

City of Fayetteville, Arkansas

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



Planning Commission Tentative Agenda

**June 22, 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. 2020-0494 Approval of the minutes from the June 8, 2020 Planning Commission.

Legislation Text

Minutes 06-08-2020

2. 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 Ave Apts)

3. 2020-0488 VAC 20-7120: Vacation (1479 N. GREGG AVE./SOUTHERN SIGHTS, LLC., 405): Submitted by FLINTLOCK LTD., INC. for property located at 1479 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILIY, 40 UNITS PER ACRE and contains approximately 0.11 acres. The request is to vacate a portion of a street right-of-way. Planner: Harry Davis

Legislation Text

VAC 20-7120 (Southern Sights)

Unfinished Business

4. 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

Legislation Text

RZN 20-7108 (Oade)

New Business

5. 2020-0492 VAR 20-7130: Variance (NORTH OF S. REGENCY DR./MIGRATORY BIRD WETLANDS STOPOVER, 530): Submitted by GAVIN SMITH, P.E. for property located NORTH OF S. REGENCY DR. The property

is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 48.96 acres. The request is for a variance to the streamside protection ordinance. Engineer: Alan Pugh

Legislation Text

VAR 20-7130 (Migratory Bird Stopover)

7130 Public Comment

6. 2020-0487 LSD 20-7121: Large Scale Development (1875 E. HUNTSVILLE RD./KUM & GO #418, 565): Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 1875 E. HUNTSVILLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.90 acres. The request is for a 5,000-square foot convenience store with gas pumps and associated parking. Planner: Jonathan Curth

Legislation Text

LSD 20-7121 (Kum & Go 418)

7. 2020-0490 RZN 20-7124: Rezone (SE OF 15TH ST. & MORNINGSIDE DR./NWA LD, LLC., 603): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SE OF 15TH ST & MORNINGSIDE DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE & C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.84 acres. The request is to rezone the C-1 portion to NS-G, NEIGHBORHOOD SERVICES-GENERAL. Planner: Jessie Masters

Legislation Text

RZN 20-7124 (NWA LD, LLC)

8. 2020-0491 RZN 20-7128: Rezone (1355 W. DEANE ST./PINES ON DEANE, 365): Submitted by BAUER DEVELOPMENT, INC. for properties located at 1355 W. DEANE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 3 lots with

approximately 1.44 acres. The request is to rezone the lots to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Jonathan Curth

Legislation Text

RZN 20-7128 (Pines on Deane)

9. 2020-0489 RZN 20-7123: Rezone (23 W. 5TH ST./QOZB, LLC., 523): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 23 W. 5TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.21 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. Planner: Jessie Masters

Legislation Text

RZN 20-7123 (QOZB, LLC)

10. 2020-0497 CPL 20-7127: Conceptual Plat (NE OF FRONT ST. & SAIN ST./TRAILS AT MUD CREEK APTS., 174): Submitted by HUGH JARRATT for properties located NE OF FRONT ST. & SAIN ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL & C-2 THOROUGHFARE COMMERCIAL and contain approximately 18.89 acres. The request is for a conceptual plat PZD for an apartment complex with 321 units and associated parking. Planner: Jonathan Curth

Legislation Text

CPL 20-7127 (Trails at Mud Creek)

Items Administratively Approved by Staff

2020-0493 LSP 20-7109: Lot Split (429 E. MLK BLVD./ESPINOZA, 524): Submitted by BATES & ASSOCIATES, INC. for property located at 429 E. MLK BLVD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.27 acres. The request is to split the lot into 2 parcels with

approximately 0.14 & 0.13 acres. Planner: Jessie Masters

Legislation Text

2020-0518 SIP 20-6987: Site Improvement Plan (SOUTH OF 1915 N. SHILOH DR./GTS OFFICE EXPANSION, 363): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located SOUTH OF 1915 N. SHILOH DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.99 acres. The request is for a 11,484-square foot office building and associated parking. Planner: Jonathan Curth

Legislation Text

2020-0517 SIP 20-7084: Site Improvement Plan (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for properties located at 360 S. HILL AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.71 acres. The request is for a 17-unit apartment complex addition with associated parking. Planner: Harry Davis

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