

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

January 10, 2022
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

- 2021-1101 Approval of the minutes from the December 13, 2021 Planning Commission meeting.

[Legislation Text](#)

[12-13-2021 Minutes](#)

- 2021-1119 ADM 2021-000076: Administrative Item (UDC AMENDMENTS/CHAPTERS 156, 166, & 168): Submitted by CITY STAFF for an amendment to the UDC for revisions to Chapters 156, 166, & 168 to address incorrect references, clarify existing impervious area, and remove an ambiguous clause from the flood damage prevention code. Engineer: Alan Pugh

[Legislation Text](#)

[ADM-21-000076 \(Amend UDC\)](#)

- 2021-1114 VAR-2021-000052: Variance (2501 N. SHILOH DR./LEWIS BROS./286): Submitted by MCE, INC. for properties located at 2501 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 19.42 acres. The request is for a variance to the parking lot design standards, landscape buffer requirements, and off street loading requirements. Planner: Jessie Masters

[Legislation Text](#)

[VAR 21-000052 \(Lewis Bros.\)](#)

- 2021-1111 CCP-2021-000019: Concurrent Plat (4148 N. HUNGATE LN./HUNGATE, 141): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 4148 N. HUNGATE LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.01 acres. The request is for the concurrent plat of 3 residential lots. Planner: Gretchen Harrison

[Legislation Text](#)

[CCP-21-000019 \(Hungate\)](#)

- 2021-1112 PPL-2021-000021: Preliminary Plat (W. OF MARKHAM RD./MARKHAM HILL SD, PH. II, 480): Submitted by CEI for property located at the W. OF MARKHAM RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 7.40 acres. The request is for the preliminary plat of 39 residential lots. Planner: Ryan Umberger

[Legislation Text](#)

[PPL-21-000021 \(Markham Hill II\)](#)

- 2021-1113 VAC-2021-000031: Vacation (2480 W. TREAT ST./TREAT STREET RIGHT-OF-WAY 638): Submitted by DCI for right of way located along TREAT ST. The right of way contains approximately 0.53 acres. The request is to vacate a portion of the street right of way. Planner: Jessie Masters

[Legislation Text](#)

[VAC-21-000031 \(Treat Street\)](#)

Unfinished Business

- 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 \(Tin Roof\)](#)

- 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 2.16 acres. The request is for UU17, Transportation Trades and Services, in CS zoning. Planner: Gretchen Harrison

[Legislation Text](#)

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

- 2021-0995 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 \(Razorback RV Park\)](#)

- 2021-0996 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 \(Glide Xpress Car Wash\)](#)

- 2021-1004 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: Jessie Masters

[Legislation Text](#)

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

New Business

- 2021-1117 ADM-2021-000075: Administrative Item (3045 E. IVEY LN./PEACE AT HOME FAMILY SHELTER, 021): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3045 E. IVEY LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 5.49 acres. The request is for an amendment of the original PZD 07-2531. Planner: Jessie Masters

[Legislation Text](#)

[ADM-21-000075 \(Peace at Home Shelter\)](#)

- 2021-1115 VAR-2021-000053: Variance (110 S. COLLEGE AVE./FEED & FOLLY/524): Submitted by PATRICK CHASE for property located at 110 S. COLLEGE AVE. The property is zoned DC, DOWNTOWN CORE and contain approximately 0.12 acres. The request is for a variance to screening requirements for dumpsters. Planner: Jessie Masters

[Legislation Text](#)

[VAR-21-000053 \(Feed & Folly\)](#)

- 2021-1106 CUP-2021-000044: Conditional Use Permit (855 E. WINDY HILL ST./GREEN LAW FIRM, 330): Submitted by WILLIAM GREEN for property located at 855 E. WINDY HILL ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.32 acres. The request is for a home-based business in a residential zoning district. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-21-000044 \(Green Law\)](#)

- 2021-1107 CUP-2021-000053: Conditional Use Permit (1629 N. CROSSOVER RD./SMYTH HOUSE CLUSTER DEVELOPMENT, 410): Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.93 acres. The request is for a cluster housing development with 15 single family units. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-21-000053 \(Smyth House Cluster Dev\)](#)

- 2021-1102 RZN-2021-000078: Rezone (2015 S. VALE AVE./HARRIS, 599): Submitted by WILL KELSTROM for properties located at 2015 S. VALE AVE. The properties are zoned CS, COMMUNITY SERVICES, & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 3.09 acres. The request is to rezone the properties to NS-G, NEIGHBORHOOD SERVICES-GENERAL Planner: Ryan Umberger

[Legislation Text](#)

[RZN-21-000078 \(Harris\)](#)

- 2021-1103 RZN-2021-000081: Rezone (3373 N. COLLEGE AVE./LEWIS FORD, 213): Submitted by CLARK LAW FIRM for property located at 3373 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.98 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000081 \(Lewis Ford\)](#)

- 2021-1104 RZN-2021-000082: Rezone (582 N. MISSION BLVD./FALCONS LANDING, LLC., 446): Submitted by TIM MCMAHON for property located at 582 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-21-000082 \(Falcon Landing\)](#)

- 2021-1105 RZN-2021-000084: Rezone (745 W. CHERRY ST./HABITAT FOR HUMANITY, 678): Submitted by BRANDON SWOBODA for property located at 745 W. CHERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.82 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000084 \(Habitat for Humanity\)](#)

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