

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, September 26, 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 September 12, 2022 Planning Commission

Attachments: 9.12.2022 PC Results

2. 2022-0891

LSD-2022-0030: Large Scale Development (530 W. STREAMSIDE BND/SOUTHYARD, PHASE III, 523 & 562): Submitted by CEI ENGINEERING for property located at 530 W. STREAMSIDE BND. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.40 acres. The request is for construction of a 7-story, 55,930 sq. ft. hotel building, renovation to existing structure, and associated utility extensions and site landscape improvements.

Planner: Jessie Masters

Attachments: 2) LSD-2022-0030 PC Report

3. 2022-0886

ADM-2022-0046: Administrative Item (SE OF SALEM RD. & W. JEWELL RD/FOREST HILLS VILLAS, 440): Submitted by BLEW & ASSOCIATES, INC. for property located SE OF SALEM RD. & W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 14.30 acres. The request is to extend the approval for LSD-2021-000025.

Planner: Ryan Umberger

Attachments: 3) ADM-2022-0046 PC Report

Unfinished Business

4. 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: 4) LSD-2022-000006 PC Report

5. 2022-0893

RZN-2022-0035: Rezoning (6074 W. WEDINGTON DR/HOUSTON, 397): Submitted by BLEW & ASSOC. for property located at 6074 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 2.43 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.

Planner: Gretchen Harrison

Attachments: 5) RZN-2022-0035 PC Report

New Business**6. 2022-0889**

VAR-2022-0053: Planning Commission Variance (559 N. WALNUT AVE/NOBLE, 446): Submitted by DRAGONFLY POOLS OF ARKANSAS. for property located at 559 N. WALNUT 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 Zone.

Engineer: Alan Pugh

Attachments: 6) VAR-2022-0053 PC Report

7. 2022-0888

ADM-2022-0048: Administrative Item (1236 & 1246 S. SCHOOL AVE/VAUGHN RECYCLING, 562): Submitted by KNIGHT HALBERT, LLP for property located at 1236 & 1246 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 9.40 acres. The request is to extend the approval of CUP 08-2908 and amend its associated conditions.

Planner: Ryan Umberger

Attachments: 7) ADM-2022-0048 PC Report

8. 2022-0892

CUP-2022-0061: Conditional Use Permit (2453 N. SALEM RD/WILSON, 284): Submitted by BLEW & ASSOCIATES for property located at 2453 N. SALEM RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY - ONE UNIT PER ACRE and contains approx. 1.50 acres. The request is for a conditional use permit for an accessory structure on a lot without a primary structure.

Planner: Gretchen Harrison

Attachments: 8) CUP-2022-0061 PC Report

9. 2022-0894

RZN-2022-0044: Rezoning (170 E. MOUNTAIN ST/TWIN SUMMIT, 524): Submitted by TWIN SUMMIT, LLC for property located at 170 E. MOUNTAIN ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.14 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Gretchen Harrison

Attachments: 9) RZN-2022-0044 PC Report

10. 2022-0887

ADM-2022-0047: Administrative Item: (Amend UDC Chapter 162 - Use Units): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to add personal services to Use Unit 25.

Planner: Britin Bostick

Attachments: 10) ADM-2022-0047 PC Report

11. 2022-0898

CUP-2022-0057: Conditional Use Permit (353 N. ROLLSTON AVE/ELKINS, 484): Submitted by CHRIS ELKINS for property located at 353 N. ROLLSTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 0.12 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 11) CUP-2022-0057 PC Report

12. 2022-0904

CUP-2022-0064: Conditional Use Permit (424 W. PATRICIA LN/MATSUYAMA, 406): Submitted by MONUMENT BUILDERS, LLC for property located at 424 W. PATRICIA LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 0.25 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 12) CUP-2022-0064 PC Report

