

Planning Commission Meeting  
July 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 July 14, 2014 meeting.

**2. PPL 14-4778: Preliminary Plat Plan (BENTLEY ST./COBBLESTONE PHASE 4, 371):** Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF BENTLEY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.69 acres. The request is for a 30 lot single-family subdivision.

Planner: Quin Thompson

**3. VAC 14-4768: Vacation (2622 E. GOLDEN OAKS DR./HERRIMAN, 332):** Submitted by ARLIS HERRIMAN for property located at 2622 E. GOLDEN OAKS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is to vacate a portion of an existing utility easement.

Planner: Quin Thompson

**4. VAC 14-4780: Vacation (1414 HAPPY HOLLOW RD./QUALITY COLLISION, 565):** Submitted by BLEW & ASSOCIATES for property located at 1414 HAPPY HOLLOW ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.67 acres. The request is to vacate a portion of an existing street right-of-way.

Planner: Quin Thompson

**5. VAC 14-4776: Vacation (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 approximately 6.60 acres. The request is to vacate an existing 25' utility easement.

Planner: Jesse Fulcher

**6. LSD 14-4783: Large Scale Development (S. SHILOH DRIVE/HAWKINS HOUSE AT SHILOH, 519):** Submitted by BATES & ASSOCIATES for property located along S.SHILOH DRIVE AT VILLAGE AT SHILOH S/D. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 13.42 acres. The request is for construction of 38 multi-family units. Planner: Jesse Fulcher

**Old Business:**

**7. 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 0.18 acres. The request is for a duplex in an RSF-4 district. Planner: Quin Thompson

**New Business:**

**8. VAR 14-4800: Variance Request (3638 N. FRONT ST./PANERA BAKERY, 174):** Submitted by WALLACE ENGINEERING for property located at 3638 N. FRONT ST. The property is zoned C-2, COMMERCIAL THOROUGHFARE, and contains approximately 0.98 acres. The request is for a variance from landscape regulations. Planner: Andrew Garner

**9. ADM 14-4808: Administrative Item (MT. KESSLER REGIONAL PARK/MASTER STREET PLAN AMENDMENT, 673):** Submitted by PARKS AND RECREATION STAFF for property located in the MT. KESSLER REGIONAL PARK. The property is zoned P-1, INSTITUTIONAL, and contains approximately 620 acres. The request is for an amendment to the Master Street Plan. Planner: Andrew Garner  
Parks and Recreation Staff: Alison Jumper

**10. VAC 14-4777: Vacation (NORTHEAST CORNER OF DRAKE & MCCONNELL/NELMS, 248):** Submitted by JORGENSEN AND ASSOCIATES for a street stub-out located at NORTHEAST CORNER OF DRAKE & MCCONNELL. The property is the existing street stub-out for McConnell Avenue which contains approximately 0.64 acres. The request is to vacate an existing street right-of-way and a portion of utility easement. Planner: Quin Thompson

**11. LSD 14-4750: Large Scale Development (1560 S. HAPPY HOLLOW RD./SOLID WASTE FACILITY, 604):** Submitted by CITY STAFF for property located at 1560 S. HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 18.40 acres. The request is for construction of a 5,240 square foot office and associated parking. Planner: Andrew Garner

**12. CUP 14-4772: Conditional Use (7613 W. WEDINGTON DR./PARAGON BOOKS, 433):** Submitted by PATRICIA PEARCE for property located at 7613 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 2.72 acres. The request is for a change of non-conforming use. Planner: Jesse Fulcher

**13. CUP 14-4779: Conditional Use (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 4.68 acres. The request is for a conditional use permit for a reduction in the amount of parking spaces required. Planner: Jesse Fulcher

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**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

**LSP 14-4769: Lot Split (2640 DEAD HORSE MTN. RD./SMITH, 645):** Submitted by COCHRAN & ASSOCIATES for property located at 2640 DEAD HORSE MTN. RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract totaling 2.16 acres. The request is to split the property into two tracts containing approximately 1.08 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.*