



Final Agenda
Planning Commission Meeting
October 9, 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 25, 2017 meeting.

Old Business

2. 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

New Business

3. VAR 17-5959: Variance (320 S. WASHINGTON AVE./WASHINGTON STREAMSIDE, 524): Submitted by J.D. SITTER on behalf of the owner for property located at 320 S WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.2 acres. The request is for a variance of the Streamside Protection Zone.

Engineer: Alan Pugh

4. PPL 17-5855: Preliminary Plat (1760 N. STARR DR./STARR LAKE SD,373): Submitted by BATES & ASSOCIATES, INC. for property located at 1760 N. STARR DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 11.56 acres. The request is for 22 single-family lots.

Planner: Jonathan Curth

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED UNTIL OCT. 23

5. 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

6. RZN 17-5933: Rezone (1324 W. CLEVELAND ST./ARKANSAS LEGACY, LLC. 443): Submitted by COMMUNITY BY DESIGN, INC. for properties at 1324 W. CLEVELAND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 3.29 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION and RI-U, RESIDENTIAL INTERMEDIATE-URBAN, subject to a Bill of Assurance.
Planner: Quin Thompson

7. CPL: Concept Plat (ROCK STREET ROW) 523: Submitted by FAYETTEVILLE PUBLIC LIBRARY for property located west of School Avenue, between Mountain and South Streets. The request is for a general discussion of a concept for the upcoming library expansion and a proposal for the vacation of Rock Street right-of-way between West and School Avenues.
Applicant: Fayetteville Public Library

8. ADM 17-5939: Administrative Item (Various UDC Chapter Amendments): Submitted by FAYETTEVILLE PLANNING COMMISSION for revisions to UDC Chapters 151, 161, and 164. The proposed code changes would modify all zoning districts to change building height from feet to stories, and reduce the building height maximum to three stories (excluding 1, 2, 3, and 4-family) unless new 'bonus story' criteria are met. The bonus story criteria require placing buildings in a build-to zone and additional architectural design standards.
Committee Chair: Allison Quinlan

The following items have been approved administratively by staff

- **LSP-PLA 17-5937: Lot Split/Property Line Adjustment (SW OF 9TH ST. & WASHINGTON AVE./NIEDERMAN-HAMILTON, 563):** Submitted by BATES & ASSOCIATES, INC. for properties located SW OF 9TH ST. & WASHINGTON AVE. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain 3 parcels of approximately 0.16, 0.08, and 0.08 acres. The request is to split and adjust the parcels into 5 lots containing 0.08, 0.08, 0.06, 0.05 and 0.05 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