

Planning Commission
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Tentative Agenda
City of Fayetteville, Arkansas
Planning Commission Meeting
December 9, 2013

A meeting of the Fayetteville Planning Commission will be held on December 9, 2013 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

Agenda Session Presentations, Reports and Discussion Items

- **2014 Planning Commission Calendar and Subdivision Committee Teams**

Call to Order

Roll Call

Consent:

1. Approval of the minutes from the November 25, 2013 meeting.

2. **VAC 13-4544: Vacation (HARVEY'S HILL/CENTER & DUNCAN, 522):** Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at the INTERSECTION OF WEST CENTER STREET AND SOUTH HILL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and DG, DOWNTOWN GENERAL and contains approximately 2.08 acres. The request is to vacate a 25' utility easement.
Planner: Andrew Garner

3. **ADM 13-4566: Administrative Item (3145 W. SALEM RD./RAVEN LANE AMENDMENT, 206):** Submitted by MIK MUCCIO for property located at 3145 WEST SALEM ROAD. The property is in the PLANNING AREA and contains approximately 6.53 acres. The request is for a slight realignment of Raven Lane on the Master Street Plan.
Planner: Andrew Garner

New Business:

4. **ADM 13-4542: Administrative Item (617 N. COLLEGE AVE./KONA COAST, 445):** Submitted by ABBIE ROSE 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 longer than 90 days.
Planner: Jesse Fulcher

5. LSD 13-4483: Large Scale Development (1707 W. NETTLESHIP ST./UNIVERSITY BROWNSTONES, 520): Submitted by BLEW AND ASSOCIATES for property located at 1707 WEST NETTLESHIP STREET. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.00 acre. The request is to construct two buildings with 13 residential units. Planner: Jesse Fulcher

6. LSD 13-4524: Large Scale Development (INTERSECTION OF W. CENTER ST. & S. HILL AVE./HARVEY'S HILL, 483): Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at the INTERSECTION OF WEST CENTER STREET AND SOUTH HILL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and DG, DOWNTOWN GENERAL and contains approximately 2.08 acres. The request is to build 175 units with a parking deck. Planner: Andrew Garner
THIS ITEM IS REQUIRED TO BE TABLED WITHOUT DISCUSSION BECAUSE OF A PENDING CODE CHANGE ON BUILDING HEIGHT, CURRENTLY BEING CONSIDERED BY CITY COUNCIL

7. RZN 13-4546: Rezone (4377 HUNTSVILLE ROAD/BALDWIN CHURCH OF CHRIST, 569): Submitted by JORGENSEN & ASSOCIATES for property located at 4377 HUNTSVILLE ROAD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY FOUR UNITS PER ACRE and contains approximately 2.07 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Quin Thompson

8. RZN 13-4547: Rezone (MLK/BEECHWOOD/EATON, 521): Submitted by JORGENSEN & ASSOCIATES for property located at 1541/1555/1561 MARTIN LUTHER KING BLVD. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 1.54 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Quin Thompson

9. RZN 13-4548: Rezone (MCMILLAN ESTATES, 441): Submitted by JORGENSEN & ASSOCIATES for property located at the SOUTHEAST CORNER OF I-540 AND WEDINGTON DRIVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.61 acres. The request is to rezone the property to UT, Urban Thoroughfare. Planner: Andrew Garner

10. RZN 13-4552: Rezone (PARK WEST, 209): Submitted by ENGINEERING SERVICES for property located at HWY 112, NORTH OF TRUCKERS DRIVE. The property is zoned R-PZD PARK WEST and contains approximately 25.90 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jesse Fulcher

11. RZN 13-4553: Rezone (WEDINGTON CIRCLE, 404): Submitted by JOHN SCHMELZLE for property located WEST OF WEDINGTON DRIVE AND GARLAND AVENUE. The property is zoned R-PZD WEDINGTON CIRCLE and contains approximately 6.12 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jesse Fulcher

12. ADM 13-4565: Administrative Item (UDC AMENDMENT: LARGE SCALE DEVELOPMENT/PARKLAND DEDICATION APPLICABILITY): Submitted by CITY PLANNING AND PARKS DEPARTMENT STAFF for revisions to the Unified Development Code, Chapters 151, 166 and the City Code §94.06 to amend the definition of and applicability for parkland dedication for certain large scale development applications. Planner: Andrew Garner

13. ADM 13-4331: (UDC AMENDMENT: URBAN AGRICULTURE CODE AMENDMENTS): Submitted by SUSTAINABILITY & STRATEGIC PLANNING staff. This request is to amend Chapters 151, 162, 163 and 164 to modify regulations associated with Animals and Fowl, and Urban Agriculture. Staff: Peter Nierengarten

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.