

Planning Commission Meeting
May 27, 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 May 12, 2014 meeting.

Old Business:

New Business:

2. CUP 14-4723: Conditional Use (1979 S. FINGER RD/PAYNE, 596): Submitted by REID & ASSOCIATES for property located at 1979 S. FINGER RD. The property is zoned R-A, RESIDENTIAL -AGRICULTURAL and contains approximately 14.80 acres. The request is for a tandem lot.
Planner: Quin Thompson

3. CUP 14-4722: Conditional Use (1503 N. GARLAND AVE/ROTH, 404): Submitted by HUNTER HAYNES for property located at 1503 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 7,600 square feet. The request is for a duplex in the RSF-4 district.
Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL JUNE 9, 2014.

4. CUP 14-4730: Conditional Use (372 W. DICKSON ST./FOOD TRUCK COURT, 404): Submitted by ZAC WOODEN for property located at 372 W. DICKSON ST. The property is zoned MSC – MAIN STREET/CENTER and contains approximately 0.17 acres. The request is for a mobile food vending court and parking waiver.
Planner: Andrew Garner

5. CUP 14-4710: Conditional Use (NW CORNER OF WEST AND LAFAYETTE/SUSTAINABLE URBAN MOBILITY, 484): Submitted by DeMX ARCHITECTURE for property located at NE CORNER OF WEST AND LAFAYETTE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.08 acres. The request is for a conditional use to allow Use Unit 17, Transportation, Trades, and Services for a sharing/rental organization.
Planner: Jesse Fulcher

6. CUP 14-4709: Conditional Use (WEDINGTON & MARINONI DR/THE COTTAGES, 441): Submitted by CEI ENGINEERING for property located at WEDINGTON & MARINONI DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL OFFICE, AND RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 22.61 acres. The request is for additional parking.

Planner: Andrew Garner

7. R-PZD 14-4700: Residential Planned Zoning District (WEDINGTON & MARINONI DR/THE COTTAGES, 441): Submitted by CEI ENGINEERING for property located at WEDINGTON & MARINONI DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL OFFICE, AND RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 22.61 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District.

Planner: Andrew Garner

8. LSD 14-4702: Large Scale Development (WEDINGTON & MARINONI DR/THE COTTAGES, 441): Submitted by CEI ENGINEERING for property located at WEDINGTON & MARINONI DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, R-O, RESIDENTIAL OFFICE, AND RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 22.61 acres. The request is for 150 residential units.

Planner: Andrew Garner

The following items have been approved administratively by staff:

- **LSP 14-4716: Lot Split (1979 S. FINGER RD/PAYNE, 596):** Submitted by REID & ASSOCIATES for property located at 1979 S. FINGER RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two tracts totaling 22.21 acres. The request is to split and adjust the property into three tracts containing approximately 7.41, 9.79, and 5.01 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.

