



AGENDA

Tentative Agenda
Planning Commission Meeting
April 27, 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, Janet Selby, Tom Brown, and Matthew Hoffman.

City Staff: Andrew Garner, City Planning Director

Call to Order

Roll Call

Consent

1. Approval of the minutes from the April 13, 2015 meeting.

2. ADM 15-5049: Administrative Item (EAST SHILOH DRIVE & REDSTONE DR./HAWKINS HOUSE, 519): Submitted by BATES & ASSOCIATES for property located at E. SHILOH DR & REDSTONE DR. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 13.38 acres. The request is for a Phasing Plan for PPL 14-4929 (Hawkins House).
Planner: Jesse Fulcher

3. VAC 15-5020: Vacation (2288 N. HIDDEN CREEK DR./KENNEDY, 322): Submitted by JEREMY KENNEDY for property located at 2288 N. HIDDEN CREEK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of an existing 20' utility easement.
Planner: Jesse Fulcher

4. VAR 15-5036: Variance (504 E. LAFAYETTE ST./BELDEN, 485): Submitted by DEMX ARCHITECTS for property located at 504 E. LAFAYETTE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.44 acres. The request is for a variance of the driveway width standards.
Planner: Jesse Fulcher

5. PPL 15-5032: Preliminary Plat (N. HARBOR ISLE DR. & ZION RD./WOODBURY SUBDIVISION, 137): Submitted by BLEW & ASSOCIATES. for property located at N. HARBOR ISLE DR. & ZION RD. The property is zoned NC-NEIGHBORHOOD CONSERVATION and contains approximately 9.89 acres. The request is for a 38 lot single-family subdivision.
Planner: Andrew Garner

Old Business

6. RZN 15-4965: Rezone (SOUTH END OF RUPPLE RD./RUPPLE ROAD EXTENSION CORRIDOR, 478): Submitted by PLANNING STAFF for property located at the SOUTH END OF RUPPLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL. RSF-8, RESIDENTIAL SINGLE FAMILY EIGHT UNITS PER ACRE; RSF-4, RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE; RSF-1, RESIDENTIAL SINGLE FAMILY ONE UNIT PER ACRE and contains approximately 642 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, UT, URBAN THOROUGHFARE, and R-A, RESIDENTIAL AGRICULTURAL. Planner: Andrew Garner

New Business

7. CUP 15-5022: Conditional Use (4201 N. SHILOH DR./NWA MALL TEMPORARY CARNIVAL, 134): Submitted by PRIDE AMUSEMENTS for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 105.20 acres. The request is for a temporary carnival in the mall parking lot.

Planner: Jesse Fulcher

8. CUP 15-5028: Conditional Use (INTERSECTION HISTORY DR. & DEADHORSE MTN. RD./RIVERWALK SUBDIVISION POOL, 645): Submitted by JORGENSEN & ASSOCIATES for property located at INTERSECTION HISTORY DR. & DEADHORSE MTN. RD.. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a neighborhood swimming pool with associated parking in an RSF-4 zoned lot.

Planner: Quin Thompson

9. ADM 15-5035: Administrative Item (NORTH OF QUAIL DR. & RAVEN LN./CRYSTAL SPRINGS S/D, PH. IV, 285): Submitted by MILHOLLAND ENGINEERS for property located NORTH OF QUAIL DR. & RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 92.31 acres. The request is for an amendment to the Master Street Plan.

Planner: Jesse Fulcher

10. RZN 15-5033: Rezone (232 W. ASH ST./KOUTROUMBIS, 367): Submitted by TAYLOR KOUTROUMBIS for property located at the 232 W. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE.

Planner: Quin Thompson

The following items have been approved administratively by staff:

None

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.