

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

**May 26, 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

NOTICE TO MEMBERS OF THE AUDIENCE

Call To Order

Roll Call

Consent

1. 2020-0421 Approval of the minutes from the May 11, 2020 Planning Commission.

Legislation Text

05-11-2020 Minutes

2. 2020-0422 ADM 20-7110: Administrative Item (3435 E. BLESSING CIR./SPRINGHOUSE VILLAGE, 216): Submitted by MILHOLLAND ENGINEERING & SURVEYING for property located at 3435 E. BLESSING CIR. The property is zoned CS, COMMUNITY SERVICES, P-1, INSTITUTIONAL, & RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 21.55 acres. The request is for an extension to CCP 18-6473. Planner: Jonathan Curth

Legislation Text

ADM 20-7110 (Springhouse Village)

3. 2020-0424 VAR 20-7097: Variance (NW OF SALEM & MT. COMFORT/GODDARD SCHOOL, 323): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NW OF SALEM & MT. COMFORT. The property is zoned CS, COMMUNITY SERVICES & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.61 acres. The request is for a variance to the building design standards. Planner: Harry Davis

Legislation Text

VAR 20-7097 (Goddard School)

Unfinished Business

4. 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

Legislation Text

RZN 20-7080 (Sigma Phi Epsilon)

New Business

5. 2020-0423 VAR 20-7096: Variance (875 N. COLLEGE AVE./BEACON BLOCK APTS., 445-446): Submitted by BATES & ASSOCIATES, INC. for property located at 875 N. COLLEGE AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.64 acres. The request is for a variance to the greenspace requirements and number of compact parking spaces required. Planner: Jonathan Curth

Legislation Text

VAR 20-7096 (Beacon Block Apts)

6. 2020-0428 PPL 20-7063: Preliminary Plat (EAST OF 158 S. BROYLES AVE./BROYLES AVE. SD, 516): Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF 158 S. BROYLES AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 32.37 acres. The request is for the preliminary plat of 136 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 20-7063 (Broyles SD)

7. 2020-0429 LSD 20-7031: Large Scale Development (NW OF E. JOYCE BLVD. & N. OLD MISSOURI RD./TRAILS AT PARADISE VALLEY APTS., 176): Submitted by CRAFTON TULL ENGINEERS, INC. for property located NW OF E. JOYCE BLVD. & N. OLD MISSOURI RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 10.25 acres. The request is for a 240 multi-family unit apartment complex with associated parking. Planner: Jessie Masters

Legislation Text

LSD 20-7031 (Trails at Paradise Apts)

8. 2020-0433 CUP 20-7083: Conditional Use (4910 W. WEDINGTON DR./WEDINGTON DAYCARE, 398): Submitted

by BATES & ASSOCIATES, INC. for property located at 4910 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.91 acres. The request is for a daycare in a residential zoned district. Planner: Harry Davis

Legislation Text

CUP 20-7083 (Wedington Daycare)

9. 2020-0430 LSD 20-7082: Large Scale Development (4910 W. WEDINGTON DR./WEDINGTON DAYCARE, 398): Submitted by BATES & ASSOCIATES, INC. for property located at 4910 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.91 acres. The request is for a 5,275-square foot daycare with associated parking. Planner: Harry Davis

Legislation Text

LSD 20-7082 (Wedington Daycare)

10. 2020-0431 CUP 20-7091: Conditional Use (2650 N. OLD WIRE RD./LANGFORD, 292): Submitted by MICHAEL LANGFORD. for property located at 2650 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.93 acres. The request is for a secondary structure built prior to the primary. Planner: Harry Davis

Legislation Text

CUP 20-7091 (Langford)

11. 2020-0432 CUP 20-7090: Conditional Use (956 S. RAY AVE./THE BODHI TREE, 565): Submitted by JULIE MOORE for property located at 956 S. RAY AVE. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 0.31 acres. The request is for a salon larger than 1500 square feet in an NS-L district. Planner: Willie Benson

Legislation Text

CUP 20-7090 (The Bodhi Tree)

- 12.** 2020-0435 VAC 20-7095: Vacation (900 N. LEVERETT AVE./LEVERETT AVE. APTS., 444): Submitted by BATES & ASSOCIATES, INC. for property located at 900 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.53 acres. The request is to vacate a portion of a sewer easement. Planner: Harry Davis

Legislation Text

VAC 20-7095 (Leverett Apts)

- 13.** 2020-0425 RZN 20-7086: Rezone (1278 W. HENDRIX ST./OAK EQUITY PARTNERS, 404): Submitted by BILL FUGITT for property located at 1278 W. HENDRIX ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

Legislation Text

RZN 20-7086 (Oak Equity Ptnrs)

- 14.** 2020-0426 RZN 20-7089: Rezone (1139, 1213, 1237, 1251, & 1283 W. HENDRIX ST./MARKS, 404): Submitted by ANDREW MARKS for properties located at 1139, 1213, 11237, 1251, & 1283 W. HENDRIX ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains 5 parcels with approximately 2.00 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

Legislation Text

RZN 20-7089 (Marks)

- 15.** 2020-0427 RZN 20-7100: Rezone (514 E. JOHNSON

ST./GOLD-WALSH, 446): Submitted by KRISTEN KNIGHT, A.I.A., for property located at 514 E. JOHNSON ST. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Harry Davis

Legislation Text

RZN 20-7100 (Gold-Walsh)

- 16.** 2020-0434 CPZD 20-7093: Commercial Planned Zoning District (NW OF DEANE SOLOMON RD & LORI DR./UNDERWOOD DEV., 246-285): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NW OF DEANE SOLOMON RD. & LORI DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, & NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 128.54 acres. The request is to rezone the property to CPZD for a mixed use development that includes City parkland and 602 multi-family units with associated parking. Planner: Jonathan Curth

Legislation Text

CPZD 20-7093 (Underwood Dev.)

CPZD 20-7093 Traffic Study

Items Administratively Approved by Staff

2020-0436 LSP 20-7099: Lot Split (399 E. MIMOSA LN./MOLDENHAUER, 251): Submitted by BATES & ASSOCIATES, INC. for property located at 399 E. MIMOSA LN. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.25 acres. The request is to split the lot into 2 parcels with approximately 0.14 & 0.11 acres. Planner: Jonathan Curth

Legislation Text

2020-0437 LSP 20-7101: Lot Split (6073 E. HUNTSVILLE RD./HOUSE-MORGAN, 572-611): Submitted by REID & ASSOCIATES, INC. for property located at 6073 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & is in the FAYETTEVILLE PLANNING AREA and contains approximately 37.41 acres. The request is to split the lot into 2 parcels with approximately 30.41 & 7.00 acres. Planner: Willie Benson

Legislation Text

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