

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, December 9, 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 25, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2024-0051: Administrative Item (963 S. LARAMIE HTS/SOUTHERN WOODS, 557):

Submitted by COMMUNITY BY DESIGN for property located at 963 S. LARAMIE HTS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 17.72 acres. The request is to modify an approved Large Scale Development. - Gretchen Harrison, Senior Planner

3. VAR-2024-0051: Planning Commission Variance (E. FOREVER PL/POWELL, 838):

Submitted by BLACK BEAR REAL ESTATE for property located on E. FOREVER PL. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.00 acres. The request is for a variance to road frontage requirements. - Wesley Frank, Planner

Unfinished Business**4. LSD-2024-0013: Large Scale Development (3360 N. GREGG AVE/MAVERIK, 211):**

Submitted by OZARK CIVIL ENGINEERING for property located at 3360 N. GREGG AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.37 acres. The request is for a 5,637-square-foot convenience store and fueling station with associated parking.

THIS ITEM WAS TABLED AT THE SEPTEMBER 23, 2024 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

5. 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 NS-G, NEIGHBORHOOD SERVICES-GENERAL.

THIS ITEM WAS TABLED AT THE NOVEMBER 25, 2024 PLANNING COMMISSION MEETING. - Kylee Cole, Long Range & Preservation Planner

6. 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, OCTOBER 14, 2024, AND THE OCTOBER 28, 2024 PLANNING COMMISSION MEETINGS. APPLICANT HAS REQUESTED TO TABLE THIS ITEM INDEFINITELY. - Gretchen Harrison, Senior Planner

New Business

7. ADM-2024-0052: Administrative Item (125 W. MOUNTAIN ST/REMOVAL OF SUBDIVISION COMMITTEE):

The request is an amendment to the Code of Ordinances Chapter 33 to remove reference to Subdivision Committee, as well as amendments to UDC Chapters 157.02, 166.01, 166.02, and 166.04 to remove the Planning Commission's Subdivision Committee from the public hearing and development review requirements. Amendments are proposed to section 167.04 Tree Preservation And Protection During Development to remove Subdivision Committee from the listing of public meetings for the development review process. - Britin Bostick, Long Range Planning/Special Projects Manager

8. ADM-2024-0053: Administrative Item (125 W. MOUNTAIN ST/NEW ZONING DISTRICT – UN, URBAN NEIGHBORHOOD):

The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.37 called Urban Neighborhood 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 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

9. 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. - Gretchen Harrison, Senior Planner

10. 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. - Donna Wonsower, Planner

11. PPL-2024-0007: Preliminary Plat (WEST OF S. COBALT DR & E. ROYAL DR/RIVERWALK PH 6, 645):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF S. COBALT DR & E. ROYAL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 13.77 acres. The request is for the preliminary plat of 14 residential lots and one detention lot. - Donna Wonsower, Planner

12. LSD-2024-0028: Large Scale Development (NORTHWEST OF E. 15TH ST & S. MORNINGSIDE DR/LIVING FAITH CHURCH, 563):

Submitted by CRAFTON TULL for property located NORTHWEST OF E. 15TH ST & S. MORNINGSIDE DR. The property is zoned MSC, MAIN STREET CENTER and contains approximately 3.12 acres. The request is for a 16,500-square-foot expansion of an existing church. - Gretchen Harrison, Senior Planner

13. LSD-2024-0029: Large Scale Development (191 S. HILL AVE/VERVE, 522):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 191 S. HILL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.90 acres. The request is for a multi-family development with 266 residential units. - Donna Wonsower, Planner

14. LSD-2024-0031: Large Scale Development (3145 E. JOYCE BLVD/WOODLAND JR HIGH, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 27.92 acres. The request is for an extension of E. Joyce Boulevard. - Gretchen Harrison, Senior Planner

15. VAC-2024-0026: Vacation (3145 E. JOYCE BLVD/WOODLAND JR HIGH, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E.

JOYCE BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 27.92 acres. The request is to vacate a portion of street right-of-way totaling 0.25 acres. - Gretchen Harrison, Senior Planner

16. LSD-2024-0032: Large Scale Development (888 S. RUPPLE RD/JOHN L. COLBERT MIDDLE SCHOOL EXPANSION, 556):

Submitted by JORGENSEN & ASSOCIATES for property located at 888 S. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and CS, COMMUNITY SERVICES and contains approximately 22.82 acres. The request is for a 12,500 sq. ft. addition to an existing school facility, including classrooms, gym, and track and field amenities. - Donna Wonsower, Planner

17. CUP-2024-0047: Conditional Use Permit (2160 N. CROSSOVER RD/DOMINO'S PIZZA, 372):

Submitted by OWN 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 off-site parking. - Wesley Frank, Planner

18. RZN-2024-0056: Rezoning (1520 W. SLIGO ST/MCDONALD BUILDING GROUP, 599):

Submitted by ENGINEERING SERVICES INC for property located at 1520 W. SLIGO ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.41 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. - Wesley Frank, Planner

19. ANX-2024-0002: Annexation (1777 N. SUNSHINE RD/ABZD, LLC, 359):

Submitted by WATKINS, BOYER, GRAY, & CURRY for property located at 1777 N. SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.01 acres. The request is to annex the property into the city limits of Fayetteville. - Donna Wonsower, Planner

20. RZN-2024-0057: Rezoning (1777 N. SUNSHINE RD/LEAVITT, 359):

Submitted by WATKINS, BOYER, GRAY, & CURRY for property located at 1777 N. SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.01 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Donna Wonsower, Planner

Items Administratively Approved by Staff

21. LSP-2024-0029: Lot Split (2047 N. PURVA PL/SIMS, 360):

Submitted by SWOPE ENGINEERING for property located at 2047 N. PURVA

PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.33 acres. The request is to split a parcel into two lots containing 0.27 and 0.41 acres, and to adjust the adjacent parcel from 0.67 acres to 0.65 acres. - 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.