

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, April 11, 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. 2022-0331

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

2. 2022-0315

CCP-2022-000003: Concurrent Plat (N OF 2226 S. PLUMBEROSA DR./JOHNSON FAMILY TRUST, 597): Submitted by JAMES LAYOUT SERVICES, Inc. for property located N of 2226 S. PLUMBEROSA DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY 4 UNITS PER ACRE and contains approximately 11.42 acres. The request is for the concurrent plat of 2 residential lots.

Planner: Gretchen Harrison

Attachments: CCP-2022-000003 (Johnson Trust)

3. 2022-0318

CCP-2022-000004: Concurrent Plat (N RUPPLE RD and W MT COMFORT RD/OLD MISSOURI, 361/362): Submitted by Bates and Assoc. for properties located at N RUPPLE RD and W MT COMFORT RD. The properties contain 2 lots with approx. 31.4 acres. The request is for the concurrent plat of 2 lots.

Planner: Jessie Masters

Attachments: CCP-2022-000004 PC Report

Unfinished Business

4. 2022-0313

VAR-2022-000005: Variance (200 BLOCK OF N. ROCK ST./FLOWERS, 524): Submitted by TOMMIE DAVIS, LTD. 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. 0.16 acres. The request is for a variance to the streamside protection ordinance.

Engineer: Alan Pugh

Attachments: VAR-2022-000005 (Davis-Flowers)

New Business

5. 2022-0316

LSD-2022-000005: Large Scale Development (2501 N. SHILOH DR./LEWIS AUTOMOTIVE MALL, 286): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 2501 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL & I-1 HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 23.43 acres. The request is for an automotive sales dealership with 2 buildings consisting of approximately 89,946 square feet and associated parking.
Planner: Gretchen Harrison

Attachments: LSD-2022-000005 (Lewis Auto Mall)

6. 2022-0317

CUP-2022-0003: Conditional Use Permit (3620 W. DINSMORE TRL./OADE, 518): Submitted by COLT OADE for property located at 3620 W. DINSMORE TRL. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 2.90 acres. The request is to maintain an accessory structure on a property without a primary structure.
Planner: Gretchen Harrison

Attachments: CUP-2022-0003 (Oade)

7. 2022-0319

CUP-2022-0004: Conditional Use Permit (N. OLD MISSOURI RD AND E. ROLLING HILLS DR./STAGE STATION, LLC., 253): Submitted by JORGENSEN & ASSOC. for property located at N. OLD MISSOURI RD. AND E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 8.08 acres. The request is for multi-family dwellings, Use-Unit 26, in NS-G zoning.
Planner: Ryan Umberger

Attachments: CUP-2022-0004 PC Report

8. 2022-0320

CUP-2022-0005: Conditional Use Permit (969 W. BOONE ST./ANTWERP CARPORT, 600): Submitted by RUTH L. VAN ANTWERP for property located at 969 W. BOONE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.28 acres. The request is for the development of an accessory structure prior to a primary structure.
Planner: Jessie Masters

Attachments: CUP-2022-0005 (Antwerp Carport)

9. 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 RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Gretchen Harrison

Attachments: RZN-2022-000014 PC Report

10. 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 RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Gretchen Harrison

Attachments: RZN-2022-000015 PC Report

11. 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 RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Gretchen Harrison

Attachments: RZN-2022-000016 PC Report

12. 2022-0324

RZN-2022-0017: Rezone (3352 N HWY 112/112 Drive In, 209): Submitted by ELDRIDGE BROOKS PARTNERS for property located at 3352 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 22.32 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Gretchen Harrison

Attachments: RZN-2022-0017 PC Report UPDATED

Items Administratively Approved by Staff

2022-0336

LSP-2022-0022: Lot Split (900 S. HOLLYWOOD AVE./FIRE STATION #6, 559): Submitted by CITY STAFF for property located at 900 S. HOLLYWOOD AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.36 acres. The request is to split the lot into two parcels with approximately 2.75 and 0.36 acres.

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.