

Final Agenda
Planning Commission Meeting
June 8, 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 26, 2015 meeting.

2. VAC 15-5089: Vacation (3215 NORTH HILLS BLVD., 250): Submitted by USI ENGINEERS for property located at 3215 NORTH HILLS BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 20.28 acres. The request is to vacate a portion of a utility easement.
Planner: Andrew Garner

3. VAR 15-5091: Variance (65 W. ROCK ST./CITY PARKING FENCE, 523): Submitted by CITY STAFF for property located at 65 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.55 acres. The request is for a variance of the downtown fence height requirements.
Planner: Jesse Fulcher

Old Business

None

New Business

4. LSP 15-5065: Lot Split (4705 E. WOODSEGE RD./LINER, 297): Submitted by JORGENSEN & ASSOCIATES for property located at 4705 E. WOODSEGE RD. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 5.00 acres. The request is a variance to create a new 4.00-acre tract without street frontage.
Planner: Jesse Fulcher

5. PPL 15-4991: Preliminary Plat (4436 E. MISSION BLVD./EASTERN PARK SUBDIVISION, 296/297): Submitted by USI CONSULTING 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 a 17 lot single-family subdivision.

Planner: Andrew Garner

6. CUP 15-5076: Conditional Use (519 W. SKELTON RD./JARDIN HOME DAYCARE, 679): Submitted by TERRI LYNN JARDIN for property located at 519 W. SKELTON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.08 acres. The request is for a home daycare for 5 or less children.

Planner: Jesse Fulcher

7. LSD 15-4955: Large Scale Development (335 E. APPLEBY ROAD/APPLEBY TOWNHOMES, 251): Submitted by BATES & ASSOCIATES for property located at 335 E. APPLEBY ROAD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.03 acres. The request is for a multi-family project consisting of 11 units in two buildings.

Planner: Jesse Fulcher

8. LSD 15-5072: Large Scale Development (2269 N. HENBEST DR./ADVENTURE SUBARU, 325): Submitted by JORGENSEN & ASSOCIATES for property located at 2269 N. HENBEST DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 8.36 acres. The request is for construction of three structures related to car sales consisting of approximately 14,600 square feet with associated parking and sales lot.

Planner: Jesse Fulcher

9. LSD 15-5070: Large Scale Development (3739 N. STEELE BLVD./UARK CREDIT UNION, 173): Submitted by JORGENSEN & ASSOCIATES for property located at 3739 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.27 acres. The request is for construction of an 8,927 square foot bank with associated parking.

Planner: Quin Thompson

10. CUP 15-5026: Conditional Use (SOUTH OF MANOR AND RIDGELY DR. INTERSECTION/REMINGTON ESTATES SD, 449): Submitted by ENGINEERING SERVICES INC. for property located SOUTH OF MANOR DR. AND RIDGELY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.11 acres. The request is for a tandem lot.

Planner: Quin Thompson

11. PPL 15-4989: Preliminary Plat (SOUTH OF MANOR & RIDGELY DR./REMINGTON ESTATES SUBDIVISION, 449): Submitted by ENGINEERING SERVICES, INC. for property located SOUTH OF MANOR & RIDGELY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.10 acres. The request is for a 27 lot single-family subdivision.

Planner: Quin Thompson

12. RZN 15-5075: Rezone (NE CORNER VAN ASCHE & STEELE BLVDS./CMN LOTS 8 & 14, 173): Submitted by CRAFTON TULL ENGINEERS for property located at the NE CORNER VAN ASCHE & STEELE BLVDS. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 17.70 acres. The request is to rezone the property to C-3, CENTRAL COMMERCIAL.

Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 15-5060: Lot Split (227 S. CHURCH AVE./MION, 523):** Submitted by BATES & ASSOCIATES for property located at 227 S. CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.23 acres. The request is to split the property into 2 lots approximately 0.16 and 0.07 acres each. Planner: Quin Thompson
- **LSP 15-5062: Lot Split (956 N. LEWIS AVE./ADDISON, 443):** Submitted by BATES & ASSOCIATES for property located at 956 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.19 acres. The request is to split the property into 2 lots of approximately 0.09 and 0.10 acres each. Planner: Andrew Garner
- **LSP 15-5063: Lot Split (1771 ALBRIGHT RD./KELLY, 061):** Submitted by REID & ASSOCIATES for properties located at 1771 ALBRIGHT RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURE and in THE FAYETTEVILLE PLANNING AREA and contain approximately 5.26 acres. The request is to split the property into 2 lots of approximately 3.01 and 2.25 acres each. Planner: Quin Thompson
- **LSP 15-5065: Lot Split (4705 E. WOODSEGE RD./LINER, 297):** Submitted by JORGENSEN & ASSOCIATES for property located at 4705 E. WOODSEGE RD. The property in THE FAYETTEVILLE PLANNING AREA and contains approximately 5.00 acres. The request is to split the property into 2 lots of approximately 1.04 and 3.96 acres each. Planner: Jesse Fulcher

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.