

Planning Commission
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Planning Commissioners

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Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
January 13, 2014

A meeting of the Fayetteville Planning Commission will be held on January 13, 2014 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Agenda Session Presentations, Reports and Discussion Items

- **Announcement of election of officers and terms of office**

Call to Order

Roll Call

Consent:

1. Approval of the minutes from the December 9, 2013 meeting.

2. **VAC 13-4567: Vacation (1851 E. HUNTSVILLE ROAD/KUM AND GO, 565):** Submitted by CEI ENGINEERING for property located at 1851 EAST HUNTSVILLE ROAD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.93 acres. The request is to vacate a water/sewer easement.
Planner: Jesse Fulcher

3. **VAC 13-4587: Vacation (1285 E. MILSAP ROAD/CHRISTIAN LIFE CATHEDRAL, 213):** Submitted by JORGENSEN AND ASSOCIATES for property located at 1285 E. MILSAP ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.83 acres. The request is to vacate unconstructed right-of-way.
Planner: Jesse Fulcher

Old Business:

4. **LSD 13-4524: Large Scale Development (INTERSECTION OF W. CENTER ST. & S. HILL AVE./HARVEY'S HILL, 483):** Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at the INTERSECTION OF WEST CENTER STREET AND SOUTH HILL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and DG, DOWNTOWN GENERAL and contains approximately 2.08 acres. The request is to build 175 units with a parking deck.

Planner: Andrew Garner

5. ADM 13-4331: (UDC AMENDMENT: 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

New Business:

6. ADM 13-4584: Administrative Item (617 N. COLLEGE AVENUE/ZUPPA ZUPPA, 445): Submitted by ANN HARRIS 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

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED UNTIL THE JANUARY 27, 2014 MEETING.

7. ADM 13-4604: Administrative Item (ECO DOWNTOWN LSD EXTENSION #2, 484): Submitted by U ARK Land Venture, LP for property located southwest of the intersection of WEST LAFAYETTE STREET AND NORTH CAMPBELL AVENUE. The property is zoned DG, DOWNTOWN GENERAL and MSC, Main Street Center, and contains approximately 2.85 acres. The request is for an extension and a major modification to the previously approved Eco Downtown large scale development (LSD 11-3992). Planner: Quin Thompson

8. CUP 13-4569: Conditional Use Permit (NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE/KUM & GO, 329): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER MOUNT COMFORT ROAD AND SHILOH DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.69 acres. The request is for a conditional use permit to allow additional parking. Planner: Jesse Fulcher

9. LSD 13-4568: Large Scale Development (NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE/KUM & GO, 329): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.69 acres. The request is to build a 4,991 square foot gas station with associated parking. Planner: Jesse Fulcher

10. CUP 13-4593: Conditional Use Permit (495 W. DICKSON STREET/WALTON ART CENTER, 484): Submitted by CRAFTON TULL AND ASSOCIATES for property located at 495 WEST DICKSON STREET. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 4.13 acres. The request is for a conditional use permit to allow off-site parking for Walton Arts Center expansion. Planner: Jesse Fulcher

11. LSD 13-4583: Large Scale Development (495 W. DICKSON STREET/WALTON ART CENTER, 484): Submitted by CRAFTON TULL AND ASSOCIATES for property located at 495 WEST DICKSON STREET. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 4.13 acres. The request is for a 15,500 square foot expansion to the existing building. Planner: Jesse Fulcher

12. CUP 13-4589: Conditional Use Permit (560 N. RUPPLE ROAD/BOYS AND GIRLS CLUB, 439): Submitted by BATES AND ASSOCIATES for property located at 560 NORTH RUPPLE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 9.51 acres. The request is for a conditional use permit to allow Use Unit 4, Cultural and recreational facilities, in an R-A zoning. Planner: Jesse Fulcher

13. LSD 13-4586: Large Scale Development (560 N. RUPPLE ROAD/BOYS AND GIRLS CLUB, 439): Submitted by BATES AND ASSOCIATES for property located at 560 NORTH RUPPLE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 9.51 acres. The request is for an 18,965 square foot expansion to the existing building. Planner: Jesse Fulcher

14. CUP 13-4575: Conditional Use Permit (500 N. VINSON AVENUE/HOUSE FAMILY, 447): Submitted by HELLER CAD CONSULTING for property located at 500 NORTH VINSON AVENUE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is for a conditional use permit to allow two tandem lots.
Planner: Quin Thompson

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED UNTIL THE JANUARY 27, 2014 MEETING.

15. CUP 13-4576: Conditional Use Permit (EAST OF STONE MOUNTAIN DRIVE/R.BRISEL, 489): Submitted by JORGENSEN & ASSOCIATES for property located EAST OF THE DEAD END OF STONE MOUNTAIN DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 38.25 acres. The request is for a conditional use permit to allow a tandem lot.
Planner: Quin Thompson

16. CUP 13-4574: Conditional Use Permit (825 S. STONEBRIDGE ROAD/HAMMANS, 566): Submitted by HOWARD HAMMANS JR. for property located at 825 SOUTH STONEBRIDGE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.83 acres. The request is for a conditional use permit to allow a Plant Nursery (Use Unit 2), City-wide uses by conditional use permit.
Planner: Andrew Garner

17. RZN 13-4573: Rezone (825 S. STONEBRIDGE ROAD/HAMMANS, 566): Submitted by HOWARD HAMMANS JR. for property located at 825 SOUTH STONEBRIDGE ROAD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.84 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES.
Planner: Andrew Garner

18. RZN 13-4578: Rezone (6316 W. WEDINGTON DRIVE/MORLAN, 396): Submitted by WILLIAM JENKINS for property located at 6316 W. WEDINGTON DRIVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.87 acre. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.
Planner: Quin Thompson

19. RZN 13-4571: Rezone (NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE/WEDINGTON NEIGHBORHOOD PLAN ZONE 1, 400): Submitted by CITY OF FAYETTEVILLE PLANNING DIVISION for properties located at the NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. GOLF CLUB DRIVE. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contain approximately 11.30 acres. The request is to rezone the properties to UT, URBAN THOROUGHFARE.
Planner: Quin Thompson

20. RZN 13-4572: Rezone (NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. RUPPLE ROAD/WEDINGTON NEIGHBORHOOD PLAN ZONE 3, 400): Submitted by CITY OF FAYETTEVILLE PLANNING DIVISION for properties located at the NORTHWEST CORNER OF W. WEDINGTON DRIVE AND N. RUPPLE ROAD. The properties are zoned R-O, RESIDENTIAL OFFICE, C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contain approximately 5.65 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.
Planner: Quin Thompson

21. ADM 13-4601: Administrative Item (UDC Amendment Protected Streams Map): Submitted by the CITY ENGINEERING DIVISION. The request is to amend the Protected Streams Map referred to in UDC Chapter 168.12(C) near Walnut Avenue and Maple Street
Floodplain Administrator: Sarah Wrede

The following item has been approved administratively by City staff:

LSP 13-4550: Lot Split (SLIM CHICKENS/WEDINGTON, 400): Submitted by JORGENSEN & ASSOCIATES for property located at the NORTHEAST CORNER OF WEDINGTON AND GOLF CLUB DRIVE. The property is zoned R-PZD THE LINKS and contains 2.79 acres. The request is to split the property into two tracts containing approximately 1.04 and 1.75 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.