

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Wednesday, July 3, 2024

4:30 PM

City Hall Room 326

Planning Commission Members

Andrew Brink, Chair

Mary McGetrick, Vice Chair

Brad Payne, Secretary

Matthew Cabe

Nick Castin

Jimm Garlock

Fred Gulley

Mary Madden

Nick Werner

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the June 24, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

Unfinished Business**2. CUP-2024-0018: Conditional Use Permit (1607 N. COLLEGE AVE/BRASS POLE PROPERTIES LLC, 407):**

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1607 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.74 acres. The request is for a wireless communications facility.

THIS ITEM WAS TABLED AT MAY 28, 2024 AND THE JUNE 24, 2024 PLANNING COMMISSION MEETINGS. APPLICANT HAS REQUESTED TO TABLE UNTIL THE AUGUST 12, 2024 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

3. CUP-2024-0021: Conditional Use Permit (3450 N. HEMLOCK AVE/WASHINGTON MASONIC LODGE #1, 213):

Submitted by SMITH COMMUNICATIONS for property located at 3450 N. HEMLOCK AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.13 acres. The request is for a wireless communications facility.

THIS ITEM WAS TABLED AT THE JUNE 10, 2024 PLANNING COMMISSION MEETING. - Kylee Cole, Planner

4. RZN-2024-0030: Rezoning (N. FUTRALL DR BETWEEN WEDINGTON DR & MLK BLVD/WATSON, 480):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located on N. FUTRALL DR BETWEEN WEDINGTON DR & MLK BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.62 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

THIS ITEM WAS TABLED AT THE JUNE 24, 2024 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business

5. ADM-2024-0031: Administrative Item (615 W. CHESHIRE CT/ALIGHT FAYETTEVILLE, 561 562):

Submitted by CROUCH, HARWELL, FRYAR & FERNER, PLLC for property located at 615 W. CHESHIRE CT. The property is zoned CS, COMMUNITY SERVICES and contains approximately 12.10 acres. The request is for an appeal to an administrative determination of a violation of UDC Section 176.05. - Gretchen Harrison, Senior Planner

6. LSD-2024-0005: Large Scale Development (NORTH OF N. TRUCKERS DR/THE LENNON, 208):

Submitted by ENGINEERING SERVICES INC for property located NORTH OF N. TRUCKERS DR. The property is zoned RMF-18, RESIDENTIAL MULTI-FAMILY, 18 UNITS PER ACRE and contains approximately 20.23 acres. The request is for a 324-unit multi-family residential development and associated parking and for an addition to the Fellowship Bible Church parking lot. - Donna Wonsower, Planner

7. VAC-2024-0012: Vacation (EAST OF 1202 E. SAIN ST/TRAILS ON THE CREEKS APARTMENTS, 174):

Submitted by BLEW AND ASSOCIATES for property located EAST OF 1202 E. SAIN STREET. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.60 acres. The request is to vacate 0.94 acres of street right-of-way. - Jessica Masters, Development Review Manager

8. RZN-2024-0035: Rezoning (1831 & 1835 W. MITCHELL ST/NWARECO LLC, 520):

Submitted by RMP LLP for property located at 1831 & 1835 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.22 acres. The request is to rezone the property RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE. - Donna Wonsower, Planner

9. RZN-2024-0031: Rezoning (2400 N. CROSSOVER RD/TAYLOR, 294):

Submitted by MARK TAYLOR for property located at 2400 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL – AGRICULTURAL and contains approximately 1.43 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Kylee Cole, Planner

10. RZN-2024-0032: Rezoning (439 S. CHURCH AVE/PBS PROPERTIES LLC,

523):

Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 439 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.32 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Kylee Cole, Planner

11. RZN-2024-0033: Rezoning (1919 S. ASHWOOD AVE/ARNOLD, 599):

Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL - INTERMEDIATE, 12 UNITS PER ACRE. - Gretchen Harrison, Senior Planner

12. RZN-2024-0034: Rezoning (1731, 1815 & 1837 W 18TH ST/ARNOLD, 598 & 599):

Submitted by CRAFTON TULL for property located at 1731, 1815 & 1837 W. 18TH ST. The property is zoned RSF-4, RESIDENTIAL-SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 9.10 acres. The request is to rezone the property to RI-12, RESIDENTIAL - INTERMEDIATE, 12 UNITS PER ACRE. - Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff

13. LSIP-2023-0009: Large Site Improvement Plan (SOUTH OF 2801 W. MCMILLAN DR/THE AXIS APARTMENTS, 441):

Submitted by CRAFTON TULL for property located SOUTH OF 2801 W. MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and CS, COMMUNITY SERVICES and contains approximately 13.66 acres. The request is for a 232-unit multi-family development, clubhouse, maintenance building, and associated parking. - Donna Wonsower, 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.