

Final Agenda
Planning Commission Meeting
April 11, 2016
5:30 PM
113 W. Mountain, Room 219

Members: Kyle Cook (Chair), Ron Autry (Vice Chair), Matthew Hoffman (Secretary), Tracy Hoskins, Janet Selby, Ryan Noble, Tom Brown, Leslie Belden, and Allison Thurmond Quinlan.

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Presentations

Consent

1. Approval of the minutes from the March 28, 2016 meeting.

2. VAC 16-5354: Vacation (1137 W. MLK BLVD./ARENA VILLAGE, 521): Submitted by STEVE FOWLER for property located at 1137 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 3.42 acres. The request is to vacate portions of a utility easement. Planner: Quin Thompson

3. PPL 16-5329: Preliminary Plat (NW OF DOUBLE SPRINGS & SELLERS RDS./ENGLES PARK SD, 513): Submitted by CRAFTON TULL, INC. for property located at the NW CORNER OF DOUBLE SPRINGS & SELLERS RDS. The property is zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contains approximately 35 acres. The request is for 59 single-family lots. Planner: Andrew Garner

Old Business
None

New Business

4. CUP 16-5378: Conditional Use (1291 S. SPRINGFIELD DR./RAUSCH COLEMAN HOMES, 555): Submitted by RAUSCH COLEMAN HOMES for property located at 1291 S. SPRINGFIELD DR. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE, and contains approximately 0.18 acres. The request is for temporary real estate offices in a model home during development of The Coves Ph. II subdivision. Planner: Jonathan Curth

5. CUP 16-5357: Conditional Use (1251 N. LEVERETT AVE./POTTER'S HOUSE OFFICE, 405): Submitted by SHAWN SCHWARTZMAN for property located at 1251 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 0.52 acres. The request is for a professional office in a multi-family zoned district.
Planner: Quin Thompson

6. RZN 16-5371: Rezone (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571): Submitted by ENGINEERING SERVICES, INC. for property at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.
Planner: Andrew Garner

7. RZN 16-5358: Rezone (1429 E. HUNTSVILLE RD./H&H PROPERTIES, 564): Submitted by ZARA NIEDERMAN for property at 1429 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.88 acres. The request is to rezone the property to CS, COMMUNITY SERVICES and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.
Planner: Andrew Garner

8. RZN 16-5360: Rezone (930 S. COLLEGE AVE./PRIME ESTATES, 562): Submitted by THE INFILL GROUP for property at 930 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.
Planner: Quin Thompson

9. RZN 16-5366: Rezone (NE CORNER OF GREGG AVE. & VAN ASCHE DR./LOTS 20 & 21-CMN BUSINESS PARK, 172): Submitted by McCLELLAND ENGINEERS, INC. for properties at the NE CORNER OF GREGG AVE. & VAN ASCHE DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 19.34 acres. The request is to rezone the properties to C-1, NEIGHBORHOOD COMMERCIAL.
Planner: Quin Thompson

10. ADM 16-5393 Administrative Item (UDC CHAPTER 151.01 AMENDMENTS): Submitted by ALDERMAN MATTHEW PETTY AND THE CITY ATTORNEY for an ordinance to amend UDC Chapter 151.01 (Definitions) of the Fayetteville City Code.
City Attorney: Kit Williams
Alderman: Matthew Petty

The following items have been approved administratively by staff:

• **LSP 16-5361: Lot Split (4436 E. HUNTSVILLE RD./McGOWAN, 570):** Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 1.18 acres. The request is to split the parcel into 2 lots containing approximately 0.72 acres each.
Planner: Andrew Garner

• **LSP/PLA 16-5359: Lot Split-Property Line Adjustment (2424 N. SALEM RD./KIMBROUGH, 284):** Submitted by REID & ASSOCIATES, INC. for properties located 2424 N. SALEM RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 56.43, 2.08 and 1.27 acres. The request is to split and adjust 3 parcels into 4 lots containing approximately 27.14, 26.39, 4.22 and 2.02 acres.
Planner: Andrew Garner

- **LSP/PLA 16-5362: Lot Split-Property Line Adjustment (5650 E. HUNTSVILLE RD./MB PROPERTIES, 571):** Submitted by ENGINEERING SERVICES, INC. for properties located at 5650 E. HUNTSVILLE RD. The properties are zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, R-A, RESIDENTIAL AGRICULTURAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.53 and 1.75 acres. The request is to split and adjust 2 parcels into 3 lots containing approximately 0.49, 2.30 and 0.49 acres.
Planner: Andrew Garner
- **LSP 16-5335: Lot Split and Property Line Adjustment (SW CORNER OF 9TH & WASHINGTON AVE./CAMERON, 563):** Submitted by BATES & ASSOCIATES, INC. for properties located at the SW CORNER OF 9TH & WASHINGTON AVE. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 0.22 and 0.15 acres. The request is to split and adjust the 2 properties into 5 lots containing approximately 0.06, 0.07, 0.07, 0.08, and 0.09 acres
Planner: Andrew Garner
- **LSP 16-5345: Lot Split (7580 W. WEDINGTON DR./McCANDLESS,433):** Submitted by BLEW & ASSOCIATES, INC. for property located at 7580 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 5.79 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 4.79 acres.
Planner: Quin Thompson
- **LSP 16-5351: Lot Split (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 to split the parcel into 2 lots containing approximately 1.17 and 0.69 acres.
Planner: Quin Thompson
- **LSP/PLA 16-5368: Lot Split-Property Line Adjustment (3634 E. SKILLERN RD./PARHAM, 256):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 3634 E. SKILLERN RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 2.02 and 6.29 acres. The request is to split and adjust the 2 parcels into 4 lots containing approximately 2.26, 1.49, 2.51, and 2.05 acres.
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.