



## AGENDA

**Final Agenda**  
**Planning Commission Meeting**  
November 28, 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; Jonathan Curth, Senior Planner; Quin Thompson, Planner; Harry Davis, Planner

**City Attorney:** Kit Williams

### Call to Order

### Roll Call

### Consent

1. Approval of the minutes from the November 14, 2016 meeting.

### Old Business

**2. VAR 16-5661: Variance Item (710 N. CEDARWOOD AVE./FLEMISTER, 442):** Submitted by RICHIE LAMB for property located at 710 N. CEDARWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 0.33 acres. The request is for a variance to UDC Chapter 166.08, Street Design and Access Management Separation for a new curb cut. Planner: Andrew Garner

**THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED.**

**3. ADM 16-5631: Administrative Item (UDC CHAPTERS 161 & 162 AMENDMENTS):** Submitted by PLANNING STAFF for revisions to several chapters in the Unified Development Code. The proposal is to create two new zoning districts, a new use unit, and include accessory dwellings as a permitted use in several existing districts. The intent of the code changes are to facilitate greater flexibility in medium-intensity commercial and medium-intensity urban residential development. Planner: Jonathan Curth

### New Business

**4. VAR 16-5652: Variance Item (495 W. PRAIRIE ST./PRAIRIE ST. APTS., 523):** Submitted by THE INFILL GROUP, INC. for property located at 495 W. PRAIRIE ST. The property is zoned MSC, MAIN STREET CENTER, and contains approximately 0.21 acres. The request is for a variance to parking space size requirements and parking lot greenspace requirements. Planner: Quin Thompson

**5. PPL 16-5641: Preliminary Plat (SE OF PERSIMMON & BROYLES/SLOANBROOKE SD, PH. II, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF PERSIMMON & BROYLES. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 28.20 acres. The request is for 103 single-family lots.

Planner: Harry Davis

**6. PPL 16-5642: Preliminary Plat (NE OF 15<sup>TH</sup> & MORNINGSIDE DR./PARK MEADOWS SD, 564):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NE OF 15<sup>TH</sup> & MORNINGSIDE DR. The property is zoned with a mixture of NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, and RA, RESIDENTIAL-AGRICULTURAL and contain approximately 68.00 acres. The request is for 290 single-family lots.

Planner: Quin Thompson

---

**The following items have been approved administratively by staff:**

- **LSP 16-5585: Lot Split (S. OF 3870 BLACK OAK RD./GOFORTH, 762):** Submitted by REID & ASSOCIATES, INC. for property located S. OF 3870 BLACK OAK RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 31.26 acres. The request is to split the parcel into 3 lots containing approximately 3.18, 4.50, and 23.58 acres.  
Planner: Jonathan Curth

**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.*