

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, October 10, 2024

4:30 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 September 23, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

Unfinished Business**2. 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 PLANNING COMMISSION MEETING.

APPLICANT HAS REQUESTED TO TABLE UNTILL THE NOVEMBER 12, 2024 PLANNING COMMISSION MEETING.

- Donna Wonsower, Planner

3. CUP-2024-0037: Conditional Use Permit (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH OF NORTHWEST ARKANSAS, 209):

Submitted by ENGINEERING SERVICES INC for property located at 3447 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for an off-site parking lot.

THIS ITEM WAS TABLED AT THE SEPTEMBER 9, 2024 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

4. 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 PLANNING COMMISSION MEETING.
THE APPLICANT HAS REQUESTED TO TABLE UNTIL THE OCTOBER 28, 2024 PLANNING COMMISSION MEETING.* - Gretchen Harrison, Senior Planner

New Business

5. VAR-2024-0040: Planning Commission Variance (1251 S. GENTLE VALLEY DR/MURILLO, 555):

Submitted by JOHN MURILLO for property located at 1251 S. GENTLE VALLEY DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.17 acres. The request is for a variance to parking requirements. - Gretchen Harrison, Senior Planner

6. VAR-2024-0041: Planning Commission Variance (2534 W. WEDINGTON DR/PAGLIANI, 402):

Submitted by PABLO PAGLIANI for property located at 2534 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.35 acres. The request is for a variance to access management standards.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF. - Gretchen Harrison, Senior Planner

7. VAR-2024-0042: Planning Commission Variance (1764 N. COLLEGE AVE/HENDRIX, 368):

Submitted by JOE HENDRIX for property located at 1764 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.03 acres. The request is for a variance to the Streamside protection zone requirements. - Alan Pugh, Staff Engineer

8. CCP-2024-0007: Concurrent Plat (E. PANORAMA PL & N. GREENVIEW DR/NAZAR DEVELOPMENT, 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 the concurrent plat of four residential lots. - Gretchen Harrison, Senior Planner

9. VAC-2024-0018: Vacation (314 W. LAFAYETTE ST/UNIVERSITY BAPTIST CHURCH, 484):

Submitted by CRAFTON TULL for property located at 314 W. LAFAYETTE ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 4.75 acres. The request is to vacate 0.34 acres of alley right-of-way. - Donna

Wonsower, Planner

10. VAC-2024-0020: Vacation (WEST END OF W. TREADWELL ST/SOUTH DUNCAN LLC, 522):

Submitted by MODUS STUDIO for property located at the WEST END OF W. TREADWELL ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.22 acres. The request is to vacate 0.22 acres of right-of-way. - Donna Wonsower, Planner

11. RZN-2024-0042: Rezoning (1055 N. POLLARD AVE/ANDONA PROPERTIES LLC, 445):

Submitted by ANDREA FOURNET for property located at 1055 N. POLLARD AVE. The property is zoned R-O, RESIDENTIAL OFFICE, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.90 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

- Britin Bostick, Long Range Planning/Special Projects Manager

12. RZN-2024-0043: Rezoning (1236 W. MOUNT COMFORT RD/SCHWARTING, 404):

Submitted by SCHUYLER SCHWARTING for property located at 1236 W. MOUNT COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Kylee Cole, Long Range & Preservation Planner

13. RZN-2024-0044: Rezoning (2001 W. 18TH ST/ARNOLD, 598):

Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 2001 W. 18TH ST. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.90 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Britin Bostick, Long Range Planning/Special Projects Manager

14. RZN-2024-0045: Rezoning (2286 W. STONE ST/KJJ INVESTMENT GROUP OF NWA LLC, 520):

Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 2286 W. STONE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

- Britin Bostick, Long Range Planning/Special Projects Manager

15. RZN-2024-0046: Rezoning (510 W. PRAIRIE ST/SCOTT, 523):

Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 510 W. PRAIRIE ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.16 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

- Britin Bostick, Long Range Planning/Special Projects Manager

16. RZN-2024-0047: Rezoning (653 N. GENEVIEVE AVE/FINELINE DEVELOPMENT LLC, 436):

Submitted by WATKINS, BOYER, GRAY, & CURRY PLLC for property located at 653 N. GENEVIEVE AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.60 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE. - Donna Wonsower, Planner

17. RZN-2024-0048: Rezoning (N. MEADOWLANDS DR/MEADOWLAND HEIGHTS, 400):

Submitted by ODYSSEY ENGINEERING for property located on N. MEADOWLANDS DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.40 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

- Kylee Cole, Long Range & Preservation Planner

18. RZN-2024-0049: Rezoning (1893 N. RUPPLE RD/CONRAD, 361):

Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

- Kylee Cole, Long Range & Preservation Planner

19. ANX-2024-0001: Annexation (N. RUPPLE RD & W. SALEM RD/FOXTAIL MEADOWS, 205):

Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD & W. SALEM RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.90 acres. The request is to annex the property into the city limits of Fayetteville. - Gretchen Harrison, Senior Planner

20. PZD-2024-0005: Planned Zoning District (N. RUPPLE RD & W. SALEM RD/FOXTAIL MEADOWS, 205):

Submitted by FLINTLOCK LTD CO. for property located on N. RUPPLE RD & W. SALEM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and located in the FAYETTEVILLE PLANNING AREA and contains approximately 44.00 acres. The request is to rezone the property to a PZD, PLANNED ZONING DISTRICT. - Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff**21. LSP-2024-0028: Lot Split (832 S. DOCKERY LN/MCDONALD BUILDING GROUP, 565):**

Submitted by JORGENSEN & ASSOCIATES for property located at 832 S. DOCKERY LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.25 acres. The request is to split the property into two lots containing 0.12 and 0.12 acres. - Gretchen Harrison, Senior Planner

22. LSP-2024-0032: Lot Split (621 N. VANDEVENTER AVE/HEAD, 445):

Submitted by ALAN REID & ASSOCIATES for property located at 621 N. VANDEVENTER AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to split the property into two lots containing 0.20 and 0.12 acres. - Kylee Cole, Long Range & Preservation Planner

23. FPL-2024-0009: Final Plat (WEST OF W. PRIMEARK HORIZON DR/BLACKBERRY RIDGE SD, 201 & 202):

Submitted by CRAFTON TULL for property located WEST OF W. PRIMEARK HORIZON DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 27.52 acres. The request is for the final plat of 17 residential lots and one unbuildable lot. - Kylee Cole, Long Range & Preservation Planner

Agenda Session Items**Announcements**

24. The Planning Commission will hold a special meeting at 5:30pm or immediately following Agenda Session on Thursday, October 10 in Room 111. This is a workshop to discuss PZD-2024-0006. The meeting will be held in person and on Zoom via the same link as the Agenda Session meeting.

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.