



## AGENDA

**Final Agenda  
Planning Commission Meeting**  
March 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

### Presentations

- **Presentation of Service Award to Commissioners Selby, Cook, and Hoskins.**  
Chief of Staff: Don Marr

### Consent

1. Approval of the minutes from the March 13, 2017 meeting.
2. **VAC 17-5749: Vacation (495 W. PRAIRIE ST./INFILL GROUP, 523):** Submitted by 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 to vacate a portion of a drainage easement.  
Planner: Harry Davis

### Old Business

3. **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

**Staff recommends this item be tabled indefinitely.**

**4. 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. Planner: Harry Davis

**5. ADM 17-5705: Administrative Item (UDC Chapter 178/UDC Amendment Outdoor Mobile Vendors):** Submitted by CITY PLANNING STAFF and ALDERMAN MATTHEW PETTY for revisions to UDC Chapter 178 to amend the Outdoor Mobile Vendor chapter. Planner: Andrew Garner

### **New Business**

**6. RZN 17-5732: Rezone (1840 W. POPLAR ST./POPLAR ST. MOBILE HOME PARK, 366):** Submitted by JORGENSEN & ASSOCIATES, INC. for property at 1840 W. POPLAR ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 9.20 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE. Planner: Quin Thompson

**7. RZN 17-5734: Rezone (1722 N. STARR DR./ST. JOSEPH'S SCHOOL, 373):** Submitted by TOM HENNELLY for properties at 1722 N. STARR DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 26.09 acres. The request is to rezone the properties to P-1, INSTITUTIONAL. Planner: Jonathan Curth

**8. RZN 17-5733: Rezone (SE OF CROSSOVER RD. & HEARTHSTONE DR./CP PROPERTIES, 099):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties at the SE CORNER OF CROSSOVER RD. & HEARTHSTONE DR. The properties are zoned R-O, RESIDENTIAL OFFICE AND RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.79 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

**9. RZN 17-5728: Rezone (1640 S. HANSHEW RD./WM. LINDSEY, 596):** Submitted by WILLIAM LINDSEY for properties at 1640 S. HANSHEW RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY and contain approximately 1.25 acres. The request is to rezone the properties to C-2, COMMERCIAL THOROUGHFARE. Planner: Jonathan Curth

### **10. Election of Planning Commission Officers for 2017.**

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

- **LSP 16-5654: Lot Split (2919 N. ADAMS RD./SHADRACK, 242):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2919 N. STARR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.20 acres. The request is to split the parcel into 4 lots containing approximately 10.05 acres each. Planner: Quin Thompson