

Final Agenda
Planning Commission Meeting
February 27, 2017
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 February 13, 2017 meeting.
2. **ADM 17-5723: Administrative Item (1285 E. MILLSAP RD./CHRISTIAN LIFE CATHEDRAL LSD EXTENSION, 214):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1285 E. MILLSAP RD. The property is zoned P-1 INSTITUTIONAL, and contains approximately 11.37 acres. The request is for an extension to the approval of LSD 15-5222
Planner: Quin Thompson
3. **ADM 17-5724: Administrative Item (SOUTH OF POWDERHORN DRIVE/MTN. RANCH S/D PH. III PARKLAND DEDICATION, 479):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF POWDERHORN DRIVE/MOUNTAIN RANCH PHASE III. The request is for modification of Condition of Approval #2 from PPL 15-5236 (Mountain Ranch III) to accept parkland dedication instead of money in lieu. Planner: Quin Thompson

Old Business

4. **VAR 17-5721: Variance (NORTHWEST OF MAINE STREET AND CROSS AVE./HENSON DUPLEXES, 520):** Submitted by ENGINEERING SERVICES, INC. for property located at the NORTHWEST CORNER OF MAINE STREET AND CROSS AVENUE. The property is zoned RMF-18, Residential Multi-Family 18 Units per Acre and contains approximately 0.80 acres. The request is for a variance of the Urban Residential Design Standards for construction of five new duplexes.
Planner: Andrew Garner

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL MARCH 27, 2017

New Business

- 5. VAR 17-5726: Variance (SE OF SPRING ST. & WEST AVE./THEATRE SQUARED, 484):** Submitted by MARVEL ARCHITECTS, INC. for properties located SE OF SPRING ST. & WEST AVE. The properties are zoned MSC-MAIN STREET CENTER and contain approximately 0.88 acres. The request is for a variance to UDC Chapter §166.21 Downtown Design Overlay District requirements for minimum percentage of glass, visible window sills, pedestrian entrance spacing and window trim requirements.
Planner: Harry Davis
- 6 PPL 17-5710: Preliminary Plat (N. OF SONOMA FALLS ST. & BAYBERRY AVE./HAMPTONS SD, PH. II & III, 608):** Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF SONOMA FALLS ST. & BAYBERRY AVE.. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 16.20 acres. The request is for 53 single-family lots.
Planner: Jonathan Curth
- 7. CUP 17-5715: Conditional Use (524 W. ADAMS ST./WINBERRY, 445):** Submitted by JUSTIN WINBERRY for property located at 524 W. ADAMS ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.21 acres. The request is for a Limited Business (UU-12) in an RSF-4 zoned district
Planner: Jonathan Curth
- 8. RZN 17-5714: Rezone (515 E TOWNSHIP ST/M. MAHAN, 290):** Submitted by JORGENSEN & ASSOCIATES for property at the 515 E TOWNSHIP ST. The property is zoned RSF-4 RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE, containing approximately 0.50 acres total. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Harry Davis
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The following items have been approved administratively by staff

Announcements

- Officer Nominating Committee (Ron Autry, Ryan Noble and Matthew Hoffman) will provide a list of nominees for consideration by the Planning Commission members. Election of officers will take place March 27, 2017.

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.