

**Final Agenda  
Planning Commission Meeting**  
October 24, 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 October 10, 2016 meeting.

**Old Business**

**NONE**

**New Business**

**2. VAR 16-5635: Variance Item (608 N. WILLOW AVE./BINGHAM, 446):** Submitted by MODUS STUDIOS for property located at 608 N. WILLOW AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.57 acres. The request is for a variance to the Streamside Protection Ordinance. Engineer: Alan Pugh

**3. LSD 16-5529: Large Scale Development (120 E. SYCAMORE ST./SYCAMORE ST. APTS., 368):** Submitted by BATES & ASSOCIATES, INC. for property located at 120 E. SYCAMORE ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.61 acres. The request is for a 19 unit apartment complex with associated parking. Planner: Quin Thompson

**4. CUP 16-5637: Administrative Item (2501 S. ARMSTRONG AVE./BRIGHT TECHNOLOGIES, 643):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 40.00 acres. The request is for offsite parking. Planner: Andrew Garner

**5. CUP 16-5602: Conditional Use (2558 E. MISSION BLVD./CORE BREWERY, 371):** Submitted by STUART COLLIER for property located at 2558 E. MISSION BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.55 acres. The request is for an eating place (Use Unit 13) in an R-O zoned district. Planner: Andrew Garner

**6. CUP 16-5617: Conditional Use (1321 E. HUNTSVILLE RD./J. MENDENHALL, 565):** Submitted by JULIA MENDENHALL for property located at 1321 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.63 acres. The request is for a limited business (UU12) in an RSF-4 zoned district. Planner: Jonathan Curth

**7. VAR 16-5615: Variance Item (EAST OF 120 E. ROCK ST./BOSCIA, 524):** Submitted by CITY STAFF ON BEHALF OF WILLIAM BOSCIA for property located BETWEEN 120 AND 130 E. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.12 acres. The request is for a variance to UDC Chapters 164.15, Prefabricated Construction, 166.22, Downtown Design Overlay District, and 172.11, Driveway and Parking Standards for Four (4) Or Less Parking Spaces. Planner: Jonathan Curth

**8. RZN 16-5609: Rezone (1764 N. STARR RD./HAYS, 373):** Submitted by BATES & ASSOCIATES, INC. for property at 1764 N. STARR RD. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 26.83 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE. Planner: Jonathan Curth

**9. RZN 16-5598: Rezone (1777 S. SMOKEHOUSE TRAIL/OZARK MOUNTAIN SMOKEHOUSE, 595):** Submitted by FRANK SHARP for property at 1777 S. SMOKEHOUSE TRAIL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.38 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Quin Thompson

**10. RZN 16-5633: Rezone (2350 W. WEDINGTON DR./UPTON, 403):** Submitted by JEFF UPTON for property at 2350 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.80 acres. The request is to rezone the property to NS, NEIGHBORHOOD SERVICES. Planner: Jonathan Curth

### Discussion Item

**11. City Initiated Rezoning of College Avenue between Maple Street and North Street**

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

- **LSP 16-5607: Lot Split (867 N. FOX HUNTER RD./WEAVER, 453):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 867 N. FOX HUNTER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 18.65 acres. The request is to split the parcel into 2 lots containing approximately 10.65 and 8.00 acres. Planner: Harry Davis

- **LSP 16-5608: Lot Split (14632 ELKHORN SPRINGS RD./BRESLAU, 468):** Submitted by JAMES LAYOUT SERVICES, INC. for property located at 14632 ELKHORN SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 34.97 acres. The request is to split the parcel into 2 lots containing approximately 11.96 and 23.28 acres.  
Planner: Quin Thompson
- **LSP/PLA 16-5435: Lot Split-Property Line Adjustment (291 S. HILL AVE./CLICK, 522):** Submitted by BATES & ASSOCIATES, INC. for properties located at 291 S. HILL AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contain approximately 0.19 and 0.25 acres. The request is to split and adjust the parcels into 4 lots containing approximately 0.22, 0.07, 0.07 and 0.07 acres.  
Planner: Quin Thompson
- **LSP 16-5554: Lot Split (1096 E. HUNTSVILLE RD./HOGWASH CARWASH, 525):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1096 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.16 acres. The request is to split 2 parcels into 4 lots containing approximately 0.29 acres each.  
Planner: Quin Thompson
- **LSP-PLA 16-5556: Lot Split/Property Line Adjustment (2184 S. CITY LAKE RD./KELLY, 681/720):** Submitted by REID & ASSOCIATES, INC. for properties located at 2184 S. CITY LAKE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and are in the FAYETTEVILLE PLANNING AREA and contain approximately 84.63 acres. The request is to adjust and split 4 parcels into 7 lots containing approximately 9.40, 5.43, 9.34, 3.95, 9.84, 8.83, and 37.84 acres.  
Planner: Quin Thompson
- **LSP 16-5608: Lot Split (14632 ELKHORN SPRINGS RD./BRESLAU, 468):** Submitted by JAMES LAYOUT SERVICES, INC. for property located at 14632 ELKHORN SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 34.97 acres. The request is to split the parcel into 2 lots containing approximately 11.96 and 23.28 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.*