City of Fayetteville, Arkansas

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

Planning Commission Tentative Agenda

Thursday, April 6, 2023

4:30 PM

City Hall Room 111

Planning Commission Members

Sarah Sparkman, Chair
Andrew Brink, Vice Chair
Mary McGetrick, Secretary
Jimm Garlock
Fred Gulley
Joseph Holcomb
Mary Madden
Brad Payne
Porter Winston

Assistant City Attorney Blake Pennington

Call to Order

Roll Call

Consent

1. Minutes:

Approval of the minutes from the March 27th, 2023 Planning Commission - Mirinda Hopkins, Development Coordinator

2. VAR-2023-0011: Planning Commission Variance (4492 N. TOM PERRY RD/SHERRILL, 104):

Submitted by BLEW & ASSOCIATES for property located at 4492 N. TOM PERRY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.99 acres. The request is for a variance to the street frontage requirements due to a proposed concurrent plat. - Jessica Masters, Development Review Manager

Unfinished Business

New Business

3. ADM-2023-0007: Administrative Item (SE. OF N. CROSSOVER RD AND ZION RD/CHANDLER CROSSING SUBDIVISION,138):

Submitted by ESI for property located SE of N. CROSSOVER AND E. ZION ROAD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 82.09 acres. The request is to extend a previously approved preliminary plat. - Jessica Masters, Development Review Manager

4. ADM-2023-0009: Administrative Item (2705 N. DRAKE ST/FAYETTEVILLE GARAGE DOOR CO., 290):

Submitted by BLEW & ASSOCIATES for property located at 2705 N. DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.06 acres. The request is to extend a previously approved conditional use permit. - Gretchen Harrison, Planner

5. ADM-2023-0010: Administrative Item (3220 W. OLD FARMINGTON RD/SOUTHERNWOODS CLUSTER DEVELOPMENTS, 557):

Submitted by COMMUNITY BY DESIGN for property located at 3220 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for an

extension of CUP-2021-000056. - Ryan Umberger, Senior Planner

6. VAR-2023-0013: Planning Commission Variance (NORTH END OF REGENCY DR/BROWN, 530):

Submitted by Bio X Design for property located on the north side of S REGENCY DRIVE AND NORTH OF E LAWNDALE DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 52.5 acres. The request is a variance from floodplain development requirements. - Alan Pugh, Staff Engineer

7. VAR-2023-0012: Planning Commission Variance (6328 W. CINDY HOLLOW LN/BOEHM, 357):

Submitted by RMP LLP for property located at 6328 W. CINDY HOLLOW LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.24 acres. The request is for a variance to road frontage requirements. - Ryan Umberger, Senior Planner

8. VAR-2023-0014: Planning Commission Variance (2600 S. SCHOOL AVE/TFI LLC, 639):

Submitted by BLEW & ASSOCIATES for property located at 2600 S. SCHOOL AVE. The property is zoned C-2 THOROUGHFARE COMMERCIAL and contains approximately 0.50 acres. The request is for a variance to curb cut separation distance requirements under the access management standards. - Jessica Masters, Development Review Manager

9. VAR-2023-0015: Planning Commission (1615 E. HUNTSVILLE RD/HUNTSVILLE RD MULTI-FAMILY EAST, 565):

Submitted by DCI for property located at 1615 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.79 acres. The request is for a variance to the Urban Residential Design Standards for pedestrian connectivity. - Gretchen Harrison, Planner

10. LSD-2023-0004: Large Scale Development (SOUTH OF N. SHILOH DR/THE JUNCTION AT SHILOH, 363):

Submitted by CRAFTON TULL for property located SOUTH OF N. SHILOH DR. The property is split zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and CS, COMMUNITY SERVICES and contains approximately 11.73 acres. The request is for a multi-family development with 177 units and associated parking. - Ryan Umberger, Senior Planner

11. RZN-2022-0008: Rezoning (WEST OF W. GEYSER ST/HENDERSON, 437):

Submitted by CRAFTON TULL for property located WEST OF W. GEYSER ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains

approximately 5.14 acres. The request is to rezone 4.01 acres of the site to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. - Ryan Umberger, Senior Planner

12. CUP-2023-0038: Conditional Use Permit (3191 W. OAKFIELD ST/HAUGHEY, 401):

Submitted by KOMP LLC for property located at 3191 W. OAKFIELD ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

13. CUP-2023-0037: Conditional Use Permit (616 N. WALNUT AVE/CORLEY, 446):

Submitted by REBECCA CORLEY for property located at 616 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

Items Administratively Approved by Staff

14. LSP-2022-0065: Lot Split (E. TURKS LN/HUARK, 218):

Submitted by ALLEN REID & ASSOCIATES for property located at E. TURKS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.63 acres. The request is to divide the property into two lots containing 1.19 acres, and 1.44 acres. - Jessica Masters, Development Review Manager

15. LSP-2023-0001: Lot Split (2130 N. BOX AVE/COLLIER, 372):

Submitted by BATES AND ASSOCIATES for properties located S OF 2130 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 1.64 acres. The request is to split two properties into four lots with approximately 0.41 acres each. - Ryan Umberger, Senior Planner

16. LSP-2023-0010: Lot Split (336 S. COLLEGE AVE/BORN, 524):

Submitted by ALAN REID AND ASSOCIATES for property located at 336 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.67 acres. The request is to split two lots into four lots with approximately 0.25, 0.14, 0.14, and 0.14 acres. - Gretchen Harrison, 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 you 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, Telecomminications 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.