

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, September 25, 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 September 11, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0037: Administrative Item (3220 W. OLD FARMINGTON RD/SOUTHERN WOODS CLUSTER DEVELOPMENT, 557):

Submitted by COMMUNITY BY DESIGN for a property located at 3220 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.04 acres. The request is to extend a previously approved Large Scale Development. - Gretchen Harrison, Senior Planner

3. VAR-2023-0041: Planning Commission Variance (8899 W. ATHENS LN/ATHERTON, 470):

Submitted by BLEW & ASSOCIATES for property located at 8899 W. ATHENS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.83 acres. The request is for a variance from street frontage requirements. - Donna Wonsower, Planner

Unfinished Business**4. 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 1.11 acres. The request is for a right-of-way vacation.

THIS ITEM WAS TABLED AT THE SEPTEMBER 11, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business**5. VAR-2023-0040: Planning Commission Variance (612 W. CENTER ST/TRINITAS DEVELOPMENT, 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 1.11 acres. The request is for a variance from parking

requirements. - Jessica Masters, Development Review Manager

6. ADM-2023-0036: Administrative Item (1236 S. SCHOOL AVE/VAUGHN RECYCLING, LLC, 562):

Submitted by HALBERT LAW OFFICE for a property located at 1236 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.33 acres. The request is to extend a previously approved Conditional Use Permit. - Gretchen Harrison, Senior Planner

7. VAC-2023-0009: Vacation (280 E. 12TH ST/FHA DEVELOPMENT, INC, 563):

Submitted by FHA DEVELOPMENT, INC for property located at 280 E. 12TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.40 acres. The request is to vacate a portion of street right-of-way containing approximately 0.05 acres. - Jessica Masters, Development Review Manager

8. CUP-2023-0109: Conditional Use Permit 5877 W. SELLERS RD/SMALLING, 514):

Submitted by TYLER SMALLING for property located at 5877 W. SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 5.28 acres. The request is for an accessory structure on a lot without a primary structure. - Donna Wonsower, Planner

9. RZN-2023-0025: Rezoning (524 S. WILLOW AVE/BUILDERS LAND CAPITAL, 524):

Submitted by BUILDERS LAND CAPITAL for property located at 524 S. WILLOW AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. - Gretchen Harrison, Senior Planner

10. CUP-2023-0104: Conditional Use Permit (854 E. SPARROW CIR/VAN WINKLE, 603):

Submitted by GVW INVESTMENTS for property located at 854 E. SPARROW CIR. 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. - Donna Wonsower, Planner

11. CUP-2023-0105: Conditional Use Permit (1006 E. SPARROW CIR/VAN WINKLE, 603):

Submitted by GVW INVESTMENTS for property located at 1006 E. SPARROW CIR. 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. - Donna Wonsower, Planner

12. CUP-2023-0106: Conditional Use Permit (737 E. EGRET RD/VAN WINKLE, 564):

Submitted by GVW INVESTMENTS for property located at 737 E. EGRET RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.02 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

13. CUP-2023-0110: Conditional Use Permit (1147 N. SUNSET DR/JURGENS, 404):

Submitted by HEIDI KILE for property located at 1147 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. - Gretchen Harrison, Senior Planner

14. CUP-2023-0112: Conditional Use Permit (2714 N. WESTMINSTER DR/CALESPRINGS LLC, 284):

Submitted by JAIME STEED for property located at 2714 N. WESTMINSTER DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 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

15. CUP-2023-0113: Conditional Use Permit (3509 W. VASSAR ST/RISK, 401):

Submitted by BOBETTE RISK for property located at 3509 W. VASSAR ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY 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

16. CUP-2023-0116: Conditional Use Permit (1759 E. ACACIA XING/VAN BRUWAENE, 526):

Submitted by ASHLEY VAN BRUWAENE for property located at 1759 E. ACACIA XING. 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

17. CUP-2023-0117: Conditional Use Permit (7 E. MARTIN LUTHER KING JR BLVD/WOODRUFF, 523):

Submitted by CLAYTON WOODRUFF for property located at 7 E. MARTIN LUTHER KING JR BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

18. CUP-2023-0118: Conditional Use Permit (1611 E. 5TH ST/EARLY, 526):

Submitted by ZEBUEL EARLY for property located at 1611 E. 5TH ST. 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

19. CUP-2023-0119: Conditional Use Permit (3210 W. ESSEX DR/TANNER, 362):

Submitted by TANNER PROPERTY GROUP SLLC for property located at 3210 W. ESSEX DR. 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

Items Administratively Approved by Staff

20. LSP-2023-0028: Lot Split (7010 W. JOHN GARRISON RD/KNIGHT, 239):

Submitted by ALAN REID & ASSOCIATES for property located at 7010 W. JOHN GARRISON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 36.81 acres. The request is to split the property into two lots containing 27.32 acres, and 9.49 acres. - Donna Wonsower, Planner

21. LSP-2023-0038: Lot Split (653 W. 15TH ST/THE SANCTUARY, 600):

Submitted by DEVELOPMENT CONSULTANTS INC for property located at 653 W. 15TH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.22 acres. The request is to split the property into two lots containing 3.02, and 7.12 acres. - Gretchen Harrison, Senior Planner

22. LSP-2023-0045: Lot Split (S. INDUSTRIAL DR/J2NE LLC, 642):

Submitted by BLEW & ASSOCIATES for property located on S. INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 10.01 acres. The request is to subdivide the property into two lots containing 7.06 and 2.95 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.