

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

May 10, 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

- 2021-0344 Approval of the minutes from the April 26, 2021 Planning Commission.  
[Legislation Text](#)  
[04-26-2021 Minutes](#)
- 2021-0348 CCP-2021-000013: Concurrent Plat (4900 W. WHEELER RD./SENYARD, 281): Submitted by BLEW & ASSOCIATES, INC. for property located at 4900 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 62.26 acres. The request is for the concurrent plat of 2 residential lots. Planner: Jessie Masters  
[Legislation Text](#)  
[CCP-2021-000013 \(Senyard\)](#)

Unfinished Business

- 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](#)  
[3\) LSD-2021-000018 \(Porter Rd Apts\)](#)
- 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 24, 2021 PLANNING COMMISSION.  
[Legislation Text](#)  
[RZN-2021-000037 \(Pratt & Payne\)](#)
- 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  
[Legislation Text](#)  
[RZN-2020-000028 \(Kidder\)](#)

New Business

- 2021-0345 CUP 2021-000025: Conditional Use Permit (NORTH OF RAVEN LN./CRYSTAL SPRINGS SD COTTAGE DEVELOPMENT, 285): Submitted by RAUSCH COLEMAN HOMES, INC. for property located NORTH OF N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 53.10 acres. The request is for a 12-unit cottage housing development. Planner: Ryan Umberger  
[Legislation Text](#)  
[CUP-2021-000025 \(Crystal Springs Cottages\)](#)
- 2021-0346 CUP 2021-000026: Conditional Use Permit (310 & 326 N. FLETCHER AVE./FLETCHER AVE. TOWNHOMES, 485): Submitted by FLINTLOCK LTD., CO. for properties located at 310 & 326 N. FLETCHER AVE. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 0.92 acres. The request is for townhomes in a single family zoned district. Planner: Jessie Masters  
[Legislation Text](#)  
[CUP-2021-000026 \(Fletcher Ave Townhomes\)](#)
- 2021-0347 CUP 2021-000027: Conditional Use Permit (2650 N. OLD WIRE RD./BIKE PATH COTTAGES, 292): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2650 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.91 acres. The request is for a 6-unit cottage housing development. Planner: Ryan Umberger  
[Legislation Text](#)  
[CUP-2021-000027 \(Bike Path Cottages\)](#)

Items Administratively Approved by Staff

2021-0351 LSP-2021-000061: Lot Split (310 & 326 N. FLETCHER AVE./MCDONALD, 485): Submitted by BATES & ASSOCIATES, INC. for properties located at 310 & 326 N. FLETCHER AVE. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain 3 parcels with approximately 0.29, 0.29, & 0.35 acres. The request is to split the property to contain 10 lots with approximately 0.08, 0.08, 0.08, 0.08, 0.09, 0.09, 0.09, 0.09, 0.10, & 0.13 acres. Planner: Willie Benson  
[Legislation Text](#)

2021-0349 LSP-PLA-2021-000055: Lot Split-Property Line Adjustment (322 E. MLK BLVD./NIEDERMAN, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 322 E. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and contain 3 lots with approximately 0.08, 0.09, & 0.13 acres. The request is to adjust and split the properties to contain 5 lots with approximately 0.13, 0.06, 0.05, 0.04, & 0.04 acres. Planner: Willie Benson  
[Legislation Text](#)

2021-0350 SIP-2021-000013: Site Improvement Plan (2320 W. MLK BLVD./CAR WASH USA EXPRESS, 559): Submitted by DVAM, INC. for property located at 2320 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.99 acres. The request is for a 4,400-square foot car wash with associated parking. Planner: Jessie Masters  
[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