



AGENDA

Planning Commission Meeting

January 12, 2015

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 December 8, 2014 meeting.

2. ADM 14-4928: Administrative Item (617 N. COLLEGE AVE./NATURAL STATE SANDWICHES, 445): Submitted by AMBER CAFOUREK for property located at 617 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.42 acres. The request is for a Mobile Vendor Annual Permit.

Planner: Quin Thompson

3. ADM 14-4930: Administrative Item (3600 W. PLAYER LANE/THE LINKS AT FAYETTEVILLE, 400): Submitted by HUGH JARRETT, ESQ. for property located at 3600 W. PLAYER LANE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT LINKS AT FAYETTEVILLE (R-PZD 07-2452) and contains approximately 152.23 acres. The request is to repeal the phasing plan for the Links at Fayetteville PZD and bring the project under the current ordinance that separates zoning from the development.

Planner: Andrew Garner

Old Business

No Old Business

New Business

4. PPL 14-4847: Preliminary Plat (NORTHEAST CORNER RUPPLE RD. AND N. GOLF CLUB DR./FAYETTEVILLE ROW HOMES, 400): Submitted by BLEW & ASSOCIATES for property located at NORTHEAST CORNER OF RUPPLE RD. AND N. GOLF CLUB DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 5.00 acres. The request is for a 39 lot single family subdivision.

Planner: Andrew Garner

5. CUP 14-4898: Conditional Use (4253 N. CROSSOVER RD./PINEY RIDGE HOSPITAL PARKING, 138): Submitted by INGRAM CIVIL ENGINEERS for property located at 4253 N. CROSSOVER RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.00 acre. The request is for additional parking. Planner: Quin Thompson

6. CUP 14-4918: Conditional Use (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is for off-site parking. Planner: Jesse Fulcher

7. LSD 14-4919: Large Scale Development (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 940 WEST MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is to reconstruct 14,700 square feet and add 12,155 square feet to an existing sorority house. Planner: Jesse Fulcher

8. RZN 14-4916: Rezone (956 RAY AVENUE/HODOUS, 565): Submitted by KIM HODOUS for property located at 956 RAY AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.32 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES. Planner: Jesse Fulcher

9. R-PZD 14-4924: Residential Planned Zoning District (SOUTH SHILOH DR./HAWKINS HOUSE AT SHILOH VILLAGE, 519): Submitted by BATES & ASSOCIATES for property located at SOUTH SHILOH DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 10.73 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District. Planner: Jesse Fulcher

10. PPL 14-4929: Preliminary Plat Plan (SOUTH SHILOH DR./HAWKINS HOUSE AT SHILOH VILLAGE, 519): Submitted by BATES & ASSOCIATES for property located at SOUTH SHILOH DR. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 10.73 acres. The request is for 91 townhouse lots. Planner: Jesse Fulcher

11. RZN 14-4883: Rezone (HWY. 112 NORTH OF TRUCKERS DRIVE/PARKWEST, 208/209): Submitted by PLANNING STAFF for property located at HWY. 112 NORTH OF TRUCKERS DRIVE. The property is zoned R-PZD 05-1796, RESIDENTIAL PLANNED ZONING DISTRICT PARK WEST and contains approximately 93.13 acres. The request is to rezone 33.40 acres to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and 59.73 acres to CS, COMMUNITY SERVICES. Planner: Jesse Fulcher

12. RZN 14-4882: Rezone (EAST SIDE OF RUPPLE RD./WESTSIDE VILLAGE, 439): Submitted by PLANNING STAFF for property located ON THE EAST SIDE OF RUPPLE RD. NORTH OF THE BOYS AND GIRLS CLUB. The property is zoned R-PZD 06-1884, RESIDENTIAL PLANNED ZONING DISTRICT WESTSIDE VILLAGE and contains approximately 21.63 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES. Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 14-4886: Lot Split (LOT 110, OAKBROOKE SUBDIVISION/OAKBROOKE, 361):** Submitted by BATES & ASSOCIATES for property located NORTH OF WINTER EVENING PL. IN OAKBROOKE SUBDIVISION. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.87 acres. The request is to split the property into two tracts containing approximately 3.20 and 0.67 acres each. Planner: Andrew Garner

Announcements

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.