



Subdivision Committee Meeting

October 14, 2021

9:00 AM

113 W. Mountain, Room 326

Members: Leslie Belden (Chairperson), Porter Winston, & Mike Wiederkehr

City Staff: Ryan Umberger, Senior Planner

Call to Order

Consent:

No Items

Old Business:

No Items

New Business:

1. CCP-2021-000016: Concurrent Plat (SE OF N. DOUBLE SPRINGS RD. & SELLERS RD./PERGESON, 513): Submitted by BLEW & ASSOCIATES, INC. for property located at SE OF N. DOUBLE SPRINGS RD. & SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 24.35 acres. The request is for the concurrent plat of 3 residential lots. Planner: Ryan Umberger

2. PPL-2021-000012: Preliminary Plat (SOUTH OF W. SALEM RD. & N. RUPPLE RD./NEW HORIZONS SD, 205-206): Submitted by BARRETT & ASSOCIATES, INC. for properties located SOUTH OF W. SALEM RD. & N. RUPPLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 18.84 acres. The request is for the preliminary plat of 26 residential lots. Planner: Ryan Umberger

3. PPL-2021-000016: Preliminary Plat (SOUTH OF W. SELLERS RD./MAGNOLIA ACRES SD, 514): Submitted by BATES & ASSOCIATES, INC. for properties located SOUTH OF W. SELLERS RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contain approximately 23.14 acres. The request is for the preliminary plat of 19 residential lots, two of which will be used for detention. Planner: Gretchen Harrison

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

4. PPL-2021-000017: Preliminary Plat (SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR./HENDERSON PARK SD, 061): Submitted by ESI ENGINEERS, INC. for properties located SOUTH OF E. ALBRIGHT RD. & WEST OF E. LEXUS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 28.79 acres. The request is for the preliminary plat of 89 residential lots. Planner: Ryan Umberger

5. LSD-2021-000036: Large Scale Development (NW OF E. 10TH ST & S. WAXFLOWER AVE./LOT 31 WILLOW BEND CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located NW OF E. 10TH ST. & S. WAXFLOWER AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 1.73 acres. The request is for a cluster development with 6 single family residences and associated parking.
Planner: Ryan Umberger

6. LSD-2021-000037: Large Scale Development (NE OF E. 10TH ST & S. WAXFLOWER AVE./LOT 26 WILLOW BEND CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located NE OF E. 10TH ST. & S. WAXFLOWER AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.23 acres. The request is for a cluster development with 15 single family residences and associated parking.
Planner: Ryan Umberger

7. LSD-2021-000038: Large Scale Development (WEST OF E. JOYCE BLVD. & N. BELLAFONT BLVD./JOYCE BLVD. OFFICE BUILDING, 174): Submitted by MCCLELLAND ENGINEERS, INC. for property located WEST OF E. JOYCE BLVD. & N. BELLAFONT BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.42 acres. The request is for a 39,528-square foot office building and associated parking.
Planner: Gretchen Harrison

Announcements

None

Adjourn

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.

A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.