13. 2022-0899

CUP-2022-0058: Conditional Use Permit (85 N. SOLITUDE AVE/THOMAS, 478): Submitted by TONY THOMAS for property located at 85 N. SOLITUDE 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: Ryan Umberger

Attachments: 13) CUP-2022-0058 PC Report

14. 2022-0902

CUP-2022-0062: Conditional Use Permit (835 E. ROGERS DR/OMALLEY, 525): Submitted by GAYMARIE OMALLEY for property located at 835 E. ROGERS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 1.27 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 14) CUP-2022-0062 PC Report

15. 2022-0905

CUP-2022-0065: Conditional Use Permit (1637 N. LINDA JO/GUNN, 403): Submitted by BRYON W GUNN for property located at 1637 N. LINDA JO PL. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 15) CUP-2022-0065 PC Report

16. 2022-0895

CUP-2022-0040: Conditional Use Permit (3028 N. MALINDA DR/COMBS, 251): Submitted by EDDY COMBS for property located at 3028 N. MALINDA DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE, and contains approximately 0.22 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 16) CUP-2022-0040 PC Report

17. 2022-0896

CUP-2022-0041: Conditional Use Permit (4171 W. BRADSTREET LN/CHAFIN, 439): Submitted by GERALD CHAFIN for property located at 4171 W. BRADSTREET LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 17) CUP-2022-0041 PC Report

18. 2022-0897

CUP-2022-0046: Conditional Use Permit (230 S. COLLEGE AVE/WALNUT HOMES, 524): Submitted by WALNUT HOMES LLC for property located at 230 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approx. 0.09 acres. The request is to use residence as a short-term rental.

Planner: Jessie Masters

Attachments: 18) CUP-2022-0046 PC Report

19. 2022-0900

CUP-2022-0059: Conditional Use Permit (341 N. ROLLSTON AVE, 1/ELKINS, 484): Submitted by CHRIS ELKINS for property located at 341 N. ROLLSTON AVE, 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 19) CUP-2022-0059 PC Report

20. 2022-0903

CUP-2022-0063: Conditional Use Permit (215 E. CENTER ST/TWIN SUMMIT, 524): Submitted by TWIN SUMMIT, LLC for property located at 215 E. CENTER 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: Jessie Masters

Attachments: 20) CUP-2022-0063 PC Report

21. 2022-0906

CUP-2022-0066: Conditional Use Permit (16 E. SPRING ST/BRANT BARNES HOME TRADERS, 484): Submitted by SHELTER INSURANCE for property located at 16 E. SPRING ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 21) CUP-2022-0066 PC Report

22. 2022-0907

CUP-2022-0067: Conditional Use Permit (1897 W. STONE ST, UNIT 1/LAWS, 520): Submitted by ROCKING HOG, LLC for property located at 1897 W. STONE ST, UNIT 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE and contains approximately 0.43 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 22) CUP-2022-0067 PC Report

Items Administratively Approved by Staff**23. 2022-0914**

LSP-2022-0043: Lot Split (502 S COLLEGE AVE/GOOD VIBES LLC, 524): Submitted by ALAN REID & ASSOCIATES for property located at 502 S. COLLEGE AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN and contains approximately 0.28 acres. The request is to divide the property into two separate lots with 0.14 acres each.

Planner: Gretchen Harrison

24. 2022-0908

LSP-2022-0048: Lot Split (370 S. DINSMORE TRL/READING, 517): Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY - ONE UNIT PER ACRE; NC, NEIGHBORHOOD CONSERVATION; and CS, COMMUNITY SERVICES and contains approximately 60.05 acres. The request is to divide the property into two separate lot, 29.35 acres, and 30.70 acres.

Planner: Gretchen Harrison

25. 2022-0909

FPL-2022-000003: Final Plat (S. BENCHMARK LN/TOWNE WEST PHASE 1, 517):
Submitted by ESI for property located S. BENCHMARK LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 29.59 acres. The request is for the final plat of 43 residential lots.
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.