

Planning Commission Meeting
September 8, 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 25, 2014 meeting.

2. VAC 14-4816: Vacation (555 MAPLE ST./STERLING FRISCO, 484): Submitted by MCCLELLAND ENGINEERS for property located at 555 MAPLE ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.82 acres. The request is to vacate a utility easement.
Planner: Quin Thompson

3. VAR 14-4843: Variance (36 EAST CYDNEE ST./GINGER, 251): Submitted by TAYLOR WOOD for property located at 36 EAST CYDNEE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.17 acres. The request is for variances of the urban residential design standards for garage location, curb cut, and maximum driveway width requirements.
Planner: Quin Thompson

Old Business

No items of old business.

New Business

4. ADM 14-4841: Administrative Item (210 SOUTH CROSSOVER RD./CENTRAL EMS, 527): Submitted by BECKY STEWART for property located at 210 SOUTH CROSSOVER RD. The property is zoned RSF-4, Residential Single-family, 4 units per acre and contains approximately 4.60 acres. The request is to amend conditional use permit 13-4390 to allow extended hours of operation.
Planner: Jesse Fulcher

5. PPL 14-4784: Preliminary Plat (W. ALBERTA ST./THE COVES PHASE 2, 555): Submitted by CRAFTON TULL for property located on W. ALBERTA STREET. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 10.22 acres. The request is for a 45 lot single-family subdivision.
Planner: Jesse Fulcher

6. PPL 14-4818: Preliminary Plat (VAN ASCHE BETWEEN GREGG AND STEELE BLVD./TWIN CREEKS VILLAGE, PHASE 3, 172): Submitted by MCCLELLAND ENGINEERS for property located at VAN ASCHE BETWEEN GREGG AND STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 9.19 acres. The request is for an 8 lot subdivision. Planner: Quin Thompson

7. LSD 14-4817 Large Scale Development (3399 W. BLACK FOREST DR./FREDDY'S CUSTARD AND STEAKBURGERS, 643): Submitted by CEI ENGINEERING for property located 3399 W. BLACK FOREST DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 1.35 acres. The request is for a 3,675 square foot restaurant and associated parking. Planner: Jesse Fulcher

8. CUP 14-4822: Conditional Use (3263 SKILLERN RD./McCUTCHEON, 255 & 256): Submitted by BATES AND ASSOCIATES for property located at 3263 SKILLERN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.06 acres. The request is for a tandem lot. Planner: Quin Thompson

9. CUP 14-4814: Conditional Use (2630 E. CITIZENS DR./HOGWILD CROSSFIT, 371): Submitted by JEREMY KENNEDY for property located at 2630 E. CITIZENS DR.. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 8.91 acres. The request is for a fitness center in a C-1 zoning district. Planner: Quin Thompson

10. CUP 14-4815: Conditional Use (2804 W. MLK BLVD./AT&T STORE, 558): Submitted by BATES & ASSOCIATES for property located at 2804 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.48 acres. The request is for additional parking. Planner: Jesse Fulcher

11. CUP 14-4812: Conditional Use (4170 W. MLK BLVD./HELLO COCOA, 595): Submitted by ABBY STEWART for property located at 4170 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.40 acres. The request is for a chocolate shop in an R-O zoning district. Planner: Jesse Fulcher

12. CUP 14-4813: Conditional Use (808 PEEL ST./RACHAEL BULL, 330): Submitted by RACHAEL BULL for property located at 808 PEEL ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is for a daycare in an RSF-4 zoning district. Planner: Jesse Fulcher

13. CUP 14-4810: Conditional Use (1882 N. STARR DR./ADORABLE DOGGIE DOS, 373): Submitted by TANYA MARDON BIGI for property located at 1882 N. STARR DR. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 1.32 acres. The request is for a change in a non-conforming use to allow a dog grooming business in an RSF-1 zoning district. Planner: Quin Thompson

The following items have been approved administratively by staff:

LSP 14-4820: Lot Split (HWY 112 SOUTH OF VAN ASCHE INTERSECTION/FELLOWSHIP CHURCH, 208 & 209): Submitted by ENGINEERING SERVICES for property located at HWY 112 SOUTH OF VAN ASCHE INTERSECTION. The property is zoned CS, COMMUNITY SERVICES and contains approximately 26 acres. The request is to split the property into two tracts containing approximately 24.74 and 1.16 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.