

# **City of Fayetteville, Arkansas**

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



## **Planning Commission Final Agenda**

**Monday, August 22, 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. 2022-0599**

Approval of the minutes from the August 8, 2022 Planning Commission

Attachments: PC Vote Sheet 8-8-2022

**2. 2022-0730**

**LSD-2022-0026: Large Scale Development (2115 W MARKHAM RD/MARKHAM HOSPITALITY, 481):** Submitted by ECOLOGICAL DESIGN GROUP for property located at 2115 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 4.22 acres. The request is for Construction of Cabin Ridge road and proposed public improvements.

Planner: Ryan Umberger

Attachments: 2) LSD-2022-0026 PC Report

**Unfinished Business****3. 2022-0731**

**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: 3) ADM-2022-0038 PC Report

**4. 2022-0732**

**VAR-2022-0042: Planning Commission Variance (3788 N. GREGG AVE/STEELE CROSSING INVESTMENT, 173):** Submitted by OLSSON ENGINEERING for property located at 3788 N. GREGG AVE. The property is zoned UT-URBAN THOROUGHFARE and contains approx. 17.3 acres. The request is for a variance from section 172.04.C for Lots 20A, 21E, and 21F of the preliminary plat.

Planner: Ryan Umberger

Attachments: 4) VAR-2022-0042 PC Report

**New Business****5. 2022-0733**

**VAR-2022-0043: Planning Commission Variance (1333 S. DINSMORE TRL/STRATTON, 557):** Submitted by RON STRATTON for property located at 1333 S. DINSMORE TRL. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY FOUR UNITS PER ACRE and contains approx. 0.54 acres. The request is for a variance from streamside protection.

Engineer: Alan Pugh

Attachments: 5) VAR-2022-0043 PC Report

**6. 2022-0737**

**VAR-2022-0049: Planning Commission Variance (1850 E TOWNSHIP ST/GULLEY PARK, 292):** Submitted by THE CITY OF FAYETTEVILLE for property located at 1850 E. TOWNSHIP ST. The property is zoned P-1, INSTITUTIONAL and contains approx. 24.08 acres. The request is for a Flood Zone Variance for improvements.

Engineer: Alan Pugh

Attachments: 6) VAR-2022-0049 PC Report

**7. 2022-0735**

**VAR-2022-0047: Planning Commission Variance (6328 W CINDY HOLLOW LN/BOEHM, 357):** Submitted by BATES & 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 for a variance to street frontage requirements.

Planner: Ryan Umberger

Attachments: 7) VAR-2022-0047 PC Report

**8. 2022-0736**

**VAR-2022-0048: Planning Commission Variance (734 S LOCUST AVE/SOUTHSIDE TOWNHOMES, 562):** Submitted by COMMUNITY BY DESIGN for property located at 734 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GERNERAL and contains approx. 0.78 acres. The request is for a variance to the Urban Residential Design Standards.

Planner: Ryan Umberger

Attachments: 8) VAR-2022-0048 PC Report

**9. 2022-0748**

**RZN-2022-0031: Rezoning (110 S UNIVERSITY AVE/ROBSON, 522):** Submitted by MARCIA ROBSON for property located at 110 S UNIVERSITY AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approx. 0.2 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

Planner: Gretchen Harrison

Attachments: 9) RZN-2022-0031 PC Report

**10. 2022-0749**

**RZN-2022-0032: Rezoning (115 & 121 S. UNIVERSITY AVE/ROBSON, 522):** Submitted by MARCIA ROBSON for property located at 115 & 121 S. UNIVERSITY AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY - FOURTY UNITS PER ACRE and contains approx. 0.60 acres. The request is to rezone the property to MSC, MAIN STREET CENTER.

Planner: Gretchen Harrison

Attachments: 10) RZN-2022-0032 PC Report

**11. 2022-0750**

**RZN-2022-0033: Rezoning (SE OF S. SMOKEHOUSE TRL. AND W. MARTIN LUTHER KING JR. BLVD/MCNEAL, 595):** Submitted by MCNEAL FAMILY INVESTMENTS for property located SE OF S. SMOKEHOUSE TRL. AND W. MARTIN LUTHER KING JR. BLVD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.09 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Gretchen Harrison

Attachments: 11) RZN-2022-0033 PC Report

**12. 2022-0751**

**RZN-2022-0035: Rezoning (6074 W. WEDINGTON DR/HOUSTON, 397):** Submitted by BLEW & ASSOC. for property located at 6074 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.43 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Gretchen Harrison

Attachments: 12) RZN-2022-0035 PC Report

**13. 2022-0752**

**RZN-2022-0036: Rezoning (6040 W WEDINGTON DR/HOUSTON, 397):** Submitted by BLEW AND ASSOCIATES for property located at 6040 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.39 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.

