

**Final Agenda**  
**Planning Commission Meeting**  
January 11, 2016  
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 December 14, 2015 meeting.

**2. VAC 15-5281: Vacation (1211 W. JAMES ST./HAVEN CAMPUS COMMUNITIES, 404):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1211 W. JAMES ST. The properties are zoned CS, COMMUNITY SERVICES and R-O, RESIDENTIAL OFFICE, and contain approximately 6.79 acres. The request is to vacate portions of Utility, Drainage, and Access easements. Planner: Jesse Fulcher

**3. VAC 15-5279: Vacation (660 W. MLK BLVD./WALMART NEIGHBORHOOD MARKET, 522):** Submitted by CEI ENGINEERING ASSOCIATES, INC. for properties located at 660 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 6.10 acres. The request is to vacate portions of Utility easements. Planner: Jesse Fulcher

**4. VAC 15-5277: Vacation (327 S. WEST AVE./HABITAT FOR WASHINGTON COUNTY, 523):** Submitted by SPECIALIZED REAL ESTATE, INC. for property located at 327 S. West Ave. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.08 acres. The request is to vacate portions of street and alley rights-of-way. Planner: Quin Thompson

**5. LSD 15-5275: Large Scale Development (WEST OF 1919 W. FOX GLOVE RD./CRAIN VOLKSWAGON, 286):** Submitted by CRAFTON TULL, INC. for property located WEST OF 1919 W. FOX GLOVE RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and contains approximately 4.76 acres. The request is for a 20,072 square foot car dealership and service center building with associated parking. Planner: Andrew Garner

## Old Business

**6. 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 128.54 acres. The request is to rezone the properties to R-A, RESIDENTIAL-AGRICULTURAL; RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE; NC, NEIGHBORHOOD CONSERVATION; and NS, NEIGHBORHOOD SERVICES.

Planner: Andrew Garner

## New Business

**7. ADM 15-5270: Administrative Item (SW CORNER OF PERSIMMON & MTN. RANCH BLVD./PARKHILL AT MTN. RANCH S/D, 479):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties SW OF PERSIMMON AND MTN. RANCH BLVD.. The request is to amend the previously approved PZD 12-4284 adjusting the lot lines to reduce the number of lots from 14 to 10.

Planner: Andrew Garner

**8. RZN 15-5268: Rezone (NORTH OF 812 S. COLLEGE AVE./CAMERON, 563):** Submitted by INFILL GROUP, INC. for properties NORTH OF 812 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.53 acres. The request is to rezone the properties to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

Planner: Andrew Garner

**9. ADM 15-5283: Administrative Item (NORTH COLLEGE AVENUE BETWEEN MAPLE ST. & NORTH ST./MSP AMENDMENT, 446):** Submitted by PLANNING STAFF for NORTH COLLEGE AVENUE BETWEEN MAPLE ST. & NORTH ST. The request is to amend the Master Street Plan and re-classify this section of N. College Avenue to an "ST 63" street classification.

Planner: Jesse Fulcher

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## The following items have been approved administratively by staff

- **LSP 15-5273: Lot Split (1639 W. STONE ST./CRISPIN HOUSE PROPERTIES, 521):** Submitted by JAMES LAYOUT SERVICES, LLC. for property located at 1639 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.15 acres. The request is to split the parcel into 2 lots containing approximately 0.07 and 0.08 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.*