

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

**June 27, 2022  
5:30 p.m.**

**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. 2022-0578 Approval of the minutes from the June 13, 2022 Planning Commission meeting.

Legislation Text

06-13-2022 minutes

2. 2022-0583 ADM-2022-0030: Administrative Item (1540 W. MARKHAM RD./MARKHAM COURTS CUP EXTENSION, 482): Submitted by REINDL MANAGEMENT, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 1.73 acres. The request is to extend the approval for CUP 20-7046 for a cluster housing development. Planner: Gretchen Harrison

Legislation Text

2) ADM-2022-0030 PC Report

3. 2022-0585 ADM-2022-0031: Administrative Item (2231 W MARKHAM RD/MARKHAM COURT, 481): Submitted by DCI for property located at 2231 W. Markham Rd. The property is zoned CPZD and contains approx. 6.80 acres. The request is for a major modification to the approved large-scale development. Planner: Jessie Masters

Legislation Text

3) ADM-2022-0031 PC Report

4. 2022-0570 VAR-2022-0022: Variance (W. WEIR RD/MAGNOLIA PARK PH 3 & 4, 244): Submitted by CRAFTON TULL for property located at W. WEIR RD & STREET K. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approx. 21.22 acres. The request is for a variance from the minimum street standard for street K in the Magnolia Park Subdivision. Planner: Gretchen Harrison

Legislation Text

4) VAR-2022-0022 PC Report

5. 2022-0573 VAR-2022-0028: Variance (335 S. COMBS AVE/GALLO, 524): Submitted by DAMIAN GALLO for property located at 335 S. COMBS AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 2.4 acres. The request is for a variance to section 168.10u of the Universal Code (Provisions for Flood Hazard Reduction). Engineer: Alan Pugh

Legislation Text

5) VAR-2022-0028 PC Report

6. 2022-0574 VAR-2022-0029: Variance (S. LEFLAR WAY & S. FINGER RD./COBB BROTHERS & WESTPHAL PROPERTIES, 596): Submitted by COBB BROTHERS & WESTPHAL PROPERTIES for property located at S. LEFLAR WAY & S. FINGER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 53 acres. The request is for a variance from UDC §166.04 to split a parcel without existing sanitary sewer infrastructure in place. Planner: Gretchen Harrison

Legislation Text

6) VAR-2022-0029 PC Report

7. 2022-0576 VAR-2022-0032: Variance (824 S. CURTIS AVE/RAED KHAIRY, 564): Submitted by BATES & ASSOCIATES for property located at 824 S. CURTIS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approx. 0.99 acres. The request is for a variance to the Master Street Plan standards. Planner: Jessie Masters

Legislation Text

7) VAR-2022-0032 PC Report

8. 2022-0566 CCP-2022-0006: Concurrent Plat (1127, 961, & 895/CREEKSIDE MEADOWS SPLIT, 603): Submitted by CRAFTON TULL & ASSOCIATES for properties located at 1127, 961, & 895 E. SPARROW CIR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.94 acres. The request is for the concurrent plat of 9 residential lots Planner: Jessie Masters

Legislation Text

8) CCP-2022-0006 PC Report

**Unfinished Business**

9. 2022-0453 VAR-2022-0016: Variance (1605 W MARTIN LUTHER KING JR BLVD./VELVET TACO, 521): Submitted by ATWELL GROUP for property located at 1605 W MARTIN LUTHER KING JR BLVD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.86 acre. The request is for variances to curb cut separation, Right-Of-Way dedication, and sidewalk construction. Planner: Jessie Masters THIS ITEM WAS TABLED AT THE MAY 23, 2022 AND AT THE JUNE 13, 2022 MEETINGS

Legislation Text

9) VAR-2022-0016 PC Report

**New Business**

10. 2022-0567 LSD-2021-000034: Large Scale Development (685 W. VAN ASCHE DR./POINTE FAYETTEVILLE APTS., 211): Submitted by JORGENSEN & ASSOCIATES for property located at 685 W. VAN ASCHE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approx. 38.72 acres. The request is for a 422 unit multi-family complex with associated parking. Planner: Jessie Masters

Legislation Text

10) LSD-2021-000034 PC Report

11. 2022-0584 ADM-2022-0034: Administrative Item (1540 W. MARKHAM RD./MARKHAM COURTS LSD EXTENSION, 482): Submitted by REINDL MANAGEMENT, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 1.73 acres. The request is to extend the approval for LSD-2021-000033 for a cluster housing development. Planner: Ryan Umberger THIS ITEM HAS BEEN WITHDRAWN BY CITY STAFF

