

**Planning Commission
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Kyle Cook, Vice-Chair
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Planning Commissioners

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**Final Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
July 22, 2013**

A meeting of the Fayetteville Planning Commission will be held on July 22, 2013 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Call to Order

Roll Call

Consent:

1. Approval of the minutes from the July 8, 2013 meeting.
2. **VAC 13-4428: Vacation (4291 BLACK CANYON ST./HAMPTONS LOT 18, 608):** Submitted by ENGINEERING SERVICES, INC. for property located at 4291 BLACK CANYON STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.23 acre. The request is to vacate an existing pedestrian access easement on the subject property. Planner: Jesse Fulcher

New Business:

3. **ADM 13-4451: Administrative Item (1627 JOYCE BOULEVARD/ARVEST BANK MUD CREEK BRIDGE ASSESSMENT, 175):** Submitted by BRENT VINSON for property located at 1627 EAST JOYCE BOULEVARD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.11 acres. The request is for review of the off-site escrow for the Mud Creek Bridge Assessment account. Planner: Quin Thompson
4. **LSD 13-4427: Large Scale Development (2402 N. COLLEGE AVE./CVS PHARMACY, 290):** Submitted by BOOS DEVELOPMENT for property located at 2402 NORTH COLLEGE AVENUE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.77 acres. The request is to build a 13,225 square foot pharmacy with associated parking. Planner: Andrew Garner
5. **CUP 13-4430: Conditional Use Permit (22 S. STONEBRIDGE RD./MAHAFFEY, 489):** Submitted by JORGENSEN AND ASSOCIATES for property located at 22 SOUTH STONEBRIDGE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 18.23 acres. The request is to allow a tandem lot. Planner: Jesse Fulcher
6. **CUP 13-4431: Conditional Use Permit (528 N. LINDELL AVE./WESLEY FOUNDATION, 444):** Submitted by JORGENSEN AND ASSOCIATES for property located at 528 NORTH LINDELL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE, and contains approximately 0.22 acres. The request is for a conditional use permit to allow a student ministry (Use Unit 4), in a RMF-40 zoning. Planner: Andrew Garner

7. CUP 13-4429: Conditional Use Permit (N. OF CULPEPPER ASSISTED LIVING ON HWY 265/FAYETTEVILLE MEMORY CARE, 099): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF CULPEPPER ASSISTED LIVING ON HWY 265. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 12.88 acres. The request is for a conditional use permit to allow a memory care facility (Use Unit 4) in an R-A zoning district.
Planner: Jesse Fulcher

8. CUP 13-4419: Conditional Use Permit (1851 E. HUNTSVILLE RD./KUM AND GO, 565): Submitted by CEI ENGINEERING for property located at 1851 EAST HUNTSVILLE ROAD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.93 acres. The request is for additional parking.
Planner: Jesse Fulcher

9. LSD 13-4414: Large Scale Development (1851 E. HUNTSVILLE RD./KUM AND GO, 565): Submitted by CEI ENGINEERING for property located at 1851 EAST HUNTSVILLE ROAD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.93 acres. The request is to build a 4,991 square foot gas station with associated parking.
Planner: Jesse Fulcher

10. ADM 13-4452: Administrative Item (FLOODPLAIN VARIANCE FOR THE CITY RECYCLING DROP-OFF CENTER AT NORTH STREET, 444): THE CITY OF FAYETTEVILLE is requesting a floodplain variance for the structure at the North Street recycling drop-off center. The variance request is to allow the finish floor to be at, or above, the base flood elevation.
Floodplain Administrator: Sarah Wrede

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.