

**Planning Commission
Officers**

Craig Honchell, Chair
Kyle Cook, Vice-Chair
Sarah Bunch, Secretary



Planning Commissioners

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

**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
November 25, 2013**

A meeting of the Fayetteville Planning Commission will be held on November 25, 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 28, 2013 meeting.
2. Approval of the minutes from the November 12, 2013 meeting.
3. **VAC 13-4533: Vacation (2732 & 2734 WILDWOOD/LEGACY, 363):** Submitted by BATES & ASSOCIATES for property located at the 2732 & 2734 WILDWOOD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.15 acre. The request is to vacate a utility and drainage easements. Planner: Quin Thompson

New Business:

4. **ADM 13-4527: Administrative Item (731 RAZORBACK/PRESTRIDGE, 560):** Submitted by RUSTY AND TARA PRESTRIDGE for property located at 731 RAZORBACK ROAD. The property contains approximately 0.73 acres and is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL. The request is for a variance to allow a temporary retail structure to remain on the property for longer than 90 days. Planner: Quin Thompson
5. **CUP 13-4535: Conditional Use Permit (1481 W. VAN ASCHE DR./NWA TOWING & RECOVERY, 209):** Submitted by AMANDA MANNING for property located at 1481 WEST VAN ASCHE DRIVE. The property contains approximately 2.68 acres and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is to operate a towing facility and impound yard on the property. Planner: Andrew Garner
6. **RZN 13-4538: Rezone (RAZORBACK RD./VICTORY COMMONS, 560):** Submitted by PARADIGM DEVELOPMENT for property located at RAZORBACK ROAD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 5.17 acres. The request is to rezone the property to UT, Urban Thoroughfare. Planner: Quin Thompson

7. RZN 13-4536: Rezone (4310 W. MARTIN LUTHER KING BLVD./EDWARDS, 594): Submitted by BATES & ASSOCIATES, INC. for property located at 4310 WEST MARTIN LUTHER KING BOULEVARD. The property contains approximately 4.42 acres and is zoned R-A, Residential Agricultural. The request is rezone the property to C-1, Neighborhood Commercial. Planner: Andrew Garner

8. ADM 13-4331: (URBAN AGRICULTURE CODE AMENDMENTS): Submitted by SUSTAINABILITY & STRATEGIC PLANNING staff. This request is to amend Chapters 151, 162, 163 and 164 to modify regulations associated with Animals and Fowl, and Urban Agriculture. Staff: Peter Nierengarten
STAFF RECOMMENDS TABLING THIS ITEM UNTIL THE DECEMBER 9, 2013 PLANNING COMMISSION MEETING.

The following item has been approved administratively by staff:

LSP 13-4537: Lot Split (CORNER N. HAZELTINE DR. & W. WINTER EVEING PL./HOSKINS, 361): Submitted by BATES & ASSOCIATES for property located at the CORNER OF NORTH HAZELTINE DRIVE AND WEST WINTER EVEING PLACE. The property contains approximately 0.50 acre and is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE. The request is for a lot split resulting in three tracts of approximately 0.17, 0.18, and 0.14 acres. 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.