

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, May 22, 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

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. Minutes**

Approval of the minutes from the May 8th, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0014: Administrative Item (1362 N. PORTER RD/PORTER ROAD TOWNHOMES, 403):

Submitted by APOGEE PROPERTIES, LLC for property located at 1340 N. Porter Rd. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approx. 1.38 acres. The request is to extend a previously approved Large Scale Development. - Donna Wonsower, Planner

3. ADM-2023-0018: Administrative Item (NW OF E. ZION RD & S. BUTTERFIELD COACH RD/HARPER SUBDIVISION, 101):

Submitted by ESI for property located NW OF E. ZION RD & S. BUTTERFIELD COACH RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 37.27 acres. The request is to extend a previously approved Preliminary Plat. - Gretchen Harrison, Planner

4. ADM-2023-0019: Administrative Item (2231 W. MARKHAM RD/MARKHAM HILL DEVELOPMENT, 480, 481):

Submitted by CEI for property located at 2231 W. MARKHAM RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 36.48 acres. The request is to extend a previously approved Preliminary Plat. - Jessica Masters, Development Review Manager

5. VAR-2023-0016: Variance (3718 E. SPYGLASS HILL DR/RISCH, 607):

Submitted by JAMES RISCH for property located at 3718 E. SPYGLASS HILL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.27 acres. The request is for a variance to the Streamside Protection Zone. - Alan Pugh, Staff Engineer

6. VAR-2023-0017: Variance (WEST OF 4089 N. SHILOH DR/THE CLAUDE, 135):

Submitted by ANDERSON ENGINEERING INC for property at WEST OF 4089 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and

contains approximately 7.31 acres. The request is for a variance for street trees under UDC Chapter 177. - Jessica Masters, Development Review Manager

7. CCP-2023-0001: Concurrent Plat (4492 N. TOM PERRY RD/SHERRILL, 104):

Submitted by BLEW AND ASSOCIATES for property located at 4492 N. TOM PERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.78 acres. The request is for the concurrent plat of three residential lots. - Jessica Masters, Development Review Manager

Unfinished Business

1. 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.

THIS ITEM WAS TABLED AT THE April 24, 2023 AND THE MAY 8, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business

1. CUP-2023-0048: Conditional Use Permit (2650 N. OLD WIRE RD/BIKE PATH COTTAGES, 292):

Submitted by TIM MCMAHON for property located at 2650 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.91 acres. The request is for a six-unit cluster housing development. - Gretchen Harrison, Planner

2. ADM-2023-0015: Administrative Item (1299 W. VAN ASCHE DR/JJ'S SPORTS COMPLEX, 210):

Submitted by JORGENSEN & ASSOCIATES for property located at 1299 W. VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 11.88 acres. The request is to amend a previously approved Conditional Use Permit. - Gretchen Harrison, Planner

3. PPL-2023-0002: Preliminary Plat (3610 W. WEDINGTON DR./AFT DEVELOPMENT, 401):

Submitted by BLEW AND ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THROUGHFARE and contains approximately 11.46 acres. The request is for the preliminary plat of

eight lots. - Donna Wonsower, Planner

4. LSD-2023-0003: Large Scale Development (1615 E. STEARNS ST/NAPLES, 175):

Submitted by JORGENSEN AND ASSOCIATES for property located at 1615 E. STEARNS ST. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.42 acres. The request is for a 21,918 square-foot office building with associated parking. - Donna Wonsower, Planner

5. CUP-2023-0050: Conditional Use Permit (3017 W. OLD FARMINGTON RD/ARNOLD, 557):

Submitted by JORGENSEN AND ASSOCIATES for property located at 3017 W. OLD FARMINGTON RD. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approx. 0.54 acres. The request is for approval of Use Unit 9, to allow for two family structures. - Donna Wonsower, Planner

6. CUP-2023-0053: Conditional Use Permit (3081 N. HWY 112/SAM'S CLUB RECYCLING FACILITY, 248):

Submitted by BRR ARCHITECTURE for property located at 3081 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approx. 7.51 acres. The request is for a community recycling drop-off facility. - Jessica Masters, Development Review Manager

7. RZN-2023-0013: Rezoning (1275 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by BLEW AND ASSOCIATES for property located at 1275 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE, and contains approximately 2.23 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE. - Gretchen Harrison, Planner

8. RZN-2023-0014: Rezoning (SE OF DEAD HORSE MOUNTAIN ROAD AND E. GOFF FARM ROAD/RIVERWOOD HOMES, 606, 607, 645, 646):

Submitted by HALL ESTILL LAW FIRM for property located at SE OF DEAD HORSE MOUNTAIN ROAD AND E. GOFF FARM ROAD. The property is split zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 205.2 acres. The request is to rezone a portion of the property to NC, NEIGHBORHOOD CONSERVATION AND CS, COMMUNITY SERVICES. - Jessica Masters, Development Review Manager

9. CUP-2023-0049: Conditional Use Permit (819 N. WOODLAWN DR/ONEILL, 447):

Submitted by DOUBLE DOG INVESTMENTS for property located at 819 N. WOODLAWN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.23 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

10. CUP-2023-0051: Conditional Use Permit (1661 W. HOTZ DR/D'APPOLLONIO, 482):

Submitted by ALAN D'APPOLLONIO for property located at 1661 W. HOTZ DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.40 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

1. LSP-2022-0075: Lot Split (NORTH OF 1900 W. CUSTER LN/SOUTHERN LIVING CONSTRUCTION LLC, 598):

Submitted by BATES AND ASSOCIATES for property located at NORTH OF 1900 W. CUSTER LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN, and contains three parcels that equal approximately 3.10 acres. The request is to divide the property into five lots containing 1.68, 0.21, 0.31, 0.25, and 0.66 acres. - Gretchen Harrison, 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.