

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, July 24, 2023

5:30 PM

City Hall Room 219

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 July 10, 2023 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. VAR-2023-0026 Planning Commission Variance (4100 N. SASSAFRAS HILL RD/OZTURK INVESTMENTS, 143):

Submitted by ALAN REID & ASSOCIATES for property located at 4100 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one lot with approximately 9.75 acres. The request is for a variance to road frontage requirements. - Gretchen Harrison, Senior Planner

3. VAR-2023-0028: Variance (653 W. 15TH ST./UNIVERSITY LOFTS AT THE SANCTUARY, 600):

Submitted by DEVELOPMENT CONSULTANTS INC for property located at 653 W. 15TH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.22 acres. The request is for variance from floodplain and sidewalk requirements. - Alan Pugh, Staff Engineer

Unfinished Business**4. CUP-2023-0059: Conditional Use Permit (823 S. ONE MILE RD./HALL, 557):**

Submitted by D&D HALL COMPANY for property located at 823 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.05 acres. The request is to use the residence as a short-term rental.

THIS ITEM WAS WITHDRAWN BY STAFF AT THE JUNE 26, 2023 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

5. CUP-2023-0061: Conditional Use Permit (2779 W. COTTONWILLOW WAY/LEETH, 519):

Submitted by WEEKENDER MANAGEMENT for property located at 2779 W. COTTONWILLOW WAY. 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.

THIS ITEM WAS WITHDRAWN BY STAFF AT THE JUNE 26, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business

6. VAR-2023-0027 Planning Commission Variance (420 S. LOCUST AVE/CHURCH & LOCUST TOWNHOMES, 523):

Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located 420 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL AND RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.65 acres. The request is for variance from master street plan standards.

THIS ITEM WAS WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Gretchen Harrison, Senior Planner

7. VAR-2023-0029: Variance (W. MT COMFORT RD & N. LINDELL AVE/ROAD RUNNER, 405):

Submitted by FINNELL PURIFOY ARCHITECTS for property located W. MT COMFORT RD & N. LINDELL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.62 acres. The request is for a variance to Building Exterior Appearance and Design Standards. - Donna Wonsower, Planner

8. VAR-2023-0030: Variance (W. MT COMFORT RD & N. LINDELL AVE/ROAD RUNNER, 405):

Submitted by ECOLOGICAL DESIGN GROUP for property located W. MT COMFORT RD & N. LINDELL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.62 acres. The request is for variances to driveway width, drive aisle width, throat length, and access management standards. - Donna Wonsower, Planner

9. LSD-2023-0008 Large Scale Development (2936 S. BLACK OAK RD/ RIVERSIDE VILLAGE PH 2, 683):

Submitted by CRAFTON TULL for property located at 2939 S. BLACK OAK ROAD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 93.98 acres. The request is for a single-family residential development with 128 units. - Gretchen Harrison, Senior Planner

10. CUP-2023-0070: Conditional Use Permit (1640 S. HANSHEW RD/BELL, 596):

Submitted by HALLIE BELL for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER

ACRE and contains approximately 3.21 acres. The request is to place two accessory structures on a lot without a primary structure. - Gretchen Harrison, Senior Planner

11. RZN-2023-0017: Rezoning (N. TRUCKERS DR/THE LENNON, 208):

Submitted by ELDRIDGE BROOKS PLLC for property located at N. TRUCKERS DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 20.23 acres. The request is to rezone the property to RMF-18, RESIDENTIAL MULTI-FAMILY, EIGHTEEN UNITS PER ACRE. - Donna Wonsower, Planner

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

Submitted by DNB REAL ESTATE for property located at 2658 N. MCALLISTER 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. - Donna Wonsower, Planner

13. CUP-2023-0072: Conditional Use Permit (3712 N. HWY 112/SELVAM, 170):

Submitted by CHITRA SELVAM for property located at 3712 N. HWY 112. The property is zoned R-A, RESIDENTIAL - AGRICULTURAL and contains approximately 8.70 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

14. CUP-2023-0073: Conditional Use Permit (10 S. PALMER AVE/BEYKIRCH, 521):

Submitted by STEPHEN BEYKIRCH for property located at 10 S. PALMER 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 residence as a short-term rental. - Donna Wonsower, Planner

15. CUP-2023-0071: Conditional Use Permit (513 N. HIGHLAND AVE/REYNOLDS, 445):

Submitted by BRIAN REYNOLDS for property located at 513 N. HIGHLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

16. LSP-2023-0018: Lot Split (1530 W HOTZ DR/NIEDERMAN, 482):

Submitted by BATES AND ASSOCIATES for property located at 1530 W. HOTZ

DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is to split the property into two lots containing 0.22 and 0.30 acres. - Jessica Masters, Development Review Manager

17. LSP-2023-0020: Lot Split (229 S. CHURCH AVE/RIGGINS VENTURES LLC, 523):

Submitted by ENGINEERING SERVICES INC for property located at 229 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.28 acres. The request is to split the property into three lots containing 0.11, 0.12 and 0.05 acres. - Gretchen Harrison, Senior Planner

18. LSP-2023-0029: Lot Split (WEST OF 4520 W. WEIR RD/BALLPOINT OF NWA LLC, 204):

Submitted by BLEW AND ASSOCIATES for property located WEST OF 4520 W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 13.85 acres. The request is to split the property to two lots with approximately 4.00, and 9.85 acres. - Donna Wonsower, Planner

19. LSP-2023-0032: Lot Split (239 AND 245 N. FLETCHER AVE/HAMBRICE, 485):

Submitted by BLEW & ASSOCIATES for property located at 239 AND 245 N. FLETCHER AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.20 acres. The request is to split the property into two lots containing 0.10 acres each. - Donna Wonsower, Planner

20. LSP-2023-0034 Lot Split (W. WEDINGTON DR/SHINALL GROUP, 400):

Submitted by BATES & ASSOCIATES. for property located on W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is to split the property into two lots containing 2.17, and 1.20 acres. - Donna Wonsower, Planner

21. LSIP-2023-0001: Large Site Improvement Plan (WEST OF 4089 N. SHILOH DR/THE CLAUDE SHILOH APARTMENTS, 135):

Submitted by ANDERSON ENGINEERING INC for property located WEST OF 4089 N. SHILOH DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 7.31 acres. The request is for a multi-family development with 207 units and associated parking. - 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.