

Final Agenda
Planning Commission Meeting
March 14, 2016
5:30 PM
City Hall Room 326

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 22, 2016 meeting.

2. VAC 16-5324: Vacation (NE CORNER OF DRAKE & MCCONNELL/NELMS CLIMBING GYM, 248): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the NE CORNER OF DRAKE AND MCCONNELL. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.97 acres. The request is to vacate portions of a utility easement.
Planner: Andrew Garner

3. VAC 16-5322: Vacation (2011 W. FOXGLOVE DR./CRAIN VOLKSWAGON, 286): Submitted by CRAFTON TULL, INC. for properties located at 2011 W FOXGLOVE DR. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 4.79 acres. The request is to vacate portions of access and utility easements.
Planner: Andrew Garner

4. VAC 16-5323: Vacation (4030 N. COLLEGE AVE./WHATABURGER, 135): Submitted by CRAFTON TULL, INC. for properties located at 4030 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.99 acres. The request is to vacate portions of a utility easement.
Planner: Quin Thompson

5. ADM 16-5376 Administrative Item (LINKS AT FAYETTEVILLE PHASE 2 LSD EXT., 400): Submitted by LINDSEY MANAGEMENT COMPANY for property located at NORTH OF WEDINGTON AND EAST OF RUPPLE ROAD. The property is zoned LINKS AT FAYETTEVILLE R-PZD 07-2452 and contains approximately 19.83 acres. The request is to extend a previously approved large scale development for the Links at Fayetteville Phase 2 (LSD 14-4940).
Planner: Andrew Garner

6. ADM 16-5355: Administrative Item (SW OF PERSIMMON & 54TH STREETS/LEGACY POINTE SD, PH 5-A, 475): Submitted by BATES & ASSOCIATES, INC. for properties located SW OF PERSIMMON AND 54TH STREETS. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.20 acres. The request is for a fee in lieu of improvements to the Dot Tipton lift station as required in PPL 13-4404.

Planner: Andrew Garner

7. CCP 15-5252: Concurrent Plat (SE CORNER OF BROYLES AVE. & PERSIMMON ST./CROSS KEYS NORTH SUBDIVISION, 560): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SE CORNER OF BROYLES AVE. & PERSIMMON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 17.07 acres. The request is for a 13 lot single family subdivision.

Planner: Andrew Garner

Old Business

8. 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

New Business

9. CUP 16-5316: Conditional Use (4201 N. SHILOH DR./TEMPORARY CARNIVAL - NWA MALL PARKING LOT, 134): Submitted by PRIDE AMUSEMENTS, INC. for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 105.46 acres. The request is for a temporary carnival in the parking lot.

Planner: Quin Thompson

10. CUP 16-5337: Conditional Use (2907 E. JOYCE BLVD, STE. 7/POSH EVENTS, 177): Submitted by ULANDA TERRY for property located at 2907 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 2.15 acres. The request is for Use Unit 4 (Cultural & Recreational Facilities), a party event room in a C-1 zoned district.

Planner: Andrew Garner

11. CUP 16-5334: Conditional Use (1921 N. OLD WIRE RD./BORN BARN, 369): Submitted by JACOB BORN for property located at 1921 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 6.83 acres. The request is for an accessory structure with no primary structure. Planner: Quin Thompson

12. CUP 15-5278: Conditional Use (2518 N. CROSSOVER RD./CROSSFIT COMMENCE, 294): Submitted by JODY HENDRIX for property located at 2518 N. CROSSOVER RD. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, and contains approximately 1.26 acres. The request is for a crossfit gym, Use Unit 4 (Cultural & Recreational Facilities).

Planner: Quin Thompson

13. CUP 16-5330: Conditional Use (426 W. LAWSON ST./BRANCH COMMUNICATION CELL TOWER, 406): Submitted by BRANCH SERVICES, INC. for property located at 426 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.69 acres. The request is for a wireless communication facility.

Planner: Quin Thompson

The following items have been approved administratively by staff

Announcements

- Officer Nominating Committee (William Chesser, Ron Autry, and Janet Selby) will provide a list of nominees for consideration by the Planning Commission members. Election of officers will take place March 28, 2016.

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.