

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, September 23, 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 September 9, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. ADM-2024-0044: Administrative Item (S. DUNCAN AVE & W. 15TH ST/DUNCAN CLUSTER, 561):

Submitted by CRAFTON TULL for property located at S. DUNCAN AVE & W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY-FOUR UNITS PER ACRE and contains approximately 3.16 acres. The request is for an extension to an approved large scale development. - Gretchen Harrison, Senior Planner

3. VAR-2024-0039: Planning Commission Variance (N. FUTRALL DR & N. MARINONI DR/HYATT STUDIO HOTEL, 441):

Submitted by JORGENSEN & ASSOCIATES for property located at N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.00 acres. The request is for a variance to building design standards and cross access requirements. - Donna Wonsower, Planner

Unfinished Business**4. LSD-2024-0011: Large Scale Development (SOUTHEAST OF S. NELSON HACKETT BLVD & E. SOUTH ST/URBAN LOFTS AT NELSON HACKETT, 523):**

Submitted by DEVELOPMENT CONSULTANTS INC for property located SOUTHEAST OF S. NELSON HACKETT BLVD & E. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.28 acres. The request is for a 138-unit multi-family residential development with associated parking.

PLANNING COMMISSION VOTED TO RECONSIDER THIS ITEM AT THE AUGUST 26, 2024 MEETING AND TABLED UNTIL THE SEPTEMBER 23, 2024 MEETING. - Donna Wonsower, Planner

New 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.

APPLICANT HAS REQUESTED TO TABLE UNTIL THE OCTOBER 14, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

6. 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.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE DECEMBER 9, 2024 PLANNING COMMISSION MEETING. - Kylee Cole, Planner

7. CUP-2024-0036: Conditional Use Permit (986 N. MEADOWLANDS DR/MEADOWLANDS CHILDCARE CENTER, 439):

Submitted by JORGENSEN & ASSICATES for property located at 986 N. MEADOWLANDS DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 1.86 acres. The request is to use the property as a childcare facility.

- Donna Wonsower, Planner

8. LSD-2024-0026: Large Scale Development (986 N. MEADOWLANDS DR/MEADOWLANDS CHILD CARE, 439):

Submitted by JORGENSEN & ASSOCIATES for property located at 986 N. MEADOWLANDS DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 1.86 acres. The request is for a 10,984-square-foot childcare facility and associated parking. - Donna Wonsower, Planner

9. CUP-2024-0031: Conditional Use Permit (2380 N. JANE AVE, UNIT 130/5 DOGS INVESTMENTS LLC, 329):

Submitted by CARCAMO INVESTMENTS for property located at 2380 N. JANE AVE, UNIT 130. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.41 acres. The request is for a temporary storage building. - Kylee Cole, Planner

10. CUP-2024-0038: Conditional Use Permit (1153 W. DEANE ST/AKD RENTALS

LLC, 365):

Submitted by DONNY DRUMMONDS for property located at 1153 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.18 acres. The request is for a duplex in single-family zoning.

- Gretchen Harrison, Senior Planner

11. CUP-2024-0039: Conditional Use Permit (969 N. RUSH DR/GINDER, 446):

Submitted by THE GRINDER GROUP for property located at 969 N. RUSH DR. 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

12. CUP-2024-0040: Conditional Use Permit (4201 N. SHILOH DR/DO PORTUGAL CIRCUS, 135):

Submitted by BILL MENDOZA for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 82.69 acres. The request is for a temporary circus in the parking lot. - Gretchen Harrison, Senior Planner

13. CUP-2024-0041: Conditional Use Permit (4240 W. WEDINGTON DR/O'REILLY AUTOMOTIVE STORES INC, 400):

Submitted by BUDDY D. WEBB ARCHITECTS for property located at 4240 W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.19 acres. The request is for an auto parts store in CS zoning. - Gretchen Harrison, Senior Planner

14. RZN-2024-0040: Rezoning (2400 E. TOWNSHIP ST/TOWNSHIP BAPTIST CHURCH, 292):

Submitted by MATT POE ARCHITECT PLLC for property located at 2400 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Kylee Cole, Planner

15. 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. - Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff**16. LSP-2024-0021: Lot Split (1413 N. FLORENE ST/HAKAFA ENTERPRISES LLC, 401):**

Submitted by ODYSSEY ENGINEERING LLC for property located at 1413 N. FLORENE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.33 acres. The request is to split the property into three lots containing 0.10, 0.10 and 0.12 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.