

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, December 12, 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 28th, 2022 Planning Commission

Attachments: 11-28 PC RESULTS (Minutes)

2. 2022-1148

LSD-2022-0038: Large Scale Development (509 E. 15TH ST/ELLIOTT ELECTRIC SUPPLY, 602): Submitted by BATES AND ASSOCIATES for property located at 509 E. 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 2.32 acres. The request is for a 15,000 sq. ft. building, with 3,600 sq. ft. of office space and 11,400 sq. ft. of wholesale warehouse space.

Planner: Jessie Masters

Attachments: 2) LSD-2022-0038 PC Report

Unfinished Business

New Business

3. 2022-1146

ADM-2022-0060: Administrative Item (Amend UDC Chapter 157.05/City Staff): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 157.05 - Conditional Use Permit. The proposed code change would amend public notification requirements to require notification when the denial of a Conditional Use Permit by the Planning Commission is appealed to the City Council.

Planner: Sherry Smith

Attachments: 3) ADM-2022-0060 PC Report

4. 2022-1147

VAR-2022-0059: Planning Commission Variance (3448 N. COLLEGE AVE/MAX ALLEY INVESTMENTS, 213): Submitted by ANDERSON ENGINEERING INC. for property located at 3448 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approx. 1.40 acres. The request is for a variance to required street improvements.

Planner: Ryan Umberger

Attachments: 4) VAR-2022-0059 PC Report

5. 2022-1150

RZN-2022-0051: Rezoning (1030 AND 1038 S. HOLLYWOOD AVE/PAYNELESS, 559): Submitted by PAYNELESS, LLC for property located at 1030 AND 1038 S. HOLLYWOOD AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and P-1, INSTITUTIONAL and contains approximately 0.61 acres. The request is to rezone the two subject properties to CS, COMMUNITY SERVICES.

Planner: Jessie Masters

Attachments: 5) RZN-2022-0051 PC Report

6. 2022-1151

VAC-2022-0024: Vacation (521 S. RAZORBACK RD/UNIVERSITY OF ARKANSAS, 521): Submitted by the DEVELOPMENT CONSULTANTS INC for property located at 521 S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 6.54 acres. The request is to vacate portions of ROW in this area.

Planner: Jessie Masters

Attachments: 6) VAC-2022-0024 PC Report

7. 2022-1152

CUP-2022-0102: Conditional Use Permit (500 W. VAN ASCHE DR/TUNE & TUNE INVESTMENT, 172): Submitted by HALL ESTILL LAW FIRM for property located at 500 W. VAN ASCHE DR. The property is zoned UT, URBAN THOROUGHFARE, and contains approximately 13.56 acres. The request is to allow Use Unit 28, a center for collecting recyclable materials in UT zoning.

Planner: Ryan Umberger

Attachments: 7) CUP-2022-0102 PC Report

8. 2022-1153

CUP-2022-0115: Conditional Use Permit (1341 W. HENDRIX ST/TILLMAN, 404): Submitted by JORGENSEN AND ASSOCIATES for property located at 1341 W. HENDRIX ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN, and contains approximately 0.27 acres. The request is to allow Use Unit 26, Multi-Family Dwellings in RI-U zoning.

Planner: Gretchen Harrison

Attachments: 8) CUP-2022-0115 PC Report

9. 2022-1154

CUP-2022-0103: Conditional Use Permit (3175 W. IKA LN/SMITH, 245): Submitted by RONALD AND DORIS SMITH for property located at 3175 W. IKA LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE, and contains approximately 0.23 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 9) CUP-2022-0103 PC Report

10. 2022-1155

CUP-2022-0105: Conditional Use Permit (120 N. WASHINGTON AVE/SHIPLEY, 485): Submitted by HEDRA HANA for property located at 120 N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY FOUR UNITS PER ACRE and contains approx. 0.18 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 10) CUP-2022-0105 PC Report

11. 2022-1156

CUP-2022-0106: Conditional Use Permit (1234 S. GENTLE VALLEY DR/TALBERT, 555): Submitted by CHRIS E TALBERT PROPERTIES for property located at 1234 S. GENTLE VALLEY DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - EIGHT UNITS PER ACRE and contains approximately 0.18 acres. The request is to use the residence as a short-term rental.

Planner: Gretchen Harrison

Attachments: 11) CUP-2022-0106 PC Report

12. 2022-1157

CUP-2022-0107: Conditional Use Permit (839 N. GREGG AVE/JACKSON, 444): Submitted by SHELTERING SKY LLC, for property located at 839 N. GREGG AVE. 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 the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 12) CUP-2022-0107 PC Report

13. 2022-1158

CUP-2022-0108: Conditional Use Permit (325 S. HAPPY HOLLOW RD/HARBERS,526): Submitted by APOLLO PROPERTIES LLC for property located at 325 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE and contains approx. 0.55 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 13) CUP-2022-0108 PC Report

14. 2022-1159

CUP-2022-0109: Conditional Use Permit (1431 W. SLIGO ST, UNIT 8/KJ6 HOLDINGS, 484): Submitted by KJ6 HOLDINGS for property located at 1431 W. SLIGO ST, UNIT 8. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY - TWENTY FOUR UNITS PER ACRE and contains approx. 1.47 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 14) CUP-2022-0109 PC Report

15. 2022-1160

CUP-2022-0110: Conditional Use Permit (1124 S. TOTTENHAM CT/BARNES, 557): Submitted by BLEAUX BARNES for property located at 1124 S. TOTTENHAM CT. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.11 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 15) CUP-2022-0110 PC Report

16. 2022-1161

CUP-2022-0111: Conditional Use Permit (3194 W. OAKFIELD ST/BIRD WATCH RENTAL PROPERTIES, LLC, 401): Submitted by BIRD WATCH RENTAL PROPERTIES for property located at 3194 W. OAKFIELD ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE, and contains approximately 0.13 acres. The request is to use the residence as a short-term rental.

Planner: Ryan Umberger

Attachments: 16) CUP-2022-0111 PC Report

17. 2022-1162

CUP-2022-0112: Conditional Use Permit (413 S. WEST AVE/HORWITZ, 484): Submitted by TREVA HORWITZ for property located at 413 S. WEST AVE. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.09 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 17) CUP-2022-0112 PC Report

18. 2022-1163

CUP-2022-0113: Conditional Use Permit (1004 E. STARLING ST/QUEZADA, 603): Submitted by WEEKENDER MANAGEMENT LLC for property located at 1004 E. STARLING ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY - EIGHT 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: 18) CUP-2022-0113 PC Report

19. 2022-1164

CUP-2022-0114: Conditional Use Permit (855 N. FRITZ DR/CARTER, 446): Submitted by NICHOLAS CARTER for property located at 855 N FRITZ DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY - FOUR UNITS PER ACRE, and contains approximately 0.16 acres. The request is to use the residence as a short-term rental.

Planner: Jessie Masters

Attachments: 19) CUP-2022-0114 PC Report

Items Administratively Approved by Staff

2022-1165

FPL-2022-0012: Final Plat (270 S. BROYLES AVE/THE ELEMENT, 516): Submitted by ESI for property located at 270 S. BROYLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.65 acres. The request is for the final plat of 56 residential lots.

Planner: Jessie Masters

Agenda Session Presentation

Update on Fayetteville Parks and Recreation Master Plan

City Staff: Ted Jack, Park Planning Superintendent; Allison Jumper, Director of Parks, Natural Resources & Cultural Affairs

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