

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, February 12, 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 January 22, 2024 Planning Commission. -  
Mirinda Hopkins, Development Coordinator

**2. ADM-2024-0003: Administrative Item (930 S. WICHITA AVE/SOUTHERN-  
WOODS, 557):**

Submitted by COMMUNITY BY DESIGN for property located at 930 S. WICHITA AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is to extend an approved conditional use permit. - Gretchen Harrison, Senior Planner

**3. VAR-2023-0055: Planning Commission Variance (SOUTH OF 870 N.  
RUPPLE RD/MEADOWVIEW OF FAYETTEVILLE, 439):**

Submitted by MEADOWVIEW SENIOR LIVING for property located SOUTH OF 870 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 6.61 acres. The request is for a variance from required infrastructure improvements. - Gretchen Harrison, Senior Planner

**4. VAR-2024-0001: Planning Commission Variance (6964 W. DAVIS  
RD/STANLEY, 278):**

Submitted by ALAN REID & ASSOCIATES for property located at 6964 W. DAVIS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.41 acres. The request is for a variance from road frontage requirements. - Donna Wonsower, Planner

**Unfinished Business****5. ADM-2023-0052: Administrative Item (Amend UDC Chapter 166):**

Submitted by the CITY OF FAYETTEVILLE STAFF to establish UDC Chapter 166.28 – Permit-Ready Building Design Program. The proposed code change would provide for the establishment of a Permit-Ready Building Design Program and associated development requirements specific to the program's residential buildings.

*THIS ITEM WAS TABLED AT THE JANUARY 22, 2024 PLANNING*

*COMMISSION MEETING.* - Britin Bostick, Long Range Planning/Special Projects Manager

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

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NW OF N. SHILOH DR. & W. CHICORY PL. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 2.43 acres. The request is for Use Unit 38: Mini Storage Units.

*THIS ITEM WAS TABLED AT THE JANUARY 8, 2024 PLANNING COMMISSION MEETING.*

*APPLICANT HAS REQUESTED TO TABLE THIS ITEM TILL THE FEBRUARY 26, 2024, PLANNING COMMISSION MEETING.* - Kylee Hevrdejs, Planner

**7. PPL-2023-0006: Preliminary Plat (SOUTH OF W. PLANETREE ST/THE ELEMENT PH 4, 516):**

Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF W. PLANETREE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 39.79 acres. The request is for the preliminary plat of 141 residential lots and one non-buildable lot.

*THIS ITEM WAS TABLED AT THE JANUARY 22, 2024 PLANNING COMMISSION MEETING.* - Kylee Hevrdejs, Planner

**8. CUP-2023-0180: Conditional Use Permit (2609 N. OLD WIRE RD/HARRIS-PITTMAN, 292):**

Submitted by SHANNON HARRIS for property located at 2609 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to use the residence as a short-term rental.

*THIS ITEM WAS TABLED AT THE JANUARY 22, 2024 PLANNING COMMISSION MEETING.* - Kylee Hevrdejs, Planner

**New Business**

**9. ADM-2024-0001: Administrative Item (2277, 2400, 2423, 2550 S. ED EDWARDS RD, 2303 S. MALLY WAGNON RD, 2433, 2479, 2748, 2552 AND 2600 S. HUNT LN/MASTER STREET PLAN MODIFICATION REQUEST, 595):**

Submitted by RONALD WOODRUFF for properties located at 2277, 2400, 2423, 2550 S. ED EDWARDS RD, 2303 S. MALLY WAGNON RD, 2433, 2479, 2748, 2552, AND 2600 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING

AREA and contains approximately 213.30 acres. The request is to modify the Master Street Plan. - Jessica Masters, Development Review Manager

**10. VAR-2024-0002: Planning Commission Variance (EAST OF 1905 E. MISSION BLVD/EAST MISSION BLVD. LLC, 370):**

Submitted by DAKOTA DEVELOPMENT for property located EAST OF 1905 E MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.18 acres. The request is for a variance from curb cut requirements.

*APPLICANT HAS REQUESTED TO TABLE THIS ITEM TILL THE FEBRUARY 26, 2024, PLANNING COMMISSION MEETING.* - Kylee Hevrdejs, Planner

**11. VAR-2024-0003: Planning Commission Variance (3733 E. NATCHEZ TRCE/PETERSON, 295):**

Submitted by PREMIERE POOLS AND SPAS OF NWA for property located at 3733 E. NATCHEZ TRCE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.00 acres. The request is for a variance from streamside protection requirements. - Alan Pugh, Staff Engineer

**12. VAR-2024-0004: Planning Commission Variance (612 W. CENTER ST/TRINITAS DEVELOPMENT, 483):**

Submitted by CLARK LAW FIRM PLLC for property located at 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.19 acres. The request is for a variance to parking lot design standards and parking garages in a build-to zone. - Jessica Masters, Development Review Manager

**13. LSD-2023-0021: Large Scale Development (4392 S. SCHOOL AVE/TOM SIMS AIRPLANE HANGER, DRAKE FIELD AIRPORT, 795):**

Submitted by ENGINEERING SERVICES INC for property located at 4392 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 186.11 acres. The request is for a 10,620-square-foot airplane hanger and associated parking. - Kylee Hevrdejs, Planner

**14. CUP-2023-0191: Conditional Use Permit (680 N. FALLIN AVE/ROBERTS, DIGRAZIA, 447):**

Submitted by TAYLOR ROBERTS AND SARAH DIGRAZIA for property located at 680 N. FALLIN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the residence as a short-term rental. - Donna Wonsower,

Planner

**15. CUP-2023-0193: Conditional Use Permit (729 S. MOUNT MILLSAP LN/BATES, 557):**

Submitted by CHRISTIE MYHRA for property located at 729 S. MOUNT MILLSAP LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.40 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**16. CUP-2023-0195: Conditional Use Permit (277 S. HILL AVE/EARTHMAN, 522):**

Submitted by LAUREN EARTHMAN for property located at 277 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.33 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

**17. CUP-2023-0196: Conditional Use Permit (1138 S. OLEANDER LN/HOLLAND, 556):**

Submitted by JJET MANAGEMENT for property located at 1138 S. OLEANDER LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

**Items Administratively Approved by Staff**

**18. LSIP-2023-0003: Large Site Improvement Plan (653 W. 15<sup>TH</sup> ST/UNIVERSITY LOFTS AT THE SANCTUARY, 600):**

Submitted by DEVELOPMENT CONSULTANTS INC for property located at 653 W. 15TH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.22 acres. The request is for a multi-family residential development containing 152 units. - 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.