



**Final Agenda**  
**Planning Commission Meeting**  
November 13, 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

**DISCUSSION ITEM FOR NOVEMBER 9, 2017 AGENDA SESSION:**

- **Planning Commission retreat agenda discussion**

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the October 23, 2017 meeting.

**2. VAC 17-5977: Vacation (357 S. WEST AVE./LOT 3-FERGUSON'S ADDITION, 523):** Submitted by ROY BLAIR for property at 357 S. WEST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.07 acres. The request is to vacate a portion of a undeveloped street right-of-way and a portion of an alley right-of-way.

Planner: Harry Davis

**3. VAR 17-5998: Variance (1211 W. JAMES ST./HAVEN CAMPUS. APTS., 404):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1211 W. JAMES ST. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 5.67 acres. The request is for a variance of Access Management code to allow a new driveway. Planner: Harry Davis

**4. VAR 17-6008: Variance (1611 S. ARMSTRONG RD./PACKAGING SPECIALTIES, INC., 604):** Submitted by KIM FUGITT, ARCHITECTS for property located at 1611 S. ARMSTRONG RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 1.01 acres. The request is for a variance of Building Design Standards. Planner: Jonathan Curth

## Old Business

**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

## New Business

**6. VAR 17-5973: Variance (4364, 4376, & 4394 E. TROON DR./MAYO STREAMSIDE, 608):** Submitted by ENGINEERING SERVICES, INC. for properties located at 4364, 4376, & 4394 E. TROON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.09 acres. The request is for a variance of the Streamside Protection Ordinance.  
Engineer: Alan Pugh

**7. ADM 17-5982: Administrative Item (2630 E. CITIZENS DR./FITNESS 4 LESS, 371):** Submitted by JEREMY KENNEDY for property located at 2630 E. CITIZENS DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 8.91 acres. The request is to amend CUP 14-4814 to allow an expansion of a fitness center in a C-1 zoning district.  
Planner: Quin Thompson

**8. VAR 17-5971: Variance Item (13800 GREENRIDGE RD./BAKER-LOVE-PIANALTO, 800):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 13800 GREENRIDGE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 54.85 acres. The request is for a variance to the street frontage requirements.  
Planner: Harry Davis

**9. VAR 17-5972: Variance Item (1673 N. COLLEGE AVE./MANA HEALTH CLINIC, 407):** Submitted by BATES & ASSOCIATES, INC. for property located at 1673 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.90 acres. The request is for a variance to the landscape buffer requirements, a variance to the allowed maximum number of parking spaces, and a variance from the requirement for cross access to adjacent developed property.  
Planner: Jonathan Curth

**10. CUP 17-5979 Conditional Use (600 N. MISSION BLVD./FORK & CRUST PIE CO., 446):** Submitted by LORI RAE for property located at 600 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is for a limited business in the RSF-4 zoning district.  
Planner: Jonathan Curth

**11. LSD 17-5828: Large Scale Development (1930 W. MAINE ST./HENSON HILL PH. II, 520):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1930 W. MAINE ST. The properties are zoned CS, COMMUNITY SERVICES and contains approximately 1.91 acres. The request is for 5 duplexes/10 units, a single-family unit, and associated parking structures.  
Planner: Jonathan Curth

---

**The following items have been approved administratively by staff**

- **LSP 17-5969: Lot Split (3680 N. INVESTMENT DR./TWIN CREEKS VILLAGE LOT 19A-2, 172):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3680 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.69 acres. The request is to split the parcel into 2 lots containing approximately 0.82 and 0.88 acres. Planner: Quin Thompson
- **LSP 17-5966: Lot Split (1429 E. HUNTSVILLE RD./NIEDERMAN, 564):** Submitted by BATES & ASSOCIATES, INC. for property located at 1429 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.53 acres. The request is to split the parcel into 3 lots containing approximately 0.29, 0.12, and 0.11 acres. Planner: Quin Thompson
- **LSP 17-5974: Lot Split (1255 S. SHILOH DR./TSSD, LLC., 558):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1255 S. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 7.00 acres. The request is to split the parcel into 2 lots containing approximately 2.82 and 4.18 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.*