

**Planning Commission
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Planning Commissioners

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**Tentative Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
June 24, 2013**

A meeting of the Fayetteville Planning Commission will be held on June 24, 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 June 10, 2013 meeting.
2. **VAC 13-4402: Vacation (2111 MARTIN LUTHER KING/PANDA EXPRESS, 559):** Submitted by LOREL HOFFMAN for property located at 2111 MARTIN LUTHER KING. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.01 acre. The request is to vacate a portion of a water and sewer easement on the subject property. Planner: Jesse Fulcher
3. **VAC 13-4421: Vacation (100 W. DICKSON ST./COLLIERS DRUG STORE, 484):** Submitted by KAREN KING for property located around 100 WEST DICKSON STREET. The property is zoned MSC, MAIN STREET CENTER. The request is to vacate a 15-foot wide alley located on the northern portion of the Collier's Drugstore site. Planner: Andrew Garner
4. **PPL 13-4382: Preliminary Plat (1249-1203 W. CATO SPRINGS RD./CATO SPRINGS INDUSTRIAL PARK, 638):** Submitted by CRAFTON TULL for property located at 1249-1203 WEST CATO SPRINGS ROAD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL AND RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 17.04 acres. The request is for three industrial lots. Planner: Andrew Garner

New Business:

5. **ADM 13-4397: Administrative Item (OAKBROOKE PZD PHASE III, 361):** Submitted by PARADIGM DEVELOPMENT for property located at OAKBROOKE PHASE III. The property is zoned Oakbrooke III R-PZD 09-3439 and contains a total of 26.76 acres. The request is to modify Oakbrooke Phase III, RPZD 09-3439, by reducing the number of dwelling units and adjusting alley ways. Planner: Jesse Fulcher
6. **ADM 13-4420: Administrative Item (OAKBROOKE PZD PHASE I, 361):** Submitted by PARADIGM DEVELOPMENT for property located at OAKBROOKE PHASE I. The property is zoned Oakbrooke I R-PZD 05-1463 and contains a total of 3.82 acres. The request is to modify Oakbrooke Phase I, RPZD 05-1463, by constructing an alley to serve Lots 1-17. Planner: Jesse Fulcher

7. ADM 13-4379: Administrative Item (3075 N. MARKET AVE./FRICKIN CHICKEN, 252): Submitted by CLAYTON SCOTT for property located at 3075 NORTH MARKET AVENUE. The property contains approximately 0.25 acre and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is a variance to allow for a temporary retail structure to remain on the property for longer than 90 days. Planner: Andrew Garner

8. 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

Old Business:

9. ADM 13-4330: Administrative Item (SW CORNER 15TH STREET AND RAZORBACK ROAD, 599): Submitted by Crafton & Tull for property located at the SW CORNER OF 15TH STREET AND RAZORBACK ROAD. The property is zoned Urban Thoroughfare and contains approximately 4.42 acres. The request is for a variance of the Streamside Protection Zones, Parking Lot Landscaping, and Parking in the Build-to zone. Floodplain Administrator: Sarah Wrede Planner: Andrew Garner Urban Forester: Megan Dale

New Business:

10. ADM 13-4408: (BICYCLE PARKING CODE AMENDMENTS): Submitted by CITY PLANNING STAFF. The request is to amend Chapter 172 to revise the bicycle rack location requirements and review.

Planning Staff

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.