

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, August 28, 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 August 14, 2023 Planning Commission. -  
Mirinda Hopkins, Development Coordinator

**2. VAR-2023-0037: Planning Commission Variance (653 W. 15<sup>TH</sup> 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 a variance from block layout/connectivity requirements. - Gretchen Harrison, Senior Planner

**Unfinished Business****3. VAR-2023-0022: Planning Commission Variance (216 N. LOCUST AVE/DICKSON SQUARE LLC, 556):**

Submitted by ECOLOGICAL DESIGN GROUP INC for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for variances to residential design standards and to typical sidewalk width requirements. - Jessica Masters, Development Review Manager

**New Business****4. VAR-2023-0036: Planning Commission Variance (653 W. 15<sup>TH</sup> 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 variances from master street plan and urban residential design standards. - Gretchen Harrison, Senior Planner

**5. PPL-2023-0004: Preliminary Plat (SOUTH OF 226 S. HAPPY HOLLOW RD/PINE HOLLOW SUBDIVISION, 526):**

Submitted by CRAFTON TULL for property located SOUTH OF 226 S. HAPPY HOLLOW RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 3.08 acres. The request is for the preliminary plat of 20 residential lots and one detention pond. - Donna Wonsower, Planner

**6. PPL-2023-0005: Preliminary Plat (E. ASH ST AND N. OLD WIRE RD/BORN'S BEND, 369):**

Submitted by BATES & ASSOCIATES for property located at E. ASH ST AND N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.82 acres. The request is for the preliminary plat of 16 residential lots and one detention pond. - Donna Wonsower, Planner

**7. LSD-2023-0013: Large Scale Development (1860 S. MORNINGSIDE DR./STEEL TOWN MARKET, 603):**

Submitted by BATES & ASSOCIATES for property located at 1860 S. MORNINGSIDE DR. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 10.07 acres. The request is for a two-building commercial development with associated parking. - Gretchen Harrison, Senior Planner

**8. RZN-2023-0020: Rezoning (741 E. HUNTSVILLE RD/JONES, 564):**

Submitted by BERT JONES for property located at 741 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.30 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Jessica Masters, Development Review Manager

**9. CUP-2023-0085: Conditional Use Permit (865 S. ONE MILE RD/SANTIAGO, 557):**

Submitted by ALBERTO SANTIAGO JR for property located at 865 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.12 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**10. CUP-2023-0091: Conditional Use Permit (804 S. LIBERTY DR/GRAHAM, 569):**

Submitted by TY GRAHAM for property located at 804 S. LIBERTY DR. The property is zoned RSF-7, RESIDENTIAL SINGLE-FAMILY, SEVEN UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**11. CUP-2023-0092: Conditional Use Permit (1049 S. WASHINGTON AVE/WINGARD, 563):**

Submitted by STEVEN WINGARD for property located at 1049 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**12. CUP-2023-0087: Conditional Use Permit (1318 S. WEST AVE/GINGER, 562):**

Submitted by NAN GINGER for property located at 1318 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.23 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

**13. CUP-2023-0090: Conditional Use Permit (1016 N. LAKESIDE DR/TEEGARDEN, 447):**

Submitted by EMILY TEEGARDEN for property located at 1016 N. LAKESIDE DR. 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. - Gretchen Harrison, Senior Planner

**14. CUP-2023-0075: Conditional Use Permit (2646 N. MIRANDA AVE/MITCHELL, 290):**

Submitted by MARTINDALE INVESTMENTS LLC for property located at 2646 N. MIRANDA AVE. 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. - Jessica Masters, Development Review Manager

**15. CUP-2023-0079: Conditional Use Permit (1771 N. OAKLAND AVE/MARQUEZ, 366):**

Submitted by ASHER CONSTRUCTION INC for property located at 1771 N. OAKLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

**16. CUP-2023-0093: Conditional Use Permit (356 E. DICKSON ST/BUNCH, 485):**

Submitted by SARAH BUNCH for property located at 356 E. DICKSON ST. 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****17. FPL-2023-0002: Final Plat (255 W. LAWSON ST/HEARTFIELD ESTATES, 406):**

Submitted by JORGENSEN & ASSOCIATES for property located at 255 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.50 acres. The request is

for the final plat of 6 residential lots. - Gretchen Harrison, Senior Planner

**18. FPL-2023-0004: Final Plat (E OF N. HUGHMOUNT RD./AIDEN'S PLACE, 282):**

Submitted by JORGENSEN & ASSOCIATES for property located E OF N. HUGHMOUNT RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 14.50 acres. The request is for the final plat of 100 residential lots and two unbuildable lots. - Jessica Masters, Development Review Manager

**19. LSP-2023-0027: Lot Split (956 W. BOONE ST/MCDONALD, 600):**

Submitted by JORGENSEN & ASSOCIATES for property located at 956 W. BOONE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.35 acres. The request is to split the property into two lots with approximately 0.17 and 0.18 acres. - Gretchen Harrison, Senior Planner

**20. LSP-2023-0042: Lot Split (1805 W. HOLLY ST/JB GROUP LLC, 403):**

Submitted by CRAFTON TULL for property located at 1805 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains three lots totaling 1.19 acres. The request is to subdivide the property into four lots containing 0.31, 0.28, 0.29, and 0.31 acres. - Gretchen Harrison, Senior 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.

