

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, July 11, 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**1. 2022-0599**

Approval of the minutes from the June 27, 2022 Planning Commission

Attachments: 1) 06-27-2022 Minutes

Roll Call**Consent****2. 2022-0601**

ADM 2022-0037: Administrative Item (961 E. SPARROW CIR./CREEKSIDE MEADOWS, 603): Submitted by RAUSCH COLEMAN for property located at 961 E. SPARROW CIR. The properties are zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.20 acres total. The request is to amend the Master Street Plan dedication requirements for Creekside Meadows.

Planner: Jessie Masters

Attachments: 2) ADM-2022-0037 PC Report

3. 2022-0600

VAR-2022-0035: Variance (2132 E. JOYCE BLVD, UNIT 100/SPLASH CAR WASH, 176): SPLASH CAR WASH - Submitted by SCM Architects for property located at 2132 E. JOYCE BLVD, UNIT 100. The property is zoned CS and contains approx. 2.16 acres. The request is for a variance from driveway separation and parking lot design requirements.

Planner: Gretchen Harrison

Attachments: 3) VAR-2022-0035 PC Report

4. 2022-0603

VAR-2022-0037: Variance (1100 N. WOOLSEY AVE./FIRE STATION #10, 406): Submitted by CITY OF FAYETTEVILLE for property located at 1100 N. WOOLSEY AVENUE. The property is zoned P-1, INSTITUTIONAL and contains approximately 2.9 acres. The request is to create a lot without access to water and sewer.

Planner: Jessie Masters

Attachments: 4) VAR-2022-0037 PC Report

5. 2022-0606

VAC-2022-0017: Vacation (9 S. BLOCK AVE/HOLCOMB, 523): Submitted by JOSEPH HOLCOMB for property located at 9 S. BLOCK AVE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.7 acres. The request is to vacate a 30 -square-foot portion of alley right-of-way.

Planner: Gretchen Harrison

Attachments: 5) VAC-2022-0017 PC Report

Unfinished Business**6. 2022-0569**

VAR-2022-0021: Variance (4257 W. SANTA FE ST./TOWNE WEST SD LOT 321, 556): Submitted by AB JOINT VENTURES, LLC for property located at 4257 W. SANTA FE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN and contains approx. 0.13 acres. The request is for a variance from UDC 166.08(F)(2) and 166.23(C)(2) for access management and vehicular access requirements.

Planner: Ryan Umberger

Attachments: 6) VAR-2022-0021 PC Report

7. 2022-0567

LSD-2021-000034: Large Scale Development (685 W. VAN ASCHE DR./POINTE FAYETTEVILLE APTS., 211): Submitted by JORGENSEN & ASSOCIATES for property located at 685 W. VAN ASCHE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approx. 38.72 acres. The request is for a 422 unit multi-family complex with associated parking.

Planner: Jessie Masters

Attachments: 7) LSD-2021-000034 PC Report

New Business**8. 2022-0607**

CUP-2022-0015: Conditional Use Permit (2317 W. HATFIELD ST/JOAN, 403): Submitted by SOPHIA JOAN for property located at 2317 W. Hatfield St. The property is zoned RSF-4 Residential Single Family - Four Units per Acre and contains approximately 0.40 acres. The request is for Use Unit 4, Cultural and Recreational Facilities in RSF-4 zoning.

Planner: Ryan Umberger

Attachments: 8) CUP-2022-0015 PC Report

9. 2022-0602

VAR-2022-0036: Variance (3448 N. COLLEGE AVE./GLIDE XPRESS CAR WASH, 213): Submitted by ANDERSON ENGINEERING INC. for property located at 3448 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.40 acres. The request is for variances to UDC §166.08(F) Access Management and §172.04 Parking Lot Design Standards.

Planner: Ryan Umberger

Attachments: 9) VAR-2022-0036 PC Report

10. 2022-0604

CCP-2022-0007: Concurrent Plat (567 N. CRESSWELL/RIGGINS CONSTRUCTION, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 567 N. CRESSWELL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - 8 UNITS PER ACRE and contains approximately 12.20 acres. The request is to create 59 residential lots.

Planner: Jessie Masters

Attachments: 10) CCP-2022-0007 PC Report

11. 2022-0608

CUP-2022-0017: Conditional Use Permit (223 E. 7TH STREET/SPEAKEASY TATTOO, 563): Submitted by ZARA NIEDERMAN for property located at 223 E. 7TH STREET. The property is zoned DG, DOWNTOWN GENERAL and contains 0.40 acres. The request is for Use Unit 16, Shopping Goods in a DG zoning district.

Planner: Gretchen Harrison

Attachments: 11) CUP-2022-0017 PC Report

12. 2022-0609

CUP-2022-0018: Conditional Use Permit (3030 E. MISSION BLVD/MCNAIR, 372): Submitted by JORGENSON & ASSOCIATES for property located at 3030 E. MISSION BLVD. The property is zoned P-1, INSTITUTIONAL, and contains approximately 58.19 acres. The request is for two temporary portable classrooms.

Planner: Ryan Umberger

Attachments: 12) CUP-2022-0018 PC Report

13. 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: 13) RZN-2022-0027 PC Report

Items Administratively Approved by Staff**14. 2022-0612**

LSP-2022-0025: Lot Split (1628 W. CINDY HOLLOW LN/BOEHM, 357): Submitted by BATES AND ASSOCIATES for property located at 6328 W. CINDY HOLLOW LN. The property is in the Fayetteville Planning Area and contains approx. 20.24 acres. The request is to split the lot to contain four parcels with approx. 12.00, 3.52, 2.71, & 2.00 acres.

Planner: Ryan Umberger

15. 2022-0613

SIP-2022-0005: Site Improvement Plan (4391 N. WATERSIDE CT/WHEATLY DANCE, 135): Submitted by HFA for property located at 4391 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains 0.91 acres. The request is for a 9,800-square-foot dance studio and associated parking.

Planner: Jessie Masters

16. 2022-0614

FPL-2022-0006: Final Plat (W. OF EMIL DR/CRYSTAL SPRINGS, 285): Submitted by CRAFTON TULL for property located W. OF EMIL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 27.67 acres. The request is for the final plat of 78 residential lots.

Planner: Gretchen Harrison

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.