

**Tentative Agenda**  
**Planning Commission Meeting**  
April 25, 2016  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Kyle Cook (Chair), Ron Autry (Vice Chair), Matthew Hoffman (Secretary), Tracy Hoskins, Janet Selby, Ryan Noble, Tom Brown, Leslie Belden, and Allison Thurmond Quinlan.

**City Staff:** Andrew Garner, City Planning Director

**Call to Order**

**Roll Call**

**Presentations**

**Consent**

1. Approval of the minutes from the April 11, 2016 meeting.

**2. ADM 16-5403: Administrative Item (1898 E. MISSION BLVD./WHISTLER WOODS SD, 370):** Submitted by PHIL CRABTREE for property located at 1898 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.62 acres. The request is for an extension of PPL 14-4865 Whistler Woods Subdivision.  
Planner: Jonathan Curth

**Old Business**

**3. RZN 16-5366: Rezone (NE CORNER OF GREGG AVE. & VAN ASCHE DR./LOTS 20 & 21-CMN BUSINESS PARK, 172):** Submitted by McCLELLAND ENGINEERS, INC. for properties at the NE CORNER OF GREGG AVE. & VAN ASCHE DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 19.34 acres. The request is to rezone the properties to C-1, NEIGHBORHOOD COMMERCIAL.  
Planner: Quin Thompson

**4. ADM 16-5393 Administrative Item (UDC CHAPTER 151.01 AMENDMENTS):** Submitted by ALDERMAN MATTHEW PETTY AND THE CITY ATTORNEY for an ordinance to amend UDC Chapter 151.01 (Definitions) of the Fayetteville City Code.  
City Attorney: Kit Williams  
Alderman: Matthew Petty

## **New Business**

**5. VAR 16-5422: Variance Item (SW CORNER OF JOYCE & STEELE BLVDS./UPTOWN APTS., 173):** Submitted by SPECIALIZED REAL ESTATE GROUP, INC. for property located at SW CORNER OF STEELE & JOYCE BLVDS. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 14.01 acres. The request is for a variance to the greenspace requirements.  
Urban Forester: John Scott

**6. VAR 16-5423: Variance Item (SPRINGFIELD DR. & ALBERTA ST./COVES PH. II, 555):** Submitted by RAUSCH COLEMAN HOMES, INC. for properties located in the COVES PHASE II SUBDIVISION. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 10.22 acres. The request is for a variance of single family infill design standards.  
Planner: Jonathan Curth

**7. VAR 16-5427: Variance Item (521 N. COLLEGE AVE./TWIN ARCHES APTS., 445):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 521 N. COLLEGE AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL, and DG, DOWNTOWN GENERAL and contain approximately 0.54 acres. The request is for a variance to building design standards.  
Planner: Quin Thompson

**8. CUP 16-5388: Conditional Use (EAST OF WASHINGTON AVE. BETWEEN 7<sup>TH</sup> & 11<sup>TH</sup> STREETS/WILLOW BEND SD, 563):** Submitted by COMMUNITY BY DESIGN, INC. for properties located EAST OF WASHINGTON AVE. BETWEEN 7<sup>TH</sup> & 11<sup>TH</sup> STREETS. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 9.12 acres. The request is for cottage lots in a single family zoned district.  
Planner: Andrew Garner

**9. RZN 16-5385: Rezone (SOUTH OF PUMPKIN RIDGE DR./FALLING WATERS, 646):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties SOUTH OF PUMPKIN RIDGE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 132.43 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, subject to a Bill of Assurance.  
Planner: Quin Thompson

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## **The following items have been approved administratively by staff:**

- **LSP 16-5402: Lot Split (EAST END OF FARR LN./KEENAN, 254):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the EAST END OF FARR LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 56.21 acres. The request is to split the parcel into 2 lots containing approximately 50.66 and 5.54 acres.  
Planner: Andrew Garner
- **LSP 16-5328: Lot Split (2501 S. ARMSTRONG AVE./BRIGHT TECHNOLOGY, 643):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 39.24 acres. The request is to split the parcel into 3 lots containing approximately 10.97, 7.56 and 20.70 acres  
Planner: Andrew Garner

- **FPL 16-5333: Final Plat (SW OF PERSIMMON & 54<sup>TH</sup> STREETS/LEGACY POINTE SD, PH 5-A, 475):** Submitted by BATES & ASSOCIATES, INC. for properties located SW OF PERSIMMON AND 54<sup>TH</sup> STREETS. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 7.20 acres. The request is for final plat approval of a residential subdivision with 24 single family lots.  
Planner: Andrew Garner

## **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.*