

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, September 12, 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 August 22, 2022 Planning Commission

Attachments: PC Vote Sheet 8-22-2022

### 2. 2022-0823

**VAR-2022-0052: Planning Commission Variance (4100 N. HUNGATE LN/SOWELL, 141):** Submitted by BLEW & ASSOCIATES for property located at 4100 N. HUNGATE LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 1.86 acres. The request is for a variance to the street frontage requirements due to a proposed lot split.

Planner: Gretchen Harrison

Attachments: 2) VAR-2022-0052 PC Report

### 3. 2022-0824

**PPL-2022-0008: Preliminary Plat (W. MACLURA WAY & N. AINSLEY LOOP/BROOKLANDS AT MOUNTAIN RANCH PH 5-7, 479):** Submitted by JORGENSEN AND ASSOC. for property located at W. MACLURA WAY & N. AINSLEY LOOP. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY 2 UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 37.75 acres. The request is to subdivide the property into 73 residential lots.

Planner: Jessie Masters

Attachments: 3) PPL-2022-0008 PC Report

## Unfinished Business

### 4. 2022-0731

**ADM-2022-0038: Administrative Item (2200 S. INDUSTRIAL DR/MARSHALLTOWN, 642):** Submitted by ENGINEERING SERVICES for property located at 2200 S. INDUSTRIAL DR. The properties are zoned I-2, GENERAL INDUSTRIAL and contains approximately 12.71 acres total. The request is to Amend LSD-2022-000004 by removing requirement for MSP improvements (sidewalk) in vicinity of tree grove along Pump Station Road.

Planner: Jessie Masters

Attachments: 4) ADM-2022-0038 PC Report

**5. 2022-0825**

**LSD-2022-000006: Large Scale Development (EAST OF E. SAIN ST AND N. FRONT ST/THE 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: 5) LSD-2022-000006 PC Report

**New Business****6. 2022-0822**

**VAR-2022-0051: Planning Commission Variance (534 N. WILLOW AVE/MY TOWNHOUSE LLC, 446):** Submitted by PRESTON BACON & COMPANY, INC. for property located at 534 N. WILLOW AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.30 acres. The request is for a variance to the Streamside Protection Zones.

Planner: Alan Pugh

Attachments: 6) VAR-2022-0051 PC Report

**7. 2022-0819**

**ADM-2022-0043: Administrative Item: (Amend UDC Chapter 118 - Applicability, Chapter 151 - Definitions, and Chapter 163 - Short-Term Rentals):** Administrative Item submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to remove the conditional use permit requirement for type 2 short-term rentals and to repeal a sunset provision in Ordinance No. 6427.

Planner: Britin Bostick

Attachments: 7) ADM-2022-0043 PC Report

**8. 2022-0820**

**VAR-2022-0046: Planning Commission Variance (3615 N. STEELE BLVD/JBGB OF FAYETTEVILLE, 173):** Submitted by JET ENTERPRISES DBA JJ'S GRILL for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approx. 2.24 acres. The request is for a variance to the requirements for chain link fencing.

Planner: Jessie Masters

Attachments: 8) VAR-2022-0046 PC Report

**9. 2022-0821**

**VAR-2022-0050: Planning Commission Variance (1685 E. JOYCE BLVD/CHAMBERS BANK, 175):** Submitted by CHAMBERS BANK for property located at 1685 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approx. 2.46 acres. The request is for a variance from access management requirements.  
Planner: Gretchen Harrison

Attachments: 9) VAR-2022-0050 PC Report

**10. 2022-0831**

**CUP-2022-0049: Conditional Use Permit (2528 E. MEANDERING WAY/LESTER, 410):** Submitted by CINDY LESTER for property located at 2528 E. MEANDERING WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 0.56 acres. The request is to construct an accessory structure that is larger than fifty percent of the primary structure.  
Planner: Jessie Masters

Attachments: 10) CUP-2022-0049 PC Report

**11. 2022-0836**

**CUP-2022-0054: Conditional Use Permit (4422 E. HUNTSVILLE RD/HUNTSVILLE APARTMENTS, 569):** Submitted by ENGINEERING SERVICES INC. for property located at 4422 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for Use Unit 26, Multifamily Dwellings in R-O zoning.  
Planner: Ryan Umberger

Attachments: 11) CUP-2022-0054 PC Report

**12. 2022-0846**

**LSD-2022-0029: Large Scale Development (4422 E. HUNTSVILLE RD/MCGOWAN, 569):** Submitted by ENGINEERING SERVICES, INC. for property located at 4422 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for eight multi-family residential units, 806 square foot office, and associated parking.  
Planner: Ryan Umberger

Attachments: 12) LSD-2022-0029 PC Report

**13. 2022-0838**

**RZN-2022-0034: Rezoning (113 E. DAVIDSON ST/GRAVES, 446):** Submitted by STEPHEN GRAVES for property located at 113 E. DAVIDSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY - FOUR UNITS PER ACRE and contains approximately 1.14 acres. The request is to rezone the property to NS-L, NEIGHBORHOOD SERVICES - LIMITED.