Planner: Gretchen Harrison

Attachments: 13) RZN-2022-0036 PC Report

**14. 2022-0753**

**RZN-2022-0037: Rezoning (SE OF W. 18TH ST & W. CUSTER LN/SOUTHERN LIVING CONSTRUCTION LLC, 598):** Submitted by COMMUNITY BY DESIGN for property located SE OF W. 18TH ST & W. CUSTER LN. The property is split-zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and C-1, NEIGHBORHOOD COMMERCIAL and contains approx. 3.10 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Ryan Umberger

Attachments: 14) RZN-2022-0037 PC Report

**15. 2022-0754**

**RZN-2022-0038: Rezoning (201 E. SPRING ST/TEAGUE, 485):** Submitted by COMMUNITY BY DESIGN for property located at 201 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approx. 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Gretchen Harrison

Attachments: 15) RZN-2022-0038 PC Report

**16. 2022-0755**

**RZN-2022-0039: Rezoning (726 W. TAYLOR ST/BDM REALTY LLC, 444):** Submitted by GAVIN SMITH CIVIL ENGINEERING for property located at 726 W. TAYLOR ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY - FORTY UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE - URBAN.

Planner: Ryan Umberger

Attachments: 16) RZN-2022-0039 PC Report

**17. 2022-0739**

**CUP-2022-0031: Conditional Use Permit (507 S. PHILLIP DR/DUNIGAN, 520):** Submitted by SAWYER DUNIGAN for property located at 507 S. PHILLIP DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 17) CUP-2022-0031 PC Report

**18. 2022-0740**

**CUP-2022-0032: Conditional Use Permit (1232 S. DINSMORE TRL/GREGG, 557):** Submitted RANCE GREGG for property located at 1232 S. DINSMORE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 4.73 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 18) CUP-2022-0032 PC Report

**19. 2022-0741**

**CUP-2022-0033: Conditional Use Permit (1021 E. LIGHTON TRL/TOST, 525):** Submitted LEIGH TOST for property located at 1021 E. LIGHTON TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.80 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 19) CUP-2022-0033 PC Report

**20. 2022-0742**

**CUP-2022-0034: Conditional Use Permit (2821 W. WILDWOOD DR/NEWTON, 363):** Submitted by DAVID NEWTON for property located at 2831 W. WILDWOOD DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approx. 0.25 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 20) CUP-2022-0034 PC Report

**21. 2022-0744**

**CUP-2022-0036: Conditional Use Permit (514 S BUCHANAN AVE/WATSON, 522):** Submitted by CHARLES WATSON for property located at 514 S. BUCHANAN. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY - FORTY UNITS PER ACRE and contains approximately 0.29 acres. The request is to use residence as a short-term rental.  
Planner: Jessie Masters

Attachments: 21) CUP-2022-0036 PC Report

**22. 2022-0745**

**CUP-2022-0037: Conditional Use Permit (328 E MARTIN LUTHER KING JR BLVD/RAWLS, 524):** Submitted by AUSTIN RAWLS for property located at 328 E. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.09 acres. The request is to use residence as a short-term rental.  
Planner: Jessie Masters

Attachments: 22) CUP-2022-0037 PC Report

**23. 2022-0746**

**CUP-2022-0038: Conditional Use Permit (932 N GARLAND AVE/THE LAWSON GROUP, 444):** Submitted by THE LAWSON GROUP LLC for property located at 932 N GARLAND AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.11 acres. The request is to use residence as a short-term rental.  
Planner: Jessie Masters

Attachments: 23) CUP-2022-0038 PC Report

**24. 2022-0747**

**CUP-2022-0039: Conditional Use Permit (2992 N. OAK BAILEY DR/OAK BAILEY CLUSTER DEVELOPMENT, 254):** Submitted by COMMUNITY BY DESIGN for property located at 2992 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 2.67 acres. The request is for a cluster housing development with 19 residential units.  
Planner: Gretchen Harrison

Attachments: 24) CUP-2022-0039 PC Report

**Items Administratively Approved by Staff**

**25. 2022-0771**

**FPL-2022-0008: Final Plat (MORNINGSIDE DRIVE AND E. HUNTSVILLE RD/PARK MEADOWS 4, 564):** Submitted by CRAFTON & TULL for property located Morningside Dr. and E. Huntsville Rd. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 11.52 acres. The request is for approval of sixty-seven lots platted with streets and utilities.

Planner: Jessie Masters

**Announcements****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.