



Final Agenda
Planning Commission Meeting
October 23, 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 October 9, 2017 meeting.
2. **VAC 17-5960: Vacation (NORTH OF BARTON AVE. & HUNTSVILLE RD./MEEHAN, 524):** Submitted by ENGINEERING SERVICES, INC. for property NORTH OF BARTON AVE. & HUNTSVILLE RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 4 UNITS PER ACRE and contains approximately 0.66 acres. The request is to vacate a portion of a utility easement. Planner: Quin Thompson

Old Business

3. **ADM 17-5939: Administrative Item (Various UDC Chapter Amendments):** Submitted by FAYETTEVILLE PLANNING COMMISSION for revisions to UDC Chapters 151, 161, and 166. The proposed code changes would modify all zoning districts to change building height from feet to stories, and create a design overlay district along the College Avenue rezoning area between Maple and North Streets.

RZN 17-5713: Rezone (COLLEGE AVE. FROM NORTH ST. TO MAPLE ST./COLLEGE AVE. REZONE, 445-446): Submitted by CITY STAFF to rezone properties along COLLEGE AVE. FROM NORTH ST. TO MAPLE ST.

Committee Chair: Allison Quinlan Planner: Andrew Garner

4. CUP 17-5938: Conditional Use (1954 S. SCHOOL AVE./NEW BEGINNINGS SHELTER, 601): Submitted by SERVENWA, INC. for property located at 1954 S. SCHOOL AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL & C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.79 acres. The request is for a transitional homeless shelter (campground). Planner: Quin Thompson

Applicant has requested this item be tabled until the next meeting.

New Business

5. VAR 17-5964: Variance Item (132 & 144 N. WASHINGTON AVE./TEAGUE TOWNHOMES, 485): Submitted by BRIAN TEAGUE for properties located at 132 & 144 N. WASHINGTON AVE. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 0.31 acres. The request is for a variance to UDC Chapter 166.23 Urban Residential Design Standards. Planner: Quin Thompson

6. VAR 17-5983: Variance (341 N. ST. CHARLES AVE./EWBANK-MOFFITT, 484): Submitted by JOHN EWBANK and JENNIFER MOFFITT, for property located at 341 SAINT CHARLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 0.13 acres. The request is for a variance to UDC Chapter §161.21 Downtown Design Overlay District. Planner: Harry Davis

7. VAC 17-5963: Vacation (ROCK ST. BETWEEN WEST AVE. & SCHOOL ST./ROCK ST. RIGHT-OF-WAY, 523): Submitted by FAYETTEVILLE PUBLIC LIBRARY for property along ROCK ST. BETWEEN WEST AVE. & SCHOOL ST. The properties are zoned MS-C, MAIN STREET/CENTER & DG, DOWNTOWN GENERAL and contain approximately 0.31 acres. The request is to vacate a portion of a street right-of-way. Planner: Jonathan Curth

8. LSD 17-5954: Large Scale Development (SOUTH OF 3615 N. STEELE BLVD./JBGB PARKING LOT EXPANSION, 212): Submitted by BATES & ASSOCIATES, INC. for property located SOUTH OF 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 4.08 acres. The request is for a parking lot expansion of 90 additional parking spaces. Planner: Jonathan Curth

9. CUP 17-5962: Conditional Use (250 W. WATSON ST./CAUDLE, 484): Submitted by KEITH CAUDLE for property located at 250 W. WATSON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.11 acres. The request is for a limited business in the NC zoning district. Planner: Jonathan Curth

10. RZN 17-5950: Rezone (4847 W. WEDINGTON DR./LEISURE HOMES CORP. 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for property at 4847 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 1.83 acres. The request is to rezone 1.27 acres to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE, and 0.56 acres to NC, NEIGHBORHOOD CONSERVATION. Planner: Jonathan Curth

DISCUSSION ITEM FOR NOVEMBER 9, 2017 AGENDA SESSION

- **Planning Commission retreat/visioning session**
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The following items have been approved administratively by staff

- **LSP 17-5949: Lot Split (SW OF GREGG AVE. & VAN ASCHE DR./WG LAND CO., 210-211):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SW OF GREGG AVE. & VAN ASCHE DR. The properties are zoned C-2, THOROUGHFARE COMMERCIAL, AND C-3, CENTRAL COMMERCIAL and contain 3 parcels totaling approximately 124.30 acres. The request is to split the parcels into 6 lots containing approximately 12.02, 18.72, 18.92, 20.00, 20.95, and 25.64 acres.
Planner: Jonathan Curth
- **LSP 17-5843: Lot Split (1622 E. MISSION BLVD./LAMB DEVELOPMENT, 409):** Submitted by RICHIE LAMB for property located at 1622 E. MISSION BLVD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.77 acres. The request is to split the parcel into 4 lots containing approximately 0.09, 0.12, 0.14 and 0.10 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.