

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

November 22, 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

- 2021-0887 Approval of the minutes from the November 8, 2021 Planning Commission.

[Legislation Text](#)

[11-08-2021 Minutes](#)

- 2021-0896 VAR-2021-000047: Variance (3768 N. GULLEY RD./KA JOHNSON, LLC./181): Submitted by ALAN REID & ASSOCIATES, INC. for property located at 3768 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 54.48 acres. The request is for a variance to the street frontage requirements for a new lot. Planner: Ryan Umberger THE APPLICANT HAS REQUESTED TO WITHDRAW THIS ITEM FROM THE AGENDA.

[Legislation Text](#)

[VAR-2021-000047 \(KA Johnson\)](#)

- 2021-0897 VAR-2021-000048: Variance (629 W. ASH ST./FOSSIL COVE BREWERY/366): Submitted by BATES & ASSOCIATES, INC. for property located at 629 W. ASH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.93 acres. The request is for a variance to the street greenspace requirements. Planner: Gretchen Harrison

[Legislation Text](#)

[VAR-2021-000048 \(Fossil Cove\)](#)

Unfinished Business

- 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 THIS ITEM WAS TABLED AT THE NOVEMBER 8, 2021 PLANNING COMMISSION MEETING. THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE DECEMBER 13, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

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

- 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 THIS ITEM WAS TABLED AT THE NOVEMBER 8, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

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

- 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 THIS ITEM WAS TABLED AT THE NOVEMBER 8, 2021 PLANNING COMMISSION MEETING.

[Legislation Text](#)

[PZD-2021-000005 \(The Retreat at Fay.\)](#)

New Business

- 2021-0889 LSD-2021-000039: Large Scale Development (324 & 404 S. COLLEGE AVE. AND 325 S. WASHINGTON AVE./BORN CLUSTER DEVELOPMENT, 524): Submitted by COMMUNITY BY DESIGN, INC. for properties located at 324 & 404 S. COLLEGE AVE. AND 325 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 4 parcels with approximately 1.12 acres. The request is for a cluster development with 8 single family residences and associated parking. Planner: Gretchen Harrison

[Legislation Text](#)

[LSD-2021-000039 \(Born Cluster Dev.\)](#)

- 2021-0890 LSD-2021-000040: Large Scale Development (NE OF W. WEDINGTON DR. & N. 54TH AVE./COBBLESTONE FARMS, 398): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NE OF W. WEDINGTON AVE. & N. 54TH AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN & CS, COMMUNITY SERVICES and contains approximately 39.26 acres. The request is for 108 mixed residential units and associated parking. Planner: Ryan Umberger

[Legislation Text](#)

[LSD-2021-000040 \(Cobblestone Farms\)](#)

- 2021-0888 LSD-2021-000042: Large Scale Development (NE OF CHICAGO WAY & SOMERVILLE LN./VILLAGE ON THE CREEKS CLUSTER DEVELOPMENT, 478): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF CHICAGO WAY & SOMERVILLE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 2.26 acres. The request is for a single family housing development with 11 residences and associated parking. Planner: Ryan Umberger

[Legislation Text](#)

[LSD-2021-000042 \(Village on the Creeks Cluster Dev.\)](#)

- 2021-0893 CUP-2021-000039: Conditional Use Permit (1835 E. MISSION BLVD./MISSION CLUSTER HOUSING DEVELOPMENT, 525): Submitted by COMMUNITY BY DESIGN, INC. for property located at 1835 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.61 acres. The request is for a cluster housing development with 8 single family units and associated parking. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-2021-000039 \(Mission Cluster Dev.\)](#)

- 2021-0891 CUP-2021-000041: Conditional Use Permit (2352 W. HOUSTON ST./WALNOFER SHORT TERM RENTAL, 403): Submitted by KRISTEN WALNOFER for property located at 2352 W. HOUSTON ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.08 acres. The request is for a short-term rental facility with no permanent resident in a residential zoned district. Planner: Ryan Umberger THE APPLICANT HAS REQUESTED TO WITHDRAW THIS ITEM FROM THE AGENDA.

[Legislation Text](#)

[CUP-2021-000041 \(Walnofer\)](#)

- 2021-0892 CUP-2021-000042: Conditional Use Permit (612 E. HUNTSVILLE RD./BANNER HOUSE CO., 524): Submitted by ENGINEERING SERVICES, INC. for property located at 612 E. HUNTSVILLE RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.23 acres. The request is for a duplex in a single family zoned district. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-2021-000042 \(Banner House Co.\)](#)

- 2021-0894 RZN-2021-000076: Rezone (5295 W. WEDINGTON RD./NWA CUSTOM HOMES, INC., 437): Submitted by HALL ESTILL LAW FIRM for properties located at 5295 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain 2 parcels with approximately 2.43 acres. The request is to rezone approximately 0.62 acres to NS-G, NEIGHBORHOOD SERVICES-GENERAL and approximately 1.81 acres to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-2021-000076 \(NWA Custom Homes\)](#)

- 2021-0895 RZN-2021-000077: Rezone (SOUTH & EAST OF DOT TIPTON RD. & DOUBLE SPRINGS RD./SMALL FISH, LLC., 474/475): Submitted by JUSTIN CULLERS for properties located SOUTH & EAST OF DOT TIPTON RD. & DOUBLE SPRINGS RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 39.88 acres. The request is to rezone the properties to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-2021-000077 \(Small Fish LLC\)](#)

Discussion Items

- 2021-0936 Evaluation of Master Street Plan - planned connections at Salem Rd. & Shiloh Dr. across Hamestring Creek.

[Legislation Text](#)

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