Planner: Ryan Umberger

Attachments: 13) RZN-2022-0034 PC Report

**14. 2022-0839**

**RZN-2022-0040: Rezoning (2255 E. HUNTSVILLE RD/BROOMFIELD, 566):** Submitted by JOHN BROOMFIELD for property located at 2255 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 1.16 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES - GENERAL.

Planner: Ryan Umberger

Attachments: 14) RZN-2022-0040 PC Report

**15. 2022-0840**

**RZN-2022-0041: Rezoning (1453 S. ROOT LN/HOLT, 597):** Submitted by JUSTIN HOLT for property located at 1453 S. ROOT LN. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.25 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY FOUR UNITS PER ACRE.

Planner: Gretchen Harrison

Attachments: 15) RZN-2022-0041 PC Report

**16. 2022-0841**

**RZN-2022-0042: Rezoning (N. GREGG AVE AND N. FUTRALL DR/WASHINGTON REGIONAL MEDICAL SERVICES, 211):** Submitted by CEI ENGINEERING for property located at N. GREGG AVE AND N. FUTRALL DR. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 4.05 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Jessie Masters

Attachments: 16) RZN-2022-0042 PC Report

**17. 2022-0842**

**RZN-2022-0043: Rezoning (560 W. VAN ASCHE DR/TUNE & TUNE, 172):** Submitted by HALL ESTILL LAW FIRM for property located at 560 W. VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approx. 13.56 acres. The request is to rezone the property to I-2, GENERAL INDUSTRIAL.

Planner: Ryan Umberger

Attachments: 17) RZN-2022-0043 PC Report

**18. 2022-0829**

**CUP-2022-0047: Conditional Use Permit (623 E. MCCLINTON ST/CURTIS, 563):** Submitted by ISAAC CURTIS for property located at 623 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.12 acres. The request is to use residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 18) CUP-2022-0047 PC Report

**19. 2022-0830**

**CUP-2022-0048: Conditional Use Permit (275 E. NOBLE LN/NOVACK, 407):** Submitted by JOHN NOVACK for property located at 275 E. NOBLE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.02 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 19) CUP-2022-0048 PC Report

**20. 2022-0832**

**CUP-2022-0050: Conditional Use Permit (3216 W. SHALE ST/CRABTREE, 401):** Submitted by WEEKENDER MANAGEMENT LLC for property located at 3216 W. SHALE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 20) CUP-2022-0050 PC Report

**21. 2022-0833**

**CUP-2022-0051: Conditional Use Permit (245 S. GREGG AVE/AUSEC, 522):** Submitted by CHRIS AUSEC for property located at 245 S. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.55 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 21) CUP-2022-0051 PC Report

**22. 2022-0834**

**CUP-2022-0052: Conditional Use Permit (309 S. EASTERN AVE/SMITH, 521):** Submitted by SHERRY SMITH for property located at 309 S. EASTERN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.13 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 22) CUP-2022-0052 PC Report

**23. 2022-0835**

**CUP-2022-0053: Conditional Use Permit (548 N. SALEM RD/ACEBO, 440):** Submitted by HOLLY ACEBO for property located at 548 N. SALEM RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.14 acres. The request is to use residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 23) CUP-2022-0053 PC Report

**24. 2022-0837**

**CUP-2022-0055: Conditional Use Permit (1052 W. CATO SPRINGS RD/STOUT, 600):** Submitted by JENNIFER STOUT for property located at 1052 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.14 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 24) CUP-2022-0055 PC Report

**25. 2022-0826**

**CUP-2022-0035: Conditional Use Permit (157 W. MARTIN LUTHER KING JR BLVD/TIPTON, 523):** Submitted by STAY NWA for property located at 157 W. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approx. 0.11 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 25) CUP-2022-0035 PC Report

**26. 2022-0827**

**CUP-2022-0042: Conditional Use Permit (1378 S. WASHINGTON AVE/ESCALA GROUP, 563):** Submitted MICHAEL WARD for property located at 1378 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.19 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 26) CUP-2022-0042 PC Report

**27. 2022-0828**

**CUP-2022-0044: Conditional Use Permit (921 E. LIGHTON TRL/SUMNER, 525):** Submitted by SUMNER SCHICK for property located at 921 E. LIGHTON TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.23 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 27) CUP-2022-0044 PC Report

**Items Administratively Approved by Staff****28. 2022-0843**

**LSP-2022-0034: Lot Split (4600 E. HUNTSVILLE RD/PRESSMAN, 570):** Submitted by BLEW & ASSOCIATES for property located at 4600 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 8.9 acres. The request is to split and adjust the lots.

Planner: Gretchen Harrison

**29. 2022-0859**

**LSP-2022-0042: Lot Split (864 S. JAGGER LN/LOT 14 STONE HOLLOW SUBDIVISION, 566):** Lot Split submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 864 S JAGGER LN. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.02 acres. The request is to divide the property it into two separate lots, 0.07 acres and 0.13 acres.

Planner: Jessie Masters



**30. 2022-0844**

**LSP-2022-0046: Lot Split (500 N SEQUOYAH DR/RPA, LLC, 357):** Submitted by BATES & ASSOCIATES for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 5.34 acres. The request is to divide the property into three lots, 2.11, 1.66, and 1.57 acres

Planner: Gretchen Harrison

**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.