

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, March 28, 2022**

**5:30 PM**

**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  
Vacant  
Mary Madden*

*Assistant City Attorney Blake Pennington*

## Call To Order

### Roll Call

### Consent

**1 2022-0267**

Approval of the minutes from the March 14, 2022 meeting.

Attachments: 03-14-2022 PC Minutes

**2 2022-0282**

**VAR-2022-000006: Variance (2700 S. Ed Edwards Rd/Hoskins Family Trust, 649):** Variance request submitted by James Layout Services, LLC. for property located at 2700 S. Ed Edwards Rd. The property is in the Fayetteville Planning Area and contains approximately 39.55 acres. The request is for the creation of a lot without street frontage due to a lot split.  
Planner: Jessie Masters

Attachments: VAR-2022-000006 (Hoskins Family Trust)

**3 2022-0280**

**VAR-2022-000004: Variance (3825 N. Shiloh Dr/Blew & Associates Office Bldg):** Submitted by Blew & Assoc, Inc. for property located at 3825 N. Shiloh Dr. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approx. 2.65 acres. The request is for a variance to the parking design standards and the maximum allowable parking standards.  
Planner: Gretchen Harrison

Attachments: VAR-2022-000004 (Blew & Assoc. Ofc. Building)

**4 2022-0275**

**LSD-2022-000001: Large Scale Development (1030 S RAZORBACK RD/THE RETREAT APARTMENTS, 560):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1030 S RAZORBACK RD. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contain approximately 13.65 acres. The request is for a mixed-use, multi-family development with 142 residential units, commercial tenant unit, and associated parking.  
Planner: Ryan Umberger

Attachments: LSD-2022-000001 (The Retreat Apartments)

**Unfinished Business****5 2022-0289**

**CUP-2022-000001: Conditional Use Permit (2863 N OLD MISSOURI RD/AGELESS GLOW NWA, 253):** Submitted by WENDY SISCO for property located at 2863 N OLD MISSOURI RD. The property is zoned R-O, RESIDENTIAL OFFICE, and contains approximately 1.46 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in a R-O zoning district.

Planner: Ryan Umberger

THIS ITEM WAS TABLED AT THE FEBRUARY 28TH PLANNING COMMISSION MEETING.

Attachments: CUP-2022-000001 (Ageless Glow)

**New Business****6 2022-0278**

**ADM-2022-0019: Administrative Item (Amendment to City Plan 2040 - Master Street Plan):** Submitted by CITY STAFF. The proposed Master Street Plan amendment would provide a new street section for S. Smoke House Trl. between W. Martin Luther King Jr. Blvd. and S. Hoot Owl Ln. The proposed street section includes on-street parking to serve the Fayetteville Traverse trailhead on the east side of the street.

Planner: Britin Bostick

Attachments: ADM-2022-0019 (Amendment to City Plan 2040 Master Street Plan)

**7 2022-0279**

**ADM-2022-000020: Administrative Item (Amend UDC Chapter 163: Tandem Lot Development):** Submitted by CITY STAFF. The proposed code change would amend requirements for building setbacks for Tandem Lot Development to be more consistent with the underlying zoning district, and to provide for administrative approval.

Planner: Britin Bostick

Attachments: ADM-2022-0020 (Amend UDC Chapter 163: Tandem Lot Development)

**8            2022-0276**

**ADM-2022-000016: Administrative Item (1541 W. Markham Rd, MARKHAM COURT, 482):** Submitted by Reindl Management for properties located at 1541 W. Markham Rd. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain 1.64 acres. The request is to amend Conditional Use Permit 20-7046 for a cluster housing development.

Planner: Gretchen Harrison

Attachments:            ADM-2022-000016 (Markham Court)

**9            2022-0277**

**ADM-2022-000017: Administrative Item (1541 W. Markham Rd, MARKHAM COURT, 482):** Submitted by Reindl Management for properties located at 1541 W. Markham Rd. The properties are zoned RSF-4 and contain 1.64 acres. The request is to amend the original Large-Scale Development (LSD-2021-000033) for a cluster housing development.

Planner: Gretchen Harrison

Attachments:            ADM-2022-000017 (Markham Court)

**10          2022-0281**

**VAR-2022-000005: Variance (200 block of Rock St/Flowers, 524):** Variance request submitted by Flintlock, Ltd. for property located at the 200 block of Rock St. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approx. 0.16 acres. The request is for a variance to the streamside protection ordinance.

Engineer: Alan Pugh

THIS ITEM WAS WITHDRAWN BY STAFF FOR A LACK OF PUBLIC NOTIFICATION.

**11          2022-0283**

**LSD-2022-000004: Large Scale Development (2200 S. INDUSTRIAL DR./MARSHALTOWN TOOLS, 642):** Submitted by ESI for property located at 2200 S. INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 15.1 acres. The request is for a 48,000-square foot expansion and associated parking.

Planner: Jessie Masters

Attachments:            LSD-2022-000004 NEW

**12        2022-0269**

**RZN-2022-000012: Rezone (1893 & 1909 N. STEPHEN CARR BLVD./EUBANKS, 363):** Submitted by SPECIALIZED REAL ESTATE GROUP, INC. for properties located at 1893 & 1909 N. STEPHEN CARR BLVD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL, and contain 2 parcels with approximately 3.50 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.  
Planner: Gretchen Harrison

Attachments:            RZN-2022-000012 (Eubanks)

**13        2022-0272**

**RZN-2022-000013: Rezone (NE OF S. SCHOOL AVE. & W. 22ND ST./GRAHAM HOUSE, LLC., 640):** Submitted by FLINTLOCK, LTD. for property located NE OF S. SCHOOL AVE. & W. 22ND ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.35 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.  
Planner: Jessie Masters

Attachments:            RZN-2022-000013 (Graham House)

**Items Administratively Approved by Staff****2022-0292**

**SIP-2021-000025: Site Improvement Plan (360 N ARKANSAS AVE/SIGMA PHI EPSILON FRATERNITY):** Submitted by Jorgensen & Assoc., Inc for property located at 360 N ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approx. 0.21 acres. The request is for a 5,600 square foot fraternity house with associated parking.  
Planner: Jessie Masters

**2022-0293**

**LSP-2021-000020: Lot Split (126 N OLIVE AVE/HAMILTON):** Submitted by BATES & ASSOCIATES for property located at 126 N OLIVE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the lots to contain 4 parcels with approximately 0.07, 0.07, 0.07, & 0.09 acre.  
Planner: Jessie Masters

**Announcements**

**2022-0284**

Election of the Planning Commission officers.

**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.