

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, February 24, 2020**

**5:30 PM**

**City Hall Room 219**

### **Planning Commission Members**

*Matthew Hoffman, Chair  
Matthew Johnson, Vice Chair  
Leslie Belden, Secretary  
Tom Brown  
Quintin Canada  
Kristifler Paxton  
Robert Sharp  
Porter Winston  
Jimm Garlock*

*Assistant City Attorney Blake Pennington*

**Call To Order****Roll Call****Consent****1. 2020-0167**

Approval of the minutes from the February 10, 2020 meeting.

**Attachments:** 2-10-2020 Minutes

**2. 2020-0161**

**CCP 20-6988: Concurrent Plat (NW OF WEIR RD. & HUGHMOUNT RD./CLARK, 204):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF WEIR RD. & HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 33.49 acres. The request is for a Concurrent Plat of 5 single family lots.  
Planner: Abdul Ghous

**Attachments:** CCP 20-6988 (Clark)

**Unfinished Business****3. 2020-0119**

**ADM 20-7000 Administrative Item (Amend Fayetteville Code of Ordinances: Short-term Residential Rentals):** Submitted by the Development Services Department for revisions to the Fayetteville Code of Ordinances for short-term residential rentals.

Director: Garner Stoll

**Attachments:** ADM 20-7000 (Short Term Rentals)

THIS ITEM WAS TABLED AT THE FEBRUARY 10, 2020 PLANNING COMMISSION MEETING.

**4. 2020-0116**

**CUP 20-7001: Conditional Use (SE OF RAZORBACK RD. & W. 15TH ST./HARRIS APTS., 599):** Submitted by BATES & ASSOCIATES, INC. for property located SE OF RAZORBACK RD. & W. 15TH ST. The property is zoned UT, URBAN THOROUGHFARE, RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, & NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 2.33 acres. The request is for multi-family dwellings in NS-G, NEIGHBORHOOD SERVICES-GENERAL zoning district.

Planner: Jonathan Curth

Attachments: CUP 20-7001 (Harris Apts)

THIS ITEM WAS TABLED AT THE FEBRUARY 10, 2020 PLANNING COMMISSION MEETING.

**New Business****5. 2020-0162**

**LSD 19-6969: Large Scale Development (SE OF RAZORBACK RD. & W. 15TH ST./HARRIS APTS., 599):** Submitted by BATES & ASSOCIATES, INC. for property located SE OF RAZORBACK RD. & W. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, UT, URBAN THOROUGHFARE, & NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 2.33 acres. The request is for an apartment complex with 34 units and associated parking.

Planner: Jonathan Curth

Attachments: LSD 19-6969 (Harris Apts)

**6. 2020-0163**

**LSD 20-6994: Large Scale Development (2600 W. JUDGE CUMMINGS RD./MT. KESSLER REGIONAL PARK, PH. II, 713-714):** Submitted by GARVER ENGINEERS, INC. for properties located at 2600 W. JUDGE CUMMINGS RD. The properties are zoned P-1, INSTITUTIONAL and contain approximately 13.90 acres. The request is for Phase II of construction for baseball diamonds, service buildings, and associated parking.

Planner: Abdul Ghous

Attachments: LSD 20-6994 (Mt Kessler Ph II)

**7. 2020-0164**

**CUP 20-6990: Conditional Use (3155 N. COLLEGE AVE./PARADIGM BUILDING, LLC., 252):** Submitted by BATES & ASSOCIATES, INC. for property located at 3155 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.07 acres. The request is for an off-site parking lot due to a lot split.

Planner: Harry Davis

Attachments: CUP 20-6990 (Paradigm Bldg.)

**8. 2020-0165**

**ANX 20-6995: Annexation (HUGHMOUNT RD. NORTH OF MT. COMFORT/HUGHMOUNT ANNEX, 282):** Submitted by HALL ESTILL ATTORNEYS, INC. for properties located along HUGHMOUNT RD. NORTH OF MT. COMFORT. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 152.00 acres. The request is to annex the properties into the City of Fayetteville.

Planner: Jonathan Curth

Attachments: ANX 20-6995 (Hughmount Annex)

**9. 2020-0166**

**RZN 20-6996: Rezone (HUGHMOUNT RD. NORTH OF MT. COMFORT/HUGHMOUNT REZONE, 282):** Submitted by HALL ESTILL ATTORNEYS, INC. for properties located along HUGHMOUNT RD. NORTH OF MT. COMFORT. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 152.00 acres. The request is to rezone the properties, in conjunction with an annexation, to R-A, RESIDENTIAL AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, & NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Jonathan Curth

Attachments: RZN 20-6996 (Hughmount Rezone)

**Items Administratively Approved by Staff****2020-0171**

**LSP 20-6978: Lot Split (2600 N. COLLEGE AVE./BRANDON, 290):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2600 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.04 acres. The request is to split the property into 2 lots containing approximately 0.47, and 0.56 acres.

Planner: Abdul Ghous

**2020-0172**

**LSP 20-7006: Lot Split (668 E. MCCLINTON ST./LOCK, 563):** Submitted by BATES & ASSOCIATES, INC. for property located at 668 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.27 acres. The request is to split the property into 2 parcels with approximately 0.10, & 0.17 acres. Planner: Willie Benson

**Announcements****2020-0175**

Nominating Committee for Planning Commission Officers.

**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.