



Final Agenda
Planning Commission Meeting
July 24, 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 July 10, 2017 meeting.

2. VAC 17-5868: Vacation (2615 N. CHARLESTON CROSSING/LOT 6-SAVANNAH ESTATES, 295): Submitted by CRAFTON TULL, INC. for property at 2615 N. CHARLESTON CROSSING. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.89 acres. The request is to vacate a portion of a general utility easement.
Planner: Harry Davis

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

4. 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

5. 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; SERVICES; and UT-L, URBAN THOROUGHFARE-LIGHT.

New Business

6. VAR 17-5869: Variance (355 N. WASHINGTON AVE./HARDING HOUSE, 485): Submitted by FLINTLOCK LTD, CO. for property located at 355 N. WASHINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.34 acres. The request is for a variance to 166.08 - Street Design & Access Management Standards.
Planner: Jonathan Curth

7. LSD 17-5864: Large Scale Development (1831 N. CROSSOVER RD./MCCLAIN GROUP, 371): Submitted by ENGINEERING SERVICES, INC. for property located at 1831 N. CROSSOVER RD. The property is zoned C-2 THOROUGHFARE COMMERCIAL and contains approximately 2.06 acres. The request is for a carwash consisting of 3,140 square feet with associated parking.
Planner: Jonathan Curth

8. RZN 17-5862: Rezone (41 E. NORTH ST./ANDONA PROPERTIES, 445): Submitted by ANDREA FOURNET for property at 41 E. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.84 acres. The request is to rezone a portion of the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Quin Thompson

The following items have been approved administratively by staff

- **LSP 17-5847: Lot Split (E. OF DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE, 606-646):** Submitted by MCCLELLAND ENGINEERS, INC. for property located E. OF DEAD HORSE MTN. RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 53.14 acres. The request is to split the parcel into 2 lots containing approximately 48.30 and 4.84 acres.
Planner: Jonathan Curth
- **LSP-PLA 17-5857: Lot Split-Property Line Adjustment (SW OF GREGG AVE. & VAN ASCHE DR., 210-211):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at SW OF GREGG AVE. & VAN ASCHE DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & C-3, CENTRAL COMMERCIAL and contains approximately 72.99 and 51.31 acres. The request is to split and adjust the parcels into 4 lots containing approximately 50.59, 30.94, 38.72, and 4.05 acres.
Planner: Jonathan Curth

- **LSP 17-5861: Lot Split (NW CORNER OF SPRING ST. & BLOCK AVE./JMSH, LLC., 484):** Submitted by BATES & ASSOCIATES, INC. for properties located at the NW CORNER OF SPRING ST. & BLOCK AVE. The properties are zoned MSC, MAIN STREET CENTER and contain approximately 0.17 and 0.18 acres. The request is to split the parcel into 6 lots containing approximately 0.09, 0.08, 0.06, 0.04, 0.04, and 0.04 acres.
Planner: Jonathan Curth
- **LSP 17-5817: Lot Split (2069 & 2091 N. CROSSOVER RD./KANTZ CENTER, LLC., 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 to split the parcels into 2 lots containing approximately 0.85 and 0.91 acres.
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.