

Planning Commission Meeting
March 10, 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

Consent

1. Approval of the minutes from the February 24, 2014 meeting.

2. LSD 13-4581: Large Scale Development (WEST OF MITCHELL ST. ON S. SANG AVE./CHATEAU SPRINGS, 520): Submitted by BLEW AND ASSOCIATES for property located NORTH OF MITCHELL STREET ON SOUTH SANG AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.18 acre. The request is to construct two buildings with 10 residential units. Planner: Quin Thompson

3. ADM 14-4638: Administrative Item (3383 N. MANA AND 361/375 MILLSAP ROAD, 212): Submitted by JERRY HORTON for property located at 3383 N. MANA AND 361/375 MILLSAP ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and R-O, RESIDENTIAL OFFICE. The request is for a shared parking agreement between the subject properties.
Planner: Andrew Garner

4. ADM 14-4651: Administrative Item (1481 W. VAN ASCHE DRIVE/NWA TOWING, 209): Submitted by AMANDA AND BRENT MANNING for property located at 1481 W. VAN ASCHE DRIVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL. The request is for a modification to condition of approval No. 2 from CUP 13-4535 to modify the timing of the required chain link fence relocation because of the City's improvements to Van Asche Drive.
Planner: Andrew Garner

5. LSD 14-4629: Large Scale Development (1249 W. CATO SPRINGS/MOON DISTRIBUTORS, 638): Submitted by CIVIL DESIGN ENGINEERS for property located at 1249 W. CATO SPRINGS. The property is zoned I-1, HEAVY COMMERCIAL LIGHT INDUSTRIAL and contains 10.85 acres. The request is for a 12,854 square foot warehouse with 2,465 square feet of office space.
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 HAS REQUESTED TO TABLE THIS ITEM UNTIL THE MARCH 24, 2014 MEETING.***

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

****THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE MARCH 24, 2014 MEETING.***

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

New Business

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

Announcements

- Nominating Committee results

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.