

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

June 14, 2021
5:30 p.m.

City Hall Room 219

Planning Commission Members

Matthew Johnson, Chair
Porter Winston, Vice Chair
Quintin Canada, Secretary
Mike Wiederkehr
Sarah Sparkman
Kristifler Paxton
Robert Sharp
Leslie Belden
Jimm Garlock

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

- 2021-0437 Approval of the minutes from the May 24, 2021 Planning Commission meeting.

[Legislation Text](#)

[Minutes 05-24-2021](#)

- 2021-0446 ADM-2021-000043: 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: Jessie Masters

[Legislation Text](#)

[ADM-2021-000043 \(Markham Courts\)](#)

Unfinished Business

New Business

- 2021-0445 ADM-2021-000042: Administrative Item (N.E. OF 15TH ST. & MORNINGSIDE DR./PARK MEADOWS III, 324): Submitted by RAUSCH COLEMAN HOMES, INC. for property located NE OF 15TH ST. & MORNINGSIDE DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 14.54 acres. The request is to amend certain conditions of approval for the preliminary plat of Park Meadows Ph. III. Planner: Jessie Masters

[Legislation Text](#)

[ADM 21-000042 \(Park Meadows\)](#)

- 2021-0443 PPL-2021-000007: Preliminary Plat (2680 N. HUGHMOUNT RD./AIDEN'S PLACE SD, 282): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2680 N. HUGHMOUNT RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION & RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 23.26 acres. The request is for the preliminary plat of 100 residential lots. Planner: Jessie Masters

[Legislation Text](#)

[4\) PPL-21-000007 \(Aiden's Place\)](#)

- 2021-0444 PPL-2021-000008: Preliminary Plat (86 N. SOLITUDE BND./BROOKLANDS AT MTN. RANCH PH. IV, 478): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 86 N. SOLITUDE BND. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 46.23 acres. The request is for the preliminary plat of 19 residential lots. Planner: Jessie Masters

[Legislation Text](#)

[PPL 21-000008 \(Brooklands at Mtn Ranch IV SD\)](#)

- 2021-0447 CUP-2021-000028: Conditional Use Permit (3495 E. GOFF FARM RD./STONEBRIDGE GOLF CLUB, 567-568-606-607): Submitted by TAYLOR JOHNSON for properties located at 3495 E. GOFF FARM RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 13.77 acres. The request is for a golf course in a agriculturally zoned district. Planner: Ryan Umberger

[Legislation Text](#)

[CUP 21-000028 \(Stonebridge GC\)](#)

- 2021-0448 VAC-2021-000014: Vacation (3553 N. STEELE BLVD./FIRST NATIONAL BANK, 212): Submitted by TANYA MIMS for property located at 3553 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.70 acres. The request is to vacate a portion of a street right-of-way. Planner: Ryan Umberger

[Legislation Text](#)

[VAC-21-000014 \(FNB\)](#)

- 2021-0438 RZN-2021-000044: Rezone (716 S. COLLEGE AVE./CLAYTON-NIEDERMAN, 563): Submitted by ASHA NIEDERMAN for property located at 716 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000044 \(Clayton-Niederman\)](#)

- 2021-0439 RZN-2021-000045: Rezone (S.E. OF S. RAY AVE./JCC ENTERPRISES, 565): Submitted by JOHN CLOYED for properties located S.E. OF S. RAY AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain approximately 7.00 acres. The request is to rezone the properties to R-A, RESIDENTIAL AGRICULTURAL. Planner: Ryan Umberger

[Legislation Text](#)

[RZN 21-000045 \(JCC Ent.\)](#)

- 2021-0440 RZN-2021-000046: Rezone (S.W. OF S. SCHOOL AVE. & W. MLK BLVD./SOUTHARD DEVELOPMENT, 562): Submitted by SPECIALIZED REAL ESTATE, INC. for properties located S.W. OF S. SCHOOL AVE. & W. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain approximately 2.00 acres. The request is to rezone the properties to MS-C, MAIN STREET-CENTER. Planner: Jessie Masters

[Legislation Text](#)

[RZN 21-000046 \(Southard Dev\)](#)

- 2021-0441 RZN-2021-000047: Rezone (NORTH OF 2619 N. QUALITY LN./SOURCES FOR COMMUNITY INDEPENDENT LIVING, 289): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located NORTH OF 2619 N. QUALITY LN. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY-24 UNITS PER ACRE and contains approximately 2.00 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN 21-000047 \(Sources\)](#)

- 2021-0442 RZN-2021-000048: Rezone (956 W. CATO SPRINGS RD./REYNOLDS, 600): Submitted by GARRISON RODDEY for property located at 956 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Ryan Umberger

[Legislation Text](#)

[RZN 21-000048 \(Reynolds\)](#)

Items Administratively Approved by Staff

2021-0449 LSP-2021-000074: Lot Split (690 W. WHILLOCK ST./HOMESTEAD, INC., 717): Submitted by ENGINEERING SERVICES, INC. for property located at 690 W. WHILLOCK ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.48 acres. The request is to split the property to contain 2 lots with approximately 0.24 acres each. Planner: Willie Benson

[Legislation Text](#)

2021-0450 LSP-2021-000067: Lot Split (SE OF CROSSOVER RD. & ALBRIGHT RD./KIRKENDALL, 060): Submitted by BLEW & ASSOCIATES, INC. for property located SE OF CROSSOVER RD. & ALBRIGHT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.97 acres. The request is to split the property to contain 2 lots with approximately 1.48 acres each. Planner: Willie Benson

[Legislation Text](#)

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