

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

January 25, 2021
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. 2021-0039 Approval of the minutes from the January 11, 2021 Planning Commission.

Legislation Text

01-11-2021 Minutes

2. 2021-0047 ADM-2020-000022: Administrative Item (S.W. OF MORNINGSIDE DR. & 15TH ST./CREEK MEADOWS SD AMEND., 603): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located S. W. OF MORNINGSIDE DR. & 15TH ST. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 19.40 acres. The request is for a major modification to PPL 19-6867 to increase the original plat lot count from 102 to 113 lots. Planner: Jessie Masters

Legislation Text

ADM-2020-000022 (Creek Meadows)

3. 2021-0042 CCP-2020-000008: Concurrent Plat (521, 523, 535, & 537 W. MEADOW ST./21 WEST, LLC., 484): Submitted by REID & ASSOCIATES, INC. for properties located at 521, 523, 535, & 537 W. MEADOW ST. The properties

are zoned MSC, MAIN STREET/CENTER and contain approximately 0.10 acres. The request is for the concurrent plat of 2 residential lots. Planner: Ryan Umberger

Legislation Text

CCP-2020-000008 (21 West, LLC)

Unfinished Business

4. 2020-1168 RZN-2020-000026: Rezone (5200 BLOCK OF W. WEDINGTON DR./PLANET STORAGE, LLC., 398): Submitted by BATES & ASSOCIATES, INC. for properties located at the 5200 BLOCK OF W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contains 3 parcels with approximately 1.32 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Ryan Umberger

Legislation Text

RZN-2020-000026 (Planet Storage)

5. 2020-1169 RZN-2020-000024: Rezone (916 N. SANG AVE./GLORIOUS ASSETS, INC., 442): Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 916 N. SANG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE. Planner: Ryan Umberger
THIS ITEM IS BEING TABLED UNTIL THE FEBURARY 8TH, 2021 PLANNING COMMISSION MEETING TO ALLOW FOR COMPLETION OF THE REQUIRED PUBLIC NOTIFICATION

Legislation Text

RZN-2020-000024 (Glorious Assets)

New Business

6. 2021-0048 ADM-2020-000020: Administrative Item (Planning Commission Bylaw Amendment): Submitted by CITY STAFF. The request is to eliminate the secret ballot when voting for Officers of the Planning Commission. Planner: Jonathan Curth

Legislation Text

ADM-2020-000020 (PC Bylaw Amend.)

7. 2021-0049 ADM-2020-000019: Administrative Item (2407 N. COLLEGE

AVE./HOUNDS LOUNGE CUP, 290): Submitted by CITY STAFF for property located at 2407 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.40 acres. The request is a follow up to CUP 17-5908 & ADM18-6501 to determine the progress of the landscaping along the fence between the building and the street. Planner: Jonathan Curth

Legislation Text

ADM-2020-000019 (Hounds Lounge)

8. 2021-0046 VAR-2020-000014: Variance (20 S. HILL AVE./PUTMAN HOUSE, 522): Submitted by EXPEDIENT CIVIL ENGINEERING, INC. for property located at 20 S. HILL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.67 acres. The request is for a variance to the driveway separation and greenspace requirements. Planner: Jessie Masters

Legislation Text

VAR-2020-000014 (Putnam House)

9. 2021-0045 VAR-2020-000013: Variance (N.E. OF 245 VAN ASCHE LOOP/OSBORNE OFC. BLDG., 262): Submitted by BATES & ASSOCIATES, INC. for property located N.E. OF 245 VAN ASCHE LOOP. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.98 acres. The request is for a variance to the maximum number of allowed parking spaces and greenspace requirements. Planner: Jonathan Curth

Legislation Text

VAR-2020-000013 (Osborne)

10. 2021-0043 CCP-2020-000009: Concurrent Plat (NORTH OF 3234 OAKLAND ZION RD./VAN HORN, 218): Submitted by REID & ASSOCIATES, INC. for property located NORTH OF 3234 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.30 acres. The request is for the concurrent plat of 3 residential lots. Planner: Jessie Masters

Legislation Text

CCP-2020-000009 (Van Horn)

11. 2021-0044 LSD-2020-000016: Large Scale Development (1800 N. PORTER RD./FAYETTEVILLE POLICE HQ & FIRE STATION, 364): Submitted by OLLSON ENGINEERING, INC. for property located at 1800 N. PORTER RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.60 acres. The request is for police department buildings with 82,630 square feet and

a fire station with 7,322 square feet and associated parking for both. Planner: Jonathan Curth

Legislation Text

LSD-2020-000016 (Fay. PD & FD)

12. 2021-0040 RZN-2020-000027: Rezone (1673 & 1675 N. FLORENE ST./HERMEZ-HERNANDEZ, 401): Submitted by ADRIANA HERMEZ for property located at 1673 & 1675 N. FLORENE ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.30 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Ryan Umberger

Legislation Text

RZN-2020-000027 (Hermez-Hernandez)

13. 2021-0041 RZN-2020-000028: Rezone (S.E. OF MICHAEL COLE RD. & WEDINGTON DR./KIDDER, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located S.E. OF MICHAEL COLE RD. & WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 5.00 acres. The request is to rezone the property to RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE. Planner: Jessie Masters

Legislation Text

RZN-2020-000028 (Kidder)

Items Administratively Approved by Staff

Agenda Session Item

2021-0062 Long Range Planning Subcommittee

Legislation Text

01-21-21 Long Range Packet

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