

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, August 9, 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
Vacant
Jimm Garlock
Sarah Sparkman
Mike Wiederkehr*

Assistant City Attorney Blake Pennington

Call To Order**Roll Call****Consent****1. 2021-0593**

Approval of the minutes from the July 26, 2021 Planning Commission meeting.

Attachments: 07-26-2021 Minutes

2. 2021-0605

ADM-2021-000055: Administrative Item (3919 N. OLD MISSOURI RD./TRAILS AT PARADISE VALLEY APTS., 176): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3919 N. OLD MISSOURI RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 10.25 acres. The request is for an extension to the Large-Scale approval - LSD 19-7031.
Planner: Jessie Masters

Attachments: ADM-21-000055 (Trails at Paradise Valley Apts.)

3. 2021-0603

VAR-2021-000036: Variance (1529 E. MISSION BLVD./ROOT ELEMENTARY SCHOOL/408): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1529 E. MISSION BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.80 acres. The request is for a variance to the Flood Damage Prevention Ch. 168.11(A)(1) (a).
Engineer: Alan Pugh

Attachments: VAR-21-000036 (Root Elementary)

4. 2021-0604

VAR-2021-000037: Variance (NE OF E. ZION RD. & E. RANDAL PL./RANDAL PLACE DEVELOPMENT/138): Submitted by COMMUNITY BY DESIGN, INC. for property located NE OF E. ZION RD & E. RANDAL PL. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.10 acres. The request is for a variance to the driveway design standards for cross access.

Planner: Jessie Masters

Attachments: VAR-21-000037 (Randal Place)

5. 2021-0594

CCP-2021-000015: Concurrent Plat (SW OF W. MT. COMFORT RD & N. WOODLARK LN./WESTVIEW MEADOWS, 363): Submitted by BLEW & ASSOCIATES, INC. for properties located SW OF W. MT. COMFORT RD. & N. WOODLARK LN. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, R-A, RESIDENTIAL AGRICULTURAL, & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 10.10 acres. The request is for the re-plat of 10 lots.

Planner: Gretchen Harrison

Attachments: CCP-21-000015 (Westview Meadows)

6. 2021-0596

LSD-2021-000031: Large Scale Development (3654 N. INVESTMENT DR./FIRST STATE BANK, 172): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3654 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.18 acres. The request is for construction of a 6,000-square foot bank and office building with associated parking.

Planner: Ryan Umberger

Attachments: LSD-21-000031 (1st State Bank)

Unfinished Business

7. 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

THIS ITEM WAS TABLED AT THE JULY 26, 2021 PLANNING COMMISSION MEETING.

Attachments: VAR-21-000034 (Rouse)

8. 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

THIS ITEM WAS TABLED AT THE JULY 12, 2021 PLANNING COMMISSION MEETING.

Attachments: RZN-21-000050 (Henbest)

9. 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 3.58 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Ryan Umberger

THIS ITEM HAS BEEN TABLED INDEFINITELY.

Attachments: RZN-21-000043 (Grace Church)

New Business**10. 2021-0597**

LSD-2021-000032: Large Scale Development (994 W. MLK BLVD./FHS BULLDOG COMPLEX, 522): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 994 W. MLK BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.89 acres. The request is for construction of a new academic and athletic complex, an addition to the existing practice facility, and associated parking.

Planner: Jessie Masters

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE AUGUST 23, 2021 PLANNING COMMISSION MEETING.

Attachments: LSD-21-000032 (FHS Bulldog Complex)

11. 2021-0601

PPL-2021-000009: Preliminary Plat (1110 E. 15TH ST./300 AURELIUS SD, 564): Submitted by AMMS, INC. for property located at 1110 E. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 14.57 acres. The request is for the preliminary plat of 37 residential lots.

Planner: Ryan Umberger

Attachments: PPL-21-000009 (Aurelius SD)

12. 2021-0559

PPL-2021-000011: Preliminary Plat (4698 E. MISSION BLVD./ELLIS ESTATES SD, 297): Submitted by BLEW & ASSOCIATES, INC. for properties located at 4698 E. MISSION BLVD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 24.96 acres. The request is for the preliminary plat of 58 residential lots.

Planner: Ryan Umberger

Attachments: PPL-21-000011 (Ellis Estates SD)

13. 2021-0600

CUP-2021-000034: Conditional Use Permit (3066 N. OLD WIRE RD./CRANDALL HOMES, 174): Submitted by MARC & DEBRA CRANDALL for property located at 3066 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.52 acres. The request is to create a tandem lot.

Planner: Gretchen Harrison

Attachments: CUP-21-000034 (Crandall Homes)

14. 2021-0595

LSD-2021-000026: Large Scale Development (1849 N. CROSSOVER RD./JIFFY LUBE CROSSOVER, 371): Submitted by CEI ENGINEERING, INC. for property located at 1849 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.37 acres. The request is for a 2,920-square foot oil change drive thru building with associated parking.

Planner: Jessie Masters

Attachments: LSD-21-000026 (Jiffy Lube)

15. 2021-0598

RZN-2021-000056: Rezone (2699 W. MLK BLVD./ABAILAT, 558): Submitted by HAMZA ABAILAT for property located at 2699 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.43 acres. The request is to rezone the entire property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Ryan Umberger

Attachments: RZN-21-000056 (Abailat)

16. 2021-0599

RZN-2021-000057: Rezone (248 S. HAPPY HOLLOW RD./BLACK PINE CONSTRUCTION, 526): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 248 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.00 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Jessie Masters

Attachments: RZN-21-000057 (Black Pine Const.)

Items Administratively Approved by Staff**2021-0606**

LSP-2021-000077: Lot Split (EAST OF 2817 S. COBALT AVE./LOT 7- RIVERWALK SD, PH. III., 684): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at EAST OF 2817 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.85 acres. The request is to split the property to contain 4 lots with approximately 0.42, 0.43, 0.45, & 0.55 acres.
Planner: Willie Benson

2021-0607

LSP-2021-000083: Lot Split (2929 S. DEAD HORSE MTN. RD./MCGARRAH, 684): Submitted by BLEW & ASSOCIATES, INC. for property located at 2929 S. DEAD HORSE MTN. RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 104.05 acres. The request is to split the property to contain 4 lots with approximately 95.05, 3.00, 3.00, & 3.00 acres.
Planner: Willie Benson

2021-0608

LSP-2021-000086: Lot Split (1704 W. HALSELL RD./GUINN, 481): Submitted by BATES & ASSOCIATES, INC. for property located at 1704 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.99 acres. The request is to split the property to contain 2 lots with approximately 3.99, & 1.00 acres.

Planner: Willie Benson

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.