

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

April 12, 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  
Kristifler Paxton  
Robert Sharp  
Leslie Belden  
Jimm Garlock

### Assistant City Attorney

Blake Pennington

#### Call To Order

#### Roll Call

#### Consent

- 2021-0262 Approval of the minutes from the March 22, 2021 Planning Commission.

[Legislation Text](#)

[03-22-2021 Minutes](#)

- 2021-0271 ADM 2021-000034: Administrative Item (1524 W. CLEVELAND ST./KITSINGER, 443): Submitted by ANTHONY KITSINGER for property located at 1524 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 acres. The request is to extend CUP 19-6890 for a tandem lot associated with a lot split. Planner: Ryan Umberger

[Legislation Text](#)

[ADM-2021-000034 \(Kitsinger\)](#)

- 2021-0272 VAR-2021-000024: Variance (1111 W. STADIUM DR./THE VUE APTS., 560-561): Submitted by URBAN PRACTICE, INC. for property located at 1111 W. STADIUM DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 19.65 acres. The request is for a variance to the building design standards. Planner: Jessie Masters

[Legislation Text](#)

[VAR-2021-000024 \(Vue Apts\)](#)

#### Unfinished Business

- 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 TABLED AT THE MARCH 8, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[ADM-21-000027 \(In Home Childcare\)](#)

- 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 1.97 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Ryan Umberger THIS ITEM WAS TABLED AT THE MARCH 8, 2021 PLANNING COMMISSION.

[Legislation Text](#)

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

- 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 THIS ITEM WAS TABLED AT THE MARCH 22, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[ADM-21-000029 \(Tree Pres UDC Amend\)](#)

#### New Business

- 2021-0270 ADM-2021-000033: Administrative PC Item (Planning Commission UDC Amendment): - Submitted by City Staff for an amendment to the UDC Code for Chapters 151, 153, 155, 159, 166, 168, 169, and 170. The request is to amend the Stormwater Regulations as it relates to development. Engineer: Alan Pugh

[Legislation Text](#)

[ADM-21-000033 \(Stormwater UDC Amend\)](#)

- 2021-0269 ADM 2021-000031: Administrative Item (509 W. PRAIRIE ST./PRAIRIE ST. LIVE, 523): Submitted by APRIL LEE for property located at 509 W. PRAIRIE ST. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.90 acres. The request is for the addition of 3 music festivals beyond the limit. Jazz Fest April 23-25 & Roots Fest-August 26-29 & BBBBQ-Sept 22-25. Planner: Jessie Masters

[Legislation Text](#)

[ADM-2021-000031 \(Prairie St Live\)](#)

- 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 a variance to the street design, parking lot design, and access management standards. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-2021-000025 \(7-Brew\)](#)

- 2021-0266 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

[Legislation Text](#)

[LSD-2021-000019 \(Fay Middle School\)](#)

- 2021-0268 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

[Legislation Text](#)

[LSD-2021-000022 \(Tree Climbers\)](#)

- 2021-0263 RZN 2021-000035: Rezone (S.E. OF MORNINGSIDE DR. & HUNTSVILLE RD./PARK MEADOWS, PH. V, 564): Submitted by RAUSCH COLEMAN HOMES, INC. for property located S.E. OF MORNINGSIDE DR. & HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.66 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN-2021-000035 \(Park Meadows V\)](#)

- 2021-0264 RZN 2021-000036: Rezone (216 & 224 N. FLETCHER AVE. AND 227 N. SUMMIT AVE./ADMIRAL EAST, LLC., 485): Submitted by MAX MAHLER for property located at 216 & 224 N. FLETCHER AVE. AND 227 N. SUMMIT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.58 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Jessie Masters

[Legislation Text](#)

[13\) RZN-2021-000036 \(Admiral East\)](#)

- 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

[Legislation Text](#)

[RZN-2021-000037 \(Pratt & Payne\)](#)

#### Items Administratively Approved by Staff

2021-0274 LSP-2020-000047: Lot Split (612 E. HUNTSVILLE RD./BORN, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 612 E. HUNTSVILLE RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.25 acres. The request is to split the property into 2 parcels with approximately 0.14, and 0.12 acres. Planner: Willie Benson

[Legislation Text](#)

2021-0275 LSP/PLA-2021-000060: Lot Split-Property Line Adjustment (3670 W. MT. COMFORT RD./HARDIN-LANDMARC, 323): Submitted by BATES & ASSOCIATES, INC. for properties located at 3670 W. MT. COMFORT RD. The properties are zoned CS, COMMUNITY SERVICES, & R-A, RESIDENTIAL AGRICULTURAL and contain 2 lots with approximately 18.05 & 4.25 acres. The request is to split and adjust the properties to contain 3 lots with approximately 18.53, 2.02, & 1.78 acres. Planner: Willie Benson

[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