



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, June 8, 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. **2020-0467**

Approval of the minutes from the May 26, 2020 Planning Commission.

2. **2020-0465**

VAR 20-7118: Variance (360 & 406 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for property located at 360 & 406 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.81 acres. The request is for a variance to the landscape buffer standards.

Planner: Harry Davis

3. **2020-0464**

CCP 20-7075: Concurrent Plat (4065 E. BRIDGEWATER LN./WHITTEMORE TRUST, 218): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 4065 E. BRIDGEWATER LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 17.03 acres. The request is for the concurrent plat of 6 single family lots.

Planner: Harry Davis

4. **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

Attachments: VAC 20-7095 (Leverett Apts)

THIS ITEM WAS TABLED AT THE MAY 26, 2020 PLANNING COMMISSION.

Unfinished Business

5. 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

THIS ITEM WAS TABLED AT THE MAY 26, 2020 PLANNING COMMISSION.

6. 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

Attachments: CPZD 20-7093 Traffic Study

THIS ITEM WAS TABLED AT THE MAY 26, 2020 PLANNING COMMISSION.

New Business**7. 2020-0460**

LSD 20-6993: Large Scale Development (SOUTH OF 2011 W. FOX GLOVE DR./CRAIN KIA, 680): Submitted by ENGINEERING SERVICES, INC. for property located SOUTH OF 2011 W. FOX GLOVE DR. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 5.87 acres. The request is for a 24,975-square foot car dealership with associated parking.

Planner: Harry Davis

8. 2020-0461

RZN 20-7108: Rezone (3620 W. DINSMORE TRAIL/OADE, 518): Submitted by COLT OADE for property located at 3620 W. DINSMORE TRAIL The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 2.81 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Planner: Harry Davis

9. 2020-0462

RZN 20-7112: Rezone (1101 W. CATO SPRINGS RD./D. MCDONALD, 638): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1101 W. CATO SPRINGS RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.29 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Jonathan Curth

10. 2020-0463

RZN 20-7115: Rezone (786 S. SHERMAN AVE./CORTER, 565): Submitted by SATTERFIELD LAND SURVEYING for property located at 786 S. SHERMAN AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.13 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Jessie Masters

Items Administratively Approved by Staff**2020-0466**

LSP 19-6972: Lot Split (1085 S. KEEN LN./KEEN-MILLS-MHOON, 570): Submitted by BLEW & ASSOCIATES, INC. for property located at 1085 S. KEEN LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.26 acres. The request is to split the property into 3 lots with approximately 10.13, 5.67, & 4.46 acres.

Planner: Jonathan Curth

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.