

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

Blake Pennington  
William Chesser  
Ron Autry  
Ryan Noble  
Porter Winston  
Tracy Hoskins

**Final Agenda**  
**City of Fayetteville, Arkansas**  
**Planning Commission Meeting**  
**October 28, 2013**

A meeting of the Fayetteville Planning Commission will be held on October 28, 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 October 14, 2013 meeting.

2. **VAC 13-4516: Vacation (BRENDA DRIVE, COURT STREET, WALTON STREET, ALLEY/UNIVERSITY OF ARKANSAS, 482):** Submitted by DEVELOPMENT CONSULTANTS, INC. for properties located at WEST OF RAZORBACK ROAD AND NORTH OF CENTER STREET. The request is to vacate the right-of-way of Brenda Drive, Court Street, Walton Street, and a 30-foot wide alley off of Hotz Drive.

Planner: Jesse Fulcher

**New Business:**

3. **ADM 13-4512: Administrative Item (WEDINGTON DRIVE AND SALEM ROAD/FOREST HEIGHTS PZD MODIFICATION TO PLANNING AREA 2, 440):** Submitted by MORRISON SHIPLEY ENGINEERS for property located in the Forest Hills Development at Wedington Drive and Salem Road. The property is zoned R-PZD FOREST HILLS. The request is to modify the zoning criteria for Planning Area 2 to change the density and use.

Planner: Jesse Fulcher

4. **ADM 13-4513: Administrative Item (WEDINGTON DRIVE AND SALEM ROAD/FOREST HEIGHTS PZD MODIFICATION TO PLANNING AREA 5, 440):** Submitted by MORRISON SHIPLEY ENGINEERS for property located in the Forest Hills Development at Wedington Drive and Salem Road. The property is zoned R-PZD FOREST HILLS. The request is to modify the zoning criteria for Planning Area 5 to change the density and layout.

Planner: Jesse Fulcher

5. **ADM 13-4539: Administrative Item (4732 CASTLEWOOD LN, 99):** Submitted by BLEW AND ASSOCIATES for property located at 4732 CASTLEWOOD LANE. The property is zoned R-O, Residential Office and contains approximately 0.58 acres. The request is for a variance of the 15-foot greenspace requirement between the street right-of-way and parking lot.

Planner: Quin Thompson

**6. CUP 13-4514: Conditional Use Permit (1728 E. MISSION BOULEVARD/FAIRVIEW MEMORIAL CEMETERY, 370):** Submitted by RAYMOND SMITH for property located at 1728 E. MISSION BOULEVARD. The property is zoned R-A RESIDENTIAL AGRICULTURAL and contains approximately 28.13 acres. The request is for a conditional use permit to bring the existing cemetery into compliance and for construction of a new columbaria. Planner: Quin Thompson

**7. ADM 13-4510 Administrative Item (CHAPTER 166.08 ACCESS MANAGEMENT).** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 166.08. The proposal is to amend block layout and connectivity requirements. Planner: Jesse Fulcher

**8. CUP 13-4519: Conditional Use Permit (2070 N. GARLAND AVENUE/CHILD CARE CENTER, 174):** Submitted by MARSHA BILDERBACK for property located at 2070 N. GARLAND AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 4.10 acres. The request is for a conditional use permit to allow a child care facility (Use Unit 4). Planner: Andrew Garner

**9. ADM 13-4529: Administrative Item (PLANNING AREA BOUNDARY):** Submitted by City Staff for revisions to the Planning Area boundary map to be consistent with recent changes in state statute. Development Services Director: Jeremy Pate

**Discussion Item:**

**10. (BUILDING HEIGHT REGULATIONS):** Submitted by Planning Staff at the request of City Council to review and discuss proposed amendments to Chapter 164.11 Height and Setback Regulations; Exceptions. Development Services Director: Jeremy Pate

**The following items have been approved administratively by staff:**

- **LSP 13-4515: Lot Split (888 MORNINGSIDE DRIVE/SUGG, 563):** Submitted by ALAN REID for property located at 888 MORNINGSIDE DRIVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.38 acres. The request is to split the parcel into two lots of 0.18 and 0.20 acres. Planner: Quin Thompson
- **LSP 13-4498: Lot Split (4081 N. CROSSOVER RD./NAPLES, 138):** Submitted by JORGENSEN AND ASSOCIATES for property located at 4081 NORTH CROSSOVER ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE AND R-O, RESIDENTIAL-OFFICE. The request is for a lot split and property line adjustment to the subject property resulting into four tracts of approximately 1.56, 2.77, 0.85, and 1.13 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.*