



Final Agenda
Planning Commission Meeting
September 11, 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 August 28, 2017 meeting.

Old Business

None

New Business

2. VAR 17-5920: Variance (732 W. TREADWELL ST./ATMOSPHERE APTS., 522): Submitted by MODUS STUDIO for property located at 732 W. TREADWELL ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and DG, DOWNTOWN GENERAL and contains approximately 3.41 acres. The request is for a variance to UDC Ch. 166.22 – Parking Garage Standards. Planner: Andrew Garner

3. 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

4. LSD 17-5910: Large Scale Development (2400 BLOCK-CITY LAKE RD./OURPHARMA, 642): Submitted by CROMWELL ARCHITECTS, INC. for property located in the 2400 BLOCK OF CITY LAKE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and I-2, GENERAL INDUSTRIAL and contains approximately 14.90 acres. The request is for a phased pharmaceutical compounding facility consisting of three buildings totaling approximately 5,400, 50,400 and 80,000 square feet with associated parking.
Planner: Jonathan Curth

5. CUP 17-5927: Conditional Use (SE CORNER OF HWY 112 & VAN ASCHE DR./TEMPORARY OUTDOOR MUSIC FESTIVAL FOR BBBBQ, 209): Submitted by DENNIS WEWERS for property located SE OF HWY 112 & VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.00 acre. The request is for a temporary outdoor music event from September 21 - 23.
Planner: Harry Davis

6. ADM 17-5907: Administrative Item (3615 N. STEELE BLVD./JBGB CUP MODIFICATION, 173-212): Submitted by BATES & ASSOCIATES, INC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 1.92 acres. The request is for a modification to the existing CUP 15-5250 to allow live music until 11:00 p.m. and an additional 18 concert dates outside the Thursday night concert series.
Planner: Jonathan Curth

7. RZN 17-5901: Rezone (1100 N. MEADOWLANDS DR./KHAJEHNAJAFI, 400): Submitted by BLEW & ASSOCIATES, INC. for property at 1100 N. MEADOWLANDS DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.
Planner: Jonathan Curth

8. RZN 17-5915: Rezone (S. OF 825 S. RAZORBACK RD./RAZORBACK RD. REZONE, 560): Submitted by LAMB DEVELOPMENT, INC. for property SOUTH OF 825 S. RAZORBACK RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 3.15 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.
Planner: Quin Thompson

The following items have been approved administratively by staff

- **LSP 17-5903: Lot Split (1328 S. SCHOOL AVE./FERDOSI, 562):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.28 acres. The request is to split the parcel into 2 lots containing approximately 1.14 acres each.
Planner: Harry Davis
- **LSP 17-5905: Lot Split (2911 N. OLD WIRE RD./PARK COMMONS, 254):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2911 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.93 acres. The request is to split the parcel into 4 lots containing approximately 2.68, 1.84, 0.21 and 0.20 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.