

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, January 8, 2024

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 December 11, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

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

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

3. ADM-2023-0050: Administrative Item (5624 W. WEDINGTON DR/MAVEN RAMSEY VILLAGE PROPERTIES LLC, 397):

Submitted by ENGINEERING SERVICES INC for properties located at 5624 W. WEDINGTON DR. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 4.93 acres. The request is to extend a previously approved large scale development. - Kylee Hevrdejs, Planner

4. VAR-2023-0053: Planning Commission Variance (NORTH OF 3420 W. MOUNT COMFORT RD/THE GODDARD SCHOOL, 323):

Submitted by BATES AND ASSOCIATES 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 for a variance from required infrastructure improvements. - Gretchen Harrison, Senior Planner

Unfinished Business**5. VAR-2023-0050: Planning Commission Variance (1301 N. GREGG AVE/1301 N. GREGG, 405):**

Submitted by ECOLOGICAL DESIGN GROUP for the 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 reduction in the number of required parking spaces.

THIS ITEM WAS TABLED AT THE NOVEMBER 27, 2023 AND THE DECEMBER 11, 2023 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

6. ADM-2023-0041: Administrative Item (2277 S. ED EDWARDS RD/WANG, 649):

Submitted by KEVIN WANG for properties located at 2277 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.60 acres. The request is to modify the Master Street Plan.

THIS ITEM WAS TABLED AT THE NOVEMBER 13, 2023 PLANNING COMMISSION MEETING.

APPLICANT HAS REQUESTED TO TABLE INDEFINITELY. - Jessica Masters, Development Review Manager

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

Submitted by FAYETTEVILLE OFFICE PORTFOLIO, LLC 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.

THIS ITEM WAS TABLED AT THE DECEMBER 11, 2023 PLANNING COMMISSION MEETING. - Kylee Hevrdejs, Planner

8. 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 UT, URBAN THOROUGHFARE.

THIS ITEM WAS TABLED AT THE DECEMBER 11, 2023 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

New Business

9. ADM-2023-0049: Administrative Item (41 N. SANG AVE/CARVER, 481):

Submitted by LAURA CARVER for property located at 41 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 2.34 acres. The request is to remove the requirement of a sidewalk on the east side of the property. - Josh Boccaccio, Engineering Development Review Mgr

10. ADM-2023-0051: Administrative Item (1727 N. SHILOH DR/JUNCTION AT SHILOH, 363):

Submitted by LISA VALENTINE and MARTHA CLARK for properties located at 1727 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 11.73 acres. The request is to appeal an approved grading permit. - Josh Boccaccio, Engineering Development Review Mgr

11. CCP-2023-0006: Concurrent Plat (3006 N. OLD MISSOURI RD/OLD MISSOURI LAND DEVELOPMENT LLC, 253 & 254):

Submitted by JORGENSEN & ASSOCIATES for property located at 3006 N. OLD MISSOURI RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and NS-G, NEIGHBORHOOD SERVICES-GENERAL, and contains approximately 36.20 acres. The request is for the concurrent plat of thirty-six residential lots, one commercial lot, two non-buildable lots, and two out lots. - Kylee Hevrdejs, Planner

12. CUP-2023-0194: Conditional Use Permit (1153 E. LAKE FAYETTEVILLE RD/LAKE FAYETTEVILLE SOFTBALL COMPLEX., 096/097):

Submitted by CITY OF FAYETTEVILLE for property located at 1153 E. LAKE FAYETTEVILLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 30.8 acres. The request is for a cultural and recreational facility (softball fields) in R-A zoning. - Jessica Masters, Development Review Manager

13. RZN-2023-0035: Rezoning (NE OF N. SHILOH DR & NW OF W. CHICORY PL/SPRINGWOODS INVESTMENTS LLC, 248):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NE OF N. SHILOH DR & NW OF W. CHICORY PL. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 2.44 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Kylee Hevrdejs, Planner

14. CUP-2023-0175: Conditional Use Permit (NORTHWEST OF N. SHILOH DR & W. CHICORY PL/SPRINGWOODS INVESTMENTS LLC, 248):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTHWEST OF N. SHILOH DR & W. CHICORY PL. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 2.44 acres. The request is for Use Unit 38: mini storage units in UT, Urban Thoroughfare zoning. - Kylee Hevrdejs, Planner

15. 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 contains approximately 0.60 acres. The request is

to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, EIGHT UNITS PER ACRE. - Donna Wonsower, 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. - Donna Wonsower, Planner

17. CUP-2023-0170: Conditional Use Permit (854 E. SPARROW CIR/VAN WINKLE, 603):

Submitted by GVW INVESTMENTS for property located at 854 E. SPARROW CIR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to reconsider the denial of the residence as a short term rental. - Donna Wonsower, Planner

