



AGENDA

Final Agenda
Planning Commission Meeting
April 10, 2017
5:30 PM
113 W. Mountain, Room 219

Members: Ron Autry (Chair), Matthew Hoffman (Vice Chair), Allison Thurmond Quinlan (Secretary), Zara Niederman, Sloan Scroggin, Ryan Noble, Tom Brown, Leslie Belden, and Matt Johnson

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

Consent

1. Approval of the minutes from the March 27, 2017 meeting.

2. VAC 17-5753: Vacation (SE CORNER OF CROSSOVER RD. & HEARTHSTONE DR./CP PROPERTIES, 099): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SE CORNER OF CROSSOVER RD. & HEARTHSTONE DR. The property is zoned R-O, RESIDENTIAL OFFICE, and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.96 acres. The request is to vacate a portion of a drainage easement and a portion of a utility easement.
Planner: Jonathan Curth

3. ADM 17-5766: Administrative Item (2200 S. INDUSTRIAL DR./MARSHALLTOWN TOOLS LSD EXTENSION, 642): Submitted by CROSSLAND CONSTRUCTION, INC. for property located at 2200 S. INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 12.71 acres. The request is for an extension of previously approved LSD 15-5016.
Planner: Quin Thompson

4. CCP 17-5760: Concurrent Plat (2830 COTTON WILLOW WAY/LOTS 41-56, HAWKINS HOUSE SD 519): Submitted by BATES & ASSOCIATES, INC. for properties located at 2830 COTTON WILLOW WAY. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contain approximately 0.83 acres. The request is for a re-plat of 16 single family lots.
Planner: Jonathan Curth

Old Business

5. 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 NS-G, NEIGHBORHOOD SERVICES, GENERAL. Planner: Jonathan Curth

6. 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

New Business

7. VAR 17-5762: Variance Item (717 N. LEWIS AVE./WHITAKER CURB CUT, 442): Submitted by VERDANT STUDIO, INC. for properties located at 717 N. LEWIS AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.64 acres. The request is for a variance to UDC Chapter 166.08, access management standards. Planner: Quin Thompson

8. CUP 17-5739: Conditional Use (SE INTERSECTION OF HWY. 112 & VAN ASCHE DR./GRASSROOTS LANDSCAPING, 209): Submitted by LANDSCAPE CONCEPTS, LLC. for properties located SE OF INTERSECTION OF HWY. 112 & VAN ASCHE DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 2.08 acres. The request is for a landscaping storage yard in the C-2 zoning district. Planner: Jonathan Curth

9. CUP 17-5750: Conditional Use (1030 S. COLLEGE AVE./ARTIST LAB THEATRE, 563): Submitted by KEATON SMITH for property located at 1030 S. COLLEGE AVE. The property is zoned NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 0.17 acres. The request is for a theatre (Use Unit 4) in the NS-L zoned district. Planner: Andrew Garner

10. RZN 17-5713: Rezone (COLLEGE AVE. FROM NORTH ST. TO MAPLE ST./COLLEGE AVE. REZONE, 445-446): Submitted by CITY STAFF for properties along COLLEGE AVE. FROM NORTH ST. TO MAPLE ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; R-O, RESIDENTIAL-OFFICE; C-1, NEIGHBORHOOD COMMERCIAL; C-2, THOROUGHFARE COMMERCIAL; AND DG, DOWNTOWN GENERAL, and contain approximately 24.62 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE; RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE; NS-L, NEIGHBORHOOD SERVICES-LIMITED; NS-G, NEIGHBORHOOD SERVICES-GENERAL; CS, COMMUNITY SERVICES; and UT, URBAN THOROUGHFARE. Planner: Andrew Garner

The following items have been approved administratively by staff

- **LSP 17-5757: Lot Split (500 S. WEST AVE./FAYETTEVILLE LAND CO., 523):** Submitted by RICHIE LAMB for properties located at 500 S. WEST AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.11, 0.14, 0.20 and 0.03 acres. The request is to split and adjust the parcels into 5 lots containing approximately 0.10, 0.10, 0.09, 0.09, and 0.11 acres. Planner: Quin Thompson
- **LSP 17-5736: Lot Split (EAST OF 5998 JESS ANDERSON RD./COLEMAN, 358):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF 5998 JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.07 acres. The request is to split the parcel into 2 lots containing approximately 7.07 and 3.00 acres. Planner: Quin Thompson
- **LSP 17-5748: Lot Split (1849 S. VALE AVE./McMAHON, 599):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1849 S. VALE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcel into 3 lots containing approximately 0.07, 0.07, and 0.09 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.

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.