

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, June 24, 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 June 10, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

**2. CCP-2024-0004: Concurrent Plat (3373 N. COLLEGE AVE/WOOD CAPITAL GROUP, 213):**

Submitted by OLSSON for property located at 3373 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 7.26 acres. The request is for the concurrent plat of three commercial lots. - Donna Wonsower, Planner

**3. CCP-2024-0006: Concurrent Plat (436 E. MARTIN LUTHER KING JR BLVD/MTC TRUST, 524):**

Submitted by BATES & ASSOCIATES for property located at 436 E. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.43 acres. The request is for the concurrent plat of seven residential lots. - Kylee Cole, Planner

**Unfinished Business****4. ADM-2024-0025: Administrative Item (Amend UDC Chapters 170.02, 170.06, 170.08 And 170.09 Stormwater Management And Drainage):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 170.02, 170.06, 170.08 and 170.09 Stormwater Management and Drainage. The proposed code changes would clarify the maintenance responsibility of private and public drainage systems as well as illicit discharges into the drainage system.

*THIS ITEM WAS TABLED AT THE JUNE 10, 2024 PLANNING COMMISSION MEETING.* - Alan Pugh, Staff Engineer

**5. VAR-2024-0023: Planning Commission Variance (1469 & 1501 N. STARR DR/PARKER INVESTMENTS, LLC, 412):**

Submitted by ALAN REID & ASSOCIATES for property located at 1469 & 1501 N. STARR DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and in the FAYETTEVILLE PLANNING AREA and contains eight lots with approximately 22.45, 1.31, 1.33, 0.65, 1.19, 2.63, 1.76 and 0.71 acres. The

request is for a variance to street frontage requirements.

*THIS ITEM WAS TABLED AT THE JUNE 10, 2024 PLANNING COMMISSION MEETING.* - Donna Wonsower, Planner

**6. CUP-2024-0018: Conditional Use Permit (1607 N. COLLEGE AVE/BRASS POLE PROPERTIES LLC, 407):**

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1607 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.74 acres. The request is for a wireless communications facility.

*THIS ITEM WAS TABLED AT MAY 28, 2024 PLANNING COMMISSION MEETING.*

*APPLICANT HAS REQUESTED TO TABLE UNTIL THE JULY 8, 2024 PLANNING COMMISSION MEETING.* - Jessica Masters, Development Review Manager

**New Business**

**7. VAR-2024-0027: Planning Commission Variance (1585 S. WEST AVE/STERLING HOLDINGS LLC, 601):**

Submitted by BLEW & ASSOCIATES for property located at 1585 S. WEST AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 2.70 acres. The request is for a variance to parking lot standards and streamside protection zone requirements. - Kylee Cole, Planner

**8. VAR-2024-0028: Planning Commission Variance (634 S. HAPPY HOLLOW RD/GERLT VENTURES INC, 526):**

Submitted by DEVELOPMENT CONSULTANTS INC for property located at 634 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is for a variance to the flood damage protection ordinance. - Alan Pugh, Staff Engineer

**9. ADM-2024-0028: Administrative Item (Amend UDC Chapters 155, Appeals, 166.02, Development Review Process, 166.23, Urban Residential Design Standards, 167.04 Tree Preservation And Protection):**

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

**10. VAR-2024-0026: Planning Commission Variance (241 W. SPRING ST/FAYETTEVILLE OFFICE PORTFOLIO LLC, 484):**

Submitted by MBL PLANNING 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 variances for ground floor opacity requirement, access management, driveway throat length, and urban residential design standards. - Jessica Masters, Development Review Manager

**11. VAC-2024-0009: Vacation (241 W. SPRING ST/FAYETTEVILLE PORTFOLIO LLC, 484):**

Submitted by MBL PLANNING 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 to vacate 0.017 acres of street right-of-way. - Jessica Masters, Development Review Manager

**12. LSD-2024-0010: Large Scale Development (1629 N. CROSSOVER RD/SMYTH, 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 single-family dwellings, six accessory dwelling units, and associated parking. - Kylee Cole, Planner

**13. CUP-2024-0023: Conditional Use Permit (4621 W. WEDINGTON DR/G&C FIREWORKS, 438):**

Submitted by G&C JOHNSON LLC for property located at 4621 W. WEDINGTON DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 5.60 acres. The request is for a fireworks sales tent. - Gretchen Harrison, Senior Planner

**14. RZN-2024-0030: Rezoning (N. FUTRALL DR BETWEEN WEDINGTON DR & MLK BLVD/WATSON, 480):**

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located on N. FUTRALL DR BETWEEN WEDINGTON DR & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.62 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

*APPLICANT HAS REQUESTED TO TABLE UNTIL THE JULY 8, 2024 PLANNING COMMISSION MEETING.* - Jessica Masters, Development Review Manager

**15. RZN-2024-0026: Rezoning (WEST OF 2916 N. OLD WIRE RD/LIVINGSTON SUBDIVISION, 254):**

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF 2916 N. OLD WIRE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.87 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE. - Donna Wonsower, Planner

**16. RZN-2024-0027: Rezoning (1440 S. CURTIS AVE/BURT HANNA LLC, 565):**

Submitted by MOSES TUCKER PARTNERS for property located at 1440 S. CURTIS AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 6.43 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Gretchen Harrison, Senior Planner

**17. RZN-2024-0028: Rezoning (EAST OF HARMON FIELD ON S. DUNCAN AVE/MODUS STUDIO, 522):**

Submitted by MODUS STUDIO for property located EAST OF HARMON FIELD ON S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 3.70 acres. The request is to rezone the property to MSC, MAIN STREET CENTER. - Donna Wonsower, Planner

**18. RZN-2024-0029: Rezoning (3179 N. OLD WIRE RD/LUTHER, 216):**

Submitted by CRAFTON TULL for property located at 3179 N. OLD WIRE RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 13.65 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. - Kylee Cole, Planner

**Items Administratively Approved by Staff**

**19. LSP-2023-0063: Lot Split (5855 W. DOT TIPTON RD/MARTINEZ, 475):**

Submitted by BATES & ASSOCIATES for property located at 5855 W. DOT TIPTON RD. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, TWO UNITS PER ACRE and contains three lots with approximately 1.81, 1.71 and 1.75 acres. The request is to subdivide the property into five lots containing 1.07, 1.14, 1.00, 1.03, and 1.03 acres. - Gretchen Harrison, Senior Planner

**20. LSP-2024-0007: Lot Split (2843 S. LEO AMMONS RD/DAVENPORT, 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 to divide the property into two lots containing approximately 2.36 and 2.36 acres. - Donna Wonsower, Planner

**21. FPL-2024-0003: Final Plat (S. BENCHMARK LN/TOWNE WEST PH 6, 516 & 517):**

Submitted by ENGINEERING SERVICES INC for property located on S. BENCHMARK LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.21 acres. The request is for the final plat of 19 single-family 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.