



## AGENDA

**Final Agenda  
Planning Commission Meeting**  
May 26, 2015  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Sarah Bunch (Chair), William Chesser (Vice Chair), Ryan Noble (Secretary), Kyle Cook, Tracy Hoskins, Ron Autry, Janet Selby, Matthew Hoffman, and Tom Brown.

**City Staff:** Andrew Garner, City Planning Director

### Call to Order

### Roll Call

### Consent

1. Approval of the minutes from the May 11, 2015 meeting.

### Old Business

None

### New Business

**2. ADM 15-5079: Administrative Item (617 N. COLLEGE AVE./RENO'S MOBILE VENDOR, 445):** Submitted by RENELIUS SIME for property located at 617 N. COLLEGE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.42 acres. The request is for a one year mobile vendor permit. Planner: Jesse Fulcher

**3. ADM 15-5077: Administrative Item (2600 W. JUDGE CUMMINGS RD./MT. KESSLER PARK, 602):** Submitted by CITY STAFF for property located at 2600 W. JUDGE CUMMINGS RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 600 acres. The request is for a Major Modification to LSD 14-4819 (Regional Park). Planner: Andrew Garner

**4. ADM 15-5030: Administrative Item (360 ARKANSAS AVE./SIGMA PHI EPSILON, 483):** Submitted by KSQ ARCHITECTS for property located at 360 ARKANSAS AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.20 acres. The request is for variances of the parking lot dimensions and greenspace requirements. Planner: Andrew Garner

**5. VAR 15-5084: Variance (3561 N. COLLEGE AVE./RAISING CANE'S, 213):** Submitted by KEN'S SIGNS for property located at 3561 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.98 acres. The request is for a variance of the neon lighting requirements. Planner: Jesse Fulcher

**6. RZN 15-5053: Rezone (WEST OF 4195 W. PERSIMMON ST./MCBRYDE, 478):** Submitted by BLEW & ASSOCIATES for property located WEST OF 4195 PERSIMMON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.16 acres. The request is to rezone the property to R-O, RESIDENTIAL-OFFICE. Planner: Quin Thompson

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

- **LSP 15-5050: Lot Split (2060 S. FLORIDA WAY/HAMAKER, 600):** Submitted by BATES & ASSOCIATES for property located at 2060 S. FLORIDA WAY. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.22 acres. The request is to split the property into 2 lots approximately 0.11 and 0.11 acres each. Planner: Quin Thompson
- **LSP 14-5057: Lot Split (1441 MEADOWCLIFF DR./ZWEIG, 292):** Submitted by REID & ASSOCIATES for property located at 1441 MEADOWCLIFF DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.45 acres. The request is to split the property into 3 lots of approximately 0.28, 0.82 and 0.34 acres each. Planner: Quin Thompson

**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.*