

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, May 4, 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 April 24th, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0013: Administrative Item (3855 W. WEIR RD/MAGNOLIA PARK PH 3 & 4, 244):

Submitted by CRAFTON TULL for property located at 3855 W. WEIR RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and NC, NEIGHBORHOOD CONSERVATION, and contain approximately 21.09 acres. The request is to extend a previously approved Preliminary Plat. - Gretchen Harrison, Planner

Unfinished Business**3. LSD-2022-0034: Large Scale Development (3066 E. JOYCE BLVD/THE BERKSHIRE AT UPTOWN, 177):**

Submitted by JORGENSEN AND ASSOCIATES for property located at 3066 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES; NS-G, NEIGHBORHOOD SERVICES-GENERAL; and RI-12, RESIDENTIAL INTERMEDIATE – 12 UNITS PER ACRE and contains approximately 8.77 acres. The request is for a residential development with 112 units and associated parking.

THIS ITEM WAS TABLED AT THE APRIL 24TH PLANNING COMMISSION MEETING AT THE APPLICANT'S REQUEST. - Jessica Masters, Development Review Manager

4. PZD-2023-0002: Planned Zoning District (W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL/SWEET BAY AT KESSLER, 596):

Submitted by GAVIN SMITH for property located at W. MARTIN LUTHER KING JR BLVD AND S. SMOKEHOUSE TRL. The property is split zoned CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approx. 5.61 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

THIS ITEM WAS TABLED AT THE APRIL 24TH PLANNING COMMISSION

MEETING AT THE APPLICANT'S REQUEST. - Jessica Masters, Development Review Manager

New Business

5. ADM-2023-0012: Administrative Item (3030 E. MISSION BLVD/MCNAIR MIDDLE SCHOOL, 372):

Submitted by JORGENSEN & ASSOCIATES for property located at 3030 E MISSION BLVD. The property is zoned P-1, INSTITUTIONAL, and contains approximately 58.18 acres. The request is to amend and extend a previously approved conditional use permit. - Jessica Masters, Development Review Manager

6. CUP-2023-0047: Conditional Use Permit (W. WEDINGTON DR & N. MEADOWLANDS DR/WIENERSCHNITZEL, 400):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at W. WEDINGTON DR. AND N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approx. 3.20 acres. The request is for use unit 18, Drive-Thru Restaurant. - Gretchen Harrison, Planner

7. RZN-2023-0012: Rezoning (1516 N. LUNSFORD AVE/BRADFORD-SPENCER, 409):

Submitted by TRUTEK INC for property located at the 1516 N. LUNSFORD AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 0.40 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Gretchen Harrison, Planner

8. CUP-2023-0034: Conditional Use Permit (309 E. LAFAYETTE ST, UNIT 203/GUNN, 485):

Submitted by JUSTIN GUNN for property located at 309 E. LAFAYETTE ST, UNIT 203. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.36 acres. The request is to use the residence as a short-term rental.

ITEM WITHDRAWN BY STAFF. RPZD, RESIDENTIAL PLANNED ZONING DISTRICT DOES NOT REQUIRE A CONDITIONAL USE PERMIT. - Donna Wonsower, Planner

9. CUP-2023-0046: Conditional Use Permit (1829 N. WOOLSEY AVE/WENDT, 367):

Submitted by HOG HOUSE, LLC for property located at 1829 N. WOOLSEY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.19 acres. The request is to use the

residence as a short-term rental. - Donna Wonsower, Planner

Items Administratively Approved by Staff

10. LSP-2022-0069: Lot Split (2061 N. PURVA PL/BRIDGEPORT SD PH 8, LOT 17, 360):

Submitted by BLEW AND ASSOCIATES for property located at 2061 N. PURVA PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 1.51 acres. The request is to divide the property into two lots containing 1.12 and 0.39 acres. - Ryan Umberger, Senior Planner

11. LSP-2023-0014: Lot Split (1341 W. HENDRIX ST./TILLMAN B @ HENDRIX, 404):

Submitted by JORGENSEN AND ASSOCIATES for property located at 1341 W. HENDRIX ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.27 acres. The request is to split the property into two lots containing 0.11 and 0.16 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 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.