

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, June 13, 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****1. 2022-0529**

Approval of the minutes from the May 23, 2022 Planning Commission meeting.

Attachments: 1) 05-23-2022 Minutes

Consent**2. 2022-0525**

LSD-2022-0015: Large Scale Development (5102 W WEDINGTON DR/ROCZEN BUSINESS PARK, 437): Submitted by ESI for property located at 5102 W WEDINGTON DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 1.46 acres. The request is for two 7,800 square foot commercial buildings and associated parking.

Planner: Jessie Masters

Attachments: 2) LSD-2022-0015 PC Report

3. 2022-0519

CCP-2022-0005: Concurrent Plat (4875 W BITTERSWEET DRIVE/SENYARD, 281): Submitted by BLEW & ASSOCIATES for property located at 4875 W BITTERSWEET DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.24 acres. The request is for the concurrent plat of three residential lots.

Planner: Jessie Masters

Attachments: 3) CCP-2022-0005 PC Report

Unfinished Business

4. 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 MEETING.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE JUNE 27TH MEETING

Attachments: 4) VAR-2022-0016 PC Report

New Business**5. 2022-0544**

CUP-2022-0013: Conditional Use Permit (3162 W MARTIN LUTHER KING JR BLVD/ARENA VILLAGE LAUNDRY, 557): Submitted by CRAFTON TULL for property located at 3162 W MARTIN LUTHER KING JR BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.70 acre. The request is for Use Unit 16, Shopping Goods in C-1 zoning.

Planner: Gretchen Harrison

THIS ITEM WAS WITHDRAWN AT THE REQUEST OF THE APPLICANT

6. 2022-0524

LSD-2022-0014: Large Scale Development (3220 W OLD FARMINGTON RD/ SOUTHERN WOODS CLUSTER DEVELOPMENT, 557): Submitted by COMMUNITY BY DESIGN for properties located at 3220 W OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 20.40 acres. The request is for the development of three cluster housing developments containing 28 residences.

Planner: Ryan Umberger

Attachments: 6) LSD-2022-0014 PC Report

7. 2022-0518

VAR-2022-0015: Variance (1 W MOUNTAIN STREET/MODUS, 523): Submitted by MODUS STUDIO for property located at 1 W MOUNTAIN ST, UNIT 100. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.12 acres. The request is for a variance from downtown design standards.

Planner: Jessie Masters

Attachments: 7) VAR-2022-0015 PC Report

8. 2022-0523

LSD-2022-0009: Large Scale Development (2364 S ARMSTRONG AVE/MARSHALLTOWN TOOLS, 643): Submitted by ESI for property located at 2364 S ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 24.30 acres. The request is for an 48,000-square-foot expansion of an existing facility.

Planner: Jessie Masters

Attachments: 8) LSD-2022-0009 PC Report

9. 2022-0528

CUP-2022-0014: Conditional Use Permit (2751 E MEANDERING WAY/BOYKIN, 410): Submitted by MATTHEW BOYKIN for property located at 2751 E MEANDERING WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is for Use Unit 24, Home Occupations in RSF-4 zoning.

Planner: Ryan Umberger

Attachments: 9) CUP-2022-0014 PC Report

10. 2022-0531

RZN-2022-0022: Rezone (3061 E SKILLERN RD/BEARDEN, 255): Submitted by DANIEL BEARDEN for property located at 3061 E SKILLERN RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 2.99 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.

Planner: Ryan Umberger

Attachments: 10) RZN-2022-0022 PC Report

11. 2022-0533

RZN-2022-0023: Rezone (1140 N COLLEGE AVE/PARTI INVESTMENTS, 407): Submitted by PARTI INVESTMENTS for property located at 1140 N COLLEGE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.60 acre. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Gretchen Harrison

Attachments: 11) RZN-2022-0023 PC Report

Items Administratively Approved by Staff

2022-0534

LSP-2022-000010: Lot Split (3435 E ZION RD/ESI, 100): Submitted by ESI for properties located at 3435 E ZION RD. The properties are zoned RPZD and in the Fayetteville Planning Area and contain 2 lots with approx. 62.98 & 3.57 acres. The request is to split the lots to contain 4 parcels with approx. 59.10, 3.88, 1.86, & 1.71 acres.

Planner: Jessie Masters

2022-0535

LSP-2022-0021: Lot Split (1175 E PUMP STATION RD/BRIDGETON, LLC, 642): Submitted by Bates & Assoc. for property located at 1175 E PUMP STATION RD. The property is zoned I-2 and contains approx. 16.71 acres. The request is to split the lot to contain 1 parcel with approx. 6.71 & 10 acres.

Planner: Ryan Umberger

2022-0536

SIP-2022-0001: Site Improvement Plan (824 S CURTIS AVE/KNN PROPERTIES, 564): Submitted by BATES & ASSOC. for property located at 824 CURTIS AVE. The property is zoned RMF-24 and contains approx. 0.9 acres. The request is for two multifamily housing buildings with a total of 23 units and associated parking.

Planner: Jessie Masters

2022-0537

SIP-2021-000028: Site Improvement Plan (3062 S SCHOOL AVE/BROCK VENTURES, 678): Submitted by PMI Company for properties located at 3062 S School Ave. The properties contain 2 parcels with approx. 0.92 acres and are zoned C-2. The request is for a 1,000 square foot gravel parking lot for trailer sales.

Planner: Ryan Umberger

2022-0538

FPL-2022-0005: Final Plat (S OF W MACLURA WAY/BROOKLANDS @ MOUNTAIN RANCH PHASE 3, COBBLESTON HOMES, 478 & 479): Submitted by JORGENSEN & ASSOC. for property located S OF W MACLURA WAY. The properties are zoned RSF-4, Residential Single-family, 4 Units per Acre and NC, Neighborhood Conservation and contain approx. 49.57 acres. The request is for the final plat of 23 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.