

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, March 7, 2024

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 February 26, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. VAR-2024-0012: Planning Commission Variance (2492 S. DEAD HORSE MOUNTAIN RD/TEAGUE, 645):

Submitted by JASON TEAGUE for property located at 2492 S. DEAD HORSE MOUNTAIN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.75 acres. The request is for a variance to street frontage requirements. - Kylee Hevrdejs, Planner

Unfinished Business**New Business****3. VAR-2024-0008: Planning Commission Variance (3568 W. MOUNT COMFORT RD/HOLT VILLAGE, 323):**

Submitted by FLINTLOCK, LTD for property located 3568 W. MOUNT COMFORT ROAD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 18.4 acres. The request is for a variance to access management standards. - Jessica Masters, Development Review Manager

4. CUP-2023-0192: Conditional Use Permit (3642 N. TOWER CIR/ROMAN, 284):

Submitted by MELISSA ROMAN for property located at 3642 N. TOWER CIR. 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. - Kylee Hevrdejs, Planner

5. CUP-2024-0004: Conditional Use Permit (1681 W. ARROWHEAD ST/COCHRAN, 599):

Submitted by SCOTT COCHRAN for property located at 1681 W. ARROWHEAD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.27 acres. The request is for a campground in RSF-4 zoning. - Gretchen Harrison, Senior Planner

6. CUP-2024-0005: Conditional Use Permit (655 N. GENEVIEVE

AVE/WONNACOTT, 436):

Submitted by BLEW & ASSOCIATES for property located at 655 N. GENEVIEVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.49 acres. The request is for a two-family structure in a single-family zoning district. - Donna Wonsower, Planner

7. RZN-2024-0002: Rezoning (740 W. STONE ST/APEX PROPERTY VENTURES LLC, 522):

Submitted by SASI SUNDARAM for property located at 740 W. STONE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE URBAN and contains approximately 0.24 acre. The request is to rezone the property to DG, DOWNTOWN GENERAL. - Jessica Masters, Development Review Manager

8. RZN-2024-0003: Rezoning (203-209; 239-245; 270-280; AND 283-289 E. 12TH ST/12TH STREET TOWNHOMES, 563):

Submitted by SWOPE CONSULTING for property located at 203-209; 239-245; 270-280; AND 283-289 E. 12th ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.10 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Kylee Hevrdejs, Planner

9. RZN-2024-0004: Rezoning (NW OF N RUPPLE ROAD AND N BEST FRIEND LANE, LOTS 1-17, 25, 67-70, AND 79-108/PARADIGM DEVELOPMENT, 361):

Submitted by TRACY HOSKINS for property located at NW OF N RUPPLE ROAD AND N BEST FRIEND LANE, LOTS 1-17, 25, 67-70, AND 79-108. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 11.67 acres. The request is to rezone the property RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION. - Kylee Hevrdejs, Planner

10. RZN-2024-0005: Rezoning (1510 W. MARKHAM RD/L&F CONSTRUCTION, 482):

Submitted by L&F CONSTRUCTION for property located at 1510 W. MARKHAM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Gretchen Harrison, Senior Planner

11. RZN-2024-0006: Rezoning (5916 W. WEDINGTON DR/LEGACY VENTURES NWA, INC., 397):

Submitted by LEGACY VENTURES NWA, INC. for property located at 5916 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-

FAMILY, FOUR UNITS PER ACRE and contains approximately 1.28 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Donna Wonsower, Planner

12. RZN-2024-0008: Rezoning (3420 W. MOUNT COMFORT RD/THE GODDARD SCHOOL, 323):

Submitted by BATES & ASSOCIATES for property located at 3420 W. MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.13 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Gretchen Harrison, Senior Planner

13. ADM-2024-0008: Administrative Item (AMEND UDC CHAPTER 161.32 – P-1 INSTITUTIONAL):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is for an amendment to UDC Chapter 161.32 - District P-1, Institutional. The proposed code change would modify existing setbacks and allow administrative approval if the developer decides to use urban form. - Jessica Masters, Development Review Manager

14. RZN-2024-0007: Rezoning (VARIOUS PARK PROPERTIES/FAYETTEVILLE PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS):

Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PARK PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are in VARIOUS ZONING DISTRICTS and total approximately 2,461.60 acres. The request is to rezone the properties to P-1, INSTITUTIONAL. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

15. LSIP-2024-0001: Large Site Improvement Plan (NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD/RUDY'S BBQ, 595):

Submitted by OLSSON for property located NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.74 acres. The request is for a 10,797 square-foot commercial development and associated parking. - Kylee Hevrdejs, Planner

16. LSP-2024-0006: Lot Split (NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD/RUDY'S BBQ, 595):

Submitted by OLSSON for property located NORTHEAST OF S. RUPPLE RD & W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 6.65 acres. The request is to divide the property into three lots containing approximately 1.40, 2.76, and 2.49 acres. - Kylee Hevrdejs, 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.