

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, August 8, 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 22, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

Unfinished Business**2. 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.

THIS ITEM WAS TABLED AT THE JULY 8, 2024 PLANNING COMMISSION MEETING. - Gretchen Harrison, Senior Planner

3. 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. - Donna Wonsower, Planner

4. 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

5. 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, JUNE 24, 2024 AND THE JULY 8, 2024 PLANNING COMMISSION MEETINGS. - Jessica Masters, Development Review Manager

New Business

6. ADM-2024-0033: Administrative Item (PLANNING COMMISSION RULES OF ORDER AND PROCEDURE):

Submitted by City Staff. The request is to amend the Planning Commission Rules of Order and Procedure to allow staff and applicants to answer questions during the presentation period. - Britin Bostick, Long Range Planning/Special Projects Manager

7. VAR-2024-0032: Planning Commission Variance (203, 205, 207, 209, 239, 241, 243, 245, 283, 285, 287, & 289 E. 12TH ST/12TH STREET TOWNHOMES OF FAYETTEVILLE LLC, 563):

Submitted by RH ARCHITECTURAL DESIGNS for property located at 203, 205, 207, 209, 239, 241, 243, 245, 283, 285, 287, & 289 E. 12TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.68 acres. The request is for a variance to urban residential design standards. - Kylee Cole, Planner

8. PPL-2024-0001: Preliminary Plat (SOUTHEAST OF N. CROSSOVER RD & E. ZION RD/CHANDLER CROSSING, 138):

Submitted by ENGINEERING SERVICES INC for property located SOUTHEAST OF N. CROSSOVER RD & E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 82.09 acres. The request is for the preliminary plat of 321 residential lots. - Jessica Masters, Development Review Manager

9. LSD-2024-0011: Large Scale Development (SOUTHEAST OF S. NELSON HACKETT BLVD & E. SOUTH ST/URBAN LOFTS AT NELSON HACKETT, 523):

Submitted by DEVELOPMENT CONSULTANTS INC for property located SOUTHEAST OF S. NELSON HACKETT BLVD & E. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.28 acres. The request is for a 163-unit multi-family residential development with associated parking. - Donna Wonsower, Planner

10. VAC-2024-0014: Vacation (1215 N. KINGS DR/WILLIAMS, 408):

Submitted by TOMMY WISE-EHLERS for property located at 1215 N. KINGS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.61 acres. The request is to vacate 0.07 acres of street right-of-way. - Jessica Masters, Development Review Manager

11. VAC-2024-0015: Vacation (210 W. RAVENSWOOD LN/STARR, 640):

Submitted by SITEWISE CIVIL ENGINEERING PLLC for property located at 210 W. RAVENSWOOD LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.02 acres. The request is to vacate 0.26 acres of street right-of-way. - Jessica Masters, Development Review Manager

12. CUP-2024-0001: Conditional Use Permit (461 N. OLIVER AVE/HAVENS FAMILY REVOCABLE TRUST, 482):

Submitted by SPENCE WALKER for property located at 461 N. OLIVER AVE. 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 property as a short-term rental. - Donna Wonsower, Planner

13. CUP-2024-0028: Conditional Use Permit (2160 N. CROSSOVER RD/DOMINO'S PIZZA, 372):

Submitted by OWN INC. for property located at 2160 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.51 acres. The request is for a drive-thru restaurant. - Kylee Cole, Planner

14. CUP-2024-0029: Conditional Use Permit (380 N. COLLEGE AVE/OZARK NATURAL FOODS, 485):

Submitted by OZARK NATURAL FOODS for property located at 380 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.35 acres. The request is for an outdoor music establishment. - Gretchen Harrison, Senior Planner

15. RZN-2024-0036: Rezoning (820 W. MONTGOMERY ST/WEBB, 678):

Submitted by REBECCA WEBB for property located at 820 W. MONTGOMERY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Gretchen Harrison, Senior Planner

16. RZN-2024-0037: Rezoning (402 W. ILA ST/HEAD, 445):

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 402 W.

ILA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.32 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Kylee Cole, Planner

Items Administratively Approved by Staff

17. LSP-2024-0020: Lot Split (2695 N. OAKLAND ZION RD/ROGERS, 296):

Submitted by BATES & ASSOCIATES for property located at 2695 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 21.80 acres. The request is to split the property into two lots containing 19.71 and 2.00 acres. - Donna Wonsower, Planner

18. LSP-2024-0023: Lot Split (415 N. BLUE JAY LN/ARNEY, 473):

Submitted by BATES & ASSOCIATES for property located at 415 N. BLUE JAY LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two lots with approximately 23.00 and 39.85 acres. The request is to split the property into five lots containing 10.00, 4.75, 4.75, 3.50 and 36.85 acres. - Donna Wonsower, Planner

19. LSIP-2024-0006: Large Site Improvement Plan (W. DRAKE ST AND N. GREGG AVE/DRAKE FARMS, 250):

Submitted by ECOLOGICAL DESIGN GROUP for property located at W. DRAKE ST AND N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 49.13 acres. The request is for a mixed-use development with 180 multi-family residential units, 13,000 square feet of commercial space, and associated parking. - Gretchen Harrison, Senior Planner

20. LSIP-2024-0007: Large Site Improvement Plan (2580 W. JUDGE CUMMINGS RD/SOUTH CATO SPRINGS ROAD EXTENSION, 675):

Submitted by CRAFTON TULL for property located at 2580 W. JUDGE CUMMINGS RD. The property is zoned CS, COMMUNITY SERVICES and UT, URBAN THOROUGHFARE and contains approximately 117.19 acres. The request is for a planned street connection. - Gretchen Harrison, Senior Planner

21. FPL-2024-0006: Final Plat (4114 W. HURON LOOP/THE COURTYARDS AT OWL CREEK, 477 & 478):

Submitted by JORGENSEN & ASSOCIATES for property located at 4114 W. HURON LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.0 acres. The request is for the final plat of 51 residential lots. - 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.