

# City of Fayetteville, Arkansas

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



## **Planning Commission Final Agenda**

**August 10, 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. 2020-0648 Approval of the minutes from the July 27, 2020 Planning Commission meeting.

Legislation Text

07-27-2020 Minutes

2. 2020-0651 VAR 20-7165: Variance (WEST OF ELKHORN SPRINGS RD. & WEDINGTON DR./SCOTT, 430): Submitted

by BLEW & ASSOCIATES, INC. for property located at WEST OF ELKHORN SPRINGS RD. & WEDINGTON DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 15.85 acres. The request is for a variance to the street frontage requirements for a new lot due to a lot split request. Planner: Jessie Masters

Legislation Text

VAR 20-7165 (Scott)

3. 2020-0649 VAC 20-7178: Vacation (4322 & 4334 W. BARHEM DR./LOTS 52 & 53-SLOANBROOKE SD, PH. V, 516): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 4322 & 4334 W. BARHEM DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.17 acres. The request is to vacate a portion of a general utility easement. Planner: Jessie Masters

Legislation Text

VAC 20-7178 (Sloanbrooke V)

4. 2020-0658 VAC 20-7167: Vacation (4280 W. MLK BLVD./FLYING BURGER, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.01 acres. The request is to vacate a portion of a general utility easement. Planner: Jonathan Curth

Legislation Text

VAC 20-7167 (Flying Burger)

5. 2020-0657 VAC 20-7184: Vacation (2160 N. RUPPLE RD./HAZEN-COF, 361): Submitted by THE CITY OF FAYETTEVILLE for property located at 2160 N. RUPPLE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and CS, COMMUNITY SERVICES and contains approximately 1.19 acres. The request is to vacate a

portion of a street right-of-way. Planner: Jonathan Curth

Legislation Text

VAC 20-7184 (Hazen-COF)

**Unfinished Business**

**New Business**

6. 2020-0656 PPL 20-7168: Preliminary Plat (SOUTH OF MACLURA WAY & AINSLEY LOOP/BROOKLANDS AT MTN. RANCH PH. III, 478-479): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF MACLURA WAY & AINSLEY LOOP. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contains approximately 49.57 acres. The request is for a preliminary plat of 20 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 20-7168 (Brooklands at Mtn Ranch III)

7. 2020-0652 LSD 20-7176: Large Scale Development (NW OF S. SHILOH DR & REDSTONE DR./TRAILS ON SHILOH, 519): Submitted by CEI & ASSOCIATES, INC. for property located NW OF S. SHILOH DR. & REDSTONE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.00 acres. The request is for a food truck plaza and trails with associated parking. Planner: Jessie Masters

Legislation Text

LSD 20-7176 (Trails on Shiloh)

8. 2020-0650 CUP 20-7177: Conditional Use Permit (NE OF PANORAMA PL. & BIG SKY LOOP/EXCLUSIVE CONSTRUCTION GROUP, 371): Submitted by BATES &

ASSOCIATES, INC. for properties located NE OF PANORAMA PL. & BIG SKY LOOP. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain 3 parcels with approximately 0.19, 0.16, & 0.15 acres. The request is for a tandem lot due to a property line adjustment. Planner: Jessie Masters

Legislation Text

CUP 20-7177 (Exclusive Const Group)

9. 2020-0653 CUP 20-7180: Conditional Use Permit (1819 & 1821 N. GARLAND AVE./HARPER COTTAGE DEVELOPMENT, 365): Submitted by RISLEY ARCHITECTS, INC. for properties located at 1819 & 1821 N. GARLAND AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.79 acres. The request is for a cottage housing development in single family zoning. Planner: Jonathan Curth

Legislation Text

CUP 20-7180 (Harper Cottage Dev)

10. 2020-0655 RZN 20-7170: Rezone (921 W. BERRY ST./HOMESTEAD, INC., 444): Submitted by ENGINEERING SERVICES, INC. for property located at 921 W. BERRY ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.18 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jessie Masters

Legislation Text

RZN 20-7170 (Homestead, Inc)

11. 2020-0654 RZN 20-7182: Rezone (SOUTH OF W. 15TH ST. & S. VAN BUREN AVE./SANCTUARY AT SOFAY, 600): Submitted by ERIC LONG for properties located SOUTH OF W. 15TH ST. & S. VAN BUREN AVE. The properties are

zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE & I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contain approximately 17.00 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

Legislation Text

RZN 20-7182 (Sanctuary at SoFay)

12. 2020-0664 ADM 20-01: 2004 Downtown Master Plan Audit: Submitted by staff in conjunction with the Long-Range Planning Committee. The Downtown master plan was originally drafted and enacted in 2004. The request is for an audit of the current plan to inform a future update of the existing plan. Long Range Planner: Mary McGetrick

Legislation Text

ADM 20-01 (Downtown Plan)

**Items Administratively Approved by Staff**

2020-0659 LSP 19-6734: Lot Split (3530 S. BUTTERFIELD TRAIL/WALKER PROPERTIES, 716): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 3530 S. BUTTERFIELD TRAIL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 142.50 acres. The request is to split the parcels into 2 lots containing approximately 139.00 and 3.50 acres. Planner: Jonathan Curth

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*