



AGENDA

Planning Commission Meeting
June 9, 2014
5:30 PM
113 W. Mountain, Room 219

Members: Tracy Hoskins (Chair), Ron Autry (Vice Chair), Ryan Noble (Secretary), Sarah Bunch, William Chesser, Kyle Cook, Craig Honchell, Janet Selby, and Porter Winston.

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Consent

1. Approval of the minutes from the May 27, 2014 meeting.

2. VAC 14-4740: Vacation (514 W. MLK BLVD/FILBECK, 523): Submitted by BLEW & ASSOCIATES for property located at 514 W. MLK BLVD. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.76 acres. The request is to vacate an existing utility easement. Planner: Quin Thompson

3. CCP 14-4689: Concurrent Plat (1609 MALLY WAGNON RD/HANEY, 610): Submitted by MCCLELLAND ENGINEERS for property located at 1609 MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.07 acres. The request is to re-plat 1 existing lot into 2 lots of approximately 1.02 acres each.

Planner: Jesse Fulcher

Old Business:

4. CUP 14-4722: Conditional Use (1503 N. GARLAND AVE/ROTH, 404): Submitted by HUNTER HAYNES for property located at 1503 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 7,600 square feet. The request is for a duplex in the RSF-4 district. Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL JUNE 23, 2014.

5. RZN 14-4703: Rezone (NE CORNER OF WEDINGTON AND RUPPLE ROAD/WEDINGTON ZONE 2, 400): Submitted by CITY STAFF for property located at NE CORNER OF WEDINGTON AND RUPPLE ROAD within the Wedington Corridor Neighborhood Plan Area. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, C-2, THOROUGHFARE COMMERCIAL, and I-PZD, INDUSTRIAL PLANNED ZONING DISTRICT, and contains approximately 6.88 acres. The request is to rezone the property to CS COMMUNITY SERVICES. Planner: Quin Thompson

New Business:

6. CUP 14-4739: Conditional Use (528 N. LINDELL AVE./WESLEY FOUNDATION, 444): Submitted by JORGENSEN & ASSOCIATES for property located at 528 N. LINDELL AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.36 acres. The request is for a student ministries building and a parking reduction. Planner: Andrew Garner

7. RZN 14-4725: Rezone (1974 N. GREGG AVE/GIBSON, 367): Submitted by MAHLON GIBSON for property located at 1974 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.65 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. Planner: Quin Thompson

8. RZN 14-4729: Rezone (CATO SPRINGS RD./CHAMBERS BANK, 673): Submitted by HUNTER HAYNES for property located at MT. KESSLER PARK. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 253.23 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, AND NC, NEIGHBORHOOD CONSERVATION. Planner: Jesse Fulcher

9. RZN 14-4731: Rezone (REGIONAL PARK/MT. KESSLER RESERVE, 673): Submitted by CITY STAFF for property located at MT. KESSLER PARK. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 619.73 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Jesse Fulcher

The following items have been approved administratively by staff:

- **LSIP 14-4667: Large Site Improvement Plan (SOUTHWEST CORNER OF RAZORBACK AND 15TH ST./RAZORBACK STUDENT HOUSING, 599):** Submitted by CRAFTON TULL AND ASSOCIATES for property located at THE SOUTHWEST CORNER OF RAZORBACK AND 15TH. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.42 acres. The request is for 76 multi-family dwellings in two four-story buildings. Planner: Andrew Garner
- **LSP 14-4734: Lot Split (6444 HAHNDO LN./HAHN, 651):** Submitted by ALAN REID & ASSOCIATES for property located at 6444 HAHNDO LANE. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 35.30 acres. The request is to split the property into four tracts containing approximately 5.25, 12.20, 13.42, and 4.43 acres. Planner: Quin Thompson
- **LSP 14-4737: Lot Split (2966 N. ALTUS DR/ABERNATHY, 258):** Submitted by BLEW & ASSOCIATES for property located at 2966 ALTUS DRIVE. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 9.54 acres. The request is to split the property into two tracts containing approximately 7.75 and 1.79 acres. Planner: Jesse Fulcher

- **LSP 14-4741: Lot Split (105 N. PALMER/HALSELL HOLDINGS, 482):** Submitted by JOHN DAVIDSON for property located on 105 N PALMER. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains two tracts of 0.45 and 0.35 acres. The request is to split the properties into three tracts containing approximately 0.27 acres each. Planner: Jesse Fulcher

- **LSP 13-4465: Lot Split (PINES AT SPRINGWOODS, 286):** Submitted by JORGENSEN & ASSOCIATES for property located at DEANE SOLOMON ROAD AND MOORE LANE. The property is zoned COMMERCIAL PLANNED ZONING DISTRICT (SPRINGWOODS) and contains one lot totaling 12.50 acres. The request is for a lot split resulting in three tracts of approximately 8.72, 1.87 and 1.91 acres. Planner: Andrew Garner

Adjourn

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.