

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

November 8, 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

- 1. 2021-0855 Approval of the minutes from the October 25, 2021 Planning Commission.

[Legislation Text](#)

[10-25-2021 Minutes](#)

- 2. 2021-0873 VAR-2021-000049: Variance (216 S. BLOCK AVE./ PD PARKING LOT FENCING, 523): Submitted by CITY STAFF for property located at 216 S. BLOCK AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.57 acres. The request is for a variance of the Downtown Design Overlay District fence height standard. Planner: Jonathan Curth

[Legislation Text](#)

[VAR-2021-000049 \(PD Lot Fence\)](#)

- 3. 2021-0856 CCP-2021-000018: Concurrent Plat (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 CT. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.81 acres. The request is for the concurrent plat of 3 residential lots. Planner: Ryan Umberger

[Legislation Text](#)

[CCP-2021-000018 \(Coody\)](#)

Unfinished Business

- 4. 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 & OCTOBER 25, 2021 PLANNING COMMISSION MEETINGS.

[Legislation Text](#)

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

- 5. 2021-0820 ADM-2021-000070: Administrative Item: (Amend UDC Chapter 164 - Accessory Dwelling Units): Submitted by CITY STAFF AND THE PLANNING COMMISSION. The proposed code change would amend requirements for ADUs allowing three ADU's per property, ADU's in association with duplexes, ADU roof lines higher than the property's principal structure, ADU's as a conditional use in cluster housing developments, and removing the size limit related to the principal structure. Planner: Jonathan Curth THIS ITEM WAS TABLED AT THE OCTOBER 25, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

[ADM-2021-000070 \(Amend UDC Ch 164\)](#)

New Business

- 6. 2021-0864 VAR-2021-000045: Variance (3610 W. WEDINGTON DR./WEDINGTON PLACE/400-401): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 10.70 acres. The request is for a variance to the standards for drive thru aisles between the building and the right-of-way. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-2021-000045 \(Wedington Place\)](#)

- 7. 2021-0857 PPL-2021-000018: Preliminary Plat (3855 W. WEIR RD./MAGNOLIA PARK SD PH. III & IV, 244): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3855 W. WEIR RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contains approximately 24.26 acres. The request is for the preliminary plat of 54 residential lots. Planner: Gretchen Harrison

[Legislation Text](#)

[PPL-2021-000018 \(Magnolia Park III & IV\)](#)

- 8. 2021-0858 CUP-2021-000038: Conditional Use Permit (517 W. HAWTHORN ST./CHEESMAN MESSAGE THERAPY, 525): Submitted by NICHOLLE CHEESMAN for property located at 517 W. HAWTHORN ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is for a home-based business in a single family zoned district. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-2021-000038 \(Cheesman Massage Therapy\)](#)

- 9. 2021-0859 CUP-2021-000040: Conditional Use Permit (NW OF GREGG AVE. & DRAKE ST./DRAKE FARMS DEVELOPMENT, 250): Submitted by CEI ENGINEERS, INC. for property located NW OF GREGG AVE. & DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 13.35 acres. The request is for a temporary construction yard to remain after construction is complete. Planner: Jonathan Curth

[Legislation Text](#)

[CUP-2021-000040 \(Drake Farm Dev\)](#)

- 10. 2021-0863 VAC-2021-000027: Vacation (RAZORBACK RD., MLK BLVD., MAPLE ST., GARLAND AVE., CLEVELAND ST., HILL AVE., & LT. COL. LEROY POND AVE./UA-ARTS ROW VACATION, 482/521/522): Submitted by DCI for portions of right-of-way located along Razorback Rd./Maple St./Garland Ave./Cleveland St./Hill Ave./MLK Blvd./Lt. Col. Leroy Pond Ave. The rights-of-way are within or adjacent to property belonging to the University of Arkansas. The request is to vacate portions of existing street rights of way totaling approximately 6.32 acres. Planner: Jonathan Curth

[Legislation Text](#)

[VAC-2021-000027 \(UA-Arts ROW\)](#)

- 11. 2021-0860 RZN-2021-000073: Rezone (2434 N. DEANE SOLOMON RD./LEWIS BROS. LEASING, 286): Submitted CLARK LAW FIRM for properties located at 2434 N. DEANE SOLOMON RD. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 5.06 acres. The request is to rezone the properties to C-2, THOROUGHFARE COMMERCIAL. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-2021-000073 \(Lewis Bros.\)](#)

- 12. 2021-0861 RZN-2021-000074: Rezone (340 N. DOUBLE SPRINGS RD./DOUBLE SPRINGS ROAD REZONE, 474): Submitted ENGINEERING SERVICES, INC. for properties located at 340 N. DOUBLE SPRINGS RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 9.92 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-2021-000074 \(Dbl Springs Rd\)](#)

- 13. 2021-0862 RPZD-2021-000005: Residential Planned Zoning District (1032 S. RAZORBACK RD./THE RETREAT AT FAYETTEVILLE, 560): Submitted by BATES & ASSOCIATES, INC. for property located at 1032 S. RAZORBACK RD. The property is zoned I-1, LIGHT INDUSTRIAL & HEAVY COMMERCIAL and contains approximately 13.65 acres. The request is to rezone the properties to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT. Planner: Ryan Umberger

[Legislation Text](#)

[RPZD-2021-000005 \(Retreat at Fay\)](#)

- 14. 2021-0874 ADM-2021-000072: Administrative Item (PLANNING COMMISSION RULES OF ORDER AND PROCEDURAL/VIRTUAL ATTENDANCE): Submitted by CITY STAFF. The request is to amend the Planning Commission Rules of Order and Procedure to permit virtual attendance where the public's right to attend is ensured. Planner: Jonathan Curth

[Legislation Text](#)

[ADM-2021-000072 \(PC Rules Amendment\)](#)

Items Administratively Approved by Staff

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