

Final Agenda
Planning Commission Meeting
October 12, 2015
5:30 PM
113 W. Mountain, Room 219

Members: Sarah Bunch (Chair), William Chesser (Vice Chair), Ryan Noble (Secretary), Kyle Cook, Tracy Hoskins, Ron Autry, Janet Selby, Matthew Hoffman, and Tom Brown.

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Consent

1. Approval of the minutes from the September 28, 2015 meeting.

2. ADM 15-5220 Administrative Item (1560 S. HAPPY HOLLOW RD./FAYETTEVILLE SOLID WASTE FACILITY LSD EXTENSION, 604): Submitted by CITY STAFF for property located at 1560 S. HAPPY HOLLOW RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 18.40 acres. The request is for a one year extension to previously approved LSD 14-4750.
Planner: Andrew Garner

Old Business

None

New Business

3. VAR 15-5215: Variance (NE CORNER OF S. HIGHBUSH & E. HUNTSVILLE RD./LOTS 1-4, BLUEBERRY MEADOWS SD, 571): Submitted by BATES & ASSOCIATES, INC. for properties located at the NE CORNER OF S. HIGHBUSH & E. HUNTSVILLE RDS. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY and contain approximately 1.00 acre. The request is for a variance of the Streamside Protection Zone.
Engineer: Alan Pugh

4. CUP 15-5197: Conditional Use (1824 S. GARLAND AVE./ARSAGA STUDIO, 600): Submitted by AVA ARSAGA for property located at 1824 S. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.33 acres. The request is for an accessory structure larger than 50% of the primary structure.
Planner: Quin Thompson

5. CUP 15-5202: Conditional Use (1335 W. DEANE ST./EAGLE HOLDINGS COTTAGES, 365): Submitted by ESI ENGINEERS, INC. for property located at 1335 W. DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.67 acres. The request is for Use Unit 44, Cottage Housing Development, in an RSF-4 zoned district. Planner: Jesse Fulcher

THE APPLICANT HAS REQUESTED TO TABLE THE PROJECT UNTIL THE OCTOBER 26, 2015 PLANNING COMMISSION MEETING.

6. RZN 15-5196: Rezone (3422 N. COLLEGE AVE./SCOTT PLAZA, 213): Submitted by HOWARD SCOTT for property located at 3422 N. COLLEGE AVE. The property is zoned C-2, COMMERCIAL THOROUGHFARE, and R-O, RESIDENTIAL-OFFICE and contains approximately 2.20 acres. The request is to rezone the R-O zoned portion of the property to C-1, NEIGHBORHOOD COMMERCIAL. Planner: Quin Thompson

The following items have been approved administratively by staff

- **LSP 15-5198: Lot Split (350 N. CANVAS RD./COLLIER, 491):** Submitted by BATES & ASSOCIATES, INC. for property located at 350 N. CANVAS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.03 acres. The request is to split the property into 2 lots containing approximately 2.12 and 1.91 acres each. Planner: Jesse Fulcher
- **FPL 15-5187: Final Plat (E. MISSION BLVD/MISSION HEIGHTS SUBDIVISION, PH. I, 371):** Submitted by ECO DESIGN GROUP, INC. for properties located at E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.27 acres. The request is for final plat approval of a residential subdivision with 11 single family and 7 multi-family lots. Planner: Andrew Garner
- **FPL 15-5201: Final Plat (3090 OAKLAND ZION RD./PARKERMAN ESTATES SUBDIVISION, 257):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3090 OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 15.53 acres. The request is for final plat approval of a residential subdivision with 11 single family lots. Planner: Quin Thompson

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.