

**Planning Commission Meeting**

November 10, 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 27, 2014 meeting.

**2. ADM 14-4878: ADMINISTRATIVE ITEM (E. HUNTSVILLE RD./ QUARRY TRACE SUBDIVISION; 571):** Submitted by CRAFTON TULL & ASSOCIATES, ASSOCIATES for property located on E. HUNTSVILLE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 35.90 acres. The request is to amend the approved preliminary plat for Quarry Trace Subdivision to include a phasing line.

Planner: Jesse Fulcher

**3. ADM 14-4880: Administrative Item (617 N. COLLEGE AVE./SIDNEY'S EMPORIUM, 445):** Submitted by SIDNEY SIMONS 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: Andrew Garner

**Old Business**

**4. VAR 14-4877: Variance (LOT 25, CRESCENT LAKE SUBDIVISION, 607):** Submitted by BAUMANN-CROSNO CONSTRUCTION for property located at LOT 25 IN THE CRESCENT LAKE SUBDIVISION. 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 Zone.

Floodplain Administrator: Alan Pugh

**5. 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

**New Business**

**6. ADM 14-4881: Administrative Item (1920 W. MARTIN LUTHER KING BLVD./WHATABURGER, 520):** Submitted by KIMLEY-HORN & ASSOCIATES for property located at 1920 W. MARTIN LUTHER KING BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.27 acres. The request is for an amendment to CUP 14-4705 for additional parking. Planner: Jesse Fulcher

**7. RZN 14-4864: Rezone (232 W. ASH ST./KOUTROUMBIS, 367):** Submitted by PARKER & ASSOCIATES for property located at 232 W. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.26 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. Planner: Quin Thompson

**8. RZN 14-4868: Rezone (2030 S. MORNINGSIDE/PRISM EDUCATION CENTER, 603):** Submitted by MICHAEL SCHULTZ for property located at 2030 S. MORNINGSIDE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 9.22 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL. Planner: Jesse Fulcher

**9. RZN 14-4867: Rezone (2269 N. HENBEST DR./ADVENTURE SUBARU, 325):** Submitted by JORGENSEN AND ASSOCIATES for property located at 2269 N. HENBEST RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.17 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Andrew Garner

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**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.*