

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

William Chesser  
Ron Autry  
Ryan Noble  
Porter Winston  
Tracy Hoskins

**Final Agenda**  
**City of Fayetteville, Arkansas**  
**Planning Commission Meeting**  
**January 27, 2014**

A meeting of the Fayetteville Planning Commission will be held on January 27, 2014 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 January 13, 2014 meeting.

**Old Business:**

**2. ADM 13-4584: Administrative Item (617 N. COLLEGE AVENUE/ZUPPA ZUPPA, 445):** Submitted by ANN HARRIS for property located at 617 NORTH COLLEGE AVENUE. The property contains approximately 0.25 acres and is zoned C-2, THOROUGHFARE COMMERCIAL. The request is for a variance to allow a temporary retail structure (airstream trailer) to remain on the property for longer than 90 days. Planner: Quin Thompson

**3. LSD 13-4568: Large Scale Development (NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE/KUM & GO, 329):** Submitted by CEI ENGINEERING for property located at the NORTHWEST CORNER OF MOUNT COMFORT ROAD AND SHILOH DRIVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.69 acres. The request is to build a 4,991 square foot gas station with associated parking. Planner: Jesse Fulcher

**THE APPLICANT HAS REQUESTED THIS ITEM TO BE TABLED UNTIL THE FEBRUARY 10, 2014 MEETING.**

~~**CUP 13-4575: Conditional Use Permit (500 N. VINSON AVENUE/HOUSE FAMILY, 447):** Submitted by HELLER CAD CONSULTING for property located at 500 NORTH VINSON AVENUE. The property is zoned RSF 4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.31 acres. The request is for a conditional use permit to allow two tandem lots. Planner: Quin Thompson~~

**THE APPLICANT HAS WITHDRAWN THIS REQUEST**

**New Business:**

**4. CUP 13-4595: Conditional Use Permit (1904 AND 1908 N. COLLEGE AVE./PUGH, 368):** Submitted by JEREMY KENNEDY for properties located at 1904 AND 1908 NORTH COLLEGE AVENUE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.27 acres. The request is for a conditional use permit to allow a detached residential dwelling use in the C-2 zoning district.

Planner: Jesse Fulcher

**5. RZN 13-4536: Rezone (4310 MARTIN LUTHER KING BLVD./EDWARDS, 594):** Submitted by BATES AND ASSOCIATES for property located at 4310 MARTIN LUTHER KING BOULEVARD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL contains approximately 0.74 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Andrew Garner

**6. ADM 14-4612: Administrative Item (501 W. MAPLE ST./STERLING FRISCO, 484):** Submitted by HUMPHREY'S & PARTNERS ARCHITECTS for property located at 501 WEST MAPLE STREET. The property is zoned DG, DOWNTOWN GENERAL. The request is for a variance of Chapter 166.21(E)(7)(b), visible transmittance rating of glass on the first floor within the Downtown Design Overlay District. Planner: Jesse Fulcher

**7. ADM 13-4603: Administrative Item (UDC AMENDMENT CHAPTER 161, Use Unit 44, Cottage Housing Development).** Submitted by CITY PLANNING STAFF for revisions to the Unified Development Code, Chapter 161. The proposal is a minor editorial correction to Use Unit 44, Cottage Housing Development.

Planner: Quin Thompson

***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.*