

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, October 24, 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 October 10, 2022 Planning Commission

Attachments: 10-10-22 PC Vote Sheet Results (Minutes)

2. 2022-0977

VAR-2022-0056: Planning Commission Variance (2916 N. OLD WIRE RD/SHORT, 255): Submitted by JIM SHORT for property located 2916 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 5.0 acres. The request is for a variance to the flood requirements of Fayetteville Code section 168.11 A(1)(a).

Engineer: Alan Pugh

Attachments: 2) VAR-2022-0056 PC Report

3. 2022-0944

LSD-2022-0028: Large Scale Development (SW OF 1465 E. JOYCE BLVD/VANTAGE DRIVE DEVELOPMENT, 175): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located SW OF 1465 E. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.69 acres. The request is for construction of a clinical and surgery center and associated parking.

Planner: Gretchen Harrison

Attachments: 3) LSD-2022-0028 PC Report

4. 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: 4) PPL-2022-0007 PC Report

5. 2022-0978

PPL-2022-0009: Preliminary Plat (NORTH OF W. BITTERSWEET DR AND N. GREY SQUIRREL DR/HUGHMOUNT NORTH PHASE II, 243): Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF W. BITTERSWEET DR AND N. GREY SQUIRREL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - EIGHT UNITS PER ACRE and contains approx. 15.24 acres. The request is for the preliminary plat of 41 residential and two detention lots.

Planner: Ryan Umberger

Attachments: 5) PPL-2022-0009 PC Report

6. 2022-0979

CCP-2022-0013: Concurrent Plat: (3956 N. STEELE BLVD/CMN BUSINESS PARK II, PHASE I, 173): Submitted by HALFF ASSOCIATES INC for property located at 3956 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.38 acres. The request is for the concurrent plat of TWO commercial lots.

Planner: Jessie Masters

Attachments: 6) CCP-2022-0013 PC Report

Unfinished Business**New Business****7. 2022-0980**

LSD-2022-0023: Large Scale Development (S. DUNCAN AVE AND W. 15TH ST/SOUTH DUNCAN DEVELOPMENT, 561): Submitted by CRAFTON TULL for property located at S DUNCAN AVE AND 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 for a 40-unit cluster housing development.

Planner: Gretchen Harrison

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE NOVEMBER 14, 2022 PLANNING COMMISSION MEETING.

Attachments: 7) LSD-2022-0023 PC Report

8. 2022-0981

RZN-2022-0045: Rezoning (WEST OF N. BOX AVE/BOX, 372): Submitted by WATKINS, BOYER, GRAY, AND CURRY for property located at WEST OF N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.60 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

Planner: Ryan Umberger

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE NOVEMBER 14, 2022 PLANNING COMMISSION MEETING.

Attachments: 8) RZN-2022-0045 PC Report

9. 2022-0982

CUP-2022-0081: Conditional Use Permit (517 E. TOWNSHIP ST/WOODHALL AND DAVIS, 329): Submitted by WOODHALL ESTATES for property located at 517 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.45 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 9) CUP-2022-0081 PC Report

10. 2022-0983

CUP-2022-0082: Conditional Use Permit (117 E. DAVIDSON ST/GINGER, 446): Submitted by NAN GINGER for property located at 117 E. DAVIDSON ST. 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: Jessie Masters

Attachments: 10) CUP-2022-0082 PC Report

Items Administratively Approved by Staff**2022-0996**

LSP-2022-0045: Lot Split (4480 E TROUGH SPRINGS RD/ROCHELL, 296 & 297): Submitted by ALAN REID & ASSOCIATES for property located at 4480 E TROUGH SPRING RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.10 acres. The request is to divide the property into three separate lots, 2.60 acres, 1.36 acres, and 1.14 acres.

Planner: Ryan Umberger

2022-0984

LSP-2022-0054: Lot Split (1002 N. CRATER AVE/LOT 25 ROCZEN DUPLEXES SUBDIVISION, 437): Submitted by ENGINEERING SERVICES INC for property located at 1002 N. CRATER AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and contains approximately 0.20 acres. The request is to divide the property into two lots containing 0.03 acres and 0.17 acres.

Planner: [Ryan Umberger](#)

2022-0985

FPL-2022-0011: Final Plat (SE OF S. BROYLES AVE AND W. CROFT DR/SLOANBROOK PHASE 7, 477): Final Plat submitted by JORGENSEN & ASSOCIATES. for property located at SE OF S. BROYLES AVE AND W. CROFT DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 21.61 acres. The request is for the final plat of 85 residential lots.

Planner: [Ryan Umberger](#)

2022-0986

LSIP-2022-0006: Large Site Improvement Plan (2015 S. VALE AVE/VALE TOWNHOMES, 599): Submitted by BATES & ASSOCIATES. for property located at 2015 S. VALE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.50 acres. The request is for 63 multi-family dwellings and associated parking.

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.

Adjournment