

**Planning Commission
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Planning Commissioners

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**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
June 10, 2013**

A meeting of the Fayetteville Planning Commission will be held on June 10, 2013 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Consent:

1. Approval of the minutes from the May 28, 2013 meeting.
2. **PPL 13-4387: Preliminary Plat (3031 N. GULLEY RD./MCLELLAND, 259):** Submitted by JAY MCLELLAND for property located near the intersection of Sagely Lane and Gulley Roads. The property is in the PLANNING AREA and contains approximately 5.47 acres. The request is for a residential subdivision with 4 single family lots.
Planner: Quin Thompson
3. **ADM 13-4407: Administrative Item (175 W. MARTIN LUTHER KING BLVD./CHURCH PROPERTIES, 523):** Submitted by JACOBS & NEWELL CO. for property located at 175 WEST MARTIN LUTHER KING BOULEVARD. The property is zoned DG, DOWNTOWN GENERAL and contains one lot totaling 0.24 acres. The request is one year/three installments for payment of parks impact fees for LSP 13-4386.
Park Planner: Carole Jones
Planner: Andrew Garner
4. **VAC 13-4385: Vacation (867 N. COLLEGE AVE./PINE TREE/BEACON FLATS, 445/446):** Submitted by CIVIL DESIGN ENGINEERING for properties located around 867 NORTH COLLEGE AVENUE. The property is zoned DG, DOWNTOWN GENERAL. The request is to vacate two utility easements. Planner: Jesse Fulcher

Old Business:

5. **CUP 13-4365: Conditional Use Permit (1720 E. ZION RD./TRICON, 136):** Submitted by TCM ENTERPRISES for property located at 1720 EAST ZION ROAD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.15 acres. The request is for a conditional use permit for a wireless communications facility (Use Unit 36).
Planner: Jesse Fulcher
THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL THE JUNE 24, 2013 MEETING.

New Business:

6. **CUP 13-4381: Conditional Use Permit (1649 N. VIEWPOINT DR./JARRATT, 409):** Submitted by HUGH JARRATT for property located at 1649 NORTH VIEWPOINT DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.34 acres. The request is to allow an accessory structure prior to construction of single family dwelling.
Planner: Jesse Fulcher

7. CUP 13-4390: Conditional Use Permit (210 S. CROSSOVER RD./CENTRAL EMS, 527): Submitted by BECKY STEWART for property located at 210 SOUTH CROSSOVER ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 4.60 acres. The request is to allow emergency ambulance station, Use Unit 5, in the RSF-4 zoning district. Planner: Jesse Fulcher

8. CUP 13-4392: Conditional Use Permit (1910 N. OLD WIRE RD./SEQUOYAH (UMC), 369): Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at 1910 NORTH OLD WIRE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, and contains approximately 7.22 acres. The request is a conditional use permit to bring the existing church into compliance and permit an addition, Use Unit 4, in the RSF-4 zoning district. Planner: Andrew Garner

9. RZN 13-4384: Rezone (1315 N. RUPPLE RD./LEISURE HOMES, 400): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 1315 NORTH RUPPLE ROAD. The property is zoned RSF-7, RESIDENTIAL SINGLE-FAMILY, 7 UNITS PER ACRE and contains approximately 6.89 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE, and RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE.

Planner: Quin Thompson

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.

A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.