

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, November 25, 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 November 12, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

Unfinished Business**New Business****2. ADM-2024-0048: Administrative Item (SOUTH OF 2861 N. RAVEN LN/RAVEN LANE EXTENSION, 285):**

Submitted by HALL ESTILL for property located SOUTH OF 2861 N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 48.50 acres. The request is to modify the Master Street Plan.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Gretchen Harrison, Senior Planner

3. VAR-2024-0046: Planning Commission Variance (1640 S. HANSHEW RD/KESSLER CREEK SUBDIVISION, 596):

Submitted by ODYSSEY ENGINEERING for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 43.70 acres. The request is for a variance to street design and block length standards. - Donna Wonsower, Planner

4. VAR-2024-0047: Planning Commission Variance (1006 N. MARVIN AVE/MCEVER LAUNDRY, 440):

Submitted by ODYSSEY ENGINEERING for property located at 1006 N. MARVIN AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.26 acres. The request is for a variance to street design and cross access standards.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.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

5. VAR-2024-0048: Planning Commission Variance (254 N. OLIVE AVE/LAW, 485):

Submitted by BAJA OZARKS LLC for property located at 254 N. OLIVE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.66 acres. The request is for a variance to block layout standards. - Gretchen Harrison, Senior Planner

6. VAR-2024-0049: Planning Commission Variance (E. 4TH ST & S. COLLEGE AVE/WILLIAMS, 524):

Submitted by MBL PLANNING for property located at E. 4TH ST & S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.22 acres. The request is for a variance from access management and streamside protection zone requirements. - Gretchen Harrison, Senior Planner

7. RZN-2024-0053: Rezoning (15 W. SOUTH ST/SZABO, 523):

Submitted by WESLEY BATES for property located at 15 W. SOUTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. - Kylee Cole, Long Range & Preservation Planner

8. RZN-2024-0054: Rezoning (NORTHWEST OF W. WATSON ST & N. ROLLSTON AVE/40 PLUS LLC & ELKINS REAL ESTATE HOLDINGS LLC, 484):

Submitted by BLEW & ASSOCIATES for property located at NORTHWEST OF W. WATSON ST & N. ROLLSTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.65 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

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

9. RZN-2024-0055: Rezoning (WEST OF 3296 E. HUNTSVILLE RD/PAIR, 528):

Submitted by DAVID PAIR for property located WEST OF 3296 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.60 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Wesley Frank, Planner

Items Administratively Approved by Staff

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.