



CITY OF
FAYETTEVILLE
ARKANSAS

Masks are required to enter City buildings.

Fayetteville's City Hall continues to be open to the public and provide online options to attend public meetings.

You can attend City meetings online by going to the following City webpage and selecting the meeting that interests you.

<http://www.fayetteville-ar.gov/3896/Virtual-Meeting-Information>

Please note that participation details are not available until the week of the meeting.

Masks are required to enter City buildings.

City of Fayetteville, Arkansas

*113 West Mountain
Fayetteville, AR 72701
(479) 575-8267*



Planning Commission Final Agenda

Monday, February 28, 2022

5:30 PM

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
Vacant
Mary Madden*

Assistant City Attorney Blake Pennington

Call To Order**Roll Call****Consent****1. 2022-0151**

Approval of the minutes from the February 14, 2022 Planning Commission.

Attachments: 02-14-2022 Minutes

2. 2022-0158

VAR-2022-000001: Variance (2875 W. MLK BLVD./WALMART #144/558): Submitted by DUPLANTIS DESIGN GROUP, INC. for property located at 2875 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 27.34 acres. The request is for two variances to parking lot design standards and one variance to the site development and parking lot landscape standards.

Planner: Ryan Umberger

Attachments: VAR-22-000001 (Walmart #144)

3. 2022-0109

CCP-2021-000021: Concurrent Plat (4201 N. SHILOH DR./NWA MALL, 134/135): Submitted by CEI for properties located at 4201 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & CS, COMMUNITY SERVICES and contain approximately 93.13 acres. The request is for the concurrent plat of 3 commercial lots.

Planner: Jessie Masters

Attachments: CCP-21-000021 (NWA Mall)

4. 2022-0152

CCP-2022-000001: Concurrent Plat (3411 W. FINGER RD./B. LINDSEY, 635): Submitted by BATES & ASSOCIATES, INC. for property located at 3411 W. FINGER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 41.59 acres. The request is for the concurrent plat of 3 residential lots.

Planner: Jessie Masters

Attachments: CCP-22-000001 (B Lindsey)

Unfinished Business**5. 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

Attachments: ADM-22-000001 (Prairie St. Live)

New Business**6. 2022-0157**

ADM-2022-000010: Administrative Item (Amend UDC Chapter 159: Fees): Submitted by STAFF to update existing fees and establish new fees for development and construction review services.

Planner: Jessie Masters

Attachments: ADM-22-000010 (UDC Amend-Fees)

7. 2022-0156

PPL-2021-000022: Preliminary Plat (255 W. LAWSON ST./HEARTFIELD ESTATES SD, 406): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 255 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.28 acres. The request is for the preliminary plat of 6 residential lots.

Planner: Gretchen Harrison

Attachments: PPL-21-000022 (Heartfield Estates SD)

8. 2021-1108

CUP-2021-000054: Conditional Use Permit (2015 S. VALE AVE./HARRIS, 599): Submitted by WILL KELSTROM for property located at 2015 S. VALE AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 3.50 acres. The request is for Use Unit 26, Multi-family dwellings in an NS-G zoned district.

Planner: Ryan Umberger

Attachments: CUP-21-000054 (Harris)

9. 2022-0153

CUP-2022-000001: Conditional Use Permit (2863 N. OLD MISSOURI RD./AGELESS GLOW NWA, 253): Submitted by WENDY SISCO for property located at 2863 N. OLD MISSOURI RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.46 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in an R-O zoning district.

Planner: Ryan Umberger

THIS ITEM IS TABLED BY STAFF PENDING COMPLETION OF PUBLIC NOTIFICATION.

Attachments: CUP-22-000001 (Ageless Glow NWA)

10. 2022-0154

RZN-2022-000008: Rezone (608 S. RAY AVE./SIEMEK, 526): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 608 S. RAY AVE. 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 properties to NC, NEIGHBORHOOD CONSERVATION.

