

Planning Commission Meeting
April 28, 2014
5:30 PM
113 W. Mountain, Room 219

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

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Consent

1. Approval of the minutes from the April 14, 2014 meeting.

2. ADM 14-4708: Administrative Item (BOEN LSP, 172): Submitted by MCCLELLAND CONSULTING ENGINEERS for property located AT THE NORTHWEST CORNER OF GREGG AVE AND VAN ASCHE DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 20.71 acres. The request is to extend the Lot Split approval for an additional calendar year.
Planner: Quin Thompson

3 ADM 14-4721: Administrative Item (FOREST HILLS PHASE II EXTENSION, 440): Submitted by MORRISON-SHIPLEY ENGINEERS for property located at SALEM RD AND JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 20.92 acres. The request is to extend the PZD approval for Planning Area 2 for an additional calendar year.
Planner: Jesse Fulcher

4. VAC 14-4685: Vacation (SHILOH DR AND FOXGLOVE/SPRINGWOOD C-PZD, 287): Submitted by JORGENSEN & ASSOCIATES for property located at SHILOH AND FOXGLOVE DR. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.22 acres. The request is to vacate part of a utility easement.
Planner: Quin Thompson

5. VAC 14-4674: Vacation (MOORE LANE IN THE PINES AT SPRINGWOODS S/D, 286): Submitted by JORGENSEN & ASSOCIATES for property located at MOORE LANE IN THE PINES AT SPRINGWOOD S/D. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 4.42 acres. The request is to vacate utility and access easements within the property.
Planner: Andrew Garner

Old Business:

New Business:

6. CUP 14-4688: Conditional Use (2535 MCCONNELL AVE/WASHINGTON COUNTY FAIRGROUNDS, 287): Submitted by DARRELL TUNSTILL for property located at 2535 MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.34 acres. The request is for a conditional use permit to bring the fairground use into compliance and to allow the construction of a new 7,200 square foot warehouse and 8 associated parking spaces.
Planner: Andrew Garner

7. PPL 14-4630: Preliminary Plat (MARK MILLS LANE/OVERLOOK S/D, 329): Submitted by BLEW AND ASSOCIATES for property located at THE END OF MARK MILLS LANE IN THE OVERLOOK S/D. The property is zoned R-O, RESIDENTIAL-OFFICE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 16.6 acres. The request is for a residential subdivision with 36 single family lots.
Planner: Jesse Fulcher

8. RZN 14-4687: Rezone (659 N.GENEVIEVE AVE./DAVIS, 436): Submitted by BATES & ASSOCIATES for property located at 659 N. GENVIEVE AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.62 acres. The request is to rezone the property to RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.
Planner: Jesse Fulcher

9. ADM 14-4720 Administrative Item (UPDATES TO THE DRAINAGE CRITERIA MANUAL AND UDC AMENDMENT CHAPTER 169 PHYSICAL ALTERATION OF LAND; CHAPTER 170 STORMWATER MANAGEMENT, DRAINAGE AND EROSION CONTROL; CHAPTER 179 LOW IMPACT DEVELOPMENT): Submitted by CITY PLANNING STAFF for updates to the Drainage Criteria Manual and revisions to the Unified Development Code, Chapters 169, 170, and 179.
Floodplain Administrator: Sarah Wrede

The following items have been approved administratively by staff:

- **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

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.