



AGENDA

Final Agenda
Planning Commission Meeting
November 23, 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 November 9, 2015 meeting.

2. ADM 15-5260 Administrative Item (617 N. COLLEGE AVE./SIDNEY'S EMPORIUM AT YACHT CLUB, 445): Submitted by SIDNEY SIMONS for property located at 617 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.42 acres. The request is for a one year mobile vendor permit.

Planner: Jesse Fulcher

3. ADM 15-5259 Administrative Item (402 W. ILA ST./HEAD RESIDENCE, 445): Submitted by BOWERBIRD DESIGN, INC. for property located at 402 W. ILA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.32 acres. The request is for a variance to the Accessory Dwelling Unit size requirements.

Planner: Andrew Garner

4. LSD 15-5016: Large Scale Development (2200 INDUSTRIAL DR./MARSHALLTOWN TOOLS, 642): Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located at 2200 INDUSTRIAL DRIVE. The property is zoned I-2, GENERAL INDUSTRIAL, and contains approximately 15.34 acres. The request is for construction of an approximately 51,200 square foot addition to the existing building with associated parking spaces. Planner: Quin Thompson

5. PPL 15-5236: Preliminary Plat (SOUTH OF POWDERHORN DR./MTN. RANCH S/D, PH. III, 478): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF POWDERHORN DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 101.70 acres. The request is for 87 single-family lots.
Planner: Andrew Garner

6. LSD 15-5213: Large Scale Development (NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD./PRISM EDUCATION CENTER, 603): Submitted by EB LANDWORKS, INC. for property located at the NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 10.07 acres. The request is for an 18,100 square foot school with associated parking.
Planner: Jesse Fulcher

7. 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

Old Business

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 1.40 acres. The request is for Use Unit 44, Cottage Housing Development, in an RSF-4 zoned district.
Planner: Jesse Fulcher

9. RZN 15-5194: Rezone (VARIOUS EXPIRED PZD LOCATIONS/EXPIRED PZDs, PP VARIES): Submitted by CITY PLANNING STAFF for VARIOUS PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are zoned under expired PZD'S. The request is to rezone the properties back to their previous zoning before the PZDs were approved.
Planner: Andrew Garner

New Business

10. VAR 15-5263: Variance (4299 W. PERSIMMON ST./MCNAUGHTON OFFICE, 478): Submitted by BLEW & ASSOCIATES, INC. for property located at 4299 W. PERSIMMON ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.00 acre. The request is for a variance of the parking lot cross connection requirements.
Planner: Quin Thompson

11. CUP 15-5233: Conditional Use (5549 S. GEORGE ANDERSON RD./CUSTOM LAWN CARE, 101): Submitted by DARYL OTTAVIANO for property located 5549 S. GEORGE ANDERSON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.78 acres. The request is for a lawn care business in an RSF-4 zoning district.
Planner: Jesse Fulcher

12. CUP 15-5241: Conditional Use (NE OF OLD WIRE & OLD MISSOURI RDS./KEENAN, 254): Submitted by JORGENSEN & ASSOCIATES for property located NE OF OLD WIRE & OLD MISSOURI RDS. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 56.21 acres. The request is for a tandem lot.
Planner: Jesse Fulcher

The following items have been approved administratively by staff

- **LSP 15-5234: Lot Split (SW CORNER OF W. MITCHELL ST. & S. LEWIS AVE./WARD-HENSEN, 520):** Submitted by BATES & ASSOCIATES, INC. for properties located at the SW CORNER OF W. MITCHELL ST. & S. LEWIS AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.97 acres. The request is to split 3 parcels of 0.31, 0.50, and 0.16 acres into 4 lots containing approximately 0.17, 0.21, 0.48, and 0.14, acres. 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.