

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

June 28, 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

- 2021-0478 Approval of the minutes from the June 14, 2021 Planning Commission meeting.

[Legislation Text](#)

[06-14-2021 Minutes](#)

- 2021-0482 ADM-2021-000044: Administrative Item (2222 W. MLK BLVD./KUM & GO #425, 559): Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 2222 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.20 acres. The request is to extend the original LSD approval from May 11, 2020. Planner: Jessie Masters

[Legislation Text](#)

[ADM-21-000044 \(K&G Ext\)](#)

- 2021-0479 VAR-2021-000029: Variance (3212 N. WARWICK DR./VEST, 365): Submitted by KEN & MARY ANN VEST for property located at 3212 N. WARWICK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.00 acres. The request is for a variance to the Streamside Protection Ordinance. Engineer: Alan Pugh

[Legislation Text](#)

[VAR-21-000029 \(Vest\)](#)

- 2021-0484 LSD-2021-000025: Large Scale Development (SE OF SALEM RD. & W. JEWELL RD./FOREST HILLS VILLAS, 440): Submitted by BLEW & ASSOCIATES, INC. for property located SE OF SALEM RD. & W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 14.30 acres. The request is for 77 single family lots & 58 townhouse units with associated parking. Planner: Ryan Umberger

[Legislation Text](#)

[LSD-21-000025 \(Forest Hills Villas\)](#)

Unfinished Business

- 2021-0443 PPL-2021-000007: Preliminary Plat (2680 N. HUGHMOUNT RD./AIDEN'S PLACE SD, 282): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2680 N. HUGHMOUNT RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION & RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 23.26 acres. The request is for the preliminary plat of 100 residential lots. Planner: Jessie Masters

[Legislation Text](#)

[PPL-2021-000007 \(Aiden's Place\)](#)

New Business

- 2021-0480 VAR-2021-000030: Variance (325 N. WEST AVE./WEST AVE. PARKING DECK, 484): Submitted by OLSSON ENGINEERING, INC. for property located at 325 N. WEST AVE. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 2.40 acres. The request is for a variance to the driveway design standards. Planner: Jessie Masters

[Legislation Text](#)

[VAR-21-000030 \(West Ave. Deck\)](#)

- 2021-0481 ADM-2021-000038: Administrative Item (2512 W. MT. COMFORT RD./HAYS, 324): Submitted by DANIEL HAYS for property located at 2512 W. MT. COMFORT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 21.50 acres. The request is to appeal the May 13, 2021 Subdivision Committee decision to deny a major modification of the Casey's General Store large scale development associated with LSD 19-6780. Planner: Ryan Umberger

[Legislation Text](#)

[ADM-21-000038 \(Hays Appeal\)](#)

- 2021-0483 ADM-2021-000045: Administrative Item (1236 S. SCHOOL AVE./VAUGHN RECYCLING, 562): Submitted by DON & LISA VAUGHN for property located at 1236 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.50 acres. The request is to amend CUP 08-2908, a conditional use permit allowing a center for collecting recyclable materials, to be expanded to include the subject property. Planner: Ryan Umberger

[Legislation Text](#)

[ADM-21-000045 \(Vaughn Recycling\)](#)

- 2021-0485 LSD-2021-000027: Large Scale Development (3970 W. MLK BLVD./NATURAL ROOT WELLNESS, 595): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3970 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.44 acres. The request is for a 3,047-square foot building addition with associated parking. Planner: Ryan Umberger

[Legislation Text](#)

[LSD-21-000027 \(Natural Root\)](#)

- 2021-0486 CUP-2021-000031: Conditional Use Permit (380 N. COLLEGE AVE./ONF BUS-STOP ENCLOSURE, 485): Submitted by MODUS STUDIOS, INC. for property located at 380 N. COLLEGE AVE. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 1.30 acres. The request is for a bus stop enclosure at the corner of Lafayette St. & N. College Ave. Planner: Jessie Masters

[Legislation Text](#)

[CUP 21-000031 \(ONF Enclosure\)](#)

- 2021-0487 RZN-2021-000050: Rezone (NORTH OF 2880 W. GLENMEADOW DR./HENBEST, 363): Submitted by BLAIRE BRADBURY for portions of properties located NORTH OF 2880 W. GLENMEADOW DR. The subject area is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 4.12 acres. The request is to rezone the area to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-21-000050 \(Henbest\)](#)

Items Administratively Approved by Staff

- 2021-0488 LSP-2021-000069: Lot Split (290 W. HOLLY ST./PARKER, 406): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 290 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.78 acres. The request is to split the property to contain 4 lots with approximately 5.22, 0.52, 0.52, & 0.52 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