

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, August 14, 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 July 24, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0030: Administrative Item (4698 E. MISSION BLVD/ELLIS ESTATES SUBDIVISION, 297):

Submitted by BLEW & ASSOCIATES for property located at 4698 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 24.96 acres. The request is for an extension of a previously approved preliminary plat. - Gretchen Harrison, Senior Planner

3. VAR-2023-0031: Planning Commission Variance (1207 N. SHADY LN/LITTLE, 406):

Submitted by MARJORIE LITTLE for property located 1207 N SHADY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is for reduction of driveway separation requirements. - Donna Wonsower, Planner

4. VAR-2023-0032: Planning Commission Variance (7010 W. JOHN GARRISON RD/ KNIGHT, 239):

Submitted by ALAN REID & ASSOCIATES for property located 7010 W. JOHN GARRISON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 37.72 acres. The request is for reduction in road frontage requirements. - Donna Wonsower, Planner

Unfinished Business**1. LSD-2022-0042: Large Scale Development (3120 W. OLD FARMINGTON RD/SOUTHERN WOODS CLUSTER DEVELOPMENT, 557):**

Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for 12 cluster housing developments with a total of 134 single family units.

PLANNING COMMISSION VOTED TO RECONSIDER THIS ITEM AT THE JULY 24, 2023 MEETING, AND TABLED UNTIL THE AUGUST 14, 2023 MEETING. -

Gretchen Harrison, Senior Planner

New Business

1. ADM-2023-0029: Administrative Item (3120 W. OLD FARMINGTON RD/SOUTHERN WOODS CLUSTER DEVELOPMENT, 557):

Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for an amendment to a previously approved conditional use permit. - Gretchen Harrison, Senior Planner

2. ADM-2023-0031: Administrative Item (3120 W. OLD FARMINGTON RD/SOUTHERNWOODS CLUSTER DEVELOPMENT, 557):

Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for an amendment to a large scale development. - Gretchen Harrison, Senior Planner

3. ADM-2023-0032: Administrative Item (PLANNING COMMISSION RULES OF ORDER AND PROCEDURE):

Submitted by City Staff. The request is to amend the Planning Commission Rules of Order and Procedure to limit applicant presentations to ten minutes. - Britin Bostick, Long Range Planning/Special Projects Manager

4. CUP-2023-0079: Conditional Use Permit (1771 N. OAKLAND AVE/MARQUEZ, 366):

Submitted by ASHER CONSTRUCTION INC for property located at 1771 N. OAKLAND AVE. 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.

ITEM WITHDRAWN FOR INCOMPLETE PUBLIC NOTIFICATION. - Jessica Masters, Development Review Manager

5. CUP-2023-0085: Conditional Use Permit (865 S. ONE MILE RD/SANTIAGO, 557):

Submitted by ALBERTO SANTIAGO JR for property located at 865 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.12 acres. The request is to use the residence as a short-term rental.

ITEM WITHDRAWN FOR INCOMPLETE PUBLIC NOTIFICATION. - Donna Wonsower, Planner

6. ADM-2023-0026: Administrative Item (W. VAN ASCHE DR./JJ'S SPORTS PARK, 210):

Submitted by JORGENSEN & ASSOCIATES for the property located at 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. - Jessica Masters, Development Review Manager

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

Submitted by ECOLOGICAL DESIGN GROUP INC 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 variances to residential design standards and to typical sidewalk width requirements. - Jessica Masters, Development Review Manager

8. VAR-2023-0033: Planning Commission Variance (3825 N. SHILOH DR/CAJAKAJO INVESTMENTS, 174):

Submitted by BLEW & ASSOCIATES for property located 3825 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.61 acres. The request is for a variance from the flood damage protection ordinance. - Alan Pugh, Staff Engineer

9. VAR-2023-0035: Planning Commission Variance (822 N. GARLAND AVE/OSMENT, 444):

Submitted by OLSSON for property located at 822 N. GARLAND AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.14 acres. The request is for a variance from the Master Street Plan. - Gretchen Harrison, Senior Planner

10. LSD-2023-0007: Large Scale Development (SOUTH OF 2530 N. COLLEGE AVE/CRYE LEIKE NEW FACILITY, 290):

Submitted by HOPE CONSULTING for property located at SOUTH OF 2530 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.26 acres. The request is for a 17,001 square foot commercial building. - Donna Wonsower, Planner

11. CUP-2023-0081: Conditional Use Permit (603 N. LEVERETT AVE/SAINT THOMAS AQUINAS, 444):

Submitted by CRAFTON TULL & ASSOCIATES for property located at 603 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 1.05 acres. The request is to operate a church in RMF-40 zoning. - Jessica Masters,

