

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

**April 27, 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. 2020-0350 Approval of the minutes from the April 13, 2020 Planning Commission.

Legislation Text

04-13-2020 Minutes

2. 2020-0351 ADM 20-7085: Administrative Item (EAST OF 378 E. LONGVIEW ST./WRMC CANCER SUPPORT HOME,

212): Submitted by ANDERSON ENGINEERING, INC. for property located EAST OF 378 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.49 acres. The request is for an extension to CUP 18-6503. Planner: Harry Davis

Legislation Text

ADM 20-7085 (WRMC Cancer Support Home)

3. 2020-0344 VAC 20-7070: Vacation (4615 W. PERSIMMON ST./CROSS KEYS SD-LOT 12, 438): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 4615 W. PERSIMMON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.84 acres. The request is to vacate portions of an electrical easement. Planner: Jonathan Curth

Legislation Text

VAC 20-7070 (Cross Keys Lot 12)

Unfinished Business

4. 2020-0301 RZN 20-7041: Rezone (2340 E. HUNTSVILLE RD./MCCLAIN, 439): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 2340 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.81 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

Legislation Text

RZN 20-7041 (McClain)

New Business

5. 2020-0347 VAR 20-7068: Variance (SE OF MEADOW ST. & EAST AVE./FAY JONES WOODS, 523): Submitted by NELSON, BYRD, WOLTZ LANDSCAPE ARCHITECTS, INC.

for property located SE OF MEADOW ST. & EAST AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 6.90 acres. The request is for a variance to the Streamside Protection Ordinance. Engineer: Alan Pugh

Legislation Text

VAR 20-7068 (Fay Jones Woods)

6. 2020-0348 VAR 20-7072: Variance (SOUTH OF 1090 S. WASHINGTON AVE./11TH ST. CLUSTER DEVELOPMENT, 563): Submitted by COMMUNITY BY DESIGN, INC. for property located SOUTH OF 1090 S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.50 acres. The request is for a variance to the Master Street Plan cross section requirements. Planner: Jessie Masters

Legislation Text

VAR 20-7072 (11th St. Cluster Dev)

7. 2020-0345 LSD 20-7066: Large Scale Development (2222 W. MLK BLVD./KUM & GO #425, 559): Submitted by OZARK CIVIL ENGINEERING, INC. for property located at 2222 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.55 acres. The request is for a 5,600-square foot convenience store with associated fuel pumps and parking. Planner: Jessie Masters

Legislation Text

LSD 20-7066 (Kum & Go 425)

8. 2020-0343 RZN 20-7067: Rezone (523 N. GENEVIEVE AVE./DILLAHA, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 523 N. GENEVIEVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.20 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Jessie Masters

Legislation Text

8) RZN 20-7067 (Dilaha)

Items Administratively Approved by Staff

2020-0346 LSP 19-6950: Lot Split (105 N. DOUBLE SPRINGS RD./RANKIN, 474): Submitted by BLEW & ASSOCIATES, INC. for property located at 105 N. DOUBLE SPRINGS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 4.92 acres. The request is to split the property into 2 parcels with approximately 2.46 acres each. Planner: Willie Benson

Legislation Text

2020-0353 SIP 18-6352: Site Improvement Plan (NORTH OF 614 W. CLEVELAND ST./FRISCO TRAIL TOWNHOMES, 444): Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 614 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.94 acres. The request is for 4 single family townhomes and associated parking. Planner: Harry Davis

Legislation Text

2020-0363 LSP 20-7077: Lot Split (NORTH OF 310 S. WILLOW AVE./NWA CUSTOM HOMES-LYONS ADDITION, 524): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF 310 S. WILLOW AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain 3 parcels with approximately 0.14 acres each. The request is to split the properties into 6 parcels with approximately 0.07 acres each. Planner: Jessie Masters

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