

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, December 11, 2023

5:30 PM

City Hall Room 219

Planning Commission Members

Sarah Sparkman, Chair

Andrew Brink, Vice Chair

Mary McGetrick, Secretary

Jimm Garlock

Fred Gulley

Joseph Holcomb

Mary Madden

Brad Payne

Porter Winston

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the November 27, 2023 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. CCP-2023-0004: Concurrent Plat (3278 W. KESSLER MOUNTAIN/MOLLOY & AUST, 296):

Submitted by JORGENSEN & ASSOCIATES for property located at 3278 W. KESSLER MOUNTAIN. The property is zoned RSF-.5, RESIDENTIAL SINGLE-FAMILY, ONE-HALF UNIT PER ACRE and contains approximately 14.49 acres. The request is for the concurrent plat of two residential lots. - Kylee Hevrdejs, Planner

Unfinished Business**3. VAR-2023-0050: Planning Commission Variance (1301 N. GREGG AVE/1301 N. GREGG, 405):**

Submitted by ECOLOGICAL DESIGN GROUP for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 4.47 acres. The request is for a variance from parking lot design standards.

ITEM WAS TABLED AT THE NOVEMBER 27, 2023 PLANNING COMMISSION MEETING. THE APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED TILL JANUARY 8, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

4. LSD-2023-0018: Large Scale Development (W. MARTIN LUTHER KING JR BLVD & S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 595):

Submitted by GAVIN SMITH for property located SOUTHEAST OF W. MARTIN LUTHER KING JR BLVD & S. SMOKEHOUSE TRL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and UT, URBAN THOROUGHFARE and contains approximately 5.61 acres. The request is for a residential development containing 26 single-family dwellings and associated parking.

ITEM WAS TABLED AT THE NOVEMBER 27, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

5. CUP-2023-0141: Conditional Use Permit (240 E. ROCK ST/CITY OF FAYETTEVILLE, YVONNE RICHARDSON COMMUNITY CENTER, 524):

Submitted by OLSSON for property located at 240 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 2.94 acres. The request is to expand a cultural and recreational facility in RMF-24 zoning.

ITEM WAS TABLED AT THE NOVEMBER 13, 2023 PLANNING COMMISSION MEETING.
- Jessica Masters, Development Review Manager

6. CUP-2023-0157: Conditional Use Permit (725 N. LEWIS AVE/WATKINS, 442):

Submitted by GWEN WATKINS for property located at 725 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental.

ITEM WAS TABLED AT THE NOVEMBER 27, 2023 PLANNING COMMISSION MEETING.
ITEM WITHDRAWN PER APPLICANT'S REQUEST. - Donna Wonsower, Planner

New Business

7. CCP-2023-0005: Concurrent Plat (4060 E. HUNTSVILLE RD/FULCHER, 569):

Submitted by BATES & ASSOCIATES for property located at 4060 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.97 acres. The request is for the concurrent plat of two residential lots. - Donna Wonsower, Planner

8. ADM-2023-0044: Administrative Item (NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR/WIENERSCHNITZEL, 400):

Submitted by BATES & ASSOCIATES for property located NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is for a major modification to an approved conditional use permit. - Gretchen Harrison, Senior Planner

9. ADM-2023-0047: Administrative Item (SOUTH OF S. LEFLAR WAY/RAZORBACK RV PARK, 596):

Submitted by CRAFTON TULL for property located S. OF S. LEFLAR WAY. The property is split-zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and CS, COMMUNITY SERVICES and contains approximately 43.55 acres. The request it to extend the amended conditional use permit for an RV Park.

ITEM WITHDRAWN DUE TO LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

10. ADM-2023-0048: Administrative Item (1110 N. GARLAND AVE, ROADRUNNER APPEAL/FAYETTEVILLE STRONG, BARTLETTE, 405):

Submitted by DELANI BARTLETTE for property located at 1110 N. GARLAND AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.30 acres. The request is for an appeal to an approved grading permit. - Jessica Masters, Development Review Manager

11. CUP-2023-0166: Conditional Use Permit (WEST OF 219 W. 15TH ST/TRINITAS DEVELOPMENT, 601):

Submitted by BLEW & ASSOCIATES for property located WEST OF 219 W. 15TH ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 3.90 acres. The request is for an off-site parking lot. - Jessica Masters, Development Review Manager

12. CUP-2023-0159: Conditional Use Permit (241 W. SPRING ST/FAYETTEVILLE OFFICE PORTFOLIO, 484):

Submitted by HOUSES, INC for property located at 241 W. SPRING ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 1.08 acres. The request is for an off-site parking lot.

THE APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED TILL JANUARY 8, 2024 PLANNING COMMISSION MEETING. - Kylee Hevrdejs, Planner

13. RZN-2023-0030: Rezoning (WEST OF 2558 W. VALLEY DR/NIBLOCK, 402):

Submitted by SWOPE CONSULTING for property located WEST OF 2558 W. VALLEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and consists of one lot containing approximately 0.60 total acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

ITEM WITHDRAWN DUE TO LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

14. RZN-2023-0033: Rezoning (NORTH OF 3420 W. MOUNT COMFORT RD/WIESE-GODDARD SCHOOL, 323):

Submitted by THE GODDARD SCHOOL for property located NORTH OF 3420 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.23 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Gretchen Harrison, Senior Planner

15. RZN-2023-0034: Rezoning (WEST OF S. RAZORBACK RD/LOONEY, 599):

Submitted by COMMUNITY BY DESIGN for property located WEST OF S. RAZORBACK RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 3.06 acres. The request is to rezone the property to R-A, RESIDENTIAL-AGRICULTURAL AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

THE APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED TILL JANUARY 8, 2024 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

16. CUP-2023-0165: Conditional Use Permit (1751 N. HUNTERS RDG/KIMBRO, 372):

Submitted by KRIS KIMBRO for property located at 1751 N. HUNTERS RDG. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental.

ITEM WITHDRAWN DUE TO LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

Items Administratively Approved by Staff**Agenda Session Items****Announcements**

17. December 11, 2023 is the last scheduled Planning Commission Meeting for the calendar year.

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.

