



Tentative Agenda
Planning Commission Meeting

July 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 June 26, 2017 meeting.

2. VAC 17-5867: Vacation (NORTH OF 858 N. JACKSON DR./PURYEAR, 447): Submitted by LAMB DEVELOPMENT, INC. for property NORTH OF 858 N. JACKSON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.61 acres. The request is to vacate a portion of a water and sewer easement.

Planner: Jonathan Curth

Old Business

3. 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

4. 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

New Business

5. ADM 17-5852: Administrative (E. MISSION BLVD./WHISTLER WOODS MAJOR MODIFICATION, 370): Submitted by BLEW & ASSOCIATES, INC. for property located at E. MISSION BLVD. The property is zoned RSF- 4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 8.09 acres. The request is for a major modification to previously approved PPL 14-4865.
Planner: Andrew Garner

6. PPL 17-5840: Preliminary Plat (NE OF DOUBLE SPRINGS RD. & SELLERS RD./WINDSOR SD, 513): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF DOUBLE SPRINGS RD. & SELLERS RD. The properties are zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 34.57 acres. The request is for 58 single-family lots.
Planner: Harry Davis

7. LSD 17-5820: Large Scale Development (2069 & 2091 N. CROSSOVER RD./DAIRY QUEEN, 371): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2069 & 2091 N. CROSSOVER RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for 2 buildings consisting of 8,075 square feet with associated parking.
Planner: Harry Davis

8. CUP 17-5854: Conditional Use (1701 E. MISSION BLVD./SHIREMAN, 409): Submitted by KSA ARCHITECTURE, INC. for property located at 1701 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.59 acres. The request is for amendment to CU 97-17.00, expanding the conditional use permit approval for Use Unit 12a.
Planner: Quin Thompson

9. CUP 17-5838: Conditional Use (1561 W. MLK BLVD./TAKE 5 OIL CHANGE, 521-560): Submitted by KHOURY ENGINEERING, INC. for properties located at 1561 W. MLK BLVD. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 0.28 acres. The request is for a Use Unit 17, Transportation Trades and Services in a CS zoned district.
Planner: Quin Thompson

Discussion Item

10. 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

The following items have been approved administratively by staff

- **LSP 16-5621: Lot Split (496 S. BLOCK AVE./SHADDOX, 523):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 496 S. BLOCK AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.34 acres. The request is to split the parcel into 3 lots containing approximately 0.11, 0.11, and 0.12 acres.
Planner: Harry Davis
- **LSP/PLA 17-5704: Lot Split-Property Line Adjustment (SE OF S. COLLEGE AVE. & E. SOUTH ST./FAYETTEVILLE RENTALS, 524):** Submitted by BATES & ASSOCIATES, INC. for properties located SE OF S. COLLEGE AVE. & E. SOUTH ST. The properties

are zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE and contain approximately 0.26 and 0.13 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.27, 0.05 and 0.05 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. SPRING 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
- **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 17-5831: Lot Split-Property Line Adjustment (2240 & 2228 W. WEDINGTON DR./HATFIELD, 403):** Submitted by REID & ASSOCIATES, INC. for properties located at 2240 & 2228 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.59 and 0.81 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.53, 0.38, and 0.51 acres. Planner: Harry Davis
- **LSP 17-5844: Lot Split (27 & 29 LOUISE ST./LOT 3-MISSION ASSETS, 445):** Submitted by BLEW & ASSOCIATES, INC. for property located at 27 & 29 LOUISE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.12 acres. The request is to split the parcel into 2 lots containing approximately 0.06 acres each. Planner: Quin Thompson
- **LSP 17-5845: Lot Split (15 & 17 LOUISE ST./LOT 2-MISSION ASSETS, 445):** Submitted by BLEW & ASSOCIATES, INC. for property located at 15 & 17 LOUISE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.15 acres. The request is to split the parcel into 2 lots containing approximately 0.06 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.