

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, November 14, 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 October 24, 2022 Planning Commission

Attachments: 10-24 PC RESULTS

2. 2022-0943

PPL-2022-0007: Preliminary Plat (NE CORNER OF N. GREGG AVE & W. VAN ASCHE DR/TWIN CREEKS, 172): Submitted by OLSSON ENGINEERING for property located at NE CORNER OF N. GREGG AVE. & W. VAN ASCHE DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 17.30 acres. The request is to subdivide the property into eight lots.

Planner: Ryan Umberger

Attachments: 2) PPL-2022-0007 PC Report

APPLICANT HAS REQUESTED TO WITHDRAW THIS ITEM.

3. 2022-1013

CCP-2022-0012: Concurrent Plat: (4979 E. GUY TERRY RD/TAYLOR, 141): Submitted by JAMES LAYOUT SERVICES for property located at 4979 E. GUY TERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 74.36 acres. The request is for the concurrent plat of five residential lots.

Planner: Ryan Umberger

Attachments: 3) CCP-2022-0012 PC Report

4. 2022-1012

ADM-2022-0058: Administrative Item (819, 829, 833, 839, and 853 S. ONE MILE RD/ONE MILE COURTS, 557): Submitted by COMMUNITY BY DESIGN for properties located at 819, 829, 833, 839, and 853 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 4.84 acres. The request is a major modification to the associated large scale development.

Planner: Ryan Umberger

Attachments: 4) ADM-2022-0058 PC Report

Unfinished Business

5. 2022-0825

LSD-2022-00006: Large Scale Development (EAST OF E. SAIN ST AND N. FRONT ST/TRAILS ON THE CREEK, 174-175): Large Scale Development submitted by BLEW & ASSOCIATES for properties located East of E SAIN ST and N FRONT ST. The properties are zoned RPZD and contain approx. 10.55 acres. The request is for a 331 unit apartment complex with associated parking.

Planner: [Gretchen Harrison](#)

THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA FOR LACK OF PROPER PUBLIC NOTIFICATION.

6. 2022-0980

LSD-2022-0023: Large Scale Development (S. DUNCAN AVE AND W. 15TH ST/SOUTH DUNCAN DEVELOPMENT, 561): Submitted by CRAFTON TULL for property located at S DUNCAN AVE AND W 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 3.16 acres. The request is for a 40-unit cluster housing development.

Planner: [Gretchen Harrison](#)

Attachments: 6) LSD-2022-0023 PC Report

7. 2022-0981

RZN-2022-0045: Rezoning (WEST OF N. BOX AVE/BOX, 372): Submitted by WATKINS, BOYER, GRAY, AND CURRY for property located at WEST OF N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.60 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

Planner: [Ryan Umberger](#)

Attachments: 7) RZN-2022-0045 PC Report

THIS ITEM WAS TABLED AT THE OCTOBER 24TH PLANNING COMMISSION MEETING.

New Business

8. 2022-1011

ADM-2022-0056: Administrative Item (430 W. DICKSON ST/TIN ROOF, 484): Submitted by PATRICK NIETZER for property located at 430 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.25 acres. The request is to amend the conditional use permit for Tin Roof, a dance hall and outdoor music venue.

Planner: Ryan Umberger

Attachments: 8) ADM-2022-0056 PC Report

9. 2022-1014

LSD-2022-0024: Large Scale Development (3766 N. INVESTMENT DR/TWIN CREEKS VILLAGE, PHASE III, 172): Submitted by CRAFTON TULL for property located at 3766 & 3759 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.05 acres. The request is for the development of two retail buildings totaling 6,690 and 7,897 square feet and associated parking.

Planner: Ryan Umberger

Attachments: 9) LSD-2022-0024 PC Report

10. 2022-1015

RZN-2022-0046: Rezoning (822 N. GARLAND AVE/LOOS, 444): Submitted by OLSSON for property located at 822 N. GARLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

Attachments: 10) RZN-2022-0046 PC Report

11. 2022-1016

RZN-2022-0048: Rezoning (1657 N. VANDEVENTER AVE/OSBORNE, 406): Submitted by HALL ESTILL LAW FIRM for property located at 1657 N. VANDEVENTER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.67 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE.

