



CITY OF
FAYETTEVILLE
ARKANSAS

Due to the current health emergency and mayoral declaration, Fayetteville's City Hall is closed to the public.

City meetings are being held virtually.

You can attend these meetings online by going to the following City webpage and selecting the meeting that interests you.

<http://www.fayetteville-ar.gov/3896/Virtual-Meeting-Information>

Please note that participation details are not available until the week of the meeting.

City of Fayetteville, Arkansas

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



Planning Commission Tentative Agenda

Monday, May 11, 2020

5:30 PM

City Hall Room 219

Planning Commission Members

Matthew Johnson, Chair

Matthew Hoffman, 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. 2020-0375**

Approval of the minutes from the April 27, 2020 Planning Commission.

Unfinished Business**2. 2020-0345**

LSD 20-7066: Large Scale Development (2222 W. MLK BLVD./KUM & GO #425, 559): Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 2222 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.55 acres. The request is for a 5,600-square foot convenience store with associated fuel pumps and parking.

Planner: Jessie Masters

Attachments: LSD 20-7066 (Kum & Go 425)

THIS ITEM WAS TABLED AT THE APRIL 27, 2020 PLANNING COMMISSION.

New Business**3. 2020-0380**

VAR 20-7088: Variance (618 N. RUPPLE RD./RUPPLE RD. DEVELOPMENT, 439): Submitted by OLSSON ENGINEERING, INC. for property located at 618 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 8.60 acres. The request is for a variance to the parking lot design standards.

Planner: Jessie Masters

4. 2020-0379

CUP 20-7062: Conditional Use (595 & 607 S. HAPPY HOLLOW RD./LONGSHOT INVESTMENT HOLDINGS, 526): Submitted by A MILLION MIRACLES, LLC. for properties located at 595 & 607 S. HAPPY HOLLOW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 0.27 acres each. The request is for a duplex on each lot in an RSF-4 zoned district.

Planner: Jessie Masters

5. 2020-0376

RZN 20-7074: Rezone (SOUTH OF 4210 N. FRONTAGE RD./LINDSEY, 135): Submitted by CRAFTON TULL ENGINEERS, INC. for property located SOUTH OF 4210 N. FRONTAGE RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.81 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jonathan Curth

6. 2020-0377

RZN 20-7076: Rezone (3010 W. OLD FARMINGTON RD./STRICKLIN, 557): Submitted by COMMUNITY BY DESIGN, LLC. for property located at 3010 W. OLD FARMINGTON RD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 4.84 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Jonathan Curth

7. 2020-0378

RZN 20-7080: Rezone (360 N. ARKANSAS AVE./SIGMA PHI EPSILON, 483): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 360 N. ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Jessie Masters

Items Administratively Approved by Staff

2020-0381

FPL 20-7055: Final Plat (SOUTH OF OLDHAM DR./SLOANBROOKE, PH. V, 516): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF OLDHAM DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 20.66 acres. The request is for the final plat of 62 single family lots.

Planner: Harry Davis

2020-0382

LSP/PLA 20-7053: Lot Split & Property Line Adjustment (4108 N. BENTWOOD LN./ROBLEE, 137): Submitted by ENGINEERING SERVICES, INC. for properties located at 4108 N. BENTWOOD LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 parcels with approximately 3.59 and 0.93 acres. The request is to split and adjust the properties to contain 3 lots with approximately 0.72, 1.46, and 2.34 acres.

Planner: Willie Benson

2020-0383

LSP 20-7010: Lot Split (NW OF MT. COMFORT RD. & SALEM RD./GHAN-COOPER, 323): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF MT. COMFORT RD. & SALEM RD. The property is zoned CS, COMMUNITY SERVICES, & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.616 acres. The request is to split the property into 2 parcels with approximately 1.34, & 3.27 acres.

Planner: Harry Davis

2020-0384

LSP/PLA 20-7058: Lot Split & Property Line Adjustment (SE OF HUNTSVILLE RD. & CURTIS AVE./NIEDERMAN, 564): Submitted by BATES & ASSOCIATES, INC. for properties located SE OF HUNTSVILLE RD. & CURTIS AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 parcels with approximately 0.98, 0.44, and 0.29 acres. The request is to split and adjust the properties to contain 6 lots with approximately 0.62, 0.49, 0.24, 0.12, 0.12, and 0.12 acres.

Planner: Jessie Masters

Announcements**Adjournment**