

Final Agenda
Planning Commission Meeting
March 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

Presentations

- **Presentation of Service Award to Commissioners Winston and Honchell.**

Consent

1. Approval of the minutes from the March 9, 2015 meeting.

2. VAC 15-4986: Vacation (2991 LABORDITE DRIVE/CRYSTAL SPRINGS SUBDIVISION PH. III, 246): Submitted by RIVERWOOD HOMES, LLC for properties located at 2991 LABORDITE DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.07 acres. The request is to vacate a portion of an existing 35' utility easement.
Planner: Andrew Garner

3. PPL 15-4988: Preliminary Plat (MARK MILLS LN. & WINDSWEPT DR./SUMMIT PLACE SUBDIVISION, 329): Submitted by BLEW & ASSOCIATES for property located at MARK MILLS LN. & WINDSWEPT DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 16.58 acres. The request is for a 45 lot single-family subdivision. Planner: Andrew Garner

Old Business
None

New Business

4. CUP 15-4957: Conditional Use (502 W. MAPLE STREET/PI BETA PHI HOUSE, 445): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 502 W. MAPLE STREET. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.62 acres. The request is for additional parking.
Planner: Quin Thompson

5. LSD 15-4956: Large Scale Development (502 W. MAPLE STREET/PI BETA PHI HOUSE, 445): Submitted by DEVELOPMENT CONSULTANTS, INC. for property located at 502 W. MAPLE STREET. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 1.62 acres. The request is for construction of an approximately 42,000 square foot, 37 unit sorority house with associated parking.

Planner: Quin Thompson

6. Election of Planning Commission Officers for 2015.

The following items have been approved administratively by staff:

- **LSP 14-4996: Lot Split (1591 W. NETTLESHIP ST./UNIVERSITY BROWNSTONES, 521):** Submitted by BLEW & ASSOCIATES for properties located at 1591 W. NETTLESHIP ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately four lots consisting of 0.96 acres. The request is to split the property into 8 lots.
Planner: Quin Thompson
- **LSP 15-4985: Lot Split (NW CORNER OF BERSEIS DR. & CASSIUS LN./LOT 62 LIERLY LANE S/D, 244):** Submitted by JORGENSEN & ASSOCIATES for property located at NW CORNER OF BERSEIS DR. & CASSIUS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 3.70 acres. The request is to split the property into four tracts containing approximately 3.11, 0.19, 0.19, and 0.19 acres each.
Planner: Quin Thompson
- **LSP 15-4992: Lot Split (SOUTH OF 3321 ARCHIE WATKINS RD./HAMBLEN, 750):** Submitted by KELLYE HAMBLEN for property located SOUTH OF 3321 ARCHIE WATKINS RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 40.22 acres. The request is to split the property into two tracts containing approximately 15.00 and 25.22 acres and for a variance of lot frontage.
Planner: Quin Thompson
- **FPL 15-4990: Final Plat (NE OF GULLEY & E. MAYWOOD RD./OVERTON WEST SUBDIVISION, 220):** Submitted by JORGENSEN & ASSOCIATES for property located NE OF GULLEY & E. MAYWOOD RD. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 14.91 acres. The request is for final plat approval of a residential subdivision with 13 single family lots.
Planner: Andrew Garner
- **LSP 15-5021: Lot Split (727 N. STORER AVE./J. SMITH, 444):** Submitted by BATES & ASSOCIATES for property located at 727 N. STORER AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains approximately 0.17 acres. The request is to split the property into two tracts containing approximately 0.07 and 0.10 acres.
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.