

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

April 13, 2020
5:30 p.m.

City Hall Room 219

Planning Commission
Members

Matthew Johnson, Chair

Matthew Hoffman, 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. 2020-0304 Approval of the minutes from the March 23, 2020 Planning Commission.

Legislation Text

Minutes 03-23-2020

2. 2020-0300 VAC 20-7042: Vacation (815 S. SCHOOL AVE./FARMERS CO-OP, 562): Submitted by SPECIALIZED

REAL ESTATE, INC. for properties located at 815 S. SCHOOL AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.45 acres. The request is to vacate portions of general utility easements and rights-of-way. Planner: Jonathan Curth

Legislation Text

VAC 20-7042 (Farmers Co-op)

3. 2020-0302 VAR 20-7048: Variance (1000 W. BULLDOG BLVD./FHS PARKING, 522): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1000 W. BULLDOG BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.91 acres. The request is for a variance to the landscape buffer requirements. Urban Forester: Melissa Evans

Legislation Text

VAR 20-7048 (FHS Parking)

Unfinished Business

4. 2020-0212 RZN 20-7026: Rezone (1023 S. WASHINGTON AVE./HOFFMAN TRUST-WASHINGTON, 563): Submitted by LOREL HOFFMAN for property located at 1023 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

Legislation Text

RZN 20-7026 (Hoffman Washington)

5. 2020-0213 RZN 20-7025: Rezone (1318 S. COLLEGE AVE./HOFFMAN TRUST-COLLEGE, 563): Submitted by LOREL HOFFMAN for property located at 1318 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres.

The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

Legislation Text

RZN 20-7025 (Hoffman-College)

New Business

6. 2020-0303 VAR 20-7052: Variance (101 W. MOUNTAIN ST./CHRIST COMMUNITY CHURCH, 5232): Submitted by AFHJ ARCHITECTURE for property located at 101 W. MOUNTAIN ST. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.31 acres. The request is for a variance to the downtown design standards. Planner: Harry Davis

Legislation Text

VAR 20-7052 (Christ Comm. Church)

7. 2020-0298 LSD 19-6910: Large Scale Development (EAST END OF SAIN ST./TRAILS AT MUD CREEK APTS., 174-175): Submitted by BLEW & ASSOCIATES, INC. for property located at the WEST END OF SAIN ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 7.78 acres. The request is for an apartment complex with 180 units and associated parking. Planner: Jonathan Curth

Legislation Text

LSD 19-6910 (Trails at Mud Creek Apts)

8. 2020-0299 CUP 20-7046: Conditional Use (1540 W. MARKHAM RD./MARKHAM COURT, 482): Submitted by REINDL MANAGEMENT, 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 a cluster housing development. Planner: Jonathan Curth

Legislation Text

CUP 20-7046 (Markham Court)

9. 2020-0301 RZN 20-7041: Rezone (2340 E. HUNTSVILLE RD./MCCLAIN, 439): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 2340 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.81 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Jonathan Curth

Legislation Text

RZN 20-7041 (McClain)

Items Administratively Approved by Staff

2020-0305 SIP 20-7008: Site Improvement Plan (1000 W. BULLDOG AVE./FHS PARKING-DELAWARE AVE., 522): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1000 W. BULLDOG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.91 acres. The request is for a parking lot expansion with 75 new spaces. Planner: Harry Davis

Legislation Text

2020-0306 LSP 20-7049: Lot Split (4565 W. WEIR RD./GREEN, 243): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 4565 W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.00 acres. The request is to split the property into 2 parcels with approximately 2.13, & 3.87 acres. Planner: Harry Davis

Legislation Text

2020-0307 LSP 19-6882: Lot Split (4170 N. HILLSIDE TERR./CHAISSON, 138): Submitted by BLEW & ASSOCIATES, INC. for property located at 4170 N. HILLSIDE

TERR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.33 acres. The request is to split the property into 2 parcels with approximately 1.99 and 1.34 acres each. Planner: Willie Benson

Legislation Text

2020-0308 LSP 19-6855: Lot Split (NW OF DRAKE ST. & GREGG AVE./DRAKE FARMS, 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 49.03 acres. The request to split the property into 3 parcels with approximately 43.06, 3.52, & 2.45 acres. Planner: Jonathan Curth

Legislation Text

2020-0310 LSP 20-7033: Lot Split (618 N. RUPPLE RD./RUPPLE RD, LLC., 439): Submitted by OLSSON ENGINEERS, INC. for property located at 618 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 21.63 acres. The request is to split the property into 3 parcels with approximately 1.40, 8.60, & 11.62 acres. Planner: Jessie Masters

Legislation Text

2020-0317 FPL 20-7054: Final Plat (NE OF MORNINGSIDE DR. & 15TH ST./PARK MEADOWS PH. II, 564): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NE OF MORNINGSIDE DR. & 15TH ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 21.52 acres. The request is for the final plat of 85 single family lots. Planner: Jessie Masters

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