

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, April 22, 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*

*Nick Werner*

*Senior Assistant City Attorney Blake Pennington*

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

Approval of the minutes from the April 8, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

**2. PPL-2024-0002: Preliminary Plat (NORTHWEST OF E. ZION RD AND S. BUTTERFIELD COACH RD/HARPER SUBDIVISION, 101):**

Submitted by ENGINEERING SERVICES INC for property located NORTHWEST OF E. ZION RD AND S. BUTTERFIELD COACH RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.66 acres. The request is for the preliminary plat of 132 residential lots. - Gretchen Harrison, Senior Planner

**Unfinished Business****New Business****3. ADM-2024-0019: Administrative Item (Amend UDC Chapters 166.04, Parkland Dedication):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 166.04(B)(4)(I) Parkland Dedication. The proposed code changes would modify the applicability section for Parkland Dedication requirements. - Jessica Masters, Development Review Manager

**4. 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. - Gretchen Harrison, Senior Planner

**5. PPL-2024-0003: Preliminary Plat (WEST OF S. HARROGATE LN/THE ELEMENT PH 5, 516):**

Submitted by JORGENSEN & ASSOCIATES for property located at WEST OF S. HARROGATE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 7.45 acres. The request is for the

preliminary plat of 36 residential lots. - Kylee Cole, Planner

**6. RZN-2024-0015: Rezoning (4600 E. HUNTSVILLE RD/STONE STREET RENTALS LLC, 570):**

Submitted by JOHN CLOYED for property located at 4600 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.94 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Kylee Cole, Planner

**7. RZN-2024-0016: Rezoning (2460 N. OLD WIRE RD/FAYETTEVILLE NATURE SCHOOL, 292):**

Submitted by MELANEE LAVERY for property located at 2640 N. OLD WIRE RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 1.52 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Kylee Cole, Planner

**8. RZN-2024-0017: Rezoning (512 N. MISSION BLVD/ZWEIG, 446):**

Submitted by FLINTLOCK LTD CO. for property located at 512 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.90 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Gretchen Harrison, Senior Planner

**9. RZN-2024-0018: Rezoning (SOUTHWEST OF W. TREADWELL ST AND S. HILL AVE/SUBTEXT ACQUISITIONS, LLC. AND MODUS STUDIO, 522):**

Submitted by SUBTEXT ACQUISITIONS, LLC. AND MODUS STUDIO for property located at SOUTHWEST OF W. TREADWELL ST. AND S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 2.9 acres. The request is to rezone the property to MSC, MAIN STREET CENTER. - Donna Wonsower, Planner

**Items Administratively Approved by Staff**

**10. LSIP-2024-0002: Large Site Improvement Plan (SOUTH OF 2801 W. MCMILLAN DR /MARINONI DEVELOPMENT, 441):**

Submitted by CRAFTON TULL for property located SOUTH OF 2801 W. MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 10.79 acres. The request is for the extension of a Residential Link Street. - Jessica Masters, Development Review Manager

**11. LSIP-2023-0005: Large Site Improvement Plan (WEST OF W. WEDINGTON DR & N. GOLF CLUB DR/AUTOZONE, 400):**

Submitted by CRAFTON TULL for property located WEST OF W. WEDINGTON DR & N. GOLF CLUB DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.94 acres. The request is for a 15,439-square-foot commercial building with associated parking. - 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.