

Planning Commission Meeting
April 14, 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, and Janet Selby.

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Consent

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

2. VAC 14-4656: Vacation (2693 VALENCIA AVE./RIVERWOOD HOMES, 290): Submitted by RIVERWOOD HOMES for property located at 2693 VALENCIA AVE. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.22 acres. The request is to vacate part of a utility easement. Planner: Quin Thompson

3. VAC 14-4655: Vacation (SOUTHWEST CORNER OF RAZORBACK AND 15TH./RAZORBACK STUDENT HOUSING, 402): Submitted by CRAFTON TULL for property located at THE SOUTHWEST CORNER OF RAZORBACK AND 15TH. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.42 acres. The request is to vacate part of a utility easement. Planner: Andrew Garner

4. LSD 14-4665: Large Scale Development (NORTH OF JOYCE, WEST OF VANTAGE/BELLAFONT LOT 5, 175): Submitted by JORGENSEN AND ASSOCIATES for property located at NORTH OF JOYCE, WEST OF VANTAGE. The property is zoned C-3, CENTRAL COMMERCIAL and contains 2.12 acres. The request is for construction of two office buildings of 14,361 square feet and 8,586 square feet. Planner: Quin Thompson

5. ADM 14-4661: Administrative Item (310 N. WASHINGTON AVE./GRISHAM, 485): Submitted by LOWELL AND KATHY GRISHAM for property located at 310 N. WASHINGTON AVENUE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE and contains approximately 0.32 acres. The request is for a variance not to install separate utilities for an accessory dwelling unit.

New Business:

6. ADM 14-4691: Administrative Item (3535 N. COLLEGE AVE./SJ COLLINS, 213): Submitted by JORGENSEN AND ASSOCIATES for property located at 3535 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains 6.61 acres. The request is for an access management variance and cross access variance for a new commercial development.
Planner: Andrew Garner

7. LSD 14-4654: Large Scale Development (NORTH OF CULPEPPER/FAYETTEVILLE MEMORY, 099): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF CULPEPPER PLACE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains 16.56 acres. The request is for a 64,000 square foot assisted living facility.
Planner: Jesse Fulcher

8. PPL 14-4666: Preliminary Plat (EAST SIDE OF GULLEY RD. AND NORTH OF OVERTON S/D, 220): Submitted by JORGENSEN AND ASSOCIATES for property located at THE EAST SIDE OF GULLEY RD AND NORTH OF OVERTON S/D. The property is IN THE PLANNING AREA and contains approximately 14.93 acres. The request is for a residential subdivision with 12 single family lots.
Planner: Jesse Fulcher

9. CUP 14-4660: Conditional Use (1079 S. SCHOOL AVE./SHAUNFIELD, 562): Submitted by ADRIENNE SHAUNFIELD for property located at 1079 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.34 acres. The request is for a conditional use permit to allow off-site parking/shared parking agreement.
Planner: Jesse Fulcher

10. CUP 14-4657: Conditional Use (241 E. 13TH ST./REAGAN, 563): Submitted by WILLIAM REAGAN for property located at 241 E. 15TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 9.17 acres. The request is to allow reconstruction of an accessory structure (barn) that is more than 50% of the size of the principal structure.
Planner: Andrew Garner

11. CUP 14-4668: Conditional Use (3493 N. HIGHWAY 112/BIO-TECH PHARMACAL, 208): Submitted by ENGINEERING SERVICES, INC. for property located at 3493 N. HIGHWAY 112. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 31.13 acres. The request is for a 30,000 clean tech facility with 74 parking spaces.
Planner: Jesse Fulcher

12. RZN 14-4659: Rezone (WEST SIDE OF BEECHWOOD AND SOUTH OF THE DOMAIN/BEECHWOOD PROPERTIES, 559): Submitted by JORGENSEN AND ASSOCIATES for property located at WEST SIDE OF BEECHWOOD, SOUTH OF THE DOMAIN. The property is zoned I-1, HEAVY COMMERCIAL LIGHT INDUSTRIAL and contains approximately 9.74 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Quin Thompson

13. I-PZD 14-4662: Industrial Planned Zoning District (701 W. North, 443): Submitted by JASON CORRAL for property located at the 701 W. NORTH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.76 acres. The request is to rezone the property to I-PZD, Industrial Planned Zoning District, for a micro-brewery in an existing building.
Planner: Quin Thompson

14. Election of Planning Commission Officers for 2014

The following items have been approved administratively by 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 14-4620: Final Plat (NORTH OF COBBLESTONE SUBDIVISION PH. II/COBBLESTONE PH. III, 207):** Submitted by JORGENSEN AND ASSOCIATES for property located north of COBBLESTONE SUBDIVISION PH. II. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 15.91 acres. The request is for final plat approval of a residential subdivision with 59 single family lots. Planner: Andrew Garner
- **LSP 14-4690: Lot Split (6316 W. WEDINGTON DR./MORLAN, 396):** Submitted by WILLIAM JENKINS for property located at 6316 W.WEDINGTON. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains 0.79 acres. The request is to split the property into two tracts containing approximately 0.44 and 0.35 acres each. Planner: Quin Thompson
- **LSP 14-4680: Lot Split (1754 N. JANICE/MCGOWAN, 365):** Submitted by BLEW & ASSOCIATES for property located at 1754 N. JANICE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains 0.35 acres. The request is to split the property into two tracts containing approximately 0.20 and 0.15 acres each. Planner: Quin Thompson
- **LSP 14-4664: Lot Split (NORTH OF JOYCE, WEST OF VANTAGE/BELLAFONT LOT 5, 175):** Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF JOYCE, WEST OF VANTAGE. The property is zoned C-3, CENTRAL COMMERCIAL and contains 3.55 acres. The request is to split the property into three tracts containing approximately 1.42, 1.27, and 0.85 acres. Planner: Quin Thompson
- **LSP 14-4663: Lot Split (1328 S. SCHOOL AVE./FERDOSI, 562):** Submitted by BLEW AND ASSOCIATES for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 2.28 acres. The request is to split the property into two tracts containing approximately 1.14 acres each. Planner: Jesse Fulcher

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.