



## AGENDA

**Final Agenda  
Planning Commission Meeting  
March 13, 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 27, 2017 meeting.

### Old Business

- 2. 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.**

- 3. 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

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

## **New Business**

**4. VAC 17-5725: Vacation (NORTH OF 563 N. SALEM RD./VILLAS AT FOREST HILLS-LOT 33, 440):** Submitted by MORRISON-SHIPLEY ENGINEERS, INC. for property located NORTH OF 563 N. SALEM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 15.65 acres. The request is to vacate an access easement.  
Planner: Jonathan Curth

**5. CUP 17-5719: Conditional Use (2855 & 2875 E. JOYCE BLVD./PRISM EDUCATION CENTER, 177):** Submitted by MISTY NEWCOMB for property located at 2855 & 2875 E. JOYCE BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 2.09 acres. The request is for Use Unit 4, Cultural and Recreational Facilities in an R-O zoned district.  
Planner: Harry Davis

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

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

- **LSP/PLA 17-5704: Lot Split-Property Line Adjustment (SE OF S. COLLEGE AVE. & E. SOUTH ST./FAYETTEVILLE RENTALS, 524):** Submitted by BATES & ASSOCIATES, INC. for properties located SE OF S. COLLEGE AVE. & E. SOUTH ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and contain approximately 0.26 and 0.13 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.27, 0.05 and 0.05 acres. Planner: Jonathan Curth
- **LSP 17-5730: Lot Split (516 N. HIGHLAND AVE./BAUMANN+CROSNO, 445):** Submitted by BATES & ASSOCIATES, INC. for property located at 516 N. HIGHLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each. Planner: Harry Davis

## **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**