



Final Agenda
Planning Commission Meeting
September 25, 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

Consent

1. Approval of the minutes from the September 11, 2017 meeting.
2. Approval of the minutes from the September 14, 2017 special meeting.
3. **VAR 17-5942: Variance Item (502 W. MAPLE ST./PI BETA PHI, 445):** Submitted by CITY STAFF for property located at 502 W. MAPLE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.62 acres. The request is for a variance of the screen wall height within the build-to-zone. Planner: Quin Thompson

Old Business

4. **ADM 17-5912: Administrative Item (NW OF AUBURN DR. & SLOPESIDE DR./HAWKINS HOUSE PZD AMEND., 519):** Submitted by BATES & ASSOCIATES, INC. for properties located NW OF AUBURN DR. & SLOPESIDE DR. The properties are zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contain approximately 1.60 acres. The request is for an amendment to the existing PZD 14-4924 to increase the size of the buildable area on Lots 17-56 and include new building types. Planner: Harry Davis

STAFF IS RECOMMENDING THIS ITEM BE TABLED INDEFINITELY.

New Business

5. VAR 17-5928: Variance Item (187 E. 9TH ST./GARDEN DISTRICT TOWNHOMES, 563): Submitted by GARDEN DISTRICT TOWNHOMES, LLC. for properties located at 187 E. 9TH ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 0.31 acres. The request is for a lot split prior to utility extension.

Engineer: Corey Granderson

6. VAR 17-5958: Variance Item (2069 E. MISSION BLVD./SHOPS AT EAST END, 370-371): Submitted by MILLER, BOSKUS, LACK ARCHITECTS, INC. for property located at the SW CORNER OF E. MISSION BLVD. AND N. MERIDIAN DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.94 acres. The request is for a variance to UDC Chapter 166 building design standards.

Planner: Harry Davis

7. LSD 17-5895: Large Scale Development (1811 S. FINGER RD./PINEY CREEK RANCH, 596): Submitted by HARRISON FRENCH & ASSOCIATES, INC. 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 a guest ranch that includes 8 rental cabins, a 3,600-square foot lodge and a 1,600-square foot barn with associated parking.

Planner: Jonathan Curth

8. CUP 17-5924: Conditional Use (SOUTH WASHINGTON AVE./WILLOW BEND CLUSTER HOUSING, 563): Submitted by COMMUNITY BY DESIGN, INC. for properties located at SOUTH WASHINGTON AVE. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contains approximately 9.12 acres. The request is for a Cluster Housing Development on Lots 23, 26, and 31.

Planner: Harry Davis

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL OCTOBER 9, 2017.

9. RZN 17-5925: Rezone (820 S. GOVERNMENT AVE./BARNES, 562): Submitted by BOB BARNES for property at 820 S. GOVERNMENT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, MSC, MAIN STREET CENTER, AND I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 1.73 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL.

Planner: Jonathan Curth

The following items have been approved administratively by staff

- **LSP 17-5916: Lot Split (1016 S. WOOD AVE./CURRY-ALLEN, 563):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1016 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to split the parcel into 2 lots containing 0.14 and 0.09 acres.

Planner: Jonathan Curth

- **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 17-5860: Lot Split (675 W. NORTH ST./PARNELL, 444):** Submitted by BATES & ASSOCIATES, INC. for property located at 675 W. NORTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 2.15 acres. The request is to split the parcel into 3 lots containing approximately 0.34, 0.34 and 1.47 acres. Planner: Quin Thompson
- **LSP 17-5914: Lot Split (521 N. SHADY AVE./PARKER, 445):** Submitted by ENGINEERING SERVICES, INC. for property located at 521 N. SHADY AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each. Planner: Quin Thompson
- **LSP-PLA 17-5909: Lot Split-Property Line Adjustment (4661 N. COPPER CREEK DR./BOOTE-HANCOCK 100):** Submitted by BATES & ASSOCIATES, INC. for properties located at 4661 N. COPPER CREEK. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and in the FAYETTEVILLE PLANNING AREA and contain 2 parcels containing approximately 0.99 and 0.37 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.50, 0.46, and 0.41 acres. Planner: Harry Davis
- **LSP 17-5858: Lot Split (5753 W. BOGAN DR./WILKINS, 475):** Submitted by BLEW & ASSOCIATES, INC. for property located at 5753 W. BOGAN DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.02 acres. The request is to split the parcel into 2 lots containing approximately 2.01 acres each. 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. 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.