

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, January 23, 2023**

**5:30 PM**

**City Hall Room 219**

### **Planning Commission Members**

*Sarah Sparkman, Chair*  
*Matthew Johnson, Vice Chair*  
*Quintin Canada, Secretary*  
*Andrew Brink*  
*Jimm Garlock*  
*Joseph Holcomb*  
*Mary Madden*  
*Mary McGetrick*  
*Porter Winston*

*Assistant City Attorney Blake Pennington*

**Call to Order****Roll Call****Consent****1. Minutes**

Approval of the minutes from the January 9th, 2023 Planning Commission. -  
Mirinda Hopkins, Development Coordinator

**2. ADM-2022-0066**

**Administrative Item (SW OF W PERSIMMON AND N RUPPLE RD/COURTYARDS AT OWL CREEK, 477 & 478):** Submitted by JORGENSEN AND ASSOCIATES for property located SW OF W PERSIMMON AND N RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, AND R-A, RESIDENTIAL-AGRICULTURAL and contains 35.20 acres. The request is to amend the preliminary plat of 54 residential lots. - Jessica Masters, Development Review Manager

**3. ADM-2022-0069**

**Administrative Item (2231 W. MARKHAM RD/MARKHAM HILL HOSPITALITY DISTRICT, 481):** Submitted by DCI for property located at 2231 W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 4.22 acres. The request is for an extension to LSD 2020-000015. - Jessica Masters, Development Review Manager

**4. VAR-2022-0063**

**Planning Commission Variance (1679 S. COOPERS COVE/BROCK, 607):** Submitted by DOREEN AND VANCE BROCK for property located at 1679 S COOPERS COVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY 4 UNITS PER ACRE and contains approximately 0.6 acres (2 parcels). The request is a variance from streamside protection requirements. - Alan Pugh, Staff Engineer

**5. VAC-2022-0029**

**VAC-2022-0029: Vacation (1074 E. SAIN ST/THE TRAILS ON THE CREEK, 174):** Submitted by BLEW AND ASSOCIATES for property located at 1074 E. SAIN ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.55 acres. The request is to vacate a 0.10-acre portion of right-of-way. - Jessica Masters, Development Review Manager

**Unfinished Business****6. VAR-2022-0062**

**Planning Commission Variance (354 S. HILL AVE/REINDL, 522):** Submitted by REINDL MANAGEMENT LLC. for property located at 354 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approx. 0.44 acres. The request for a variance from the Master Street Plan section sidewalk width for tree grates.

THIS ITEM WAS TABLED AT THE JANUARY 9<sup>TH</sup>, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

**7. CUP-2022-0115**

**Conditional Use Permit (1341 W. HENDRIX ST/TILLMAN, 404):** Submitted by JORGENSEN AND ASSOCIATES for property located at 1341 W. HENDRIX ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE – URBAN, and contains approximately 0.27 acres. The request is to allow Use Unit 26, Multi-Family Dwellings in RI-U zoning.

APPLICANT HAS REQUESTED TO WITHDRAW THIS ITEM.

ITEM WAS TABLED AT THE DECEMBER 12<sup>TH</sup>, 2022 AND JANUARY 9<sup>TH</sup>, 2023 PLANNING COMMISSION MEETINGS. - Gretchen Harrison, Planner

**8. CUP-2022-0122**

**Conditional Use Permit (521 N. SHADY AVE, UNIT 4/STRANGE,445):** Submitted by STATLER STRANGE for property located at 521 N. SHADY AVE, UNIT 4. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.24 acres. The request is to use the residence as a short-term rental.

THIS ITEM WAS TABLED AT THE JANUARY 9<sup>TH</sup>, 2023 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

**New Business****9. VAR-2022-0066**

**Planning Commission Variance (2352 N. TOY DR/PORTMANN, 319):** Submitted by BATES AND ASSOCIATES for property located 2352 N. TOY DR. The property is in the Fayetteville Planning Area and contains approx. 23.01 acres. The request is for a variance from minimum lot frontage requirements. - Gretchen Harrison, Planner

**10. CUP-2022-0133**

**Conditional Use Permit (1299 W. VAN ASCHE DR/JJ'S SPORTS COMPLEX, 210):** Submitted by JORGENSEN & ASSOCIATES for property located at 1299 W. VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 3.90 acres. The request is to use the property as a multi-sport training complex. - Jessica Masters, Development Review Manager

**11. RZN-2022-0053**

**Rezoning (3017 W. OLD FARMINGTON RD/ARNOLD, 557):** Submitted by JORGENSEN & ASSOCIATES for property located at 3017 W. OLD FARMINGTON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE. - Ryan Umberger, Senior Planner

**12. RZN-2022-0054**

**Rezoning (515 S. COLLEGE AVE/3V Q0ZB LLC, 523):** Submitted by 3V DEVELOPMENT for property located at 515 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. - Gretchen Harrison, Planner

**13. RZN-2022-0055**

**Rezoning (N. BOB YOUNKIN DR & W. BISHOP DR./MIDWEST TRUST COMPANY, 551):** Submitted by LEGACY VENTURES NWA INC for property located at N. BOB YOUNKIN DR & W. BISHOP DR. The property is zoned R-O, RESIDENTIAL - OFFICE and contains approximately 7.76 acres. The request is to rezone the subject property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and CS, COMMUNITY SERVICES. - Gretchen Harrison, Planner

**14. CUP-2022-0128**

**Conditional Use Permit (2789 W. AUBURN DR/JEFFUS, 519):** Submitted by SABRA JEFFUS for property located at 2789 W. AUBURN DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approx. 0.03 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

**15. CUP-2022-0120**

**Conditional Use Permit (1488 W. MOUNT COMFORT RD/NEWMAN, 404):** Submitted by WEEKENDER MANAGMENT, for property located at 1488 W. MOUNT COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.22

acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

**16. CUP-2022-0121**

**Conditional Use Permit (3200 W. SHALE ST/FIELDS, 401):** Submitted by WEEKENDER MANAGMENT for property located at 3200 W. SHALE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and contains approx. 0.17 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

**17. CUP-2022-0129**

**Conditional Use Permit (215 W. LAFAYETTE ST/BAXTER, 484):** Submitted by JAMES BAXTER for property located at 215 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.09 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

**18. CUP-2022-0130**

**Conditional Use Permit (531 N. WASHINGTON AVE/GINGER, 446):** Submitted by NAN GINGER for property located at 531 N. WASHINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 0.24 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

**19. CUP-2022-0131**

**Conditional Use Permit (825 S. ONE MILE RD/YOUNG CAPITAL INVESTMENTS, 557):** Submitted by YOUNG CAPITAL INVESTMENTS for property located at 825 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.1 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

**20. CUP-2022-0132**

**Conditional Use Permit (827 S. ONE MILE RD/YOUNG CAPITAL INVESTMENTS, 557):** Submitted by YOUNG CAPITAL INVESTMENTS for property located at 827 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.1 acres. The request is to use the residence as a short-term rental. - Jessica Masters, Development Review Manager

**Items Administratively Approved by Staff**

**21. LSIP-2022-0002**

**Large Site Improvement Plan (2132 E. JOYCE BLVD/SPLASH CAR WASH, 176):** Submitted by SCM ARCHITECTS for properties located at 2132 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approx. 2.22 acres. The request is for an approx. 5,784 square foot car wash, 7,344 square foot detailing tunnel, and associated parking. - Gretchen Harrison, 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.