

**Planning Commission
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Planning Commissioners

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**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
September 23, 2013**

A meeting of the Fayetteville Planning Commission will be held on September 23, 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 September 9, 2013 meeting.
2. **ADM 13-4488: Administrative Item (DICKSON ST. & WEST AVE./WATERS, 484):** Submitted by JON WATERS for property located SOUTHEAST CORNER OF DICKSON STREET AND WEST AVENUE. The property is zoned MSC, MAIN STREET CENTER and is on the public sidewalk. The request is a variance for a sidewalk vendor cart that is five inches wider than permitted. Planner: Andrew Garner
3. **VAC 13-4478: Vacation (TWIN CREEKS VILLAGE LOT 19B4, 211):** Submitted by MCCLELLAND CONSULTING for property located at 163 VAN ASCHE LOOP. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.18 acres. The request is to vacate a portion of a drainage easement on property. Planner: Quin Thompson
4. **ADM 13-4487 (LINKS AT FAYETTEVILLE PZD MODIFICATION #3).** Submitted by Jorgensen and Associates, Inc. for property located on the north side of Wedington drive and east of Ruppel Road. The property is zoned R-PZD 07-2452 and contains approximately 152.23 acres. The request is to modify the zoning criteria for Planning Area 1 to allow a drive-thru restaurant at the northeast corner of Wedington Drive and Golf Club Drive and to modify the architectural design requirements. Planner: Andrew Garner
5. **CCP 13-4484: Concurrent Plat (OAKBROOKE III REPLAT, 361):** Submitted by BATES AND ASSOCIATES for property located at OAKBROOKE RPZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.16 acres. The request is to replat 10 existing lots into 17 single-family lots. Planner: Jesse Fulcher
6. **ADM 13-4506: Administrative Item (124 W. SOUTH ST./BAILEY, 523):** Submitted by LISA SKILES for property located at 124 WEST SOUTH STREET. The property is zoned DG, DOWNTOWN GENERAL and contains a total of 0.05 acre. The request is a variance of the Downtown Design Overlay District requirements to permit a privacy fence for a new single family residence.

Old Business:

7. 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

8. CUP 13-4454: Conditional Use Permit (1001 W MARTIN LUTHER KING BLVD., 522): Submitted by JOHN DAVIDSON for property located at 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

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.