

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, January 22, 2024

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 January 8, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. CCP-2023-0007: Concurrent Plat (SOUTHEAST OF 2936 S. BLACK OAK RD/RIVERSIDE VILLAGE SUBDIVISION, 682):

Submitted by CRAFTON TULL for property located SOUTHEAST OF 2936 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 38.50 acres. The request is for the concurrent plat of 81 residential lots. - Jessica Masters, Development Review Manager

Unfinished Business**New Business****3. ADM-2023-0052: Administrative Item (Amend UDC Chapter 166):**

Submitted by the CITY OF FAYETTEVILLE STAFF to establish UDC Chapter 166.28 – Permit-Ready Building Design Program. The proposed code change would provide for the establishment of a Permit-Ready Building Design Program and associated development requirements specific to the program's residential buildings. - Britin Bostick, Long Range Planning/Special Projects Manager

4. ADM-2024-0002: Administrative Item (Amend UDC Chapter 166 - Development):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is for an amendment to UDC Chapter 166.20 - Expiration of Approved Plans and Permits. The proposed code change would adjust expiration requirements for approved plans. - Gretchen Harrison, Senior Planner

5. VAR-2023-0054: Planning Commission Variance (117 E. ELLA ST/COTTAGES AT ASHWOOD LLC, 563):

Submitted by STEPHEN BROOKS for the property located 117 E. ELLA ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is for variance for existing non-conforming driveways. - Kylee Hevrdejs, Planner

6. PPL-2023-0006: Preliminary Plat (SOUTH OF W. PLANETREE ST/THE ELEMENT PHASE 4, 516):

Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF W. PLANETREE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 39.79 acres. The request is for the preliminary plat of 141 residential lots and one non-buildable lot. - Kylee Hevrdejs, Planner

7. LSD-2023-0022: Large Scale Development (1236 S. SCHOOL AVE/VAUGHN RECYCLING, 562):

Submitted by BLEW & ASSOCIATES for property located at 1236 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.33 acres. The request is for a series of site improvements to the existing facility. - Gretchen Harrison, Senior Planner

8. CUP-2023-0188: Conditional Use Permit (3202 S. BLACK OAK RD/RIVERSIDE VILLAGE, 683):

Submitted by RAUSCH COLEMAN HOMES for property located at 3202 S. BLACK OAK RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.11 acres. The request is for an off-site parking lot. - Jessica Masters, Development Review Manager

9. CUP-2023-0189: Conditional Use Permit (3919 N. MALL AVE/WALMART, 173):

Submitted by BRR ARCHITECTURE INC for property located at 3919 N. MALL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 24.12 acres. The request is for an on-site prefabricated recycling center. - Kylee Hevrdejs, Planner

10. CUP-2023-0190: Conditional Use Permit (2690 E. CITIZENS DR/WALMART, 371):

Submitted by BRR ARCHITECTURE INC for property located at 2690 E. CITIZENS DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.14 acres. The request is for an on-site prefabricated recycling center. - Kylee Hevrdejs, Planner

11. RZN-2023-0036: Rezoning (NORTH OF W. TECHNOLOGY WAY/T&J NWA, LLC, 479):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located NORTH OF W. TECHNOLOGY WAY. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 15.32 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and R-A, RESIDENTIAL AGRICULTURAL. - Donna Wonsower, Planner

12. CUP-2023-0183: Conditional Use Permit (517 E. MCCLINTON ST/HOWARD, 563):

Submitted by RHETA HOWARD for property located at 517 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

13. CUP-2023-0184: Conditional Use Permit (1427 E. STUBBLEFIELD RD/LEONARD, RAMSEY, 214):

Submitted by REBECCA LEONARD AND LENNY RAMSEY for property located at 1427 E. STUBBLEFIELD RD. 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

14. CUP-2023-0185: Conditional Use Permit (864 W. MELMAR DR/PRESSELLER, 366):

Submitted by SELENE PRESSELLER for property located at 864 W. MELMAR DR. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

15. CUP-2023-0180: Conditional Use Permit (2609 N. OLD WIRE RD/HARRIS-PITTMAN, 292):

Submitted by SHANNON HARRIS for property located at 2609 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.37 acres. The request is to use the residence as a short-term rental.

STAFF RECOMMENDS THIS ITEM BE TABLED FOR LACK OF INFORMATION. - Kylee Hevrdejs, Planner

16. CUP-2023-0181: Conditional Use Permit (1897 W. STONE ST, UNIT 2/QUILLSPORTIVA LLC, 520):

Submitted by KATHERINE STEED for property located at 1897 W. STONE ST, UNIT 2. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.46 acres. The request is to use the residence as a short-term rental. - Kylee Hevrdejs, Planner

17. CUP-2023-0186: Conditional Use Permit (331 E NOBLE LN/SPENCER, 407):

Submitted by HAWG HAVEN 1 LLC for property located at 331 E. NOBLE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.03 acres. The request is to use the residence as a

short-term rental. - Gretchen Harrison, Senior Planner

18. CUP-2023-0187: Conditional Use Permit (2235 N. MARKS MILL LN/BETTER BUILT HOMES INC, 329):

Submitted by BETTER BUILT HOMES INC for property located at 2235 N. MARKS MILL LN. 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. - Gretchen Harrison, Senior Planner

19. CUP-2023-0182: Conditional Use Permit (220 E. SUTTON ST/WELLERMAN, 485):

Submitted by FLINTLOCK LTD CO. for property located at 220 E. SUTTON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

THIS ITEM HAS BEEN WITHDRAWN PER APPLICANT'S REQUEST. - Kylee Hevrdejs, Planner

Items Administratively Approved by Staff

20. LSP-2023-0070: Lot Split (2432 N. RAVEN LN/CRYSTAL SPRINGS CLUSTER PHASE 1, 285):

Submitted by CRAFTON TULL for property located at 2432 N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.11 acres. The request is to subdivide the property into 22 lots. - Gretchen Harrison, Senior Planner

21. LSIP-2023-0007: Large Site Improvement Plan (NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR/WIENERSCHNITZEL, 400):

Submitted by BATES & ASSOCIATES for property located NORTHEAST OF W. WEDINGTON DR & N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.37 acres. The request is for a 1,467-square-foot restaurant and associated parking. - Gretchen Harrison, Senior Planner

Agenda Session Items

22. PRESENTATION: URBAN FORESTRY MASTER PLAN - Melissa Evans, Urban Forester

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.