18. CUP-2023-0171: Conditional Use Permit (1006 E. SPARROW CIR/VAN WINKLE, 603):

Submitted by GVW INVESTMENTS for property located at 1006 E. SPARROW CIR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.10 acres. The request is to reconsider the denial of the residence as a short term rental. - Donna Wonsower, Planner

19. CUP-2023-0172: Conditional Use Permit (1108 S. DUNN AVE/STRACENER, 562):

Submitted by B&L DEVELOPMENT for property located at 1108 S. DUNN AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

20. CUP-2023-0174: Conditional Use Permit (1633 N. GARLAND AVE/CAMPBELL, 404):

Submitted by SLOAN CAMPBELL for property located at 1633 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

21. CUP-2023-0176: Conditional Use Permit (158 E. CYDNEE ST/KIMSCO LLC, 251):

Submitted by DONALD TATMAN for property located at 158 E. CYDNEE 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. - Kylee Hevrdejs, Planner

22. CUP-2023-0177: Conditional Use Permit (776 S. BENCHMARK LN, UNIT 1/AB JOINT VENTURES LLC, 556):

Submitted by GUANGYU ZHU-WEAVER for property located at 776 S. BENCHMARK LN, UNIT 1. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE - URBAN and contains approximately 0.15 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

23. CUP-2023-0178: Conditional Use Permit (1230 N. LEWIS AVE/3J LUXURY RENTALS LLC, 404):

Submitted by RYAN JONES for property located at 1230 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

24. CUP-2023-0179: Conditional Use Permit (1626 N. OAKHAVEN PL/ANTEZANA, 400):

Submitted by RICARDO ANTEZANA for property located at 1626 N. OAKHAVEN PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.27 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

25. CUP-2023-0164: Conditional Use Permit (132 W. SYCAMORE ST/MARTINEZ-ROMANO, 367):

Submitted by OSCAR MARTINEZ for property located at 132 W. SYCAMORE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

26. CUP-2023-0167: Conditional Use Permit (802 N. PARK AVE/HARDIN, 445):

Submitted by BROOKE HARDIN for property located at 802 N. PARK AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

27. CUP-2023-0168: Conditional Use Permit (353 N. SAINT CHARLES AVE/ADAMS, 484):

Submitted by KATHY BALL for property located at 353 N. SAINT CHARLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.06 acres. The request is to use the residence as a

short-term rental.

THIS ITEM WAS WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. -
Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff

28. LSP-2023-0019: Lot Split (2715 N. OLD WIRE RD/REORGANIZED CHURCH OF JESUS OF LATTER DAY SAINTS, 292):

Submitted by BLEW AND ASSOCIATES for property located at 2715 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.65 acres. The request is to split the property into two lots containing 1.46 and 1.19 acres. - Donna Wonsower, Planner

29. LSP-2023-0054: Lot Split (14431 HIGHLAND CHURCH RD/BREEDLOVE, 508):

Submitted by BLEW & ASSOCIATES for property located at 14431 HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.20 acres. The request is to divide the property into three lots containing 1.00, 2.65, and 2.35 acres. - Donna Wonsower, Planner

30. LSP-2023-0056: Lot Split (N. RUPPLE RD, NORTH OF DONALD W. REYNOLDS BOYS & GIRLS GLUB/MEADOWVIEW SENIOR LIVING, 439):

Submitted by ENGINEERING SERVICES INC for property located on N. RUPPLE RD, NORTH OF DONALD W. REYNOLDS BOYS & GIRLS GLUB. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 11.62 acres. The request is to subdivide the property into two lots containing 5.62 and 6.00 acres. - Donna Wonsower, Planner

31. LSP-2023-0058: Lot Split (3538 N. HWY 112/KUBALD VENTURES LLC, 209):

Submitted by MCCLELLAND CONSULTING ENGINEERS INC. for property located at 3538 N. HWY 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.32 acres. The request is to subdivide the property into two lots containing 0.50 and 0.82 acres. - Kylee Hevrdejs, Planner

32. LSP-2023-0059: Lot Split (512 N. MISSION BLVD/ZWEIG, 446):

Submitted by ALAN REID & ASSOCIATES for property located at 512 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.11 acres. The request is to subdivide the property into two lots containing 0.64 and 0.47 acres. - Donna Wonsower, Planner

33. LSP-2023-0065: Lot Split (N. SANG AVE & W. ORA DR/GLORIOUS ASSETS LLC, 442):

Submitted by BATES & ASSOCIATES for property located at N. SANG AVE & W. ORA DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.71 acres. The request is to subdivide the property into three lots containing 0.19, 0.26, and 0.26 acres. - Kylee Hevrdejs, Planner

Agenda Session Items**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.