



## AGENDA

**Final Agenda**  
**Planning Commission Meeting**  
May 8, 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 April 24, 2017 meeting.

### Old Business

**2. VAR 17-5784: Variance Item (SW OF DRAKE ST. & GREGG AVE./WRMC OFFICE PARKING, 289):** Submitted by USI ENGINEERS, INC. for properties located SW OF DRAKE ST. & GREGG AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 8.87 acres. The request is for a variance to UDC Chapter 172.04 parking standards.  
Planner: Harry Davis

**3. 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

## New Business

**4. VAR 17-5789: Variance Item (402 W. ILA ST./HEAD RESIDENCE, 445):** Submitted by STUART FULBRIGHT for property located at 402 W. ILA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.32 acres. The request is for a variance to parking and driveway standards. Planner: Quin Thompson

**5. VAR 17-5800: Variance Item (1541 W. MLK BLVD./PANERA TREE PRESERVATION VARIANCE, 521):** Submitted by JOHN DAVIDSON for property located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.80 acres. The request is for a variance of the Prior Tree Removal Penalty Urban Forester: Lee Porter

**6. ADM 17-5783: Administrative Item (SW CORNER VAN ASCHE & STEELE BLVDS./JJ'S BEER GARDEN & BREWERY, 173):** Submitted by JBGB, JET ENTERPRISES, LLC for property located at SW CORNER OF VAN ASCHE DR. AND STEELE BLVDS. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.92 acres. The request is for a modification to the existing outdoor music conditional use permit to allow off-site parking. Planner: Jonathan Curth

**7. PPL 17-5773: Preliminary Plat (E. END OF RIVER MEADOWS DR./RIVER MEADOWS SD, 474):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at the EAST END OF RIVER MEADOWS DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.95 acres. The request is for 12 single-family lots. Planner: Quin Thompson

**8. LSD 17-5771: Large Scale Development (3434 N. CROSSOVER RD./SPRINGHOUSE VILLAGE RETIREMENT COMMUNITY, 216):** Submitted by FOSTER DEVELOPMENT, INC. for properties located at 3434 N. CROSSOVER RD. The properties are zoned P-1, INSTITUTIONAL and RT-12, RESIDENTIAL TWO & THREE FAMILY and contain approximately 21.56 acres. The request is for 68 assisted living units, 34 memory care units and 34 independent living units with associated parking. Planner: Quin Thompson

**9. CUP 17-5779: Conditional Use (1855 N. PORTER RD./MIGHTY MINDS PRE-K, 363):** Submitted by JAY EDWARDS for property located at 1855 N. PORTER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.54 acres. The request is for a daycare in an R-A zoned district. Planner: Harry Davis

**10. CUP 17-5778: Conditional Use (1777 N. GARLAND AVE./RPH REAL ESTATE 365):** Submitted by KYLE ALLRED for property located at 1777 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.36 acres. The request is for a duplex in an RSF-4 zoned district. Planner: Jonathan Curth

**11. RZN 17-5772: Rezone (810 S. CHERRY LN./SWEETSER PROPERTIES, 565):** Submitted by JORGENSEN & ASSOCIATES INC. for property at 810 S. CHERRY LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.53 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL SINGLE FAMILY, 24 UNITS PER ACRE Planner: Jonathan Curth

**12. RZN 17-5770: Rezone (769 & 785 S. WASHINGTON AVE./WARFORD PROPERTIES, 563):**  
Submitted by FLYER REAL ESTATE for properties at 769 & 785 S. WASHINGTON AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.45 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.  
Planner: Harry Davis

**13. RZN 17-5776: Rezone (1320 S. COLLEGE AVE./SUGARLAND PROPERTIES, 563):**  
Submitted by INFILL GROUP, LLC. for properties at 1320 S. COLLEGE AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.31 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.  
Planner: Jonathan Curth

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

- **LSP 17-5763: Lot Split (1145 S. HAPPY HOLLOW RD./HUARK PROPERTIES, 565):**  
Submitted by BLEW & ASSOCIATES, INC. for property located at 1145 S. HAPPY HOLLOW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is to split the parcel into 2 lots containing approximately 0.76 and 0.20 acres.  
Planner: Jonathan Curth
- **LSP 17-5758: Lot Split (412 N. ASSEMBLY DR./JMSH, LLC., 447):** Submitted by BATES & ASSOCIATES, INC. for property located at 412 N. ASSEMBLY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.94 acres. The request is to split the parcel into 4 lots containing approximately 0.19, 0.36, 0.18, and 0.19 acres.  
Planner: Harry Davis
- **FPL 17-5769: Final Plat (2069 E. MISSION BLVD./MISSION HEIGHTS SD, PH. 2A, 370-371):** Submitted by LAWRENCE FINN for properties located at 2069 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 4.66 acres. The request is for final plat approval of a single family subdivision with 28 lots.  
Planner: Harry Davis
- **FPL 17-5786: Final Plat (SE OF HWY. 45 & FOX TRAIL/HAVENWOOD SD, 260):**  
Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF HWY. 45 & FOX TRAIL. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 23.95 acres. The request is for final plat approval of a single family subdivision with 15 lots.  
Planner: Quin Thompson

**Announcements**

**Adjourn**

*NOTICE TO MEMBERS OF THE AUDIENCE:*