., north of Bulldog Ave. Planner: Jessie Masters

Legislation Text

VAC-2021-000016 (Delaware Ave ROW)

Unfinished Business

5. 2021-0273 VAR-2021-000025: Variance (3330 N. COLLEGE AVE./7-BREW DRIVE THRU, 213): Submitted by BATES & ASSOCIATES, INC. for property located at 3330 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.17 acres. The request is for variances to the street design, parking lot design, and access management standards. Planner: Ryan Umberger

Legislation Text

VAR-2021-000025 (7-Brew)

6. 2021-0265 RZN 2021-000037: Rezone (1811 S. FINGER RD./PRATT & PAYNE, 596): Submitted by CLINARD DOSSEY DEVELOPMENT, INC. for properties located at 1811 S. FINGER RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain 2 parcels with approximately 17.80 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE. Planner: Ryan Umberger THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE MAY 10, 2021 PLANNING COMMISSION.

Legislation Text

RZN-2021-000037 (Pratt & Payne)

7. 2021-0041 RZN-2020-000028: Rezone (S.E. OF MICHAEL COLE RD. & WEDINGTON DR./KIDDER, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located S.E. OF MICHAEL COLE RD. & WEDINGTON DR. The

property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 5.00 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN & NS-L, NEIGHBORHOOD SERVICES-LIMITED. Planner: Jessie Masters THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE MAY 10, 2021 PLANNING COMMISSION.

Legislation Text

RZN-2020-000028 (Kidder)

New Business

8. 2021-0308 VAR-2021-000026: Variance (NORTH OF 1110 N. FRONTAGE RD./VANTAGE CENTER NORTH APTS., 135): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF 1110 N. FRONTAGE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 6.55 acres. The request is for a variance to allow for an alternate street section for Frontage Rd. adjacent to the site. Planner: Ryan Umberger

Legislation Text

VAR-2021-000026 (Vantage Ctr North Apts)

9. 2021-0309 VAR-2021-000027: Variance (S.E. OF MT. COMFORT RD. & RUPPLE RD./MT. COMFORT APTS., 135): Submitted by ANTHOLOGY REAL ESTATE GROUP for property located S.E. OF MT. COMFORT RD. & RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 6.55 acres. The request is for a variance to street improvement requirements for Salem Rd., a variance to the streamside protection requirements, and a variance to pedestrian access requirements. Planner: Jessie Masters

Legislation Text

VAR-2020-000027 (Mt Comfort Apts)

10. 2021-0311 CCP-2021-000012: Concurrent Plat (2720 N. ADAMS RD./MCDONALD, 281): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2720 N. ADAMS RD. The property is in the Fayetteville Planning Area and contains approximately 5.22 acres. The request is for the concurrent plat of 4 residential lots. Planner: Jessie Masters

Legislation Text

CCP-2021-000012 (McDonald)

11. 2021-0313 LSD-2021-000018: Large Scale Development (1340 N. PORTER RD./PORTER RD. TOWNHOMES, 403): Submitted by COMMUNITY BY DESIGN, INC. for property located at 1340 N. PORTER RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.46 acres. The request is for 38 residential units with associated parking. Planner: Ryan Umberger

Legislation Text

LSD-2021-000018 (Porter Rd Townhomes)

12. 2021-0314 RZN-2021-000038: Rezone (656 E. HUNTSVILLE RD./HAWKINS, 524): Submitted by KONRAD SIEMEK for property located at 656 E. HUNTSVILLE RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Ryan Umberger

Legislation Text

RZN-2021-000038 (Hawkins)

13. 2021-0315 RZN-2021-000039: Rezone (4300 BLOCK OF MLK BLVD. /HOSKINS, 594): Submitted by TRACY HOSKINS for property located at the 4300 BLOCK OF MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.38 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jessie Masters

Legislation Text

RZN-2021-000039 (Hoskins)

14. 2021-0316 RZN-2021-000040: Rezone (690 W. WHILLOCK ST./HOMESTEAD, INC., 717): Submitted by ESI ENGINEERS, INC. for property located at 690 W. WHILLOCK ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.48 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

Legislation Text

RZN-2021-000040 (Homestead, Inc)

Items Administratively Approved by Staff

- 2021-0317 LSP-2021-000059: Lot Split (2621 E. MISSION BLVD./MA-RI PROPERTIES, INC., 371): Submitted by CRAFTON TULL & ASSOCIATES, INC.

for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is to split the property to contain 3 lots with approximately 1.29, 0.76, & 0.57 acres. Planner: Willie Benson

Legislation Text

2021-0318 SIP-2020-000008: Site Improvement Plan (NE OF E. JOYCE BLVD. & N. COLLEGE AVE./TAKE 5 OIL CHANGE, 135-174): Submitted by BLEW & ASSOCIATES, INC. for property located NE OF E. JOYCE BLVD. & N. COLLGE AVE. The property is zoned C-2, THOUGHFARE COMMERCIAL and contains approximately 0.99 acres. The request is for 1,400 square foot oil change service with associated parking. Planner: Jonathan Curth

Legislation Text

Announcements

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