

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, January 27, 2025

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 January 13, 2025 Planning Commission.
- Mirinda Hopkins, Development Coordinator

2. CCP-2024-0013: Concurrent Plat (EAST OF S. MURRAY DR & E. MERAMEC ST/RIVERSIDE VILLAGE PH. 2.2, 441):

Submitted by CRAFTON TULL for property located EAST OF S. MURRAY DR & E. MERAMEC ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 16.04 acres. The request is for the concurrent plat of 81 residential lots.
- Gretchen Harrison, Senior Planner

3. CCP-2024-0014: Concurrent Plat (4366 W. HURON LOOP/RIVERWOOD HOMES LLC, 477):

Submitted by JORGENSEN & ASSOCIATES for property located at 4366 W. HURON LOOP. The property is zoned CS, COMMUNITY SERVICES and contains approximately 19.60 acres. The request is for the concurrent plat of 21 residential lots.
- Jessica Masters, Development Review Manager

4. 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.
- Jessica Masters, Development Review Manager

Unfinished Business**5. 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.

THIS ITEM WAS TABLED AT THE JANUARY 13, 2025 PLANNING

COMMISSION MEETING. - Donna Wonsower, Planner**New Business****6. CCP-2024-0012: Concurrent Plat (2535 N. OAKLAND ZION RD/MCDONALD BUILDING GROUP, 296):**

Submitted by ENGINEERING SERVICES INC for property located at 2535 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.66 acres. The request is for the concurrent plat of four residential lots. - Donna Wonsower, Planner

7. CUP-2024-0051: Conditional Use Permit (617 N. FALLIN AVE/WARD, 446):

Submitted by KATHRYN TIPTON for property located at 617 N. FALLIN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to use the property as a short-term rental.
- Wesley Frank, Planner

8. CUP-2024-0050: Conditional Use Permit (WEST OF S. BLACK OAK ROAD/BRIGHT INVESTMENTS LLC, 682):

Submitted by TOTAL ENVIRONMENTAL for property located WEST OF S. BLACK OAK ROAD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 19.94 acres. The request is for a trailer storage and drop lot. - Gretchen Harrison, Senior Planner

9. CUP-2024-0052: Conditional Use Permit (764 N. RUPPLE RD/MEADOWVIEW OF FAYETTEVILLE, 439):

Submitted by CR CRAWFORD CONSTRUCTION for property located at 764 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.01 acres. The request is for temporary off-site construction parking and storage. - Gretchen Harrison, Senior Planner

10. PZD-2024-0008: Planned Zoning District (19 E. 19TH ST/THE FARM AT SOUTH SCHOOL, 602):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 19 E. 19TH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 22.67 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff**11. LSP-2024-0047: Lot Split (8214 W. WEDINGTON DR/SCENIC HILL SOLAR,**

432):

Submitted by CORNERSTONE SURVEYING for property located at 8214 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 40.00 acres. The request is to split a parcel into two lots containing 3.61 and 36.39 acres. - Jessica Masters, Development Review Manager

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.