

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8267*



Planning Commission Final Agenda

Monday, January 13, 2025

5:30 PM

City Hall Room 326

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

2. VAR-2024-0052: Planning Commission Variance (583 W. 15TH ST/LEGACY VENTURES, 601):

Submitted by BLEW & ASSOCIATES for property located at 583 W. 15TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 2.70 acres. The request is for a variance to curb cut separation requirements. -
Wesley Frank, Planner

3. VAR-2024-0053: Planning Commission Variance (1893 E. PANORAMA PL/NAZAR LLC, 370):

Submitted by ODYSSEY ENGINEERING LLC for property located on E. PANORAMA PL & N. GREENVIEW DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.97 acres. The request is for a variance to master street plan standards. -
Gretchen Harrison, Senior Planner

Unfinished Business**4. 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.

THIS ITEM WAS TABLED AT THE DECEMBER 9, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business**5. LSD-2024-0036: 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 a 172,105-square-foot junior high

school with associated parking. - Jessica Masters, Development Review Manager

6. VAC-2024-0027: Vacation (903 W. NORTH ST/JORDAN GROUP LLC, 444):

Submitted by HALBERT LAW OFFICE for property located at 903 W. NORTH ST. The property is zoned R-O, RESIDENTIAL-OFFICE, and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to vacate 0.24 acres of right-of-way. *THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.* - Jessica Masters, Development Review Manager

7. CUP-2024-0049: Conditional Use Permit (1965 N. STEPHEN CARR MEMORIAL BLVD/QUIK TRIP CORP., 363):

Submitted by AAB ENGINEERING LLC for property located at 1965 N. STEPHEN CARR MEMORIAL BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.15 acres. The request is for Use Unit 18 for a Gasoline station. - Donna Wonsower, 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 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. - Donna Wonsower, Planner

9. RZN-2024-0063: Rezoning (245 S. HAPPY HOLLOW RD/CRIST, 526):

Submitted by HOPE CONSULTING for property located at 245 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL, FOUR UNITS PER ACRE and contains approximately 2.47 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. - Donna Wonsower, Planner

10. RZN-2024-0060: Rezoning (818 S. WOOD AVE/BELASCO, 563):

Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 818 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.37 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Gretchen Harrison, Senior Planner

11. RZN-2024-0059: Rezoning (2015 E. HUNTSVILLE RD/SEXTON, 565):

Submitted by JESSE FULCHER for property located at 2015 E. HUNTSVILLE

RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.54 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Wesley Frank, Planner

12. RZN-2024-0061: Rezoning (114 W. 5TH ST/MORRIS, 523):

Submitted by THISTLE FLORALS for property located at 114 W. 5TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Wesley Frank, Planner

13. RZN-2024-0062: Rezoning (2691 E. HUNTSVILLE RD/NWA PROPERTY HOLDINGS LLC, 566):

Submitted by SILVER LINING CLINIC LLC for property located at 2691 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.90 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Wesley Frank, Planner

Items Administratively Approved by Staff

14. 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

15. LSP-2024-0024: Lot Split (NW OF W. OLD FARMINGTON RD & S. ONE MILE RD/TOTAL SITE DEVELOPMENT LLC, 557):

Submitted by BATES & ASSOCIATES for property located at NW OF W. OLD FARMINGTON RD & S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 17.35 acres. The request is to split the property into 63 cluster housing lots, ranging from 0.04 acres to 0.13 acres.
- Gretchen Harrison, Senior Planner

16. LSP-2024-0039: Lot Split (2101 S. EMMA AVE/APPLE LILY MANAGEMENT LLC, 639):

Submitted by JORGENSEN & ASSOCIATES for property located at 2101 S. EMMA AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to split a parcel into two lots containing 0.19 and 0.21 acres. - Wesley Frank, 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.