



AGENDA

Final Agenda
Planning Commission Meeting
January 25, 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 January 11, 2016 meeting.

2. ADM 15-5297 Administrative Item (617 N. COLLEGE AVE./CHAO'S ASIAN & AMERICAN FOOD, 445): Submitted by CHAO THAO 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: Andrew Garner

3. ADM 16-5317: Administrative Item (SOUTHWEST CORNER OF JOYCE AND STEELE BLVDS./UPTOWN APARTMENTS, 134 & 173): Submitted by SPECIALIZED REAL ESTATE GROUP for property located at SOUTHWEST CORNER OF JOYCE AND STEELE BLVDS. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 14.01 acres. The request is for an extension of Large Scale Development approval for 320 multi-family units. Planner: Quin Thompson

4. VAC 15-5280: Vacation (5 W. APPLEBY RD./WRMC OFFICES, 251): Submitted by USI CONSULTING ENGINEERS, INC. for properties located at 5 W. APPLEBY RD. The properties are zoned R-O, RESIDENTIAL OFFICE, and contain approximately 4.80 acres. The request is to vacate portions of sewer and drainage easements. Planner: Jesse Fulcher

5. VAC 15-5287: Vacation (SW CORNER OF PERSIMMON & MTN. RANCH BLVD./PARK HILL AT MTN. RANCH SD, 479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the SW CORNER OF PERSIMMON & MTN. RANCH BLVD. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 1.80 acres. The request is to vacate portions of utility easements. Planner: Andrew Garner

6. VAC 16-5303: Vacation (4200 W. MAHOGANY DR./BRADFORD, 283): Submitted by REID & ASSOCIATES, INC. for property located at 4200 W. MAHOGANY. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.21 acres. The request is to vacate a portion of a utility easement. Planner: Quin Thompson

Old Business

7. 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

8. 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

9. CUP 15-5291: Conditional Use (740 E. HUNTSVILLE RD./OZARK EDUCATION, 525): Submitted by CHRISTINE SILANO for property located at 740 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 11.62 acres. The request is for a daycare within the RSF-4 zoning district. Planner: Quin Thompson

10. RZN 15-5293: Rezone (701 E. HUNTSVILLE RD./ROSE-BAUER, 564): Submitted by BLEW & ASSOCIATES, INC. for properties at 701 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 34.05 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES and NS, NEIGHBORHOOD SERVICES. Planner: Quin Thompson

The following items have been approved administratively by staff

- **LSP 15-5289: Lot Split (4455 W. WEIR RD./GREEN, 243):** Submitted by BLEW & ASSOCIATES, INC. for property located at 4455 W. WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.29 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 3.29 acres. Planner: Quin Thompson

- **LSP 15-5288: Lot Split (6687 W. WEDINGTON DR./WEAVER, 435):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 6687 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.82 acres. The request is to split the parcel into 2 lots containing approximately 1.44 and 0.56 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.