



Final Agenda
Planning Commission Meeting
February 26, 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 February 12, 2018 meeting.

2. VAC 18-6097: Vacation (W. OF BEECHWOOD AVE. & 15TH ST./BARRETT DEV. GROUP, 598): Submitted by JORGENSEN & ASSOCIATES, INC. for property located W. OF BEECHWOOD AVE. & 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 7.08 acres. The request is to vacate a portion of a utility easement.
Planner: Harry Davis

Old Business

None

New Business

3. VAR 18-6111: Variance (219 S. COLLEGE AVE./CRISIS BREWERY, 523): Submitted by BATES & ASSOCIATES, INC. for properties located at 219 S. COLLEGE AVE. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.71 acres. The request is for a variance to §166.08 Street Design & Access Management Standards.

Planner: Jonathan Curth

4. VAR 18-6068: Variance (203 S. WEST AVE./ROUSE, 523): Submitted by SWOPE ENGINEERING, INC. for properties located at 203 S. WEST AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.47 acres. The request is for a variance to §166.08 Street Design & Access Management Standards.

Planner: Quin Thompson

5. VAR 18-6113: Variance (1963 W. MLK BLVD./MCDONALD'S MLK, 559): Submitted by RED PLAINS PROFESSIONAL, INC. for property located at 1963 W. MLK BLVD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 3.341 acres. The request is for a variance to §166.08 Street Design & Access Management Standards.
Planner: Quin Thompson

6. PPL 18-6063: Preliminary Plat (EAST OF S. DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE,646): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located EAST OF S. DEAD HORSE MTN. RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 53.00 acres. The request is for 135 single-family lots.
Planner: Jonathan Curth

7. CUP 18-6085: Conditional Use (644 N. 54TH ST./THOMPSON, 436-437): Submitted by BLEW & ASSOCIATES, INC. for property located at 644 N. 54TH ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 14.01 acres. The request is for a tandem lot.
Planner: Harry Davis

8. RZN 18-6086: Rezone (834 W. NORTH ST./PIERCE TRUST, 405): Submitted by BLEW & ASSOCIATES, INC. for property located at 834 W. NORTH ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.41 acres. The request is to rezone the properties to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.
Planner: Jonathan Curth

9. RZN 18-6092: Rezone (306 S. COLLEGE AVE./SOUTHERN BROS. CONST., 524): Submitted by SOUTHERN BROS. CONST., INC. for property located at 306 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.
Planner: Harry Davis

10. ADM 18-6094: Administrative Item (UDC Chapter 164.19/UDC Amendment Accessory Dwelling Units): Submitted by CITY PLANNING STAFF for revisions to UDC Chapter 164.19 – Accessory Dwelling Units (ADU).
Director: Garner Stoll

The following items have been approved administratively by staff

- **LSP 18-6066: Lot Split (2030 W. MITCHELL ST./RPH, LLC., 520):** Submitted by BATES & ASSOCIATES, INC. for property located at 2030 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.24 acres. The request is to split the parcels into 3 lots containing approximately 0.09, 0.08 and 0.08 acres.
Planner: Harry Davis
- **LSP 18-6087: Lot Split (2940 S. DEAD HORSE MTN. RD./VERSER., 685):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2940 S. DEAD HORSE MTN. RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 26.62 acres. The request is to split the parcels into 2 lots containing approximately 22.62 and 4.00 acres.
Planner: Jonathan Curth

- LSP 18-6105: Lot Split (124 E. MOUNTAIN ST./GRAY, 524):** Submitted by ATLAS SURVEYING, INC. for property located at 124 E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.14 acres. The request is to split the parcels into 3 lots containing approximately 0.04, 0.05, and 0.05 acres.
Planner: Quin Thompson
- LSIP 17-6009: Large Site Improvement Plan (2125 E. MISSION BLVD./EAST END AT MISSION HEIGHTS, 370-371):** Submitted by ECOLOGICAL DESIGN GROUP, INC. for property located at 2125 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.49 acres. The request is for a mixed-use development of 16 multi-family units and 17,657 square foot retail space with associated parking.
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.