

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

**March 23, 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

Jimm Garlock

Assistant City Attorney

Blake Pennington

Call To Order

Roll Call

Consent

1. 2020-0215 Approval of the minutes from the March 9, 2020 meeting.

Legislation Text

3-09-2020 Minutes

2. 2020-0207 VAR 20-7038: Variance (867 N. FOX HUNTER RD./WILSON, 453): Submitted by BLEW & ASSOCIATES,

INC. for property located at 867 N. FOX HUNTER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.91 acres. The request is for a variance to the street frontage requirements due to a lot split. Planner: Harry Davis

Legislation Text

VAR 20-7038 (Wilson)

3. 2020-0209 VAR 20-7021: Variance (SOUTH OF 1915 N. SHILOH DR./GTS OFFICE, 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 variance to the landscape buffering requirements. Urban Forester: Melissa Evans

Legislation Text

VAR 20-7021 (GTS Office)

Unfinished Business

4. 2020-0223 RZN 20-7014: Rezone (1324 W. MT. COMFORT RD./TILLMAN B, LLC., 404): Submitted by BLAKE JORGENSEN for property located at 1324 W. MT. COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.27 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

Legislation Text

RZN 20-7014 (Tillman B)

New Business

5. 2020-0208 VAR 20-7022: Variance (110 S. COLLEGE AVE./FEED & FOLLY, 524): Submitted by FLINTLOCK

DEVELOPMENT, INC. for property located at 110 S. COLLEGE AVE. The property is zoned DC, DOWNTOWN CORE and contains approximately 0.23 acres. The request is for a variance to the parking lot design standards and landscape buffer requirements. Planner: Jonathan Curth

Legislation Text

VAR 20-7022 (Feed & Folly)

6. 2020-0204 PPL 20-7029: Preliminary Plat (SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR./STONEBROOK SD, 569): Submitted by ESI ENGINEERS, INC. for property located SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & NS-L, NEIGHBORHOOD SERVICES-LIMITED and contain approximately 12.50 acres. The request is for the preliminary plat of 43 single family lots. Planner: Jonathan Curth

Legislation Text

PPL 20-7029 (Stonebrook SD)

7. 2020-0211 RZN 20-7030: Rezone (SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR./STONEBROOK SD, 569): Submitted by ESI ENGINEERS, INC. for property located SE OF E. HUNTSVILLE RD. & S. RIVER MEADOWS DR. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 2.00 acres. The request is to rezone the property to CS-COMMUNITY SERVICES. Planner: Jonathan Curth

Legislation Text

RZN 20-7030 (Stonebrook SD)

8. 2020-0210 RZN 20-7035: Rezone (618 N. RUPPLE RD./RUPPLE RD. LLC., 439): Submitted by OLSSON ENGINEERS, INC. for property located at 618 N. RUPPLE RD. The property is zoned NS-L, NEIGHBORHOOD

SERVICES-LIMITED and contains approximately 8.60 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Jessie Masters

Legislation Text

RZN 20-7035 (Rupple Rd, LLC)

9. 2020-0212 RZN 20-7026: Rezone (1023 S. WASHINGTON AVE./HOFFMAN TRUST-WASHINGTON, 563): Submitted by LOREL HOFFMAN for property located at 1023 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.15 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

Legislation Text

RZN 20-7026 (Hoffman Washington)

10. 2020-0213 RZN 20-7025: Rezone (1318 S. COLLEGE AVE./HOFFMAN TRUST-COLLEGE, 563): Submitted by LOREL HOFFMAN for property located at 1318 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

Legislation Text

RZN 20-7025 (Hoffman)

11. 2020-0214 RZN 20-7020: Rezone (NORTH OF 540 W. PRAIRIE ST./PEARSON, 523): Submitted by CHARLES PEARSON for property located NORTH OF 540 W. PRAIRIE ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.30 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Jonathan Curth

Legislation Text

RZN 20-7020 (Pearson)

12. 2020-0243 Election of Planning Commission Officers for 2020.

Legislation Text

Items Administratively Approved by Staff

2020-0246 LSP 19-6953: Lot Split (3155 N. COLLEGE AVE./PARADIGM BUILDING, 252): Submitted by BATES & ASSOCIATES, INC. for property located at 3155 N. COLLEGE AVE. The property is zoned C-2, COMMERCIAL THOROUGHFARE and contains approximately 2.08 acres. The request is to split the property into 2 lots containing approximately 1.69 and 0.36 acres. Planner: Harry Davis

Legislation Text

2020-0245 LSP 20-7003: Lot Split (SW OF MLK BLVD. & WILLOW AVE./NWA CUSTOM HOMES, 524): Submitted by ESI ENGINEERS, INC. for property located SW OF MLK BLVD. & WILLOW AVE. The property is zoned DG, DOWNTOWN GENERAL & NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to split the property into 3 parcels with approximately 0.05, 0.05, & 0.10 acres. Planner: Harry Davis

Legislation Text

2020-0244 LSP 20-7011: Lot Split (254 W. HOLLY ST./WHITFIELD-PARKER, 406): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 254 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.91 acres. The request is to split the property into 4 parcels with approximately 0.53, 0.53, 0.53, & 5.32 acres. Planner: Willie Benson

Legislation Text

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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