

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, October 9, 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 September 25, 2023 Planning Commission. -
Mirinda Hopkins, Development Coordinator

Unfinished Business**2. VAC-2023-0005: Vacation (612 W. CENTER ST/TRINITAS VENTURES, 483):**

Submitted by CLARK LAW FIRM PLLC for property located at 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.70 acres. The request is to vacate a 0.15-acre portion of alley right-of-way.

THIS ITEM WAS TABLED AT THE SEPTEMBER 11, 2023 & SEPTEMBER 25, 2023 PLANNING COMMISSION MEETINGS. - Jessica Masters, Development Review Manager

3. VAR-2023-0040: Planning Commission Variance (612 W. CENTER ST/TRINITAS DEVELOPMENT, 483):

Submitted by CLARK LAW FIRM PLLC for property located at 612 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.70 acres. The request is for a variance from parking requirements.

THIS ITEM WAS TABLED AT THE SEPTEMBER 25, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business**4. ADM-2023-0039: Administrative Item (Amend The Planning Commission Rules Of Order):**

The request is to amend the Planning Commission Rules of Order and Procedure to require in-person attendance for a minimum of 12 of the regular Planning Commission meetings within a 12-month period of service. - Britin Bostick, Long Range Planning/Special Projects Manager

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

Submitted by EARTHPLAN DESIGN ALTERNATIVES, PA for property located at 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 to vary from sidewalk and Master Street Plan standards.

- Gretchen Harrison, Senior Planner

6. VAR-2023-0042: Planning Commission Variance (2518 W. MARTIN LUTHER KING JR BLVD/VALVOLUME, 558):

Submitted by BATES & ASSOCIATES for property located 2518 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.70 acres. The request is for variances from Commercial, Office, and Mixed-Use Design Standards, Parking Lot Design Standards, and Access Management Standards. - Donna Wonsower, Planner

7. CUP-2023-0126: Conditional Use Permit (490 W. WILLOUGHBY RD/TERMINELLA, 718):

Submitted by FRANK TERMINELLA for property located at 490 W. WILLOUGHBY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.14 acres. The request is for an accessory structure that exceeds 50% of the size of the primary structure. - Donna Wonsower, Planner

8. RZN-2023-0026: Rezoning (5839 W. DOT TIPTON RD/MARTINEZ, 475):

Submitted by JAIRO MARTINEZ for property located at 5839 W. DOT TIPTON RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.27 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE-FAMILY, TWO UNITS PER ACRE. - Gretchen Harrison, Senior Planner

9. RZN-2023-0028: Rezoning (150 N. SKYLINE DR, UNIT 22/MOUNT SEQUOYAH CENTER INC, 486):

Submitted by EMILY GENTRY for property located at 150 N. SKYLINE DR, UNIT 22. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.14 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Jessica Masters, Development Review Manager

10. CUP-2023-0120: Conditional Use Permit (1117 N. WASHINGTON AVE/STEWART, 407):

Submitted by SIX PENCE PROPERTIES for property located at 1117 N. WASHINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the residence as a short-term rental. - Donna Wonsower,

Planner

11. CUP-2023-0122: Conditional Use Permit (4198 W. BRADSTREET LN/RANUCCI, 439):

Submitted by HOGUE HOMES for property located at 4198 W. BRADSTREET LN. 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

12. CUP-2023-0123: Conditional Use Permit (137 E. SPRING ST/DWB PROPERTIES, 485):

Submitted by DWB PROPERTIES for property located at 137 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

13. CUP-2023-0127: Conditional Use Permit (101 E. BERTHA ST/COLLISHAW, 213):

Submitted by KATHLEEN AND DAVE COLLISHAW for property located at 101 E. BERTHA 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. - Kylee Hevrdejs, Planner

14. CUP-2023-0130: Conditional Use Permit (3048 E. CALGARY ST/GREENLAW, 645):

Submitted by KUTAK ROCK LLP for property located at 3048 E. CALGARY ST. 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. - Kylee Hevrdejs, Planner

15. CUP-2023-0124: Conditional Use Permit (1584 N. CADDO AVE/POMEROY, 399):

Submitted by SAMANTHA POMEROY for property located at 1584 N. CADDO 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. - Gretchen Harrison, Senior Planner

16. CUP-2023-0125: Conditional Use Permit (1748 E. ACACIA XING/NEXT ADVENTURE PROPERTIES, 526):

Submitted by NEXT ADVENTURE PROPERTIES for property located at 1748 E. ACACIA XING. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.14 acres. The request is to use the residence as a short-term rental.

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

17. CUP-2023-0102: Conditional Use Permit (1633 W. HALSELL RD/SPARKS, 482):

Submitted by LIGHTHOUSE REAL ESTATE for property located at 1633 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

18. CUP-2023-0128: Conditional Use Permit (388 S. HILL AVE/SPIKES, 522):

Submitted by WS RENTALS for property located at 388 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.02 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

19. CUP-2023-0129: Conditional Use Permit (4184 W. SARDINIA WAY/FAYETTEVILLE TOWNHOUSES LLC, 400):

Submitted by MICHAELA WEBB LLC for property located at 4184 W. SARDINIA WAY. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 0.16 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

20. FPL-2023-0003: Final Plat (W. MCLAREN DR/CRYSTAL SPRINGS VILLAGE PH 2 SD, 285):

Submitted by CRAFTON TULL for property located on W. MCLAREN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 25.23 acres. The request is for the final plat of 97 residential lots. - Jessica Masters, Development Review Manager

21. LSP-2023-0039: Lot Split (8899 W. ATHENS LN/ATHERTON, 470):

Submitted by BLEW & ASSOCIATES for property located 8899 W. ATHENS LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.63 acres. The request is to split and adjust the property to contain two lots with 9.61, and 1.02 acres. - Donna Wonsower, Planner

22. LSP-2023-0041: Lot Split (548 W. DICKSON ST./FAYETTEVILLE DEPOT, 484):

Submitted by OLSSON for property located at 548 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains one parcel totaling 1.22 acres. The request is to subdivide the property into four lots containing 0.28, 0.25, 0.14, and 0.55 acres. - Jessica Masters, Development Review Manager

23. LSP-2023-0048: Lot Split (N. FUTRALL DR/MARINONI INC; PAM ANGUS LTD, 441):

Submitted by CRAFTON TULL for property located on N. FUTRALL DR. The property is zoned UT, URBAN THROUGHFARE and contains approximately 18.60 acres. The request is to subdivide the property into three lots containing 4.33, 3.48, and 10.79 acres. - 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.