

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

May 24, 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

- 2021-0398 Approval of the minutes from the May 10, 2021 Planning Commission.

[Legislation Text](#)

[05-10-2021 \(Minutes\)](#)

- 2021-0400 CCP-2020-000007: Concurrent Plat (NORTH OF OLD MISSOURI RD. & ZION RD./SAGELY PLACE PH. II & III, 137): Submitted by ESI ENGINEERS, INC. for property located NORTH OF OLD MISSOURI RD. & ZION RD. The property is zoned RPZD-RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 24.18 acres. The request is for the concurrent plat of 33 residential lots. Planner: Jessie Masters

[Legislation Text](#)

[CCP-2020-000007 \(Sagely Place II & III\)](#)

#### Unfinished Business

#### New Business

- 2021-0399 VAR-2021-000028: Variance (N.E. OF ZION RD. & RANDAL PL./RANDAL PLACE DEV., 138): Submitted by COMMUNITY BY DESIGN, INC. for property located N.E. OF ZION RD. & RANDAL PL. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.10 acres. The requests are for variances to building design standards & Master Street Plan requirements. Planner: Jessie Masters

[Legislation Text](#)

[VAR-2021-000028 \(Randal Place\)](#)

- 2021-0401 CUP-2021-000029: Conditional Use Permit (741 E. HUNTSVILLE RD./JONES OUTDOOR RESTAURANT, 564): Submitted by BERT JONES for property located at 741 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.34 acres. The request is for a limited business in a single family zoned district. Planner: Willie Benson

[Legislation Text](#)

[CUP-2021-000029 \(Jones Restaurant\)](#)

- 2021-0402 RZN-2021-000041: Rezone (431 E. MLK BLVD./ESPINOZA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 431 E. MLK BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

[Legislation Text](#)

[RZN-2021-000041 \(Espinoza\)](#)

- 2021-0403 RZN-2021-000042: Rezone (1000 W. BULLDOG BLVD./FHS PROPERTIES, 522): Submitted by MCCLELLAND ENGINEERS, INC. for properties located at 1000 W. BULLDOG BLVD. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 22.80 acres. The request is to rezone the properties to P-1, INSTITUTIONAL. Planner: Jessie Masters

[Legislation Text](#)

[RZN-2021-000042 \(FHS Properties\)](#)

#### Items Administratively Approved by Staff

2021-0404 LSIP-2021-000008: Large Site Improvement Plan (3670 W. MT. COMFORT RD./KUM & GO #2424, 323): Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 3670 W. MT. COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.70 acres. The request is for a 5,620-square foot convenience store with gas pumps and associated parking. Planner: Jessie Masters

[Legislation Text](#)

2021-0405 SIP 20-6977: Site Improvement Plan (SOUTH OF 1090 S. WASHINGTON AVE./11TH ST. CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located SOUTH OF 1090 S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.63 acres. The request is for a cluster housing development with 9 units and associated parking. Planner: Jessie Masters

[Legislation Text](#)

#### Announcements

#### Adjournment

#### NOTICE TO MEMBERS OF THE AUDIENCE

##### 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*