

Approved: June 2, 1970

MINUTES OF A PLANNING COMMISSION MEETING

The Fayetteville Planning Commission met at 7:00 A.M., Thursday, May 21, 1970, in the Directors Room of the City Administration Building, Fayetteville, Arkansas.

Members Present: Roy Clinton, Morton Gitelman, Dr. Walter Brown, Clark McClinton, Byron Boyd, Dr. James Mashburn, Ernest Jacks, Allan Gilbert, "Al" Donaubauer.

Members Absent: None.

Others Present: Wesley Howe, Harold Lieberenz, James Vissier.

This meeting was an adjournment of the May 19, 1970 meeting. The purpose of this meeting was to discuss the proposed land use map. Mr. McClinton questioned the advisability of showing the undeveloped areas to the East as R-1, Low Density Residential, on the proposed land use map. He noted that if it is shown on the land use and zoning map as R-1 and a rezoning petition is filed, the surrounding property owners object on the basis that both maps showed R-1 when they purchased the property.

The possibility of showing some heavier density in this area or merely indicating residential with no density on the land use map was discussed.

It was noted that the area around Hill Avenue and Putman Street which is currently zoned R-3 is proposed as R-2, Medium Density Residential. There are a number of apartments existing in this area conforming to the proposed R-3 density. These would all be nonconforming as proposed.

Harold Lieberenz stated there have been people in his office in recent months looking for an area East of College Avenue to develop into multi-family, low-rent, housing. They claim the federal government has refused to finance any more West of College Avenue.

Ernest Jacks listed the following questions he felt should be resolved:

1. Should the land use map predict more areas for medium density residential?
2. Should the land use map predict more areas for high density residential?
3. Should the land use map indicate some of these older areas as R-2?
4. Should we indicate medical uses along North Street? He thought this should be settled on the land use map.
5. Should land use predict shopping areas along the streets coming into town?

Mr. Vissier noted that the reason for some of the problems the City has had being difficult to solve is because they don't follow any patterns.

Since, from a practical and legal standpoint, land use is a prerequisite to zoning, how specific does the land use have to be was asked of Mr. Gitelman. Mr. Gitelman observed that there are four different categories of land use (residential, commercial, industrial, and auto related commercial). He did not think that legally the City is required to use a map, but the Planning Commission wanted more specific guidelines to go by.

Mr. Howe asked that the Planning Commission prepare a statement of policy as to why the land use map was developed for the Board of Directors.

Roy Clinton noted that the reasons the Eastern part of the City is undeveloped are (a) there is no sewer out there, (b) Clay Yoe was the first man to run a water line and push development of Highway 265, (c) there is no network of streets in the area. As he sees it, it will have to be left up to the individual developers to plan the development of this area.

Mr. Howe asked for a statement relative to the principles that should guide commercial development. He considered the land use map too specific and the plans too general. Mr. Vizzier said the plans are all set out in the report, but Mr. Howe asked for them in a more consolidated form.

The problem of the University of Arkansas not having communicated firm enough growth plans to the City was discussed.

Roy Clinton suggested that the Staff Consultant from the Northwest Arkansas Regional Planning Commission be asked to render an opinion on the land use map and zoning district map (proposed) to see if they find vagaries. Mr. Vizzier said they had forwarded a multi-paged statement to the Planning Commission some time ago.

Dr. Walter Brown moved that the Planning Commission recommend the entire General Plan 1970-1990, Volumes I and II complete with related maps including corrections to both the texts and maps to the Board of Directors for approval. Byron Boyd seconded. There was further discussion before the vote was taken.

Dr. Mashburn and Roy Clinton felt the area around North Street, University of Arkansas, and Washington Avenue, etc. should be handled on the land use map at least.

Allan Gilbert made a statement in which he asked:

"Do you want to encourage large lots with nice homes? Do we wish to discourage low cost housing? Do we want to encourage this as a medical center for Northwest Arkansas? Do we want to encourage or discourage industry? Do we want to improve what we have got or add on everything that comes by? What we are doing here should comply and follow the things we want Fayetteville to be."

Mr. McClinton stated that he was ready to submit the two volumes and maps to the Board of Directors for their approval with the understanding

Vol I
Vol II

that the R-1 shown on the land use map to the East of Fayetteville is residential only and not R-1, and that the commercial areas at major intersections on the land use map does not designate the boundaries of the commercial development, but only the approximate total area around each intersection to be developed commercially.

Dr. Mashburn asked whether on the proposed land use map any allowance will be made on North Street for further medical services. Morton Gitelman remarked that since the proposed land use for this area is residential and offices for not more than four doctors is a permitted use in the medium and high density residential districts on appeal to the Planning Commission, this would constitute allowance for medical services in this area.

A vote was taken on Dr. Brown's motion. It was approved unanimously and the Commission recommends the complete General Plan 1970-1990 to the Board of Directors for approval subject to the corrections the Planning Commission has made in the Plan.

XXXXXXXXXXXXXXXXXXXXX RESOLUTION PC 4-70 XXXXXXXXXXXXXXXXXXXXXXXX
Byron Boyd moved that the area bounded by University Avenue on the East down to the railroad tracks, then Southwest along the railroad tracks to Highway 62 West, North of Highway 62 West, and East of Buchanan Avenue, and South of Center Street be depicted on the proposed zoning map as R-3. Ernest Jacks seconded the motion and it was approved unanimously.

The meeting was adjourned at 9:55 A.M.

RESOLUTION PC 4-70

WHEREAS, the City Planning Commission has had under study a report prepared by James Vissier, Planning Consultant, known as "General Plan 1970-1990, Volumes I and II" having incorporated therein a proposed zoning district map for the City of Fayetteville, Arkansas, and

WHEREAS, public hearings were held by the City Planning Commission Thursday, February 19, 1970, and Friday, February 20, 1970, fifteen (15) days after said plans were placed on display in the Office of City Planning and after a notice was published in the Northwest Arkansas Times, a newspaper of general circulation, and

WHEREAS, after the public hearings and after further considerations and revisions of said plans by the Planning Commission, the Planning Commission voted on May 21, 1970, to make a recommendation to the Board of Directors on "General Plan 1970-1990, Volumes I and II" incorporated with a proposed zoning district map for the City of Fayetteville, Arkansas.

NOW, THEREFORE, BE IT RECOMMENDED BY THE CITY PLANNING COMMISSION TO THE BOARD OF DIRECTORS OF THE CITY OF FAYETTEVILLE, ARKANSAS:

SECTION 1. That "General Plan 1970-1990, Volumes I and II" with revisions made by the Planning Commission be adopted as guidelines for future development and planning for the City of Fayetteville, Arkansas.

SECTION 2. That ordinances be enacted for the purpose of adopting Volume II of General Plan 1970-1990 which includes the following:

- (a) Land Use Map for the City of Fayetteville, Arkansas.
- (b) Master Street Plan for the City of Fayetteville, Arkansas.
- (c) Capital Improvements Program for the City of Fayetteville, Arkansas.
- (d) Zoning Regulations for the City of Fayetteville, Arkansas.
- (e) Zoning District Map for the City of Fayetteville, Arkansas.
- (f) Subdivision Regulations for the City of Fayetteville, Arkansas.

PASSED AND APPROVED THIS 21st day of May, 1970.

APPROVED:

Clark McClinton, Chairman