

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, March 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 February 27th, 2023 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. ADM-2023-0005: Administrative Item (NORTH OF N. BITTERSWEET DR AND N. GREY SQUIRREL DR/HUGHMOUNT NORTH PH 2, 243):

Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF N. BITTERSWEET DR AND N. GREY SQUIRREL DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – EIGHT UNITS PER ACRE and contains approximately 15.24 acres. The request is to modify a previously approved preliminary plat. - Ryan Umberger, Senior Planner

Unfinished Business**New Business****3. VAR-2023-0006: Planning Commission Variance (WEST OF 256 E. MOUNTAIN ST/CANTABERY, 524):**

Submitted by FREDRICK CANTABERY for property located WEST OF 256 E. MOUNTAIN STREET The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.2 acres. The request is a variance to the streamside protection requirements.

ITEM WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Alan Pugh, Staff Engineer

4. LSD-2022-0041: Large Scale Development (N. HWY 112/112 ARONSON, 209):

Submitted by ENGINEERING SERVICES INC. for property located on N. HWY. 112. The property is zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 31.20 acres. The request is for a development with 214 residential units, 40,000 sq. ft. movie theater, and associated parking. - Jessica Masters, Development Review Manager

5. LSD-2023-0001: Large Scale Development (2373 N. GREGG AVE/JRG HOLDINGS LLC, 328):

Submitted by JORGENSEN & ASSOCIATES for property located at 2373 N. GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approx. 3.79 acres. The request is for a 12,000 square foot warehouse building and additional paved laydown area. - Gretchen Harrison, Planner

6. CUP-2023-0021: Conditional Use Permit (3333 W. DINSMORE TRL/GARDEN DAY GETAWAY, 518):

Submitted by DALE NEWBERRY for property located at 3333 W. DINSMORE TRL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.97 acres. The request is for Use Unit 4: Cultural and Recreational Facilities.

ITEM WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Gretchen Harrison, Planner

7. CUP-2023-0023: Conditional Use Permit (704 S. WASHINGTON AVE/GARDEN DISTRICT TOWNHOMES LLC, 569):

Submitted by BOTTLE ROCKET SUBS, LLC for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.50 acres. The request is for Use Unit 14: Hotel, Motel, and Amusement Services in DG zoning.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM TILL THE MARCH 27TH PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

8. RZN-2023-0005: Rezoning (514 S. WILLOW AVE/COLLINS, 524):

Submitted by ADAMS COLLINS for property located at 514 S. WILLOW AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.25 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Planner

9. RZN-2023-0006: Rezoning (920 S. WOOD AVE/MAHONEY, 563):

Submitted by BAJA OZARKS, LLC for property located at 920 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approx. 0.48 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Gretchen Harrison, Planner

10. CUP-2023-0016: Conditional Use Permit (4479 W. PUTTING GREEN DR/PELTIER, 438):

Submitted by JARI PELTIER for property located at 4479 W. PUTTING GREEN DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.26 acres. The request is to use the residence as a

short-term rental. - Gretchen Harrison, Planner

11. CUP-2023-0017: Conditional Use Permit (578 N. SEQUOYAH DR/SOBBA, 447):

Submitted by SEAN SOBBA for property located at 578 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.79 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

12. CUP-2023-0019: Conditional Use Permit (1275 N. RUPPLE RD/MOCKINGBIRD HOLDINGS, LLC, 400):

Submitted by MOCKINGBIRD HOLDINGS, LLC for property located at 1275 N. RUPPLE RD. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Planner

13. CUP-2023-0018: Conditional Use Permit (344 N. FLETCHER AVE./SCHMIDT, 485):

Submitted by OLIVER SCHMIDT for property located at 344 N. FLETCHER AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY – 8 UNITS PER ACRE and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

14. CUP-2023-0020: Conditional Use Permit (2554 E. NEELY PL/HOMETOWN PROPERTIES LTD, 527):

Submitted by LITTLE ROCK TRIAL ATTORNEYS PLLC for property located at 2554 E. NEELY PL. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.44 acres. The request is to use the residence as a short-term rental. - Donna Wonsower, Planner

15. CUP-2023-0022: Conditional Use Permit (1669 W. CEDAR ST/GINGER, 404):

Submitted by CASSIDY GINGER for property located at 1669 W. CEDAR ST. 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 residence as a short-term rental. - Donna Wonsower, Planner

16. CUP-2023-0024: Conditional Use Permit (833 N. RUSH DR/BARNES, 446):

Submitted by PATRICK BARNES for property located at 833 N. RUSH 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 residence as a short-term rental. - Ryan Umberger, Senior Planner

17. CUP-2023-0025: Conditional Use Permit (2024 W. WEDINGTON

DR/SISEMORE, 403):

Submitted by LORI SISEMORE for property located at 2024 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

18. CUP-2023-0026: Conditional Use Permit (3381 W. FAIRFAX ST/WILLIAMS, 362):

Submitted by NAMA WILLIAMS for property located at 3381 W. FAIRFAX ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – 4 UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Ryan Umberger, Senior Planner

Items Administratively Approved by Staff**19. LSP-2022-0036: Lot Split (656 E. HUNTSVILLE RD/SIEMEK, 524):**

Submitted by SATTERFIELD LAND SURVEYORS for property located at 656 E. HUNTSVILLE RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.17 acres. The request is to split the property into four lots containing 0.08, 0.03, 0.03, and 0.03 acres. - Ryan Umberger, Senior Planner

20. LSP-2022-0064: Lot Split (E. ANSON ST/ELLISON, 487):

Submitted by ALAN REID AND ASSOCIATES for property located at E. ANSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE, and contains approximately 0.50 acres. The request is to divide the property into two lots containing 3.18 acres, and 6.85 acres each. - Gretchen Harrison, Planner

21. LSP-2023-0005: Lot Split (909 S. ELMHURST AVE/SIEMEK, 563):

Submitted by ALAN REID AND ASSOCIATES for property located at 909 S. ELMHURST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.29 acres. The request is to split the property into two lots with approximately 0.14 acres, and 0.15 acres. - Gretchen Harrison, Planner

Agenda Session Items**Announcements**

22. **The Planning Commission Officer-Nominating Committee nominated a slate of candidates to be voted upon at the March 27, 2023 Planning Commission meeting.**

- Sarah Sparkman, Chair
- Andrew Brink, Vice-Chair
- Mary McGetrick, Secretary

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.