

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, March 27, 2023

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. Minutes**

Approval of the minutes from the March 13th, 2023 Planning Commission -

2. VAR-2023-0007: Planning Commission Variance (4136 N. HUNGATE LN/SOWELL, 141):

Submitted by BLEW & ASSOCIATES for property located at 4136 N. HUNGATE LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.78 acres. The request is for a variance from minimum lot width requirements. - Gretchen Harrison, Planner

3. VAR-2023-0008: Planning Commission Variance (W. OF ELKHORN SPRINGS AND HWY 16/INGRAM, 430):

Submitted by BLEW & ASSOCIATES for property located on W. OF ELKHORN SPRINGS AND HWY 16. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.44 acres. The request is for a variance to UDC §166.08(E) – Block Layout/Connectivity for a double-street frontage lot. - Ryan Umberger, Senior Planner

Unfinished Business**4. LSD-2022-0041: Large Scale Development (N. HWY 112/112 ARONSON, 209):**

Submitted by ENGINEERING SERVICES INC. for property located on N. HWY. 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 31.20 acres. The request is for a development with 214 residential units, 40,000 sq. ft. movie theater, and associated parking.

THIS ITEM WAS TABLED AT THE MARCH 13, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

5. LSD-2023-0001: Large Scale Development (2373 N. GREGG AVE/JRG HOLDINGS, LLC, 328):

Submitted by JORGENSEN & ASSOCIATES for property located at 2373 N. GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approx. 3.79 acres. The request is for a 12,000

square foot warehouse building and additional paved laydown area.

THIS ITEM WAS TABLED AT THE MARCH 13, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Planner

6. CUP-2023-0023: Conditional Use Permit (704 S. WASHINGTON AVE/BOTTLE ROCKET LLC, 569):

Submitted by BOTTLE ROCKET SUBS, LLC for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.90 acres (including parking on adjacent parcel). The request is for Use Unit 14: Hotel, Motel, and Amusement Services in DG zoning with off-site parking.

THIS ITEM WAS TABLED AT THE MARCH 13, 2023 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

7. ADM-2023-0001: Administrative Item (Amend UDC Chapter 151 Definitions, Chapter 161 Zoning Regulations, And Chapter 166 Development):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is to amend Chapter 151 - Definitions, Chapter 161 - Zoning Regulations, and Chapter 166 - Sections 166.08 Street Design and Access Management and 166.23 Urban Residential Design Standards to be consistent with Chapter 162 - Use Units. The purpose of the amendment is to provide consistent and clear language for two-family, three- and four-family, and multi-family dwellings. - Sherry Smith, Long Range and Preservation Planner

8. VAR-2022-0064: Planning Commission Variance (S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD/JIFFY TRIP, 595):

Submitted by ENVIROTECH ENGINEERING AND CONSULTING for property located at S. SMOKEHOUSE TRL AND W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.09 acres. The request is a variance from parking lot design and access management standards. - Gretchen Harrison, Planner

9. VAR-2023-0001: Planning Commission Variance (N. WASHINGTON AVE/SPRING STREET COTTAGES, 485):

Submitted by COMMUNITY BY DESIGN for property located at N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is for a variance to UDC §172.05 – Standards for the Number of Spaces by Use. - Ryan Umberger, Senior Planner

10. VAR-2023-0006: Planning Commission Variance (E. MOUNTAIN ST/CANTABERY, 524):

Submitted by FREDRICK CANTABERY for property located at E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is for a variance to the Streamside Protection Zone. - Alan Pugh, Staff Engineer

11. VAR-2023-0009: Planning Commission Variance (EAST OF W. CUSTER LN/STRICKLIN, 598):

Submitted by COMMUNITY BY DESIGN for property located EAST OF W. CUSTER LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE – URBAN and contains approximately 3.10 acres. The request is for a variance from parking lot surfacing standards and streamside protection zone requirements. - Gretchen Harrison, Planner

12. VAR-2023-0010: Planning Commission Variance (2120 N. COLLEGE AVE/SLIM CHICKENS, 485):

Submitted by HFA for property located on 2120 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.74 acres. The request is for a variance from parking lot entry width and driveway separation. - Donna Wonsower, Planner

13. CUP-2023-0021: Conditional Use Permit (3333 W. DINSMORE TRL/GARDEN DAY GETAWAY, 518):

Submitted by DALE NEWBERRY for property located at 3333 W. DINSMORE TRL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.97 acres. The request is for Use Unit 4: Cultural and Recreational Facilities. - Gretchen Harrison, Planner

14. CUP-2023-0032: Conditional Use Permit (519 E. JOHNSON ST/MOHLER NWA HOMES, 441):

Submitted by TJ MOHLER for property located at 519 E. JOHNSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for Use Unit 12a: Limited Business in RSF-4 zoning. - Gretchen Harrison, Planner

15. CUP-2023-0027: Conditional Use Permit (847 S. ROSE AVE/WERNER, 560):

Submitted by TODD & TERESA WERNER for property located at 847 S. ROSE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRES and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

16. CUP-2023-0028: Conditional Use Permit (1831 W. MITCHELL ST/GINGER, 520):

Submitted by NAN GINGER for property located at 1831 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

17. CUP-2023-0029: Conditional Use Permit (1835 W. MITCHELL ST/GINGER, 520):

Submitted by NAN GINGER for property located at 1835 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

18. CUP-2023-0030: Conditional Use Permit (2827 W. LAKEWOOD DR/CROSBY, 518):

Submitted by ENC HOLDINGS LLC for property located at 2827 W. LAKEWOOD DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.01 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

19. CUP-2023-0031: Conditional Use Permit (1123 S. TOTTENHAM CT/THE DVB GROUP LLC, 557):

Submitted by DOMINIQUE BLAKE for property located at 1123 S. TOTTENHAM CT. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.04 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

20. CUP-2023-0033: Conditional Use Permit (614 W. LAFAYETTE ST/TONYMON, 483):

Submitted by BROKEN ROAD VENTURES LLC for property located at 614 W. LAFAYETTE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

21. CUP-2023-0004: Conditional Use Permit (462 E. MIMOSA LN/TILLMAN, 251):

Submitted by WALTER TILLMAN for property located at 462 E. MIMOSA LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – 24 UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

22. CUP-2023-0035: Conditional Use Permit (2110 W. LOREN CIR./HILL, 442):

Submitted by

WEEKENDER MANAGEMENT for property located at 2100 W. LOREN CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

23. CUP-2023-0036: Conditional Use Permit (724 E. LAFAYETTE ST/RAPKE, 486):

Submitted

by HIMALAYAN MOUNTAIN SHOP for property located at 724 E. LAFAYETTE ST. The property is zoned RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

Items Administratively Approved by Staff**Agenda Session Items****Announcements****24. The Planning Commission Officer Voting.**

- Sarah Sparkman, Chair
- Andrew Brink, Vice-Chair
- Mary McGetrick, Secretary

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 of TDD, Telecommunications 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.

