



**Final Agenda**  
**Planning Commission Meeting**  
June 26, 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 June 12, 2017 meeting.

**2. VAR 17-5849: Variance (1679 & 1673 S. COOPERS COVE/LOTS 31 & 32 CRESCENT LAKE SD, 607):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1679 & 1673 S. COOPERS COVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.63 acres. The request is for a variance to the Streamside Protection Ordinance.  
Engineer: Alan Pugh

**Old Business**

**3. 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

**THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL JULY 10 MEETING.**

**New Business**

**4. VAR 17-5853: Variance (3094 N. LANCASTER LN./HANSEN, 256):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3094 N. LANCASTER LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 4.89 acres. The request is for a variance to the street frontage requirements in the Fayetteville Planning Area.

Planner: Harry Davis

**5. VAR 17-5834: Variance (W. OF HUNT LN. & BOULDER LN./ANTHONY HARDER, 687):** Submitted by ANTHONY HARDER for property located W. OF HUNT LN. & BOULDER LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 38.91 acres. The request is for a variance to the street frontage requirements in the Fayetteville Planning Area

Planner: Quin Thompson

**6. CUP 17-5826: Conditional Use (2944 S. SCHOOL AVE./ELITE PET TRAINING, 678):** Submitted by MELINDA SCHILLER for properties located at 2944 S. SCHOOL AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.80 acres. The request is for a pet training facility in a C-2 zoned district. Planner: Jonathan Curth

**7. RZN 17-5837: Rezone (521 N. SHADY AVE./WCR DEVELOPMENT, 445):** Submitted by ENGINEERING SERVICES, INC. for property at 521 N. SHADY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Quin Thompson

**Discussion Item**

**8. DRAFT FAYETTEVILLE MOBILITY PLAN.** Submitted by the City Engineering Division for review and comment on the current draft of the Fayetteville Mobility Plan. The Fayetteville Mobility Plan will outline a blueprint for long-term, multimodal mobility in the City of Fayetteville.

City Engineer: Chris Brown

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

- **LSP 17-5827: Lot Split (NE OF MCGUIRE ST. & VAN ASCHE DR./WG LAND CO., 171):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located NE OF MCGUIRE ST. & VAN ASCHE DR. The property is zoned C-3, CENTRAL COMMERCIAL AND C-2 THOROUGHFARE COMMERCIAL and contains approximately 53.81 acres. The request is to split the parcel to contain approximately 46.61, 1.23, and 5.92 acres.

Planner: Jonathan Curth

- **LSP-PLA 17-5816: Lot Split-Property Line Adjustment (157 E. SOUTH ST./FAYETTEVILLE RENTALS, LLC., 524):** Submitted by BATES & ASSOCIATES, INC. for properties located at 157 E. SOUTH ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 0.27 and 0.29 acres. The request is to adjust and split the parcels into 5 lots containing approximately 0.10, 0.09, 0.08, 0.06, and 0.06 acres.

Planner: Jonathan Curth