

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

January 13, 2020
5:30 p.m.

City Hall Room 219

Planning Commission Members

Matthew Hoffman, Chair

Matthew Johnson, Vice Chair
Leslie Belden, Secretary
Tom Brown
Quintin Canada
Kristifier Paxton
Robert Sharp
Porter Winston

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

1. 2020-0006 Approval of the minutes from the December 9, 2019 meeting.

Legislation Text

12-9-19 Minutes

2. 2020-0014 VAR 19-6960: Variance (4170 N. HILLSIDE TERR./CHAISSON., 138): Submitted by BLEW & ASSOCIATES, INC. for property located at 4170 N. HILLSIDE TERR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.33 acres. The request is for a variance to the sewer extension requirements until the proposed lot is developed. Engineer: Melissa Boyd

Legislation Text

VAR 19-6960 (Chaisson)

3. 2020-0009 CCP 19-6954: Concurrent Plat (215 N. CHURCH AVE./CHURCH AVE. COTTAGES, 484): Submitted by BATES & ASSOCIATES, INC. for properties located at 215 N. CHURCH AVE. The properties are zoned MSC, MAIN STREET/CENTER and contain approximately 0.23 acres. The request is for a concurrent plat of 4 residential lots. Planner: Jonathan Curth

Legislation Text

CCP 19-6954 (Church Ave. Cottages)

4. 2020-0008 VAC 19-6948: Vacation (SW OF MT. COMFORT & RUPPLE RD./HAZEN, 361): Submitted by CITY STAFF for property located SW OF MT. COMFORT RD. & RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 7.68 acres. The request is to vacate a portion of a drainage easement. Planner: Abdul Ghous

Legislation Text

VAC 19-6948 (Hazen)

Unfinished Business

5. 2020-0010 PPL 19-6840: Preliminary Plat (NORTH OF PERSHING DR./WOODRIDGE SD PH. 3 & 4, 397): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF PERSHING DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 31.59 acres. The request is for a preliminary plat of 70 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 19-6840 (Woodridge Ph III & IV)

6. 2020-0011 PPL 19-6861: Preliminary Plat (WEST END OF MARKHAM RD./MARKHAM HILL SD, PH. I, 481): Submitted by ECOLOGICAL DESIGN GROUP, INC. for properties located WEST OF MARKHAM RD. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 10.14 acres. The request is for a preliminary plat of 26 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 19-6861 (Markham Hill SD)

New Business

7. 2020-0012 ADM 19-6959: Administrative Item (UDC CH. 166.23/AMEND URBAN RESIDENTIAL DESIGN STANDARDS): Submitted by THE LONG-RANGE PLANNING COMMITTEE for revision to the Urban Residential Design Standards to increase flexibility for small building design. Long Range Planning Committee: Robert Sharp

Legislation TextADM 19-6959 (Amend. UDC Ch 166.23)

8. 2020-0013 VAR 19-6886: Variance (360 S. HILL AVE./HILL AVE. TOWNHOMES, 522): Submitted by BATES & ASSOCIATES, INC. for property located at 360 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a variance to the access management standards and parking lot design standards. Planner: Harry Davis

Legislation TextVAR 19-6886 (Hill Ave. Townhomes)

9. 2020-0015 VAR 19-6961: Variance (SW OF CLEBURN ST. & N. COLLEGE AVE./BEACON BLOCK APTS., 445-446): Submitted by BATES & ASSOCIATES, INC. for properties located SW OF CLEBURN ST. & N. COLLEGE AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 0.64 acres. The request is for variances to the building design, street section, parking, and buffer standards. Planner: Jonathan Curth

Legislation TextVAR 19-6961 (Beacon Block Apts)

10. 2020-0016 R-PZD 19-6858: Residential Planned Zoning District (2673 N. COLLETTE AVE./GULLEY GROVE SD, 293): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2673 N. COLLETTE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.90 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District. Planner: Harry Davis

Legislation TextR-PZD 19-6858 (Gulley Grove SD)

11. 2020-0017 PPL 19-6859: Preliminary Plat (2673 N. COLLETTE AVE./GULLEY GROVE SD, 293): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 2673 N. COLLETTE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.90 acres. The request is for a preliminary plat of 51 single family lots. Planner: Harry Davis

Legislation TextPPL 19-6859 (Gulley Grove SD)

12. 2020-0018 CUP 19-6949: Conditional Use (324 S. COLLEGE AVE./BORN CLUSTER DEVELOPMENT, 524): Submitted by JAKE BORN for properties located at 324 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.07 acres. The request is for a cluster housing development. Planner: Jonathan Curth

Legislation Text

CUP 19-6949 (Born Cluster Dev.)

13. 2020-0007 VAC 19-6947: Vacation (411 E. MAPLE ST./MOORE, 485): Submitted by WAYNE MOORE for property located at 411 E. MAPLE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.17 acres. The request is to vacate a portion of a water & sewer easement. Planner: Abdul Ghous

Legislation Text

VAC 19-6947 (Moore)

14. 2020-0019 C-PZD 19-6952: Commercial Planned Zoning District (5102 W. WEDINGTON DR./LBDG WEDINGTON, 437): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 5102 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and contain approximately 8.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District. Planner: Jonathan Curth

Legislation Text

C-PZD 19-6952 (LBDG Wedington)

Items Administratively Approved by Staff

2020-0020 LSP 19-6901: Lot Split (368 N. HARVEY DOWELL RD./HAMM, 493): Submitted by JAMES LAYOUT SERVICES for property located at 368 N. HARVEY DOWELL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 84.77 acres. The request is to split the parcel into 2 lots containing approximately 83.50 & 1.27 acres. Planner: Abdul Ghous

Legislation Text

2020-0022 LSP 19-6579: Lot Split (1016 N. LAKESIDE DR./CLINARD, 447): Submitted by BLEW & ASSOCIATES, INC. for property located at 1016 N. LAKESIDE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcel into 2 lots containing approximately 0.22 and 0.23 acres. Planner:

Willie Benson

Legislation Text

2020-0021 LSP 19-6955: Lot Split (215 E. CENTER ST./ALLEN, 524): Submitted by REID & ASSOCIATES, INC. for property located at 215 E. CENTER ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.32 acres. The request is to split the property into 2 lots containing approximately 0.16 acres each. Planner: Willie Benson

Legislation Text

2020-0025 LSP 19-6956: Lot Split (705 S. CHURCH AVE./PEAK DEVELOPMENT, 562): Submitted by REID & ASSOCIATES, INC. for property located at 705 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.17 acres. The request is to split the property into 3 lots containing approximately 0.09, 0.05, and 0.03 acres. Planner: Willie Benson

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