



**Final Agenda**  
**Planning Commission Meeting**  
February 12, 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

**Agenda Session Presentation**

- Accessory Dwelling Units proposed code amendments  
Development Services Director: Garner Stoll

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the January 22, 2018 meeting.
2. **VAR 18-6093: Variance (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTOMOTIVE, 177):** Submitted by CESO, INC. for property located at 2870 E. JOYCE BLVD. The property is zoned UT, Urban Thoroughfare and contains approximately 0.92 acres. The request is for a variance to UDC Chapter 166.08, Access Management Standards. Planner: Jonathan Curth
3. **VAR 18-6091: Variance (218 E. SOUTH ST./FLINTLOCK, LTD., 524):** Submitted by FLINTLOCK, LTD. for property located at 218 E. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.07 acres. The request is for a variance to Small Lot Design Standards. Planner: Quin Thompson
4. **VAC 18-6075: Vacation (EAST OF 2000 BLOCK, DEAD HORSE MTN. RD./MEADOWS AT STONEBRIDGE SD, 646):** Submitted by CRAFTON TULL, INC. for properties located EAST OF 2000 BLOCK, DEAD HORSE MTN. RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contain approximately 53.15 acres. The request is to vacate a portion of a utility easement. Planner: Jonathan Curth

## Old Business

**5. CUP 18-6061: Conditional Use (4005 W. MLK BLVD./RESERVE AT MT. KESSLER, 595):** Submitted by MILHOLLAND & ASSOCIATES, INC. for property located at 4005 W. MLK BLVD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and contains approximately 28.56 acres. The request is for an RV campground in an R-A zoning district.

Planner: Quin Thompson

## New Business

**6. VAR 18-6065: Variance (4301 & 4331 N. WATERSIDE CT./LA VIDA SPA, 135):** Submitted by BATES & ASSOCIATES, INC. for properties located at 4301 & 4331 N. WATERSIDE CT. The properties are zoned R-O, RESIDENTIAL OFFICE, and contain approximately 0.95 acres. The request is for a variance to the Parking and Greenspace requirements.

Planner: Quin Thompson

**7. VAR 18-6072: Variance (1640 S. HANSHEW RD./WM. LINDSEY, 596):** Submitted by WILLIAM LINDSEY for properties located at 1640 S. HANSHEW RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 1.25 acres. The request is for a variance to allow a gravel parking lot.

Planner: Jonathan Curth

**8. CUP 18-6095: Conditional Use (100, 130, & 160 E. POPLAR ST./SPRINGHILL RANCH, LLC., 368):** Submitted by LAREN VAUGHT for property located at 100, 130, & 160 E. POPLAR ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 0.86 acres. The request is for Use Unit 15, Neighborhood Shopping Goods in the R-O zoned district.

Planner: Harry Davis

**9. RZN 18-6062: Rezone (SOUTH OF 2901 MT. COMFORT RD./BAUER-HENBEST, 363):** Submitted by BLEW & ASSOCIATES, INC. for property SOUTH OF 2901 MT. COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, and contains approximately 16.76 acres. The request is to rezone approximately 7.47 acres to NC, NEIGHBORHOOD CONSERVATION, 1.93 acres to RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and approximately 7.32 acres to R-A, RESIDENTIAL AGRICULTURAL.

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

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## The following items have been approved administratively by staff

- **LSP 17-6043: Lot Split (348 E. VAN ASCHE DR./JJSJ PAK, LLC., 173):** Submitted by REID & ASSOCIATES, INC. for property located at 348 E. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 7.24 acres. The request is to split the parcel into 2 lots containing approximately 1.00 and 6.24 acres.

Planner: Jonathan Curth

- **LSP 18-6059: Lot Split (2492 S. DEAD HORSE MTN. RD./TEAGUE-SLAVENS, 645):** Submitted by ANDERSON SURVEYING, INC. for properties located at 2492 S. DEAD HORSE MTN. RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 7.49 acres. The request is to split the parcels into 2 lots containing approximately 3.93 and 3.56 acres.  
Planner: Jonathan Curth
- **LSP 18-6060: Lot Split (832 W. WALKER ST./CARROLL, 600):** Submitted by GLENN CARTER & ASSOCIATES, INC. for properties located at 832 W. WALKER ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 lots of approximately 0.05, 0.05, and 0.05 acres. The request is to adjust the parcels to contain 2 lots of approximately 0.09 and 0.05 acres.  
Planner: Jonathan Curth
- **LSP 18-6081: Lot Split (525 S. SCHOOL AVE./MILL DISTRICT, 523):** Submitted by BATES & ASSOCIATES, INC. for property located at 525 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 3.05 acres. The request is to split the parcel into 3 lots containing approximately 1.96, 0.98 and 0.11 acres.  
Planner: Quin Thompson

## **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.*