



AGENDA

Planning Commission Meeting
August 25, 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 August 11, 2014 meeting.

Old Business:

~~**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.~~
THE APPLICANT HAS WITHDRAWN THIS REQUEST Planner: Andrew Garner

New Business:

2. ADM 14-4826: Administrative Item (617 N. COLLEGE AVE./KONA COAST TACOS, 445): Submitted by ABBIE ROSE for property located at 617 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.21 acres. The request is for a Mobile Vendor Annual Permit. Planner: Jesse Fulcher

3. ADM 14-4835: Administrative Item (205 W. DICKSON ST./NOMAD'S NATURAL PLATE, 484): Submitted by RYAN DOVER for property located at 205 W. DICKSON ST. The property is zoned MSC, MAIN STREET/COMMERCIAL and contains approximately 0.26 acres. The request is for a Mobile Vendor Permit Annual Permit. Planner: Quin Thompson

4. ADM 14-4825: Administrative Item (600 N. MISSION BLVD./SARAH KATHRYN'S, 446): Submitted by JIM & SARAH WADE for property located at 600 N. MISSION BLVD. The property is zoned RSF-4, Residential Single-family, 4 units per acre and contains approximately 0.27 acres. The request is to amend conditional use permit 95-16 to allow for a single-chair salon in the existing gift shop. Planner: Jesse Fulcher

5. VAR 14-4836: Variance Request (517 N. WALNUT AVENUE/MORTON, 446): Submitted by CLAY MORTON for property located at 517 N. WALNUT AVENUE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.20 acres. The request is for a variance from streamside protection regulations.

Staff Engineer: Corey Granderson

6. VAR 14-4839: Variance Request (HIGHWAY 112 SOUTH OF VAN ASCHE INTERSECTION, FELLOWSHIP CHURCH): Submitted by ENGINEERING SERVICES, INC. for property located at HWY 112 SOUTH OF VAN ASCHE INTERSECTION. The property is zoned CS, COMMUNITY SERVICES, and contains approximately 24.74 acres. The request is for a variance of the Access Management and Non-residential Design Standards.

Planner: Jesse Fulcher

7. RZN 14-4803: Rezone (INTERSECTION OF CHAMPION AND WINDSWEPT DRIVES/SUMMIT PLACE S/D, 329): Submitted by BLEW AND ASSOCIATES for property located at INTERSECTION AND ALONG CHAMPION AND WINDSWEPT DRIVES. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.23 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Planner: Jesse Fulcher

8. RZN 14-4807: Rezone (103 PLAINVIEW AVE./DANIEL, 213): Submitted by BLEW AND ASSOCIATES for property located at 103 PLAINVIEW DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.34 acres. The request is to rezone the property to R-0, RESIDENTIAL-OFFICE.

Planner: Quin Thompson

9. CUP 14-4805: Conditional Use (153 E. MONTE PAINTER DR./HEALTHSOUTH EXPANSION, 251): Submitted by GRESHAM, SMITH, AND PARTNERS for property located at 153 E. MONTE PAINTER DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 4.75 acres. The request is for a hospital in the R-O, Residential-Office zoning district.

Planner: Quin Thompson

10. CUP 14-4801: Conditional Use (6316 W. WEDINGTON DR./COX TAX SERVICES, 396): Submitted by JAMES COX for property located at 6316 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.66 acres. The request is for an office use in a residential district.

Planner: Quin Thompson

11. CUP 14-4752: Conditional Use (324 W. DICKSON ST./SMOKE AND BARREL, 484): Submitted by EVAN MCDONALD for property located at 324 W. DICKSON ST. The property is zoned MS/C, MAIN STREET/CENTER and contains approximately 0.06 acres. The request is for a shared parking agreement to allow construction of a patio over 6 existing parking spaces.

Planner: Jesse Fulcher

The following items have been approved administratively by staff:

None

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.