

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, May 9, 2022**

**5:30 PM**

**City Hall Room 219**

### **Planning Commission Members**

*Sarah Sparkman, Chair*

*Matthew Johnson, Vice Chair*

*Quintin Canada, Secretary*

*Andrew Brink*

*Jimm Garlock*

*Joseph Holcomb*

*Mary Madden*

*Mary McGetrick*

*Porter Winston*

*Assistant City Attorney Blake Pennington*

## Call To Order

## Roll Call

## Consent

### 1. 2022-0406

Approval of the minutes from the April 25, 2022 Planning Commission meeting.

Attachments: 04-25-2022 minutes

### 2. 2022-0416

**VAR-2022-0010: Variance (324 S. COLLEGE AVE./BORN CLUSTER DEVELOPMENT, 524):** Submitted by JACOB BORN for property located at 324 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.12 acres. The request is a variance to floodplain standards.

Engineer: Alan Pugh

Attachments: VAR-2022-0010 PC Report

### 3. 2022-0361

**VAR-2022-0011: Variance (4391 N. WATERSIDE CT./WHEATLEY DANCE STUDIO,135):** Submitted by HFA for property located at 4391 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.91 acres. The request is for a variance to the Commercial, Office and Mixed-Use Design and Development Standards for cross access.

Planner: Jessie Masters

Attachments: VAR-2022-0011 PC Report

### 4. 2022-0413

**VAR-2022-0013: Variance (5641 W. JESS ANDERSON RD./SHADRACH, 358):** Submitted by BLEW AND ASSOCIATES for property located at 5641 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.18 acres. The request is a variance for insufficient street frontage.

Planner: Gretchen Harrison

Attachments: VAR-2022-0013 PC Report

## Unfinished Business

## New Business

**5. 2022-0412**

**VAR-2022-0012: Variance (741 N. VANDEVENTER AVE./CLARK, 445):** Submitted by CAMERON CLARK for property located at 741 N. VANDEVENTER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.28 acres. The request is a variance to the driveway and parking standards for driveway length, driveway width, and curb cut separation distance.

Planner: Jessie Masters

Attachments: VAR-2022-0012 PC Report

**6. 2022-0414**

**VAR-2022-0014: Variance (NE OF W. WEDINGTON DR. AND N. 54TH AVE/COBBLESTONE FARMS, 398):** Submitted by MBL PLANNING for property located NE OF W. WEDINGTON DR. AND N. 54TH AVE. The property is split-zoned RI-U, RESIDENTIAL INTERMEDIATE URBAN and CS, COMMUNITY SERVICES and contains approximately 38.80 acres. The request is a variance from the Urban Residential Design Standards to use a building type more than three times in a development.

Planner: Ryan Umberger

Attachments: VAR-2022-0014 PC Report

**7. 2022-0408**

**PPL-2022-0003: Preliminary Plat (SW OF N. TOY DR./SEVENBARK ESTATES SD, 319):** Submitted by ESI for property located SW OF N. TOY DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 33.14 acres. The request is for a preliminary plat of 19 residential lots.

Planner: Gretchen Harrison

Attachments: PPL-2022-0003 PC Report

**8. 2022-0409**

**LSD-2022-000002: Large Scale Development (1835 E. MISSION BLVD./MISSION CLUSTER HOUSING DEVELOPMENT, 370):** Submitted by COMMUNITY BY DESIGN for property located at 1835 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.61 acres. The request is for a cluster housing development with 8 single family units and associated parking.

Planner: Gretchen Harrison

Attachments: LSD-2022-000002 PC Report

**9. 2022-0407**

**LSD-2022-0012: Large Scale Development (E. OF N. OLD MISSOURI RD. AND E. ROLLING HILLS DR./STAGE STATION, 253):** Submitted by JORGENSEN & ASSOC. for property located E. OF N. OLD MISSOURI RD. & E. ROLLING HILLS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, and NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is for a mixed-use development with 27 multi-family residential units, 10 single-family lots, and 4,080 square feet of commercial/retail space.  
Planner: Ryan Umberger

Attachments: LSD-2022-0012 PC Report

**10. 2022-0411**

**RZN-2022-0019: Rezoning (811 N. OLIVE AVE./PATTON, 446)** Submitted by SUSAN PATTON for property located at 811 N. OLIVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.11 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.  
Planner: Ryan Umberger

Attachments: RZN-2022-0019 PC Report

**11. 2022-0417**

**ANX-2022-0001: Annexation (SE OF N. HUGHMOUNT RD./CULLERS, 243):** Submitted by WINDELL CULLERS for property located SE OF N. HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 39.46 acres. The request is to annex the property into the City Limits of Fayetteville.  
Planner: Gretchen Harrison

Attachments: ANX-2022-0001 PC Report

**Items Administratively Approved by Staff****2022-0418**

**LSP-2021-000090: Lot Split (1624 N. FLORENE ST./BELL CONSTRUCTION SOLUTIONS, 401):** Submitted by MIKE MILLION SURVEYING for property located at 1624 N. FLORENE ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.28 acres. The request is to split the lot to contain two parcels with approximately 0.16 and 0.12 acres.  
Planner: Gretchen Harrison

**2022-0415**

**LSP-2022-0021: Lot Split (1175 E. PUMP STATION RD./BRIDGETON, 642):** Submitted by BATES & ASSOC. for property located at 1175 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 16.71 acres. The request is to split the lot to contain two parcels with approximately 6.71 and 10.00 acres.

Planner: Ryan Umberger

**2022-0427****LSP-2020-000008 Lot Split: (1212 S KINGFISHER LN/PARK MEADOWS SD, 564):**

Submitted by Crafton Tull for property located at 1212 S. Kingfisher Ln. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains 0.22 acres. The request is to split the lot into 2 parcels with 0.11 acres each. Planner: Jessie Masters

**2022-0428**

**LSP-2022-0027 Lot Split: (3676 W KESSLER MOUNTAIN/CHAPMAN, 752):** Submitted by Atlas PLS for property located at 3672 W Kessler Mountain. The property is in the FAYETTEVILLE PLANNING AREA and contains 8.38 acres. The request is to split the lot to contain 2 parcels with 6.38 acres and 2.00 acres. Planner: Jessie Masters

**Announcements****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.