

Final Agenda
Planning Commission Meeting
February 8, 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 25, 2016 meeting.

2. PPL 15-5295: Preliminary Plat (NORTH OF CROOKED STICK WAY/ALBATROSS LOOP ROW HOMES AT THE LINKS, 400): Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF CROOKED STICK WAY. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 13.49 acres. The request is for preliminary plat approval of 27 single family lots.
Planner: Andrew Garner

Old Business

3. 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 36.25 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES and NC, NEIGHBORHOOD CONSERVATION, and R-A, Residential-Agricultural subject to a Bill of Assurance
Planner: Quin Thompson

New Business

4. VAR 16-5321: Variance (4030 N. COLLEGE AVE./WHATABURGER, 135): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 4030 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.98 acres. The request is for a variance of the green space requirements.
Planner: Quin Thompson

5. LSD 16-5302: Large Scale Development (1740 W. MLK BLVD./RAISING CANE'S RESTAURANT, 520): Submitted by CSRS, INC. for property located at 1740 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS/ACRE, and contains approximately 1.09 acres. The request is for a 3,567 square foot restaurant with associated parking. Planner: Jesse Fulcher

6. CUP 16-5315: Conditional Use (3352 N. FUTRALL DR. & 3383 N. MANA CT./TEMP. MRI UNITS, 212): Submitted by MEDICAL ASSOC. OF NWA, P.A. for properties located at 3352 N FUTRALL DR. & 3382 N. MANA CT. The properties are zoned R-0, RESIDENTIAL OFFICE and contain approximately 14.87 and 5.13 acres respectively. The request is for the temporary placement of mobile MRI's units on the lots. Planner: Andrew Garner

7. RZN 16-5299: Rezone (4170 W. MLK BLVD./CALYPSO PROPERTIES, 595): Submitted by BEN ISRAEL for property at 4170 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 3.40 acres. The request is to rezone the properties to C-1, NEIGHBORHOOD COMMERCIAL. Planner: Quin Thompson

8. ADM 16-5319 Administrative Item (UDC CHAPTERS 166,172,177 AMENDMENTS): Submitted by ALDERMAN MATTHEW PETTY AND CITY STAFF for an ordinance to amend UDC Chapters 166.24, Non-residential Design Standards, 172.04, Parking Lot Design Standards, and various sections within Chapter 177, Landscape Regulations of the Fayetteville City Code to allow developments to build pedestrian-oriented frontages in certain circumstances, to clarify street tree planting requirements, and to clarify the parking lot design standards in urban zoning districts. Planner: Andrew Garner

The following items have been approved administratively by staff

- **LSP 16-5300: Lot Split (309 W. LOUISE ST./MOLDENHAUER, 445):** Submitted by BLEW & ASSOCIATES, INC. for property located at 309 W. LOUISE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.46 acres. The request is to split the parcel into 2 lots containing approximately 0.23 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.