

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

October 11, 2021
5:30 p.m.

City Hall Room 219

Planning Commission Members

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

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

- 2021-0775 Approval of the September 27, 2021 Planning Commission minutes.

[Legislation Text](#)

[09-27-2021 Minutes](#)

Unfinished Business

- 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, SEPTEMBER 13, & SEPTEMBER 27, 2021 PLANNING COMMISSIONS. STAFF RECOMMENDS THAT THIS ITEM BE TABLED INDEFINITELY.

[Legislation Text](#)

[PPL-21-000009 \(Aurelius SD\)](#)

- 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 313 mixed use lots. Planner: Ryan Umberger THIS ITEM WAS TABLED AT THE SEPTEMBER 27, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[PPL-21-000010 \(Chandler Crossing SD\)](#)

New Business

- 2021-0783 VAR-2021-000043: Variance (NORTH OF 3265 N. GULLEY RD./SHREVE-JACKS/219): Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 3265 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.75 acres. The request is for a variance to the street frontage requirements in the County. Planner: Gretchen Harrison

[Legislation Text](#)

[VAR-21-000043 \(Shreve-Jacks\)](#)

- 2021-0784 VAR-2021-000042: Variance (113 N. EAST AVE./EAST ST. CONDOMINIUMS/559): Submitted by FUGITT & ASSOCIATES, INC. for property located at 113 N. EAST AVE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.12 acres. The request is for a variance to decrease the required parking for a proposed residential development. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-21-000042 \(East St. Condos\)](#)

- 2021-0782 VAR-2021-000041: Variance (1471 S. SHILOH DR./LLEJ XI, LLC./559): Submitted by BLEW & ASSOCIATES, INC. for property located at 1471 S. SHILOH DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.09 acres. The request is for a variance to the maximum number of vehicle parking spaces allowed for a non-residential use. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-21-000041 \(LLEJ XI\)](#)

- 2021-0776 PPL-2021-000014: Preliminary Plat (4890 N. CASTLEWOOD LN./CADENCE RIDGE SD, 060): Submitted by ESI, INC. for property located at 4890 N. CASTLEWOOD LN. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.36 acres. The request is for the preliminary plat of 13 residential lots and 2 non-residential lots. Planner: Gretchen Harrison

[Legislation Text](#)

[PPL-21-000014 \(Cadence Ridge\)](#)

- 2021-0777 RZN-2021-000070: Rezone (796 N. 54TH AVE./PBS PROPERTIES, 436): Submitted by PAUL SCHMIDT for property located at 796 N. 54TH AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.01 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-21-000070 \(PBS Properties\)](#)

- 2021-0778 RZN-2021-000071: Rezone (710 S. COLLEGE AVE./CEDARWOOD GROUP, 563): Submitted by LUCAS COOPER for property located at 710 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.31 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-21-000071 \(Cedarwood Group\)](#)

- 2021-0779 RZN-2021-000072: Rezone (3220 W. OLD FARMINGTON RD./STRICKLIN, 557): Submitted by HARRISON FRENCH & ASSOCIATES, INC. for property located at 3220 W. OLD FARMINGTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 20.40 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-21-000072 \(Stricklin\)](#)

- 2021-0780 ANX-2021-000003: Annexation (SOUTH OF 2936 S. BLACK OAK RD./RIVERSIDE VILLAGE, 682/683): Submitted by RAUSCH COLEMAN HOMES, INC. for properties located SOUTH OF 2936 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 101.77 acres. The request is to annex the properties into the Fayetteville City Limits. Planner: Ryan Umberger

[Legislation Text](#)

[ANX-21-000003 \(Riverside Village\)](#)

- 2021-0781 RPZD-2021-000004: Residential Planned Zoning District (SOUTH OF 2936 S. BLACK OAK RD./RIVERSIDE VILLAGE, 682/683): Submitted by RAUSCH COLEMAN HOMES, INC. for properties located SOUTH OF 2936 S. BLACK OAK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 101.77 acres. The request is to rezone the properties, once annexed, from R-A, RESIDENTIAL AGRICULTURAL to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT. Planner: Ryan Umberger

[Legislation Text](#)

[PZD-21-000004 \(Riverside Village\)](#)

Items Administratively Approved by Staff

- 2021-0796 LSP-2021-000101: Lot Split (417 W. MLK BLVD./SOUTHYARD DEVELOPMENT, 523): Submitted by CEI, INC. for property located at 417 W. MLK BLVD. The property is zoned MSC, MAIN STREET CENTER and contains approximately 4.30 acres. The request is to split the lot to contain 2 parcels with approx. 2.90 & 1.40 acres. Planner: Ryan Umberger

[Legislation Text](#)

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