

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

December 13, 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

- 2021-1005 Approval of the minutes from the November 22, 2021 Planning Commission meeting.

[Legislation Text](#)

[11-22-2021 Minutes](#)

- 2021-1009 ADM-2021-000074: Administrative Item (324 & 404 S. COLLEGE AVE. & 325 S. WASHINGTON AVE./BORN CLUSTER DEV. CUP EXTENSION, 524): Submitted by JAKE BORN for properties located at 324 & 404 S. COLLEGE AVE. & 325 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.12 acres. The request is for an extension of the original Conditional Use Permit 19-6949. Planner: Gretchen Harrison

[Legislation Text](#)

[ADM-21-000074 \(Born Cluster Dev.\)](#)

- 2021-1006 VAR-2021-000046: Variance (2415 N. WILDERNESS LN./CHESSER/291): Submitted by WILLIAM CHESSER for properties located at 2415 N. WILDERNESS LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.57 acres. The request is for a variance to allow a lot with double street frontage due to a lot split. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-21-000046 \(Chesser\)](#)

- 2021-0997 CCP-2021-000020: Concurrent Plat (3278 W. KESSLER MTN. RD./AUST, 713/714): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3278 W. KESSLER MTN. RD. The property is zoned RSF-5, RESIDENTIAL SINGLE FAMILY, ONE HALF (1/2) UNIT PER ACRE and contains approximately 14.35 acres. The request is for the concurrent plat of 2 residential lots. Planner: Ryan Umberger

[Legislation Text](#)

[CCP-21-000020 \(Aust\)](#)

- 2021-1000 LSD-2021-000041: Large Scale Development (NE OF W. WEDINGTON DR. & N. HERITAGE AVE./RAMSEY VILLAGE APTS., 397): Submitted by ESI ENGINEERS, INC. for property located NE OF W. WEDINGTON DR. & N. HERITAGE AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE-12 UNITS PER ACRE and contains approximately 4.94 acres. The request is for a 55-unit three, and four-family dwelling complex and associated parking. Planner: Ryan Umberger

[Legislation Text](#)

[LSD-21-000041 \(Ramsey Village\)](#)

- 2021-1002 LSD-2021-000044: Large Scale Development (NE OF S. MCGUIRE ST. & W. VAN ASCHE DR./LISA ACADEMY, PH. I, 171): Submitted by MCCLELLAND ENGINEERS, INC. for property located NE OF S. MCGUIRE ST. & W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, & C-3, CENTRAL COMMERCIAL and contains approximately 9.26 acres. The request is for a charter school with approx. 43,302 square feet and associated parking. Planner: Gretchen Harrison

[Legislation Text](#)

[LSD-21-000044 \(Lisa Academy\)](#)

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 & NOVEMBER 22, 2021 PLANNING COMMISSION MEETINGS AT THE REQUEST OF THE APPLICANT.

[Legislation Text](#)

[VAR-21-000045 \(Wedington Place\)](#)

- 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 & NOVEMBER 22, 2021 PLANNING COMMISSION MEETINGS.

[Legislation Text](#)

[VAC-21-000027 \(UA-Arts ROW\)](#)

- 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 & NOVEMBER 22, 2021 PLANNING COMMISSION MEETINGS.

[Legislation Text](#)

[PZD-21-000005 \(The Retreat at Fay.\)](#)

New Business

- 2021-0994 CUP-2021-000050: Conditional Use Permit (1020 N. LANCELOT AVE./WRIGHT'S DREAM DAYCARE, 441): Submitted by WILMA BOHOT for property located at 1020 N. LANCELOT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is for a home daycare for up to 10 children. Planner: Zak Tamijani

[Legislation Text](#)

[CUP-21-000050 \(Wright's Dream Daycare\)](#)

- 2021-0991 CUP-2021-000046: Conditional Use Permit (2485 N. WILDERNESS LN./CHESSER, 291): Submitted by WILLIAM CHESSER for properties located at 2485 N. WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.17 acres. The request is for a change to an existing tandem lot. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-21-000046 \(Chesser\)](#)

- 2021-1008 VAR-2021-000051: Variance (642 E. MILLSAP RD./MILLSAP RD. RESTAURANT/212): Submitted by OLSSON ENGINEERS, INC. for property located at 642 E. MILLSAP RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.90 acres. The request is for a variance for parking and cross access requirements. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-21-000051 \(Millsap Rd Restaurant\)](#)

