

Final Agenda
Planning Commission Meeting
August 10, 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 27, 2015 meeting.

2. VAC 15-5127: Vacation (19 N. PALMER AVE./BAKER, 482): Submitted by ALLEN BAKER for property located at 19 N. PALMER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.35 acres. The request is to vacate a portion of a sewer easement.
Planner: Jesse Fulcher

3. ADM 15-5152: Administrative Item (731 S. RAZORBACK RD./MOOLICIOUS ESPRESSO, 560): Submitted by CODY BAILEY for property located at 731 S. RAZORBACK RD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.94 acres. The request is for a one year mobile vendor permit.
Planner: Quin Thompson

4. ADM 15-5153: Administrative Item (TIMBER TRAILS SUBDIVISION PZD AMENDMENT, 526): Submitted by ERSTINE HOLDING CO. for properties located in the TIMBER TRAILS SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT TIMBER TRAILS (R-PZD 04-1154) and contain approximately 25.87 acres. The request is an amendment to the PZD to modify the zoning of Lots 70 through 77, 98, & 99 to allow for single family residential development.
Planner: Jesse Fulcher

5. ADM 15-5151: Administrative Item (4170 W. MLK BLVD./HELLO COCOA, 595): Submitted by ABBY STEWART for property located at 4170 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.40 acres. The request is for an amendment to the original CUP 14-4812 to allow for retail sales.
Planner: Jesse Fulcher

Old Business

6. ADM 15-5140: Administrative Item (1549 E. JOYCE BLVD./BANK OF THE OZARKS, 175): Submitted by POLK, STANLEY, WILCOX ARCHITECTS, INC. 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

New Business

7. VAR 15-5146: Variance (350 N. CANVAS RD./HANNAH, 491): Submitted by BATES & ASSOCIATES, INC. for property located at 350 N. CANVAS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.00 acres. The request is for a variance of the lot width requirements to allow a lot split.

Planner: Jesse Fulcher

8. VAR 15-5155: Variance (1606 N. LEVERETT AVE./HARRIS, 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1606 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.49 acres. The request is for a variance of the driveway radius requirements.

Planner: Jesse Fulcher

9. LSD 15-5097: Large Scale Development (NORTH OF 1967 W. TRUCKERS DR./GRAND RETIREMENT COMMUNITY, 208): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF 1967 W. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE, and contains approximately 20.54 acres. The request is for construction of a retirement community consisting of a main building with 109 units, 55 single family cottages, and a clubhouse with associated parking.

Planner: Quin Thompson

APPLICANT HAS REQUESTED ITEM 9 (LSD 15-5097) BE TABLED TO THE AUGUST 24 MEETING.

10. RZN 15-5130: Rezone (1285 E. MILLSAP RD./CHRISTIAN LIFE CATHEDRAL, 213): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1285 E. MILLSAP RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 15.06 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 15-5131: Lot Split (237 S. LOCUST AVE./GRAY, 523):** Submitted by BLEW & ASSOCIATES, INC. for property located at 237 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.21 acres. The request is to split the property into 2 lots containing approximately 0.12 and 0.09 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.