City of Fayetteville, Arkansas

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

Planning Commission Tentative Agenda

Thursday, July 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

Senior Assistant City Attorney Blake Pennington

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the June 26, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2023-0024: Administrative Item (2996 N. OLD MISSOURI RD/STAGE STATION, 253):

Submitted by JORGENSEN & ASSOCIATES for property located at 2996 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is to extend a previously approved conditional use permit. - Gretchen Harrison, Senior Planner

3. ADM-2023-0023: Administrative Item (2996 N. OLD MISSOURI RD/STAGE STATION, 253):

Submitted by JORGENSEN & ASSOCIATES for property located at 2996 N. OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, AND NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 39.07 acres. The request is to extend a previously approved large scale development. - Gretchen Harrison, Senior Planner

Unfinished Business

New Business

4. VAR-2023-0024: Planning Commission Variance (2879 S. COBALT AVE/DR HORTON HOMES, 684):

Submitted by DR HORTON HOMES for property located at 2879 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for variances to residential design standards and to typical driveway length requirements. - Jessica Masters, Development Review Manager

5. PPL-2023-0003: Preliminary Plat (SE CORNER OF N. OLD WIRE RD AND N. OAK BAILEY DR./LIVINGSTON, 255):

Submitted by JORGENSEN AND ASSOCIATES for property located at the SE

CORNER OF N. OLD WIRE RD AND N. OAK BAILEY DR. The property is split zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 15.27 acres. The request is for the preliminary plat of 56 residential lots and one detention lot. - Donna Wonsower, Planner

6. LSD-2022-0042: Large Scale Development (3120 W. OLD FARMINGTON RD/SOUTHERNWOODS CLUSTER DEVELOPMENT, 557):

Submitted by COMMUNITY BY DESIGN for property located at 3120 W. OLD FARMINGTON RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.40 acres. The request is for twelve cluster housing developments with a total of 134 single family units. - Gretchen Harrison, Senior Planner

7. CUP-2023-0063: Conditional Use Permit (887 S. LT COL LEROY POND AVE/TIFFANY, 561):

Submitted by RICHARD TIFFANY for property located at 887 S. LT COL LEROY POND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approximately 0.28 acres. The request is for a campground in RMF-24 zoing. - Gretchen Harrison, Senior Planner

8. CUP-2023-0067: Conditional Use Permit (1035 N. BETTY JO DR/MAPLE TERRACE, 439):

Submitted by R&D PROPERTY SOLUTIONS for property located at 1035 N. BETTY JO DR. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approximately 1.90 acres. The request is for Use Unit 26: Multi-Family Dwellings in R-O zoning. - Gretchen Harrison, Senior Planner

9. RZN-2023-0016: Rezoning (2900 N. HUGHMOUNT RD/RENNER, 243):

Submitted by ATLAS PLS for property located at 2900 N. HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 4.35 acres. The request is to rezone the property to RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE. - Gretchen Harrison, Senior Planner

10. CUP-2023-0055: Conditional Use Permit (2658 N. MCALLISTER ALY/BATTISTO, 293):

Submitted by DNB REAL ESTATE for property located at 2658 N. MCALISTER ALY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

ITEM WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

11. CUP-2023-0062: Conditional Use Permit (2575 S. COBALT AVE/KRUSE, 645):

Submitted by CARMEL KRUSE for property located at 2575 S. COBALT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

12. CUP-2023-0065: Conditional Use Permit (2666 N. GULLEY GROVE CIR/HERRING, 293):

Submitted by WILLIAM HERRING for property located at 2666 N. GULLEY GROVE CIR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.05 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

13. CUP-2023-0066: Conditional Use Permit (117 E. 9TH ST/HUNT, 563):

Submitted by TONYA CLINE for property located at 117 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.04 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

14. CUP-2023-0068: Conditional Use Permit (3869 W. SOMERVILLE LN./ROUSE-WALKER PROPERTIES, 478):

Submitted by RAMPART ENTERPRISES INC for property located at 3869 W. SOMERVILLE LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.11 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

15. FPL-2022-0010: Final Plat (191 N. HAWKSTONE DR/BROOKLANDS AT MTN RANCH PH 4, 479):

Submitted by JORGENSEN & ASSOC. for property located at 191 N. HAWKSTONE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER and contains approximately 49.56 acres. The request is to subdivide the property into 21 lots. - Jessica Masters, Development Review Manager

Agenda Session Items

16. Planning Commissioners to tour LSD-2022-0042 (SOUTHERNWOODS CLUSTER DEVELOPMENT) after agenda session with the project representative, Brian Teague.

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.