

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Tuesday, November 12, 2024

5:30 PM

City Hall Room 111

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 28, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. 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 and access management standards. - Donna Wonsower, Planner

3. CCP-2024-0008: Concurrent Plat (N. FUTRALL DR/PAM ANGUS LIMITED PARTNERSHIP, 441):

Submitted by CRAFTON TULL for property located on N. FUTRALL DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 39.67 acres. The request is for the concurrent plat of 12 lots. - Gretchen Harrison, Senior Planner

4. CCP-2024-0010: Concurrent Plat (NORTHEAST OF N. FUTRALL DR & N. MARINONI DR/LIGHTHOUSE HOSPITALITY, 441):

Submitted by CRAFTON TULL for property located NORTHEAST OF N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for the concurrent plat of two commercial lots. - Gretchen Harrison, Senior Planner

Unfinished Business**5. LSD-2024-0020: Large Scale Development (2837 N. DEANE SOLOMON RD/UNDERWOOD PARK, 246):**

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 new park facilities, including a pavilion, sport courts, water play amenities, and associated parking.

THIS ITEM WAS TABLED AT THE SEPTEMBER 23, 2024, AND THE

OCTOBER 14, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

6. VAR-2024-0044: Planning Commission Variance (SOUTH OF 3379 N. COLLEGE AVE/CHASE BANK, 213):

Submitted by OLSSON for property located SOUTH OF 3379 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMERCIAL and contains approximately 0.75 acres. The request is for a variance from connectivity requirements. - Donna Wonsower, Planner

7. VAR-2024-0045: Planning Commission Variance (2200 N. RUPPLE RD/KUM & GO, 323):

Submitted by OZARK CIVIL ENGINEERING INC for property located at 2200 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.87 acres. The request is for a variance to parking lot design standards. - Gretchen Harrison, Senior Planner

8. PZD-2024-0007: Planned Zoning District (8049 W. WEDINGTON DR/BUFFALO LEASING LLC, 432):

Submitted by D&W CONTRACTORS for property located at 8049 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.85 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Kylee Cole, Long Range & Preservation Planner

Items Administratively Approved by Staff

9. LSP-2023-0052: Lot Split (1657 N. VANDEVENTER AVE/HOURGLASS HOLDINGS LLC, 406):

Submitted by BATES & ASSOCIATES for property located at 1657 N. VANDEVENTER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and consists of two lots containing approximately 0.68 and 0.29 acres. The request is to divide the property into three lots containing 0.22, 0.19 and 0.26 acres. - Donna Wonsower, Planner

10. SIP-2024-0005: Site Improvement Plan (2120 N. COLLEGE AVE/SLIM CHICKENS, 368):

Submitted by HARRISON FRENCH & ASSOCIATES for property located at 2120 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.74 acres. The proposal is for a 1,306-square-foot commercial building with associated parking. - Donna Wonsower, 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.