



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

- Staff update on City Plan 2040

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the February 26, 2018 meeting.

**2. VAC 18-6119: Vacation (2021 E. Mission Blvd. /Mission Heights, 370-371):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2021 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION & CS, COMMUNITY SERVICES and contain approximately 1.83 acres. The request is to vacate a portion of a water and sewer easement.  
Planner: Harry Davis

**Old Business**

**3. 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 requests that this item be tabled until the March 26, 2018 meeting.***

**4. 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

*This item will be tabled until March 26, 2018 to meet public notification requirements.*

### New Business

**5. VAC 18-6120: Vacation (Nettleship between Graham & Razorback /Nettleship St. ROW, 521):** Submitted by DEVELOPMENT CONSULTANTS, INC. for properties located along NETTLESHIP ST. BETWEEN GRAHAM AVE. & RAZORBACK RD. The properties are zoned P-1, INSTITUTIONAL and RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 0.14 acres. The request is to vacate a portion of a street right-of-way.

Planner: Jonathan Curth

**6. LSD 17-6026: Large Scale Development (1540 W. MARKHAM RD./MARKHAM HILL COURT, 482):** Submitted by COMMUNITY BY DESIGN, INC. for properties located at 1540 W. MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.73 acres. The request is for a Cluster Housing Development consisting of 12 single family units.

Planner: Quin Thompson

**7. CUP 18-6129: Conditional Use (833 N. CROSSOVER RD./CENTRAL EMS OFFICE, 449):** Submitted by CENTRAL EMS. for property located at 833 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.78 acres. The request is for Use Unit 15, Government Facilities, in an RSF-4 zoned district.

Planner: Harry Davis

**8. ADM 18-6123: Administrative Item (LOTS 22/FOREST HILLS PZD AMENDMENT, 440):** Submitted by MORRISON SHIPLEY & ASSOCIATES for property located at LOT 22, FOREST HILLS PZD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 3.248 acres. The request is to amend the original PZD to allow hotels.

Planner: Jonathan Curth

**9. VAR 18-6132: Variance (1665 S. BROOKS AVE./SOUTHERN BROS. CONST., 600):** Submitted by BROCK POSEY for property located at 1665 S. BROOKS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.26 acres. The request is for a variance to §166.08 Street Design & Access Management Standards.

Planner: Quin Thompson

**10. VAR 18-6141: 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 variances to §166.21 Downtown Design Overlay District Standards and §177.04 Parking Lot Landscaping Area Requirements.

Planner: Jonathan Curth

**11. VAR 18-6139: Variance (147 N. WEST AVE./THEATRE SQUARED, 484):** Submitted by MARVEL ARCHITECTS, INC. for properties located at 477 W. SPRING ST. The properties are zoned MSC, MAIN STREET CENTER and contain approximately 0.58 acres. The request is for a variance to UDC Chapter §166.21 Downtown Design Overlay District for minimum percentage of glazing, visible window sills and window trim requirements, and to UDC Chapter §166.23 Urban Residential Design Standards requirements required architectural elements.

Planner: Quin Thompson

**12. PPL 18-6108: Preliminary Plat (SE OF BROYLES AVE. & CROFT DR./VILLAGES AT SLOANBROOKE PH. 4 & 5, 477-478):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located SE OF BROYLES AVE. & CROFT DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and CS, COMMUNITY SERVICES and contain approximately 45.00 acres. The request is for 118 single-family lots. Planner: Harry Davis

**13. ADM 18-6098: ROLLING HILLS DR./SKILLERN RD. CORRIDOR MASTER STREET PLAN AMENDMENT, 252-253):** Submitted by the PLANNING DIVISION to amend the Master Street Plan classification of the Rolling Hills Drive/Skillern Road corridor.

Planner: Andrew Garner

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

- **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

**Announcements**

**Nominating Committee Meeting (Immediately Following Planning Commission)**

- Officer Nominating Committee (Matthew Hoffman, Matt Johnson, Sloan Scroggin) will provide a list of nominees for consideration by the Planning Commissioners. Election of officers will take place March 26, 2018.

**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.*