



AGENDA

Final Agenda Planning Commission Meeting

October 10, 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 26, 2016 meeting.

2. ADM 16-5616: Administrative Item (SOUTH OF 3203 N. WARWICK DR./HUNTINGDON APTS., 216): Submitted by COMMUNITY BY DESIGN for property located SOUTH OF 3203 N. WARWICK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.13 acres. The request is for an extension to the original approval of LSD 15-5074. Planner: Andrew Garner

3. VAR 16-5611: Variance (603 N. VINSON AVE./SKOCH-BURCH, 447): Submitted by PARKCO ARCHITECTS, INC. for properties located at 603 N. VINSON AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.33 acres. The request is a variance for reduced driveway length. Planner: Quin Thompson

Old Business

4. 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

5. 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

New Business

6. ADM 16-5614: Administrative Item (612 S. WILLOW AVE./NIEDERMAN, 445): Submitted by ZARA NIEDERMAN for property located at 612 S. WILLOW AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.14 acres. The request is an appeal of the City Engineer's refusal to grant a waiver for construction of public sidewalk for a new home pursuant to UDC Ch. 171.13.
Engineer: Jonathan Ely

7. VAR 16-5593: Variance (NW OF MLK BLVD & HILL AVENUE/UARK CREDIT UNION, 522): Submitted by JORGENSEN & ASSOCIATES, INC. for properties NW OF MLK BLVD. & HILL AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and C-1, NEIGHBORHOOD COMMERCIAL and contain approximately 0.82 acres. The request is for a variance of the access management code for a new driveway.
Planner: Andrew Garner

8. RZN 16-5588: Rezone (407 N. MTN. RANCH BLVD./STRIKER DEVELOPMENT, 479): Submitted by JORGENSEN & ASSOCIATES, INC. for properties at 407 N. MTN. RANCH BLVD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 3.65 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION.
Planner: Quin Thompson

9. RZN 16-5590: Rezone (NE OF MCGUIRE ST. & VAN ASCHE DR./WG LAND COMPANY, 171): Submitted by JORGENSEN & ASSOCIATES, INC. for properties at NE OF MCGUIRE ST. & VAN ASCHE DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & C-3, CENTRAL COMMERCIAL and contain approximately 23 acres. The request is to rezone the property to C-3, CENTRAL COMMERCIAL.
Planner: Andrew Garner

10. RZN 16-5594: Rezone (15 S. WEST AVE./KOLBERG, 523): Submitted by MARK KOLBERG for property at 15 S. WEST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.37 acres. The request is to rezone the property to MSC, MAIN/STREET CENTER.
Planner: Jonathan Curth

The following items have been approved administratively by staff:

- **FPL 16-5591: Final Plat (SE OF PERSIMMON ST. & BROYLES DR./VILLAGES AT SLOANBROOKE, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF PERSIMMON ST. & BROYLES DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 29.39 acres. The request is for final plat approval of a single family subdivision with 98 lots.
Planner: Andrew Garner

- **LSP 16-5530: Lot Split (50 N. GARVIN DR./DAVIDSON, 481):** Submitted by BATES & ASSOCIATES, INC. for property located at 50 N. GARVIN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.42 acres. The request is to split the parcel into 2 lots containing approximately 0.21 acres each. Planner: Jonathan Curth
- **LSP 16-5603: Lot Split (3641 W. MT. KESSLER RD./GALE-REYNOLDS, 751):** Submitted by ATLAS LAND SURVEYING, INC. for properties located at 3641 W. MT. KESSLER RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 60.19 and 41.37 acres. The request is to split the parcels into 3 lots containing approximately 31.85, 33.85, and 35.85 acres. Planner: Harry Davis
- **LSP 16-5466: Lot Split (WEST OF 50 E. SEVENTH ST./CGJ VENTURES, 523):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located WEST OF 50 E. SEVENTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.46 acres. The request is to split the parcel into 2 lots containing approximately 0.30 and 0.16 acres. Planner: Quin Thompson

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.