

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, October 28, 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 October 14, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. ADM-2024-0047: Administrative Item (3766 N. INVESTMENT DR/TWIN CREEK III, 172):

Submitted by CRAFTON TULL for property located at 3766 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.05 acres. The request is for an extension to an approved Large Scale Development. - Kylee Cole, Long Range & Preservation Planner

3. CCP-2024-0009: Concurrent Plat (3202 S. BLACK OAK RD/RIVERSIDE VILLAGE PH 2.1, 683):

Submitted by CRAFTON TULL for property located at 3202 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 37.93 acres. The request is for the concurrent plat of 47 residential lots. - Gretchen Harrison, Senior Planner

Unfinished Business**4. PZD-2024-0006: Planned Zoning District (1875 W. HASKELL HTS/THE STATION AT FAYETTEVILLE, 520):**

Submitted by CRAFTON TULL for property located at 1875 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.86 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

THIS ITEM WAS TABLED AT THE SEPTEMBER 23, 2024, AND THE OCTOBER 14, 2024 PLANNING COMMISSION MEETINGS. - Gretchen Harrison, Senior Planner

5. RZN-2024-0047: Rezoning (653 N. GENEVIEVE AVE/FINELINE DEVELOPMENT LLC, 436):

Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 653 N. GENEVIEVE AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.60 acres. The request is to

rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE.

THIS ITEM WAS TABLED AT THE OCTOBER 14, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

6. VAR-2024-0043: Planning Commission Variance (3089 E. MISSION BLVD/NWA PEDIATRIC DENTISTRY, 372):

Submitted by OLSSON for property located at 3089 E. MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for a variance to parking requirements.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.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

7. PPL-2024-0008: Preliminary Plat (209 S. RUPPLE RD/SLOANBROOKE COTTAGES, 517):

Submitted by JORGENSEN & ASSOCIATES for property located at 209 S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 8.76 acres. The request is for the preliminary plat of 37 residential lots. - Gretchen Harrison, Senior Planner

8. CUP-2024-0042: Conditional Use Permit (1825 N. WOODLAND AVE/ELLISON, 367):

Submitted by KAYE AND THOMAS ELLISON for property located at 1825 N. WOODLAND 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 property as a short-term rental. - Donna Wonsower, Planner

9. CUP-2024-0043: Conditional Use Permit (2157 N. VANDERGRIF DR/FAYETTEVILLE PUBLIC SCHOOLS, 372):

Submitted by SMITH COMMUNICATIONS LLC for property located at 2157 N. VANDERGRIF DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.09 acres. The request is for a new wireless communications facility. - Donna Wonsower, Planner

10. CUP-2024-0044: Conditional Use Permit (2992 N. OAK BAILEY DR/OAK BAILEY CLUSTER DEVELOPMENT, 254 & 255):

Submitted by COMMUNITY BY DESIGN for property located at 2992 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.67 acres. The request is

for a cluster housing development with 18 residential units. - Donna Wonsower, Planner

11. RZN-2024-0050: Rezoning (610 S. HAPPY HOLLOW RD./HONEYCUTT, 526):

Submitted by DEVELOPMENT CONSULTANTS INC. for property located at 610 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.41 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE. - Britin Bostick, Long Range Planning/Special Projects Manager

12. RZN-2024-0051: Rezoning (W. MARTIN LUTHER KING JR. BLVD & S. SMOKEHOUSE TRL/D&B OF NORTHWEST ARKANSAS LLC, 595):

Submitted by GAVIN SMITH CIVIL ENGINEERING for property located at W. MARTIN LUTHER KING JR. BLVD & S. SMOKEHOUSE TRL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 4.49 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Britin Bostick, Long Range Planning/Special Projects Manager

13. RZN-2024-0052: Rezoning (2406 N. OLD WIRE RD/GULLEY PARK PETS CLINIC, 292):

Submitted by CHRIS STRETZ for property located at 2406 N. OLD WIRE RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.50 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.
- Kylee Cole, Long Range & Preservation Planner

Items Administratively Approved by Staff

14. LSP-2024-0035: Lot Split (3572 S. SCHOOL AVE/PURSLEY, 717):

Submitted by ATLAS PLS for property located at 3572 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.71 acres. The request is to split a parcel into two lots containing 0.72 and 0.99 acres. - Kylee Cole, Long Range & Preservation 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.