

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, November 13, 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 23, 2023 Planning Commission. -  
Mirinda Hopkins, Development Coordinator

**2. VAR-2023-0047: Planning Commission Variance (WEST OF 3783 N. CRIS HOLLOW RD/JOHNSON, 169):**

Submitted by BLEW & ASSOCIATES for property located WEST OF 3783 N. CRIS HOLLOW RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.30 acres. The request is for a variance from street frontage requirements. - Gretchen Harrison, Senior Planner

**3. VAR-2023-0048: Planning Commission Variance (14 E. 7<sup>TH</sup> ST/WORTHINGTON, 523):**

Submitted by A43 ARCHITECTURE for property located at 14 E 7TH STREET. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.3 acres. The request is for a variance from floodplain and streamside provisions. - Alan Pugh, Staff Engineer

**4. CCP-2023-0003: Concurrent Plat (3145 E. JOYCE BLVD/KNOX, 177):**

Submitted by BLEW & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 31.86 acres. The request is for the concurrent plat of two residential lots. - Kylee Hevrdejs, Planner

**5. LSD-2023-0017: Large Scale Development (3549 W. BLACK FOREST DR/FOREST HILLS RETAIL CENTER, 440):**

Submitted by BLEW & ASSOCIATES for property located at 3549 W. BLACK FOREST DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.11 acres. The request is for a 15,439 square foot commercial building and associated parking. - Kylee Hevrdejs, Planner

**Unfinished Business****New Business**

**6. ADM-2023-0041: Administrative Item (2277 S. ED EDWARDS RD/WANG, 649):**

Submitted by KEVIN WANG for properties located at 2277 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.60 acres. The request is to modify the Master Street Plan. - Jessica Masters, Development Review Manager

**7. ADM-2023-0043: Administrative Item (345 N. SAINT CHARLES AVE/FLEMING, 484):**

Submitted by GARY FLEMING for properties located at 345 N. SAINT CHARLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.07 acres. The request is to modify an existing conditional use permit. - Donna Wonsower, Planner

**8. CUP-2023-0141: Conditional Use Permit (240 E. ROCK ST/CITY OF FAYETTEVILLE, 524):**

Submitted by OLSSON for property located at 240 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 2.94 acres. The request is to expand a cultural and recreational facility in RMF-24 zoning. - Jessica Masters, Development Review Manager

**9. CUP-2023-0145: Conditional Use Permit (EAST OF N. RUPPLE RD/MEADOWVIEW SENIOR LIVING, 439):**

Submitted by MEADOWVIEW SENIOR LIVING for property located at EAST OF N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 6.00 acres. The request is for an assisted living facility and multi-family dwellings in NS-L zoning. - Gretchen Harrison, Senior Planner

**10. CUP-2023-0153: Conditional Use Permit (3538 N. HWY 112/KUBALD VENTURES LLC, 209):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 3538 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.32 acres. The request is for a 10,000 square foot warehouse and office space. - Kylee Hevrdejs, Planner

**11. CUP-2023-0138: Conditional Use Permit (W. RUTLEDGE LN & S. OAK RD/BOX PROPERTY HOLDINGS LLC, 558):**

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at W. RUTLEDGE LN & S. OAK RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.31 acres. The request is for Use Unit 9, Two-Family Dwellings in RSF-4 zoning. -

Donna Wonsower, Planner

**12. CCP-2023-0002: Concurrent Plat (2547 N. OAKLAND ZION RD/MCDONALD BUILDING GROUP, 296):**

Submitted by ENGINEERING SERVICES, INC for property located at 2547 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.43 acres. The request is for the concurrent plat of four residential lots. - Donna Wonsower, Planner

**13. RZN-2023-0027: Rezoning (1272 N. 59<sup>TH</sup> AVE/DICKSON STREET CAPITAL LLC, 397):**

Submitted by REED LYNCH for property located at 1272 N. 59<sup>TH</sup> AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.80 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. - Donna Wonsower, Planner

**14. RZN-2023-0029: Rezoning (533 W. CENTER ST/BRICENO, 523):**

Submitted by NESTOR BRICENO for property located at 533 W. CENTER ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.09 acres. The request is to rezone the property to MSC, MAIN STREET/CENTER. - Donna Wonsower, Planner

**15. RZN-2023-0031: Rezoning (3393 E. HUNTSVILLE RD/MB PROPERTY MANAGEMENT, 529):**

Submitted by CRAFTON TULL for property located at 3393 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.54 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. - Gretchen Harrison, Senior Planner

