

Final Agenda
Planning Commission Meeting
February 22, 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 February 8, 2016 meeting.

2. CCP 16-5314: Concurrent Plat (SW OF PERSIMMON & MTN. RANCH BLVDS./PARK HILL AT MTN. RANCH SD, 479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the SW CORNER OF PERSIMMON & MTN. RANCH BLVDS. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 1.80 acres. The request is to re-plat 13 existing lots into 10 lots. Planner: Andrew Garner

3. ADM 16-5341 Administrative Item (3447 N. HWY 112/FELLOWSHIP CHURCH LSP EXT., 208): Submitted by ENGINEERING SERVICES, INC. for property located at 3447 N. HWY. 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 25.96 acres. The request is to extend a previously approved lot split (LSP 14-4280). Planner: Jesse Fulcher

Old Business

4. 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

New Business

5. LSD 16-5313: Large Scale Development (NE OF W. DRAKE ST. & N. MCCONNELL AVE./NELMS CLIMBING GYM, 248): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF W. DRAKE ST. & N. MCCONNELL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 3.55 acres. The request is for a 19,500 square foot gym with associated parking. Planner: Quin Thompson

6. VAR 16-5342: Variance Item (423 W. PRAIRIE ST./PRAIRIE ST. APTS., 523): Submitted by THE INFILL GROUP, INC. for property located at 423 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.22 acres. The request is for a variance to parking lot green space and DDOD requirements. Planner: Quin Thompson

7. CUP 16-5306: Conditional Use (113 & 115 W. ILA ST./ANDERSON, 445): Submitted by BARBARA ANDERSON for property located at 113 & 115 W. ILA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.17 acres. The request is to classify an existing duplex as a conforming use. Planner: Jesse Fulcher

8. CUP 16-5305: Conditional Use (1640 S. HANSHEW RD./LINDSEY, 596): Submitted by WILLIAM LINDSEY for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 2.94 acres. The request is for an accessory structure larger than 50% of the primary structure. Planner: Quin Thompson

9. CUP 16-5318: Conditional Use (346 N. ROLLSTON AVE./THE SPORN CO., 484): Submitted by BRITTON WILES for property located at 346 N. ROLLSTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 0.23 acres. The request is for Use Unit 12 (Limited Business) in an NC zoned district. Planner: Quin Thompson

10. RZN 16-5310: Rezone (1564 E. HUNTSVILLE RD./ZWEIG PROPERTIES, 526): Submitted by ALAN REID AND ASSOCIATES, INC. for property at 1564 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.46 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Quin Thompson

11. ADM 16-5340 Administrative Item (UDC CHAPTER 164.19 AMENDMENTS): Submitted by ALDERMAN MATTHEW PETTY AND CITY STAFF for an ordinance to amend UDC Chapter 164.19 (Accessory Dwelling Units) of the Fayetteville City Code. Planner: Andrew Garner

12. Officer Nominating Committee appointed by Chair.

The following items have been approved administratively by staff

- **LSP 16-5307: Lot Split (324 S HAPPY HOLLOW RD./BAUER, 526):** Submitted by BLEW & ASSOCIATES, INC. for property located at 324 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.88 acres. The request is to split the parcel into 4 lots containing approximately 0.76, 0.71, 0.72, and 0.68 acres. Planner: Quin Thompson
- **FPL 15-5267: Final Plat (WEST ALBERTA ST./THE COVES SD, PH II, 555):** Submitted by CRAFTON TULL, INC. for properties located NORTH OF W. ALBERTA ST. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 10.22 acres. The request is for final plat approval of a residential subdivision with 45 single family lots. 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.