

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, September 9, 2024

5:30 PM

City Hall Room 219

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

2. LSD-2024-0004: Large Scale Development (W. WEDINGTON DR AND W. MICHAEL COLE DR/KIDDER TOWNHOMES, 436):

Submitted by JORGENSEN & ASSOCIATES for property located at W. WEDINGTON DR AND W. MICHAEL COLE DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN AND NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 5.14 acres. The request is for a townhome development with 69 units and associated parking.
- Donna Wonsower, Planner

3. LSD-2024-0012: Large Scale Development (4384 S. SCHOOL AVE/DRAKE FIELD HANGARS, 795 & 834):

Submitted by ENGINEERING SERVICES INC for property located at 4384 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.09 acres. The request is for two 11,900-square-foot hangars and associated parking. - Donna Wonsower, Planner

4. LSD-2024-0022: Large Scale Development (1575 W. VAN ASCHE DR/FAYETTEVILLE VETERINARY CARE, 209):

Submitted by BLEW & ASSOCIATES for property located at 1575 W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.30 acres. The request is for a 4,154-square-foot commercial building and associated parking.
- Donna Wonsower, Planner

Unfinished Business**5. 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 DG, DOWNTOWN GENERAL.

THIS ITEM WAS TABLED AT THE AUGUST 12, 2024, AND THE AUGUST 26, 2024 PLANNING COMMISSION MEETINGS. - Gretchen Harrison, Senior Planner

6. PPL-2024-0004: Preliminary Plat (NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION PH 2, 253 & 254):

Submitted by JORGENSEN & ASSOCIATES for property located NORTHEAST OF N. OLD MISSOURI RD & E. ROLLING HILLS DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 32.80 acres. The request is for the preliminary plat of 136 residential lots and 12 non-buildable lots.

THIS ITEM WAS TABLED AT THE AUGUST 26, 2024 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business

7. ADM-2024-0042: Administrative Item (S. DEAD HORSE MOUNTAIN RD/TABA20 LLC, 606):

Submitted by JORGENSEN & ASSOCIATES for property located at S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 53.64 acres. The request is for an appeal to extend an expired preliminary plat. - Donna Wonsower, Planner

8. VAR-2024-0038: Planning Commission Variance (212 N. CHURCH AVE/BOM-FAYETTEVILLE LLC, 484):

Submitted by MILEPOST LLC for property located at 212 N. CHURCH AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.27 acres. The request is for a variance to perimeter landscaping requirements. - Kylee Cole, Planner

9. CUP-2024-0034: Conditional Use Permit (2534 W. WEDINGTON DR/PAGLIANI, 402):

Submitted by PABLO PAGLIANI for property located at 2534 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.35 acres. The request is for a duplex in single-family zoning. - Gretchen Harrison, Senior Planner

10. CUP-2024-0035: Conditional Use Permit (2790 E. JOYCE BLVD/JOYCE STREET CHILDCARE, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 2790 E.

JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.27 acres. The request is to use the property as a childcare facility. - Donna Wonsower, Planner

11. LSD-2024-0024: Large Scale Development (2790 E. JOYCE BLVD/JOYCE STREET CHILDCARE, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 2790 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.27 acres. The request is for a 10,984-square-foot childcare facility and associated parking.

- Donna Wonsower, Planner

12. CUP-2024-0037: Conditional Use Permit (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH OF NORTHWEST ARKANSAS, 209):

Submitted by ENGINEERING SERVICES INC for property located at 3447 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for an off-site parking lot. - Gretchen Harrison, Senior Planner

13. RZN-2024-0039: Rezoning (193 W. LAFAYETTE ST/SKOKOS FAMILY LIMITED PARTNERSHIP, 484):

Submitted by MOSES TUCKER PARTNERS for property located at 193 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Kylee Cole, Planner

14. RZN-2024-0038: Rezoning (VARIOUS LOCATIONS ALONG THE 71B CORRIDOR / 174, 213, 252, 290, 291, 328, 329, 368, 406, 407, 600, 601, 639, 640, 678):

Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE ALONG THE 71B CORRIDOR, PRIMARILY ON N. COLLEGE AVE. AND S. SCHOOL AVE. The properties are zoned as Thoroughfare Commercial (C-2), Residential Office (R-O), Residential Single-Family - Four (4) Units Per Acre (RSF-4), Heavy Commercial and Light Industrial (I-1), Urban Thoroughfare (UT), Neighborhood Commercial (C-1), Community Services (CS), Residential Multi-Family - Twenty-Four (24) Units Per Acre (RMF-24), Neighborhood Conservation (NC), Residential-Agricultural (R-A), and Residential Intermediate, Twelve (12) Units Per Acre (RI-12) and contain approximately 586 acres. The request is to rezone the properties to a new zoning district titled Urban Corridor, and to rezone properties with multiple zoning districts to a single district consistent with the primary zoning district of the property.

- Britin Bostick, Long Range Planning/Special Projects Manager

Items Administratively Approved by Staff**15. LSP-2024-0025: Lot Split (4600 E. HUNTSVILLE RD/STONE STREET RENTALS LLC, 570):**

Submitted by BATES & ASSOCIATES for property located at 4600 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.94 acres. The request is to split the property into three lots containing 0.81, 0.35 and 0.78 acres. - Kylee Cole, Planner

16. LSIP-2024-0008: Large Site Improvement Plan (N. FUTRALL DR & N. MARINONI DR/HOME2 SUITES BY HILTON, 441):

Submitted by CRAFTON TULL for property located at N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for a 22,030-square-foot hotel and associated parking. - 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.