

**Planning Commission
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**Draft Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
August 12, 2013**

A meeting of the Fayetteville Planning Commission will be held on August 12, 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 July 22, 2013 meeting.

New Business:

2. ADM 13-4435: Administrative Item (464 E. JOYCE BLVD./TROPICAL SNO, 134): Submitted by ZHANNA WISKUR for property located at 464 EAST JOYCE BOULEVARD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains a total of 9.00 acres. The request is a variance to allow for a temporary retail structure to remain on the property for longer than 90 days. Planner: Jesse Fulcher

3. ADM 13-4436: Administrative Item (3075 N. COLLEGE AVE./TROPICAL SNO, 252): Submitted by ZHANNA WISKUR for property located at 3075 NORTH COLLEGE AVENUE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains a total of 1.84 acres. The request is a variance to allow for a temporary retail structure to remain on the property for longer than 90 days. Planner: Jesse Fulcher

4. ADM 13-4464: Administrative Item (617 N. COLLEGE AVE./LO'S SWEET TREATS, 445): Submitted by LAUREN FRENCH for property located at 617 NORTH COLLEGE 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 (airstream trailer) to remain on the property for longer than 90 days. Planner: Andrew Garner

5. ADM 13-4473: Administrative Item (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 252): Submitted by JOE PERME for property located at 1923 E. JOYCE BOULEVARD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS/ACRE and contains approximately 40 acres. The request is for a variance of the Urban Residential Design Standards. Planner: Jesse Fulcher

6. LSD 13-4442: Large Scale Development (CORNER OF TIMBERLAND LN. & BLACK FOREST DR./FIRST SECURITY BANK, 440): Submitted by ENGINEERING SERVICES, INC. for property located at the CORNER OF TIMBERLAND LANE AND BLACK FOREST DRIVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.03 acres. The request is to build a 2,166 square foot bank with associated parking. Planner: Quin Thompson

7. CUP 13-4440: Conditional Use Permit (2008 N. CLEVELLAND ST./BOYD, 442): Submitted by ALAN REID AND ASSOCIATES for property located at 2008 NORTH CLEVELLAND STREET. The property is zoned RSF-4,

RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains one lot totaling 1.86 acres. The request is for a conditional use permit to allow a tandem lot.
Planner: Jesse Fulcher

8. CUP 13-4449: Conditional Use Permit (1674 N. FOREST HEIGHTS/HUGHES, 406): Submitted by SHELLI HUGHES for property located at 1674 NORTH FOREST HEIGHTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.25 acres. The request is for a conditional use permit to allow home child care (Use Unit 24), in a RSF-4 zoning.
Planner: Andrew Garner

9. RZN 13-4438: Rezone ((845 N. 46th AVE./WEDINGTON, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for property located at 845 NORTH 46TH AVENUE. The property is zoned NC, NEIGHBORHOOD CONSERVATION, R-O, RESIDENTIAL OFFICE, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, CS, COMMUNITY SERVICES, AND R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains lots totaling 13.31 acres The request is to rezone the property to 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.