

Draft Agenda
Planning Commission Meeting
March 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 February 23, 2015 meeting.

2. LSP 15-4992: Variance (Archie Watkins Rd./Hamblen): Submitted by Kellye Hamblen for property located south of Archie Watkins Road. The property is located in Washington County and within the One Mile Planning Area and contains approximately 40.22 acres. The request is for a variance of the minimum street frontage and City water service access requirements.

Planner: Quin Thompson

Old Business

No Items

New Business

3. ADM 15-4995: Administrative Item (Active Transportation Plan and Map): Submitted by CITY STAFF. The Active Transportation Plan and Map is an update of the 2003 Fayetteville Alternative Trails and Transportation Plan and it will be utilized to plan, prioritize and implement bicycle and pedestrian policy and infrastructure improvements in the future.

Sustainability and Resilience Director: Peter Nierengarten

4. RZN 15-4953: Rezone (1195 S. CURTIS AVE./AMERICAN LEGION, 564): Submitted by ENGINEERING SERVICES, INC. for property located at 1195 S. CURTIS AVENUE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 6.81 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 15-4968: Lot Split (1477 N. GREGG AVENUE/SUMMER RESOURCES, 405):** Submitted by CEI ENGINEERING for property located at 1477 N. GREGG AVENUE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE, and contains approximately 0.62 acres. The request is to split the property into two tracts containing approximately 0.42 and 0.20 acres each. Planner: Jesse Fulcher
- **LSP 15-4973: Lot Split (4600 E. HUNTSVILLE RD./PRESSMAN, 570):** Submitted by BLEW & ASSOCIATES for property located at 4600 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURE AND IN THE FAYETTEVILLE PLANNING AREA, and contains approximately 3.54 acres. The request is to split the property into two tracts containing approximately 1.56 and 1.97 acres each. Planner: Quin Thompson
- **LSP 15-4972: Lot Split (20 N. GARVIN DRIVE/DAVIDSON, 481):** Submitted by BATES & ASSOCIATES for property located at 20 N. GARVIN DRIVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.48 acres. The request is to split the property into two tracts containing approximately 0.24 acres each. Planner: Quin Thompson
- **LSP/PLA 15-4975: Lot Split/Property Line Adjustment (NORTH OF 2374 DOUBLE SPRINGS RD./SCOTT, 318):** Submitted by BATES & ASSOCIATES for properties located at 2374 DOUBLE SPRINGS RD. The properties are in THE FAYETTEVILLE PLANNING AREA, and contain two tracts of approximately 2.03 and 19.94 acres. The request is to adjust and split the two tracts into four tracts of 14.65, 7.32, 7.33, and 7.32 acres each. Planner: Jesse Fulcher

Announcements

Officer Nominating Committee (Craig Honchell, Janet Selby, and Ryan Noble) will provide list of nominees for consideration by the Planning Commission members.

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.