Legislation Text

12. 2022-0571 VAR-2022-0025: Variance (1679 S. COOPERS CV./BARBER, 607): Submitted by WEBUILDDECKS for property located at 1679 S. COOPERS CV. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approx. 0.31 acres. The request is for a variance allowing at least 12 feet closer to the streamside. Engineer: Alan Pugh THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTICE

Legislation Text

- 13.** 2022-0569 VAR-2022-0021: Variance (4257 W. SANTA FE ST./TOWNE WEST SD LOT 321, 556): Submitted by AB JOINT VENTURES, LLC for property located at 4257 W. SANTA FE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN and contains approx. 0.13 acres. The request is for a variance from UDC 166.08(F)(2) and 166.23(C)(2) for access management and vehicular access requirements. Planner: Ryan Umberger

Legislation Text

13) VAR-2022-0021 PC Report

- 14.** 2022-0572 VAR-2022-0027: Variance (4143 N. SHILOH DR./ASPEN DENTAL, 135): Submitted by ANDERSON ENGINEERING for property located at 4143 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approx. 7.4 acres. The request is for a variance to the driveway separation requirements. Planner: Jessie Masters

Legislation Text

14) VAR-2022-0027 PC Report

- 15.** 2022-0575 VAR-2022-0030: Variance (212 N. CROSSOVER RD./265 TOWNHOMES, 488): Submitted by GAVIN SMITH for property located at 212 N. CROSSOVER RD. The property is zoned RI-12, RESIDENTIAL-INTERMEDIATE, 12 UNITS PER ACRE and contains approx. 0.60 acres. The requests are for variances to UDC 166.08(F)(2) and 166.23(C)(4) for drive separation and a variance for pedestrian access. Planner: Ryan Umberger

Legislation Text

15) VAR-2022-0030 PC Report

- 16.** 2022-0577 VAR-2022-0033: Variance (N. QUALITY LN./SOURCES, 289): Submitted by HALFF for property located S OF 2683 N. QUALITY LN. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.1 acres. The requests are for a variance from 172.02(E) from the Fayetteville Unified Development Code, a variance from 172.04(F)(4)(a)(iv) effective curb radius shall be 15-feet for curb cuts on residential link streets, and a variance from 172.04(C)(4) from the Fayetteville Unified Development Code. Planner: Jessie Masters

Legislation Text

16) VAR-2022-0033 PC Report

- 17.** 2022-0568 LSD-2022-0020: Large Scale Development (3349 W. WEDINGTON DR./GLIDE XPRESS CAR WASH, 440): Submitted by ANDERSON ENGINEERING, INC. for property located at 3349 W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and

contains approx. 1.69 acres. The request is for a 4,450 square foot drive through car wash and associated parking. Planner: Gretchen Harrison

Legislation Text

17) LSD-2022-0020 PC Report

- 18.** 2022-0561 CUP-2022-0016: Conditional Use Permit (3800 N. MALL AVE./BATH & BODY WORKS STOCK ROOM, 173): Submitted by TIM SCHENK for property located at 3800 N. MALL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.58 acre. The request is for an off-site stockroom for a Bath & Body works. Planner: Jessie Masters

Legislation Text

18) CUP-2022-0016 PC Report

- 19.** 2022-0562 RZN-2022-0024: Rezoning (502 S. COLLEGE AVE./DAVIS, 524): Submitted by ASHLEIGH & JONATHAN DAVIS for properties located at 502 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.28 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE URBAN. Planner: Gretchen Harrison

Legislation Text

19) RZN-2022-0024 PC Report

- 20** 2022-0563 RZN-2022-0025: Rezoning (507 S. CHURCH AVE./EDA, 523): Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located at 507 S. Church Ave. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.2 acres. The request is to Rezone the property to DG, DOWNTOWN GENERAL. Planner: Gretchen Harrison

Legislation Text

20) RZN-2022-0025 PC Report

- 21.** 2022-0564 RZN-2022-0026: Rezoning (2015 S. VALE AVE./TITAN VALE, LLC., 255): Submitted by WILL KELLSTROM for properties located at 2015 S. VALE AVE. The properties are zoned NS-G, NEIGHBORHOOD SERVICES GENERAL and contain approximately 3.50 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Ryan Umberger

Legislation Text

21) RZN-2022-0026 PC Report

- 22.** 2022-0582 ADM-2022-0033: Administrative Item (3220 W. OLD FARMINGTON RD./SOUTHERN WOODS, 557): Submitted by COMMUNITY BY DESIGN for

property located at 3220 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is to amend the conditions of CUP-2021-000056. Planner: Ryan Umberger

Legislation Text

22) ADM-2022-0033 PC Report

**Items Administratively Approved by Staff**

**Announcements**

**Adjournment**

**NOTICE TO MEMBERS OF THE AUDIENCE**

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*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*