



AGENDA

Final Agenda
Planning Commission Meeting
October 26, 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 October 12, 2015 meeting.

2. VAC 15-5204: Vacation (722 S. LOCUST AVE./SOUTHSIDE TOWNHOMES, 562): Submitted by INFILL GROUP, INC. for properties located at 722 S. LOCUST AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.80 acres. The request is to vacate a portion of an alley easement and street Right of Way easement.

Planner: Quin Thompson

3. ADM 15-5243: Administrative Item (2600 JUDGE CUMMINGS RD./MT. KESSLER REGIONAL PARK, 602): Submitted by CITY STAFF for property located at 2600 JUDGE CUMMINGS RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 600 acres. The request is for an extension of LSD 14-4819 Mt. Kessler Regional Park

Planner: Andrew Garner

Old Business

None

New Business

4. CUP 15-5217: Conditional Use (2648 N. OLD WIRE ROAD/APPLE SEEDS, 292): Submitted by MARY THOMPSON for property located at 2648 N. OLD WIRE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.86 acres. The request is to allow Use Unit 4 and Use Unit 12 to allow Apple Seeds to operate an office and teaching farm.

Planner: Jesse Fulcher

5. VAR 15-5231: Variance (722 S. LOCUST AVE./SOUTHSIDE TOWNHOMES, 562): Submitted by THE INFILL GROUP, INC. for properties located at 722 S. LOCUST AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.80 acres. The request is for a variance of the curb and turn radius for a drive and for a sidewalk immediately adjacent to the curb. Planner: Quin Thompson

6. LSD 15-5184: Large Scale Development (SE CORNER N. BOB YOUNKIN DR. AND E. APPLEBY RD./WRMC OFFICES, 251): Submitted by USI ENGINEERS, INC. for properties located at the SE CORNER OF N. BOB YOUNKIN DR. & E. APPLEBY RD. The properties are zoned R-O, RESIDENTIAL OFFICE, and contain approximately 5.22 acres. The request is for two office buildings totaling 68,865 square feet and associated parking. Planner: Jesse Fulcher

7. CUP 15-5212: Conditional Use (4000 N. COLLEGE AVE./WHATABURGER NORTH, 135): Submitted by CRAFTON TULL, INC. for properties located at 4000 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 2.00 acres. The request is for an off-site parking lot. Planner: Quin Thompson

8. CUP 15-5202: Conditional Use (1335 W. DEANE ST./EAGLE HOLDINGS COTTAGES, 365): Submitted by ESI ENGINEERS, INC. for property located at 1335 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.67 acres. The request is for Use Unit 44, Cottage Housing Development, in an RSF-4 zoned district. Planner: Jesse Fulcher

APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL NOV. 9 MEETING

9. RZN 15-5209: Rezone (NE CORNER OF MCGUIRE ST. & VAN ASCHE DR./MCCLINTON, 171): Submitted by TOM TERMINELLA for property located at the NE CORNER OF MCGUIRE ST. & VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 18.34 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE. Planner: Andrew Garner

10. RZN 15-5214: Rezone (WEST OF N. GREGG AVE. & W. VAN ASCHE DR./WG LAND COMPANY, 210): Submitted by TOM TERMINELLA for properties located WEST OF N. GREGG AVE. & W. VAN ASCHE DR. INTERSECTION. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 186.65 acres. The request is to rezone the properties to C-2, THOROUGHFARE COMMERCIAL, C-3, CENTRAL COMMERCIAL and UT, URBAN THOROUGHFARE. Planner: Andrew Garner

The following items have been approved administratively by staff

- **LSP 15-5208: Lot Split (3122 N. HUGHMOUNT RD./BAAD, LLC, 244):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3122 N HUGHMOUNT RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 19.64 acres. The request is to split the two parcels into 8 lots containing approximately 1.11, 1.12, 1.17, 1.46, 1.65, 2.13, 2.28, and 5.17 acres. Planner: Quin Thompson

- **LSP 15-5104: Lot Split (1837 W. MITCHELL ST./DUNN, 520):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1837 W. MITCHELL ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcel into 2 lots of 0.12 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.