

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, April 25, 2022

5:30 PM

City Hall Room 219

Planning Commission Members

Sarah Sparkman, Chair

Matthew Johnson, Vice Chair

Quintin Canada, Secretary

Andrew Brink

Jimm Garlock

Joseph Holcomb

Mary Madden

Mary McGetrick

Porter Winston

Assistant City Attorney Blake Pennington

Call To Order

Roll Call

Consent

1 2022-0383

Approval of the minutes from the April 11, 2022 Planning Commission meeting.

2 2022-0365

ADM-2022-0024: Administrative Item (1212 S. KINGFISHER LN./PARK MEADOWS, LOT 21, 564): Submitted by RAUSCH COLEMAN HOMES for property located at 1212 S. KINGFISHER LANE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is for an amendment to a condition of approval for a required trail in association with an approved preliminary plat.

Planner: Jessie Masters

Attachments: ADM-2022-0024 PC Report

3 2022-0364

LSD-2022-0008: Large Scale Development (2936 S. BLACK OAK RD./RIVERSIDE VILLAGE PHASE 1, 682/683): Submitted by CRAFTON TULL for property located south of 2936 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 94.00 acres. The request is for a single-family housing development with 106 residential lots.

Planner: Jessie Masters

Attachments: LSD-2022-0008 PC Report

Unfinished Business

4 2022-0313

VAR-2022-000005: Variance (200 BLOCK OF N. ROCK ST./FLOWERS, 524): Submitted by TOMMIE DAVIS for property located at the 200 BLOCK OF N. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approx. 0.50 acres. The request is for a variance to the streamside protection ordinance.

Engineer: Alan Pugh

THIS ITEM WAS TABLED AT THE APRIL 11, 2022 MEETING.

Attachments: VAR-2022-000005 PC Report

5 2022-0321

RZN-2022-000014: Rezone (W. VELDA CT. AND W. RUTLEDGE LN./NICHOLAS CORTER LLC, 558): Submitted by SATTERFIELD LAND SURVEYORS for properties located between W. VELDA CT. AND W. RUTLEDGE LN. The properties contain approximately 0.61 acres consisting of one parcel zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. The request is to rezone the parcel to NC, NEIGHBORHOOD CONSERVATION.

Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE APRIL 11, 2022 MEETING.

Attachments: RZN-2022-000014 PC Report

6 2022-0322

RZN-2022-000015: Rezone (W. RUTLEDGE LN. AND S. OAK RD/NICHOLAS CORTER LLC, 558): Submitted by SATTERFIELD LAND SURVEYORS for properties located at W. RUTLEDGE LN. AND S. OAK RD. The property contains approximately 0.43 acres and is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. The request is to rezone the parcel to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE.

Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE APRIL 11, 2022 MEETING.

Attachments: RZN-2022-000015 PC Report

7 2022-0323

RZN-2022-000016: Rezone (2914 W. RUTLEDGE LN./NICHOLAS CORTER LLC, 558): Submitted by SATTERFIELD LAND SURVEYORS for properties located at 2914 W. RUTLEDGE LN. The property contains approximately 0.41 acres and is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. The request is to rezone the parcel to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE.

Planner: Gretchen Harrison

THIS ITEM WAS TABLED AT THE APRIL 11, 2022 MEETING.

Attachments: RZN-2022-000016 PC Report

New Business**8 2022-0362**

VAR-2022-0009: Variance (NE OF N. DOUBLE SPRINGS RD. & W. JEANFAY LN./DICKERSON, 396): Submitted by ATLAS PROFESSIONAL LAND SURVEYING for property located NE OF N. DOUBLE SPRINGS RD. & W. JEANFAY LN. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 5.00 acres. The request is a variance for insufficient street frontage.

Planner: Gretchen Harrison

Attachments: VAR-2022-0009 PC Report

9 2022-0363

CUP-2022-0006: Conditional Use Permit (N. OF 325 S. HAPPY HOLLOW RD./COODY, 526): Submitted by REID & ASSOC. for property located N. OF 325 S. HAPPY HOLLOW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain two parcels with approx. 2.41 and 0.06 acres. The request is for a tandem lot.
Planner: Jessie Masters

Attachments: CUP-2022-0006 PC Report

10 2022-0360

RZN-2022-0018: Rezone (1320 E. HUNTSVILLE RD./ MARTENS, 525): Submitted by DAWN MARTENS for property located at 1320 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approx. 1.20 acres. The request is to rezone the property to RI-U, Residential Intermediate-Urban.
Planner: Ryan Umberger

Attachments: RZN-2022-0018 PC Report

Items Administratively Approved by Staff**2022-0384**

LSP-2021-000017 Lot Split: (2700 S. ED EDWARDS RD./D HOSKINS, 649): Submitted by JAMES LAYOUT SERVICE, INC for properties located at 2700 S. ED EDWARDS RD. The properties are located in the FAYETTEVILLE PLANNING AREA and contain 4 lots with approximately 36.60, 1.10, 2.8, & 3.2 acres. The request is to split the lots to contain 7 parcels with approximately 1.5, 2.00, 11.26, 5.00, 19.14, 3.81, & 2.85 acres.
Planner: Jessie Masters

2022-0368

LSP-2021-000102: Lot Split (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 acres.
Planner: Ryan Umberger

2022-0370

LSP-2022-000013: Lot Split (324 E. HUNTSVILLE RD./SIEMEK, 524): Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 324 E. HUNTSVILLE RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.24 acres. The request is to split the lot into 2 parcels with approximately 0.19, & 0.05 acres.
Planner: Jessie Masters

2022-0367

SIP-2021-000027: Small Site Improvement Plan (4362 N. WATERSIDE CT./MISSION COMMERCIAL OFFICE BLDG., 135): Submitted by AMMS, INC. for property located at 4362 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.45 acres. The request is for a 4,800-square foot office building with associated parking.

Planner: Gretchen Harrison

2022-0371

FPL-2021-000013: Final Plat (4105 E. HUNTSVILLE RD./STONEBROOK SD, 569): Submitted by ESI for property located at 4105 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 12.52 acres. The request is for the final plat of 44 residential lots.

Planner: Jessie Masters

2022-0385

FPL-2022-000004 Lot Split: (WEST OF S. RUPPLE RD./TOWNE WEST PH2, 517/556):

Submitted by ESI for properties WEST of S. RUPPLE RD. The properties is zoned CS, COMMUNITY SERVICES and contain 3.10 acres. The request is for the final plat of 17 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.