

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, June 10, 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 May 28, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2024-0026: Administrative Item (3081 N. HWY 112/SAM'S CLUB RECYCLING CONTAINER, 248):

Submitted by BRR ARCHITECTURE INC for property located at 3081 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 7.51 acres. The request is to extend a request for a community recycling drop-off facility. - Donna Wonsower, Planner

3. VAR-2024-0022: Planning Commission Variance (1722 N. STARR DR/SAINT JOSEPH CATHOLIC CHURCH, 373):

Submitted by CRAFTON TULL for property located at 1722 N. STARR DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 25.40 acres. The request is for a variance to parking lot standards. - Kylee Cole, Planner

Unfinished Business**New Business****4. CUP-2024-0022: Conditional Use Permit (NORTHEAST OF E. WAR EAGLE ST. & S. BLACK OAK RD./RIVERSIDE VILLAGE PH 2, 683):**

Submitted by CRAFTON TULL for property located NORTHEAST OF E. WAR EAGLE ST. & S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 93.98 acres. The request is for off-site parking.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Gretchen Harrison, Senior Planner

5. VAR-2024-0025: Planning Commission Variance (2201 N. MARK MILL LN/MENOTTI, 329):

Submitted by DAVID MENOTTI for property located at 2201 N. MARKS MILL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.16 acres. The request is for a variance to tree preservation

requirements.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Jessica Masters,
Development Review Manager

6. ADM-2024-0025: Administrative Item (Amend UDC Chapters 170.02, 170.06, 170.08 And 170.09 Stormwater Management And Drainage):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC 170.02, 170.06, 170.08 and 170.09 Stormwater Management and Drainage. The proposed code changes would clarify the maintenance responsibilities of private and public drainage systems as well as illicit discharges into the drainage system. - Alan Pugh, Staff Engineer

7. ADM-2024-0023: Administrative Item (NORTHEAST OF E. WAR EAGLE ST. & S. BLACK OAK RD./RIVERSIDE VILLAGE PH 2, 683):

Submitted by CRAFTON TULL for property located NORTHEAST OF E. WAR EAGLE ST. & S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 93.98 acres. The request is for a major modification to an approved large scale development. - Gretchen Harrison, Senior Planner

8. VAR-2024-0021: Planning Commission Variance (NORTHWEST OF W. DRAKE ST & N. GREGG AVE/1155 PROPERTIES LLC, 250):

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 to block length, access management, nonresidential design, and commercial design standards. - Gretchen Harrison, Senior Planner

9. VAR-2024-0023: Planning Commission Variance (1469 & 1501 N. STARR DR/PARKER INVESTMENTS, LLC, 412):

Submitted by ALAN REID & ASSOCIATES for property located at 1469 & 1501 N. STARR DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and in the FAYETTEVILLE PLANNING AREA and contains eight lots with approximately 22.45, 1.31, 1.33, 0.65, 1.19, 2.63, 1.76 and 0.71 acres. The request is for a variance to street frontage requirements. - Donna Wonsower, Planner

10. VAR-2024-0024: Planning Commission Variance (N. FUTRALL DR & N. MARINONI DR/HOME2 SUITES, 441):

Submitted by CRAFTON TULL for property located at N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for a variance to commercial

and nonresidential design standards. - Gretchen Harrison, Senior Planner

11. CUP-2024-0021: Conditional Use Permit (3450 N. HEMLOCK AVE/WASHINGTON MASONIC LODGE #1, 213):

Submitted by SMITH COMMUNICATIONS for property located at 3450 N. HEMLOCK AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.13 acres. The request is for a wireless communications facility. - Kylee Cole, Planner

12. RZN-2024-0024: Rezoning (3145 E. JOYCE BLVD/FAYETTEVILLE PUBLIC SCHOOLS, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 31.86 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Jessica Masters, Development Review Manager

13. RZN-2024-0025: Rezoning (4260 W. MARTIN LUTHER KING JR BLVD/CLUB CAR WASH, 595):

Submitted by JARED BRUEMMER for property located at 4260 W. MARTIN LUTHER KING JR BLVD. The property is split-zoned R-A, RESIDENTIAL – AGRICULTURAL and UT, URBAN THOROUGHFARE and contains approximately 1.44 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Kylee Cole, Planner

Items Administratively Approved by Staff

14. LSP-2024-0013: Lot Split (2367 N. WINDSWEPT LN/LINDENMUTH, 329):

Submitted by BATES & ASSOCIATES for property located at 2367 N. WINDSWEPT LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to divide the property into two lots containing approximately 0.30 and 0.30 acres. - Gretchen Harrison, Senior 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.