



Final Agenda
Planning Commission Meeting
January 22, 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 January 8, 2018 meeting.

2. CCP 17-6047: Concurrent Plat (SW OF NETTLESHIP & LEWIS/NETTLESHIP DEV., 520): Submitted by BLEW & ASSOCIATES, INC. for properties located SW OF NETTLESHIP & LEWIS. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 5 lots of 0.18 acres each and 4 lots of 0.24 acres each. The request is for 18 multi family lots.
Planner: Harry Davis

Old Business

None

New Business

3. ADM 18-6078: Administrative Item (404 W. MAPLE ST./KAPPA DELTA HOUSE, 445): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 404 W. MAPLE ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.99 acres. The request is an appeal of the administrative decisions for on-site improvements.
Planner: Jonathan Curth

4. VAR 18-6074: Variance (404 W. MAPLE ST./KAPPA DELTA HOUSE, 445): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 404 W. MAPLE ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.99 acres. The request is for a variance of the driveway separation requirements, staff recommended street improvements, and the landscape buffer requirements.
Planner: Jonathan Curth

5. LSD 17-6030 Large Scale Development (SOUTH OF HOLLYWOOD AVE./COTTAGES AT HOLLYWOOD, 559-598): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SOUTH OF HOLLYWOOD AVE. The properties are zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 43.00 acres. The request is for an apartment complex consisting of 193 units and associated parking.
Planner: Harry Davis

6. LSD 17-6050: Large Scale Development (1100 W. 15TH ST./PINNACLE FOODS ADDITION, 560-561): Submitted by ENGINEERING SERVICES, INC. for properties located at 1100 W. 15TH ST. The properties are zoned RMF-24, RESIDENTIAL MULIT-FAMILY, 24 UNITS PER ACRE, and I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 46.00 acres. The request is for a warehouse addition of approximately 165,000 square feet and associated parking.
Planner: Quin Thompson

7. CUP 17-6054: Conditional Use (560 E. JOHNSON ST./GARNER, 446): Submitted by PARKCO ARCHITECTS, INC. for property located at 560 E. JOHNSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is for an addition to an existing non-conforming duplex in an RSF-4 zoning district.
Planner: Harry Davis

8. CUP 18-6061: Conditional Use (4005 W. MLK BLVD./RESERVE AT MT. KESSLER, 595): Submitted by MILHOLLAND ENGINEERS, INC. for property located at 4005 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 29.43 acres. The request is for Conditional Use Permit approval for an RV campground.
Planner: Quin Thompson

9. RZN 17-6052: Rezone (EAST OF ROLLING HILLS DR. & OLD MISSOURI RD./KEENAN, 253-254): Submitted by JORGENSEN & ASSOCIATE, INC. for property EAST OF ROLLING HILLS DR. & OLD MISSOURI RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 49.60 acres. The request is to rezone approximately 22.59 acres to NC, NEIGHBORHOOD CONSERVATION.
Planner: Jonathan Curth

10. RZN 17-6046: Rezone (EAST OF GREENS CHAPEL RD./WALKER, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property EAST OF GREENS CHAPEL RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 29.00 acres. The request is to rezone the properties to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.
Planner: Quin Thompson

11. RZN 18-6076: Rezone (203, 205 & 207 S. WEST AVE./ROUSE, 523): Submitted by MARK ALAN ROUSE, INC. for properties at 203, 205 & 207 S. WEST AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.47 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.
Planner: Quin Thompson

The following items have been approved administratively by staff

- **LSP 17-6041: Lot Split (336 N. CROSSOVER RD./MANRY, 488):** Submitted by REID & ASSOCIATES, INC. for property located at 336 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 12.17 acres. The request is to split the parcel into 3 lots containing approximately 7.67, 2.25, and 2.25 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.