

Final Agenda
Planning Commission Meeting
June 13, 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; Jonathan Curth, Senior Planner; Quin Thompson, Planner; Harry Davis, Planner

Agenda Session Presentation

Re-formatted Unified Development Code Book to be presented at Agenda Session on June 9.

Call to Order

Roll Call

Consent

1. Approval of the minutes from the May 23, 2016 meeting.

2. VAC 16-5440: Vacation (2514 N. NEW SCHOOL PLACE/THE NEW SCHOOL, 290): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2514 N. NEW SCHOOL PLACE. The properties are zoned R-O, RESIDENTIAL OFFICE and contain 19.49 acres. The request is to vacate portions of a utility easement. Planner: Andrew Garner

Old Business

NONE

New Business

3. ADM 16-5457: Administrative Item (E. END OF VAN ASCHE DR./VAN ASCHE MSP, 174): Submitted by SWOPE CONSULTING, LLC. for property located at the E. END OF VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.44 acres. The request is to remove the connection over Mud Creek from E. Van Ashe to S. Shiloh Dr. on the Master Street Plan. Planner: Jonathan Curth

4. ADM 16-5432: Administrative Item (MISSION BLVD. & MERIDIAN DR./MISSION HEIGHTS S/D, 371): Submitted by LAWRENCE FINN for property located at MISSION BLVD. & MERIDIAN DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 11.58 acres. The request is to eliminate a portion of sidewalk approved with the Preliminary Plat (PPL 14-4698). Planner: Andrew Garner

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL 06-27-16.

5. PPL 16-5415: Preliminary Plat (NW OF RUPPLE RD. & WEDINGTON DR./RUPPLE MEADOWS SD, 400): Submitted by CRAFTON TULL, INC. for properties located NW OF RUPPLE RD. & WEDINGTON DR. The properties are ZONED RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE AND RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 15.80 acres. The request is for 68 single-and multi-family lots.

Planner: Quin Thompson

6. CUP 16-5444: Conditional Use (35 STONEBRIDGE RD./ALEXY, 527): Submitted by ALAN REID & ASSOCIATES for property located at 35 STONEBRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.00 acres. The request is for a tandem lot.

Planner: Jonathan Curth

7. CUP 16-5453: Conditional Use (1721 N. WOODLAND AVE./PURSLEY CONSTRUCTION, 367): Submitted by BROCK POSEY for property located at 1721 N. WOODLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.23 acres. The request is for a duplex in a single family zoned district.

Planner: Harry Davis

8. RZN 16-5438: Rezone (1094 DRAKE ST./PENDERGRAFT, 249): Submitted by LEADERSHIP PROPERTIES, INC. for properties surrounding 1094 E. DRAKE ST. The properties are zoned R-O, RESIDENTIAL OFFICE, R-A, RESIDENTIAL AGRICULTURAL and C-2, COMMERCIAL THOROUGHFARE and contain approximately 185 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Jonathan Curth

9. RZN 16-5448: Rezone (2050 S. SCHOOL AVE./HARMON, 601): Submitted by HAROLD HARMON for properties at 2050 S. SCHOOL AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY and C-2, THOROUGHFARE COMMERCIAL and contain approximately 8.08 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.

Planner: Jonathan Curth

10. RZN 16-5441: Rezone (NW CORNER OF MT. COMFORT & SALEM RD./GHAN-COOPER, 323): Submitted by GHAN & COOPER PROPERTIES, INC. for property at the NW CORNER OF MT. COMFORT & SALEM RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.71 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Quin Thompson

11. RZN 16-5442: Rezone (2575 DEANE SOLOMON RD./RAZORBACK GOLF COURSE, 285): Submitted by BLEW & ASSOCIATES, INC. for properties at 2575 DEANE SOLOMON RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 99.10 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION.

Planner: Harry Davis

The following items have been approved administratively by staff:

- **LSP/PLA 16-5363: Lot Split-Property Line Adjustment (981 N. STARR DR./GFB INVESTMENTS, 445):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 981 N. STARR DR. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 7.71 and 2.14 acres. The request is to split and adjust 2 parcels into 4 lots containing approximately 2.64, 1.56, 1.53 and 4.06 acres.
Planner: Quin Thompson

- **FPL 16-5389: Final Plat (3700 BLOCK GULLEY RD./REINDL WOODS S/D, 181):** Submitted by BLEW & ASSOCIATES, INC. for property located in the 3700 BLOCK OF GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 44.09 acres. The request is for final plat approval of a residential subdivision with 12 single family lots.
Planner: Andrew Garner

- **LSP 16-5409: Lot Split (1035 S. OAK RD./WALLACE, 558):** Submitted by REID & ASSOCIATES, INC. for property located at 1035 S. OAK RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.42 acres. The request is to split the parcel into 2 lots containing approximately 0.21 acres each.
Planner: Harry Davis

- **LSP 16-5437: Lot Split (876 N. MISSION BLVD./RANKIN, 446):** Submitted by JAMES LAYOUT SERVICES, LLC. for property located at 876 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.18 acres. The request is to split the parcel into 2 lots containing approximately 0.78 and 0.40 acres.
Planner: Jonathan Curth

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.