

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

October 25, 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

- 2021-0817 Approval of the minutes from the October 11, 2021 Planning Commission.

[Legislation Text](#)

[10-11-21 Minutes](#)

- 2021-0825 LSD-2021-000038: Large Scale Development (WEST OF E. JOYCE BLVD. & N. BELLAFONT BLVD./JOYCE BLVD. OFFICE BUILDING, 174): Submitted by MCCLELLAND ENGINEERS, INC. for property located WEST OF E. JOYCE BLVD. & N. BELLAFONT BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.42 acres. The request is for a 39,528-square foot office building and associated parking. Planner: Gretchen Harrison

[Legislation Text](#)

[LSD-2021-000038 \(Joyce Ofc\)](#)

Unfinished Business

- 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 THIS ITEM WAS TABLED AT THE OCTOBER 11, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

[VAR-2021-000041 \(LLEJ XI\)](#)

- 2021-0739 RZN-2021-000058: Rezone (2390 S. DEAD HORSE MTN. RD./ROUSE & ROUSE DEVELOPMENT, 645/646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2390 S. DEAD HORSE MTN. RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 51.33 acres. The request is to rezone the properties to remove the Bill of Assurance. Planner: Jonathan Curth THIS ITEM WAS TABLED AT THE SEPTEMBER 27, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

[RZN-2021-000058 \(Rouse & Rouse\)](#)

- 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 THIS ITEM WAS TABLED AT THE OCTOBER 11, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

[RPZD-2021-000004 \(Riverside Village\)](#)

New Business

- 2021-0822 CCP-2021-000016: Concurrent Plat (SE OF N. DOUBLE SPRINGS RD. & SELLERS RD./PERGESON, 513): Submitted by BLEW & ASSOCIATES, INC. for property located SE OF N. DOUBLE SPRINGS RD. & SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 24.35 acres. The request is for the concurrent plat of 3 residential lots. Planner: Ryan Umberger

[Legislation Text](#)

[CCP-2021-000016 \(Pergeson\)](#)

- 2021-0823 PPL-2021-000012: Preliminary Plat (SOUTH OF W. SALEM RD. & N. RUPPLE RD./NEW HORIZONS SD, 205-206): Submitted by BARRETT & ASSOCIATES, INC. for properties located SOUTH OF W. SALEM RD. & N. RUPPLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 36.48 acres. The request is for the preliminary plat of 26 residential lots. Planner: Ryan Umberger

[Legislation Text](#)

[PPL-2021-000012 \(New Horizons SD\)](#)

- 2021-0824 PPL-2021-000017: Preliminary Plat (SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR./HENDERSON PARK SD, 061): Submitted by ESI ENGINEERS, INC. for properties located SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 28.79 acres. The request is for the preliminary plat of 89 lots. Planner: Ryan Umberger

[Legislation Text](#)

[PPL-2021-000017 \(Henderson Park SD\)](#)

- 2021-0818 CUP-2021-000037: Conditional Use Permit (NW OF E. 5TH ST & E. SEQUOYAH CT./COODY, 525): Submitted by REID & ASSOCIATES, INC. for property located NW OF E. 5TH ST. & E. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.81 acres. The request is for a tandem lot due to a proposed subdivision of land. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-2021-000037 \(Coody\)](#)

- 2021-0819 VAC-2021-000026: Vacation (NW OF E. 5TH ST & E. SEQUOYAH CT./COODY, 525): Submitted by REID & ASSOCIATES, INC. for property located NW OF E. 5TH ST. & E. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. The request is to vacate a portion of a general utility easement and a portion of a street right of way totaling approximately 5,830 and 7,560 square feet, respectively. Planner: Ryan Umberger

[Legislation Text](#)

[VAC-2021-000026 \(Coody\)](#)

- 2021-0820 ADM-2021-000070: Administrative Item: (Amend UDC Chapter 164): Submitted by CITY STAFF. The proposed code change would amend requirements for ADUs allowing for the roof line of the ADU to exceed the height of the primary structure. Planner: Jonathan Curth

[Legislation Text](#)

[ADM-2021-000070 \(Amend UDC 164.19\)](#)

- 2021-0821 ADM-2021-000071: Administrative Item: (Amend UDC Chapter 166): Submitted by CITY STAFF. The proposed code change would require building entries that connect to the public sidewalk, where sidewalk exists, in a manner to allow occupants to access from the interior of the structure to the City sidewalk. The connection shall match the sidewalk in material type and shall be at least 3-feet in width unless otherwise approved by the Zoning and Development Administrator in writing. Planner: Jonathan Curth

[Legislation Text](#)

[ADM-2021-000071 \(Amend UDC 166.23\)](#)

Items Administratively Approved by Staff

2021-0829 LSP-2020-000036: Lot Split: (5750 W. DOT TIPTON RD./TREAT, 475): Submitted by REID & ASSOCIATES, INC. for property located at 5750 W. DOT TIPTON RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 2.65 acres. The request is to split the property into 2 parcels with approximately 1.47, and 1.18 acres. Planner: Ryan Umberger

[Legislation Text](#)

2021-0830 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](#)

2021-0831 LSP-2021-000106: Lot Split (3717 N. DOGWOOD CANYON LOOP/TOMLINSON, 205): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3717 N. DOGWOOD CANYON LOOP. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.02 acres. The request is to split the lot to contain 2 parcels with approx. 1.84, & 1.18 acres. Planner: Ryan Umberger

[Legislation Text](#)

2021-0832 LSP-2021-000075: Lot Split (3265 N. GULLEY RD./SHREVE-JACKS, 219): Submitted by BLEW & ASSOCIATES for property located at 3265 N. GULLEY ROAD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.70 acres. The request is to split the lot to contain 2 parcels with approx. 9.11 & 3.53 acres. Planner: Gretchen Harrison

[Legislation Text](#)

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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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