Development Review Manager

12. RZN-2023-0019: Rezoning (1634 W. MARTIN LUTHER KING JR BLVD/THOMPSON, 521):

Submitted by GMB KB Fayetteville LLC for property located at 1634 W. MARTIN LUTHER KING JR BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.58 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. - Donna Wonsower, Planner

13. CUP-2023-0084: Conditional Use Permit (146 N. PALMER AVE/DUNHAM, 482):

Submitted by ROBERT DUNHAM for property located at 146 N. PALMER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

14. CUP-2023-0086: Conditional Use Permit (1780 N. WALNUT AVE/CARTER, 368):

Submitted by HAILEY COLE for property located at 1780 N. WALNUT AVE. 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. - Donna Wonsower, Planner

15. CUP-2023-0041: Conditional Use Permit (1431 W. SLIGO ST, UNIT 6/SCHMITS, 599):

Submitted by JOSEPH SCHMITS for property located at 1431 W. SLIGO ST, UNIT 6. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 1.47 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

16. CUP-2023-0080: Conditional Use Permit (1416 S. DUNCAN AVE/BRICKEY, 561):

Submitted by MICHAEL BRICKEY for property located at 1416 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR 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

17. CUP-2023-0082: Conditional Use Permit (281 W. ASH ST, UNIT 4/KING, 367):

Submitted by JEFF KING for property located at 281 W. ASH ST, UNIT 4. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.79 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

18. CUP-2023-0083: Conditional Use Permit (411 W. PATRICIA LN/DAVIS-BARTON, 406):

Submitted by MOUNTAIN HAVEN PROPERTIES for property located at 411 W. PATRICIA LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

19. CUP-2023-0076: Conditional Use Permit (1625 N. BOXLEY AVE/DUNCAN, 399):

Submitted by BRENT JOHNSON for property located at 1625 N. BOXLEY AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

20. CUP-2023-0077: Conditional Use Permit (1623 N. BOXLEY AVE/DUNCAN, 399):

Submitted by BRENT JOHNSON for property located at 1623 N. BOXLEY AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

21. CUP-2023-0078: Conditional Use Permit (115 E. 9TH ST/MARTIN, 563):

Submitted by MARTIN BUILDING GROUP for property located at 115 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.03 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-2023-0011: Lot Split (N. ADAMS RD & W. WEIR RD/BAILEY, 203):

Submitted by SWOPE ENGINEERING for property located at N. ADAMS RD AND W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 158.20 acres. The request is to split the property into four lots with approximately 82.73, 69.31, 3.21, and 3.10 acres. - Donna Wonsower, Planner

2. LSP-2023-0030: Lot Split (W. SALISA LN/SOUTHERNWOODS PH 2, 557):

Submitted by COMMUNITY BY DESIGN for property located on W. SALISA LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 2.31 acres. The request is to split the property into 28 residential

lots. - Jessica Masters, Development Review Manager

3. LSP-2023-0031: Lot Split (4100 N. SASSAFRAS HILL RD/ OZTURK INVESTMENTS, 355):

Submitted by ALAN REID & ASSOCIATES for property located on N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 9.75 acres. The request is to split the property into three lots with approximately 3.00, 3.00, and 3.75 acres. - Gretchen Harrison, Senior Planner

4. LSP-2023-0035: Lot Split (SE OF S. FURTRALL DR & W. MCMILLIAN DR/MARINONI INC & PAM ANGUS LTD, 441):

Submitted by CRAFTON TULL for property located SE OF S. FURTRALL DR & W. MCMILLIAN DR. The property is split zoned UT, URBAN THOUROUGHFARE, and CS, COMMUNITY SERVICES, and contains approximately 38.93 acres. The request is to split the property to two lots with approximately 28.79 acres, and 10.14 acres. - Jessica Masters, Development Review Manager

5. LSP-2023-0040: Lot Split (1746 N. OLD WIRE RD/DREYER, 292):

Submitted by BATES & ASSOCIATES for property located at 1746 N. OLD WIRE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains two parcels containing approximately 1.04 acres and 0.17 acres. The request is to divide the property into three parcels containing 0.82 acres, 0.19 acres, and 0.19 acres. - Donna Wonsower, Planner

6. LSP-2023-0043: Lot Split (1403 E HILLDALE DR/BUFFINGTON HOMES OF ARKANSAS LLC, 292):

Submitted by DCI for property located at 1403 E. HILLDALE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains one parcel totaling 0.84 acres. The request is to subdivide the property into three lots containing 0.25, 0.35, and 0.24 acres. - Gretchen Harrison, 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.