

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, November 27, 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 November 13, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0045: Administrative Item (3855 W. WEIR RD/BUFFINGTON WEIR LLC, 244):

Submitted by BUFFINGTON HOMES for property located at 3855 W. WEIR RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 24.26 acres. The request is to extend a previously approved preliminary plat. - Kylee Hevrdejs, Planner

Unfinished Business**3. RZN-2023-0027: Rezoning (1272 N. 59TH AVE/DICKSON STREET CAPITAL LLC, 397):**

Submitted by REED LYNCH for property located at 1272 N. 59TH 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, 12 UNITS PER ACRE.

THIS ITEM WAS TABLED AT THE NOVEMBER 13, 2023 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business**4. ADM-2023-0046: Administrative Item (507 S. CHURCH AVE/CHURCH & LOCUST TOWNHOMES, 523):**

Submitted by EARTHPLAN DESIGN ALTERNATIVES for property located at 507 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.65 acres. The request is to amend the master street plan classification. - Gretchen Harrison, Senior Planner

5. VAR-2023-0049: Planning Commission Variance (507 S. CHURCH AVE/CHURCH & LOCUST TOWNHOMES, 523):

Submitted by EDA for property located at 507 S. CHURCH AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.16 acres. The request for a variance to allow a 6.5-foot-wide sidewalk within alley right-of-way. - Gretchen Harrison, Senior Planner

6. VAR-2023-0050: Planning Commission Variance (1301 N. GREGG AVE/1301 N. GREGG, 405):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 4.47 acres. The request is for a variance to the urban residential design standards and parking lot design standards. - Donna Wonsower, Planner

7. LSD-2023-0018: Large Scale Development (W. MARTIN LUTHER KING JR BLVD & S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 595):

Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD & S. SMOKEHOUSE TRL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and UT, URBAN THOROUGHFARE and contains approximately 5.61 acres. The request is for a residential development containing 26 single-family dwellings and associated parking. - Jessica Masters, Development Review Manager

8. CUP-2023-0163: Conditional Use Permit (1811 S. FINGER RD/GEOPFERT, 596):

Submitted by KIMLEY-HORN for property located at 1811 S. FINGER RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 7.41 acres. The request is for a campground in R-A zoning. - Kylee Hevrdejs, Planner

9. CUP-2023-0154: Conditional Use Permit (665 N. GRAY AVE/MCKEE PROPERTIES LLC, 443):

Submitted by MCKEE PROPERTIES LLC for property located at 665 N. GRAY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

10. CUP-2023-0157: Conditional Use Permit (725 N. LEWIS AVE/WATKINS, 442):

Submitted by GWEN WATKINS for property located at 725 N. LEWIS 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

11. CUP-2023-0155: Conditional Use Permit (772 S. STADIUM DR, UNIT 1/264 STADIUM DRIVE LLC, 561):

Submitted by KATY GARNER for property located at 772 S. STADIUM DR, UNIT 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY 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

12. CUP-2023-0160: Conditional Use Permit (1195 S. LYNDON XING/CHANEY, 555):

Submitted by KATHRYN TIPTON for property located at 1195 S. LYNDON XING. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.15 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

13. CUP-2023-0161: Conditional Use Permit (1910 W. LAWSON ST/SMITH, 403):

Submitted by DEIRDRE SMITH for property located at 1910 W. LAWSON 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. - Gretchen Harrison, Senior Planner

14. CUP-2023-0162: Conditional Use Permit (2679 N. OLD WIRE RD/HARRIS, 292):

Submitted by SHANNON HARRIS for property located at 2679 N. OLD WIRE RD. 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

Items Administratively Approved by Staff

15. LSP-2023-0049: Lot Split (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 to subdivide the property into two lots containing 1.01 and 1.29 acres. - Gretchen Harrison, Senior Planner

16. LSP-2023-0057: Lot Split (749 W. CATO SPRINGS RD/PAZ, 639):

Submitted by ALAN REID & ASSOCIATES for property located at 749 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 8.74 acres. The request is to subdivide the property into two lots containing 3.41 and 5.33 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.