

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**Monday, February 10, 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. 2020-0115**

Approval of the minutes from the January 27, 2020 meeting.

Attachments: 1-27-2020 Minutes

**Unfinished Business****2. 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

Attachments: VAR 19-6886 (Hill Ave. Townhomes)

At the January 13, 2020 and January 27, 2020 Planning Commission meetings this item was tabled. The applicant has requested that this item be tabled indefinitely.

**3. 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

Attachments: RZN 19-6963 (Komander)

At the January 27, 2020 meeting the Planning Commission tabled this item to the February 10, 2020 meeting for further discussion.

**New Business**

**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 2.33acres. The request is for multi-family dwellings in NS-G zoning district.

Planner: Jonathan Curth

Attachments: CUP 20-7001 PC (Harris Apts)

The applicant has requested this item be tabled to the Feb. 24 meeting.

**5. 2020-0117**

**ANX 20-6981: Annexation (1210 N. 54TH ST./FAYETTEVILLE HOUSING PARTNERS, 398):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1210 N. 54TH ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 30.04 acres. The request is to annex the property into the City of Fayetteville.

Planner: Jonathan Curth

Attachments: ANX 20-6981 (ANX-Fay. Housing Partners)

**6. 2020-0118**

**RZN 20-6982: Rezone (1210 N. 54TH ST./FAYETTEVILLE HOUSING PARTNERS, 398):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 1210 N. 54TH ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 24.81 acres. The request is to rezone the properties, in conjunction with an annexation, to RI-U, RESIDENTIAL INTERMEDIATE-URBAN & CS, COMMUNITY SERVICES.

Planner: Jonathan Curth

Attachments: RZN 20-6982 (Fay. Housing Partners)

**7. 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.

Planner: Andrew Garner

Attachments: ADM 20-7000 (Short Term Res. Rentals)

**Items Administratively Approved by Staff**

**2020-0120**

**LSP-PLA 20-6979: Lot Split-Property Line Adjustment (SE OF 15TH ST. & MORNINGSIDE DR./RC-MATRIX, 603):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SE OF 15TH ST & MORNINGSIDE DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, & C-1, NEIGHBORHOOD COMMERCIAL and contain 2 parcels with approximately 2.82, and 61.96 acres. The request is to split and adjust the parcels to contain 3 lots with approximately 41.16, 19.91, and 3.72 acres.

Planner: Willie Benson

**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.