

Planning Commission Meeting
October 27, 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 October 13, 2014 meeting.

Old Business

2. VAR 14-4869: Variance (LOTS 18; 20-29 SPYGLASS HILL DR./STONEBRIDGE MEADOWS SUBDIVISION, 607): Submitted by ENGINEERING SERVICES, INC. for property located at LOTS 18; 20-29 SPYGLASS HILL DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 5.00 acres. The request is for a variance of the streamside protection requirements.

Floodplain Administrator: Alan Pugh

New Business

3. ADM 14-4871: Administrative Item (Refund for Off-site Improvements/ Delays Project): Submitted by City staff, requesting the Planning Commission to refund various delayed off-site improvement contributions related to projects that have not occurred nor are going to occur in the near term, pursuant to §158.05 of the UDC.

Planner: Andrew Garner

4. VAR 14-4877: Variance (1552 SPRINGLAKE DR./BAUMANN-CROSNO CONSTRUCTION, 607): Submitted by BAUMANN-CROSNO CONSTRUCTION for property located at 1552 SPRINGLAKE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.40 acres. The request is for a variance of the streamside protection requirements.

Floodplain Administrator: Alan Pugh

5. LSD 14-4860: Large Scale Development (SOUTHWEST CORNER OF JOYCE AND STEELE BLVDS./UPTOWN APARTMENTS, 134 & 173): Submitted by THE SPECIALIZED GROUP for property located at SOUTHWEST CORNER OF JOYCE AND STEELE BLVDS. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 14.01 acres. The request is for 312 multi-family units.

Planner: Quin Thompson

6. RZN 14-4859: Rezone (300 & 400 BLOCK OF MLK BLVD./NIEDERMAN ENTERPRISES, 524): Submitted by BATES & ASSOCIATES for property located at 300 & 400 BLOCK OF MLK BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.93 acres. The request is to rezone the properties to DG, DOWNTOWN GENERAL. Planner: Jesse Fulcher

The following items have been approved administratively by staff:

- **LSP 14-4857: Lot Split (720 MILLSAP RD./HERITAGE INN, 213):** Submitted by BLEW & ASSOCIATES for property located at 720 MILLSAP RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains one tract totaling 2.03 acres. The request is to split the property into two tracts containing approximately 1.11 and 0.92 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.