

Tentative Agenda
Planning Commission Meeting
March 28, 2016
5:30 PM
113 W. Mountain, **Room 326**

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

Presentations

- **Presentation of Service Award to Commissioners Chesser and Bunch.**

Consent

1. Approval of the minutes from the March 14, 2016 meeting.
2. **VAC 16-5375: Vacation (1924 E. CHARLEE ST./SEASIDE POOLS, 369):** Submitted by SEASIDE POOLS, INC. for property located at 1924 E. CHARLEE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.13 acres. The request is to vacate a portion of a utility easement. Planner: Andrew Garner

Old Business

None

New Business

3. **ADM 16-5379: Administrative Item (WEDINGTON DR. & GOLF CLUB DR./FAYETTEVILLE ROW HOUSES CONDITION #1 PPL 14-4847, 400):** Submitted by LINDSEY AND ASSOCIATES for properties located at WEDINGTON DR. & GOLF CLUB DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 152 acres. The request is for modification of condition of approval #1 from the Fayetteville Row Houses (PPL 14-4847). Planner: Andrew Garner
4. **VAR 16-5353: Variance (1685 S. COOPERS COVE/WEISHAAR, 607):** Submitted by JOGENSEN & ASSOCIATES, INC. for property located at 1685 S. COOPERS COVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.42 acres. The request is for a variance of the Streamside Protection regulations. Engineer: Alan Pugh

5. VAR 16-5383: Variance (327 S. WEST AVE./HABITAT DUPLEX, 523): Submitted by MODUS STUDIOS, INC. for property located at 327 S. WEST AVE.. The property is zoned DOWNTOWN GENERAL and contains approximately 0.08 acres. The request is for a variance of the driveway width and separation standards.
Planner: Quin Thompson

6. VAR 16-5392: Variance (ADELAIDE LN. & OLD WIRE RD./COTTAGES AT OLD WIRE SD, 369): Submitted by BUFFINGTON HOMES, INC. for properties located in the COTTAGES AT OLD WIRE SUBDIVISION. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 10.08 acres. The request is for a variance of the building design requirements.
Planner: Quin Thompson

7. PPL 16-5331: Preliminary Plat (EAST OF WASHINGTON AVE. BETWEEN 7TH & 11TH STREETS/WILLOW BEND SD, 563): Submitted by COMMUNITY BY DESIGN, INC. for properties located EAST OF WASHINGTON AVE. BETWEEN 7TH & 11TH STREETS. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, AND NC, NEIGHBORHOOD CONSERVATION and contains approximately 9.12 acres. The request is for 54 single-family lots.
Planner: Andrew Garner

8. CUP 16-5350: Conditional Use (2008 W. CLEVELAND ST./BOYD, 442): Submitted by GEORGE FAUCETTE for property located at 2008 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 1.86 acres. The request is for a tandem lot created by a proposed Lot Split.
Planner: Quin Thompson

9. Election of Planning Commission Officers for 2016.

The following items have been approved administratively by staff:

- **LSP 16-5349: Lot Split (2015 W. DEANE ST./RESTORED REAL ESTATE, 364):** Submitted by ENGINEERING SERVICES, INC. for property located at 2015 W. DEANE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.86 acres. The request is to split the parcel into 4 lots containing approximately 0.42, 0.43, 0.45 and 0.56 acres. 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.