

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

**January 27, 2020
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
Jimm Garlock

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

1. 2020-0066 Approval of the minutes from the January 13, 2020 meeting.

Legislation Text

1-13-2020 Minutes

2. 2020-0068 VAC 19-6973: Vacation (3277 N. COLLEGE AVE./BF HOLDINGS, 213): Submitted by REID & ASSOCIATES, INC. for property located at 3277 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.95 acres. The request is to vacate a portion of a water & sewer easement. Planner: Abdul Ghous

Legislation Text

VAC 19-6973 (BF Holdings)

3. 2020-0067 VAR 19-6976: Variance (1468 S. COOPERS COVE/THARP-CAVANAUGH, 607): Submitted by BATES & ASSOCIATES, INC. for property located at 1468 S. COOPERS COVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.35 acres. The request is for a variance to the streamside protection ordinance. Engineer: Alan Pugh

Legislation TextVAR 19-6976 (Tharp-Cavanaugh)**Unfinished Business**

4. 2020-0019 C-PZD 19-6952: Commercial Planned Zoning District (5102 W. WEDINGTON DR./LBDG WEDINGTON, 437): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District. Planner: Jonathan Curth

Legislation TextCPZD 19-6952 (LBDG Wedington)

5. 2020-0013 VAR 19-6886: Variance (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for property located at 360 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a variance to the access management standards and parking lot design standards. Planner: Harry Davis

Legislation TextVAR 19-6886 (Hill Ave. Townhomes)**New Business**

6. 2020-0069 RZN 19-6966: Rezone (1340 N. PORTER RD./ROSS, 403): Submitted by BETTYE ROSS for property located at 1340 N. PORTER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.38 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE. Planner: Harry Davis

Legislation TextRZN 19-6966 (Ross)

7. 2020-0070 RZN 19-6963: Rezone (123 E. 15TH ST./KOMANDER, 602): Submitted by JOHANN KOMANDER for property located at 123 E. 15TH ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, & I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 6.37 acres.

The request is to rezone the property to R-A, RESIDENTIAL AGRICULTURAL.
Planner: Jonathan Curth

Legislation Text

RZN 19-6963 (Komander)

8. 2020-0012 ADM 19-6959: Administrative Item (UDC CH. 166.23/AMEND URBAN RESIDENTIAL DESIGN STANDARDS): Submitted by THE LONG-RANGE PLANNING COMMITTEE for revision to the Urban Residential Design Standards to increase flexibility for small building design. Long Range Planning Committee: Robert Sharp

Legislation Text

ADM 19-6959 (UDC Ch. 166.23-Urban Res. Design Standards)

Items Administratively Approved by Staff

2020-0071 LSIP 19-6945: Large Site Improvement Plan (2621 E. MISSION BLVD./E. MISSION COMMERCIAL-PH. II 371): Submitted by CRAFTON TULL, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is for a 5,000-square foot office building with associated parking. Planner: Abdul Ghous

Legislation Text

2020-0072 LSP 19-6951: Lot Split (1510 N. GREGG AVE./BALLARD, 406): Submitted by ATLAS SURVEYING, INC. for property located at 1510 N. GREGG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.47 acres. The request is to split the property into 3 lots containing approximately 0.20, 0.14 & 0.13 acres. Planner: Willie Benson

Legislation Text

2020-0073 LSP-PLA 19-6974: Lot Split-Property Line Adjustment (3145 W. SALEM RD./SMITH, 206): Submitted by REID & ASSOCIATES, INC. for properties located at 3145 W. SALEM RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain 2 parcels with approximately 5.40, and 2.05 acres. The request is to split and adjust the parcels to contain 3 lots with approximately 3.00, 1.88, and 2.57 acres. Planner: Willie Benson

Legislation Text

2020-0074 LSP-PLA 19-6944: Lot Split-Property Line Adjustment (510 W. 11TH ST./LOTS 1 & 2-WILSON DUNN ADDITION, 562): Submitted by ENGINEERING

SERVICES, INC. for properties located at 510 W. 11TH ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 parcels with approximately 0.23, 0.16, and 0.06 acres. The request is to split and adjust the properties to contain 5 lots with approximately 0.09, 0.09, 0.09, 0.09, and 0.08 acres. Planner: Willie Benson

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