

**Final Agenda  
Planning Commission Meeting**

August 22, 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 August 8, 2016 meeting.

**2. VAC 16-5536: Vacation (S. END OF MARKS MILL LN./SUMMIT PLACE S/D, 329):** Submitted by MIKE BAUMANN for properties located at the SOUTH END OF MARKS MILL LN. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.09 acres. The request is to vacate portions of a utility, drainage, and access easement.

Planner: Andrew Garner

**3. CCP 16-5531: Concurrent Plat (4148 N HUNGATE LN./HUNGATE, 141):** Submitted by BLEW & ASSOCIATES, INC. for property located at 4148 N. HUNGATE LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.61 acres. The request is to split the property into 2 lots containing approximately 4.61 and 1.25 acres each.

Planner: Quin Thompson

**Old Business**

**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 alleys to be constructed of gravel in certain circumstances.

Alderman: Matthew Petty

## **New Business**

**5. LSD 16-5488: Large Scale Development (2900 BLOCK MT. COMFORT RD./MACEY DR. TOWNHOMES, 363):** Submitted by SWOPE CONSULTING, INC. for property located at the 2900 BLOCK OF MT. COMFORT RD. The property is zoned RMF 24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 6.76 acres. The request is for a 58 unit apartment complex with associated parking.  
Planner: Harry Davis

**6. LSD 16-5525: Large Scale Development (1780 N. CROSSOVER RD./PLANET FITNESS, 372):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1780 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.17 acres. The request is for a 15,040 square foot gym attached to the current structure and utilizing the existing parking.  
Planner: Harry Davis

**7. LSD 16-5523: Large Scale Development (SE CORNER OF N. VANTAGE DR. AND E. RAINFOREST RD./FOCUS FAMILY EYE CENTER, 175):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SE CORNER OF N. VANTAGE DR. & E. RAINFOREST RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.17 acres. The request is for a 4,830 square foot eye care clinic with associated parking.  
Planner: Quin Thompson

**8. RZN 16-5535: Rezone (EAST END OF BORICK DR./CITY FIRE TRAINING CENTER, 683):** Submitted by CITY STAFF for property at the EAST END OF BORICK DR. The property is zoned I-2, GENERAL INDUSTRIAL & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 14.20 acres. The request is to rezone the property to P-1, INSTITUTIONAL.  
Planner: Jonathan Curth

**9. RZN 16-5521: Rezone (SE OF SOUTH ST. & S. COLLEGE AVE./FAYETTEVILLE RENTALS, 524):** Submitted by THE INFILL GROUP for properties SE OF SOUTH ST. & S. COLLEGE AVE. The properties zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.67 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.  
Planner: Jonathan Curth

**10. ADM 16-5538: Administrative Item (2180 W. MOORE LN./SPRINGWOODS C-PZD MODIFICATION, 286):** Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for properties at 2180 W. MOORE LN. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 12.50 acres. The request is to amend the SPRINGWOODS C-PZD, COMMERCIAL PLANNED ZONING DISTRICT to allow single family dwellings as a use by right on the subject property.  
Planner: Jonathan Curth

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**The following items have been approved administratively by staff:**

- **LSP 16-5515: Lot Split (2498 S. HUNT LN./DUCA, 648):** Submitted by ENGINEERING SERVICES, INC. for property located at 2498 S. HUNT LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 0.50 acres. The request is to split the parcel into 2 lots containing approximately 0.75 acres each.  
Planner: Harry Davis
- **LSP 16-5471: Lot Split (3128 OAKLAND ZION RD./FOSTER, 257):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3128 OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.80 acres. The request is to split the parcel into 2 lots containing approximately 1.47 and 1.33 acres.  
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.*