

Final Agenda
Planning Commission Meeting
April 13, 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, Janet Selby, Tom Brown, and Matthew Hoffman.

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Consent

1. Approval of the minutes from the March 23, 2015 meeting.

2. VAC 15-5001: Vacation (4301/4331 N. WATERSIDE CT./SIMS-RENNER OFFICE BUILDING, 135): Submitted by BATES & ASSOCIATES for properties located at 4301/4331 N. WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL-OFFICE and contain approximately 0.95 acres. The request is to vacate a portion of an existing 24' access easement contained within said properties.
Planner: Andrew Garner

Old Business

None

New Business

3. ADM 15-5023: Administrative Item (4436 E. MISSION BLVD./EASTERN PARK S/D., 296): Submitted by USI ENGINEERS for property located at 4436 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.66 acres. The request is for Planning Commission determination of street connectivity for a new subdivision.
Planner: Andrew Garner

4. CUP 15-5000: Conditional Use (4301/4331 WATERSIDE CT./SIMS-RENNER OFFICE BUILDING, 135): Submitted by BATES & ASSOCIATES for properties located at 4301/4331 WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL-OFFICE and contain approximately 0.95 acres. The request is for additional parking on the property.
Planner: Andrew Garner

5. CUP 15-5015: Conditional Use (4420 N. WATERSIDE COURT/ESCH OFFICE, 096): Submitted by SWOPE CONSULTING ENGINEERS for property located at 4420 N. WATERSIDE COURT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.77 acres. The request is for a reduction in parking space requirements. Planner: Andrew Garner

6. LSD 15-4970: Large Scale Development (NORTHWEST CORNER OF MLK BLVD. & GOVERNMENT AVE./WALMART NEIGHBORHOOD MARKET, 522): Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER OF MLK BLVD. & GOVERNMENT AVE. The property is zoned C-2, THOROUFFARE COMMERCIAL and contains approximately 6.10 acres. The request is for a 43,101 square foot grocery store with associated parking. Planner: Jesse Fulcher

7. RZN 15-5004: Rezone (SOUTH END OF PUMPKIN RIDGE DR./FALLING WATERS, 646): Submitted by JORGENSEN & ASSOCIATES for property located at the SOUTH END OF PUMPKIN RIDGE DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 17.37 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE. Planner: Jesse Fulcher

8. RZN 15-4965: Rezone (SOUTH END OF RUPPLE RD./RUPPLE ROAD EXTENSION CORRIDOR, 478): Submitted by PLANNING STAFF for property located at the SOUTH END OF RUPPLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL. RSF-8, RESIDENTIAL SINGLE FAMILY EIGHT UNITS PER ACRE; RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE; RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE and contains approximately 642 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, UT, URBAN THOROUFFARE, and R-A, RESIDENTIAL AGRICULTURAL. Planner: Andrew Garner

9. Runoff Election of Planning Commission Chair & Vice Chair for 2015.

The following items have been approved administratively by staff:

- **LSP 15-5008: Lot Split (21 N. WEST AVE./MAIER, 484):** Submitted by SPECIALIZED REAL ESTATE GROUP for property located at 21 N. WEST AVE. The property is zoned MSC-MAIN STREET/CENTER and contains approximately 0.35 acres. The request is to split the property into 4 lots containing 0.12, 0.08, 0.08, and 0.08 acres each. Planner: Quin Thompson
- **LSP 15-5006: Lot Split (1930 W. CLEVELAND ST./SMITH, 442):** Submitted by BATES & ASSOCIATES for property located at 1930 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.48 acres. The request is to split the property into two tracts containing approximately 0.24 acres each. Planner: Jesse Fulcher
- **LSP 15-5012: Lot Split (2065 S. CITY LAKE RD./TUNSTILL, 602):** Submitted by BLEW AND ASSOCIATES for property located at 2065 S. CITY LAKE RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 16.33 acres. The request is to split the property into three tracts containing approximately 12.46, 0.99, and 2.87 acres. Planner: Jesse Fulcher

- **LSP 15-5009: Lot Split (NORTH OF W. JESS ANDERSON RD./NOTTENKAMPER, 358):** Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 16.74 acres. The request is to split the property into four tracts containing approximately 4.42, 4.07, 4.15, and 4.11 acres. Planner: Quin Thompson
- **LSP 15-5005: Lot Split (3128 N. OAKLAND ZION PLACE/FOSTER, 257):** Submitted by JORGENSEN AND ASSOCIATES for property located at 3128 N. OAKLAND ZION PLACE. The property is in the FAYETTEVILLE PLANNING AREA, and contains approximately 2.74 acres. The request is to split the property into two tracts containing approximately 1.74 and 1.00 acres. Planner: Jesse Fulcher
- **LSP 15-5003: Lot Split (1815 ROCKWOOD TRAIL/NELMS, 448):** Submitted by JORGENSEN AND ASSOCIATES for property located at 1815 ROCKWOOD TRAIL. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 79.93 acres. The request is to split the property into two tracts containing approximately 75.76 and 4.17 acres. Planner: Quin Thompson
- **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.