

Final Agenda
Planning Commission Meeting
May 9, 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

Agenda Session Presentations (May 5, 2016 Immediately Following Agenda Session)

- *Transportation Master Plan Work Session for Planning Commissioners*

Consent

1. Approval of the minutes from the April 25, 2016 meeting.

Old Business

2. VAR 16-5423: Variance (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 the single family infill design standards. Planner: Jonathan Curth

3. VAR 16-5427: Variance (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 and compact parking requirements. Planner: Quin Thompson

4. RZN 16-5366: Rezone (NORTHEAST 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

THE APPLICANT REQUESTS THE ITEM BE TABLED FOR TWO WEEKS.

New Business

5. VAC 16-5404: Vacation (1649 W. FARMINGTON ST./STEVENS, 560): Submitted by ANGELA STEVENS for property located at 1649 W. FARMINGTON ST. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.23 acres. The request is to vacate portions of an access easement. Planner: Quin Thompson

6. ADM 16-5420: Administrative (DELAYED OFFSITE IMPROVEMENT ESCROW REFUNDS): Submitted by CITY STAFF. The request is for a refund to the current property owners for projects where the developer contributed funds for a project that did not occur within the 5 year timeframe. Planner: Jonathan Curth

7. VAR 16-5431: Variance (3421 N. GULLEY RD./TURNER, 219): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3421 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.54 acres. The request is for a variance to the street frontage requirements on Chassy Rd. in relation to LSP 16-5405. Planner: Jonathan Curth

8. ADM 16-5429: Administrative Item (NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD./PRISM EDUCATION CENTER, 603): Submitted by EB LANDWORKS, INC. for property located at the NE CORNER OF E. MORNINGSIDE DR. & E. PUMP STATION RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 10.07 acres. The request is to reduce the required street improvements of a previously approved large scale development for the Prism Education Center (LSD 15-5213). Planner: Andrew Garner

9. RZN 16-5400: Rezone (SOUTHEAST CORNER OF PERSIMMON & BROYLES AVE./CROSS KEYS SOUTH SD, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the SOUTHEAST CORNER OF PERSIMMON & BROYLES AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.43 acres. The request is to rezone the property to NC and R-A. Planner: Harry Davis

10. ADM 16-5430: Administrative Item (UDC CHAPTER 164.22 COTTAGE HOUSING AMENDMENTS): Submitted by ALDERMAN MATTHEW PETTY AND THE CITY ATTORNEY for an ordinance to amend UDC Chapter 164.22 to change multiple code requirements for cottage housing developments. City Attorney: Kit Williams
Alderman: Matthew Petty

The following items have been approved administratively by staff:

- **LSP 16-5401: Lot Split (2571 S. CITY LAKE RD./REYNOLDS, 641):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2571 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 14.97 acres. The request is to split the parcel into 2 lots containing approximately 11.95 and 3.02 acres. Planner: Jonathan Curth
- **LSP 16-5365: Lot Split (NORTH OF 211 N. BLOCK AVE./COATES, 484):** Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 211 N. BLOCK AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.38 acres. The request is to split the parcel into 2 lots containing approximately 0.19 acres each. Planner: Andrew Garner

- **FPL 16-5390: Final Plat (100 BLOCK VAN ASCHE DR./TWIN CREEKS VILLAGE, LOT 19-A, 172):** Submitted by McCLELLAND & ASSOCIATES, INC. for properties located in the 100 BLOCK OF VAN ASCHE DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 9.15 acres. The request is for final plat approval of a commercial subdivision with 8 lots. 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.