Planner: Jessie Masters

Attachments: RZN-22-000008 (Siemek)

11. 2022-0155

RZN-2022-000007: Rezone (457 E. 7TH ST./WHITSON, 563): Submitted by CHRISTOPHER WHITSON for property located at 457 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Gretchen Harrison

Attachments: RZN-22-000007 (Whitson)

Items Administratively Approved by Staff**2022-0159**

FPL-2021-000011: Final Plat (3757 W. GROUSE RD./MAGNOLIA PARK, PH. I & II, 244): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 3757 W. GROUSE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 25.47 acres. The request is for the final plat of 110 residential lots.

Planner: Ryan Umberger

2022-0160

FPL-2021-000012: Final Plat (5880 W. WEIR RD./BLACKBERRY RIDGE PH. I, 202): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 5880 W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 56.91 acres. The request is for the final plat of 28 residential lots.

Planner: Ryan Umberger

2022-0161

SIP-2021-000026: Small Site Improvement Plan (2321 N. RUPPLE RD./HOLT CELL TOWER, 322): Submitted by SMITH COMMUNICATIONS, INC. for property located at 2321 N. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.08 acres. The request is for a wireless communication facility (cell tower).

Planner: Ryan Umberger

2022-0163

LSP-PLA-2021-000102: Lot Split-Property Line Adjustment (2400 E. MANOR DR./SOUTH TOWN PROPERTIES, 449): Submitted by REID & ASSOCIATES, INC. for property located at 2400 E. MANOR DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains 2 parcels with approximately 2.00, & 3.20 acres. The request is to split and adjust the lots to contain 5 parcels with approx. 1.23, 1.23, 1.43, 0.65 & 0.65 acre.

Planner: Ryan Umberger

2022-0164

LSP-2021-000124: Lot Split (3300 N. KENDALL DR./SPICER, 206): Submitted by BATES & ASSOCIATES, INC. for property located at 3300 N. KENDALL DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.24 acres. The request is to split the lot to contain 2 parcels with approximately 3.47, & 7.77 acres.

Planner: Jessie Masters

2022-0165

LSP-2022-000006: Lot Split (EAST OF 1429 E. HUNTSVILLE RD./SCUTAMONI, LLC., 564): Submitted by ESI for property located EAST OF 1429 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.49 acres. The request is to split the lot to contain 4 parcels with approximately 0.14, 0.13, 0.11, & 0.11 acres.

Planner: Jessie Masters

2022-0173

LSP-2021-000122: Lot Split (2650 N. OLD WIRE RD./BIKE PATH COTTAGES, 292): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2650 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.91 acres. The request is to split the lot to contain 9 cottage housing lots.

Planner: Ryan Umberger

2022-0172

LSP-2022-000004: Lot Split (2238 S. MALLY WAGNON RD./TAYLOR-BAGGETT, 650): Submitted by REID & ASSOCIATES, INC. for property located at 2238 S. MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 19.82 acres. The request is to split the lot into 2 parcels with approximately 9.91 acres each.

Planner: Ryan Umberger

2022-0171

LSP-2022-000002: Lot Split (3390 E. MISSION BLVD./GARNER, 333,372): Submitted by REID & ASSOCIATES, INC. for property located at 3390 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains 2 parcels with approximately 27.19 & 9.79 acres. The request is to split and adjust the lots into 3 parcels with approximately 24.90, 7.22, & 5.92 acres.

Planner: Gretchen Harrison

2022-0170

LSP-2021-000113: Lot Split (WEST OF W. WEDINGTON DR. & N. MARINONI DR./MCMILLAN ESTATES, 441): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located WEST OF W. WEDINGTON DR. & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.76 acres. The request is to split the lot to contain 2 parcels with approx. 4.11, & 0.65 acres.
Planner: Gretchen Harrison

Announcements**2022-0174**

Officer nominating committee made up of 3 Commissioners to provide a list of nominees for consideration.

Adjournment**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.