

Final Agenda
Planning Commission Meeting
February 23, 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 February 2, 2015 meeting.

2. ADM 15-4980: Administrative Item (4782 N. COLLEGE AVE./TAQUERIA LEO'S, 096): Submitted by ADRIAN LEONARDO for property located at 4782 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 17.15 acres. The request is for a Mobile Vendor Annual Permit. Planner: Andrew Garner

3. VAC 15-4948: Vacation (3215 N. NORTH HILLS DRIVE/WRMC WOMEN'S CLINIC, 250): Submitted by USI CONSULTING ENGINEERS for property located at 3251 N. NORTH HILLS DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.27 acres. The request is to vacate portions of existing utility easement. Planner: Andrew Garner

4. VAR 15-4983: Variance (1170 N. SALEM ROAD/ARVEST WEDINGTON, 526): Submitted by BLEW & ASSOCIATES for property located at 1170 N. SALEM ROAD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.34 acres. The request is for a variance of the drive aisle width requirements. Planner: Quin Thompson

5. LSD 14-4923: Large Scale Development (SOUTH OF THE RAINFOREST AND JOYCE INTERSECTION/ROLLER WEIGHT LOSS CLINIC, 175): Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF THE RAINFOREST AND JOYCE STREET INTERSECTION. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.71 acres. The request is for a 26,293 square foot medical clinic with associated parking. Planner: Quin Thompson

Old Business

6. PPL 14-4865: Preliminary Plat Plan (1898 MISSION BLVD./WHISTLER WOODS SUBDIVISION, 370): Submitted by RANDY RITCHEY for property located at 1898 MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.56 acres. The request is for a 19 lot single-family subdivision.

Planner: Jesse Fulcher

New Business

7. CUP 15-4977: Conditional Use (3853 N. PARKVIEW DRIVE/PHYSICIAN'S SPECIALTY HOSPITAL, 175): Submitted by POLK, STANLEY, WILCOX ARCHITECTS for property located at 3853 N. PARKVIEW DRIVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.44 acres. The request is for a temporary, mobile MRI unit in the parking lot.

Planner: Andrew Garner

8. VAR 15-4981: Variance (193 WOODSPRINGS DRIVE/ DANDY PROPERTIES, 526): Submitted by BRIAN DANDY for property located at 193 WOODSPRINGS DRIVE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.17 acres. The request is for a variance of the Streamside Protection Zone requirements.

Floodplain Administrator: Alan Pugh

9. VAR 15-4998: Variance (2340 N. GREEN ACRES RD./MONTESSORI BRIDGE, 329): Submitted by BATES & ASSOCIATES for property located at 2340 N. GREEN ACRES RD. The property is zoned C-2, Thoroughfare Commercial and contains approximately 0.58 acres. The request is for a variance to the Streamside Protection Zone requirements.

Floodplain Administrator: Alan Pugh

The following items have been approved administratively by staff:

- **LSP 15-4951: Lot Split (903 N. GREGG AVENUE/SCHLEGEL, 444):** Submitted by SYLVIA SCHLEGEL for property located at 903 N. GREGG AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 0.51 acres. The request is to split the property into three tracts containing approximately 0.17 acres each.
Planner: Quin Thompson
- **LSP 15-4952: Lot Split (NORTH END OF TRUCKERS DRIVE/LEGACY BANK, 208/209):** Submitted by ENGINEERING SERVICES, INC. for property located at THE NORTH END OF TRUCKERS DRIVE. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE, and contains approximately 80.20 acres. The request is to split the property into two tracts containing approximately 59.66 and 20.54 acres each.
Planner: Quin Thompson
- **FPL 15-4958: Final Plat (SW CORNER OF SALEM & WEIR ROADS/HOLCOMB HEIGHTS SUBDIVISION, 245):** Submitted by JORGENSEN AND ASSOCIATES for property located at SW CORNER OF SALEM & WEIR ROADS. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 19.25 acres. The request is for final plat approval of a residential subdivision with 73 single family lots.
Planner: Jesse Fulcher

Announcements

Craig Honchell, Ryan Noble, and Janet Selby named to Nominating Committee for election of officers of the Planning Commission for 2015.

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.