

Final Agenda
Planning Commission Meeting
June 22, 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 June 8, 2015 meeting.

2. ADM 15-5110: Administrative Item (1946 N. BIRCH AVE./THE CONTAINER KITCHEN, 367): Submitted by BENJAMIN MILLS for property located at 1946 N. BIRCH AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.55 acres. The request is for a Mobile Vendor Annual Permit. Planner: Andrew Garner

3. CCP 15-5085: Concurrent Plat (5648 JESS ANDERSON RD./NOTTENKAMPER, 358/359): Submitted by JORGENSEN & ASSOCIATES for property located at 5648 JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 16.74 acres. The request is to subdivide two lots into four lots containing approximately 4.42, 4.07, 4.14, and 4.11 acres each. Planner: Quin Thompson

4. VAC 15-5080: Vacation (WEIR & SALEM RDS./HOLCOMB HEIGHTS SUBDIVISION 245): Submitted by RIVERWOOD HOMES for properties located at the intersection of WEIR & SALEM RDS. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 0.61 acres. The request is to vacate a street right-of-way within the subdivision and portions of utility easements. Planner: Jesse Fulcher

5. VAC 15-5078: Vacation (EAST OF 4148 W. MLK BLVD./HOLLANDS SUBDIVISION 595): Submitted by CITY STAFF for property located EAST OF 4148 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 15.20 acres. The request is to vacate a street right-of-way within the subdivision. Planner: Andrew Garner

Old Business

6. 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

7. 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

8. 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

New Business

9. LSD 15-5074: Large Scale Development (SOUTH OF 3203 N. WARWICK DR./HUNTINGDON APTS., 216): Submitted by COMMUNITY BY DESIGN for property located at SOUTH OF 3203 N. WARWICK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.13 acres. The request is for construction of a 12 unit apartment complex with associated parking. Planner: Andrew Garner

10. RZN 15-5066: Rezone (1324 W. CLEVELAND ST./ARKANSAS LEGACY, LLC., 443): Submitted by COMMUNITY BY DESIGN for properties located at 1324 W. CLEVELAND ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.98 acres. The request is to rezone the properties to DG, DOWNTOWN GENERAL.

Planner: Jesse Fulcher

11. ADM 15-5093: Administrative Item (UDC Chapters 161, 164 and 172/SINGLE FAMILY INFILL STANDARDS): Submitted by CITY PLANNING STAFF for revisions to Chapters 161, 164 and 172 to modify the bulk and area regulations to encourage small-lot, single family infill in multi-family zoning districts, and to include minimum design standards for this type of development.

Planner: Jesse Fulcher

12. ADM 15-5090: Administrative Item (AMENDMENT TO THE MINIMUM STREET STANDARDS GUIDELINE- UDC CHAPTER 171, STREETS & SIDEWALKS): Submitted by CITY ENGINEERING STAFF for revisions to Chapter 171 to modify the Minimum Street Standards Guideline.

Engineer: Matt Casey

The following items have been approved administratively by staff:

- **FPL 15-5083: Final Plat (REDSTONE DR. AND S. SHILOH DR./HAWKINS HOUSE SUBDIVISION PH 1, 519):** Submitted by BATES & ASSOCIATES for property located at REDSTONE DR. & S. SHILOH DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 10.74 acres. The request is for final plat approval of a residential subdivision with 6 lots and 38 dwelling units.

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.