

Planning Commission
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Planning Commissioners

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Tentative Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
February 24, 2014

A meeting of the Fayetteville Planning Commission will be held on February 24, 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 February 10, 2014 meeting.
2. **VAC 14-4617: Vacation (1144 N. FUTRALL DR./CORNERSTONE, 402):** Submitted by BLEW AND ASSOCIATES for property located at 1144 NORTH FUTRALL DRIVE. The property is zoned R-O, RESIDENTIAL-OFFICE AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 7.94 acres. The request is to vacate part of a utility easement. Planner: Quin Thompson
3. **VAC 14-4621: Vacation (EAST OF BEECHWOOD/SOUTH OF THE RAILROAD TRACKS/SPECIALIZED REAL ESTATE, 560):** Submitted by JORGENSEN AND ASSOCIATES for property located EAST OF BEECHWOOD AND SOUTH OF THE RAILROAD TRACKS. The property is zoned CS, Community Services, and contains approximately 16.30 acres. The request is to vacate a 20-foot utility easement throughout the property. Planner: Quin Thompson
4. **VAC 14-4623: Vacation (229 N. SCHOOL ST./PARKING DECK, 484):** Submitted by THE CITY OF FAYETTEVILLE for property located at 229 NORTH SCHOOL STREET. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 1.16 acres. The request is to vacate a utility easement and excess right-of-way. Planner: Jesse Fulcher
5. **PPL 14-4616: Preliminary Plat (NE CORNER OF SALEM RD AND PERSIMMON ST/THE TOWNHOMES @ FOREST HILLS, 440):** Submitted by MORRISON SHIPLEY ENGINEERING for property located AT THE NORTHEAST CORNER OF SALEM ROAD AND PERSIMMON STREET. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.86 acres. The request is for a residential subdivision with 31 single family lots. Planner: Jesse Fulcher

Old Business:

6. 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 REQUESTS THIS ITEM BE TABLED UNTIL MARCH 10, 2014.

New Business:

7. RZN 14-4618: Rezone (SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW RD/PADDOCK SD, 526): Submitted by BLEW AND ASSOCIATES for property located AT THE SOUTHWEST CORNER OF PADDOCK LANE AND HAPPY HOLLOW ROAD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.77 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE. Planner: Jesse Fulcher

8. RZN 14-4619: Rezone (6350 W. SELLERS RD./WINDSOR, 513): Submitted by BLEW AND ASSOCIATES for property located at 6350 WEST SELLERS ROAD. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE and contains approximately 34.44 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. Planner: Quin Thompson

9. ADM 13-4602 Administrative Item (UDC AMENDMENT CHAPTER 161.32 PLANNED ZONING DISTRICT and CHAPTER 166.06 PLANNED ZONING DISTRICT): Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 161.32 and 166.06. The proposal is to categorize the zoning and development requirements of a Planned Zoning District application into the appropriate zoning and development chapters of the Unified Development Code. Planner: Jesse Fulcher

10. ADM 14-4635 Administrative Item (UDC AMENDMENT CHAPTER 166.21 DOWNTOWN DESIGN OVERLAY DISTRICT STANDARDS; CHAPTER 166.22 PARKING DECK DESIGN STANDARDS; and CHAPTER 166.23 URBAN RESIDENTIAL DESIGN STANDARDS): Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapters 166.21, 166.22, and 166.23. The proposal is to modify various design standards UDC Chapter 166. Planner: Andrew Garner

STAFF REQUESTS THIS ITEM BE TABLED UNTIL MARCH 10, 2014.

11. ADM 14-4650 Administrative Item (PARKLAND DEDICATION): Submitted by THE DEVELOPMENT SERVICES DEPARTMENT, requesting the Planning Commission approve a park land dedication in excess and grant a credit equivalent to said excess to be applied toward subsequent development in the same park quadrant, as supported by the City Council's efforts to acquire "Mt. Kessler." Planner: Jeremy Pate

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.