

**Planning Commission**  
**Officers**

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



**Planning Commissioners**

William Chesser  
Ron Autry  
Ryan Noble  
Porter Winston  
Tracy Hoskins

**Final Agenda**  
**City of Fayetteville, Arkansas**  
**Planning Commission Meeting**  
**February 10, 2014**

A meeting of the Fayetteville Planning Commission will be held on February 10, 2014 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 January 27, 2014 meeting.

2. **ADM 14-4634: Administrative Item (SOUTHWEST CORNER OF PERSIMMON STREET AND MOUNTAIN RANCH BOULEVARD/PARK HILL AT MOUNTAIN RANCH R-PZD EXTENSION, 478):** Submitted by AARON WIRTH for property located at the SOUTHWEST CORNER OF PERSIMMON STREET AND MOUNTAIN RANCH BOULEVARD. The property is zoned R-PZD 12-4284 and contains approximately 2.23 acres. The request is for a one-year extension to R-PZD 12-4284 (Park Hill at Mountain Ranch).

Planner: Andrew Garner

**Old Business:**

3. **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

**THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL FEBRUARY 24, 2014**

**New Business:**

4. **CCP 14-4605: Concurrent Plat (ABSHIER HEIGHTS SUBDIVISION LOTS 13-24, 407):** Submitted by BLEW AND ASSOCIATES for property located at 1400 AND 1500 BLOCK OF NORTH DESOTO PLACE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 2.18 acres. The request is to re-plat 12 existing lots into 10 (nine single family and one detention pond lot).

Planner: Jesse Fulcher

**5. PPL 14-4609: Preliminary Plat (5450 E. HUNTSVILLE RD. /QUARRY TRACE COMMONS, 571):** Submitted by MILHOLLAND COMPANY ENGINEERING AND SURVEYING for property located at 5450 EAST HUNTSVILLE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 35.90 acres. The request is for a residential subdivision with 115 single family lots.

Planner: Jesse Fulcher

**6. CUP 14-4611: Conditional Use Permit (2400 W. WEDINGTON DR. /BAYERS, 402):** Submitted by PAMELA BAYERS for property located at 2400 WEST WEDINGTON DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.06 acres. The request is for a conditional use permit to allow Limited business (Use Unit 12), in a RSF-4 zoning district.

Planner: Quin Thompson

**7. CUP 13-4600: Conditional Use Permit (606 E. EDNA ST./ADAMS, 368):** Submitted by CHRISTINA ADAMS for property located at 606 EAST EDNA STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.38 acres. The request is for a conditional use permit to allow a Use Unit 12, Limited Business, in the RSF-4 zoning district.

Planner: Jesse Fulcher

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*The following item has been approved administratively by City staff:*

- **LSP 13-4580: Lot Split (828 S. ROSE AVENUE/MARVIN, 560):** Submitted by BLEW AND ASSOCIATES for property located at 828 S. ROSE AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 0.90 acre. The request is to split the property into four tracts containing approximately 0.25, 0.25, 0.20, and 0.20 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.*