

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

January 24, 2022
5:30 p.m.

City Hall Room 219

Planning Commission Members

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

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

- 2022-0055 Approval of the minutes from the January 10, 2022 Planning Commission.

[Legislation Text](#)

[01-10-2022 Minutes](#)

- 2022-0059 VAR-2021-000053: Variance (110 S. COLLEGE AVE./FEED & FOLLY/524): Submitted by PATRICK CHASE for property located at 110 S. COLLEGE AVE. The property is zoned DC, DOWNTOWN CORE and contain approximately 0.12 acres. The request is for a variance to screening requirements for dumpsters. Planner: Jessie Masters

[Legislation Text](#)

[VAR-21-000053 \(Feed & Folly\)](#)

- 2022-0056 VAR-2021-000054: Variance (777 S. RAZORBACK RD./THE MARSHALL APTS./560): Submitted by CHA CONSULTING, INC. for property located at 777 S. RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.50 acres. The request is for a variance to parking standards. Planner: Jessie Masters

[Legislation Text](#)

[VAR-21-000054 \(The Marshall\)](#)

- 2022-0060 VAR-2021-000056: Variance (1332 N. LEVERETT AVE./LEVERETT OUTDOOR RESTAURANT/405): Submitted by FLINTLOCK, LTD. for property located at 1332 N. LEVERETT AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.28 acres. The request is for a variance to the flood damage prevention code. Engineer: Alan Pugh

[Legislation Text](#)

[VAR-21-000056 \(Outdoor Restaurant\)](#)

- 2022-0058 VAR-2021-000058: Variance (2409 E. HUNTSVILLE RD./DOLLAR GENERAL DEVELOPMENT/566): Submitted by BLEW & ASSOCIATES, INC. for property located at 2409 E. HUNTSVILLE RD. The property is split zoned R-A, RESIDENTIAL AGRICULTURAL & CS, COMMUNITY SERVICES and contains approximately 2.45 acres. The request is for a variance to the parking lot design standards. Planner: Ryan Umberger

[Legislation Text](#)

[VAR-21-000058 \(Dollar General Dev.\)](#)

- 2022-0045 LSD-2021-000048: Large Scale Development (NORTH OF 3505 N. STEELE BLVD./STEELE OFFICE BUILDING, 212): Submitted by OLSSON ENGINEERS, INC. for property located NORTH OF 3505 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.34 acres. The request is for a 39,584-square foot office building with associated parking. Planner: Gretchen Harrison

[Legislation Text](#)

[LSD-21-000048 \(Steele Ofc Bldg\)](#)

Unfinished Business

New Business

- 2022-0057 VAR-2021-000057: Variance (NE OF STONEBRIDGE DR. & E. HUNTSVILLE RD./M. PATEL DEVELOPMENT/528): Submitted by BLEW & ASSOCIATES, INC. for properties located NE OF STONEBRIDGE DR. & E. HUNTSVILLE RD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.33 acres. The request is for a variance to the access management standards. Planner: Gretchen Harrison

[Legislation Text](#)

[VAR-21-000057 \(M. Patel\)](#)

- 2022-0046 CUP-2021-000055: Conditional Use Permit (WEST OF 2703 N. DRAKE ST./FAYETTEVILLE GARAGE DOOR CO., 290): Submitted by JARED COZART for property located WEST OF 2703 N. DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.95 acres. The request is for a warehouse in a commercially zoned district. Planner: Gretchen Harrison

[Legislation Text](#)

[CUP-21-000055 \(Fay Garage Door Co\)](#)

- 2022-0047 CUP-2021-000056: Conditional Use Permit (3220 W. OLD FARMINGTON RD./SOUTHERN WOODS CLUSTER DEVELOPMENTS, 557): Submitted by COMMUNITY BY DESIGN for property located at 3220 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 20.40 acres. The request is for 15 cluster housing developments with a total of 162 single family units and associated parking. Planner: Ryan Umberger

[Legislation Text](#)

[CUP-21-000056 \(Southern Woods Cluster\)](#)

- 2022-0048 RZN-2021-000085: Rezone (N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD./BARNES NORTH, 480): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.77 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000085 \(Barnes North\)](#)

- 2022-0049 RZN-2021-000086: Rezone (N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD./BARNES CENTRAL, 519): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.37 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000086 \(Barnes Central\)](#)

- 2022-0050 RZN-2021-000087: Rezone (N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD./BARNES SOUTH, 519): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.40 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000087 \(Barnes South\)](#)

- 2022-0051 RZN-2021-000088: Rezone (N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD./WATSON, 480): Submitted by CLARK LAW FIRM for property located at N. FUTRALL DR. BETWEEN WEDINGTON DR. & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.60 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000088 \(Watson\)](#)

- 2022-0052 RZN-2021-000089: Rezone (SOUTH OF 1936 S. SHILOH DR./DDB INVESTMENTS, 363): Submitted by BRAD PAYNE for properties located SOUTH OF 1936 S. SHILOH DR. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 9.11 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Gretchen Harrison

[Legislation Text](#)

[RZN-21-000089 \(DDB Investments\)](#)

- 2022-0053 RZN-2021-000092: Rezone (SOUTH OF 375 N. RUPPLE RD./RIVERWOOD HOMES & MCBRYDE FAMILY, 477/478): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF 375 N. RUPPLE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & CS, COMMUNITY SERVICES and contain 2 parcels with approximately 35.20 acres. The request is to rezone 5.34 acres from R-A to CS and rezone 0.48 acres from CS to R-A. Planner: Jessie Masters

[Legislation Text](#)

[RZN-21-000092 \(McBryde-Riverwood\)](#)

- 2022-0054 RPZD-2021-000006: Residential Planned Zoning District (500 N. SEQUOYAH DR./HIGH ACRES, 486): Submitted by POLK-STANLEY-WILCOX for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.83 acres. The request is to rezone the property to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT. Planner: Gretchen Harrison

[Legislation Text](#)

[PZD-21-000006 \(High Acres\)](#)

Items Administratively Approved by Staff

- 2022-0061 SIP-2021-000024: Small Site Improvement Plan (3118 S. SCHOOL AVE./BYPASS LIQUOR, 212): Submitted by NATHAN MORTON, ARCHITECT for property located at 3118 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.70 acres. The request is for a 1,735-square foot addition to the existing building and associated parking. Planner: Ryan Umberger

[Legislation Text](#)

- 2022-0062 LSP-2021-000119: Lot Split (EAST OF S. HOOT OWL LN./MCNEAL FAMILY INVESTMENTS, 595): Submitted by MCCLELLAND ENGINEERS, INC. for property located EAST OF S. HOOT OWL LN. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 14.59 acres. The request is to split the lot to contain 2 parcels with approximately 12.59 & 2.00 acres. Planner: Gretchen Harrison

[Legislation Text](#)

- 2022-0066 LSP-2021-000116: Lot Split (481 S. HAPPY HOLLOW RD./FULTON, 526): Submitted by DCI for property located at 481 S. HAPPY HOLLOW RD. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.51 acres. The request is to split the lot to contain 4 parcels with approximately 0.12 acres each. Planner: Ryan Umberger

[Legislation Text](#)

- 2022-0071 LSP-2021-000126: Lot Split (124 E. SPRING ST./PAUL GAYER PROPERTIES, INC., 485): Submitted by ESI for property located at 124 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.58 acres. The request is to split the lot to contain 3 parcels with approximately 0.20, 0.20, & 0.17 acres. 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