

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

January 11, 2021  
5:30 p.m.

City Hall Room 219

### Planning Commission Members

Matthew Johnson, Chair  
Matthew Hoffman, Vice Chair  
Leslie Belden, Secretary  
Tom Brown  
Quintin Canada  
Kristifler Paxton  
Robert Sharp  
Porter Winston  
Jimm Garlock

### Assistant City Attorney

Blake Pennington

#### Call To Order

#### Roll Call

#### Consent

- 2020-1164 Approval of the minutes from the December 14, 2020 Planning Commission.

[Legislation Text](#)

[12-14-2020 Minutes](#)

- 2020-1165 ADM 2020-000021: Administrative Item (NORTH OF ZION RD. & OLD MISSOURI RD./SAGELY PLACE SD, PH. I, 137): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF ZION RD. & OLD MISSOURI RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 24.18 acres. The request is to amend the existing LSD to allow for fees-in-lieu of work to make street improvements along Zion Rd. Planner: Jessie Masters

[Legislation Text](#)

[ADM-2020-000021 \(Sagely Place I\)](#)

- 2020-1172 VAR-2020-000012: Variance (123 N. WASHINGTON AVE./BRICENO, 485): Submitted by NESTOR BRICENO for property located at 123 N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.19 acres. The request is for a variance to the Master Street Plan R-O-W requirements. Planner: Jessie Masters

[Legislation Text](#)

[VAR-2020-000012 \(Briceno\)](#)

- 2020-1177 CCP 2020-000005: Concurrent Plat (NORTH OF E. ZION RD. & N. OLD MISSOURI RD./SAGELY PLACE SD PHASE I, 137): Submitted by ESI ENGINEERS, INC. for property located NORTH OF E. ZION RD. & N. OLD MISSOURI RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 24.18 acres. The request is for the concurrent plat of 13 residential lots. Planner: Jessie Masters

[Legislation Text](#)

[CCP-2020-000005 \(Sagely Place I\)](#)

- 2020-1173 VAC 20-000011: Vacation (345 S. COMBS AVE./COMBS AVE. R-O-W, 524): Submitted by JULIA SAMPSON for property located at 345 S. COMBS AVE. The public street right-of-way contains approximately 0.04 acres. The request is to vacate a portion of the street right-of-way. Planner: Jonathan Curth

[Legislation Text](#)

[VAC-2020-000011 \(Combs Ave ROW\)](#)

#### Unfinished Business

#### New Business

- 2021-0003 ADM 2021-000023: Administrative Item (N.E. OF MORNINGSIDE DR. & 15TH ST./PARK MEADOWS PH. III SD AMEND., 564): Submitted by RAUSCH COLEMAN HOMES, INC. for property located N.E. OF MORNINGSIDE DR. & 15TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.70 acres. The request is for a major modification to PPL 19-6835 & ADM-2020-000012 to amend the conditions of approval regarding required street improvements on Morningside Dr. Planner: Jessie Masters

[Legislation Text](#)

[ADM-2020-000023 \(Park Meadows III Amend\)](#)

- 2020-1166 ADM 2020-000017: Administrative Item (509 W. PRAIRIE ST./PRAIRIE ST. LIVE CUP AMENDMENT, 557): Submitted by APRIL LEE for property located at 509 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.93 acres. The request is to amend the existing CUP to allow for later hours and more frequent performances. Planner: Jonathan Curth

[Legislation Text](#)

[ADM-2020-000017 \(Prairie St. Live\)](#)

- 2020-1171 VAR-2020-000011: Variance (2964 N. OAK BAILEY DR./PRIME REAL ESTATE, 254): Submitted by PRIME REAL ESTATE, INC. for property located at 2964 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is for a variance to the previously approved shared driveway design. Planner: Jonathan Curth

[Legislation Text](#)

[VAR-2020-000011 \(Prime Real Estate\)](#)

- 2020-1174 CUP 20-000019: Conditional Use Permit (1041 N. GARLAND AVE./CHRIST ON CAMPUS CHURCH, 443): Submitted by CORY GARREN for property located at 1041 N. GARLAND AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.30 acres. The request is for the use of a lease space at this address for a cultural/recreational facility. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-2020-000019 \(Christ on Campus\)](#)

