

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, May 13, 2024

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair

Mary McGetrick, Vice Chair

Brad Payne, Secretary

Matthew Cabe

Nick Castin

Jimm Garlock

Fred Gulley

Mary Madden

Nick Werner

Senior Assistant City Attorney Blake Pennington

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

Approval of the minutes from the April 22, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. VAR-2024-0018: Planning Commission Variance (2843 S. LEO AMMONS RD/MADEWELL, 698):

Submitted by BATES & ASSOCIATES for property located at 2843 S. LEO AMMONS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.72 acres. The request is for a variance to road frontage requirements. - Donna Wonsower, Planner

Unfinished Business**New Business****3. ADM-2024-0013: Administrative Item (Amend UDC Chapters 166.01, Development Categories, 166.02, Development Review Process, 166.23, Urban Residential Design Standards, 167.04 Tree Preservation And Protection, 169.03, Review And/Or Permits Required, 155, Appeals):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 166.01, 166.02, 166.23, 167.04, 169.03, and 155. The proposed code changes would modify development review requirements associated with project type, tree preservation, architectural design standards, and appeals. - Jessica Masters, Development Review Manager

4. VAR-2024-0019: Planning Commission Variance (37 W. TRENTON BLVD/KOSKI, 445):

Submitted by DEMX ARCHITECTURE PA for property located at 37 W. TRENTON BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is for a variance to the flood damage prevention code. - Alan Pugh, Staff Engineer

5. VAR-2024-0020: Planning Commission Variance (2517 N. SHILOH DR/LEWIS BROTHERS LEASING CO. INC, 286):

Submitted by NABHOLZ CONSTRUCTION for property located at 2517 N.

SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.50 acres. The request is for a variance to commercial design standards. - Gretchen Harrison, Senior Planner

6. CUP-2024-0013: Conditional Use Permit (2630 E. BAYSIDE XING/SRBINOVSKI, 137):

Submitted by ALEK SRBINOVSKI for property located at 2630 E. BAYSIDE XING. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to use the property as a short-term rental. - Kylee Cole, Planner

7. CUP-2024-0014: Conditional Use Permit (4165 W. MARLOWE LN/HENDLEY, 439):

Submitted by BRIAN HENDLEY for property located at 4165 W. MARLOWE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the property as a short-term rental. - Gretchen Harrison, Senior Planner

8. CUP-2024-0017: Conditional Use Permit (10 S. PALMER AVE/BEYKIRCH, 521):

Submitted by KEY ARCHITECTURE INC for property located at 10 S. PALMER 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 for a cultural and recreational facility for international student housing. - Jessica Masters, Development Review Manager

9. RZN-2024-0019: Rezoning (1830 E. 13TH ST/KELLAR, 565):

Submitted by ANGEL KELLAR for property located at 1830 E. 13TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.86 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Donna Wonsower, Planner

10. CUP-2024-0015: Conditional Use Permit (215 W. DICKSON ST/THE GARDEN ROOM AT PURITAN, 484):

Submitted by KEVIN FREY for property located at 215 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.22 acres. The request is for an outdoor music establishment. - Gretchen Harrison, Senior Planner

11. CUP-2024-0016: Conditional Use Permit (1629 N. CROSSOVER RD/SMYTH REVIVAL LLC, 410):

Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-

FAMILY, FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is for a cluster housing development with 14 dwelling units. - Kylee Cole, Planner

Items Administratively Approved by Staff

12. LSP-2024-0012: Lot Split (2913 N. OLD WIRE RD/CARDEN, 254):

Submitted by BATES & ASSOCIATES for property located at 2913 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.03 acres. The request is to divide the property into four lots containing approximately 0.66, 1.04, 1.75 and 0.58 acres. - Donna Wonsower, Planner

13. LSIP-2024-0003: Large Site Improvement Plan (NORTH OF 3420 W. MOUNT COMFORT RD/GODDARD SCHOOL, 323):

Submitted by BATES & ASSOCIATES for property located NORTH OF 3420 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and CS, COMMUNITY SERVICES and contains approximately 3.03 acres. The request is for an 11,616-square-foot school building and associated parking. - Gretchen Harrison, Senior Planner

14. FPL-2024-0002: Final Plat (NORTH OF W. WEIR RD AND N. SWEET CADDO HL/BLACKBERRY RIDGE PH 2, 201):

Submitted by CRAFTON TULL for property located NORTH OF W. WEIR RD AND N. SWEET CADDO HL. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 50.49 acres. The request is for the final plat of 19 residential lots. - Kylee Cole, 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.