

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, May 23, 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 2022-0223

Approval of the minutes from the May 9, 2022 Planning Commission meeting.

Attachments: 05-09-2022 PC Minutes

2 2022-0440

PPL-2022-0001: Preliminary Plat (340 N. DOUBLE SPRINGS RD./IRISH BEND SD, 474): Submitted by ESI for property located at 340 N. DOUBLE SPRINGS RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 9.82 acres. The request is for the preliminary plat of 38 residential lots.

Planner: Gretchen Harrison

Attachments: PPL-2022-0001 PC Report

3 2022-0452

ADM-2022-0029: Administrative Item (1125 N COLLEGE AVE./FIRE STATION #10): Submitted by CITY STAFF for property located at 1125 N College Ave. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.27 acres. Request for a lesser dedication of Right-Of-Way for Fire Station #10.

Planner: Jessie Masters

Attachments: ADM-2022-0029 PC Full Report

4 2022-0455

VAR-2022-0018: Variance (3677 W MARTIN LUTHER KING JR BLVD./CM MOTORS, 596): Submitted by BATES AND ASSOC for property located at 3677 W MARTIN LUTHER KING JR BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.59 acre. The request is for a variance to the driveway separation and cross-access requirements.

Planner: Gretchen Harrison

Attachments: VAR-2022-0018 PC Report

5 2022-0477

VAR-2022-0020: Variance (430 W. DICKSON ST./TIN ROOF BAR, 484): Submitted by MODUS STUDIO for property located at 430 W. DICKSON ST. The property is zoned MSC, MAINSTREET/CENTER and contains approximately 0.25 acres. The request is for a variance to the Downtown Design Overlay District requirements for fences.

Planner: Ryan Umberger

Attachments: VAR-2022-0020 PC Report

Unfinished Business**New Business****1 2022-0449**

ADM-2022-0025: Administrative Item (AMENDMENT TO LANDSCAPE REGULATIONS): Submitted by City Staff. The request is to amend §177.05 (B) (1)(a): Street trees shall be planted one (1) tree per lot, and lots with multiple street frontages shall be planted at one (1) tree per street frontage.

Urban Forester: John Scott

Attachments: ADM-2022-0025 PC Report

2 2022-0451

ADM-2022-0028: Administrative Item (PLANNING COMMISSION RULES OF ORDER AND PROCEDURE/Long Range Planning Committee): Submitted by CITY STAFF. The request is to amend the Planning Commission Rules of Order and Procedure to establish the Long Range Planning Committee as a standing committee.

Planner: Britin Bostick

Attachments: ADM-2022-0028 PC Report

3 2022-0450

ADM-2022-0026: Administrative Item (5152 W. PERSIMMON ST./CALICO, 437): Submitted by Greg Calico for property located at 5152 W. PERSIMMON ST. The request is an appeal of City Engineer determination regarding requirements for sidewalk improvements.

Engineer: Josh Boccaccio

Attachments: ADM-2022-0026 PC Report

4 2022-0453

VAR-2022-0016: Variance (1605 W MARTIN LUTHER KING JR BLVD./VELVET TACO, 521): Submitted by ATWELL GROUP for property located at 1605 W MARTIN LUTHER KING JR BLVD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.86 acre. The request is for variances to curb cut separation, Right-Of-Way dedication, and sidewalk construction.

Planner: Jessie Masters

Attachments: VAR-2022-0016 PC Report

5 2022-0454

VAR-2022-0017 Variance (3349 W WEDINGTON DR./ GLIDE XPRESS CAR WASH, 440): Submitted by ANDERSON ENGINEERING INC for property located at 3349 W WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.69 acre. The request is for a variance to the parking lot drive aisle requirements.

Planner: Gretchen Harrison

Attachments: VAR-2022-0017 PC Report

6 2022-0441

CUP-2022-0008: Conditional Use Permit (600 N. MISSION BLVD./ ANDREW HICKS ARCHITECT, 446): Submitted by ANDREW HICKS ARCHITECT for property located at 600 N MISSION BLVD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 0.36 acres. The request is for Use Unit 12a, Limited Business for an architect's office.

Planner: Ryan Umberger

Attachments: CUP-2022-0008 PC Report

7 2022-0484

CUP-2022-0009: Conditional Use Permit (2630 E. CITIZENS DR./ FULLER, 371): Submitted by JASON FULLER for property located at 2630 E. CITIZENS DR. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 0.40 acres. The request is for Use Unit 16, Shopping Goods for an apparel store.

Planner: Jessie Masters

THIS ITEM WAS WITHDRAWN BY STAFF DUE TO INCORRECT PUBLIC NOTICE.

8 2022-0443

CUP-2022-0010: Conditional Use Permit (S OF WHITHAM AVE. & TAYLOR ST./ CAMPUS EDGE, 444): Submitted by BLEW AND ASSOCIATES for property located S. OF WHITHAM AVE. & TAYLOR ST. The properties are zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain approximately 0.60 acres. The request is for an off-site parking lot.

Planner: Ryan Umberger

Attachments: CUP-2022-0010 PC Report

9 2022-0444

CUP-2022-0011: Conditional Use Permit (230 S. STONE BRIDGE RD./ VASSILOGAMBROS, 528): Submitted by WILLIAM VASSILOGAMBROS for property located at 230 S STONE BRIDGE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 0.75 acres. The request is for an accessory structure on a lot without a primary structure.

Planner: Gretchen Harrison

Attachments: CUP-2022-0011 PC Report

10 2022-0445

VAC-2022-0010: Vacation (2015 S. VALE AVENUE/ TITAN VALE, LLC, 599): Submitted by WATKINS, BOYER, GRAY & CURRY ATTORNEYS for property located at 2015 S. VALE AVENUE. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.43 acres. The request is to vacate a 0.03 acre portion of right-of-way.

Planner: Ryan Umberger

Attachments: VAC-2022-0010 PC Report

11 2022-0446

RZN-2022-0020: Rezoning (5561 W. SHALLOT DRIVE/SAUCEDO, 752): Submitted by BLEW AND ASSOCIATES for property located at 5561 W. SHALLOT DRIVE. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, 1 UNIT PER ACRE and contains approx. 1.50 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.

Planner: Gretchen Harrison

Attachments: RZN-2022-0020 PC Report

12 2022-0447

RZN-2022-0021: Rezoning (S. HAPPY HOLLOW ROAD/BLACK PINE CONSTRUCTION AND DEVELOPMENT, 526): Submitted by HALL ESTILL ATTORNEYS for property located at S. HAPPY HOLLOW ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approx. 3.10 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Jessie Masters

Attachments: RZN-2022-0021 PC Report

Items Administratively Approved by Staff**2022-0456**

LSP-2022-0029: Lot Split (4520 W. WEIR RD/OSBORNE, 204): Submitted by BATES AND ASSOCIATES for property located at 4520 W WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains 17.60 acres. The request is to split the lot to contain 3 parcels with 1.32, 2.00, and 14.28 acres.

Planner: Gretchen Harrison

2022-0488

FPL-2022-000001: Final Plat (5102 W. WEDINGTON DR./ROCZEN DUPLEXES, 437): Submitted by ESI for property located at 5102 W. Wedington Dr. The property contains approximately 6.80 acres and is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL; RI-U, RESIDENTIAL INTERMEDIATE-URBAN; and R-A, RESIDENTIAL-AGRICULTURE. The request is for the final plat of 24 single family lots and 1 non-residential lot.

Planner: Jessie Masters

Announcements**Adjournment****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.