

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, February 13, 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 23rd, 2023 Planning Commission Meeting - Mirinda Hopkins, Development Coordinator

**2. VAR-2023-0003**

**Planning Commission Variance (401 W. WATSON ST/THE LEGACY BUILDING, 484):** Submitted by DOWNTOWN PROPERTIES REAL ESTATE GROUP for property located at 401 W. WATSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.40 acres. The request is for a variance of minimum parking requirements for residential uses. - Donna Wonsower, Planner

**3. VAR-2023-0005**

**Planning Commission Variance (1691 S DEAD HORSE MOUNTAIN RD/WATERSHED CONSERVATION RESOURCE CENTER, 604 & 606):** Submitted by WATERSHED CONSERVATION RESOURCE CENTER for property located at 1691 S. DEAD HORSE MTN. RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 392.60 acres. The request is for a variance from water and sewer requirements for a lot split. - Jessica Masters, Development Review Manager

**Unfinished Business****New Business****4. ADM-2023-0002**

**Administrative Item (NE OF WEDINGTON & 54TH AVE./COBBLESTONE FARMS, 398):** Submitted by CRAFTON TULL for property located NE OF WEDINGTON DR. & 54TH AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 14.94 acres. The request is to amend LSD-2021-000040.

**APPLICANT HAS REQUESTED TO TABLE THIS ITEM.** - Ryan Umberger, Senior Planner

**5. VAR-2023-0002**

**Planning Commission Variance (3825 N. SHILOH DR/CAJAKAJO HOLDINGS INC, 174):** Submitted by BLEW & ASSOCIATES for property located at 3825 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.60 acres. The request is for a variance to the flood damage protection ordinance.

**ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.** - Alan Pugh, Staff Engineer

**6. LSD-2022-0031**

**Large Scale Development (S. OF S. LEFLAR WAY/PIGSKIN RV PARK, 569):** Submitted by CRAFTON TULL for property located S.OF S. LEFLAR WAY. The property is split-zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and CS, COMMUNITY SERVICES and contains approximately 43.55 acres. The request is for 165 proposed RV parking stalls and associated amenities.

**APPLICANT HAS REQUESTED TO TABLE THIS ITEM.** - Ryan Umberger, Senior Planner

**7. LSD-2022-0033**

**Large Scale Development (2992 N. OAK BAILEY DR/MARKER DEVELOPMENT, 254):** Submitted by COMMUNITY BY DESIGN for property located at 2992 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 2.67 acres. The request is for a cluster housing development with 18 residential units. - Gretchen Harrison, Planner

**8. VAC-2023-0001**

**Vacation (N. BOB YOUNKIN DR & W. BISHOP DR/APPLEBY LANDING, 251):** Submitted by LEGACY VENTURES NWA INC for property located at N. BOB YOUNKIN DR AND W. BISHOP DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 7.76 acres. The request is to vacate a 0.44-acre portion of right-of-way. - Gretchen Harrison, Planner

**9. CUP-2022-0136**

**Conditional Use Permit (150 N. SKYLINE DR, UNIT 108/AMERICAN TOWER, 486):** Submitted by SMJ INTERNATIONAL for property located at 150 N. SKYLINE DR, UNIT 108. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.04 acres. The request is to add capacity to an existing cell tower.

**ITEM HAS BEEN WITHDRAWN BY CITY STAFF.** - Jessica Masters, Development Review Manager

**10. CUP-2023-0003****Conditional Use Permit (N. OF W. EMIL DR/CRYSTAL SPRINGS SD, 285):**

Submitted by RAUSCH COLEMAN HOMES for property located at N. OF W. EMIL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.25 acres. The request is for an 8-unit cluster housing development. - Ryan Umberger, Senior Planner

**11. RZN-2022-0056****Rezoning (4302 W. BRONCO DR/BAUMANN CONSTRUCTION,**

**517):** Submitted by ENGINEERING SERVICES INC for property located at 4302 W. BRONCO DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.38 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE. - Gretchen Harrison, Planner

**12. RZN-2023-0001****Rezoning (W. OF N. WASHINGTON AVE/SPRING STREET COTTAGES,**

**485):** Submitted by COMMUNITY BY DESIGN for property located W. OF N. WASHINGTON AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.12 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Ryan Umberger, Senior Planner

**13. RZN-2023-0002****Rezoning (N. GREGG AVE AND W. ELM ST/LEGACY VENTURES LLC,**

**367):** Submitted by COMMUNITY BY DESIGN for property located at SOUTHEAST OF N. GREGG AVE AND W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.71 acres. The request is to rezone 0.76 acres of the subject property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and 0.95 acres to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Ryan Umberger, Senior Planner

**14. CUP-2022-0127****Conditional Use Permit (2415 S. SHILOH DR/DE LOS ANGELES,**

**637):** Submitted by BLANCA SHERINE, LLC for property located at 2415 S. SHILOH DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 2.21 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

**15. CUP-2023-0002****Conditional Use Permit (2300 N. BRIARWOOD LN/STEINWEG,**

**330):** Submitted by EMERY STEINWEG for property located at 2300 N.

BRIARWOOD LN. The property is zoned RSF-4, RESEDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approx. 0.32 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

**16. CUP-2022-0135**

**Conditional Use Permit (1605 N. APPLEBURY DR/COOPER, 409):** Submitted by ADRIA COOPER for property located at 1605 N. APPLEBURY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.60 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**17. CUP-2023-0001**

**Conditional Use Permit (1254 S. IVORY BILL LN/THORPE, 564):** Submitted by STEPHANIE STRACK INTERIORS for property located at 1254 S. IVORY BILL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.11 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

**18. CUP-2022-0134**

**Conditional Use Permit (1640 N. LINDA JO PL/GUNN, 403):** Submitted by BYRON GUNN for property located at 1640 N. LINDA JO PL. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approx. 0.10 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

**19. CUP-2022-0137**

**Conditional Use Permit (829 S. ONE MILE RD/SHUFFIELD, 557):** Submitted by MARK SHUFFIELD for property located at 829 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.06 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

**Items Administratively Approved by Staff**

**20. LSP-2022-0066**

**Lot Split (HIGHLAND CHURCH RD/WOLLENZIEN, 469 & 470):** Submitted by ATLAS PLS for property located at HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 7.16 acres. The request is to divide the property into two lots containing 2.16 acres, and 5.00 acres. - Jessica Masters, Development Review Manager

**21. LSP-2022-0068**

**Lot Split (5054 W. WHEELER RD/ARMSTRON, 281):** Submitted by BLEW AND

ASSOCIATES for property located at 5054 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 34.04 acres. The request is to divide the property into four lots containing 15.37 acres, 1.74 acres, 15.31 acres, and 1.62 acres. - Gretchen Harrison, Planner

**22. LSP-2022-0070**

**Lot Split (2352 N. TOY DR/PORTMANN, 319):** Submitted by BATES AND ASSOCIATES for property located at 2352 N. TOY DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 23.14 acres. The request is to divide the property into three lots containing 7.59 acres, 7.97 acres, and 7.58 acres. - Gretchen Harrison, Planner

**23. LSP-2023-0001**

**Lot Split (S. OF 2130 N. BOX AVE/COLLIER, 372):** Submitted by BATES AND ASSOCIATES for properties located S OF 2130 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 1.64 acres. The request is to split two properties into four lots with approximately 0.41 acres each. -

## **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.