Planner: Gretchen Harrison

Attachments: 11) RZN-2022-0048 PC Report

12. 2022-1021

CUP-2022-0089: Conditional Use Permit (1852 N. PINE CONE DR/BAIK, 362): Submitted by SANG BAIK for property located at 1852 N. PINE CONE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE and contains approximately 0.19 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 12) CUP-2022-0089 PC Report

13. 2022-1022

CUP-2022-0091: Conditional Use Permit (5 S. WEST AVE, UNIT B/NATIVIDAD, 523): Submitted by NATIVIDAD RODRIGUEZ SERRANO for property located at 5 S. WEST AVE, UNIT B. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 13) CUP-2022-0091 PC Report

14. 2022-1023

CUP-2022-0092: Conditional Use Permit (205 E. HAROLD ST/SCHOOLCRAFT, 213): Submitted by COLLIN SCHOOLCRAFT for property located at 205 E. HAROLD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 14) CUP-2022-0092 PC Report

15. 2022-1024

CUP-2022-0093: Conditional Use Permit (442 S. DUNCAN AVE/ASHWORTH, 522): Submitted by DOROTHY ASHWORTH for property located at 442 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY - FORTY UNITS PER ACRE, and contains approximately 0.22 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 15) CUP-2022-0093 PC Report

16. 2022-1017

CUP-2022-0084: Conditional Use Permit (4090 W. STONEY BEND DR/ESTERHUIZEN, 322): Submitted by BAREND ESTERHUIZEN for property located at 4090 W. STONEY BEND. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.34 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 16) CUP-2022-0084 PC Report

17. 2022-1018

CUP-2022-0086: Conditional Use Permit (4219 W. ANTHEM DR/WILMOTH, 478): Submitted by DEBORAH WILMOTH, LLC for property located at 4219 W. ANTHEM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.16 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 17) CUP-2022-0086 PC Report

18. 2022-1019

CUP-2022-0087: Conditional Use Permit (2303 E. AMHEURST ALY/EICHER, 137): Submitted by ERIC EICHER for property located at 2303 E. AMHEURST ALY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 0.08 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 18) CUP-2022-0087 PC Report

19. 2022-1020

CUP-2022-0088: Conditional Use Permit (2939 N. RAVEN LN/ZHANG, 246): Submitted by XINDE ZHANG for property located at 2939 N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.27 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 19) CUP-2022-0088 PC Report

Items Administratively Approved by Staff

2022-1039

LSP-2022-0030: Lot Split (SW OF W. PERSIMMON AND S. RUPPLE RD/RIVERWOOD HOMES, 478): Submitted by JORGENSEN AND ASSOCIATES for property located at SW OF W. PERSIMMON AND S. RUPPLE ROAD. The property is zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION AND R-A, RESIDENTIAL-AGRICULTURAL and contains 30.31 acres. The request is to split the lot to contain 2 parcels with 15.01 and 15.29 acres.

Planner: Jessie Masters

2022-1025

LSP-2022-0044: Lot Split (1190 N. HAMSTRING RD/SCOTT, 394): Submitted by MICHAEL SCOTT for property located at 1190 N. HAMSTRING RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 11.77 acres. The request is to divide the property into two separate lots, 7.87 acres and 3.90 acres.

Planner: Ryan Umberger

2022-1026

LSP-2022-0047: Lot Split (192 N BLOCK AVE/WOOD, 484): Submitted by ALAN REID & ASSOCIATES for property located at 192 N. BLOCK AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.095 acres. The request is to divide the property into two separate lots containing 0.05 acres and 0.04 acres.

Planner: Jessie Masters

2022-1040

LSP-2022-0051: Lot Split (603 N. WALNUT AVE/Shore Cockram Trust, 446): Submitted by ALAN REID & ASSOCIATES for property located at 603 N WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, and contains approximately 0.70 acres. The request is to divide the property into three separate lots containing 0.18 acres, 0.21 acres, 0.31 acres.

Planner: Ryan Umberger

2022-1042

LSP-2022-0052: Lot Split (1070 N. MARINONI DR/ANGUS, 441): Submitted by CRAFTON TULL for property located at 1070 N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 75.60 acres. The request is to divide the property with Right-of-Way Dedication and Easement Dedication.

Planner: Jessie Masters

2022-1027

LSP-2022-0053: Lot Split (5190 E. MISSION BLVD/MATHIAS, 298 & 259): Submitted by ALAN REID & ASSOCIATES for property located at 5190 E MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.02 acres. The request is to divide two properties into four separate lots, 1.69 acres, 1.87 acres, 1.36 acres, and 1.11 acres.

Planner: Jessie Masters

2022-1028

LSP-2022-0058: Lot Split (2990 E. GLORY DR/BAXTER, 216): Submitted by JORGENSEN & ASSOCIATES for property located at 2990 E. GLORY DR. The property is zoned CS, COMMUNITY SERVICES, and RI-12, RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE, and P-1, INSTITUTIONAL and contains approximately 1.17 acres. The request is to divide the property into three lots containing 0.61 acres, 0.29 acres, and 0.27 acres.

Planner: Gretchen Harrison

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.

Adjournment