

**Final Agenda
Planning Commission Meeting**

August 8, 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 25, 2016 meeting.

2. CCP 16-5499: Concurrent Plat (16401 SUMMER RAIN RD./RIVERA, 455): Submitted by GLENN CARTER for property located at 16401 SUMMER RAIN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.00 acres. The request is to split the property into 2 lots containing approximately 2.00 and 1.00 acres each.

Planner: Harry Davis

3. VAC 16-5519: Vacation (INTERSECTION OF MCMILLAN DR. & WEDINGTON DR./FITNESS ONE GYM, 441): Submitted by MILHOLLAND & ASSOCIATES, INC. for property located at the INTERSECTION OF MCMILLAN DR. & WEDINGTON DR. The property is zoned UT-URBAN THOROUGHFARE and contains approximately 4.76 acres. The request is to vacate a portion of a utility easement

Planner: Jonathan Curth

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. VAR 16-5542: Variance (830 S. LOCUST ST./PHILLIPS-VONFELDT, 562): Submitted by PARKCO ARCHITECTS, INC. for property located at 830 S. LOCUST ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is for a variance of single family infill design standards. Planner: Quin Thompson

6. RZN 16-5501: Rezone (1030 S. COLLEGE AVE./K. SMITH, 563): Submitted by KEATON SMITH for property at 1030 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.17 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES. Planner: Harry Davis

7. RZN 16-5508: Rezone (NORTH OF COLFAX LOOP/THE COVES SD, PH. III, 555): Submitted by RAUSCH COLEMAN HOMES for property NORTH OF COLFAX LOOP. The property is an EXPIRED R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 35.98 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL. Planner: Jonathan Curth

8. RZN 16-5500: Rezone (335 E. 7TH ST./NIEDERMAN, 563): Submitted by ZARA NIEDERMAN for property at 335 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Quin Thompson

Discussion Item

9. ADM 16-5545: Administrative Item (SINGLE FAMILY INFILL STANDARDS/UNIFIED DEVELOPMENT CODE SECTION 164.23): Submitted by CITY COUNCIL for general discussion and recommendation on any changes to the Single Family Infill standards. Planner: Andrew Garner

The following items have been approved administratively by staff:

- **LSP 16-5503: Lot Split (SE CORNER OF OAKLAND AVE. & EAGLE ST./CAMPBELL, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at SE CORNER OF OAKLAND AVE. & EAGLE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.08 and 0.09 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.