

**Final Agenda
Planning Commission Meeting**

November 14, 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 24, 2016 meeting.

2. ADM 16-5649: Administrative Item (693 W. NORTH ST./NATURAL STATE-1 YR. MOBILE VENDOR, 444): Submitted by AMBER CAFOUREK-BELASCO for property located at 693 W. NORTH ST. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.89 acres. The request is for a one year mobile vendor permit. Planner: Harry Davis

3. ADM 16-5650: Administrative Item (EAST OF 600 E. VAN ASCHE DR./ALTITUDE TRAMPOLINE, 174): Submitted by MILLER, BOSKUS, LACK ARCHITECTS, INC. for property located EAST OF 600 E. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 6.64 acres. The request is for a major modification to the previously approved LSD 16-5575. Planner: Jonathan Curth

4. PPL 16-5584: Preliminary Plat (NORTH OF COLFAX LOOP/THE COVES SD, PH. III & IV, 555): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF COLFAX LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, Residential-Agricultural and contains approximately 37.00 acres. The request is for 109 single-family lots. Planner: Jonathan Curth

Old Business

None

New Business

5. VAC 16-5582: Vacation (41 E. NORTH ST./ANDONA PROPERTIES, 445): Submitted by ANDREA FOURNET for property located at 41 E. NORTH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.74 acres. The request is to vacate a portion of a street right-of-way. Planner: Quin Thompson

6. 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

7. CUP 16-5625: Conditional Use (EAST OF 6377 W. SHREVE DR./PERGESON, 513): Submitted by JACK PERGESON for property located EAST OF 6377 W. SHREVE DR. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 19.16 acres. The request is for construction of a secondary structure that is larger than the proposed primary structure. Planner: Quin Thompson

8. ADM 16-5662: Administrative Item (EAST OF 6329 W. SHREVE DR./PERGESON, 513): Submitted by PLANNING STAFF on behalf of JACK PERGESON for property located EAST OF 6377 W. SHREVE DR. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 19.16 acres. The request is for a waiver of the minimum street frontage requirement. Planner: Quin Thompson

9. CUP 16-5533: Conditional Use (1844 W. HALSELL RD./GUINN, 481): Submitted by BLEW & ASSOCIATES, INC. for property located at 1844 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.96 acres. The request is for a tandem lot. Planner: Jonathan Curth

10. RZN 16-5624: Rezone (SW CORNER OF GREGG AVE. & DRAKE ST./DRAKE ST. HOLDINGS, LLC, 289): Submitted by COLLIERS INTERNATIONAL, INC. for properties at the SW CORNER OF GREGG AVE. & DRAKE ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 8.95 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Harry Davis

11. 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

The following items have been approved administratively by staff:

- **LSP 16-5524: Lot Split (1780 N. CROSSOVER RD./PLANET FITNESS, 372):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1780 N. CROSSOVER RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.17 acres. The request is to split the parcel into 2 lots containing approximately 4.83 and 0.34 acres.
Planner: Harry Davis
- **LSP 16-5613: Lot Split (5075 E. MISSION BLVD./CLARK, 297):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 5075 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.73 acres. The request is to split the parcel into 2 lots containing approximately 2.25 and 3.48 acres.
Planner: Quin Thompson
- **LSP 16-5632: Lot Split (6316 W. WEDINGTON DR./MORLAN, 396):** Submitted by DAVID MORLAN for property located at 6316 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.79 acres. The request is to split the parcel into 2 lots containing approximately 0.44 and 0.35 acres.
Planner: Quin Thompson
- **LSP 16-5618: Lot Split (103 N. PLAINVIEW AVE./MCMAHON, 213):** Submitted by BATES & ASSOCIATES, INC. for property located at 103 N. PLAINVIEW AVE. The property is zoned RT-12, RESIDENTIAL TWO & THREE FAMILY and contains approximately 3.34 acres. The request is to split the parcel into 4 lots containing approximately 0.27, 0.27, 0.27 and 2.35 acres.
Planner: Quin Thompson
- **LSP 16-5592: Lot Split (414 W. PROSPECT ST./CRABTREE, 445):** Submitted by BATES & ASSOCIATES, INC. for property located at 414 W. PROSPECT ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcel into 2 lots containing approximately 0.26 and 0.19 acres.
Planner: Quin Thompson
- **LSP 16-5628: Lot Split (800 N. OLIVE AVE./PROFFITT, 446):** Submitted by REID & ASSOCIATES, INC. for property located at 800 N. OLIVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.34 acres. The request is to split the parcel into 2 lots containing approximately 0.17 acres each.
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.