

City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
479-575-8267



Planning Commission Final Agenda

November 12, 2019
5:30 p.m.

City Hall Room 219

Planning Commission Members

Matthew Hoffman, Chair
Matthew Johnson, Vice Chair
Leslie Belden, Secretary
Tom Brown

Quintin Canada
Kristifier Paxton
Robert Sharp
Porter Winston

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

1. 2019-0753 Approval of the minutes from the October 28, 2019 meeting.

Legislation Text

10-28-19 Minutes

2. 2019-0754 VAR 19-6894: Variance (2525 N. QUICK FOX AVE./BROWN, 279): Submitted by BATES AND ASSOCIATES for property located at 2525 N. QUICK FOX AVE. The property is located in the FAYETTEVILLE PLANNING AREA and contains approximately 9.00 acres. The request is for variance to the street frontage requirements due to a lot split. Planner: Abdul Ghous

Legislation Text

VAR 19-6894 (Brown)

3. 2019-0755 VAC 19-6883: Vacation (1523 E. ELMWOOD DR./FAUCETTE, 370): Submitted by REID & ASSOCIATES, INC. for properties located at 1523 E. ELMWOOD DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.93 acres. The request is to vacate a portion of a general utility easement. Planner: Harry Davis

Legislation Text

VAC 19-6883 (Faucette)

4. 2019-0756 VAC 19-6888: Vacation (3825 N. SHILOH DR./BLEW & ASSOCIATES, 174): Submitted by BLEW & ASSOCIATES, INC. for property located at 3825 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE

COMMERCIAL and contains approximately 2.62 acres. The request is to vacate a portion of a general utility easement. Planner: Harry Davis

Legislation Text

VAC 19-6888 (Blew & Assoc.)

Unfinished Business

5. 2019-0757 CUP 19-6721: Conditional Use (509 W. PRAIRIE ST./PRAIRIE ST. LIVE, 523): Submitted by JASON WRIGHT for property located at 509 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.93 acres. The request is for an outdoor music venue. Planner: Jonathan Curth

Legislation Text

CUP 19-6721 (Prairie St. Live)

New Business

6. 2019-0758 PPL 19-6839: Preliminary Plat (NE OF ASKEW LN. & COUNTRY CLUB DR./MOUNTAIN VISTA SD, 640): Submitted by BATES & ASSOCIATES, INC. for property located NE OF ASKEW LN. & COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 54.16 acres. The request is for a preliminary plat of 56 single family lots. THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE NEXT MEETING. Planner: Abdul Ghous

Legislation Text

PPL 19-6839 (Mtn Vista SD)

7. 2019-0759 PPL 19-6861: Preliminary Plat (WEST END OF MARKHAM RD./MARKHAM HILL SD, PH. I, 481): Submitted by ECOLOGICAL DESIGN GROUP, INC. for properties located WEST OF MARKHAM RD. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 10.14 acres. The request is for a preliminary plat of 26 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 19-6861 (Markham Hill SD)

8. 2019-0760 CUP 19-6873: Conditional Use (NORTH OF 2043 N. OLD MISSOURI RD./BUTTERFIELD TRAIL VILLAGE, 176): Submitted by CEI ENGINEERS, INC. for property located SOUTH OF 3714 N. OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.95 acres. The request is for an off-site parking lot with 122 spaces. Planner: Jonathan Curth

Legislation Text

CUP 19-6873 (Butterfield Trail Village)

9. 2019-0761 LSD 19-6874: Large Scale Development (NORTH OF 2043 N. OLD MISSOURI RD./BUTTERFIELD TRAIL VILLAGE, 176): Submitted by CEI ENGINEERS, INC. for property located SOUTH OF 3714 N. OLD MISSOURI RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.95 acres. The request is for a parking lot with 122 spaces. Planner: Jonathan Curth

Legislation Text

LSD 19-6874 (Butterfield Trail Village)

10. 2019-0762 CUP 19-6872: Conditional Use (99 W. ELM ST./DAVIDSON HOME DAYCARE, 367): Submitted by ALAINA DAVIDSON for property located at 99 W. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.78 acres. The request is for a home-based daycare. Planner: Abdul Ghous

Legislation Text

CUP 19-6872 (Davidson Home Daycare)

Unfinished Business:

11. 2019-0764 ADM 19-6652 Administrative Item (71B CORRIDOR PLAN) Submitted by the CITY PLANNING DIVISION. City staff requests review and comment on the Final Draft 71B Corridor Plan. Planner: Andrew Garner

Legislation Text

ADM 19-6652 (71B Corridor Plan)

71BCorridor Final Draft 10-23-19

Items Administratively Approved by Staff

2019-0765 LSP-PLA 19-6817: Lot Split-Property Line Adjustment (310 & 324 E. MLK BLVD./3VOLVE HOUSING, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 310 & 324 E. MLK BLVD. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 lots with approximately 0.23 and 0.08 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.13, 0.09, and 0.09 acres. Planner: Jonathan Curth

Legislation Text

2019-0766 LSP-PLA 19-6804: Lot Split (1540 S. SAG HARBOR AVE./H&H

PROPERTIES, 608): Submitted by BATES & ASSOCIATES, INC. for properties located at 1540 S. SAG HARBOR AVE. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 lots with approximately 3.66 and 0.73 acres. The request is to split the parcels into 3 lots containing approximately 1.77, 1.62, and 1.00 acres. Planner: Willie Benson

Legislation Text

2019-0767 LSP 19-6918: Lot Split (690 S. RAY AVE./LAMB DEVELOPMENT, 526): Submitted by RICHIE LAMB for property located at 690 S. RAY AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.61 acres. The request to split the property into 3 parcels with approximately 0.31, 0.15, and 0.15 acres. Planner: Harry Davis

Legislation Text

2019-0768 FPL 19-6799: Final Plat (EAST OF S. WASHINGTON AVE./WILLOW BEND SD, 563): Submitted by COMMUNITY BY DESIGN, LLC. for property located EAST OF S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION & RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 9.67 acres. The request is for the final plat of 50 single family lots. Planner: Harry Davis

Legislation Text

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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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 or TDD, Telecommunication 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