

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, February 27, 2023

5:30 PM

City Hall Room 219

Planning Commission Members

Sarah Sparkman, Chair
Matthew Johnson, Vice Chair
Quintin Canada, Secretary
Andrew Brink
Jimm Garlock
Joseph Holcomb
Mary Madden
Mary McGetrick
Porter Winston

Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES**

Approval of the minutes from the February 13th, 2023 Planning Commission -
Mirinda Hopkins, Development Coordinator

Unfinished Business**2. ADM-2023-0002 Administrative Item (NE OF WEDINGTON & 54TH AVE/COBBLESTONE FARMS, 398):**

Submitted by CRAFTON TULL for property located NE OF WEDINGTON DR. & 54TH AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 14.94 acres. The request is for a major modification and project extension of LSD-2021-000040.

THIS PROJECT WAS TABLED AT THE FEBRUARY 13TH, 2023 PLANNING COMMISSION MEETING. - Ryan Umberger, Senior Planner

3. LSD-2022-0031 Large Scale Development (SOUTH OF S. LEFLAR WAY/PIGSKIN RD PARK, 569):

Submitted by CRAFTON TULL for property located SOUTH OF S. LEFLAR WAY. The property is split-zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and CS, COMMUNITY SERVICES and contains approximately 43.55 acres. The request is for 165 proposed RV parking stalls and associated amenities.

THIS PROJECT WAS TABLED AT THE FEBRUARY 13TH, 2023 PLANNING COMMISSION MEETING. - Ryan Umberger, Senior Planner

New Business**4. PPL-2023-0001 Preliminary Plat (745 W. CHERRY ST/HABITAT FOR HUMANITY, 678):**

Submitted by BATES AND ASSOCIATES for property located at 745 W. CHERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.81 acres. The request is for the preliminary plat of nine lots. - Gretchen Harrison, Planner

5. CUP-2023-0014 Conditional Use Permit (1519 S. SCHOOL AVE/SCOOTER'S COFFEE, 601):

Submitted by WILSON CIVIL DESIGN LLC for property located at 1519 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and two parcels approximately containing 0.90 acres. The request is for Use Unit 18, Gasoline service stations and drive-in/drive-through restaurants in MSC zoning. - Donna Wonsower, Planner

6. CUP-2023-0015 Conditional Use Permit (3243 N. LEE AVE/AMERICA'S CAR-MART INC, 213):

Submitted by BLEW AND ASSOCIATES for property located at 3243 N. LEE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is for an off-site parking lot for a commercial use in residential zoning. - Gretchen Harrison, Planner

7. RZN-2023-0003 Rezoning (1275 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by BLEW & ASSOCIATES for property located at 1275 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE, and contains approximately 2.24 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE. - Ryan Umberger, Senior Planner

8. RZN-2023-0004 Rezoning (2910 N. OLD WIRE RD/VAN SCYOC, 255):

Submitted by JORGENSEN AND ASSOCIATES for property located SE OF N. OLD WIRE RD AND N. OAK BAILEY DR. The property is split zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 14.70 acres. The request is to rezone the property to R-A, RESIDENTIAL AGRICULTURAL on 5.75 acres and NC, NEIGHBORHOOD CONSERVATION on 9.54 acres. - Donna Wonsower, Planner

9. CUP-2023-0007 Conditional Use Permit (1370 S. VAN BUREN AVE./HJL INVESTMENTS, 561):

Submitted by HJL INVESTMENTS LLC for property located at 1370 S. VAN BUREN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – TWENTY FOUR UNITS PER ACRE and contains approximately 0.59 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

10. CUP-2023-0008 Conditional Use Permit (348 N. FLETCHER AVE./SCOTT, 485):

Submitted by MIKE SCOTT for property located at 348 N. FLETCHER AVE. The

property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – 8 UNITS PER ACRE and contains approximately 0.08 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

11. CUP-2023-0009 Conditional Use Permit (332 N. FLETCHER AVE./ETG SHELF 3 LLC, 485):

Submitted by JUSTIN GUNN for property located at 332 N. FLETCHER AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – 8 UNITS PER ACRE and contains approximately 0.09 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

12. CUP-2023-0010 Conditional Use Permit (2525 N. GOOSEBERRY LN./DIFANI, 285):

Submitted by CHARLES DIFANI for property located at 2525 N. GOOSEBERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

13. CUP-2023-0011 Conditional Use Permit (571 N. KEATS DR./SOTO, 439):

Submitted by CASA SOTO LLC for property located at 571 N. KEATS DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.11 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

14. CUP-2023-0012 Conditional Use Permit (833 S. ONE MILE RD./COPIA PROPERTIES, 557):

Submitted by COPIA PROPERTIES LLC for property located at 833 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.06 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

15. CUP-2023-0004 Conditional Use Permit (462 E. MIMOSA LN./TILLMAN, 251):

Submitted by WALTER TILLMAN for property located at 462 E. MIMOSA LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – 24 UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental.

WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Ryan Umberger, Senior Planner

16. CUP-2023-0005 Conditional Use Permit (1015 S. REGENCY DR./BAKER, 569):

Submitted by JAMES BAKER for property located at 1015 S. REGENCY DR. The property is zoned RSF-7, RESIDENTIAL SINGLE-FAMILY – 7 UNITS PER ACRE and contains approximately 0.15 acres. The request is to use the

residence as a short-term rental. - Ryan Umberger, Senior Planner

17. CUP-2023-0006 Conditional Use Permit (372 S. HILL AVE./SCHIPPANOSKI, 522):

Submitted by JAY SCHIPPANOSKI for property located at 372 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – 40 UNITS PER ACRE and contains approximately 0.71 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

Items Administratively Approved by Staff

18. LSP-2023-0002 Lot Split (170 E. MOUNTAIN ST./TWIN SUMMIT LLC, 524):

Submitted by BATES AND ASSOCIATES for property located at 170 E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.12 acres. The request is to split the property into two lots with approximately 0.06 acres each. - Gretchen Harrison, Planner

19. LSP-2023-0003 Lot Split (1949 S. DEAD HORSE MOUNTAIN RD./WATERSHED CONSERVATION RESOURCE CENTER, 566, 567, 605, 606):

Submitted by CRAFTON TULL for property located at 1949 S. DEAD HORSE MOUNTAIN RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 392.60 acres. The request is to split the property into two lots containing 221.71 and 165.64 acres. - Jessica Masters, Development Review Manager

Agenda Session Items

20. Planning Commission Officer Nominating Committee Announcement.

CHAIR: Quintin Canada, Matt Johnson, and Andrew Brink

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.