

Planning Commission Meeting

February 9, 2015

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 January 26, 2015 meeting.

2. ADM 14-4930: Administrative Item (3600 W. PLAYER LANE/THE LINKS AT FAYETTEVILLE, 400): Submitted by HUGH JARRETT, ESQ. for property located at 3600 W. PLAYER LANE. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT LINKS AT FAYETTEVILLE (R-PZD 07-2452) and contains approximately 152.23 acres. The request is to repeal the phasing plan for the Links at Fayetteville PZD and bring the project under the current ordinance that separates zoning from the development.

Planner: Andrew Garner

Old Business

3. PPL 14-4865: Preliminary Plat Plan (1898 MISSION BLVD./WHISTLER WOODS SUBDIVISION, 370): Submitted by RANDY RITCHEY for property located at 1898 MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.56 acres. The request is for a 19 lot single-family subdivision.

Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL THE FEBRUARY 23, 2015 PLANNING COMMISSION MEETING.

New Business

4. VAR 15-4978: Variance (315 ROCK STREET/ROCK STREET APTS., 523): Submitted by MODUS STUDIOS for property located at 315 ROCK STREET. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.29 acres. The request is for a variance to several site design standards.

Planner: Jesse Fulcher

5. VAR 15-4979: Variance (495 W. DICKSON STREET/WALTON ARTS CENTER, 484): Submitted by POLK, STANLEY, WILCOX ARCHITECTS for property located at 495 W. DICKSON STREET. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 4.17 acres. The request is for a variance of the Downtown Design Overlay District standards.

Planner: Jesse Fulcher

6. RZN 15-4942: Rezone (3010 W. OLD FARMINGTON RD./NALL-BEDFORD, 557): Submitted by VICKI BEDFORD for property located at 3010 W. OLD FARMINGTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 4.84 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 15-4944: Lot Split (2059 S. MALLY WAGNON RD./MOLDENHAUR, 610):** Submitted by BLEW & ASSOCIATES for property located at 2059 S. MALLY WAGNON RD. The property is located in the FAYETTEVILLE PLANNING AREA, and contains 3.98 acres. The request is to split the property into two tracts containing approximately 2.17 and 1.80 acres. Planner: Jesse Fulcher
- **LSP 14-4913: Lot Split (634 NORTH OLIVER AVE./EICHMANN, 443):** Submitted by BATES & ASSOCIATES for property located at 634 NORTH OLIVER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains one tract totaling 0.77 acres. The request is to split the property into two tracts containing approximately 0.31 and 0.46 acres each. Planner: Andrew Garner
- **LSP 14-4915: Lot Split (3381 SALEM RD./WITTER-WOLFENBARGAR, 206):** Submitted by BATES & ASSOCIATES for property located at 3381 SALEM RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two tracts of approximately 1.79 and 1.96 acres each. The request is to split the property into two tracts containing approximately 2.03 and 1.72 acres each. Planner: Andrew Garner
- **LSP 14-4914: Lot Split (308 NORTH VAUGHN RD./COYNE, 490):** Submitted by BATES & ASSOCIATES for property located at 308 NORTH VAUGHN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains one tract of approximately 8.79 acres. The request is to split the property into two tracts containing approximately 6.00 and 2.79 acres each. Planner: Andrew Garner

Announcements

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.