

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, November 28, 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 November 14th, 2022 Planning Commission

Attachments: 11-14 PC RESULTS

2. 2022-1083

CCP-2022-0016: Concurrent Plat (3350 W. JEWELL RD/DONDA INVESTMENTS, 440): Submitted by HALFF ASSOCIATES for property located at 3350 W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.24 acres. The request is to subdivide the property into two lots containing 1.47 and 1.77 acres.

Planner: Gretchen Harrison

Attachments: 2) CCP-2022-0016 PC Report

3. 2022-1084

LSD-2022-0035: Large Scale Development (1049 S. HILL AVE/HILL AVE APARTMENTS, 561): Submitted by OLSSON for property located at 1049 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.83 acres. The request is for a twenty-four unit apartment building with associated parking.

Planner: Gretchen Harrison

Attachments: 3) LSD-2022-0035 PC Report

Unfinished Business

4. 2022-0825

LSD-2022-00006: Large Scale Development (EAST OF E. SAIN ST AND N. FRONT ST/TRAILS ON THE CREEK, 174-175): Large Scale Development 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

New Business**5. 2022-1082**

VAR-2022-0057: Planning Commission Variance (701 W. SYCAMORE ST, UNIT 37/THE CLUB AT THE CREEK, 405): Submitted by ECOLOGICAL DESIGN GROUP for property located 701 W. SYCAMORE ST, UNIT 37. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY - FORTY UNITS PER ACRE and contains approx. 5.89 acres. The request is for a variance to the flood requirements of Fayetteville Code section 168.10 U(1).

Engineer: Alan Pugh

Attachments: 5) VAR-2022-0057 PC Report

6. 2022-1085

RZN-2022-0049: Rezoning (EAST OF S. GARLAND AVE/KEVLIN, 600): Submitted by MBL PLANNING for property located at EAST OF S. GARLAND AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.45 acres. The request is to rezone the two subject properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

Attachments: 6) RZN-2022-0049 PC Report

7. 2022-1086

RZN-2022-0050: Rezoning (682 W. STONE ST/KEVLIN, 522): Submitted by MBL PLANNING for property located at 682 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.11 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Ryan Umberger

Attachments: 7) RZN-2022-0050 PC Report

8. 2022-1087

CUP-2022-0100: Conditional Use Permit (4961 E. HUNTSVILLE RD/LINKER, 609): Submitted by GARY LINKER for property located at 4961 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.20 acres. The request is to use the residence as a clinic for mental health and social work.

Planner: Gretchen Harrison

Attachments: 8) CUP-2022-0100 PC Report

9. 2022-1081

CPL-2022-0001: Conceptual Plat (6084 W. SELLERS RD/SELLERS, 514): Submitted by KMW PROPERTIES for property located at 6084 W. SELLERS DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and RSF-1, RESIDENTIAL SINGLE-FAMILY - ONE UNIT PER ACRE and contains approx. 76.10 acres. The request is a concept plat for a proposed residential development.

Planner: Ryan Umberger

Attachments: 9) CPL-2022-0001 PC Report

10. 2022-1088

CUP-2022-0094: Conditional Use Permit (1258 N. IRON HORSE DR/IW MANAGEMENT, 405): Submitted by JOHN WITHEY for property located at 1258 N. IRON HORSE DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE, and contains approximately 2.03 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 10) CUP-2022-0094 PC Report

11. 2022-1089

CUP-2022-0095: Conditional Use Permit (1222 N. IRON HORSE DR/BEAR AND CUBBIE HOLDINGS, 405): Submitted by GARY HUNT for property located at 1222 N. IRON HORSE DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY-FOUR UNITS PER ACRE, and contains approximately 2.03 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 11) CUP-2022-0095 PC Report

12. 2022-1090

CUP-2022-0096: Conditional Use Permit (2133 W BERRY ST/MORGAN, 442): Submitted by VICKI MORGAN for property located at 2133 W. BERRY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.41 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 12) CUP-2022-0096 PC Report

13. 2022-1091

CUP-2022-0097: Conditional Use Permit (310 E MARTIN LUTHER KING JR BLVD/JESC PROPERTIES, 524): Submitted by JESC PROPERTIES for property located at 310 E MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 13) CUP-2022-0097 PC Report

14. 2022-1092

CUP-2022-0098: Conditional Use Permit (891 S. ONE MILE RD/BLAIRS LAIR BNB, 557): Submitted by BLAIRS LAIR BNB, for property located at 891 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 14) CUP-2022-0098 PC Report

15. 2022-1093

CUP-2022-0099: Conditional Use Permit (229 N. BLOCK AVE/SHIRKEY, 484): Submitted by NINA SHIRKEY for property located at 229 N. BLOCK AVE. The property is zoned MSC, MAIN STREET CENTER and contains approx. 0.20 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 15) CUP-2022-0099 PC Report

16. 2022-1094

CUP-2022-0101: Conditional Use Permit (1434 N. OAKLAND AVE/SHEN, 405): Submitted by TROVA REAL ESTATE SERVICES for property located at 1434 N OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY FOUR UNITS PER ACRE, and contains approximately 0.08 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 16) CUP-2022-0101 PC Report

Items Administratively Approved by Staff

2022-1095

LSP-2022-0062: Lot Split (921 W. BERRY ST/RUSSELL, 444): Submitted by ENGINEERING SERVICES INC for property located at 921 W. BERRY ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and contains approximately 0.18 acres. The request is to divide the property into two lots containing 0.13 acres and 0.05 acres.
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