

Planning Commission
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Tentative Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
July 8, 2013

A meeting of the Fayetteville Planning Commission will be held on July 8, 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 June 24, 2013 meeting.

New Business:

2. ADM 13-4409: Administrative Item (2630 E. CITIZENS DR./SAM'S SNOW CONES, 371): Submitted by SAMANTHA KAMINSKI for property located at 2630 EAST CITIZENS DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains a total of 8.91 acres. The request is a variance to allow for a temporary retail structure to remain on the property for longer than 90 days. Planner: Quin Thompson

3. ADM 13-4433: Administrative Item (330 - 390 W. 5TH STREET/SYCAMORE PHASE II, 523): Submitted by JACOBS & NEWELL COMPANY for property located at 330 – 390 WEST FIFTH STREET. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.13 acres. The request is variances of the Downtown Design Overlay District standards for front stoops and a colonnade for a new building. Planner: Andrew Garner

4. ADM 13-4434: Administrative Item (500 N. VANDEVENTER STREET, 445): Submitted by BLEW & ASSOCIATES for property located at 500 N. VanDeventer Street. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY and contains approximately 0.19 acres. The request is for variance of the Access Management Ordinance for driveway location and of the Tree Preservation Ordinance minimum canopy requirement. Planner: Quin Thompson

5. 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

6. 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

7. CUP 13-4416: Conditional Use Permit (1418 E. RODGERS DR./COODY, 526): Submitted by DAN COODY for property located at 1418 EAST RODGERS DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, and contains approximately 29.36 acres. The request is to allow three tandem lots.

Planner: Jesse Fulcher

8. RZN 13-4410: Rezone (2468 N. CROSSOVER RD./LYNNWOOD ESTATES, 294): Submitted by BEN ISRAEL for property located at 2468 NORTH CROSSOVER ROAD. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, 2 UNITS PER ACRE and contains approximately 4.66 acres. The request is to rezone the property to R-O, RESIDENTIAL OFFICE.

Planner: Andrew Garner

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.