

**Planning Commission
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Kyle Cook, Vice-Chair
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Planning Commissioners

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**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
September 9, 2013**

A meeting of the Fayetteville Planning Commission will be held on September 9, 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 26, 2013 meeting.

Old Business:

2. 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 INDEFINITELY.

3. CUP 13-4469: Conditional Use Permit (845 N. 46th STREET, 438): Submitted by CIVIL DESIGN ENGINEERINGS, INC. for property located at 845 N. 46TH STREET. The property is zoned NC, NEIGHBORHOOD CONSERVATION and RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 13.47 acres. The request is to allow an accessory structure on a property without a principal structure.
Planner: Quin Thompson

4. CUP 13-4440: Conditional Use Permit (2008 N. CLEVELAND ST./BOYD, 442): Submitted by ALAN REID AND ASSOCIATES for property located at 2008 NORTH CLEVELAND 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

5. 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

THE APPLICANT HAS THIS ITEM BE TABLED TO THE SEPTEMBER 23, 2013 PLANNING COMMISSION MEETING.

6. 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

Staff recommends that this item be tabled until the September 23, 2013 meeting.

New Business:

7. PPL 13-4404: Preliminary Plat (W. OF N. 54TH ST. AND E. OF W. PERSIMMON ST./LEGACY PH V, 475): Submitted by BATES AND ASSOCIATES for property located WEST OF NORTH 54TH STREET AND EAST OF WEST PERSIMMON STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 32.83 acres. The request is for a residential subdivision with 108 single family lots. Planner: Andrew Garner

8. CUP 13-4470: Conditional Use Permit (1755 FALLBROOK, 359): Submitted by CANDICE SAWIN for property located at 1755 FALLBROOK WAY. The property is zoned RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.19 acres. The request is for a home daycare. Planner: Jesse Fulcher

9. RZN 13-4467: Rezone (MOUNT COMFORT AND SHILOH/KUM & GO, 324): Submitted by CEI ENGINEERING for property located at THE NORTHWEST CORNER OF MOUNT COMFORT AND SHILOH. The property is zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS/ACRE. and contains approximately 1.65 acres. The request is rezone the property to C-1, NEIGHBORHOOD COMMERCIAL. Planner: Jesse Fulcher

10. ADM 13-4486: Administrative Item (UNIFIED DEVELOPMENT CODE AMENDMENT TO CHAPTER 178, OUTDOOR VENDORS): Submitted by SUSTAINABILITY AND STRATEGIC PLANNING STAFF to amend chapter 178, Outdoor Vendors. Several changes are proposed including the allowance of outdoor mobile vendor courts and an increase in the permit timeframe. Planner: Leif Olson

STAFF RECOMMENDS THIS ITEM BE TABLED UNTIL OCTOBER 14, 2013

The following item has been approved administratively by staff:

- **LSP 13-4412: Lot Split (1502 N. LEVERETT AVE./MULLINS, 405):** Submitted by JORGENSEN AND ASSOCIATES for property located at 1502 NORTH LEVERETT AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains one lot totaling 0.43 acres. The request is for a lot split resulting in two tracts of approximately 0.22 and 0.21 acres. Planner: Andrew Garner

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.