



**Final Agenda**  
**Planning Commission Meeting**  
March 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**

**Presentations**

- **Presentation of Service Award to Commissioner Noble.**

Chief of Staff: Don Marr

**Consent**

1. Approval of the minutes from the March 12, 2018 meeting.

**Old Business**

**2. 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

**The applicant has requested that item VAR 18-6068 be tabled for two weeks.**

**3. 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

## New Business

**4. ADM 18-6168: Administrative Item (147 N. WEST AVENUE/ THEATRESQUARED VARIANCE MODIFICATION, 484):** Submitted by MARVEL ARCHITECTS for property located at 147 N. WEST AVENUE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.58 acres. The request is for a modification to previously approved VAR 18-6139.  
Planner: Quin Thompson

**5. VAR 18-6149: Variance (2870 E. JOYCE BLVD./CHRISTIAN BROS. AUTO, 177):** Submitted by CESO ENGINEERS, INC. for property located at 2870 E. JOYCE BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.94 acres. The request is for a variance to UDC Chapter §166.24 Non-Residential Standards for minimum percentage of glazing, and to UDC Chapter §172.04 Parking & Loading Design Standards for drive aisles.  
Planner: Jonathan Curth

**6. CUP 18-6140: Conditional Use (2870 N. CROSSOVER RD./NELMS, 255):** Submitted by DENNIS NELMS for property located at 2870 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 3.55 acres. The request is for a tandem lot.  
Planner: Harry Davis

**7. RZN 18-6122: Rezone (SE & SW OF RUPPLE RD. & MT. COMFORT RD./HAZEN, 361-362):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties SE & SW OF RUPPLE RD. & MT. COMFORT RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 56.02 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES and R-A, RESIDENTIAL AGRICULTURAL.  
Planner: Quin Thompson

**8. RZN 18-6125: Rezone (4550 N. CROSSOVER RD./KESNER, 099):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 4550 N. CROSSOVER RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 8.30 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Harry Davis

**9. RZN 18-6121: Rezone (2079 N. EASY WAY/SWEETSER CONST. YARD, 367):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2079 N. EASY WAY. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.35 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL.  
Planner: Jonathan Curth

**10. CPL 18-6137: Conceptual Plat (N. of 7008 W. WEDINGTON DR./PRESLEY, 177):** Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 7008 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 13.67 acres. The request is for a Conceptual Plat review of a mixed-use development.  
Planner: Harry Davis

**11. ADM 18-6130: Administrative Item (UDC Amendment Chapters 156, 166, and 169: Sequence of Grading Permits):** The proposed code changes would clarify the development

approval process for grading permits and other administrative changes.

Engineer: Corey Granderson

## 12. Election of Planning Commission Officers for 2018.

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### The following items have been approved administratively by staff

- **LSP 18-6104: Lot Split (14930 ELKHORN SPRINGS RD./MURPHY, 430):** Submitted by ATLAS SURVEYING, INC. for property located at 14930 ELKHORN SPRINGS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 23.12 acres. The request is to split the parcel into 2 lots containing approximately 18.12 and 5.00 acres. Planner: Harry Davis
- **LSP 18-6116: Lot Split (516 S. CHURCH AVE./JAMES, 523):** Submitted by REID & ASSOCIATES, INC. for property located at 516 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.21 acres. The request is to split the parcel into 2 lots containing approximately 0.12 and 0.09 acres. Planner: Harry Davis
- **LSP 18-6117: Lot Split (1255 N. OAKLAND AVE./FIGUEROA, 405):** Submitted by BATES & ASSOCIATES, INC. for property located at 1255 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.17 acres. The request is to split the parcel into 2 lots containing approximately 0.10 and 0.07 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.*