

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

**July 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  
Kristifier Paxton  
Robert Sharp  
Leslie Belden  
Jimm Garlock

## **Assistant City Attorney**

Blake Pennington

### **Call To Order**

### **Roll Call**

### **Consent**

1. 2021-0525 Approval of the minutes from the June 28, 2021 Planning Commission meeting.

Legislation Text

06-28-2021 Minutes

2. 2021-0522 ADM-2021-000050: Administrative Item (SE OF MORNINGSIDE DR & 15TH ST./CREEKSIDE MEADOWS SD, 603): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF MORNINGSIDE DR. & 15TH ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 28.30 acres. The request is for an amendment to the conditions of approval for PPL 19-6867. Planner: Jessie Masters

Legislation Text

ADM-21-000050 (Creekside Meadows SD)

3. 2021-0523 VAR-2021-000031: Variance (SE OF N. CROSSOVER RD. & E. GLORY DR./COLLIER OFFICE BLDG., 216): Submitted by HARRISON FRENCH & ASSOCIATES, INC. for property located SE OF N. CROSSOVER

RD. & E. GLORY DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.13 acres. The request is for a variance to the site development and design standards. Planner: Ryan Umberger

Legislation Text

VAR-21-000031 (Collier Bldg)

## Unfinished Business

4. 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 R-A, RESIDENTIAL AGRICULTURAL and RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Ryan Umberger

Legislation Text

RZN-21-000050 (Henbest)

## New Business

5. 2021-0520 ADM-2021-000046: Administrative Item (4434 E. HUNTSVILLE RD./HUNTSVILLE APTS., 569): Submitted by ESI ENGINEERS, INC. for property located at 4434 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL & R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for an extension to the original Large Scale approval - LSD 19-6597. Planner: Ryan Umberger

Legislation Text

ADM-21-000046 (Huntsville Apts)

6. 2021-0521 ADM-2021-000049: Administrative Item (WEST END OF MARKHAM RD. & CROSS AVE./MARKHAM HILL SD, 481): Submitted by SPECIALIZED REAL ESTATE, INC. for properties located at WEST END OF MARKHAM RD. & CROSS AVE. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 10.14 acres. The request is for an amendment to PPL 19-6861 to allow for a fee in lieu payment rather than land dedication. Planner: Jessie Masters

Legislation Text

ADM-21-000049 (Markham Hill SD)

7. 2021-0524 VAR-2021-000033: Variance (227 W. DICKSON ST./ARTCOURT, LLC., 484): Submitted by JORDAN GARNER for property located at 227 W. DICKSON ST. The property is zoned MS/C, MAIN STREET/CENTER and contains approximately 0.10 acres. The request is for a variance to the building design standards. Planner: Jessie Masters

Legislation Text

VAR-21-000033 (ArtCourt)

8. 2021-0519 LSD-2021-000029: Large Scale Development (NW OF WEDINGTON DR. & I-49/WALK-ONS BISTREAUX, 401,402): Submitted by OLSSON ENGINEERS, INC. for property located NW OF WEDINGTON DR. & I-49. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.87 acres. The request is for a 7,800-square foot restaurant with associated parking. Planner: Ryan Umberger

Legislation Text

LSD-21-000029 (Walk Ons)

9. 2021-0518 CUP-2021-000032: Conditional Use Permit (2039 N. GREEN ACRES DR./TRENDSETTER BARBER SHOP, 368): Submitted by NICHOLAS JONES for property located at 2039 N. GREEN ACRES DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.53 acres. The request is for a barber shop in an R-O zoned district. Planner: Gretchen Harrison

Legislation Text

CUP-21-000032 (Trendsetter)

10. 2021-0513 RZN-2021-000051: Rezone (S. FUTRALL DR. EAST OF 1-49/BARNES SOUTH PARCEL, 480): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at S. FUTRALL DR. EAST OF I-49. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.20 acres. The request is to rezone the property to UT-URBAN THOROUGHFARE. Planner: Jessie Masters

Legislation Text

RZN-21-000051 (Barnes South)

11. 2021-0514 RZN-2021-000052: Rezone (S. FUTRALL DR. EAST OF 1-49/BARNES CENTRAL PARCEL, 480): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at S. FUTRALL DR. EAST OF I-49. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.70 acres. The request is to rezone the property to

UT-URBAN THOROUGHFARE. Planner: Jessie Masters

Legislation Text

RZN-21-000052 (Barnes Central)

12. 2021-0515 RZN-2021-000053: Rezone (S. FUTRALL DR. EAST OF 1-49/BARNES NORTH PARCEL, 480): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at S. FUTRALL DR. EAST OF I-49. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.70 acres. The request is to rezone the property to UT-URBAN THOROUGHFARE. Planner: Jessie Masters

Legislation Text

RZN-21-000053 (Barnes North)

13. 2021-0516 RZN-2021-000054: Rezone (111 & 115 S. WEST AVE./JENSEN-OSTNER, 523): Submitted by MOLLY JENSEN & ALAN OSTNER for properties located at 111 & 115 S. WEST AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 2 parcels with approximately 0.31 acres. The request is to rezone the properties to MS-C, MAIN STREET-CENTER. Planner: Gretchen Harrison

Legislation Text

RZN 2021-000054 (Jensen-Ostner)

14. 2021-0517 RZN-2021-000055: Rezone (212 N. CROSSOVER RD./AP REAL ESTATE, 488): Submitted by AARON PETERS for property located at 212 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.63 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Ryan Umberger

Legislation Text

RZN-21-000055 (AP Real Estate)

**Items Administratively Approved by Staff**

**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*