

**Planning Commission
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Planning Commissioners

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**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
August 26, 2013**

A meeting of the Fayetteville Planning Commission will be held on August 26, 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 August 12, 2013 meeting.
2. **VAC 13-4459: Vacation (201 W MOUNTAIN ST, 523):** Submitted by WILLIAM RUDASILL, PE for property located at 201 W. MOUNTAIN STREET. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.15 acres. The request is to vacate a portion of a utility easement. Planner: Jesse Fulcher
3. **VAC 13-4460: Vacation (423 PRAIRIE AVE, 523):** Submitted by JACOBS NEWELL for property located at 423 Prairie Ave. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.16 acres. The request is to vacate an access easement. Planner: Andrew Garner
4. **CCP 13-4453: Concurrent Plat (CORNER OF MISSION BLVD. AND WINWOOD DR., 370):** Submitted by PENNY LANE CONSTRUCTION for property located 1857 WINWOOD DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY and contains approximately 1.02 acres. The request is to split the lot into two parcels. Planner: Andrew Garner
5. **ADM 13-4474: Administrative Item (1724 N. ROCKWOOD TRAIL./KING, 448):** Submitted by DAVID MCKEE for property located at 1724 N. ROCKWOOD TRAIL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.09 acres. The request is for an Access Management variance for a new driveway onto Pembroke Road, a Collector. Planner: Andrew Garner

Old Business:

6. **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 and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains 12.42 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, AND RSF-7, RESIDENTIAL SINGLE FAMILY SEVEN UNITS PER ACRE. Planner: Quin Thompson
THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL SEPTEMBER 9, 2013

New Business:

7. CUP 13-4454: Conditional Use Permit (1001 W MARTIN LUTHER KING BLVD., 522): Submitted by JOHN DAVIDSON. for property located at the 1001 W MARTIN LUTHER KING BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 4.67 acres. The request is for a conditional use for a parking lot.

Planner: Quin Thompson

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL SEPTEMBER 9, 2013

8. CUP 13-4456: Conditional Use Permit (ADVENTURE SUBARU/2269 HENBEST RD, 324): Submitted by JORGENSEN & ASSOCIATES for property located at 2269 HENBEST RD. The property contains approximately 4.55 acres. The request is for Conditional Use for an off-site parking lot/vehicle display area in the Community Services zoning district.

Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL SEPTEMBER 9, 2013

9. ADM 13-4485: Administrative Item (WEST CENTER APARTMENTS LSD 12-4275, 483): Submitted by MODUS STUDIO for property located at the SOUTHWEST CORNER OF CENTER AND DUNCAN. The property is zoned DG, DOWNTOWN GENERAL AND RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains 2.75 acres. The request is to amend the conditions of approval of the large scale development.

Planner: Jesse Fulcher

10. CUP 13-4462: Conditional Use Permit (3335 W MT. COMFORT RD, 362): Submitted by PATHWAY BAPTIST CHURCH for property located at 3335 W MT. COMFORT ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY and contains approximately 0.54 acres. The request is for a conditional use to allow a church use in the RSF-4 zoning district.

Planner: Andrew Garner

11. RZN 13-4461: Rezone (123 E. CLEBURN ST./STOVER, 446): Submitted by ELIZABETH STOVER for property located at 123 E. CLEBURN STREET. The property is zoned C2, THOROUGHFARE COMMERCIAL, and contains approximately 0.20 acres. The request is rezone the property to DG, DOWNTOWN GENERAL.

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.