

# City of Fayetteville, Arkansas

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



## Planning Commission Final Agenda

**Monday, October 10, 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 26, 2022 Planning Commission

Attachments: 9-26-22 PC Vote Sheet Results

**2. 2022-0941**

**VAR-2022-0054: Planning Commission Variance (BETWEEN HIGHLAND CHURCH RD & W. ATHENS LN/WOLLENZIEN, 469):** Submitted by ATLAS PLS for property located BETWEEN HIGHLAND CHURCH RD & W. ATHENS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approx. 6.90 acres. The request is for a variance to street frontage requirements for a tract split.

Planner: Jessie Masters

Attachments: 2) VAR-2022-0054 PC Report

**3. 2022-0890**

**CCP-2022-0011: Concurrent Plat: (2570 N. TIMBERGLEN LN/POWELL, 298):** Submitted by JORGENSEN & ASSOCIATES for property located at 2570 N. TIMBERGLEN LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 16.73 acres. The request is for the concurrent plat of two residential lots.

Planner: Gretchen Harrison

Attachments: 3) CCP-2022-0011 PC Report

**Unfinished Business**

None

**New Business**

**4. 2022-0939**

**ADM-2022-0051: Administrative Item (6328 W. CINDY HOLLOW LN/BOEHM, 357):** Submitted by BATES & ASSOCIATES for property located at 6328 W. CINDY HOLLOW LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approx. 20.24 acres. The request is to appeal the denial of a lot split.

Planner: Ryan Umberger

Attachments: 4) ADM-2022-0051 PC Report

**5. 2022-0940**

**ADM-2022-0052: Administrative Item: (SOUTH OF S. LEFLAR WAY/PIGSKIN PARK, 596):** Submitted by CRAFTON TULL for property located S. OF S. LEFLAR WAY. The property is split-zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and CS, COMMUNITY SERVICES and contains approximately 43.55 acres. The request is to amend the conditional use permit (CUP-2021-000051) for an RV Park.

Planner: Ryan Umberger

Attachments: 5) ADM-2022-0052 PC Report

**6. 2022-0943**

**PPL-2022-0007: Preliminary Plat (NE CORNER OF N. GREGG AVE & W. VAN ASCHE DR/TWIN CREEKS, 172):** Submitted by OLSSON ENGINEERING for property located at NE CORNER OF N. GREGG AVE. & W. VAN ASCHE DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 17.30 acres. The request is to subdivide the property into eight lots.

Planner: Ryan Umberger

Attachments: 6) PPL-2022-0007 PC Report

**APPLICANT HAS REQUESTED TO TABLE THIS ITEM TILL THE OCTOBER 24TH,  
2022 PLANNING COMMISSION MEETING.**

**7. 2022-0945**

**CUP-2022-0078: Conditional Use Permit (1998 W. GRAND BLVD/HAIR BY GENESIS, 208):** Submitted by SUELLEN DAVIS for property located at 1998 W. GRAND BLVD. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY - TWELVE UNITS PER ACRE and contains approximately 20.53 acres. The request is for a hair salon in an RMF-12 zoning district.

Planner: Gretchen Harrison

Attachments: 7) CUP-2022-0078 PC Report

**8. 2022-0946**

**CUP-2022-0079: Conditional Use Permit (2752 & 2764 E. EMIL DR/RAUSCH COLEMAN, 285):** Submitted by RAUSCH COLEMAN HOMES for property located at 2752 & 2764 E. EMIL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for a real estate sales office and associated off-site parking.

Planner: Ryan Umberger

Attachments: 8) CUP-2022-0079 PC Report

**9. 2022-0942**

**VAR-2022-0055: Planning Commission Variance (4480 E. THROUGH SPRINGS RD/ROCHELL, 296):** Submitted by ALAN REID & ASSOCIATED for property located 4480 E. TROUGH SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approx. 5.10 acres. The request is for a variance to street frontage requirements for a tract split.

Planner: Ryan Umberger

Attachments: 9) VAR-2022-0055 PC Report

**10. 2022-0947**

**CUP-2022-0068: Conditional Use Permit (2088 E. CUSTER LN/PROFFITT, 598):** Submitted by MAXWELL PROPERTY MANAGEMENT for property located at 2088 E. CUSTER LN. 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: Gretchen Harrison

Attachments: 10) CUP-2022-0068 PC Report

**11. 2022-0948**

**CUP-2022-0071: Conditional Use Permit (2352 W. HOUSTON ST/WALNOFER, 403):** Submitted by HAUS WALNOFER, LLC for property located at 2352 W. HOUSTON ST. 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: Gretchen Harrison

Attachments: 11) CUP-2022-0071 PC Report

**12. 2022-0949**

**CUP-2022-0072: Conditional Use Permit (2798 W. COTTONWILLOW WAY/JAMAMCA, 519):** Submitted by JAMAMCA LLC for property located at 2798 W. COTTONWILLOW WAY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 0.03 acres. The request is to use the residence as a short-term rental.  
Planner: Ryan Umberger

Attachments: 12) CUP-2022-0072 PC Report

**13. 2022-0950**

**CUP-2022-0074: Conditional Use Permit (109 W. SKYLINE DR/SASNAKRA, 486):** Submitted by SASNAKRA, LLC for property located at 109 W. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approximately 0.11 acres. The request is to use the residence as a short-term rental.  
Planner: Ryan Umberger

Attachments: 13) CUP-2022-0074 PC Report

**14. 2022-0951**

**CUP-2022-0075: Conditional Use Permit (3081 N. JOHN WAYNE DR/BRYANT, 250):** Submitted by KW BRYANT HOLDING, LLC for property located at 3081 N. JOHN WAYNE DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE and contains approximately 0.51 acres. The request is to use the residence as a short-term rental.  
Planner: Ryan Umberger

Attachments: 14) CUP-2022-0075 PC Report

**15. 2022-0952**

**CUP-2022-0076: Conditional Use Permit (569 N. TENNYSON LN/BRADLEY, 439):** Submitted by THE TENNYSON HOUSE for property located at 569 N TENNYSON LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.  
Planner: Jessie Masters

Attachments: 15) CUP-2022-0076 PC Report

**16. 2022-0953**

**CUP-2022-0077: Conditional Use Permit (1616 S. PRICE AVE/OADE, 600):** Submitted by Aaron Oade for property located at 1616 S PRICE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 16) CUP-2022-0077 PC Report

**Items Administratively Approved by Staff****2022-0961**

**LSP-2022-0031: Lot Split (4863 S. DARRELL RD/FROUD, 875 & 876):** Submitted by ALLEN REID & ASSOCIATES for property located at 4863 S. DARRELL RD. The property is zoned FAYETTEVILLE PLANNING AREA and contains approx. 199.42 acres. The request is to create three additional lots.

Planner: Gretchen Harrison

**2022-0962**

**FPL-2022-0010: Final Plat (191 N. HAWKSTONE DR/BROOKLANDS AT MOUNTAIN RANCH PHASE IV, 479):** Submitted by JORGENSEN & ASSOC. for property located at 191 N. HAWKSTONE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER and contains approximately 49.56 acres. The request is to subdivide the property into 21 lots.

Planner: Jessie Masters

**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.

**Adjournment**