

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, April 24, 2023

5:30 PM

City Hall Room 219

Planning Commission Members

Sarah Sparkman, Chair

Andrew Brink, Vice Chair

Mary McGetrick, Secretary

Jimm Garlock

Fred Gulley

Joseph Holcomb

Mary Madden

Brad Payne

Porter Winston

Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the April 10th, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

Unfinished Business**2. CUP-2022-0122: Conditional Use Permit (521 N. SHADY AVE, UNIT 4/STRANGE, 445):**

Submitted by STATLER STRANGE for property located at 521 N. SHADY AVE, UNIT 4. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.24 acres. The request is to use the residence as a short-term rental.

ITEM WAS TABLED INDEFINITELY AT THE JANUARY 23RD, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business**3. PZD-2023-0002: Planned Zoning District (SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 596):**

Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. The property is split zoned R-A, RESIDETENTIAL AGRICULTURAL, CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approx. 5.59 acres. The request is to rezone 4.49 acres of the property to a PLANNED ZONING DISTRICT.

APPLICANT HAS REQUESTED TO TABLE TILL THE MAY 8TH, 2023 PLANNING COMMISSION MEETING. - Ryan Umberger, Senior Planner

4. LSD-2022-0034: Large Scale Development (3066 E. JOYCE BLVD/THE BERKSHIRE AT UPTOWN, 177):

Submitted by JORGENSEN AND ASSOCIATES for property located at 3066 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES, NS-G,

NEIGHBORHOOD SERVICES-GENERAL, and RI-12, RESIDENTIAL INTERMEDIATE – 12 UNITS PER ACRE and contains approximately 8.77 acres. The request is for a residential development with 112 units and associated parking.

APPLICANT HAS REQUESTED TO TABLE TILL MAY 8TH PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

5. ADM-2023-0011: Administrative Item (AMEND UDC CHAPTER 166 - DEVELOPMENT):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC 166.25 – Commercial, Office and Mixed Use Design and Development Standards. The proposed code change would require cross access to adjacent properties. - Britin Bostick, Long Range Planning/Special Projects Manager

6. CUP-2023-0040: Conditional Use Permit (1882 N. PLUTO DR, UNIT 3/NWA SMASH LAB, 336):

Submitted by NWA SMASH LAB for property located at 1882 N. PLUTO DR, UNIT 3. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.94 acres. The request is to use the location as a Commercial Recreational Facility, Small Site. - Donna Wonsower, Planner

7. RZN-2023-0010: Rezoning (1746 N. OLD WIRE RD/PERRY, 369):

Submitted by BUFFINGTON HOMES for property located at 1746 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 1.06 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Donna Wonsower, Planner

8. RZN-2023-0011: Rezoning (239 & 245 N. FLETCHER AVE/HAMBRICE, 485):

Submitted by HAMBRICE HOMES for property located at 239 & 245 N. FLETCHER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE, and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Ryan Umberger, Senior Planner

9. CUP-2023-0043: Conditional Use Permit (435 N. OLIVER AVE/KING INVESTMENTS OF FAYETTEVILLE LLC, 482):

Submitted by KING INVESTMENTS OF FAYETTEVILLE LLC for property located at 435 N. OLIVER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.31 acres. The request is to use the residence as a short-term rental. - Donna

Wonsower, Planner

10. CUP-2023-0044: Conditional Use Permit (2116 W. LOREN CIR/CASA LOREN LLC, 442):

Submitted by CASA LOREN LLC for property located at 2116 W. LOREN CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.26 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

Items Administratively Approved by Staff

11. LSP-2022-0072: Lot Split (WEST OF 2751 S. CITY LAKE RD/HUARK, 641):

Submitted by CASTER & ASSOCIATES LAND SURVEYING for property located at WEST OF 2751 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 11.94 acres. The request is to divide the property into two lots containing 5.97 acres each. - Ryan Umberger, Senior Planner

12. LSP-2023-0006: Lot Split (15005 ELKHORN SPRINGS RD/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 to split the property into two lots containing 8.44 and 4.00 acres. - Ryan Umberger, Senior Planner

13. LSP-2023-0012: Lot Split (SW OF S. LOCUST AND W. ROCK ST/HERLEVIC, 523):

Submitted by BATES & ASSOCIATES for property located at SW OF S. LOCUST AVE AND W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is to split the property into four lots with approximately 0.13, 0.05, 0.05, and 0.07 acres. - Ryan Umberger, Senior Planner

Agenda Session Items

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 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.