



**Final Agenda**  
**Planning Commission Meeting**  
August 14, 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**

**Agenda Session Presentation**

*Missing Middle Housing in Fayetteville* by City Planning Intern Korab Vranovci

**Work Sessions**

**August 10, 2017 – Mobility Plan Work Session with Staff and Planning Commission (attendance optional):**

Immediately following Planning Commission Agenda Session. The session will occur in Development Services Department, Conference Room #2, 125 W. Mountain Street.

**Consent**

1. Approval of the minutes from the July 24, 2017 meeting.

**2. LSD 17-5880: Large Scale Development (EAST OF INDUSTRIAL DR./AR-CANNA, 642):** Submitted by EARTHPLAN DESIGN ALTERNATIVES, INC. for property located EAST OF INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 5.08 acres. The request is for a medical marijuana cultivation facility consisting of 72,813 square feet with associated parking. Planner: Jonathan Curth

**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

## New Business

**4. PPL 17-5848: Preliminary Plat (2180 W. MOORE LN./TIMBER RIDGE ESTATES AT SPRINGWOODS SD, 286):** Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2180 W. MOORE LN. The properties are zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 11.25 acres. The request is for 81 single-family lots.  
Planner: Jonathan Curth

**5. CUP 17-5870: Conditional Use (5628 W. BOGAN LN./FITHIAN BARN, 475):** Submitted by GARY FITHIAN for property located at 5628 W. BOGAN LN. The property is zoned RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains approximately 2.35 acres. The request is for an accessory structure greater than 50% the size of the primary structure.  
Planner: Quin Thompson

**6. RZN 17-5872: Rezone (SOUTH OF GOFF FARM & SPYGLASS HILL/STONEBRIDGE COTTAGES, 607):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties SOUTH OF GOFF FARM RD. & SPYGLASS HILL. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 1.17 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.  
Planner: Quin Thompson

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## The following items have been approved administratively by staff

- **LSP-PLA 17-5874: Lot Split-Property Line Adjustment (4269 E. HUNTSVILLE RD./KEEN 569):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 4269 E. HUNTSVILLE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE & are in the FAYETTEVILLE PLANNING AREA and contain approximately 8.27 acres. The request is to split and adjust the parcels into 3 lots containing approximately 2.55, 1.77, and 3.95 acres.  
Planner: Quin Thompson
- **LSP 17-5882: Lot Split (147 E. SPRING ST./TEAGUE, 485):** Submitted by BATES & ASSOCIATES, INC. for property located at 147 E. SPRING ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.36 acres. The request is to split the parcel into 4 lots containing approximately 0.05, 0.07, 0.08 and 0.10 acres.  
Planner: Quin Thompson
- **LSP 17-5842: Lot Split (536 W. 15<sup>th</sup> ST./DRUDING, 562):** Submitted by BLEW & ASSOCIATES, INC. for property located 536 W. 15<sup>th</sup> ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to split the parcel into 2 lots containing approximately 0.11 acres each.  
Planner: Jonathan Curth
- **LSP 17-5808: Lot Split (3252 N. OLD WIRE RD./HANSEN, 256):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 3252 N. OLD WIRE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.89 acres. The request is to split the parcel into two lots containing approximately 1.00 and 3.89 acres.  
Planner: Harry Davis

- **LSIP 17-5740: Large Site Improvement Plan (1541 W. MLK BLVD./PANERA BREAD, 521):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.80 acres. The request is for a 7,550 square foot commercial building and associated parking.  
Planner: Quin Thompson
- **LSIP 17-5761: Large Site Improvement Plan (SW OF DRAKE ST. & GREGG AVE./WRMC BILLING OFFICE, 289):** Submitted by USI ENGINEERS, INC. for properties located SW OF DRAKE ST. & GREGG AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 8.87 acres. The request is for a 30,234 square foot office building and associated parking.  
Planner: Harry Davis
- **LSP 17-5871: Lot Split (2130 E. HUNTSVILLE RD./CHERRY-SWEETSER, 566):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2130 E. HUNTSVILLE RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.53 acres. The request is to split the parcel into 2 lots containing approximately 0.21 and 0.32 acres.  
Planner: Harry Davis
- **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

## 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.*