



Final Agenda
Planning Commission Meeting
December 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 November 27, 2017 meeting.

2. ADM 17-6025: Administrative Item (2501 S. ARMSTRONG AVE./BRIGHT TECH LSD EXTENSION, 6431): Submitted by RANDY RITCHEY for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 39.31 acres. The request is for an extension to the approval of LSD 16-5407.
Planner: Andrew Garner

3. ADM 17-6010: Administrative Item (LOTS 24-42 & LOTS 68 & 69/TIMBER TRAILS SD, 526): Submitted by JORGENSEN & ASSOCIATES, INC. for LOTS 24-42 AND LOTS 68 & 69, TIMBER TRAILS SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT 04-1154 TIMBER TRAILS and contain approximately 3.33 acres. The request is to amend the R-PZD to allow single family homes.
Planner: Jonathan Curth

4. PPL 17-5953: Preliminary Plat (SE OF PERSIMMON & BROYLES AVE./VILLAGES AT SLOANBROOKE, PH. III, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF PERSIMMON ST. & BROYLES AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 4.89 acres. The request is for 21 single-family lots.
Planner: Harry Davis

Old Business

None

New Business

5. ADM 17-6012: Administrative Item (2558 E. MISSION BLVD./CORE PUBLIC HOUSE, 371): Submitted by RENEE TURNER for property located at 2558 E. MISSION BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.55 acres. The request is for a modification to the existing conditional use permit to allow an increase in hours for lunchtime service.
Planner: Andrew Garner

6. RZN 17-6015: Rezone (4748 W. WEDINGTON DR./LEISURE HOMES REZONE #2, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties at 4748 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.86 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION.
Planner: Jonathan Curth

7. RZN 17-5997: Rezone (690 W. WHILLOCK ST./MOLDENHAUER, 717): Submitted by TIM MOLDENHAUER for property at 690 W. WHILLOCK ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.54 acres. The request is to rezone the properties to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.
Planner: Quin Thompson

8. RZN 17-6004: Rezone (1620 N. PORTER RD./REAGOR, 403): Submitted by JORGENSEN & ASSOCIATES, INC. for properties at 1620 N. PORTER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.55 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.
Planner: Jonathan Curth

9. RZN 17-5993: Rezone (NORTH OF 7008 W. WEDINGTON DR./PRESLEY, 395): Submitted by TERRY PRESLEY for property NORTH OF 7008 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 13.01 acres. The request is to rezone the properties to C-2, THOROUGHFARE COMMERCIAL. Planner: Harry Davis

10. RZN 17-6000: Rezone (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTOMOTIVE, 177): Submitted by CESO, INC. for property at 2870 E. JOYCE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.94 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. Planner: Jonathan Curth

The following items have been approved administratively by staff

- **LSP 17-6002: Lot Split (205 W. ROCK ST./JOHNSON, 523):** Submitted by BATES & ASSOCIATES, INC. for property located at 205 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.72 acres. The request is to split the parcel into 2 lots containing approximately 0.43 and 0.29 acres.
Planner: Jonathan Curth
- **LSP 17-5934: Lot Split (500 & 504 N. SEQUOYAH DR./ARENS, 486):** Submitted by BATES & ASSOCIATES, INC. for property located at 500 & 504 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 5.98 acres. The request is to split the parcel into 3 lots containing approximately 5.31, 0.32, and 0.31 acres.
Planner: Quin Thompson

- **LSP 17-5968: Lot Split (1940 N. OLD WIRE RD./BORN, 320):** Submitted by REID & ASSOCIATES, INC. for property located at 1940 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.69 acres. The request is to split the parcel into 2 lots containing approximately 0.40, and 0.29 acres. Planner: Harry Davis
- **FPL 17-6001: Final Plat (NORTH OF COLFAX LOOP/THE COVES PH. III, 555):** Submitted by CRAFTON TULL, INC. for property located NORTH OF COLFAX LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICUTURAL and contains approximately 14.30 acres. The request is for final plat approval of a single-family subdivision with 53 lots. 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 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.