

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, February 26, 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 February 12, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2024-0004: Administrative Item (S. DUNCAN AVE & W. 15TH ST/SOUTH DUNCAN CLUSTER DEVELOPMENT, 561):

Submitted by CRAFTON TULL for property located at S. DUNCAN AVE & W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.16 acres. The request is to extend a previously approved large scale development. - Gretchen Harrison, Senior Planner

3. ADM-2024-0005: Administrative Item (SOUTHWEST OF W. WEDINGTON DR & N. 46TH AVE/WEDINGTON LANDING TOWNHOMES, 438):

Submitted by CRAFTON TULL for property located at SOUTHWEST OF W. WEDINGTON DR & N. 46TH AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE, RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE, AND RSF-4, RESIDENTIAL SINGLE-FAMILY FOUR UNITS PER ACRE, and contains approximately 9.22 acres. The request is to extend a previously approved large scale development. - Donna Wonsower, Planner

4. ADM-2024-0006: Administrative Item (685 W. VAN ASCHE DR/THE POINT @ FAYETTEVILLE, 211):

Submitted by JORGENSEN & ASSOCIATES for property located at 685 W. VAN ASCHE DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 38.60 acres. The request is to extend a previously approved large scale development. - Jessica Masters, Development Review Manager

5. VAR-2024-0005: Planning Commission Variance (2980 S. HUNT LN/CURTIS, 687):

Submitted by ALAN REID & ASSOCIATES for property located at 2980 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.79 acres. The request is for a variance from road frontage requirements. - Gretchen Harrison, Senior Planner

Unfinished Business**6. 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 4.40 acres. The request is for a variance from curb cut requirements.

THIS ITEM WAS TABLED AT THE FEBRUARY 12, 2024 PLANNING COMMISSION MEETING. - Kylee Hevrdejs, Planner

7. 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.

THIS ITEM WAS TABLED AT THE FEBRUARY 12, 2024 PLANNING COMMISSION MEETING. - Alan Pugh, Staff Engineer

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

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTHWEST OF N. SHILOH DR. & W. CHICORY PL. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.43 acres. The request is for Use Unit 38: Mini Storage Units in UT, URBAN THOROUGHFARE Zoning.

THIS ITEM WAS TABLED AT THE JANUARY 8, 2024, AND FEBRUARY 12, 2024 PLANNING COMMISSION MEETINGS. - Kylee Hevrdejs, Planner

New Business**9. VAR-2024-0006: Planning Commission Variance (NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD/RUDY'S BBQ, 595):**

Submitted by OLSSON for property located NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.74 acres. The request is for a variance to access management standards and non-residential design standards for a commercial structure. - Kylee Hevrdejs, Planner

10. VAR-2024-0007: Planning Commission Variance (436 W. MARTIN LUTHER

KING JR BLVD/NEIDERMAN, 524):

Submitted by 3V DEVELOPMENT for property located at 436 W. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.44 acres. The request is for a variance to urban residential design standards. - Kylee Hevrdejs, Planner

11. LSD-2023-0014: Large Scale Development (1275 N. GREGG AVE/1301 N. GREGG AVENUE, 405):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 1275 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.35 acres. The request is for a 174-unit multi-family development with associated parking. - Donna Wonsower, Planner

12. VAC-2024-0002: Vacation (N. BOB YOUNKIN DR. & W. DRAKE ST/MIDTOWN LANDING, 251):

Submitted by COMMUNITY BY DESIGN for property located at N. BOB YOUNKIN DR. & W. DRAKE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 1.16 acres. The request is to vacate a 140 square foot (0.003 acres) portion of right-of-way. - Donna Wonsower, Planner

13. CUP-2024-0002: Conditional Use Permit (1251 N. LEVERETT AVE/INDO-BANGLA GROCERY, 405):

Submitted by AKM HOQUE for property located at 1251 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is for Use Unit 12a: Limited Business (grocery store and associated parking) in RMF-24 zoning.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Kylee Hevrdejs, Planner

14. CUP-2024-0003: Conditional Use Permit (2716 S. SCHOOL AVE/LAUGHLIN, 639):

Submitted by JUSTIN LAUGHLIN for property located at 2716 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.03 acres. The request is to use the structure as a warehouse and for off-site parking. - Donna Wonsower, Planner

15. RZN-2023-0037: Rezoning (EAST OF E. 9TH ST & S. WASHINGTON AVE/EQUITY TRUST CO. CUSTODIAN, 563):

Submitted by DAKOTA DEVELOPMENT LLC for property located EAST OF E.

9TH ST & S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.00 acre. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Gretchen Harrison, Senior Planner

16. RZN-2024-0001: Rezoning (3006 N. OLD MISSOURI RD/OLD MISSOURI LAND DEVELOPMENT LLC, 253 & 254):

Submitted by JORGENSEN & ASSOCIATES for property located at 3006 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, NS-G, NEIGHBORHOOD SERVICES GENERAL, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 6.31 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and R-A, RESIDENTIAL - AGRICULTURAL. - Kylee Hevrdejs, Planner

17. CUP-2023-0168: Conditional Use Permit (353 N. SAINT CHARLES AVE/ADAMS, 484):

Submitted by KATHY BALL for property located at 353 N. SAINT CHARLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.06 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

18. CUP-2023-0169: Conditional Use Permit (1960 W. WILKINS PL/AWAN, 253):

Submitted by STEPHANIE STRACK INTERIORS for property located at 1960 W. WILKINS PL. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE 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

19. LSP-2023-0056: Lot Split (N. RUPPLE RD, NORTH OF DONALD W. REYNOLDS BOYS & GIRLS GLUB/MEADOWVIEW SENIOR LIVING, 439):

Submitted by ENGINEERING SERVICES INC for property located on N. RUPPLE RD, NORTH OF DONALD W. REYNOLDS BOYS & GIRLS GLUB. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 11.62 acres. The request is to divide the property into two lots containing 5.62 and 6.00 acres. - Donna Wonsower, Planner

20. LSP-2023-0061: Lot Split (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 12.47 acres. The request is to subdivide the property into two lots containing 10.31 and 2.16 acres. - Donna Wonsower, Planner

21. LSP-2023-0064: Lot Split (1623 S. ED EDWARDS RD/WILLIAMS, 610):

Submitted by BATES & ASSOCIATES for property located at 1623 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.25 acres. The request is to subdivide the property into two lots containing 2.54 and 2.71 acres. - Donna Wonsower, Planner

22. LSP-2023-0068: Lot Split (560 N. HIGHLAND AVE/TAMIJANI, 445):

Submitted by BATES & ASSOCIATES for property located at 560 N. HIGHLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.25 acres. The request is to subdivide the property into two lots containing 0.15 and 0.10 acres. - Kylee Hevrdejs, Planner

23. LSP-2024-0004: Lot Split (655 N. GENEVIEVE AVE/WONNACOTT, 436):

Submitted by BLEW & ASSOCIATES for property located at 655 N. GENEVIEVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.49 acres. The request is to divide the property into two lots containing approximately 0.27 and 1.22 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.