



CITY OF
FAYETTEVILLE
ARKANSAS

Fayetteville's City Hall has re-opened to the public on a limited basis.

City meetings are being held in person on a limited basis and continue to be held virtually.

You can attend these meetings in person or online by going to the following City webpage and selecting the meeting that interests you.

<http://www.fayetteville-ar.gov/3896/Virtual-Meeting-Information>

Please note that participation details are not available until the week of the meeting.

Note that seating in Chambers is limited and you may be asked to wait in the lobby until your item is being discussed.

All attendees not fully vaccinated are encouraged to wear a mask.

City of Fayetteville, Arkansas

*113 West Mountain
Fayetteville, AR 72701
(479) 575-8267*



Planning Commission Final Agenda

Monday, July 26, 2021

5:30 PM

City Hall Room 219

Planning Commission Members

*Matthew Johnson, Chair
Porter Winston, Vice Chair
Quintin Canada, Secretary
Leslie Belden
Robert Sharp
Kristifler Paxton
Jimm Garlock
Sarah Sparkman
Mike Wiederkehr*

Assistant City Attorney Blake Pennington

Call To Order**Roll Call****Consent****1. 2021-0552**

Approval of the July 12, 2021 Planning Commission minutes.

Attachments: 07-12-2021 Minutes

2. 2021-0561

VAR-2021-000035: Variance (2936 N. SHORTSTOP LN./PRATER-VANOVER): Submitted by SATTERFIELD LAND SURVEYORS for property located at 2936 N. Shortstop Ln. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 1.50 acres. The request is for a variance to the Street Frontage requirements due to a proposed lot split. Planner: Willie Benson

Attachments: VAR-21-000035 (Prater-Vanover)

Unfinished Business**3. 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

Attachments: ADM-21-000045 (Vaughn Recycling)

New Business

4. 2021-0558

RZN-2021-000043: Rezone (2828 N. CROSSOVER RD./GRACE CHURCH, 255): Submitted by MAZZANTI LAW FIRM, LLC. for property located at 2828 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.53 acres. The request is to rezone the property to P-1, INSTITUTIONAL.
Planner: [Ryan Umberger](#)
THIS ITEM TABLED BY STAFF TO THE AUGUST 9, 2021 PLANNING COMMISSION.

Attachments: RZN-21-000043 (Grace Church)

5. 2021-0554

ADM-2021-000053: Administrative Item (251 W. 19TH ST./NEW BEGINNINGS HOMELESS SHELTER, 601): Submitted by KEVIN FITZPATRICK for property located at 251 W. 19TH ST. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 4.80 acres. The request is for an amendment to the original Large Scale approval - LSD 19-6537 & Conditional Use Permit - CUP 17-5938.
Planner: [Jessie Masters](#)

Attachments: ADM-21-000053 (New Beginnings)

6. 2021-0560

VAR-2021-000034: Variance (203, 205, & 207 S. WEST AVE./ROUSE, 523): Submitted by A MILLION MIRACLES SURVEYING for properties located at 203, 205, & 207 S. West Ave. The properties are zoned RI-U, Residential Intermediate - Urban and contain approximately 0.47 acres. The request is for a variance to the driveway separation requirements.
Planner: [Jessie Masters](#)

Attachments: VAR-21-000034 (Rouse)

7. 2021-0555

LSD-2021-000030: Large Scale Development (SOUTH OF N. GENEVIEVE RD./NASH CROSSING SD, PH. II, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF N. GENEVIEVE RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 6.01 acres. The request is for the construction of 31 residential homes and associated street infrastructure.

Planner: Jessie Masters

Attachments: LSD-21-000030 (Nash Crossing II)

8. 2021-0556

LSD-2020-000013: Large Scale Development (1237 S. CURTIS AVE./MEADOWS AT FAYETTEVILLE APTS., 564): Submitted by ESI ENGINEERS, INC. for property located at 1237 S. CURTIS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 7.00 acres. The request is for an 80-unit apartment complex with associated parking.

Planner: Jessie Masters

Attachments: LSD-20-000013 (Meadows at Fayetteville Apts)

9. 2021-0553

CUP-2021-000033: Conditional Use Permit (3826 N. FRONT ST./NWA SCHOOL FOR DOGS, 174): Submitted by SHANTHI STEDDUM for property located 3826 N. FRONT ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.30 acres. The request is for an animal training facility in a C-2 zoning district.

Planner: Gretchen Harrison

Attachments: CUP-21-000033 (NWA School for Dogs)

10. 2021-0557

VAC-2021-000020: Vacation (61 S. HARMON RD./FHS PROPERTIES, 522): Submitted by MCCLELLAND ENGINEERS, INC. for right of way adjacent to 61 S. HARMON RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.16 acres. The request is to vacate a portion of an alley right of way.

Planner: Jessie Masters

Attachments: VAC-21-000020 (FHS Properties)

Items Administratively Approved by Staff**2021-0562**

LSP-2021-000079: Lot Split (921 N. OAKLAND AVE./MARTIN BUILDING GROUP, 444): Submitted by BATES & ASSOCIATES, INC. for properties located at 921 N. OAKLAND AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain 3 parcels with approximately 0.16 acres each. The request is to split the properties to contain 4 lots with approximately 0.13, 0.13, 0.13, & 0.11 acres.

Planner: Willie Benson

2021-0563

LSP-2021-000058: Lot Split (5180 W. PERSIMMON ST./CALICO, 437): Submitted by BLEW & ASSOCIATES, INC. for property located at 5180 W. PERSIMMON ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 6.28 acres. The request is to split the property to contain 2 lots with approximately 4.28, & 2.00 acres.

Planner: Willie Benson

2021-0569

FPL-2021-000007: Final Plat (INTERSECTION OF N. CROSS AVE. & W. MARKHAM RD./MARKHAM HILL SD, PH I, 603): Submitted by ENGINEERING DESIGN GROUP, INC. for properties located at the INTERSECTION OF N. CROSS AVE. & W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 7.80 acres. The request is for the final plat of 19 residential lots.

Planner: Jessie Masters

2021-0570

SIP-2021-000022: Small Site Improvement Plan (3467 N. SHILOH DR./LONGHORN STEAKHOUSE, 212): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3467 N. SHILOH DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.30 acres. The request is for a remodel to the existing building and associated parking.

Planner: Jessie Masters

Announcements**Adjournment****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.