

Planning Commission Meeting
March 24, 2014
5:30 PM
113 W. Mountain, Room 219

Members: Craig Honchell (Chair), Kyle Cook (Vice Chair), Sarah Bunch (Secretary), Ron Autry, Ryan Noble, Porter Winston, Tracy Hoskins, William Chesser

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Presentation

Planning Commission Service Award to Blake Pennington

Consent

1. Approval of the minutes from the March 10, 2014 meeting.

2. ADM 14-4652 Administrative Item (UDC AMENDMENT CHAPTER 156 VARIANCES): Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 156. The proposal is to clarify that variances of Chapter 172: Parking and Loading may be requested.
Planner: Andrew Garner

Old Business

3. 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 and NC, NEIGHBORHOOD CONSERVATION.
Planner: Jesse Fulcher

New Business

4. RZN 14-4645: Rezone (NORTH OF ALBERTA ST. AND WEST OF THE COVES/THE COVES, 555): Submitted by KIM HESSE for property located at NORTH OF ALBERTA ST. AND WEST OF THE COVES. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.22 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION.
Planner: Jesse Fulcher

5. LSD 14-4640: Large Scale Development (SOUTHWEST CORNER OF SHILOH AND FOXGLOVE/CRAIN AUTOMOTIVE, 287): Submitted by JORGENSEN AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF SHILOH AND FOXGLOVE. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT/SPRINGWOODS and contains 6.61 acres. The request is for a 30,000 square foot retail and service building and display lot.

Planner: Jesse Fulcher

6. ADM 14-4648: Administrative Item (FOREST HILLS PZD, 440): Submitted by JOHN ALFORD for property located in PLANNING AREA 1 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.41 acres. The request is to amend the architectural design standards for Planning Area 1.

Planner: Jesse Fulcher

7. CUP 14-4649: Conditional Use (FOREST HILLS PZD/FREDDY'S FROZEN CUSTARD, 440): Submitted by CDS DEVELOPMENT SERVICES for property located at LOT 15 OF THE FOREST HILLS PZD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.35 acres. The request is for a conditional use permit to allow more parking than allowed by code.

Planner: Jesse Fulcher

Old Business

8. 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

9. 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

10. Election of Planning Commission Officers for 2014

Announcements

- April 3, 2014 Subdivision Committee Team 1: Noble (chair), Honchell, vacant seat?
- Historic Preservation Award Nominations

The following items have been approved administratively by City staff:

- **FPL 14-4624: Final Plat (1730 N. OLD WIRE RD/COTTAGES AT OLD WIRE, 369):** Submitted by BATES AND ASSOCIATES for property located at 1730 N. OLD WIRE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.64 acres. The request is for final plat approval of a residential subdivision with 53 single family lots.
Planner: Andrew Garner
- **FPL 14-4644: Final Plat (SW CORNER OF MOUNTAIN RANCH AND PERSIMMON/PARK PLACE AT MOUNTAIN RANCH PHASE I, 479):** Submitted by JORGENSEN AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF MOUNTAIN RANCH AND PERSIMMON. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.43 acres. The request is for final plat approval of a residential subdivision with 3 single family lots.
Planner: Andrew Garner
- **LSP 14-4642: Lot Split (6108 CLAYTON POWELL RD./YAZWINSKI, 260):** Submitted by CASTER AND ASSOCIATES for property located at 6108 CLAYTON POWELL RD. The property is in IN THE PLANNING AREA and contains 10.00 acres. The request is to split the property into two tracts containing approximately 8.43 and 1.57 acres.
Planner: Jesse Fulcher
- **LSIP 14-4627: Large Site Improvement Plan (SOUTHEAST CORNER OF BEECHWOOD AND MARTIN LUTHER KING BOULEVARD/BEECHWOOD, 521):** Submitted by JORGENSEN AND ASSOCIATES for property located at THE SE CORNER OF BEECHWOOD AND MLK. The property is zoned CS, COMMUNITY SERVICES and contains approximately 16.30 acres. The request is to build approximately 213 cottage style apartments and multi-level townhouse units with a clubhouse.
Planner: Quin Thompson

Adjourn

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.