



**Final Agenda**  
**Planning Commission Meeting**  
June 12, 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 22, 2017 meeting.

**2. VAC 17-5815: Vacation (492 N. VINSON AVE./MERRITT, 486):** Submitted by BATES & ASSOCIATES, INC. for property at 492 N. VINSON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.10 acres. The request is to vacate a portion of a street right-of-way. Planner: Quin Thompson

**Old 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 SE CORNER OF STORER AVE. & 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. 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

**5. 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

### **New Business**

**6. ADM 17-5851: Administrative Item (227 W. DICKSON ST./LUMIERE THEATRE, 484):** Submitted by MARLON BLACKWELL ARCHITECTS, INC. for property located at 227 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.13 acres. The request is for a major modification to the previously approved VAR 16-5698. Planner: Jonathan Curth

**7. ADM 17-5824: Administrative Item (UDC Chapter 167/UDC Amendment Tree Preservation & Protection):** Submitted by URBAN FORESTRY STAFF for revisions to UDC Chapter 167 – Tree Preservation & Protection. Urban Forester: John Scott

**8. PPL 17-5805: Preliminary Plat (SW OF HISTORY ST. & DEAD HORSE MTN. RD./RIVERWALK SD, PH. II, 645):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SW OF HISTORY ST. & DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 72.83 acres. The request is for 49 single-family lots. Planner: Harry Davis

**9. LSD 17-5775: Large Scale Development (324 E. 12TH PLACE/MORGAN MANOR APTS. ADDITION, 563):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 324 E. 12TH PLACE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 9.62 acres. The request is for 58 dwelling units in 4 separate apartment buildings with associated parking. Planner: Harry Davis

**10. CUP 17-5835: Conditional Use (2160 N. CROSSOVER RD./OVER THE TOP FIREWORKS TENT, 372):** Submitted by BART VOLLMER for property located at 2160 N. CROSSOVER RD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 2.59 acres. The request is for a firework sales tent in an R-O zoned district. Planner: Jonathan Curth

**11. RZN 17-5802: Rezone (147 E. SPRING ST./TEAGUE, 485):** Submitted by BRIAN TEAGUE for property at 147 E. SPRING ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.31 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. Planner: Quin Thompson

**12. RZN 17-5803: Rezone (E. OF OLD MISSOURI RD. & ROLLING HILLS DR./KEENAN, 253-254):** Submitted by JORGENSEN & ASSOCIATES for property EAST OF OLD MISSOURI RD. & ROLLING HILLS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 10.86 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES, GENERAL. Planner: Jonathan Curth

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

- **LSP 17-5809: Lot Split (15 S. WEST AVE./KOLBERG, 523):** Submitted by BLEW & ASSOCIATES, INC. for property located at 15 S. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.37 acres. The request is to split the parcels into 2 lots containing approximately 0.19 and 0.18 acres.  
Planner: Jonathan Curth
- **LSP 17-5793: Lot Split (2905 ROM ORCHARD DR./RICE, 256):** Submitted by REID & ASSOCIATES, INC. for property located at 2905 ROM ORCHARD DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.13 acres. The request is to split the parcels into 2 lots containing approximately 3.00 and 2.13 acres.  
Planner: Quin Thompson
- **LSP 17-5792: Lot Split (21 N. WEST AVE./21 WEST, LLC, 484):** Submitted by REID & ASSOCIATES, INC. for property located at 21 N. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.35 acres. The request is to split the parcels into 4 lots containing approximately 0.10, 0.10, 0.05 and 0.09 acres.  
Planner: Quin Thompson
- **LSP 17-5806: Lot Split (2233 S. PLUMBEROSA RD./YOUNG, 636):** Submitted by BATES & ASSOCIATES, INC. for property located at 2233 S. PLUMBEROSA RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.33 acres. The request is to split the parcels into 2 lots containing approximately 2.35 and 1.99 acres.  
Planner: Quin Thompson
- **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
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**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.*