



AGENDA

Planning Commission Meeting
October 13, 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 22, 2014 meeting.

2. VAC 14-4849: Vacation (NORTHWEST CORNER ZION AND WATERSIDE CT./TIMBERLAKE OFFICE PARK, 135): Submitted by BATES & ASSOCIATES for property located at NORTHWEST CORNER OF ZION AND WATERSIDE CT. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.95 acres. The request is to vacate a portion of an existing utility easement.
Planner: Quin Thompson

3. VAC 14-4853: Vacation (INTERSECTION OF JAMES ST. AND MT. COMFORT RD./JAMES ST. RIGHT-OF-WAY, 404): Submitted by CITY STAFF for property located at INTERSECTION OF JAMES ST. AND MT. COMFORT RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, C-2, THOROUGHFARE COMMERCIAL, AND RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.06 acres. The request is to vacate a portion of an existing street right-of-way.
Planner: Quin Thompson

4. LSP 14-4857: Lot Split Variance (720 MILLSAP RD./HERITAGE INN, 213): Submitted by BLEW & ASSOCIATES for property located at 720 MILLSAP RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains one tract totaling 2.03 acres. The request is for a variance of the greenspace requirements to allow the property to be split into two parcels.
Planner: Jesse Fulcher

5. CCP 14-4831: Concurrent Plat (ACACIA CROSSING. & HAPPY HOLLOW ROAD/TREETOPS S/D, 526): Submitted by BLEW & ASSOCIATES for property located at INTERSECTION OF ACACIA CROSSING AND HAPPY HOLLOW ROAD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 4.88 acres. The request is to re-plot 38 lots into 17 lots.
Planner: Quin Thompson

Old Business

No items of old business.

New Business

6. ADM 14-4840: Administrative Item (NORTH OF MARBLE DR. & SLATE CROSSING/COBBLESTONE PH. 4, 445): Submitted by JORGENSEN AND ASSOCIATES for property located NORTH OF MARBLE AND SLATE CROSSING. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.66 acres. The request is to amend the street stub out location for Raven Lane.

Planner: Quin Thompson

7. CUP 14-4854: Conditional Use (2600 W. JUDGE CUMMINGS RD./MT. KESSLER PARK, 602): Submitted by PARKS AND RECREATION STAFF for property located at 2600 W. JUDGE CUMMINGS ROAD. The property is zoned P-1, INSTITUTIONAL and contains approximately 82.33 acres. The request is for additional parking.

Planner: Andrew Garner

8. LSD 14-4819: Large Scale Development (2600 JUDGE CUMMINGS RD./MT. KESSLER REGIONAL PARK, PHASE 1, 602): Submitted by PARKS AND RECREATION STAFF for property located at 2600 JUDGE CUMMINGS RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 82.33 acres. The request is for 6 soccer fields, 4 baseball fields, an amphitheater, playground with large pavilion, and associated parking and concessions.

Planner: Andrew Garner

9. PPL 14-4790: Preliminary Plat (3090 OAKLAND ZION RD./PARKERMAN ESTATES, 257): Submitted by BLEW & ASSOCIATES for property located at OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 16.70 acres. The request is for an 8 lot single family subdivision.

Planner: Quin Thompson

10. RZN 14-4848: Rezone (940 WEST MAPLE ST./CHI OMEGA HOUSE, 444): Submitted by DEVELOPMENT CONSULTANTS for property located at 940 WEST MAPLE ST. The property is zoned P-1, INSTITUTIONAL AND RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.80 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE.

Planner: Jesse Fulcher

11. RZN 14-4850: Rezone (NORTHEAST CORNER OF MLK BLVD. AND S. HILL AVE./HANNA'S LANDING, 522): Submitted by CEI ENGINEERING for property located at NORTHEAST CORNER OF MLK BLVD. AND S. HILL AVE. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL and contains approximately 4.80 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Jesse Fulcher

The following items have been approved administratively by staff:

- **LSP 14-4842: Lot Split (85 WEST 15TH ST./ALLIED STORAGE, 601):** Submitted by CITY STAFF for property located at 85 WEST 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL/LIGHT INDUSTRIAL AND C-2, THOROUGHFARE COMMERCIAL and contains one tract totaling 14.81 acres. The request is to split the property into two tracts containing approximately 2.15 and 12.66 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.