



AGENDA

Planning Commission Meeting
May 12, 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 28, 2014 meeting.

Old Business:

2. 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-2 RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE.

Planner: Jesse Fulcher

New Business:

3. ADM 14-4726: Administrative Item (RAZORBACK AND 15TH STREET/RAZORBACK STUDENT HOUSING, 599): Submitted by CRAFTON TULL for property located RAZORBACK AND 15TH STREET. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.42 acres. The request is for modification to condition of approval for Variance of SPZ.

Floodplain Administrator: Sarah Wrede

Planner: Andrew Garner

4 LSD 14-4631: Large Scale Development (N. COLLEGE AND DRAKE ST./O'REILLY'S AUTO PARTS, 290): Submitted by BUDDY WEBB CONSULTANTS for property located at N.COLLEGE AND DRAKE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 2.58 acres. The request is for construction of a 7,453 square foot auto parts retail store.

Planner: Jesse Fulcher

5. LSD 14-4697 Large Scale Development (3535 N. COLLEGE AVE/SJ COLLINS, 213): Submitted by JORGENSEN & ASSOCIATES for property located 3535 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.61 acres. The request is for three buildings totaling 57,366 square foot with approximately 330 associated parking spaces. Planner: Jesse Fulcher

6. CUP 14-4705: Conditional Use (1956 MLK BLVD/WHAT-A-BURGER, 441): Submitted by KIMLEY-HORN AND ASSOCIATES for property located at 1956 MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.31 acres. The request is for additional parking. Planner: Jesse Fulcher

7 LSD 14-4669: Large Scale Development (1956 MLK BLVD/WHAT-A-BURGER, 441): Submitted by KIMLEY-HORN AND ASSOCIATES for property located at 1956 MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.31 acres. The request is for construction of a new 3,197 square foot restaurant. Planner: Jesse Fulcher

8. CUP 14-4694: Conditional Use (1605 N. HILLCREST AVE./CHEADLE, 407): Submitted by MATTHEW G CHEADLE for property located at 1605 N. HILLCREST AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.24 acres. The request is for a conditional use permit to build an accessory structure. Planner: Jesse Fulcher

9. CUP 14-4692: Conditional Use (8525 GOOSE CREEK RD/LARSEN, 509): Submitted by CHARLES AND JUDITH LARSEN for property located at 8525 GOOSE CREEK RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.39 acres. The request is for a conditional use permit to build a 1080 square foot accessory structure. Planner: Jesse Fulcher

10. RZN 14-4703: Rezone (NE CORNER OF WEDINGTON AND RUPPLE ROAD/WEDINGTON ZONE 2, 400): Submitted by CITY STAFF for property located at NE CORNER OF WEDINGTON AND RUPPLE ROAD within the Wedington Corridor Neighborhood Plan Area. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.88 acres. The request is to rezone the property to C-S COMMUNITY SERVICES Planner: Quin Thompson

The following items have been approved administratively by staff:

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.