

**Tentative Agenda**  
**Planning Commission Meeting**  
July 13, 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 22, 2015 meeting.

**4. CCP 15-5105: Concurrent Plat (845 & 847 S. ROSE AVE./ NMK, LLC., 560):** Submitted by ENGINEERING SERVICES, INC. for property located at 845 & 847 ROSE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.20 acres. The request is to re-plat 1 existing lot into 2 single lots containing approximately 0.09 and 0.11 acres each.  
Planner: Andrew Garner

**5. CCP 15-5106: Concurrent Plat (829 & 831 S. ROSE AVE./ NMK, LLC., 560):** Submitted by ENGINEERING SERVICES, INC. for property located at 829 & 831 ROSE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.25 acres. The request is to re-plat 1 existing lot into 2 single lots containing approximately 0.14 and 0.11 acres each.  
Planner: Andrew Garner

**Old Business**

**2. 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

**3. 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

## New Business

**8. ADM 15-5134 Administrative Item (MISSION HEIGHTS SUBDIVISION):** Submitted by LAWRENCE FINN for a major modification to PPL 14-4698, Mission Heights Subdivision. The applicant proposes to modify a street intersection which would require a variance of the street design requirements.  
Engineer: Jonathan Ely

**6. LSD 15-5098: Large Scale Development (4004 N. COLLEGE AVE./WHATABURGER, 135/174):** Submitted by CRAFTON TULL for property located at 4000 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.98 acres. The request is for construction of a 3,600 square foot restaurant with associated parking.  
Planner: Quin Thompson

**7. RZN 15-5103: Rezone (1837 W. MITCHELL ST./DUNN, 520):** Submitted by BLEW & ASSOCIATES for property located at 1837 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.  
Planner: Quin Thompson

**9. ADM 15-5111 Administrative Item (UDC AMENDMENT CHAPTER 163.03 BED AND BREAKFAST FACILITIES):** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 163.03. The proposal is to modify the use conditions for a bed and breakfast facility.  
Planner: Quin Thompson

**10. ADM 15-5088 Administrative Item (UDC AMENDMENT CHAPTER 172.05 NON-RESIDENTIAL PARKING REQUIREMENTS):** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapters 172.05. The proposal is to remove minimum parking standards for non-residential uses.  
Planner: Quin Thompson

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

- **LSP 15-5114: Lot Split (SE CORNER OF STEELE & JOYCE BLVDS./CMN LOT 9E-BUFFALO WILD WINGS, 134/173):** Submitted by SMITH & GOODSON for property located at SE CORNER OF STEELE & JOYCE BLVDS. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 11.81 acres. The request is to split the property into 2 lots containing approximately 10.09 and 1.71 acres each.  
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.*