

City of Fayetteville, Arkansas

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



Planning Commission Tentative Agenda

Monday, September 13, 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. 2021-0695**

Approval of the minutes from the August 23, 2021 Planning Commission meeting.

Unfinished Business**2. 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

THIS ITEM WAS TABLED AT THE AUGUST 9, 2021 PLANNING COMMISSION.

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE SEPTEMBER 27, 2021 PLANNING COMMISSION.

3. 2021-0634

CUP-2021-000035: Conditional Use Permit (453 S. MASHBURN AVE./J2NE, LLC, 524): Submitted by JOHN CLOYED for property located at 453 S. MASHBURN AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.25 acres. The request is for a duplex in a single family zoned district.

Planner: Ryan Umberger

THIS ITEM WAS TABLED AT THE AUGUST 23, 2021 PLANNING COMMISSION.

New Business**4. 2021-0696**

ADM-2021-000058: Administrative Item (3615 N. STEELE BLVD./JJ'S BEER GARDEN & BREWERY, 173): Submitted by BATES & ASSOCIATES, INC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.92 acres. The request is for an amendment to the conditions of the original Conditional Use Permit 15-5250.

Planner: Jessie Masters

5. 2021-0697

ADM-2021-000065: Administrative Item (NE OF E. RANDAL PL. & E. ZION RD./RANDAL PLACE DEVELOPMENT APPEAL, 138): Submitted by DONN & PAULA JOHNSON for property located NE OF E. RANDAL PL. & E. ZION RD. The property is zoned CS, COMMUNITY SERVICES & RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 3.09 acres. The request is an appeal to the administrative approval of LSIP-2021-000007.

Planner: Jessie Masters

6. 2021-0698

PPL-2021-000010: Preliminary Plat (EAST OF E. ZION RD. & N. CROSSOVER RD./CHANDLER CROSSING SD, 138-139): Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF E. ZION RD. & N. CROSSOVER RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 81.90 acres. The request is for the preliminary plat of 342 mixed use lots.
Planner: Jessie Masters

7. 2021-0699

LSD-2021-000033: Large Scale Development (1540 W. MARKHAM RD./MARKHAM COTTAGES, 482): Submitted by COMMUNITY BY DESIGN, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.64 acres. The request is for a 12-unit cluster housing development and associated parking.
Planner: Gretchen Harrison

8. 2021-0700

RZN-2021-000063: Rezone (820 W. KELLEY ST./RICHLAND CREEK ENTERPRISES, 366): Submitted by JUSTIN CULLERS for properties located at 820 W. KELLEY ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.55 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Gretchen Harrison

9. 2021-0701

RZN-2021-000064: Rezone (1287 N 54TH ST./NORTHSTAR CONSTRUCTION, 397): Submitted by KUTAK ROCK, LLC. for property located at 1287 N. 54TH ST. The property is in the FAYETTEVILLE PLANNING AREA and proposed to be annexed into the City Limits under zoning R-A, RESIDENTIAL AGRICULTURAL. The property contains approx. 12.18 acres and the request is to rezone from R-A, RESIDENTIAL AGRICULTURAL to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.
Planner: Ryan Umberger

10. 2021-0702

RZN-2021-000065: Rezone (481 S. HAPPY HOLLOW RD./FULTON, 525): Submitted by DCI, INC. for property located at 481 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Ryan Umberger

Items Administratively Approved by Staff**2021-0703**

LSP-2021-000092: Lot Split (3618 E. SKILLERN RD./SCHWAB, 256): Submitted by BATES & ASSOCIATES, INC. for property located at 3618 E. SKILLERN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.55 acres. The request is to split the property to contain 2 lots with approximately 1.70, & 1.85 acres.
Planner: Gretchen Harrison

2021-0704

LSP-2021-000081: Lot Split (NORTH OF N. OLD MISSOURI RD. & ZION RD./SAGELY PLACE SD, 137): Submitted by ESI ENGINEERS, INC. for property located NORTH OF N. OLD MISSOURI RD. & ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT & NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 12.07 acres. The request is to split the property to contain 2 lots with approximately 8.92, & 3.15 acres.

Planner: Gretchen Harrison

2021-0705

LSP-PLA-2021-000084: Lot Split-Property Line Adjustment (2961 N. CLARK RD./PRATER-VANOVER, 240): Submitted by SATTERFIELD SURVEYING, INC. for properties located at 2961 N. CLARK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 2.34, & 4.05 acres. The request is to adjust and split the properties to contain 3 lots with approximately 1.92, 3.08, & 1.39 acres.

Planner: Gretchen Harrison

2021-0706

SIP 2021-000021: Site Improvement Plan (1334 S. WEST AVE./KNN PROPERTIES, 5627): Submitted by BATES & ASSOCIATES, INC. for properties located at 1334 S. WEST AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.60 acres. The request is for a 16-unit multifamily development with associated parking.

Planner: Jessie Masters

2021-0707

LSP-2021-000070: Lot Split (5802 W. DOT TIPTON RD./WETZEL, 475): Submitted by BLEW & ASSOCIATES, INC. for property located at 5802 W. DOT TIPTON RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 2.31 acres. The request is to split the property to contain 2 lots with approximately 1.15, & 1.16 acres.

Planner: Gretchen Harrison

2021-0708

LSP-2021-000062: Lot Split (820 S. LAKE SEQUOYAH DR./RUTILIO, 572): Submitted by BLEW & ASSOCIATES, INC. for property located at 820 S. LAKE SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.80 acres. The request is to split the property to contain 2 lots with approximately 0.39, & 0.40 acres.

Planner: Ryan Umberger

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.