- 2021-1007 VAR-2021-000050: Variance (3062 S. SCHOOL AVE./BROCK VENTURES LOT/678): Submitted PMI, CO. for property located at 3062 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.92 acres. The request is for a variance to the parking lot material requirements and driveway separation standards. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-21-000050 \(Brock Ventures\)](#)

- 2021-0998 PPL-2021-000015: Preliminary Plat (NW OF E. ZION RD. & S. BUTTERFIELD COACH RD./HARPER SD, 060): Submitted by ESI, INC. for property located NW OF E. ZION RD. & S. BUTTERFIELD COACH RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 37.27 acres. The request is for the preliminary plat of 125 residential lots and 1 unbuildable lot. Planner: Gretchen Harrison

[Legislation Text](#)

[PPL-21-000015 \(Harper SD\)](#)

- 2021-0999 PPL-2021-000019: Preliminary Plat (EAST OF S. COBALT AVE./RIVERWALK SD, PH. V, 684): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 14.58 acres. The request is for the preliminary plat of 35 residential lots. Planner: Ryan Umberger

[Legislation Text](#)

[12\) PPL-21-000019 \(Rivenwalk SD PH V\)](#)

- 2021-0990 CUP-2021-000045: Conditional Use Permit (430 W. DICKSON ST./TIN ROOF BAR, 484): Submitted by PATRICK NIETZER for property located at 430 W. DICKSON ST. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.25 acres. The request is for an outdoor music and dance hall venue. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-21-000045 \(Tin Roof Bar\)](#)

- 2021-0992 CUP-2021-000047: Conditional Use Permit (935 N. COLLEGE AVE./SAGAN STAR, LLC., 445/446): Submitted by JASON BOATMAN for property located at 935 N. COLLEGE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.26 acres. The request is for UU16, Shopping Goods, in CS zoning. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-21-000047 \(Sagan Star, LLC\)](#)

- 2021-0993 CUP-2021-000048: Conditional Use Permit (2132 E. JOYCE BLVD./SPLASH CAR WASH, 176): Submitted by SCM ARCHITECTS for property located at 2132 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.26 acres. The request is for UU17, Transportation Trades and Services, in CS zoning. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-21-000048 \(Splash Car Wash\)](#)

- 2021-0996 CUP-2021-000052: Conditional Use Permit (3349 W. WEDINGTON DR./GLIDE XPRESS CAR WASH, 440): Submitted by MORRISON SHIPLEY & ASSOCIATES, INC. for property located at 3349 W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.75 acres. The request is for Use Unit 17, Transportation Trades and Services, in an RPZD. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-21-000052 \(Glide Xpress Car Wash\)](#)

- 2021-0995 CUP-2021-000051: Conditional Use Permit (S. LEFLAR WAY & W. MLK BLVD./RAZORBACK RV PARK, 596): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SOUTH OF S. LEFLAR WAY & W. MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 43.01 acres. The request is for an RV Park in an RSF-4 zoned property. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-21-000051 \(Razorback RV Park\)](#)

- 2021-1004 RZN-2021-000080: Rezone (S. LEFLAR WAY & W. MLK BLVD./COBB-WESTPHAL, 596): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at S. LEFLAR WAY & W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 53.06 acres. The request is to rezone the RMF-24 zoned portion of the property totaling 3.83 acres to UT, URBAN THOROUGHFARE. Planner: Jonathan Curth

[Legislation Text](#)

[RZN-21-000080 \(Cobb-Westphal\)](#)

- 2021-1003 RZN-2021-000079: Rezone (2978 N. OLD MISSOURI RD./KEENAN, 253/254): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2978 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.88 acres. The request is to rezone 1.12 acres to NS-G, NEIGHBORHOOD SERVICES. Planner: Jonathan Curth

[Legislation Text](#)

[RZN-21-000079 \(Keenan\)](#)

Items Administratively Approved by Staff

- 2021-1018 SIP-2021-000019: Site Improvement Plan (325 N. WEST AVE./WEST AVE. PARKING GARAGE, 484): Submitted by OLSSON ENGINEERING, INC. for properties located at 325 N. WEST AVE. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 2.40 acres. The request is for a 26,310-square foot parking deck with 290 spaces and commercial tenants. Planner: Jessie Masters

[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