

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

**March 9, 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

2020-0227 Agenda Session Presentation: Potential ordinance revisions associated with stormwater funding. Engineer: Alan Pugh

Legislation Text

Call To Order

Roll Call

Consent

1. 2020-0226 Approval of the minutes from the February 24, 2020 meeting.

Legislation Text

2-24-2020 Minutes

2. 2020-0217 ADM 20-7019: Administrative Item (1540 W. MARKHAM RD./MARKHAM COURT, 482): Submitted by COMMUNITY BY DESIGN, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.73 acres. The request is for an extension to LSD 17-6026. Planner: Jonathan Curth

Legislation Text

ADM 20-7019 (Markham Court LSD)

3. 2020-0221 VAR 20-7004: Variance (North of S. KEEN LN./KEEN-MILLS-MHOON, 570): Submitted by BLEW & ASSOCIATES, INC. for property located at North of S. KEEN LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.26 acres. The request is for variance to the street frontage requirements due to a lot split. Planner: Jonathan Curth

Legislation Text

VAR 20-7004 (Keen-Mills-Mhoon)

4. 2020-0220 VAR 20-7015: Variance (4266 E. GULLEY RD./OWENS, 140): Submitted by BLEW & ASSOCIATES, INC. for property located at 4266 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.96 acres. The request is for a variance to the street frontage requirements due to a lot split. Planner: Abdul Ghous

Legislation Text

VAR 20-7015 (Owens)

5. 2020-0222 VAC 20-7002: Vacation (NW OF DRAKE ST. & GREGG AVE./DRAKE FARMS, 250): Submitted by CEI

ENGINEERS, INC. for property located NW OF DRAKE ST. & GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.21 acres. The request is to vacate a portion of a general utility easement. Planner: Jonathan Curth

Legislation Text

VAC 20-7002 (Drake Farms)

Unfinished Business

New Business

6. 2020-0219 VAR 20-7017: Variance (105 N. DOUBLE SPRINGS RD./RANKIN, 474): Submitted by BLEW & ASSOCIATES, INC. for property located at 105 N. DOUBLE SPRINGS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 5.00 acres. The request is for a variance to a condition of approval requiring frontage on an improved street for a lot split. Planner: Abdul Ghous

Legislation Text

VAR 20-7017 (Rankin)

7. 2020-0218 CUP 20-7012: Conditional Use (105 N. DOUBLE SPRINGS RD./RANKIN, 474): Submitted by BLEW & ASSOCIATES, INC. for property located at 105 N. DOUBLE SPRINGS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 5.00 acres. The request is for the retention an accessory structure prior to construction of the primary structure. Planner: Abdul Ghous

Legislation Text

CUP 20-7012 (Rankin)

8. 2020-0216 ADM 20-7009: Administrative (417 W. MLK BLVD./FARMER'S CO-OP LARGE SCALE AMENDMENT,

5232-562): Submitted by CEI ENGINEERS, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MS/C, MAIN STREET/CENTER and contain approximately 6.62 acres. The request is for a major modification to LSD 19-6681. Planner: Jonathan Curth

Legislation Text

ADM 20-7009 (Farmers Co-op)

9. 2020-0223 RZN 20-7014: Rezone (1324 W. MT. COMFORT RD./TILLMAN B, LLC., 404): Submitted by BLAKE JORGENSEN for property located at 1324 W. MT. COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.27 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

Legislation Text

RZN 20-7014 (Tillman B, LLC)

10. 2020-0224 RZN 20-6984: Rezone (2160 N. CROSSOVER RD./SALMON-KLINGER, 333-372): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2160 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL-OFFICE, AND C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.25 acres. The request is to rezone portions of the property from R-O to CS and from RSF-4 to R-O. Planner: Jonathan Curth

Legislation Text

RZN 20-6984 (Salmon-Klinger)

11. 2020-0225 RZN 20-6999: Rezone (3509 E. HUNTSVILLE RD./PALMER, 529): Submitted by DIANNE PALMER for property located at 3509 E. HUNTSVILLE RD. A portion of the property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.67 acres. The request is to

rezone a portion of the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. Planner: Abdul Ghous

Legislation Text

RZN 20-6999 (Palmer)

Items Administratively Approved by Staff

Announcements

2020-0228 Nominating Committee Meeting (immediately following Planning Commission) Officer Nominating Committee (Hoffman, Belden, & Sharp) will provide a list of nominees for consideration by the Planning Commissioners. Election of officers will take place immediately after Planning Commission on March 23, 2020.

Legislation Text

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