

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

February 14, 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

- 2022-0126 Approval of the minutes from the January 24, 2022 Planning Commission.

[Legislation Text](#)

[01-24-2022 Minutes](#)

- 2022-0129 ADM 2022-000005: Administrative Item (NW OF BUTTERFIELD COACH RD. & E. ZION RD./HARPER SD, 101): Submitted by ESI for property located NW OF BUTTERFIELD COACH RD. & E. ZION RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 34.75 acres. The request is for an amendment to the original PPL-2021-000015 for 128 residential lots. Planner: Gretchen Harrison

[Legislation Text](#)

[ADM-22-000005 \(Harper SD\)](#)

Unfinished Business

New Business

- 2022-0119 ADM 2022-000001: Administrative Item (509 W. PRAIRIE ST./PRAIRIE STREET LIVE, 523): Submitted by APRIL LEE for property located at 509 W. PRAIRIE ST. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.92 acres. The request is for an amendment of the original CUP-19-6721 (Thurs. night music until 10pm, currently 9pm/amplified music 3 days per week, currently 2/change annual review of CUP to indefinite). Planner: Jessie Masters

[Legislation Text](#)

[ADM-22-000001 \(Prairie St. Live\)](#)

- 2022-0120 ADM-2022-000007: Administrative Item (Amendment to City Plan 2040 - Master Street Plan): The proposed map revisions would add N. Hemlock Ave, Millsap Rd., and Futral Dr. with a Highway Functional Classification of 'Collector' (Neighborhood Link). Engineer: Paul Libertini

[Legislation Text](#)

[ADM-22-000007 \(MSP Amend.\)](#)

- 2022-0112 CUP-2021-000058: Conditional Use Permit 2235 E. STANWYK DR./ORINTAS, 293): Submitted by RICHARD ORINTAS for property located at 2235 E. STANWYK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.27 acres. The request is for a tandem lot due to a lot split request. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-21-000058 \(Orintas\)](#)

- 2022-0113 RZN-2021-000093: Rezone (1101 N. WOOLSEY AVE./WRMC, 406): Submitted by FLINTLOCK, LTD. for properties located at 1101 N. WOOLSEY AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.75 acres. The request is to rezone the properties to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-21-000093 \(WRMC\)](#)

- 2022-0114 RZN-2022-000001: Rezone (SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD./SELPH, 638): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SW OF S. RAZORBACK RD. & W. CATO SPRINGS RD. The properties are zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain 2 parcels with approximately 5.99 acres. The request is to rezone 4.75 acres to CS, COMMUNITY SERVICES and rezone 1.29 acres to R-A, RESIDENTIAL AGRICULTURAL. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-22-000001 \(Selph\)](#)

- 2022-0115 RZN-2022-000002: Rezone (WEST OF N. PLAINVIEW AVE. & E. LONGVIEW ST./CITY CENTER NORTH, LLC., 480): Submitted by HALL ESTILL LAW FIRM for properties located WEST OF N. PLAINVIEW AVE. & E. LONGVIEW ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contain 7 parcels with approximately 5.85 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE. Planner: Jessie Masters

[Legislation Text](#)

[RZN-22-000002 \(City Center North, LLC\)](#)

- 2022-0116 RZN-2022-000003: Rezone (2235 W. WEDINGTON DR./PAGLIANI, 442): Submitted by PABLO PABLIANI for property located at 2235 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.47 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Jessie Masters

[Legislation Text](#)

[RZN-22-000003 \(Pagliani\)](#)

- 2022-0117 RZN-2022-000005: Rezone (3066 E. JOYCE BLVD./GO PROPERTIES, LLC., 177): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3066 E. JOYCE BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.87 acres. The request is to rezone a portion of the property to CS, COMMUNITY SERVICES, a portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL, and a portion to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Jessie Masters

[Legislation Text](#)

[RZN-22-000005 \(GO Properties, LLC\)](#)

- 2022-0118 RZN-2022-000006: Rezone (3493 N. HWY 112/BIOTECH PHARMACAL, 208,209): Submitted by VERDANT STUDIO for properties located SOUTH OF W. HWY 112. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL, RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain 4 parcels with approximately 65.90 acres. The request is to rezone the properties to NS-G, NEIGHBORHOOD SERVICES-GENERAL, CS, COMMUNITY SERVICES, UT, URBAN THOROUGHFARE, and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-22-000006 \(Biotech\)](#)

Items Administratively Approved by Staff

2022-0121 LSP-2021-000093: Lot Split (431 E. MARTIN LUTHER KING BLVD./ESPINOZA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 431 E. MLK BLVD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.20 acres. The request is to split the property to contain 2 lots with approximately 0.10 acres each. Planner: Gretchen Harrison

[Legislation Text](#)

2022-0122 LSIP-2021-000012: Large Site Improvement Plan (717 E. HUNTSVILLE RD./PARK MEADOWS APTS., 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 717 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.34 acres. The request is for a 90-unit multi-family complex with associated parking. Planner: Ryan Umberger

[Legislation Text](#)

2022-0123 LSP-2021-000123: Lot Split (551 N. COLUMBIA DR./PRESLEY, 4324): Submitted by BLEW & ASSOCIATES, INC. for property located 551 N. COLUMBIA DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 5.69 acres. The request is to split the lot to contain 2 parcels with approximately 2.00 & 3.69 acres. Planner: Gretchen Harrison

[Legislation Text](#)

2022-0124 LSP-2021-000133: Lot Split (EAST OF 699 W. WHILLOCK ST./FOSTER, 717): Submitted by BATES & ASSOCIATES, INC. for property located EAST OF 699 W. WHILLOCK ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 1.00 acres. The request is to split the lot to contain 4 parcels with approximately 0.25 acres each. Planner: Gretchen Harrison

[Legislation Text](#)

2022-0125 LSP-2022-000005: Lot Split (836 S. ONE MILE RD./ONE MILE CLUSTER DEVELOPMENT, 557): Submitted by COMMUNITY BY DESIGN, INC. for property located at 836 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 3.94 acres. The request is to split the lot to contain 30 parcels for the cluster housing development. Planner: Ryan Umberger

[Legislation Text](#)

Agenda Session Item

2022-0127 Officer nominating committee made up of 3 Commissioners is selected to provide a list of nominees for consideration.

[Legislation Text](#)

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

NOTICE TO MEMBERS OF THE AUDIENCE

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