

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, July 18, 2024

4:30 PM

City Hall Room 111

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

2. PPL-2024-0005: Preliminary Plat (340 N. DOUBLE SPRINGS RD/IRISH BEND, 474):

Submitted by ENGINEERING SERVICES INC for property located at 340 N. DOUBLE SPRINGS RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 9.80 acres. The request is for the preliminary plat of 38 residential lots and two non-buildable lots. - Gretchen Harrison, Senior Planner

Unfinished Business**3. 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.

THIS ITEM WAS TABLED AT THE JULY 8, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, 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 NS-G, NEIGHBORHOOD SERVICES - GENERAL.

THIS ITEM WAS TABLED AT THE JUNE 24, 2024 AND JULY 8, 2024 PLANNING COMMISSION MEETINGS. - Jessica Masters, Development Review Manager

New Business

5. **ADM-2024-0036: Administrative Item (Amend UDC Chapters 166.01, Development Categories, 166.02, Development Review Process, 167.04, Tree Preservation And Protection During Development, 169.03, Review And Or Permits Required, Exceptions):**

The request is an amendment to 166.01, 166.02, 167.04, and 169.03. The proposed code changes would modify development process requirements. - Jessica Masters, Development Review Manager

6. **VAR-2024-0029: Planning Commission Variance (4392 N. WATERSIDE CT/MYERS & WOODS LAW FIRM, 139):**

Submitted by JORGENSEN & ASSOCIATES for property located at 4392 N. WATERSIDE CT. The property is zoned R-O, RESIDENTIAL – OFFICE and contains approximately 0.45 acres. The request is for a variance to the Commercial, Office and Mixed Use Design And Development Standards. - Kylee Cole, Planner

7. **VAR-2024-0030: Planning Commission Variance (435 E. MILLSAP RD/BIO LIFE PLASMA SERVICES, 212):**

Submitted by ONYX CREATIVE for property located at 435 E. MILLSAP RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.65 acres. The request is for a variance to parking lot requirements.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

8. **VAR-2024-0031: Planning Commission Variance (572 W. MARTIN LUTHER KING JR BLVD/THE BELGIAN ADDITION, 522):**

Submitted by NOTRE MAISON LLC for property located at 572 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.27 acres. The request is for a variance to ground floor opacity requirements. - Kylee Cole, Planner

9. **CUP-2024-0025: Conditional Use Permit (1156 E. LAKEFRONT DR/BUTLER, 407):**

Submitted by APPLE BLOSSOM HOLDINGS LLC for property located at 1156 E. LAKEFRONT DR. 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 property as a short-term rental. - Kylee Cole, Planner

10. **CUP-2024-0026: Conditional Use Permit (4090 N. HILLSIDE TER/GETZENDANER, 138):**

Submitted by LEAHY CONSTRUCTION for property located at 4090 N. HILLSIDE TER. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.66 acres. The request is for an accessory structure greater than 50% the size of a principal structure. - Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff

11. LSP-2024-0014: Lot Split (267 E. 11TH ST/11TH ST COTTAGES LLC, 563):

Submitted by BATES & ASSOCIATES for property located at 267 E. 11TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.56 acres. The request is to divide the property into 10 single-family cluster housing lots containing approximately 0.04, 0.04, 0.06, 0.06, 0.06, 0.06, 0.06, 0.06, 0.04 and 0.08 acres. - Jessica Masters, Development Review Manager

12. LSP-2024-0015: Lot Split (839 N. OAKLAND AVE/REALTY PARTNERS LLC, 444):

Submitted by BATES & ASSOCIATES for property located at 839 N. OAKLAND AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and consists of two lots with approximately 0.16 and 0.32 acres. The request is to divide the property into four lots containing approximately 0.11, 0.13, 0.13 and 0.13 acres. - Kylee Cole, Planner

13. LSP-2024-0016: Lot Split (837 N. GREGG AVE/SHELTERING SKY LLC, 444):

Submitted by SWOPE CONSULTING LLC for property located at 837 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to divide the property into two lots containing approximately 0.13 and 0.09 acres. - Kylee Cole, Planner

14. FPL-2024-0001: Final Plat (4890 N. CASTLEWOOD LN/CADENCE RIDGE SUBDIVISION, 060):

Submitted by ENGINEERING SERVICES INC for property located at 4890 N. CASTLEWOOD LN. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.32 acres. The request is for the final plat of 15 residential lots. - 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.