

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Tuesday, May 28, 2024**

**5:30 PM**

**City Hall Room 326**

### **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*

*Assistant City Attorney Hannah Hungate*

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

Approval of the minutes from the May 13, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

**2. CCP-2024-0005: Concurrent Plat (6106 E. GUY TERRY RD/REEVES, 143):**

Submitted by BATES & ASSOCIATES for property located at 6106 E. GUY TERRY RD. The property is located within the FAYETTEVILLE PLANNING AREA and contains approximately 7.19 acres. The request is for the concurrent plat of two residential lots. - Donna Wonsower, Planner

**3. LSD-2024-0008: Large Scale Development (NORTHEAST OF N. MANA CT & E. LONGVIEW ST/HALF MOON ORAL SURGERY, 212):**

Submitted by ENGINEERING SERVICES INC for property located NORTHEAST OF N. MANA CT & E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 2.62 acres. The request is for a 18,270-square-foot, three story commercial building and associated parking. - Donna Wonsower, Planner

**Unfinished Business****New Business****4. CUP-2024-0018: Conditional Use Permit (1607 N. COLLEGE AVE/BRASS POLE PROPERTIES LLC, 407):**

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1607 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.74 acres. The request is for a wireless communications facility.

*APPLICANT HAS REQUESTED TO TABLE UNTIL THE JUNE 24, 2024 PLANNING COMMISSION MEETING.* - Jessica Masters, Development Review Manager

**5. ADM-2024-0022: Administrative Item (2201 N. MARKS MILL LN, CONSERVATION EASEMENT APPEAL, MENOTTI, 329):**

Submitted by TODD MENOTTI for property located at 2201 N. MARKS MILL

LANE. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 0.2 acres. The request is to appeal the urban forestry interpretation of a conservation easement. - Melissa Evans, Urban Forester

**6. RZN-2024-0021: Rezoning (3390 W. MARTIN LUTHER KING JR BLVD/CATHCART RENTALS LLC, 557):**

Submitted by HALL ESTILL for property located at 3390 W. MARTIN LUTHER KING JR BLVD. The property is zoned R-O, RESIDENTIAL-OFFICE, C-2, THOROUGHFARE COMMERCIAL, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.62 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Kylee Cole, Planner

**7. RZN-2024-0022: Rezoning (951 N. DOUBLE SPRINGS RD/R & D PROPERTY HOLDINGS LLC, 435):**

Submitted by DUSTIN DAVIS for property located at 951 N. DOUBLE SPRINGS RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 0.56 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Kylee Cole, Planner

**8. RZN-2024-0023: Rezoning (1000 S. FUTRALL DR/ADROIS HOSPITALITY LLC, 559):**

Submitted by BRANDON SCALLION for property located at 1000 S. FUTRALL DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.75 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Gretchen Harrison, Senior Planner

**Items Administratively Approved by Staff**

**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.