

Final Agenda
Planning Commission Meeting
August 24, 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 August 10, 2015 meeting.

2. ADM 15-5180: Administrative Item (566 N. SALEM RD./THE VILLAS AT FOREST HILLS, 440): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 566 N. SALEM RD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 24.43 acres. The request is for an extension to the original PPL 10-3629 to start construction. Planner: Jesse Fulcher

3. ADM 15-5158: Administrative Item (693 W. NORTH ST./NATURAL STATE SANDWICHES, 444): Submitted by AMBER CAFOUREK for property located at 693 W. NORTH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.89 acres. The request is for a one year mobile vendor permit. Planner: Jesse Fulcher

4. ADM 15-5160: Administrative Item (2903 E. ZION RD./THE SOUP SHACK, 138): Submitted by CARIN EVANS for property located at 2903 E. ZION RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.17 acres. The request is for a one year mobile vendor permit. Planner: Andrew Garner

5. ADM 15-5163: Administrative Item (542 W. DICKSON ST./YANCEY'S DICKSON STREET DOGS, 484): Submitted by CODY YANCEY for property located at 2903 E. ZION RD. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.57 acres. The request is for a one year mobile vendor permit. Planner: Jesse Fulcher

Old Business

6. ADM 15-5124: Administrative Item (UDC Chapter 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

New Business

7. CCP 15-5142: Concurrent Plat (2300 MARK MILLS LN./SUMMIT PLACE SD, 329): Submitted by BLEW & ASSOCIATES, INC. for properties located at 2300 MARK MILLS LN. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 3.82 acres. The request is to re-plot 21 existing lots into 16 lots. Planner: Andrew Garner

8. LSD 15-5068: Large Scale Development (820 W. MAPLE ST./KAPPA ALPHA HOUSE, 444): Submitted by BATES & ASSOCIATES, INC. for property located at 820 W. MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains approximately 0.33 acres. The request is for construction of an approximately 16,000 square foot fraternity house with associated parking. Planner: Andrew Garner

9. CUP 15-5159: Conditional Use (1225 S. SCHOOL AVE./SOTO GARAGE, 562): Submitted by GUSTAVO SOTO for property located at 1225 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.40 acres. The request is for tire sales (Use Unit 17-Transportation Trades and Services) in a DG zoned lot. Planner: Jesse Fulcher

10. RZN 15-5149: Rezone (2975 OLD FARMINGTON RD./KING-SIEVERT, 558): Submitted by THE INFILL GROUP for properties located at 2975 OLD FARMINGTON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.27 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Jesse Fulcher

11. RZN 15-5148: Rezone (402 E. 7TH ST./NIEDERMAN, 524): Submitted by ZARA NIEDERMAN for property located at 402 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE. 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.