



AGENDA

Tentative Agenda Planning Commission Meeting

September 26, 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.

City Attorney: Kit Williams

Call to Order

Roll Call

Consent

1. Approval of the minutes from the September 12, 2016 meeting.

2. ADM 16-5597: Administrative Item (2903 E. ZION RD./SOUP SHACK-1 YR. MOBILE VENDOR, 138): Submitted by LEE EVANS for property located at 2903 E. ZION RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.17 acres. The request is for a one year mobile food vendor permit. Planner: Harry Davis

3. ADM 16-5595: Administrative Item (S. END OF POWDERHORN DR./MTN. RANCH PH. III PPL AMENDMENT, 478): Submitted by CITY STAFF for property located at the S. END OF POWDERHORN DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 101.70 acres. The request is to amend PPL 15-5236 to remove the condition of approval requiring payment for the Persimmon St./I-49 overpass. Planner: Andrew Garner

4. ADM 16-5599: Administrative Item (6316 W. WEDINGTON DR./MORLAN, 445): Submitted by DAVID MORLAN for property located at 6316 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.66 acres. The request is for an extension of Lot Split 14-4690. Planner: Quin Thompson

Old Business

5. PPL 16-5447: Preliminary Plat (NW OF WEDINGTON DR. & HERITAGE AVE./WOODRIDGE HOLLOW SD, 397): Submitted by ENGINEERING SERVICES, INC. for properties located NW OF WEDINGTON DR. & HERITAGE AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 60.24 acres. The request is for 163 single-family lots.
Planner: Jonathan Curth

6. CUP 16-5558: Conditional Use (3250 N. FUTRALL DR./FUTRALL DR. CELL TOWER, 211): Submitted by SMITH COMMUNICATIONS, INC. for property located at 3250 N. FUTRALL DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 5.56 acres. The request is for a wireless communication facility.
Planner: Harry Davis

New Business

7. VAR 16-5596: Variance (3415 W. CLABBER CREEK BLVD./RADLER, 284): Submitted by SAWYER & ALYSSA RADLER for property located at 3415 W. CLABBER CREEK BLVD. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.09 acres. The request is for a floodplain certification variance.
Engineer: Alan Pugh

8. VAC 16-5571: Vacation (WEST JUPITER ST./JUPITER STREET, 171): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF JUPITER ST. & MCGUIRE ST. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and C-3, CENTRAL COMMERCIAL and contain approximately 1.79 acres. The request is to vacate a portion of Jupiter Street.
Planner: Andrew Garner

9. CUP 16-5563: Conditional Use (85 W. 15TH ST./ALLIED STORAGE ADDITION, 601): Submitted by SAND CREEK ENGINEERING, INC. for property located at 85 W. 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 14.98 acres. The request is for a mini-storage facility in an I-1 zoned district.
Planner: Andrew Garner

10. CUP 16-5568: Conditional Use (2631 N. GREGG AVE./SOURCES INDEPENDENT LIVING, 289): Submitted by ELISE ALEXANDER for property located at 2631 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 3.05 acres. The request is for an office building in an RMF-24 zoned district.
Planner: Quin Thompson

11. RZN 16-5566: Rezone (1615 E. HUNTSVILLE RD./HARRISON, 565): Submitted by BETTY HARRISON for property at 1615 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.53 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Jonathan Curth

12. RZN 16-5589: Rezone (714 W. MLK BLVD. & 511 HILL AVENUE/UARK CREDIT UNION, 522): Submitted by JORGENSEN & ASSOCIATES, INC. for properties at 714 W. MLK BLVD. and 511 HILL AVENUE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, AND RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.37 acres. The request is to rezone the property to C-1, NEIGHBORHOOD COMMERCIAL.
Planner: Andrew Garner

13. RZN 16-5576: Rezone (1160 S. HAPPY HOLLOW RD./PROMOLIFE, 565): Submitted by JORGENSEN & ASSOCIATES, INC. for properties at 1160 S. HAPPY HOLLOW RD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.65 acres. The request is to rezone the properties to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and R-A, RESIDENTIAL AGRICULTURAL. Planner: Jonathan Curth

14. RZN 16-5573: Rezone (1030 N. COLLEGE AVE./LAZENBY, 445/446): Submitted by JORGENSEN & ASSOCIATES, INC. for properties at 1031 N. COLLEGE AVE. The properties are zoned R-O, RESIDENTIAL OFFICE and contain approximately 0.72 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. Planner: Harry Davis

The following items have been approved administratively by staff:

- **LSP 16-5570: Lot Split (4515 W. MT. COMFORT RD./BOYNTON, 360):** Submitted by BLEW & ASSOCIATES, INC. for property located at 4515 W. MT. COMFORT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.75 acres. The request is to split the parcel into 2 lots containing approximately 1.18 and 3.57 acres. Planner: Harry Davis
- **LSP 16-5552: Lot Split (3695 E. HUNTSVILLE RD./SIEBERT, 529):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3695 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.59 acres. The request is to split the parcel into 2 lots containing approximately 0.23 and 0.36 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.