

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, April 8, 2024

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair

Mary McGetrick, Vice Chair

Brad Payne, Secretary

Matthew Cabe

Nick Castin

Jimm Garlock

Fred Gulley

Mary Madden

Nicolas Werner

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the March 25, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. CCP-2024-0003: Concurrent Plat (745 W. CHERRY ST/HABITAT FOR HUMANITY OF WASHINGTON CO., 678):

Submitted by BATES & ASSOCIATES for property located at 745 W. CHERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.82 acres. The request is for the concurrent plat of four residential lots. - Kylee Cole, Planner

Unfinished Business**3. 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

New Business**4. ADM-2024-0011: Administrative Item (3030 E. MISSION BLVD/FAYETTEVILLE PUBLIC SCHOOLS, 372):**

Submitted by JORGENSEN & ASSOCIATES for property located at 3030 E MISSION BLVD. The property is zoned P-1, INSTITUTIONAL, and contains approximately 58.18 acres. The request is to extend a previously-approved conditional use permit. - Donna Wonsower, Planner

5. VAR-2024-0017: Planning Commission Variance (2580 W. JUDGE CUMMINGS RD/SOUTH CATO HOLDINGS, 675):

Submitted by CRAFTON TULL for property located at 2580 W. JUDGE CUMMINGS RD. The property is zoned CS, COMMUNITY SERVICES and UT, URBAN THOROUGHFARE, and contains approximately 117.19 acres. The request is for a variance to minimum street standards.

THIS ITEM WAS WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Gretchen Harrison, Senior Planner

6. VAR-2024-0016: Planning Commission Variance (612 W. CENTER ST/TRINITAS VENTURES, 483):

Submitted by BLEW AND ASSOCIATES for property located 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.9 acres. The request is for a variance to parking garages within a build-to zone. - Jessica Masters, Development Review Manager

7. CUP-2024-0011: Conditional Use Permit (155 N. POWERHOUSE AVE/TRINITAS VENTURES, 483):

Submitted by BLEW & ASSOCIATES for property located at 155 N. POWERHOUSE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.46 acres. The request is for offsite parking. - Jessica Masters, Development Review Manager

8. CUP-2024-0010: Conditional Use Permit (1166 W. VAN ASCHE DR/LISA ACADEMY, 171):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1166 W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 9.18 acres. The request is for Use Unit 2: City-wide uses by conditional use permit (to use an existing gravel lot for temporary parking) in the C-2 zoning district. - Kylee Cole, Planner

9. RZN-2024-0009: Rezoning (E. 10TH ST AND S. WAXFLOWER AVE/WILLOW BEND LOTS 23, 26 & 31, 563):

Submitted by MBL PLANNING for property located at E. 10TH ST AND S. WAXFLOWER AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 3.87 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Gretchen Harrison, Senior Planner

10. RZN-2024-0010: Rezoning (1328 S. SCHOOL AVE/FERDOWSIAN, 562):

Submitted by BLEW & ASSOCIATES for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.14 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. - Donna Wonsower, Planner

11. RZN-2024-0012: Rezoning (2002 AND 2008 E. HUNTSVILLE RD/TAPROOT INVESTMENT PARTNERS, 565):

Submitted by TAPROOT INVESTMENT PARTNERS for property located at 2002 AND 2008 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and NS-G, NEIGHBORHOOD SERVICES-GENERAL.
- Kylee Cole, Planner

12. RZN-2024-0014: Rezoning (141 W. SKYLINE DR/MOUNT SEQUOYAH CENTER, 486):

Submitted by MOUNT SEQUOYAH CENTER INC for property located at 141 W. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Jessica Masters, Development Review Manager

13. PZD-2024-0002: Planned Zoning District (WEST OF N. 54TH AVE/COLESON BROOK, LLC, 397):

Submitted by CRAFTON TULL for property located WEST OF N. 54TH AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 12.13 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Donna Wonsower, Planner

14. PZD-2024-0003: Planned Zoning District (215 N. WEST AVE/PARK HOTEL, 484):

Submitted by PRISM DESIGN STUDIO for property located at 215 N. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.56 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

15. LSP-2024-0001: Lot Split (2492 S. DEAD HORSE MOUNTAIN RD/TEAGUE, 645):

Submitted by JASON TEAGUE for property located at 2492 S. DEAD HORSE MOUNTAIN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.75 acres. The request is to divide the property into two lots containing approximately 2.76 and 1.99 acres. - Kylee Cole, Planner

16. LSP-2024-0003: Lot Split (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 to divide the property into two lots containing approximately 5.07 and 23.72 acres. - Gretchen Harrison, Senior Planner

17. LSP-2024-0008: Lot Split (1226 N. SHADY LN/SPRADLIN, 406):

Submitted by JORGENSEN & ASSOCIATES for property located at 1226 N. SHADY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.57 acres. The request is to divide the property into two lots containing approximately 0.19 and 0.38 acres. - Gretchen Harrison, Senior Planner

18. LSP-2024-0009: Lot Split (6481 W. WHEELER RD/SHULTS, 240):

Submitted by ALAN REID & ASSOCIATES for property located at 6481 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 32.98 acres. The request is to divide the property into two lots containing approximately 28.81 and 4.17 acres. - Donna Wonsower, Planner

19. LSP-2024-0011: Lot Split (2890 N. HUGHMOUNT RD/HUMPHRIES, 243):

Submitted by BLEW & ASSOCIATES for property located at 2890 N. HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.09 acres. The request is to divide the property into two lots containing approximately 1.00 and 2.09 acres. - Donna Wonsower, 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.