

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

September 27, 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  
Vacant  
Robert Sharp  
Leslie Belden  
Jimm Garlock

### Assistant City Attorney

Blake Pennington

#### Call To Order

#### Roll Call

#### Consent

- 2021-0737 Approval of the minutes from the September 13, 2021 Planning Commission.

[Legislation Text](#)

[09-13-2021 Minutes](#)

- 2021-0738 VAC-2020-000005: Vacation (2020 S. CLINE AVE./CLINE AVE. R-O-W, 600): Submitted by OLSSON ENGINEERS, INC. for right of way and general utility easement located at 2020 S. CLINE AVE. The right of way and easement are within property that is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. The request is to vacate portions of existing street right of way containing approximately 0.30 acres and existing portions of a utility easement containing approximately 0.20 acres. Planner: Jessie Masters

[Legislation Text](#)

[VAC 20-000005 \(Cline Ave ROW\)](#)

#### Unfinished Business

- 2021-0601 PPL-2021-000009: Preliminary Plat (1110 E. 15TH ST./300 AURELIUS SD, 564): Submitted by AMMS, INC. for property located at 1110 E. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 14.57 acres. The request is for the preliminary plat of 37 residential lots. Planner: Ryan Umberger THIS ITEM WAS TABLED AT THE AUGUST 9 & SEPTEMBER 13, 2021 PLANNING COMMISSIONS. THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE OCTOBER 11, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[PPL-21-000009 \(Aurelius SD\)](#)

- 2021-0698 PPL-2021-000010: Preliminary Plat (EAST OF E. ZION RD. & N. CROSSOVER RD./CHANDLER CROSSING SD, 138-139): Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF E. ZION RD. & N. CROSSOVER RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 81.90 acres. The request is for the preliminary plat of 313 mixed use lots. Planner: Jessie Masters THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE OCTOBER 11, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[PPL 21-000010 \(Chandler Crossing\)](#)

- 2021-0702 RZN-2021-000065: Rezone (481 S. HAPPY HOLLOW RD./FULTON, 525): Submitted by DCI, INC. for property located at 481 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Ryan Umberger THIS ITEM WAS TABLED AT THE SEPTEMBER 13, 2021 PLANNING COMMISSION.

[Legislation Text](#)

[RZN 21-000065 \(Fulton\)](#)

#### New Business

- 2021-0742 VAR-2021-000040: Variance (2858 N. DOUBLE SPRINGS RD./ESPINOZA INVESTMENTS,240): Submitted by BLEW & ASSOCIATES, INC. for property located at 2858 N. DOUBLE SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.82 acres. The request is for a variance to street frontage requirements for lots. Planner: Gretchen Harrison

[Legislation Text](#)

[VAR 21-000040 \(Espinoza\)](#)

- 2021-0739 RZN-2021-000058: Rezone (2390 S. DEAD HORSE MTN. RD./ROUSE & ROUSE DEVELOPMENT, 645/646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2390 S. DEAD HORSE MTN. RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 51.33 acres. The request is to rezone the properties to remove the Bill of Assurance. Planner: Jessie Masters

[Legislation Text](#)

[RZN 21-000058 \(Rouse & Rouse\)](#)

- 2021-0740 RZN-2021-000067: Rezone (4143 N. SHILOH DR./RGMS INVESTMENTS, 135): Submitted by ROBERT GOLTERMANN for properties located at 4143 N. SHILOH DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approx. 7.42 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN 21-000067 \(RGMS Investments\)](#)

- 2021-0741 RZN-2021-000069: Rezone (1471 S. SHILOH DR./LLEJ IX, LLC., 559): Submitted by BLEW & ASSOCIATES, INC. for property located at 1471 S. SHILOH DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.09 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jessie Masters

[Legislation Text](#)

[RZN 21-000069 \(LLEJ IX\)](#)

#### Items Administratively Approved by Staff

2021-0743 LSP-2021-000099: Lot Split (1000 BLOCK S. HOLLYWOOD AVE./FAYETTEVILLE ASSOCIATES, LTD., 559): Submitted MCCLELLAND ENGINEERS, INC. for properties located at the 1000 BLOCK S. HOLLYWOOD AVE. The properties are zoned CS, COMMUNITY SERVICES and contain 6 lots with approximately 0.20 acres each. The request is to split the properties to contain 12 lots with approximately 0.09 acres each. Planner: Jessie Masters

[Legislation Text](#)

2021-0744 LSP-2021-000104: Lot Split (3123 W. HOWARD NICKELL RD./EDENS, 206): Submitted by BATES & ASSOCIATES, INC. for property located at 3123 W. HOWARD NICKELL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.33 acres. The request is to split the lot to contain 2 parcels with approx. 1.04, & 1.29 acres. Planner: Gretchen Harrison

[Legislation Text](#)

2021-0754 LSP-2021-000110: Lot Split (762 S. CURTIS AVE./NIEDERMAN ENTERPRISES, 564): Submitted by BATES & ASSOCIATES, INC. for property located at 762 S. CURTIS AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.24 acres. The request is to split the lot to contain 2 parcels with approx. 0.12 acres each. Planner: Gretchen Harrison

[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*