

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

**December 9, 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. 2019-0885 Approval of the minutes from the November 25, 2019 meeting.

Legislation Text

11-25-19 Minutes

2. 2019-0871 VAC 19-6922: Vacation (627 N. LEVERETT AVE./CAJAKAJO, INC, 444): Submitted by BLEW &

ASSOCIATES, INC. for property located at 627 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is to vacate a portion of a utility easement. Planner: Abdul Ghous

Legislation Text

VAC 19-6922 (Cajakajo Holdings)

Unfinished Business

3. 2019-0872 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 55 single family lots. Planner: Abdul Ghous

Legislation Text

PPL 19-6839 (Mtn. Vista SD)

4. 2019-0873 PPL 19-6840: Preliminary Plat (NORTH OF PERSHING DR./WOODRIDGE SD PH. 3 & 4, 397): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF PERSHING DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 31.59 acres. The request is for a preliminary plat of 69 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 19-6840 (Woodridge SD-Ph. 3&4)

5. 2019-0874 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 Ph. I)

New Business

6. 2019-0875 ADM 19-6927: Administrative Item (NE OF N. CROSS AVE. & W. MARKHAM RD./MARKHAM HILL PZD AMEND., 481): Submitted by ECOLOGICAL DESIGN GROUP for properties located NE of N. Cross Ave. & W. Markham Rd. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains 7.71 acres. The request is to amend the PZD to change the front setbacks for PZD Planning Area 2. Planner: Jonathan Curth

Legislation Text

ADM 19-6927 (Markham Hill PZD Amend.)

7. 2019-0876 VAR 19-6932: Variance (514 E. JOHNSON ST./GOLD-WALSH, 446): Submitted by KRISTEN KNIGHT for properties located at 514 E. JOHNSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains 0.17 acres. The request is for a variance to ADU design requirements. Planner: Harry Davis

Legislation Text

VAR 19-6932 (Gold-Walsh)

8. 2019-0877 VAR 19-6937: Variance (633 N. LEVERETT AVE./CAJAKAJO HOLDINGS, 444): Submitted by BLEW & ASSOICATES for property located at 633 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains 0.29 acres. The request is for a variance to the parking standards and urban residential design standards. Planner: Abdul Ghous

Legislation Text

VAR 19-6937 (Cajakajo Holdings)

9. 2019-0878 VAR 19-6938: Variance (NW OF DRAKE ST. & GREGG AVE./DRAKE FARMS DEV., 250): Submitted by CEI ENGINEERING, INC. for property located NW OF DRAKE ST. & GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 63.65 acres. The request is for a variance to the parking design and building design standards. Planner: Jonathan Curth

Legislation Text

VAR 19-6938 (Drake Farms Dev.)

10. 2019-0887 PPL 19-6928: Preliminary Plat (NORTH OF FAIRFAX ST. & SALEM RD./PHIMMARATH PLACE SD, 362): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NORTH OF FAIRFAX ST. & SALEM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 7.93 acres. The request is for a preliminary plat of 16 single family lots. Planner: Abdul Ghous

Legislation Text

PPL 19-6928 (Phimmarath Place SD)

11. 2019-0879 LSD 19-6788: Large Scale Development (SOUTH OF W. SAUTER LN./WESTVIEW COTTAGES, 363): Submitted by BLEW & ASSOCIATES, INC. for property located SOUTH OF W. SAUTER LN. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, NC, NEIGHBORHOOD CONSERVATION & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.59 acres. The request is for a cottage development with 12 single family units and associated parking. Planner: Harry Davis

Legislation Text

LSD 19-6788 (Westview Cottages)

12. 2019-0880 CUP 19-6917: Conditional Use (3062 S. SCHOOL AVE./PREMIER TRAILER SALES, 678): Submitted by KYLE SARGENT for property located at 3062 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.63 acres. The request is for a temporary commercial facility. Planner: Abdul Ghous

Legislation Text

CUP 19-6917 (Premier Trailer Sales)

13. 2019-0881 CUP 19-6925: Conditional Use (950 N. BLUE JAY LN./DRUG COURT WOMEN'S HOME, 435): Submitted by MORRISON SHIPLEY ENGINEERS for property located at 950 N. BLUE JAY LN. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.09 acres. The request is for a women's group home in a residential zoning district. Planner: Jonathan Curth

Legislation Text

CUP 19-6925 (Drug Court Women's Home)

14. 2019-0882 CUP 19-6933: Conditional Use (257 E. TOWNSHIP ST./AFFORDABLE BUILDINGS OFFICE, 329): Submitted by SKEET FORESTER for property located at 257 E. TOWNSHIP ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.43 acres. The request is for a temporary commercial facility. Planner: Harry Davis

Legislation Text

CUP 19-6933 (Affordable Buildings Office)

Items Administratively Approved by Staff

2019-0883 LSP 19-6929: Lot Split (NW OF W. PEAR ST. & N. SHADY AVE./TOBIN, 367): Submitted by BATES &

ASSOCIATES, INC. for property located NW OF W. PEAR ST. & N. SHADY AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 1.15 acres. The request is to split the parcel into 4 lots containing approximately 0.22, 0.22, 0.22, & 0.49 acres. Planner: Willie Benson

Legislation Text

2019-0884 LSP 19-6906: Lot Split (SW OF MILL AVE. & ROCK ST./POSEY, 524): Submitted by ATLAS SURVEYING, INC. for property located SW OF MILL AVE. & ROCK ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.29 acres. The request to split the property into 3 parcels with approximately 0.09, 0.10, and 0.10 acres. Planner: Jonathan Curth

Legislation Text

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 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