

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, January 9, 2023

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. Minutes**

Approval of the minutes from the December 12th, 2022 Planning Commission - Mirinda Hopkins, Development Coordinator

UNFINISHED BUSINESS**2. 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.

THIS ITEM WAS TABLED AT THE DECEMBER 12TH PLANNING COMMISSION MEETING AND SUBSEQUENTLY WITHDRAWN BY THE APPLICANT. - Ryan Umberger, Senior Planner

3. 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. - Gretchen Harrison, Planner

NEW BUSINESS**4. CUP-2022-0122**

Conditional Use Permit (521 N. SHADY AVE, UNIT 4/STRANGE,445): Submitted by STATLER STRANGE for property located at 521 N. SHADY AVE, UNIT 4. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.24 acres. The request is to use the residence as a short-term rental.

APPLICANT HAS REQUESTED TO TABLE TILL JANUARY 23, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

5. ADM-2022-0062

ADM-2022-0062: Administrative Item (LOTS 23, 26, & 31-WILLOW BEND SD/WILLOW BEND CLUSTER DEVELOPMENTS, 563): Submitted by COMMUNITY BY DESIGN, INC. for properties located at LOTS 23, 26, & 31 IN WILLOW BEND SD. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.90 acres. The request is for an extension to an approved conditional use permit for cluster housing. - Jessica Masters, Development Review Manager

6. ADM-2022-0065

Administrative Item (N. OF N. RAVEN LN./CRYSTAL SPRINGS SD COTTAGE DEVELOPMENT EXTENSION, 285): Submitted by RAUSCH COLEMAN HOMES for properties located N. OF N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 2.29 acres. The request is to extend CUP-2021-000025. - Ryan Umberger, Senior Planner

7. VAR-2022-0061

Planning Commission Variance (2699 W. MARTIN LUTHER KING JR BLVD/CROSKREY, 558): Submitted by ISIAH OJEDA. for property located at 2699 W. MARTIN LUTHER KING JR BLVD. The property is split zoned R-A, RESIDENTIAL AGRICULTURAL and C-2, THOROUGHFARE COMMERCIAL and contains approx. 0.43 acres. The request for a variance from UDC 168.12 Streamside Protection Zones. - Alan Pugh, Staff Engineer

8. VAR-2022-0062

Planning Commission Variance (354 S. HILL AVE/REINDL, 522): Submitted by REINDL MANAGEMENT LLC. for property located at 354 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approx. 0.71 acres. The request is for a variance to the master street plan section sidewalk width for tree grates.

- Jessica Masters, Development Review Manager

9. LSD-2022-0039

Large Scale Development (SOUTH OF E. HUNTSVILLE RD/E. HUNTSVILLE RD. MULTI-FAMILY WEST, 565): Submitted by DCI for property located at SOUTH OF EAST HUNTSVILLE RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 1.02 acres. The request is for a residential development with seven triplexes, one single-family dwelling, and associated parking. - Gretchen Harrison, Planner

10. CUP-2022-0123

Conditional Use Permit (6250 AND 6310 W. WEDINGTON DR/TITAN LAWN & LANDSCAPE, 396): Submitted by ROY LOVELL JR for property located at 6250 AND 6310 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approx. 2.11 acres. The request is for Use Unit 2, City-Wide Uses by Conditional Use Permit in RSF-4 zoning. - Ryan Umberger, Senior Planner

11. CUP-2022-0126

Conditional Use Permit (2634 N. HUGHMOUNT RD/MOREHART, 282): Submitted by WHITLEY MOREHART for property located at 2634 N. HUGHMOUNT RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY – ONE UNIT PER ACRE and contains approx. 1.09 acres. The request is for Use Unit 24, Home Occupations in RSF-1 zoning. - Gretchen Harrison, Planner

12. RZN-2022-0052

Rezoning (EAST OF S. RUPPLE RD AND WEST OF S. DINSMORE TRL/READING, 517): Submitted by EDWARD ROSE AND SONS for property located EAST OF S. RUPPLE RD AND WEST OF S. DINSMORE TRL. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 19.91 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Jessica Masters, Development Review Manager

13. CUP-2022-0116

Conditional Use Permit (1017 E. STARLING ST/JOHNSON, 603): Submitted by WEEKENDER MANAGMENT for property located at 1017 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. - Gretchen Harrison, Planner

14. CUP-2022-0117

Conditional Use Permit (205 N. CHURCH AVE, UNIT 1/PRATT, 484): Submitted by A PRATT PROPERTY MANAGMENT for property located at 205 N. CHURCH AVE, UNIT 1. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 0.39 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

15. CUP-2022-0118

Conditional Use Permit (171 N. SOLITUDE BND/RAMPART ENTERPRISES INC, 478): Submitted by RAMPART ENTERPRISES INC for property located at 171 N. SOLITUDE BND. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.12 acres. The request is to use the

residence as a short-term rental. - Gretchen Harrison, Planner

16. CUP-2022-0119

Conditional Use Permit (1631 W. NETTLESHIP ST/BUIE, 521): Submitted by COURTNEY BUIE for property located at 1631 W. NETTLESHIP ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE and contains approximately 0.11 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

17. CUP-2022-0124

Conditional Use Permit (1578 N. GARLAND AVE/KENNEDY, 405): Submitted by JEREMY KENNEDY for property located at 1578 N. GARLAND AVE. The property is zoned RMF-24, TWENTY FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

18. CUP-2022-0125

Conditional Use Permit (376 S. HILL AVE/BLUE VIOLIN LLC, 522): Submitted by BLUE VIOLIN LLC for property located at 376 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE, and contains approximately 0.44 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

ITEMS ADMINISTRATIVELY APPROVED BY STAFF

19. LSP-2022-0061

Lot Split (1275 N. GREGG AVE/CENTRAL BAPTIST CHURCH, 405): Submitted by BLEW & ASSOCIATES for property located at 1275 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE, and contains approximately 4.51 acres. The request is to divide the property into two lots containing 2.25 acres each. - Ryan Umberger, Senior Planner

20. LSP-2022-0071

Lot Split (S. OF WAYNE SELLERS RD/SHREVE, 514): Submitted by BATES AND ASSOCIATES for property located at S. OF WAYNE SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 23.14 acres. The request is to divide the property into three lots containing 5.50 acres, 8.97 acres, and 8.67 acres. - Gretchen Harrison, Planner

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 of TDD, Telecommunications 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.