

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, March 25, 2024

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 March 11, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. VAR-2024-0013: Planning Commission Variance (6691 E. HAHNDO LN/KELLAR, 651):

Submitted by CHRIS KELLAR for property located at 6691 E. HAHNDO LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 28.79 acres. The request is for a variance to street frontage requirements. - Gretchen Harrison, Senior Planner

3. CCP-2024-0001: Concurrent Plat (2205 E. BUFFALO BND/RIVERSIDE VILLAGE PH 1.2, 683):

Submitted by CRAFTON TULL for property located at 2205 E. BUFFALO BND. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 38.50 acres. The request is for the concurrent plat of 25 residential lots. - Jessica Masters, Development Review Manager

4. CCP-2024-0002: Concurrent Plat (SOUTH OF 2801 W. MCMILLAN DR/MARINONI INC & PAM ANGUS LTD, 441):

Submitted by CRAFTON TULL for property located SOUTH OF 2801 W. MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 25.65 acres. The request is for the concurrent plat of two mixed-use lots. - Jessica Masters, Development Review Manager

Unfinished Business**5. CUP-2023-0175: Conditional Use Permit (NORTHWEST OF N. SHILOH DR. & W. CHICORY PL./SPRINGWOODS INVESTMENTS LLC, 248):**

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTHWEST OF N. SHILOH DR. & W. CHICORY PL. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.43 acres. The request is for Use Unit 38: Mini Storage Units in UT, URBAN THOROUGHFARE Zoning.

THIS ITEM WAS TABLED AT THE JANUARY 8, 2024, FEBRUARY 12, 2024,

AND FEBRUARY 26, 2024 PLANNING COMMISSION MEETINGS. - Kylee Cole, Planner

6. RZN-2024-0006: Rezoning (5916 W. WEDINGTON DR/LEGACY VENTURES NWA, INC., 397):

Submitted by LEGACY VENTURES NWA, INC. for property located at 5916 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.28 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

THIS ITEM WAS TABLED AT THE MARCH 11, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

7. ADM-2024-0010: Administrative Item (251 W. 19TH ST/NEW BEGINNINGS NWA, 601):

Submitted by JURNI DESIGN GROUP for property located at 251 W. 19TH ST. The property is split-zoned C-1, NEIGHBORHOOD COMMERCIAL and C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.80 acres. The request is to expand an existing conditional use permit for a campground facility. - Kylee Cole, Planner

8. VAR-2024-0009: Planning Commission Variance (NORTHWEST OF W. DRAKE ST & N. GREGG AVE/DRAKE FARMS, 249):

Submitted by ECOLOGICAL DESIGN GROUP for property located NORTHWEST OF W. DRAKE ST. & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 49.13 acres. The request is for a variance from master street plan, block length, parking lot, and landscaping standards. - Gretchen Harrison, Senior Planner

9. VAR-2024-0011: Planning Commission Variance (3420 W. MOUNT COMFORT RD/THE GODDARD SCHOOL, 323):

Submitted by BATES & ASSOCIATES for property located at 3420 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 2.95 acres. The request is for a variance to parking lot requirements and nonresidential design standards. - Gretchen Harrison, Senior Planner

10. VAR-2024-0014: Planning Commission Variance (4486 W. GLACIER ST/AIDEN'S PLACE LOT 12, 282):

Submitted by D R HORTON HOMES for property located at 4486 W. GLACIER

ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.15 acres. The request is for a variance to typical driveway length requirements. - Jessica Masters, Development Review Manager

11. VAR-2024-0015: Planning Commission Variance (3128 E. COOLRIDGE ST/RIVERWALK PHASE 5 LOT 20, 684):

Submitted by D R HORTON HOMES for property located at 3128 E. COOLRIDGE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is for a variance to typical driveway length requirements. - Jessica Masters, Development Review Manager

12. CUP-2024-0007: Conditional Use Permit (45 N. MANHATTAN WAY/BATES, 477):

Submitted by KENNETH BATES for property located at 45 N. MANHATTAN WAY. 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. - Kylee Cole, Planner

13. CUP-2024-0008: Conditional Use Permit (1518 W. CLEVELAND ST/KITSINGER, 443):

Submitted by ANTHONY KITSINGER for property located at 1518 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

14. PZD-2024-0001: Planned Zoning District (3568 W. MOUNT COMFORT RD/HOLT VILLAGE, 323):

Submitted by FLINTLOCK LTD CO. for property located at 3568 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and CS, COMMUNITY SERVICES and contains approx. 16.72 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Jessica Masters, Development Review Manager

15. RZN-2024-0011: Rezoning (VARIOUS EXPIRED PZD LOCATIONS/FAYETTEVILLE PLANNING STAFF):

Submitted by CITY PLANNING STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are zoned as PZD, PLANNED ZONING DISTRICTS and contain approximately 90.65 acres. The request is to rezone the properties to various standard zoning districts. - Donna Wonsower, Planner

Items Administratively Approved by Staff**16. LSP-2024-0002: Lot Split (2980 S. HUNT LN/CURTIS, 687):**

Submitted by ALAN REID & ASSOCIATES for property located at 2980 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.79 acres. The request is to divide the property into two lots containing approximately 2.07 and 9.72 acres. - Gretchen Harrison, Senior Planner

17. LSP-2023-0071: Lot Split (NORTHWEST OF W. 15TH ST & S. DUNCAN AVE/JORICH INVESTMENTS, LLC, SOUTH DUNCAN DEVELOPMENT, 561):

Submitted by CRAFTON TULL for property located NORTHWEST OF W. 15TH ST & S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.19 acres. The request is to subdivide the property into 41 cluster housing lots. - Gretchen Harrison, Senior Planner

Agenda Session Items**Announcements****18. Planning Commissioner Officer Voting:**

Andrew Brink, Chair
Mary McGetrick, Vice Chair
Brad Payne, Secretary

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.