



AGENDA

Planning Commission Meeting
September 22, 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 September 8, 2014 meeting.

Old Business

No items of old business.

New Business

2. Review of CUP 13-4470: Administrative Item (1755 FALLBROOK, 359): Submitted by CANDICE SAWIN for property located at 1755 FALLBROOK WAY. The property is zoned RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.19 acres. The request is for a one year review of the original request for a home daycare.

Planner: Jesse Fulcher

3. LSD 14-4833: Large Scale Development (SOUTHEAST CORNER WEST CENTER STREET AND HILL AVENUE/HARVEY'S HILL PHASE II, 522): Submitted by SPECIALIZED REAL ESTATE GROUP for property located at SOUTHEAST CORNER OF W. CENTER STREET AND HILL AVENUE. The property is zoned DG, DOWNTOWN GENERAL AND RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 3.38 acres. The request is for construction of an apartment building with 240 multi-family units and a parking garage.

Planner: Andrew Garner

4. CUP 14-4834: Conditional Use (1021 WEST SYCAMORE STREET/TRI-CYCLE FARMER'S MARKET, 405): Submitted by DONALD BENNETT for property located at 1021 WEST SYCAMORE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.66 acres. The request is for a farmer's market (Use Unit 2) in a RMF-24, Residential Multi-Family zoning district.

Planner: Jesse Fulcher

5. CUP 14-4837: Conditional Use (1691 N. GARLAND AVENUE./TRI-CYCLE FARM, 405): Submitted by DONALD BENNETT for property located at 1691 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.99 acres. The request is for an accessory structure prior to a principal structure.

Planner: Jesse Fulcher

Discussion Item

6. City of Fayetteville Planning Commission Development Awards: Discussion of starting a Planning Commission awards program in 2015 to recognize exemplary developments.

Planner: Andrew Garner

The following items have been approved administratively by staff:

- **LSP 14-4830: Lot Split (301 WEST MOUNTAIN STREET/MILLIGAN, 523):** Submitted by ALAN REID AND ASSOCIATES for property located at 301 WEST MOUNTAIN STREET. The property is zoned DG, DOWNTOWN GENERAL and contains one tract totaling approximately 0.60 acres. The request is to split the property into two tracts containing approximately 0.32 and 0.28 acres each. Planner: Quin Thompson

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.