

**Final Agenda**  
**Planning Commission Meeting**  
December 14, 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 23, 2015 meeting.

**2. ADM 15-5262: Administrative Item (GREGG AVE. BETWEEN CENTER ST. & MEADOW ST./MSP AMENDMENT, 484):** Submitted by PLANNING STAFF for GREGG AVE. BETWEEN CENTER ST. & MEADOW ST. The request is to amend the Master Street Plan and reduce the right-of-way requirement for Gregg Avenue. Planner: Jesse Fulcher

**Old Business**

**New Business**

**3. PPL 15-5253: Preliminary Plat (EAST OF HWY 45 & FOX TRAIL/FOX HILLS SUBDIVISION, 260):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF THE INTERSECTION OF HWY. 45 & FOX TRAIL. The property is in THE FAYETTEVILLE PLANNING AREA and contains approximately 24.60 acres. The request is for a 17 lot single-family subdivision. Planner: Quin Thompson

**4. CUP 15-5265: Conditional Use (3499 W. MLK BLVD./GRACE COVENANT CHURCH, 596):** Submitted by BRIAN BOWERMAN for property located at 3499 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 1.90 acres. The request is for Use Unit 4 (Cultural and Recreational Facilities) in an R-A zoned district. Planner: Quin Thompson

**5. CUP 15-5248: Conditional Use (1211 W. JAMES ST./NALL PROPERTIES, 404):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1211 W. JAMES ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.63 acres. The request is to allow multi-family dwellings in an R-O zoned district. Planner: Jesse Fulcher

**6. CUP 15-5250: Conditional Use (SW CORNER VAN ASCHE & STEELE BLVDS./JJ'S BEER GARDEN & BREWERY, 173):** Submitted by BATES & ASSOCIATES, INC. for property located at SW CORNER OF VAN ASCHE DR. AND STEELE BLVDS. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.92 acres. The request is for outdoor music.  
Planner: Jesse Fulcher

**7. LSD 15-5191: Large Scale Development (SW CORNER VAN ASCHE & STEELE BLVDS./JJ'S BEER GARDEN & BREWERY, 173):** Submitted by BATES & ASSOCIATES, INC. for property located at SW CORNER OF VAN ASCHE DR. AND STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.92 acres. The request consists of a restaurant, brewery, and offices totaling 11,774 square feet and associated parking.  
Planner: Jesse Fulcher

**8. RZN 15-5254: Rezone (NORTH OF 1016 S WASHINGTON AVE./HOMES AT WILLOW BEND, 563):** Submitted by COMMUNITY BY DESIGN, INC. for PROPERTIES NORTH OF 1016 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 7.74 acres. The request is to rezone the properties to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.  
Planner: Andrew Garner

**9. RZN 15-5240: Rezone (2514 W. LORI RD./RAZORBACK GOLF COURSE, 285):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2514 W. LORI RD. The properties are zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE, AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 128.55 acres. The request is to rezone the properties to R-A, RESIDENTIAL-AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION.  
Planner: Andrew Garner

---

**The following items have been approved administratively by staff**

- **FPL 15-5244: Final Plat (NORTH OF PERSIMMON ST. & SALEM RD./TOWNHOMES AT FOREST HILLS, 440):** Submitted by MORRISON-SHIPLEY, INC. for properties located NORTH OF PERSIMMON ST. & SALEM RD. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 45.35 acres. The request is for final plat approval of a residential subdivision with 31 single family lots.  
Planner: Jesse Fulcher
- **LSP 15-5249: Lot Split (1710 E. HAROLD ST./CEOLA, 214):** Submitted by BATES & ASSOCIATES, INC. for property located at 1710 E. HAROLD ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.65 acres. The request is to split the parcel into 2 lots containing approximately 0.30 and 0.35 acres.  
Planner: Quin Thompson
- **LSP 15-5246: Lot Split (1149 N. MISSION BLVD./JOHNSON, 408):** Submitted by ALAN REID & ASSOCIATES, INC. for property located at 1149 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.05 acres. The request is to split the parcel into 3 lots containing approximately 0.33, 0.24 and 0.48 acres.  
Planner: Quin Thompson

- **LSP 15-5255: Lot Split (2030 W. STONE ST./BOOTH RENTAL PROPERTIES, 520):** Submitted by ENGINEERING SERVICES, INC. for property located at 2030 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcel into 2 lots containing approximately 0.12 and 0.12 acres. Planner: Quin Thompson
- **LSP 15-5264: Lot Split (2009 HALSELL ROAD/ARCHER, 481):** Submitted by JULIAN ARCHER. for property located at 2009 HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.15 acres. The request is to split the parcel into 4 lots containing approximately 0.56, 0.53, 0.53 and 0.53 acres. Planner: Jesse Fulcher

## **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.*