

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, March 14, 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. 2022-0223**

Approval of the minutes from the February 28, 2022 Planning Commission meeting.

Attachments: 02-28-2022 Minutes

**2. 2022-0216**

**CCP-2022-000002: Concurrent Plat (5054 W. WHEELER RD./B. SMITH, 281-321):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 5054 W. WHEELER RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 49.47 acres. The request is for the concurrent plat of 5 residential lots.  
Planner: Jessie Masters

Attachments: CCP-22-000002 (B. Smith)

**3. 2022-0222**

**VAR-2022-000003: Variance (2222 W. MLK BLVD./KUM & GO #425/559):** Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 2222 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.20 acres. The request is for a variance to the landscape buffer standards.  
Planner: Jessie Masters

Attachments: VAR-22-000003 (K&G #425)

**Unfinished Business****New Business**

**4. 2022-0217**

**LSD-2022-000003: Large Scale Development (WEST FOXGLOVE DR./ADVENTURE SUBARU SERVICE, 286):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at WEST FOXGLOVE DR. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 4.38 acres. The request is for a 15,826-square foot automotive dealership service center and associated parking.  
Planner: [Ryan Umberger](#)

**Attachments:** LSD-22-000003 (Adventure Subaru)

**5. 2022-0218**

**RZN-2022-000009: Rezone (917 S. HOLLYWOOD AVE./PARKER, 559):** Submitted by BRAD PARKER for property located at 917 S. HOLLYWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.  
Planner: [Jessie Masters](#)

**Attachments:** RZN-22-000009 (Parker)

**6. 2022-0219**

**RZN-2022-000010: Rezone (848 N. 54TH AVE./SILVIS, 436-437):** Submitted by PBS PROPERTIES, INC. for property located at 848 N. 54TH AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.71 acres. The request is to rezone a portion of the property to RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE.  
Planner: [Gretchen Harrison](#)

**Attachments:** RZN-22-000010 (Silvis)

**7. 2022-0220**

**RZN-2022-000011: Rezone (3220 W. OLD FARMINGTON RD./STRICKLIN, 557):** Submitted by COMMUNITY BY DESIGN, INC. for property located at 3220 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 20.40 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.  
Planner: [Ryan Umberger](#)

**Attachments:** RZN-22-000011 (Stricklin)

**Items Administratively Approved by Staff**

**2022-0224**

**LSP-2021-000064: Lot Split (203 S. WEST AVE./ROUSE CUSTOM HOMES, 523):** Submitted by AMMS SURVEYING, INC. for property located at 203 S. WEST AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.15 acres. The request is to split the property into 2 lots with approximately 0.07 acres each. Planner: Jessie Masters

**2022-0225**

**FPL-2021-000014: Final Plat (2340 E. HUNTSVILLE RD./STONE HOLLOW SD, 566):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 2340 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.89 acres. The request is for the final plat of 13 residential lots and 1 non-residential lot. Planner: Gretchen Harrison

**2022-0226**

**FPL-2022-000002: Final Plat (99 & 115 W. ELM ST./DUTTON WOODS AKA LEFLER SD, 367):** Submitted by BATES & ASSOCIATES, INC. for property located at 99 & 115 W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.49 acres. The request is for the final plat of 13 residential lots. Planner: Jessie Masters

**Announcements****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.