

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, October 23, 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 October 9, 2023 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. VAR-2023-0045: Planning Commission Variance (16050 HARP RD/PRICHARD, 317):

Submitted by BATES & ASSOCIATES for property located at 16050 HARP RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.40 acres. The request is for a variance from street frontage requirements. - Donna Wonsower, Planner

Unfinished Business**New Business****3. ADM-2023-0038: Administrative Item (2390 S. DEAD HORSE MOUNTAIN RD/THE PRESERVE AT STONEBRIDE, 645 & 646):**

Submitted by JORGENSEN & ASSOCIATES for property located at 2390 S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 51.32 acres. The request is to amend a previously approved preliminary plat. - Jessica Masters, Development Review Manager

4. PPL-2022-0012: Preliminary Plat (WEST OF N. HUGHMOUNT RD/HUGHMOUNT SOUTH, 285):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF N. HUGHMOUNT RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 19.43 acres. The request is for the preliminary plat of 48 residential lots, three unbuildable lots, and one lot reserved for future development. - Donna Wonsower, Planner

5. VAC-2023-0011: Vacation (2417 N. SHILOH DR/LEWIS BROTHERS LEASING CO., 286):

Submitted by CLARK LAW FIRM PLLC for property located at 2417 N. SHILOH

DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 22.76 acres. The request is to vacate portions of street right-of-way totaling 0.28 acres. - Gretchen Harrison, Senior Planner

6. CUP-2023-0133: Conditional Use Permit (1742 S. RAZORBACK RD/TITAN CONSTRUCTION LLC, 599):

Submitted by BATES & ASSOCIATES for property located at 1742 S. RAZORBACK RD. The property is zoned NS-G, NEIGHBORHOOD SERVICES - GENERAL and contains approximately 0.85 acres. The request is for Use Unit 26, Multi-Family Dwellings in NS-G zoning. - Kylee Hevrdejs, Planner

7. CUP-2023-0131: Conditional Use Permit (1493 N. LONESOME DOVE DR/LYNCH, 399):

Submitted by CDL CAPITAL LLC for property located at 1493 N. LONESOME DOVE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION. - Kylee Hevrdejs, Planner

8. CUP-2023-0132: Conditional Use Permit (856 E. WINDY HILL ST/KBRB LLC, 330):

Submitted by MICHELLE BROCKMAN for property located at 856 E. WINDY HILL 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. - Kylee Hevrdejs, Planner

9. CUP-2023-0134: Conditional Use Permit (1240 N. LEWIS AVE/R W WILLIAMS PROPERTIES LLC, 404):

Submitted by WILLIAMS BROTHERS INVESTMENTS LLC for property located at 1240 N. LEWIS 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. - Kylee Hevrdejs, Planner

10. CUP-2023-0135: Conditional Use Permit (3093 W. SALIDA LN/HAUSE, 557):

Submitted by THE HAM LAW FIRM for property located at 3093 W. SALIDA LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

11. CUP-2023-0136: Conditional Use Permit (2522 W. ARTHUR HART ST/AVRAM, 402):

Submitted by ALEXANDRU AVRAM for property located at 2522 W. ARTHUR HART ST. 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

12. CUP-2023-0137: Conditional Use Permit (931 N. LEWIS AVE/KHC INVESTMENTS LLC, 443):

Submitted by KEAT COHN for property located at 931 N. LEWIS 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

13. CUP-2023-0125: Conditional Use Permit (1748 E. ACACIA XING/NEXT ADVENTURE PROPERTIES LLC, 526):

Submitted by NEXT ADVENTURE PROPERTIES for property located at 1748 E. ACACIA XING. 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. - Gretchen Harrison, Senior Planner

14. CUP-2023-0140: Conditional Use Permit (820 N. GARLAND AVE/JARRATT, 444):

Submitted by JARRATT INDUSTRIES LLC for property located at 820 N. GARLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY 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

Items Administratively Approved by Staff

15. LSP-2023-0050: Lot Split (3017 W. OLD FARMINGTON RD/ARNOLD, 557):

Submitted by JORGENSEN & 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 approximately 0.48 acres. The request is to divide the property into three lots containing 0.25, 0.13 and 0.10 acres. - Donna Wonsower, Planner

16. LSP-2023-0051: Lot Split (1095 S. RAY AVE/WERP LLC, 565):

Submitted by BATES & ASSOCIATES for property located at 1095 S. RAY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.96 acres. The request is to divide the property into three lots containing 0.25, 0.27 and 0.44 acres. - Kylee Hevrdejs, 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.