

Final Agenda
Planning Commission Meeting
July 11, 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

Call to Order

Roll Call

Consent

1. Approval of the minutes from the June 27, 2016 meeting.

2. VAC 16-5494: Vacation (3641 W. WEDINGTON DR./OZARKS ELEC. CO-OP, 440): Submitted by CRAFTON-TULL ENGINEERS, INC. for property located at 3641 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 10.90 acres. The request is to vacate a portion of a utility easement. Planner: Andrew Garner

Old Business

None

New Business

3. VAR 16-5490: Variance (SE CORNER OF VANTAGE AND RAINFOREST/FOCUS FAMILY EYE CLINC, 175): Submitted by JOGENSEN & ASSOCIATES, INC. for property located at the SE CORNER OF VANTAGE & RAINFOREST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.17 acres. The request is a variance for additional parking. Planner: Quin Thompson

4. ADM 16-5496: Administrative Item (JUDGE CUMMINGS RD./KESSLER MTN. REGIONAL PARK, 714): Submitted by CITY STAFF for properties located at KESSLER MTN. REGIONAL PARK. The properties are zoned P-1, INSTITUTIONAL and contain approximately 200 acres. The request is to modify the street cross section and add additional parking, and amend the previous LSD 14-4819 and CUP 14-4854 for this site. Planner: Andrew Garner

5. CUP 16-5470: Conditional Use (1187 N. 51ST AVE./WILSON, 398): Submitted by MARION WILSON for property located at 1187 N. 51ST AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.90 acres. The request is for a fireworks sales tent in a residentially zoned district. Planner: Jonathan Curth

6. CUP 16-5489: Conditional Use (3422 N. COLLEGE AVE./VERTICAL COMMUNITY CHURCH, 213): Submitted by DONNIE GRIGG for property located at 3422 N. COLLEGE AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.19 acres. The request is for a church in a C-1 zoned district. Planner: Jonathan Curth

7. RZN 16-5472: Rezone (2081 N. SHADY AVE./TOBIN 367): Submitted by BATES & ASSOCIATES, INC. for properties at 2081 N. SHADY AVE. The properties are zoned C-2, COMMERCIAL THOROUGHFARE and contain approximately 1.07 acres. The request is to rezone the properties to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL. Planner: Harry Davis

8. RZN 16-5474: Rezone (SOUTH OF 1297 E. FARMERS RD./HALE 558): Submitted by HAMBLEN DESIGN SERVICES, INC. for properties SOUTH OF 1297 E. FARMERS RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.28 acres. The request is to rezone the properties to RSF-7, RESIDENTIAL SINGLE FAMILY, 7 UNITS PER ACRE. Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 16-5463: Lot Split (SW OF STORER AVE. & HAZEL ST./LOT 13-COLLEGE ADDITION, 405):** Submitted by ENGINEERING SERVICES, INC. for property located SW OF STORER AVE. & HAZEL ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.64 acres. The request is to split the parcels into 4 lots containing approximately 0.16 acres each. Planner: Harry Davis
- **LSP/PLA 16-5462: Lot Split-Property Line Adjustment (SE OF OAKLAND AVE. & HAZEL ST./LOT 12-COLLEGE ADDITION, 405):** Submitted ENGINEERING SERVICES, INC. for properties located SE OF OAKLAND AVE. & HAZEL ST. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 0.32, 0.16 and 0.29 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.16 acres each and 1 lot containing 0.29 acres. Planner: Harry Davis
- **LSP 16-5327: Lot Split-Property Line Adjustment (121 S. GRAHAM AVE./NETTLESHIP DEVELOPMENT, LLC, 521):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 121 S. GRAHAM AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.34 and 0.21 acres. The request is to split and adjust 2 parcels into 3 lots containing approximately 0.19, 0.17 and 0.19 acres. Planner: Quin Thompson

- **LSP 16-5405: Lot Split (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 to split the parcel into 2 lots containing approximately 3.95 and 3.59 acres. Planner: Jonathan Curth

- **LSIP 16-5475: Large Site Improvement (INTERSECTION OF MCMILLAN DR. & WEDINGTON DR./FITNESS ONE GYM, 441):** Submitted by MILHOLLAND & ASSOCIATES, INC. for properties located at the INTERSECTION OF MCMILLAN DR. & WEDINGTON DR. The properties are zoned UT-URBAN THOROUGHFARE and contain approximately 4.76 acres. The request is for a proposed fitness center consisting of approximately 15,915 square feet with associated parking. Planner: Jonathan Curth

- **FPL 16-5449: Final Plat (NE OF GOLF CLUB DR. & RUPPLE RD./LINKS AT FAYETTEVILLE ROW HOMES, 400):** Submitted by BLEW & ASSOCIATES, INC. for properties located at the NE CORNER OF GOLF CLUB DR. & RUPPLE RD. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 5.00 acres. The request is for final plat approval of a residential subdivision with 42 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.