

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, August 26, 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 August 12, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. VAR-2024-0033: Planning Commission Variance (2678 E. TULIP CT/GILLESPIE, 371):

Submitted by JAY AND LAURA GILLESPIE for property located at 2678 E. TULIP CT. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.32 acres. The request is for a variance to floodplain requirements. - Alan Pugh, Staff Engineer

3. LSD-2024-0007: Large Scale Development (2888 N. MCCONNELL AVE/COUNTRY INN & SUITES, 248):

Submitted by JORGENSEN & ASSOCIATES for property located at 2888 N. MCCONNELL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.18 acres. The request is for a 51,200-square-foot hotel and associated parking. - Kylee Cole, Planner

4. LSD-2024-0016: Large Scale Development (1166 W. VAN ASCHE DR/LISA ACADEMY, 171):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1166 W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 9.18 acres. The request is for an approximately 71,800-square-foot school facility and associated parking. - Kylee Cole, Planner

Unfinished Business**5. CUP-2024-0028: Conditional Use Permit (2160 N. CROSSOVER RD/DOMINO'S PIZZA, 372):**

Submitted by OWN INC. for property located at 2160 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.51 acres. The request is for a drive-thru restaurant.

THIS ITEM WAS TABLED AT THE AUGUST 12, 2024 PLANNING COMMISSION MEETING. - Kylee Cole, Planner

6. RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST/WEBB, 678):

Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. 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 CS, COMMUNITY SERVICES.

THIS ITEM WAS TABLED AT THE AUGUST 12, 2024 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

7. ADM-2024-0031: Administrative Item (615 W. CHESHIRE CT/ALIGHT FAYETTEVILLE, 561 562):

Submitted by CROUCH, HARWELL, FRYAR & FERNER, PLLC for property located at 615 W. CHESHIRE CT. The property is zoned CS, COMMUNITY SERVICES and contains approximately 12.10 acres. The request is for an appeal to an administrative determination of a violation of UDC Section 176.05.

THIS ITEM WAS TABLED AT THE JULY 8, 2024 AND AUGUST 12, 2024 PLANNING COMMISSION MEETINGS. - Gretchen Harrison, Senior Planner

New Business**8. VAR-2024-0035: Planning Commission Variance (615 W. CHESHIRE CT/SZ FAYETTEVILLE APARTMENTS LLC, 561 & 562):**

Submitted by CROUCH, HARWELL, FRYAR, FERNER, PLLC for property located at 615 W. CHESHIRE CT. The property is zoned CS, COMMUNITY SERVICES and contains approximately 12.10 acres. The request is for a variance to lighting requirements. - Gretchen Harrison, Senior Planner

9. ADM-2024-0039: Administrative Item (UDC CHAPTER 161):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.36 called Urban Corridor and set zoning regulations for the new district including permitted and conditional uses, lot dimensional standards, setbacks, and building height. Additionally, amendments are proposed to section 160.01 – Establishment of Districts to add the new district, section 163.11 – Sexually Oriented Business to allow sexually oriented businesses as a conditional use, section 164.25 – Tandem Lot Development to establish building setbacks for tandem lots, section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement, and chapter 174 – Signs to establish sign regulations for the new zoning district. - Britin Bostick, Long Range Planning/Special Projects Manager

10. VAR-2024-0034: Planning Commission Variance (2837 N. DEANE SOLOMON RD/UNDERWOOD PARK, 246 & 247):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 2837 N. DEANE SOLOMON RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 34.59 acres. The request is for a variance to the master street plan and sidewalk requirements. - Donna Wonsower, Planner

11. VAR-2024-0036: Planning Commission Variance (765 N. OAKLAND AVE/SARKIN, 444):

Submitted by DEVELOPMENT CONSULTANTS INC for property located at 765 N. OAKLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.24 acres. The request is for a variance to the master street plan requirements.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF. - Kylee Cole, Planner

12. PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION PH 2, 253 & 254):

Submitted by JORGENSEN & ASSOCIATES for property located NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 32.80 acres. The request is for the preliminary plat of 136 residential lots and 12 non-buildable lots. - Jessica Masters, Development Review Manager

13. CUP-2024-0030: Conditional Use Permit (2801 W. MCMILLAN DR/CROSS CHURCH, 441):

Submitted by CRAFTON TULL for property located at 2801 W. MCMILLAN DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.72 acres. The request is for an off-site parking lot. - Kylee Cole, Planner

14. LSD-2024-0017: Large Scale Development (2801 W. MCMILLIAN DR/CROSS CHURCH, 441):

Submitted by CRAFTON TULL for property located at 2801 W. MCMILLIAN DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.72 acres. The request is for three additional parking areas. - Kylee Cole, Planner

15. CUP-2024-0031: Conditional Use Permit (2380 N. JANE AVE, UNIT 130/5 DOGS INVESTMENTS LLC, 329):

Submitted by CARCAMO INVESTMENTS for property located at 2380 N. JANE AVE, UNIT 130. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.41 acres. The request is for a temporary storage building.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Kylee Cole, Planner

16. CUP-2024-0032: Conditional Use Permit (224 E. ADOBE ST/KING, 290):

Submitted by JILL & JASON KING for property located at 224 E. ADOBE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the property as a short-term rental. - Gretchen Harrison, Senior Planner

17. CUP-2024-0033: Conditional Use Permit (3345 W. ESSEX DR/HAWKINS, 362):

Submitted by MATTHEW HAWKINS for property located at 3345 W. ESSEX DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the property as a limited business. - Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff

18. LSP-2024-0017: Lot Split: (3861 N. SASSAFRAS HILL RD/BALTZ, 182):

Submitted by BLEW & ASSOCIATES for property located at 3861 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.27 acres. The request is to split the property into two lots containing approximately 2.27 and 2.00 acres. - Donna Wonsower, Planner

19. LSP-2024-0022: Lot Split (6481 W. WHEELER RD/SHULTS, 240):

Submitted by ALAN REID & ASSOCIATES for property located at 6481 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.17 acres. The request is to split the property into two lots containing 2.92 and 1.25 acres. - Donna Wonsower, Planner

20. SIP-2024-0001: Site Improvement Plan (4392 N. WATERSIDE CT/MYERS & WOODS LAW FIRM PLLC, 135):

Submitted by JORGENSEN & ASSOCIATES for property located at 4392 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approximately 0.45 acres. The proposal is for the addition of 4,374-square-foot office building with associated parking. - Kylee Cole, Planner

21. FPL-2024-0005: Final Plat (NORTH OF W. BITTERSWEET DR & N. GREY SQUIRREL DR/HUGHMOUNT NORTH PH II, 243):

Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF W. BITTERSWEET DR & N. GREY SQUIRREL DR. The property is zoned RSF-8,

RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 15.10 acres. The request is for the final plat of 41 residential lots. - Kylee Cole, Planner

22. FPL-2024-0008: Final Plat (S. BENCHMARK LN & W. BRONCO DR/TOWNE WEST PH 5, 516 & 517):

Submitted by ENGINEERING SERVICES INC. for property located at S. BENCHMARK LN & W. BRONCO DR. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and contains approximately 4.70 acres. The request is for the final plat of 28 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.