

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, June 26, 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 22, 2023 and June 12, 2023 Planning Commission. -

2. ADM-2023-0022: Administrative Item (1629 N. CROSSOVER RD./SMYTH HOUSE CLUSTER DEVELOPMENT, 410):

Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is for an extension of a previously approved conditional use permit.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

3. VAR-2023-0018: Variance (N. CHICAGO WAY & W. SOMERVILLE LN./BROOKLANDS AT MOUNTAIN RANCH PH. 2 LOT 26, 478):

Submitted by COBBLESTONE HOMES for property located at N. CHICAGO WAY & W. SOMERVILLE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.25 acres. The request is for a variance to access management standards.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

4. VAR-2023-0020: Variance (SW OF N. GREGG AVE. & N. FULBRIGHT EXPY./WRMC FUTRALL DRIVE IMPROVEMENTS, 250):

Submitted by CEI ENGINEERING ASSOCIATES for property located SW OF N. GREGG AVE. & N. FULBRIGHT EXPY. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 11.16 acres. The request is for a variance to streamside protection, master street plan, tree preservation, and drainage requirements.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

Unfinished Business

5. VAR-2023-0019: Variance (W. PRAIRIE ST./BAUMANN AND CROSNO CONSTRUCTION, 523):

Submitted by ECOLOGICAL DESIGN GROUP INC. for property located on W. PRAIRIE ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.12 acres. The request is for a variance to streamside protection requirements.

ITEM HAS BEEN WITHDRAWN BY APPLICANT - Alan Pugh, Staff Engineer

6. ADM-2023-0020: Administrative Item (4898 W. WEDINGTON DR./POOCH PLAZA, 398):

Submitted by COYLE ENTERPRISES for property located at 4898 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.90 acres. The request is to extend a previously approved large scale development.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

7. VAR-2023-0021: Variance (NE OF N. WOOLSEY AVE. & W. NORTH ST./FIRE STATION 2, 406):

Submitted by OLSSON for property located at N. WOOLSEY AVE. & W. NORTH ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.39 acres. The request is for a variance to master street plan, parking lot design, and access management standards.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

8. CUP-2023-0058: Conditional Use Permit (4077 W. WEDINGTON DR./ADVANCED AUTO PARTS, 439):

Submitted by HFA for property located at 4077 W. WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.75 acres. The request is for approval of Use Unit 16, Shopping Goods in C-1 zoning.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

9. CUP-2023-0052: Conditional Use Permit (883 E. SPARROW CIR./FRITCHIE FARMS LLC, 603):

Submitted by R&D PROPERTY SOLUTIONS for property located at 883 E. SPARROW CIR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY,

EIGHT UNITS PER ACRE and contains approximately 0.12 acres. The request is to use the residence as a short-term rental.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

10. CUP-2023-0057: Conditional Use Permit (2717 N. GULLEY GROVE CIR./KW BRYANT HOLDINGS LLC, 293):

Submitted by KW BRYANT HOLDINGS LLC for property located at 2717 N. GULLEY GROVE CIR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

11. CUP-2023-0054: Conditional Use Permit (5344 E. MILO WAY/AGUILAR, 610):

Submitted by ROSIE AGUILAR for property located at 5344 E. MILO WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.32 acres. The request is to use the residence as a short-term rental.

THIS ITEM WAS TABLED AT THE JUNE 12, 2023 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

12. VAR-2023-0025: Variance (175 N. WILMOTH RD./BOND, 471):

Submitted by JEFFERY BOND for property located at 175 N. WILMOTH RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 1.90 acres. The request is for a variance from drainage and driveway standards. - Josh Boccaccio, Engineering Development Review Mgr

13. RZN-2023-0015: Rezoning (1009 S. HAPPY HOLLOW RD./BURLESON-MCCLURE, 565):

Submitted by SMITH AND ASSOCIATES for property located at 1009 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE. - Gretchen Harrison, Senior Planner

14. CUP-2023-0056: Conditional Use Permit (121 S. GRAHAM AVE./SMITH, 521):

Submitted by JEFFREY SMITH for property located at 121 S. GRAHAM AVE.

The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

15. CUP-2023-0060: Conditional Use Permit (614 W. DOUGLAS ST./JRG UA HOLDINGS, 444):

Submitted by JOE GRAY for property located at 614 W. DOUGLAS ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

16. VAR-2023-0022: Variance (216 N. LOCUST AVE./DICKSON SQUARE LLC, 556):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a variance to residential design standards and typical sidewalk width requirements.

WITHDRAWN BY STAFF DUE TO LACK OF PUBLIC NOTIFICATION REQUIREMENTS. - Jessica Masters, Development Review Manager

17. CUP-2023-0059: Conditional Use Permit (823 S. ONE MILE RD./HALL, 557):

Submitted by D&D HALL COMPANY for property located at 823 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

WITHDRAWN BY STAFF DUE TO LACK OF PUBLIC NOTIFICATION REQUIREMENTS. - Donna Wonsower, Planner

18. CUP-2023-0061: Conditional Use Permit (2779 W. COTTONWILLOW WAY/LEETH, 519):

Submitted by WEEKENDER MANAGEMENT for property located at 2779 W. COTTONWILLOW WAY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

WITHDRAWN BY STAFF DUE TO LACK OF PUBLIC NOTIFICATION REQUIREMENTS. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

19. LSP-2023-0007: Lot Split (3003 N. OAK BAILEY DR/HOSKINS, 254):

Submitted by BATES AND ASSOCIATES for property located at 3003 N. OAK

BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.92 acres. The request is to split the property into four lots with approximately 2.84, 0.51, 1.21, and 0.35 acres. - Jessica Masters, Development Review Manager

20. LSP-2023-0009: Lot Split (N. HAWKSTONE DR/BROOKLANDS PH 4, 478):

Submitted by JORGENSEN AND ASSOCIATES for property located at N. HAWKSTONE DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.59 acres. The request is to split four lots into six lots with approximately 0.09, 0.10, 0.10, 0.10, 0.10 and 0.10 acres. - Donna Wonsower, Planner

21. LSP-2023-0017: Lot Split (3778 S. BLACK OAK RD/WARDEN, 762):

Submitted by BATES & ASSOCIATES for property located at 3778 S. BLACK OAK RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.98 acres. The request is to split the property into two lots containing 2.02, and 2.96 acres. - Gretchen Harrison, Senior Planner

22. LSP-2023-0022: Lot Split (S. DUNCAN AVE/RIGGINS, 600):

Submitted by ENGINEERING SERVICES INC for property located at S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.65 acres. The request is to split the property into four lots containing 0.19, 0.14, 0.14 and 0.17 acres. - Gretchen Harrison, Senior Planner

23. FPL-2023-001: Final Plat (SOUTH OF E. ALBRIGHT RD & WEST OF E. LEXUS DR /HENDERSON PARK, 061):

Submitted by ENGINEERING SERVICES INC. for properties located SOUTH OF E. ALBRIGHT RD & WEST OF E. LEXUS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approx. 19.86 acres. The request is for the Final plat of 57 residential lots and one detention lot. - Donna Wonsower, 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.