



Final Agenda
Planning Commission Meeting
January 8, 2018
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 December 11, 2017 meeting.

2. ADM 17-6051: Administrative Item (LOTS 100-103/TIMBER TRAILS SD, 526): Submitted by JORGENSEN & ASSOCIATES, INC. for LOTS 100-103, TIMBER TRAILS SUBDIVISION. The properties are zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT 04-1154 TIMBER TRAILS and contain approximately 0.38 acres. The request is to amend the R-PZD to allow single family homes. Planner: Jonathan Curth

3. CCP 17-6029: Concurrent Plat (13831 GREENRIDGE RD./BAKER-LOVE-PIANALTO TRUST 800): Submitted by BLEW & ASSOCIATES, INC. for properties located at 13831 GREENRIDGE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 43.28 acres. The request is for 6 single family lots. Planner: Harry Davis

4. VAR 17-6057: Variance (322 W. MEADOW ST./COSMIC COWBOY STUDIO, 484): Submitted by DAVID MCKEE, ARCHITECT. for property located at 322 W. MEADOW ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.13 acres. The request is for a variance of Downtown Design Overlay District regulations regarding glazing. Planner: Jonathan Curth

5. VAR 17-6058: Variance (716 W. CLEVELAND ST./CLEVELAND HOMES, 444): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 716 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is for a variance on parking. Planner: Harry Davis

Old Business

6. 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 E-1, EXTRACTION. Planner: Harry Davis

APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

7. 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

New Business

8. 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

9. CUP 17-6039: Conditional Use (72 E. ELM ST./OLSZEWSKI BARN, 367): Submitted by JOANN OLSZEWSKI for property located at 72 E. ELM ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.73 acres. The request is for an accessory structure to be built before the primary structure. Planner: Quin Thompson

10. CUP 17-6014: Conditional Use (2331 S. SCHOOL AVE./SOUTHGATE RV PARK, 639): Submitted by JERRY PATTON for properties located at 2331 S. SCHOOL AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 9.85 acres. The request is for an RV Park in a C-2 and RSF-4 zoned district. Planner: Quin Thompson

11. CUP 17-6056: Conditional Use (2101 N. COLLEGE AVE./KHANA GRILL, 368): Submitted by LISA PURKAYASTHA for property located at 2101 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.67 acres. The request is for the use of a trailer for temporary office and storage. Planner: Quin Thompson

12. RZN 17-6034: Rezone (2468 N. CROSSOVER RD./JONES, 294): Submitted by JERRY JONES for properties at 2468 N. CROSSOVER RD. The properties are zoned RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE and contain approximately 3.90 acres. The request is to rezone the properties to NS-L, NEIGHBORHOOD SERVICES-LIMITED. Planner: Harry Davis

13. RZN 17-6018: Rezone (651 & 711 N. STORER AVE./SARKIN, 444): Submitted by COMMUNITY BY DESIGN, INC. for properties at 651 & 711 N. STORER AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.60 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

The following items have been approved administratively by staff

- **LSP-PLA 17-5992: Lot Split-Property Line Adjustment (5383 & 5391 W. WHEELER RD./LUTTRELL-MCDONNELL, 320):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 5383 & 5391 W. WHEELER RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 2.98 and 5.56 acres. The request is to split and adjust the parcels into 4 lots containing approximately 6.42, 1.61, 2.08, and 2.46 acres. Planner: Quin Thompson
- **LSP 17-6024: Lot Split (1629 S. FINGER RD./HENSON, 596):** Submitted by BATES & ASSOCIATES, INC. for property located at 1629 S. FINGER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.44 acres. The request is to split the parcel into 3 lots containing approximately 3.21, 2.81 and 2.42 acres. Planner: Jonathan Curth
- **LSP 17-6016: Lot Split (1933 N. GARLAND AVE./SWIFTY PROPERTIES, LLC., 365):** Submitted by A MILLION MIRACLES SURVEYING for property located at 1933 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is to split the parcel into 2 lots containing approximately 0.18 acres each. Planner: Harry Davis
- **LSP-PLA 17-5970: Lot Split/Property Line Adjustment (234 & 238 S. COLLEGE AVE./MANNA INVESTMENTS, 524):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 234 & 238 S. COLLEGE AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain 4 parcels of approximately 0.06, 0.06, 0.12, and 0.10 acres. The request is to split and adjust the parcels into 5 lots containing 0.05 acres each. Planner: Jonathan Curth
- **FPL 17-6033: Final Plat (SE OF BROYLES & PERSIMMON/THE VILLAGES OF SLOANBROOKE, PH. II, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SE OF BROYLES & PERSIMMON. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 29.79 acres. The request is for final plat approval of a single-family subdivision with 98 lots. Planner: Harry Davis
- **LSP-PLA 17-5985: Lot Split-Property Line Adjustment (13579 GOOSE CREEK RD./CUNICO, 547-548):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 13579 GOOSE CREEK RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 5.04 and 5.00 acres. The request is to split and adjust the parcels into 4 lots containing approximately 2.83, 1.25, 1.26, and 4.69 acres. Planner: Harry Davis
- **LSP 17-6020: Lot Split (1904 W. STONE ST./RPH, LLC., 520):** Submitted by BATES & ASSOCIATES, INC. for property located at 1904 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to split the parcel into 2 lots containing approximately 0.09 and 0.13 acres. Planner: Harry Davis

Announcements