

City of Fayetteville, Arkansas

*113 West Mountain
Fayetteville, AR 72701
(479) 575-8267*



Planning Commission Final Agenda

Monday, August 8, 2022

5:30 PM

City Hall Room 219

Planning Commission Members

Sarah Sparkman, Chair

Matthew Johnson, Vice Chair

Quintin Canada, Secretary

Andrew Brink

Jimm Garlock

Joseph Holcomb

Mary Madden

Mary McGetrick

Porter Winston

Assistant City Attorney Blake Pennington

Call To Order

Roll Call

Consent

1. 2022-0599

Approval of the minutes from the July 25, 2022 Planning Commission

Attachments: 1) 07-25-2022 Minutes

2. 2022-0697

CCP-2022-0009: Concurrent Plat (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH, 209): Submitted by ESI for property located at 3447 N HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 24.83 acres. The request is to split the property into two lots containing 23.67 and 1.16 acres.

Planner: Ryan Umberger

Attachments: 2) CCP-2022-0009 PC Report

3. 2022-0698

CCP-2022-0010: Concurrent Plat (3091 W. FINGER RD/LINDSEY, 635): Submitted by BATES & ASSOC. for property located at 3091 W. FINGER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 37.91 acres. The request is to split the property into three tracts, 19.35, 5.05, and 13.50 acres.

Planner: Jessie Masters

Attachments: 3) CCP-2022-0010 PC Report

Unfinished Business

4. 2022-0610

RZN-2022-0027: Rezoning (603 N. WALNUT AVE./BOWERBIRD, 446): Submitted by BOWERBIRD for property located at 603 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.69 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Ryan Umberger

Attachments: 4) RZN-2022-0027 PC Report

Applicant has withdrawn the request.

New Business**5. 2022-0712**

ADM-2022-0039: Administrative Item (AMEND UDC SECTION 157.02/CITY STAFF): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 157.02 - Development. The proposed code change would amend development public notification requirements to include administrative items considered by the Planning Commission and Planning Commission variance items.

Planner: Sherry Smith

Attachments: 5) ADM-2022-0039 PC Report

6. 2022-0713

ADM-2022-0040: Administrative Item (LRPC BYLAWS ADDITION 2022/CITY STAFF): Submitted by CITY OF FAYETTEVILLE STAFF. The request is to amend the Planning Commission Rules of Order and Procedure to specify cell phone use, meeting minutes, removal of officers and appointment of officers to vacant positions.

Planner: Sherry Smith

Attachments: 6) ADM-2022-0040 PC Report

7. 2022-0711

LSD-2022-000006: Large Scale Development (E SAIN ST and N FRONT ST /TRAILS ON THE CREEK, 174-175): Submitted by BLEW & ASSOCIATES for properties located East of E SAIN ST and N FRONT ST. The properties are zoned RPZD and contain approx. 10.55 acres. The request is for a 331 unit apartment complex with associated parking.

Planner: Jessie Masters

Attachments: 7) LSD-2022-000006 PC Report

The item was requested to be tabled by the applicant until the August 22 Planning Commission meeting.

8. 2022-0710

VAR-2022-0045: Variance (607 N. RAZORBACK RD./WHISENHUNT, 443): Submitted by BROOKS LANDSCAPE ARCHITECTURE for property located at 607 N. RAZORBACK RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approx. 0.59 acres. The request is for a variance from UDC 172.11(J) Maximum Driveway Width and 172.11(K) Loop, Circle, and Multiple Driveways.

Planner: Ryan Umberger

Attachments: 8) VAR-2022-0045 PC Report

9. 2022-0699

LSD-2022-0017: Large Scale Development (S OF 5295 W. WEDINGTON DR /NWA CUSTOM HOMES, 437): Submitted by ESI for property located S OF 5295 W. WEDINGTON DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.80 acres. The request is for a residential development with 19 three- and four-family units and associated parking.

Planner: Gretchen Harrison

Attachments: 9) LSD-2022-0017 PC Report

10. 2022-0700

LSD-2022-0021: Large Scale Development (1629 N. CROSSOVER RD/SMYTH HOUSE CLUSTER DEVELOPMENT, 410): Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is for a development of a cluster housing development containing 15 new single-family residential units.

Planner: Ryan Umberger

Attachments: 10) LSD-2022-0021 PC Report

11. 2022-0701

VAC-2022-0018: Vacation (W SLIGO ST AND S. RAZORBACK RD/MEADOW VALE DEVELOPMENT, LLC, 599): Submitted by MCCLELLAND CONSULTING for property located at W. SLIGO ST AND S. RAZORBACK RD. The property is zoned CS, COMMUNITY SERVICES and contains approx. 0.39 acres. The request is to vacate a portion of S. Brower Ave right-of-way.

Planner: Ryan Umberger

Attachments: 11) VAC-2022-0018 PC Report

12. 2022-0706

RZN-2022-0030: Rezoning (2178 E. HUNTSVILLE RD/ALBAN, 566): Submitted by JS CAPSTONE NWA for property located at 2178 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and R-O, RESIDENTIAL-OFFICE and contains approximately 6.01 acres. The request is to rezone the property to CS, Community Services.

Planner: Gretchen Harrison

Attachments: 12) RZN-2022-0030 PC Report

13. 2022-0703

CUP-2022-0027: Conditional Use Permit (1434 N. PLUM TREE DR/ THE HAPPY HUMAN, 400): Submitted by HAPPY HUMAN LLC for property located at 1434 N. PLUM TREE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approx. 0.14 acres. The request is for a home-based massage therapy business.

Planner: Gretchen Harrison

Attachments: 13) CUP-2022-0027 PC Report

14. 2022-0702

CUP-2022-0025: Conditional Use Permit (912 S. WOOD AVE/ NEAT FREAKS, LLC, 563): Submitted by NEAT FREAKS LLC for property located at 912 S. WOOD AVE. The property is zoned RMF-18, RESIDENTIAL MULTI-FAMILY - EIGHTEEN UNITS PER ACRE and contains approx. 0.50 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 14) CUP-2022-0025 PC Report

15. 2022-0704

CUP-2022-0028: Conditional Use Permit (465 S. LOCUST AVE, UNIT 5/ PARTEN, 523): Submitted by STAY NWA for property located at 465 S. LOCUST AVE UNIT #5. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.13 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 15) CUP-2022-0028 PC Report

16. 2022-0705

CUP-2022-0029: Conditional Use Permit (881 S. ONE MILE RD/ MCPHERSON, 557): Submitted by BRIAN AND JENNIFER MCPHERSON for property located at 881 S. ONE MILE RD. The property is zoned NC - NEIGHBORHOOD CONSERVATION and contains approximately 0.08 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 16) CUP-2022-0029 PC Report

Items Administratively Approved by Staff

17. 2022-0708

LSP-2022-0032: Lot Split (1125 N. COLLEGE AVE/FIRE STATION 10, 406): Submitted by CITY STAFF. for property located at 1125 N. COLLEGE AVENUE. The property is zoned P-1, INSTITUTIONAL and contains 2 lots totaling approximately 10.36 acres. The request is to create 4 lots with 1.17, 6.77, 0.37 and 2.04 acres.

Planner: Jessie Masters

18. 2022-0709

LSP-2022-0039: Lot Split (1629 S. PRICE AVE/SPINAZZE, 600): Submitted by BLEW & ASSOC. for property located at 1629 S PRICE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.35 acres. The request is to split the property into two lots with 0.15 and 0.19 acres.

Planner: Ryan Umberger

Announcements**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 or TDD, Telecommunication 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.