

Planning Commission
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Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
November 12, 2013

A meeting of the Fayetteville Planning Commission will be held on November 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. ADM 13-4528: Administrative Item (112 W. BOLES ST./OLD BUILDING, 484): Submitted by OLD BUILDINGS, LLC for property located at 112 W. BOLES STREET. The property contains approximately 0.08 acres and is zoned NC, NEIGHBORHOOD CONSERVATION. The request is a variance to allow a curb-cut variance.

Planner: Quin Thompson

2. ADM 13-4541: Administrative Item (4520 N CROSSOVER/NELSON-BERNA, 99): Submitted by ENGINEERING SERVICES, INC. for property located at 4520 N. CROSSOVER ROAD. The property contains approximately 3.07 acres and is zoned R-O, RESIDENTIAL OFFICE. The request is for a variance of the Access Management Ordinance.

Planner: Jesse Fulcher

New Business:

3. ADM 13-4526: Administrative Item (617 N. COLLEGE AVE./MGB PHOTO, 445): Submitted by MALLORY BERRY for property located at 617 NORTH COLLEGE AVENUE. The property contains approximately 0.25 acres and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is for a variance to allow a temporary retail structure (airstream trailer) to remain on the property for longer than 90 days.

Planner: Quin Thompson

4. LSD 13-4490: Large Scale Development (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 175): Submitted by CRAFTON TULL for property located at 1923 EAST JOYCE BOULEVARD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 9.26 acres. The request is to build a fitness center and assisted living center with associated parking.

Planner: Jesse Fulcher

5. CUP 13-4507: Conditional Use Permit (1923 E. JOYCE BLVD./BUTTERFIELD TRAIL VILLAGE, 175): Submitted by CRAFTON TULL for property located at 1923 EAST JOYCE BOULEVARD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 9.26 acres. The request is for a conditional use permit to allow an Assisted Living Facility (Use Unit 4), in a RMF-24 zoning.

Planner: Jesse Fulcher

6. LSD 13-4523: Large Scale Development (3399 W. BLACK FOREST DR./NW MEDICAL CLINIC, 440): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3399 WEST BLACK FOREST DRIVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.83 acres. The request is to build 13,477 sq. ft. medical clinic with associated parking.

Planner: Andrew Garner

7. CUP 13-4522: Conditional Use Permit (3399 W. BLACK FOREST DR./NW MEDICAL CLINIC, 440): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 3399 WEST BLACK FOREST DRIVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.83 acres. The request is for parking above the maximum allowed by UDC.

Planner: Andrew Garner

8. RZN 13-4520: Rezone (S. OF MARTIN LUTHER KING BLVD. AND EAST OF S. BEECHWOOD/EATON, 560): Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF MARTIN LUTHER KING BOULEVARD AND EAST OF SOUTH BEECHWOOD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 12.48 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Quin Thompson

9. RZN 13-4521: Rezone (2468 N. CROSSOVER RD./LYNWOOD ESTATES, 294): Submitted by BEN ISRAEL for property located at 2468 NORTH CROSSOVER ROAD. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE and contains approximately 4.66 acres. The request is rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Andrew Garner

The following items have been approved administratively by staff:

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.