

Planning Commission Meeting
June 23, 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 June 9, 2014 meeting.

2. VAC 14-4753: Vacation (1560 S. HAPPY HOLLOW RD./RECYCLING AND TRASH COLLECTION FACILITY, 604): Submitted by CITY STAFF for property located at 1560 S. HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL. The request is to vacate 2.0 acres of existing street right-of-way. Planner: Andrew Garner

3. ADM 14-4766: Administrative Item (DEANE SOLOMON RD./CREEK MEADOWS S/D, 247): Submitted by CLAY CARLTON for property located in CREEK MEADOWS S/D. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 6.48 acres. The request is to amend the architectural design standards for subdivision entry fencing. Planner: Quin Thompson

4. ADM 14-4767: Administrative Item (EAST OF ADDINGTON AND CARTER/MARKS, 404): Submitted by BLEW AND ASSOCIATES for property located in EAST OF ADDINGTON AVE. AND CARTER ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.20 acres. The request is for an extension of LSP 13-4296. Planner: Andrew Garner

Old Business:

5. 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

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

6. 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

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

7. 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 APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

8. 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 3.39 acres. The request is for a duplex in an RSF-4 district. Planner: Jesse Fulcher

New Business:

9. LSD 14-4751: Large Scale Development (1666 S. INDUSTRIAL PLACE/PACKAGING SPECIALTIES, 604): Submitted by BATES & ASSOCIATES for property located at 1666 S. INDUSTRIAL PLACE. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 4.76 acres. The request is for construction of a 48,368 square foot warehouse.

Planner: Jesse Fulcher

10. CUP 14-4728: Conditional Use (3875 N. SHILOH/DISCOUNT TIRE, 174): Submitted by VASQUEZ ENGINEERING for property located at 3875 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.47 acres. The request is for a conditional use permit for additional parking. Planner: Jesse Fulcher

11. LSD 14-4727: Large Scale Development (3875 N. SHILOH DR/DISCOUNT TIRE, 174): Submitted by VASQUEZ ENGINEERING for property located at 3875 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.47 acres. The request is for construction of a 7,322 square foot retail store.

Planner: Jesse Fulcher

The following items have been approved administratively by staff:

- **LSP 14-4747: Lot Split (3102 N. OAKLAND ZION RD./REMINGTON PLACE, 257):** Submitted by BLEW & ASSOCIATES for property located at 3102 N. OAKLAND ZION RD. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 14.83 acres. The request is to split the property into two tracts containing approximately 12.93 and 1.90 acres. Planner: Quin Thompson

- **LSP 14-4741: Lot Split (105 N. PALMER/HALSELL HOLDINGS, 482):** Submitted by JOHN DAVIDSON for property located on 105 N PALMER. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains two tracts of 0.45 and 0.35 acres. The request is to split the properties into three tracts containing approximately 0.27 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.