**16. CUP-2023-0103: Conditional Use Permit (2562 E. CARNATION CT/BUCKLEY, 137):**

Submitted by JANA BUCKLEY for property located at 2562 E. CARNATION CT. 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. - Donna Wonsower, Planner

**17. CUP-2023-0143: Conditional Use Permit (3087 W. SALIDA LN/PERFECT PEACE HOMES LLC, 557):**

Submitted by LEIGH SHIREY for property located at 3087 W. SALIDA LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to use the residence as a short-term

rental. - Donna Wonsower, Planner

**18. CUP-2023-0144: Conditional Use Permit (1406 S. DUNCAN AVE/BOYKIN, 561):**

Submitted by LANDON BOYKIN for property located at 1406 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.09 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**19. CUP-2023-0152: Conditional Use Permit (4669 W. TOFINO DR/HARRIMAN, 477):**

Submitted by CRAIG HARRIMAN for property located at 4669 W. TOFINO DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.13 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**20. 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. - Kylee Hevrdejs, Planner

**21. CUP-2023-0146: Conditional Use Permit (1625 N. TIMBERLINE DR/BROADAWAY, 401):**

Submitted by ANNA BROADAWAY for property located at 1625 N. TIMBERLINE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

**22. CUP-2023-0148: Conditional Use Permit (517 N. FALLIN AVE/TRUMBO, 446):**

Submitted by HAYDEN TRUMBO for property located at 517 N. FALLIN AVE. 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. - Kylee Hevrdejs, Planner

**23. CUP-2023-0149: Conditional Use Permit (526 N. FALLIN AVE/TRUMBO, 447):**

Submitted by HAYDEN TRUMBO for property located at 526 N. FALLIN 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. - Kylee Hevrdejs, Planner

**24. CUP-2023-0139: Conditional Use Permit (1965 E. HAROLD ST/HANNAHS, 214):**

Submitted by DOWNTOWN PROPERTIES REAL ESTATE GROUP for property located at 1965 E. HAROLD ST. 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. - Gretchen Harrison, Senior Planner

**25. CUP-2023-0147: Conditional Use Permit (386 S. UNIVERSITY AVE/MADMOR PROPERTIES LLC, 522):**

Submitted by NOTRE MAISON LLC for property located at 386 S. UNIVERSITY AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.90 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

**26. CUP-2023-0150: Conditional Use Permit (2135 S. LAVERNE AVE/APPLE LILY MANAGMENT, 639):**

Submitted by GUANGYU ZHU-WEAVER for property located at 2135 S. LAVERNE 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. - Gretchen Harrison, Senior Planner

**27. CUP-2023-0151: Conditional Use Permit (1810 S. CUSTER LN/REINHARDT, 598):**

Submitted by CHARLES REINHARDT for property located at 1810 S. CUSTER LN. 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

**Items Administratively Approved by Staff**

**28. LSP-2023-0025: Lot Split (2900 N. HUGHMOUNT RD/RENNER, 243):**

Submitted by ATLAS PLS for property located at 2900 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 4.35 acres. The request is to split the property into three lots containing 1.45 acres each. - Gretchen Harrison, Senior Planner

**29. LSP-2023-0047: Lot Split (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 to subdivide the property into two lots containing 3.91 and 1.49 acres. - Donna Wonsower, Planner

**30. LSP-2023-0053: Lot Split (511 E. SPRING ST/SASH DEVELOPMENT LLC, 485):**

Submitted by BATES & ASSOCIATES for property located at 511 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to divide the property into four lots containing 0.07, 0.07, 0.07 and 0.09 acres. - Jessica Masters, Development Review Manager

**31. LSP-2023-0055: Lot Split (2797 N. DOUBLE SPRINGS RD/HIMES, 279):**

Submitted by BATES & ASSOCIATES for property located at 2797 N. DOUBLE SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 9.33 acres. The request is to subdivide the property into two lots containing 5.00 and 4.33 acres. - Kylee Hevrdejs, Planner

**32. FPL-2023-0005: Final Plat (270 S. BROYLES AVE/THE ELEMENT PH 3, 516):**

Submitted by ESI for property located at 270 S. BROYLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 7.70 acres. The request is for the final plat of 43 residential lots. - Kylee Hevrdejs, Planner

### **Agenda Session Items**

#### **Announcements**

- 33. Agenda Session will be on Wednesday November 22, 2023 at 4:30pm, in observance of the holiday.**

#### **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.

