

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, September 11, 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 August 28, 2023 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. ADM-2023-0028: Administrative Item (Amend UDC Chapters 151, 163, And 164):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 151.01, 163.05, and 164.24. The proposed code changes would update childcare family home requirements to align with state law. - Jessica Masters, Development Review Manager

3. ADM-2023-0035: Administrative Item (SOUTH OF 2936 S. BLACK OAK RD/RIVERSIDE VILLAGE PHASE 1, 682 & 683):

Submitted by CRAFTON TULL for a property located SOUTH of 2936 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approx. 38.73 acres. The request is to extend a previously approved Large Scale Development. - Gretchen Harrison, Senior Planner

Unfinished Business**4. PPL-2023-0005: Preliminary Plat (E. ASH ST AND N. OLD WIRE RD/BORN'S BEND, 369):**

Submitted by BATES & ASSOCIATES for property located E. ASH ST AND N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.82 acres. The request is for the preliminary plat of 16 residential lots and one detention lot.

ITEM WAS TABLED AT AUGUST 28TH PLANNING COMMISSION MEETING. -
Donna Wonsower, Planner

New Business**5. ADM-2023-0033: Administrative Item (E. STEARNS ST/CITY OF FAYETTEVILLE, 136):**

ADM-2023-0003: Administrative Item (E. STEARNS STREET/CITY OF

FAYETTEVILLE, 136): Submitted by CITY STAFF for property NORTH OF VANTAGE OFFICE PARK AND WEST OF BROOKHOLLOW SUBDIVISION. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for confirmation of the Master Street Plan connection for Stearns Street. - Chris Brown, Public Works Director

6. VAR-2023-0038: Planning Commission Variance (5623 W. JESS ANDERSON RD/SHADRACH, 358):

Submitted by BLEW & ASSOCIATES for property located at 5623 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.68 acres. The request is for a variance from road frontage requirements.

ITEM HAS BEEN WITHDRAWN BY APPLICANT. - Gretchen Harrison, Senior Planner

7. VAR-2023-0039: Planning Commission Variance (2699 W. MARTIN LUTHER KING JR BLVD/CANVIS COFFEE LLC, 558):

Submitted by ISIAH OJEDA for property located at 2699 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.43 acres. The request is for a variance to the flood damage protection ordinance. - Alan Pugh, Staff Engineer

8. LSD-2023-0009: Large Scale Development (N. BOB YOUNKIN DR. & W. DRAKE ST/MIDTOWN LANDING, 251):

Submitted by COMMUNITY BY DESIGN for property located at N. BOB YOUNKIN DR. & W. DRAKE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 3.59 acres. The request is for 64 residential units. - Donna Wonsower, Planner

9. LSD-2023-0015: Large Scale Development (1175 E. PUMP STATION RD./GIVINGTON, 642):

Submitted by JORGENSEN & ASSOCIATES for property located at 1175 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 6.71 acres. The request is for a 60,000-square-foot office and warehouse structure with associated parking. - Jessica Masters, Development Review Manager

10. VAC-2023-0004: Vacation (817 E. DOGWOOD LN/BUXTON, 486):

Submitted by BLEW & ASSOCIATES for property located at 817 E. DOGWOOD LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR

UNITS PER ACRE and contains approximately 0.52 acres. The request is to vacate a 0.16-acre portion of alley right-of-way. - Gretchen Harrison, Senior Planner

11. VAC-2023-0005: Vacation (612 W. CENTER ST/TRINITAS VENTURES, 483):

Submitted by CLARK LAW FIRM PLLC for property located at 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.70 acres. The request is to vacate a 0.15 acre portion of alley right-of-way. - Jessica Masters, Development Review Manager

12. CUP-2023-0095: Conditional Use Permit (3800 W. RIVER BEND DR/SUNSHINE SPRAY TANS LLC, 283):

Submitted by ANNA GROMER for property located at 3800 W. RIVER BEND DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.21 acres. The request is to use the property for a home-occupation in RSF-4 zoning. - Donna Wonsower, Planner

13. RZN-2023-0021: Rezoning (659 N. GENEVIEVE AVE/TROUT, 436):

Submitted by DOUGLAS TROUT for property located at 659 N. GENEVIEVE AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.50 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE. - Donna Wonsower, Planner

14. RZN-2023-0022: Rezoning (5672 W. TACKETT DR/HOGREFE, 436):

Submitted by ALAN HOGREFE for property located at 5672 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.10 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Donna Wonsower, Planner

15. RZN-2023-0023: Rezoning (WEST OF 4451 N. WATERSIDE CT/UNIVERSITY CLUB LAND CO, LLC, 096):

Submitted by ENGINEERING SERVICES INC for property located at WEST OF 4451 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.50 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Gretchen Harrison, Senior Planner

16. RZN-2023-0024: Rezoning (EAST OF N. COLLEGE AVE/MOLES, 096):

Submitted by ENGINEERING SERVICES INC for property located EAST OF N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.80 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Gretchen Harrison, Senior Planner

17. CUP-2023-0096: Conditional Use Permit (426 N. OLIVER AVE/HOGTAILGATING HOLDINGS LLC, 482):

Submitted by SEAN VOLLENDORF for property located at 426 N. OLIVER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

18. CUP-2023-0097: Conditional Use Permit (1700 N. WOOLSEY AVE/AMOS PROPERTIES, 367):

Submitted by ASHA WILSON for property located at 1700 N. WOOLSEY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.48 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

19. CUP-2023-0098: Conditional Use Permit (668 N. LONGFELLOW LN/HERMAN, 439):

Submitted by SUNNY HERMAN for property located at 668 N. LONGFELLOW LN. 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. - Gretchen Harrison, Senior Planner

20. CUP-2023-0099: Conditional Use Permit (1074 E. STARLING ST/GADDIS, 603):

Submitted by TAMI GADDIS for property located at 1074 E. STARLING ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT 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

21. CUP-2023-0100: Conditional Use Permit (1251 N. SICILY LN/WALLACE, 400):

Submitted by MOOSEARK LLC for property located at 1251 N. SICILY LN. 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. - Jessica Masters, Development Review Manager

22. CUP-2023-0101: Conditional Use Permit (1158 N. SUNSET DR/MEYERS, 404):

Submitted by KIMBERLY ZIMMERMAN for property located at 1158 N. SUNSET DR. 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. - Jessica Masters, Development Review Manager

23. CUP-2023-0102: Conditional Use Permit (1633 W. HALSELL RD/SPARKS, 482):

Submitted by LIGHTHOUSE REAL ESTATE for property located at 1633 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to use the residence as a short-term rental.

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

Items Administratively Approved by Staff

24. LSIP-2022-0010: Large Site Improvement Plan (WEST OF 2455 W. WEDINGTON DR/MARINONI INC & PAM ANGUS LTD., 441):

Submitted by CRAFTON TULL for properties located WEST OF 2455 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and CS, COMMUNITY SERVICES and contains approx. 112.85 acres. The request is for extensions of Neighborhood Link Streets and Residential Link Streets. - Jessica Masters, Development Review Manager

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.