



Subdivision Committee Meeting

July 28, 2022

9:00 AM

113 W. Mountain, Room 326

Members: Porter Winston (Chair), Mary McGetrick, Joe Holcomb

City Staff: Jessie Masters, Development Review Manager

Call to Order

Consent:

None

Old Business:

1. LSD-2022-000006: Large Scale Development (EAST OF E. SAIN ST. & N. FRONT ST/THE TRAILS ON THE CREEK): Submitted by BLEW & ASSOCIATES for properties located East of E SAIN ST and N FRONT ST. The properties are zoned RPZD and contain approx. 10.55 acres. The request is for a 331-unit apartment complex with associated parking.

Planner: Jessie Masters

New Business:

2. PPL-2022-0008: Preliminary Plat (W. MACLURA WAY & N. AINSLEY LOOP /BROOKLANDS @ MTN RANCH PH 5-7, 479): Submitted by JORGENSEN & ASSOC. for property located at W. MACLURA WAY & N. AINSLEY LOOP. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE and contains approximately 37.75 acres. The request is to subdivide the property into 73 lots.

Planner: Jessie Masters

3. CCP-2022-0009: Concurrent Plat (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH, 209): Submitted by ESI for property located at 3447 N HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 24.83 acres. The request is to split the property into 2 lots containing 23.67 and 1.16 acres.

Planner: Ryan Umberger

4. CCP-2022-0010: Concurrent Plat (3091 W. FINGER RD/LINDSEY, 635): Submitted by BATES & ASSOC. for property located at 3091 W. FINGER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 41.59 acres. The request is to split the property into three tracts with 19.35, 5.05, and 13.50 acres.

Planner: Jessie Masters

5. LSD-2022-0017: Large Scale Development (S OF 5295 W. WEDINGTON DR /NWA CUSTOM HOMES, 437): Submitted by ESI for property located S OF 5295 W. WEDINGTON DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 1.80 acres. The request is for a residential development with 19 three-family and four-family units and associated parking.

Planner: Gretchen Harrison

6. LSD-2022-0021: Large Scale Development (1629 N. CROSSOVER RD/SMYTH HOUSE CLUSTER DEVELOPMENT, 410): Submitted by COMMUNITY BY DESIGN for property located 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY – FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is for a development of a cluster housing development containing 15 new single-family residential units.
Planner: Ryan Umberger

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.