

Final Agenda
Planning Commission Meeting
July 27, 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 July 13, 2015 meeting.

2. VAC 15-5116: Vacation (808 N. HIGHLAND AVE./TUCKER, 445): Submitted by JOSEF TUCKER for property located at 808 N. HIGHLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.33 acres. The request is to vacate a utility easement. Planner: Quin Thompson

Old Business

3. ADM 15-5111 Administrative Item (UDC AMENDMENT CHAPTER 163.03: BED AND BREAKFAST FACILITIES AND CHAPTER 151: DEFINITIONS): Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapters 163.03. The proposal is to modify bed and breakfast facility definition and use conditions. Planner: Quin Thompson

4. 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

New Business

5. VAR 15-5115: Variance (690 N. BETTY JO DR./DOYLE, 523): Submitted by JAMES DOYLE for property located at 690 N. BETTY JO DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is for a variance of the fence height requirement. Planner: Quin Thompson

6. CUP 15-5121: Conditional Use (SE CORNER OF STEELE & JOYCE BLVDS./CMN LOT 9E-BUFFALO WILD WINGS, 134/173): Submitted by RICKETT ENGINEERING for property located at the SE CORNER OF STEELE & JOYCE BLVDS. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.72 acres. The request is for additional parking.
Planner: Andrew Garner

7. LSD 15-5120: Large Scale Development (SE CORNER OF STEELE & JOYCE BLVDS./CMN LOT 9E-BUFFALO WILD WINGS, 134/173): Submitted by RICKETT ENGINEERING for property located at S.E. CORNER OF STEELE & JOYCE BLVDS. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.72 acres. The request is for construction of a 5,005 square foot restaurant with associated parking.
Planner: Andrew Garner

8. VAR 15-5133: Variance (1640 E. ROCKWOOD TRAIL/SMART, 485): Submitted by LESLIE SMART for property located at 1640 E. ROCKWOOD TRAIL. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.67 acres. The request is for variance of the maximum size of an Accessory Dwelling Unit.
Planner: Jesse Fulcher

9. ADM 15-5140: Administrative Item (1549 E. JOYCE BLVD./BANK OF THE OZARKS, 175): Submitted by POLK, STANLEY, WILCOX ARCHITECTS for property located at 1549 E. JOYCE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is a variance of the commercial design standards.
Planner: Quin Thompson

10. ADM 15-5135: Administrative Item (RUPPLE ROW SUBDIVISION PZD AMENDMENT, 439): Submitted by ROB KIMBEL for properties located in the RUPPLE ROW SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT RUPPLE ROW (R-PZD 05-1547) and contain approximately 41.70 acres. The request is an amendment to the PZD to modify the zoning of the duplexes and triplexes on Wordsworth Lane to allow up to four unrelated persons to live in each dwelling unit.
Planner: Andrew Garner

11. CUP 15-5119: Conditional Use (3332 E. CARMEL LN./HAYS, 411): Submitted by JORGENSEN & ASSOCIATES for property located at 3332 E. CARMEL LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.53 acres. The request is for a tandem lot.
Planner: Jesse Fulcher

12. CUP 15-5112: Conditional Use (2183 N. COLLEGE AVE./BLUE OCEAN LOUNGE, 368): Submitted by NYLISHA BEASLEY for property located at 2183 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.95 acres. The request is for a dance hall and lounge in an existing 5,000 square foot structure.
Planner: Quin Thompson

13. ADM 15-5124: Administrative Item (UDC Chapters 166/COMMERCIAL DESIGN STANDARDS): Submitted by CITY PLANNING STAFF for revisions to UDC Chapter 166 for a minor clarification to the commercial design standards.
Planner: Andrew Garner

The following items have been approved administratively by staff:

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.