- 2020-1175 CUP 20-000018: Conditional Use Permit (767 W. NORTH ST./KARAS CLINIC-LIVEWELL PHARMACY, 370): Submitted by JOHN LYKINS for property located at 767 W. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.47 acres. The request is for a retail pharmacy in an existing medical clinic. Planner: Jessie Masters

[Legislation Text](#)

[CUP-2020-000018 \(Karass Clinic-Livewell\)](#)

- 2020-1176 CUP 20-000020: Conditional Use Permit (556 W. 26TH ST./RITTER COMMUNICATIONS, 639-640): Submitted by DAVID JORDAN for property located at 556 W. 26TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.86 acres. The request is for a 240 square foot utility building outside the right-of-way. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-2020-000020 \(Ritter\)](#)

- 2020-1170 RZN 20-000025: Rezone (318 S. COMBS AVE./LAMB DEVELOPMENT, 524): Submitted by RICHIE LAMB for property located at 318 S. COMBS AVE. The property is zoned NC-NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL Planner: Jonathan Curth

[Legislation Text](#)

[RZN-2020-000025 \(Lamb Dev\)](#)

- 2020-1169 RZN 20-000024: Rezone (916 N. SANG AVE./GLORIOUS ASSETS, INC., 442): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 916 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-2020-000024 \(Glorious Assets\)](#)

- 2020-1168 RZN 20-000026: Rezone (5200 BLOCK OF W. WEDINGTON DR./PLANET STORAGE, LLC., 398): Submitted by BATES & ASSOCIATES, INC. for properties located at the 5200 BLOCK OF W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contains 3 parcels with approximately 1.32 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Ryan Umberger

[Legislation Text](#)

[RZN-2020-000026 \(Planet Storage\)](#)

#### Items Administratively Approved by Staff

2020-1180 LSP 19-6972: Lot Split (1085 S. KEEN LN./KEEN-MILLS-MHOON, 570): Submitted by BLEW & ASSOCIATES, INC. for property located at 1085 S. KEEN LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.26 acres. The request is to split the property into 3 lots with approximately 10.13, 5.67, & 4.46 acres. Planner: Jonathan Curth

[Legislation Text](#)

2020-1181 LSP 20-7172: Lot Split (1020 W. HOLLY ST./DAVIS, 405): Submitted by ENGINEERING SERVICES, INC. for property located at 1020 W. HOLLY ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.43 acres. The request is to split the property into 4 parcels with approximately 0.22, 0.07, 0.07, & 0.07 acres. Planner: Willie Benson

[Legislation Text](#)

2020-1182 LSP-2020-000007: Lot Split (1359 S. SCISSORTAIL LN./LOT 167-PARK MEADOWS SD, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1359 S. SCISSORTAIL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.48 acres. The request is to split the property into 4 parcels with approximately 0.12, 0.12, 0.12, and 0.13 acres. Planner: Willie Benson

[Legislation Text](#)

2020-1183 LSP-2020-000023: Lot Split (701 S. WOOD AVE./TERRY-RICHTER, 563): Submitted by BATES & ASSOCIATES, INC. for property located at 701 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 10.20 acres. The request is to split the property into 2 parcels with approximately 9.50, and 0.70 acres. Planner: Ryan Umberger

[Legislation Text](#)

2021-0014 LSP-2020-000008: Lot Split (1212 S. KINGFISHER LN./LOT 21-PARK MEADOWS SD, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1212 S. KINGFISHER LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.22 acres. The request is to split the property into 2 parcels with approximately 0.11 acres each. Planner: Jessie Masters

[Legislation Text](#)

2021-0004 FPL-2020-000001: Final Plat (SOUTH OF MT. COMFORT RD. & WOODLARK LN./WESTVIEW MEADOWS SD, 363): Submitted by BLEW & ASSOCIATES, INC. for property located SOUTH OF MT. COMFORT RD. & WOODLARK LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION, RI-U, RESIDENTIAL INTERMEDIATE-URBAN, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 13.20 acres. The request is for the final plat of 39 single family lots. Planner: Jonathan Curth

[Legislation Text](#)

#### Announcements

#### Adjournment

#### NOTICE TO MEMBERS OF THE AUDIENCE

##### 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