



Final Agenda
Planning Commission Meeting
May 22, 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 May 8, 2017 meeting.

Old Business

2. 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

New Business

3. VAR 17-5823: Variance Item (NE CORNER OF STORER AVE. & NORTH ST./PIERCE PROPERTIES, 405): Submitted by BATES & ASSOCIATES, INC. for property located at 824 W. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.41 acres. The request is for a variance to UDC Ch. 166.08, access management standards and building design standards. Planner: Harry Davis

4. ADM 17-5822: Administrative Item (SLOANBROOKE SD PH. I, II, & III/MASTER STREET PLAN AMENDMENT, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located in SLOANBROOKE SUBDIVISIONS PH. I, II, & III. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, and contain approximately 56.58 acres. The request is for an amendment of the Master Street Plan from Collector to Local street.

Planner: Harry Davis

5. PPL 17-5774: Preliminary Plat (E. OF 370 DOUBLE SPRINGS RD./EMERALD POINT SD, 474): Submitted by CRAFTON TULL, INC. for properties located EAST OF 370 DOUBLE SPRINGS RD. The properties are zoned RMF-6, RESIDENTIAL MULTI- FAMILY, 6 UNITS PER ACRE and contain approximately 9.18 acres. The request is for 38 single-and multi-family lots.

Planner: Jonathan Curth

6. CUP 17-5791: Conditional Use (5795 E. HUNTSVILLE RD./HOUSE FARMERS MARKET, 611): Submitted by NAN HOUSE for property located at 5795 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and is in the FAYETTEVILLE PLANNING AREA and contains approximately 1.98 acres. The request is for a farmer's market in an RSF-4 zoned district.

Planner: Jonathan Curth

7. CUP 17-5804: Conditional Use (1811 S. FINGER RD./PINEY CREEK EVENT RANCH, 596): Submitted by ANDI & JEREMY PRATT for property located at 1811 S. FINGER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 7.41 acres. The request is for temporary agri-tourism events (Use Unit 2), cultural and recreational activities (Use Unit 4) and outdoor music (Use Unit 25) in an R-A zoned district. Planner: Jonathan Curth

The following items have been approved administratively by staff

- **LSP 17-5743: Lot Split (845 N. GREGG AVE./B+C GREGG AVE., 444):** Submitted by BATES & ASSOCIATES, INC. for properties located at 845 N. GREGG AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.17, 0.17, 0.17, and 0.10 acres. The request is to split and adjust the parcels into 5 lots containing approximately 0.12 acres each.

Planner: Jonathan Curth

- **LSP 17-5790: Lot Split (SE OF TOWNSHIP & FRESHWATER AVE./DIXIE LANDING, LLC, 329):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF TOWNSHIP & FRESHWATER AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.63 acres. The request is to split the parcels into 4 lots containing approximately 0.12, 0.15, 0.16 and 0.20 acres.

Planner: Harry Davis

- **LSIP 16-5492: Large Site Improvement (1211 W. JAMES ST./HAVEN CAMPUS APTS., 404):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1211 W. JAMES ST. The properties are zoned CS, COMMUNITY SERVICES, and R-O, RESIDENTIAL OFFICE and contain approximately 6.79 acres. The request is for a 160 unit apartment complex with associated parking garage.

Planner: Harry Davis

- **LSP 17-5746: Lot Split (NORTH OF 997 W. HICKORY ST./HAMAKER, 405):** Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 997 W. HICKORY ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.16 acres. The request is to split the parcel into 2 lots containing approximately 0.07 acres each. Planner: Harry Davis

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.