

**Final Agenda**  
**Planning Commission Meeting**  
September 28, 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 September 14, 2015 meeting.

**2. VAC 15-5206: Vacation (5026 E. TALON TRAIL/FALCON RIDGE S/D, 609):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 5026 E. TALON TRAIL. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.25 acres. The request is to vacate a drainage easement.

Planner: Jesse Fulcher

**3. LSP 15-5186: Lot Split (4470 E. BRIDGEWATER LN./HARMS, 218):** Submitted by ALAN REID & ASSOCIATES, INC. for property located at 4470 E. BRIDGEWATER LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.11 acres. The request is to split the properties into 2 lots containing approximately 2.81, and 4.30 acres each and a variance to the street frontage requirements.

Planner: Quin Thompson

**4. PPL 15-5183: Preliminary Plat (SE OF N. BROYLES AVE. AND W. PERSIMMON ST./CROSS KEYS SOUTH SUBDIVISION, 477):** Submitted by JORGENSEN & ASSOCIATES for properties located at SE CORNER OF N. BROYLES AVE. AND W. PERSIMMON ST. The properties are zoned NC, NEIGHBORHOOD CONSERVATION AND R-A, RESIDENTIAL AGRICULTURE and contain approximately 23.39 acres. The request is for preliminary plat approval of a residential subdivision with 96 single family lots.

Planner: Andrew Garner

**Old Business**

**5. LSP 15-5164: Lot Split (JOHN GARRISON RD./GIBSON, 523):** Submitted by BLEW & ASSOCIATES for property located S. OF JOHN GARRISON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.10 acres. The request is to split the property into 4 lots containing approximately 5.00, 5.00, 15.05 and 15.05 acres each and a variance to the street frontage requirements.

Planner: Quin Thompson

## New Business

**6. ADM 15-5205: Administrative Item (SW CORNER VAN ASCHE & STEELE BLVDS./CMN BUSINESS PARK, LOT 6, 212):** Submitted by BATES & ASSOCIATES, INC. for property located at SW CORNER OF VAN ASCHE & STEELE BLVDS. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.24 acres. The request is for an amendment to the CMN Bill of Assurance, to allow a restaurant near the Centerbrook Subdivision.  
Planner: Jesse Fulcher

**7. ADM 15-5216 Administrative Item (NW CORNER OF S. GOVERNMENT AVE. & W. MLK BLVD. /NEIGHBORHOOD MARKET, 522):** Submitted by HARRISON FRENCH & ASSOCIATES, INC. for property located at the NORTHWEST CORNER OF S. GOVERNMENT AVE. & W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.10 acres. The request is for a major modification of LSD 15-4970 (Neighborhood Market).  
Planner: Jesse Fulcher

**8. ANX 15-5181: ANNEXATION (1620 S. ED EDWARDS RD./SALSBUURY, 610):** Submitted by CURTIS HOGUE for property located at 1620 S. ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 0.83 acres. The request is for the property to be annexed into the City of Fayetteville with a zoning of R-A, RESIDENTIAL AGRICULTURE.  
Planner: Quin Thompson

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

- **LSP 15-5188: Lot Split (1035 N. GREGG AVE./PENZO GROUP, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1035 N. GREGG AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.43 acres. The request is to split the property into 3 lots containing approximately 0.12 acres each.  
Planner: Jesse Fulcher
- **LSP 15-5189: Lot Split (2296 W. DOGWOOD ST./ARD-BAUER, 169):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2296 W. DOGWOOD ST. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 4.51 acres. The request is to split the properties into 4 lots containing approximately 1.00, 1.00, 1.11, and 1.40 acres each.  
Planner: Quin Thompson
- **LSP 15-5123: Lot Split (3970 E. MISSION BLVD./REILMAN, 296/334):** Submitted by REID & ASSOCIATES for property located at 3970 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.34 acres. The request is to split the property into 2 lots containing approximately 2.05 and 6.29 acres each.  
Planner: Quin Thompson

- **LSP 15-5171: Lot Split (6083 W. DOT TIPTON RD./CALHOON, 475):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 6083 W. DOT TIPTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 3.19 acres. The request is to split the property into 2 lots containing approximately 2.55 and 0.27 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.*