



## AGENDA

### Planning Commission Meeting

December 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 November 24, 2014 meeting.

**2. ADM 14-4904: Administrative Item (2070 N. GARLAND DAYCARE CUP EXTENSION, 484):** Submitted by MARSHA BILDERBACK for property located at 2070 N. GARLAND AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY 24 UNITS PER ACRE and contains approximately 4.10 acres. The request is for an extension to the previously approved conditional use permit for a daycare (CUP 13-4519). Planner: Andrew Garner

**3. PPL 14-4888: Preliminary Plat (EAST OF GULLEY & HOWARD PORTER ROAD INTERSECTION/REINDL WOODS SUBDIVISION, 181):** Submitted by BLEW & ASSOCIATES for property located along NORTH GULLEY ROAD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 44.09 acres. The request is for an 11 lot single family subdivision. Planner: Jesse Fulcher

#### Old Business

*No Items*

#### New Business

**4. CUP 14-4892: Conditional Use (SOUTH OF JOYCE BLVD. & RAINFOREST RD. INTERSECTION/ROLLER WEIGHT LOSS CLINIC, 175):** Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF JOYCE BLVD. & RAINFOREST RD. INTERSECTION. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.45 acres. The request is for additional parking. Planner: Quin Thompson

**5. CUP 14-4905: Conditional Use (SOUTH OF KESTREL DRIVE & TANAGER LANE/COODY, 525/526):** Submitted by DAN COODY for property located SOUTH OF KESTREL DRIVE & TANAGER LANE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 11.54 acres. The request is for an accessory structure greater than 50% the size of the principal dwelling. Planner: Andrew Garner

**6. RZN 14-4894: Rezone (3525 S. SCHOOL AVE./YATES, 717):** Submitted by MORGAN HOOKER for property located at 3525 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.05 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL. Planner: Jesse Fulcher

**7. ADM 14-4896 Administrative Item (UDC AMENDMENT SMALL-SCALE PRODUCTION):** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapters 151, 161, 162, and 166. The proposal is to modify the zoning code to create a new use unit for small-scale production including boutique/specialty manufacturing. The intent of the code change is to allow a broader range of non-residential uses throughout the City. Planner: Andrew Garner

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**The following items have been approved administratively by staff:**

**LSP 14-4737: Lot Split (2966 N. ALTUS DR/ABERNATHY, 258):** Submitted by BLEW & ASSOCIATES for property located at 2966 ALTUS DRIVE. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 9.54 acres. The request is for a variance of the lot width requirement in the Planning Area to allow a lot split.

**LSP 14-4887: Lot Split (200 BLOCK OF N. SHILOH DR./BARNES, 519):** Submitted by BATES & ASSOCIATES for property located at the 200 BLOCK OF N. SHILOH DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 13.42 acres. The request is to split the property into two tracts containing approximately 2.68 and 10.74 acres each.

**Announcements**

- Planning Commission Awards Committee update

**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.*