

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, July 25, 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. 2022-0662

Approval of the minutes from the July 11, 2022 Planning Commission

Attachments: 1) 07-11-2022 Minutes

2. 2022-0650

VAR-2022-0038: Variance (4863 S. DARRELL RD./FROUD, 876): Submitted by ALAN REID & ASSOCIATES for property located at 4863 S. DARRELL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approx. 201.00 acres. The request is for a variance to street frontage requirements due to proposed lot split.

Planner: Gretchen Harrison

Attachments: 2) VAR-2022-0038 PC Report

3. 2022-0657

VAR-2022-0040: Variance (245 E. ROCK ST/FLOWERS, 524): Submitted by FLOWERS CONSULTING for property located at 245 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY-TWENTY-FOUR UNITS PER ACRE and contains approx. 0.36 acres. The request is for a Flood zone variance.

Engineer: Alan Pugh

Attachments: 3) VAR-2022-0040 PC Report

4. 2022-0651

LSD-2022-0022: Large Scale Development (2801 W. MCMILLAN DR./CROSS CHURCH EXPANSION, 441): Submitted by ENGINEERING SERVICES, INC. for property located at 2801 W. MCMILLAN DR. The property is zoned P-1, INSTITUTIONAL and contains approx. 12.13 acres. The request is for a 15,100 square foot building expansion.

Planner: Ryan Umberger

Attachments: 4) LSD-2022-0022 PC Report

Unfinished Business

5. 2022-0610

RZN-2022-0027: Rezoning (603 N. WALNUT AVE./BOWERBIRD, 446): Submitted by BOWERBIRD for property located at 603 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.69 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: [Ryan Umberger](#)

Attachments: 5) RZN-2022-0027 PC Report

Applicant requested to Table till August 8th, 2022 Planning Commission Meeting

New Business**6. 2022-0655**

VAR-2022-0025: Variance (1679 S COOPERS CV/BROCK, 607): Submitted by WEBUILDDECKS for property located at 1679 S COOPERS CV. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approx. 0.31 acres. The request is for a variance allowing at least 12 feet closer to the streamside.

Engineer: [Alan Pugh](#)

Attachments: 6) VAR-2022-0025 PC Report

7. 2022-0652

ADM-2022-0038: Administrative Item (2200 S. INDUSTRIAL DR./MARSHALLTOWN, 642): Submitted by ENGINEERING SERVICES for property located at 2200 S. INDUSTRIAL DR. The properties are zoned I-2, GENERAL INDUSTRIAL and contains approximately 12.71 acres total. The request is to Amend LSD-2022-000004 by removing requirement for MSP improvements (sidewalk) in vicinity of tree grove along Pump Station Road.

Planner: [Jessie Masters](#)

Attachments: 7) ADM-2022-0038 PC Report

8. 2022-0656

VAR-2022-0039: Variance (2750 E. JOYCE BLVD./MANA, 177): Submitted by JORGENSEN & ASSOC. for property located at 2750 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approx. 1.28 acres. The request is for a variance to allowed parking spaces.

Planner: Gretchen Harrison

Attachments: 8) VAR-2022-0039 PC Report

9. 2022-0658

VAR-2022-0042: Variance (3788 N GREGG AVE/TWIN CREEKS, 172): Submitted by OLSSON ENGINEERING for property located at 3788 N. GREGG AVE. The property is zoned UT-URBAN THOROUGHFARE and contains approx. 17.32 acres. The request is for a variance from UDC §172.04(C)(4), Parking Lot Design Standards and §177.04(D)(2), Site Development and Parking Lot Landscape Standards.

Planner: Ryan Umberger

Attachments: 9) VAR-2022-0042 PC Report

10. 2022-0654

PPL-2022-0004: Preliminary Plat (SW. OF W. PERSIMMON & N. RUPPLE RD./COURTS AT OWL CREEK, 477, 478): Submitted by JORGENSEN AND ASSOCIATES for property located SW OF W PERSIMMON AND N RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, AND R-A, RESIDENTIAL-AGRICULTURAL and contains 35.20 acres. The request is for a preliminary plat of 54 residential lots, and 1 lot for detention and community space.

Planner: Jessie Masters

Attachments: 10) PPL-2022-0004 PC Report

11. 2022-0653

PPL-2022-0006: Preliminary Plat (2390 S. DEAD HORSE MOUNTAIN RD./MEADOWS AT STONEBRIDGE, PHASE I, 645, 646): Submitted by CRAFTON TULL for property located at 2390 S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 51.32 acres. The request is for the preliminary plat of 69 residential lots and two unbuildable lots.

Planner: Jessie Masters

Attachments: 11) PPL-2022-0006 PC Report

12. 2022-0646**CUP-2022-0019: Conditional Use Permit (465 S. LOCUST AVE #6/PARTEN,523):**

Submitted by STAY NWA for property located at 465 S LOCUST AVE #6. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.13 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 12) CUP-2022-0019 PC Report

13. 2022-0649**CUP-2022-0022: Conditional Use Permit (229 S. GREGG AVE / MALLORY KURTZ, 522):**

Submitted by Ozzie Capital LLC for property located at 229 S. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approx. 0.56 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 13) CUP-2022-0022 PC Report

14. 2022-0647**RZN-2022-0028: Rezoning (1466 N. GREGG AVE./REYNOLDS,406):**

Submitted by JS FENWICK PROPERTIES for property located at 1466 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approximately 0.43 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE.

Planner: Ryan Umberger

Attachments: 14) RZN-2022-0028 PC Report

15. 2022-0648**RZN-2022-0029: Rezoning (1678 W. PALMER PL./RICH,521):**

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1678 W. PALMER PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.35 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE URBAN.

Planner: Ryan Umberger

Attachments: 15) RZN-2022-0029 PC Report

Items Administratively Approved by Staff

2022-0674

LSP-2021-000125: Lot Split (207 W LAFAYETTE ST/FAY. FUND DEVELOPMENT, 484): Submitted by BATES & ASSOC. for property located at 207 W. LAFAYETTE ST. The property is zoned RI-U and contains approx. 0.15 acres. The request is to split the lot to contain 2 parcels with 0.06 & 0.09 acres.

Planner: Gretchen Harrison

2022-0673

LSP-2022-0033: Lot Split (2991 S CITY LAKE RD./CASTLE DROMBERG, 680 & 681): Submitted by JAMES LAYOUT SERVICES, LLC for property located at 2991 S CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains two parcels with approximately 40 acres. The request is to split and adjust the lots to contain 7 parcels with 34.36, 0.77, 0.81, 1.06, 0.87, 0.96, and 0.71 acres.

Planner: Gretchen Harrison

2022-0671

LSP-2022-0035: Lot Split (N. DOUBLE SPRINGS RD. & N. STARNES RD/DICKERSON ,396) Submitted by ATLAS PLS for property located at N. DOUBLE SPRINGS RD. & N. STARNES RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.0 acres. The request is to split the property into two lots with 3.18 and 1.82 acres.

Planner: Gretchen Harrison

2022-0669

LSIP-2022-0004: Large Site Improvement Plan (2683 N. QUALITY LN / SOURCES, 289):

Submitted by HALFF for property located S OF 2683 N. QUALITY LN. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.1 acres. The request is for a 13,390-square-foot office building and associated parking.

Planner: Jessie Masters

2022-0670

FPL-2022-0007: Final Plat (E. OF S. COBALT AVE / RIVERWALK SD PH. IV, 645/684): Submitted by JORGENSEN & ASSOCIATES for property located E. OF S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 7.58 acres. The request is for the final plat of 34 residential lots.

Planner: Ryan Umberger

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.