

**Planning Commission
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**Tentative Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
October 14, 2013**

A meeting of the Fayetteville Planning Commission will be held on October 14, 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 September 23, 2013 meeting.
2. **VAC 13-4491: Vacation (2315 & 2319 N. MARKS MILL LN./ZWEIG, 329):** Submitted by ALAN REID AND ASSOCIATES for properties located at 2315 AND 2319 NORTH MARKS MILL LANE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains a total of 0.36 acres. The request is to vacate a utility easement.
Planner: Quin Thompson
3. **VAC 13-4493: Vacation (491 E. FAIRWAY LN./JARRETT, 680):** Submitted by GRAY ROCK, LLC for property located at 491 EAST FAIRWAY LANE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains a total of 1.15 acres. The request is to vacate a utility easement.
Planner: Jesse Fulcher
4. **VAC 13-4501: Vacation (3466 E. JASPER LN./KINNEY, 061):** Submitted by ERIC HELLER for property located at 3466 EAST JASPER LANE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains a total of 0.32 acres. The request is to vacate a drainage easement.
Planner: Jesse Fulcher
5. **VAC 13-4503: Vacation (516 & 518 S. EASTERN AVE./U OF A, 521):** Submitted by MCGOODWIN, WILLIAMS & YATES for properties located at 516 AND 518 SOUTH EASTERN AVENUE. The properties are zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains a total of 5.66 acres. The request is to vacate a right-of-way and two alleys on the subject property.
Planner: Andrew Garner
6. **ADM 13-4525: Administrative Item (CORNER OF W. WATSON ST. & N. ST. CHARLES AVE./PARKING VARIANCE, 484):** Submitted KAREN KING for property located at the CORNER OF WEST WATSON STREET AND NORTH SAINT CHARLES AVENUE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.98 acres. The applicant proposes to remove three parking spaces that were approved as off-site parking spaces for Theo's restaurant on their property in 2005. The applicant requests a parking variance to pay money-in-lieu for these three spaces.
Planner: Quin Thompson

New Business:

7. ADM 13-4489: Administrative Item (617 N. COLLEGE AVE./BOUCHEE BISTRO, 134): Submitted by VINCE PIANALTO for property located at 617 NORTH COLLEGE AVENUE. The property contains approximately 0.25 acre and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is a variance to allow for a temporary retail structure (airstream trailer) to remain on the property for longer than 90 days. Planner: Quin Thompson

8. PPL 13-4437: Preliminary Plat (CORNER OF N. OAKLAND AND ZION RD./OAK CREEK ESTATES, 257): Submitted by MILHOLLAND COMPANY for property located at the CORNER OF NORTH OAKLAND AND ZION ROAD. The property is in the PLANNING AREA and contains approximately 16.21 acres. The request is for a residential subdivision with 9 single family lots. Planner: Andrew Garner

9. CUP 13-4499: Conditional Use Permit (4081 N. CROSSOVER RD./NAPLES, 138): Submitted by JORGENSEN AND ASSOCIATES for property located at 4081 NORTH CROSSOVER ROAD. The property contains approximately 6 acres zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE AND R-O, RESIDENTIAL-OFFICE. The request is for a conditional use permit to allow a tandem lot. Planner: Andrew Garner

10. ADM 13-4510 Administrative Item (CHAPTER 166.08 ACCESS MANAGEMENT). Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 166.08. The proposal is to amend block layout and connectivity requirements. Planner: Jesse Fulcher

11. ADM 13-4511 Administrative Item (CHAPTER 151.01 DEFINITIONS). Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 151.01. The proposal is to amend the definition of a tandem lot. Planner: Jesse Fulcher

12. ADM 13-4486: Administrative Item (UNIFIED DEVELOPMENT CODE AMENDMENT TO CHAPTER 178, OUTDOOR VENDORS): Submitted by SUSTAINABILITY AND STRATEGIC PLANNING STAFF to amend chapter 178, Outdoor Vendors. Several changes are proposed including the allowance of outdoor mobile vendor courts and an increase in the permit timeframe. Planner: Leif Olson

The following item has been approved administratively by staff:

- **LSP 13-4496: Lot Split (424 W. PRAIRIE ST./CHURCH PROPERTIES, 523):** Submitted by JACOBS & NEWELL COMPANY for property located at 424 WEST PRAIRIE STREET. The property is zoned DG, DOWNTOWN GENERAL and contains one lot totaling 0.19 acres. The request is for a lot split to the subject properties resulting into three tracts of approximately 0.07, 0.06, and 0.06 acres. 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.