

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

Call to Order

Roll Call

Consent

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

Old Business

None

New Business

2. VAR 16-5502: Variance (EAST END OF CEDAR RIDGE RD./STRIEGLER, 205): Submitted by JOGENSEN & ASSOCIATES, INC. for property located at the EAST END OF CEDAR RIDGE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.64 acres. The request is for a variance to minimum street frontage requirements in the Fayetteville Planning Area.
Planner: Quin Thompson

3. ADM 16-5514: Administrative Item (1503 N. GARLAND AVE./ROTH CUP 14-4722 EXTENSION, 404): Submitted by BAUMANN & CROSNO, INC. for property located at 1503 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.18 acres. The request is for a second extension for CUP 14-4722.
Planner: Quin Thompson

4. ADM 16-5539: Administrative Item (MINIMUM STREET STANDARDS CHAPTER 6 AMENDMENT/PAVEMENT STRUCTURE & MATERIALS): Submitted by ALDERMAN MATTHEW PETTY for an amendment to the Minimum Street Standards Manual. The request is to modify CHAPTER 6, PAVEMENT STRUCTURE & MATERIALS to allow allows to be constructed of gravel in certain circumstances.
Alderman: Matthew Petty

4. RZN 16-5483: Rezone (NE CORNER OF MORNINGSIDE & 15TH ST./RAUSCH COLEMAN 564): Submitted by RAUSCH-COLEMAN, INC. for property at the NE CORNER OF MORNINGSIDE & 15TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 36.00 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION, subject to a Bill of Assurance.

Planner: Quin Thompson

5. VAR 16-5507: Variance (NW CORNER OF FLORIDA WAY & CATO SPRINGS RD./LOTS 3-18-BUNGALOWS AT CATO SPRINGS, 600): Submitted by BATES & ASSOCIATES, INC. for property located at the NW CORNER OF FLORIDA WAY & CATO SPRINGS RD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.84 acres. The request is for a variance to Streamside Protection Ordinance.

Engineer: Alan Pugh

The following items have been approved administratively by staff:

- x **LSP 16-5486: Lot Split (109 S. GRAHAM AVE./NETTLESHIP DEVELOPMENT, 521):** Submitted by BLEW & ASSOCIATES, INC. for property located at 109 S. GRAHAM AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.20 acres. The request is to split the parcel into 2 lots containing approximately 0.10 acres each. Planner: Harry Davis

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.