



AGENDA

Planning Commission Meeting
August 11, 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 28, 2014 meeting.

2. CCP 14-4787: Concurrent Plat (4124 E. MISSION BLVD./VENEMA, 610): Submitted by KIMBERLY PUCKETT for property located at 4124 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.35 acres. The request is to re-plat 1 existing lot into 4 single lots approximately 2.36, 2.30, 2.31, and 1.45 acres each.

Planner: Jesse Fulcher

Old Business:

None

New Business:

3. LSP 14-4804: Lot Split (LOT 14 – INDUSTRIAL PARK WEST/PACIFIC VET GROUP, 447): Submitted by CITY STAFF for property located at LOT 14 IN INDUSTRIAL PARK WEST. The property is zoned I-2, GENERAL INDUSTRIAL and contains one tract totaling approximately 37.06 acres. The request is to split the property into two tracts containing approximately 24 and 13.06 acres each and for a variance to create a lot without frontage on a public water line.

Planner: Jesse Fulcher

4. LSD 14-4791: Large Scale Development (3500 W. BLACK FOREST DR./STARBUCKS CENTER, 440): Submitted by MORRISON-SHIPLEY ENGINEERS for property located at 3500 W. BLACK FOREST DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 1.19 acres. The request is for construction of a 6,176 square foot building and associated parking.

Planner: Jesse Fulcher

5. CUP 14-4699: Conditional Use (EAST MISSION BLVD./MISSION BLVD DEVELOPMENT, 370/371): Submitted by ECOLOGICAL DESIGN GROUP for property located at E. MISSION BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 15.94 acres. The request is for a conditional use permit to create seven tandem lots and six townhouse lots (two, three-family dwellings) within the development.

Planner: Andrew Garner

6. PPL 14-4698: Preliminary Plat (EAST MISSION BLVD./MISSION BLVD DEVELOPMENT, 371): Submitted by ECOLOGICAL DESIGN GROUP for property located on E. MISSION BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICE, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 15.94 acres. The request is for a 63 lot residential subdivision.

Planner: Andrew Garner

7. RZN 14-4794: Rezone (NORTHEAST CORNER OF TREADWELL STREET AND DUNCAN AVENUE/HARVEY'S HILL, 522): Submitted by SPECIALIZED GROUP for property located at NORTHEAST CORNER OF TREADWELL STREET AND DUNCAN AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.54 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Andrew Garner

8. RZN 14-4793: Rezone (SW CORNER OF N. STEELE BLVD. AND W. JOYCE BLVD./CMN BUSINESS PARK, 173): Submitted by SPECIALIZED GROUP for property located at SW CORNER OF N. STEELE BLVD. AND W. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 14.01 acres. The request is to rezone the property to C-3, CENTRAL COMMERCIAL

Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 14-4789: Lot Split (945 E. LAKESIDE DR./HARRIMAN, 447):** Submitted by MILHOLLAND ENGINEERING for property located at 945 E. LAKESIDE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains one tract totaling approximately 0.63 acres. The request is to split the property into two tracts containing approximately 0.41 and 0.22 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.