

Final Agenda
Planning Commission Meeting
May 23, 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

Consent

1. Approval of the minutes from the May 9, 2016 meeting.

2. VAC 16-5424: Vacation (NW CORNER OF MILL AVE. & SOUTH ST./THURMOND-QUINLAN, 524): Submitted by ALLISON THURMOND QUINLAN for property along the NW CORNER OF MILL AVE. & SOUTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.05 acres. The request is to vacate a portion of a street right-of-way.
Planner: Harry Davis

Old Business

3. 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

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

RZN 16-5366 has been withdrawn at the request of the applicant.

New Business

5. VAR 16-5436: Variance (15 S. LOCUST AVE/HICKERSON, 523): Submitted by FRANK JACOBUS for property located at 15 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.07 acres. The request is for a variance of the Downtown Design Overlay District building requirements and Single-Family Infill Standards.

Planner: Quin Thompson

6. VAR 16-5443: Variance (2292 N. MARKS MILL LN./BAUMANN, 329): Submitted by MIKE BAUMANN for property located at 2292 N. MARKS MILL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is for a variance of the building design requirements.

Planner: Harry Davis

7. CUP 16-5406: Conditional Use (2514 N. NEW SCHOOL PL./THE NEW SCHOOL, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PL. The property is zoned R-O, RESIDENTIAL OFFICE, AND C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.40 acres. The request is for an expansion to the New School, Use Unit 4 in R-O and C-2 zoned districts.

Planner: Andrew Garner

8. VAR 16-5410: Lot Split (981 N. STARR DR./GFB INVESTMENTS, 451): Submitted by BLEW & ASSOCIATES, INC. for properties located at 981 N. STARR DR. The properties are in the FAYETTEVILLE PLANNING AREA contains approximately 9.85 acres. The request is for a variance of the minimum street frontage requirement and City water service.

Planner: Quin Thompson

9. CUP 16-5411: Conditional Use (1335 W. DEANE ST./BLEW HOLDINGS, 365): Submitted by BLEW & ASSOCIATES, INC. for property located at 1335 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.67 acres. The request is for a tandem lot.

Planner: Jonathan Curth

10. RZN 16-5425: Rezone (NW CORNER OF MILL AVE. & SOUTH ST./THURMOND-QUINLAN, 524): Submitted by ALLISON THURMOND QUINLAN for property along the NW CORNER OF MILL AVE. & SOUTH ST. The property is zoned R-O, RESIDENTIAL OFFICE, AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.84 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Harry Davis

11. RZN 16-5386: Rezone (NORTH OF 1110 N. FRONTAGE RD./LINDSEY PROPERTIES, 135): Submitted by HUGH JARRETT for property NORTH OF 1110 N. FRONTAGE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 6.40 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Andrew Garner

12. C-PZD 16-5408: Commercial Planned Zoning District (WEDINGTON & MARINONI DR./CROSS CHURCH, 441): Submitted by ESI ENGINEERING, INC. for properties located at WEDINGTON & MARINONI DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and UT, URBAN THOROUGHFARE and contains approximately 24.60 acres. The request is to rezone the property to C-PZD, Commercial Planned Zoning District.

Planner: Jonathan Curth

The following items have been approved administratively by staff:

- **LSP 16-5382: Lot Split (3522 E. ZION RD./YOUTH BRIDGE, 100):** Submitted by BATES & ASSOCIATES, INC. for property located at 3522 E. ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.01 acres. The request is to split the parcel into 2 lots containing approximately 1.01 and 1.00 acres.

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.