



Final Agenda
Planning Commission Meeting
Tuesday, May 29, 2018
5:30 PM
113 W. Mountain, Room 219

Members: Matthew Hoffman (Chair), Ron Autry (Vice Chair), Sloan Scroggin (Secretary), Zara Niederman, Tom Brown, Leslie Belden, Matt Johnson, Porter Winston, and Robert Sharp.

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 May 14, 2018 meeting.

2. ADM 18-6240: Administrative Item (930 S. COLLEGE AVE./3VOLVE HOUSING CUP EXTENSION, 563): Submitted by ZARA NIEDERMAN for property located at 930 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.34 acres. The request is for an extension of CUP 17-5755.

Planner: Quin Thompson

Old Business

None

New Business

3. VAR 18-6212: Variance (702 W. MLK BLVD./UARK CREDIT UNION, 522): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 702 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.82 acres. The request is for a variance to Commercial Building Design Standards and driveway separation requirements.

Planner: Quin Thompson

4. ADM 18-6221: Administrative Item (1110 E. 15TH ST./SIGNATURE BANK, 564): Submitted by MCCLELLAND ENGINEERS, INC. for property located at 1110 E. 15TH ST. The property is zoned RMF-4, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, and contains approximately 15.10 acres. The request is for a modification to the Streamside Protection Map.

Engineer: Alan Pugh

5. ADM 18-6225: Administrative Item (3615 N. STEELE BLVD./JBGB CUP VIOLATIONS, 173-212): Submitted by CITY STAFF for properties located at 3615 N. STEELE BLVD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL, and contain approximately 5.30 acres. The public hearing is for review of the approved conditional use permit (CUP 15-5250) and its amendments due to documented violations. Planner: Jonathan Curth

6. LSD 18-6188: Large Scale Development (1300 BLOCK OF GREGG AVE./GREGG AVE. TOWNHOUSES, 405): Submitted by BATES & ASSOCIATES, INC. for property located at 1300 BLOCK OF GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.68 acres. The request is for a 21-unit multi-family development with associated parking. Planner: Quin Thompson

7. RZN 18-6206: Rezone (1760 N. WALNUT AVE./NIEDERMAN, 368): Submitted by ZARA NIEDERMAN for property located at 1760 N. WALNUT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.35 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Quin Thompson

8. RZN 18-6204: Rezone (127 N. FLORENE ST./FUGITT, 401): Submitted by KIM FUGITT for property located at 127 N. FLORENE ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.33 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. Planner: Harry Davis

9. RZN 18-6079: Rezone (S. OF 15TH & DUNCAN AVE./PARKSDALE-CENTER ADDITION SD, 600): Submitted by ROBIN DEVINE AND 29 OTHER PROPERTY OWNERS for properties located at IN THE PARKSDALE & CENTER ADDITION SUBDIVISIONS. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain approximately 30.35 acres. The request is to rezone the properties to NC, NEIGHBORHOOD CONSERVATION. Planner: Quin Thompson

10. CPL 18-6241: Conceptual Plat (1629 N. CROSSOVER RD./LAMB DEVELOPMENT, 410): Submitted by RICHIE LAMB for properties located at 1629 N. CROSSOVER RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.82 acres. The applicant requests discussion of a Conceptual Plat for a potential mixed-use PZD development. Planner: Harry Davis

The following items have been approved administratively by staff:

- **LSP 18-6182: Lot Split (211 N. CHURCH AVE./BLACKWELL, 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 211 N. CHURCH AVE. The property is zoned MSC, MAIN STREET-CENTER and contains approximately 0.41 acres. The request is to split the parcel into 3 lots containing approximately 0.23, 0.09, and 0.09 acres. Planner: Jonathan Curth
- **LSP 18-6157: Lot Split (1608 N. LEVERETT AVE./BAUMANN & CROSNO, 405):** Submitted by BATES & ASSOCIATES, INC. for property located at 1608 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.60 acres. The request is to split the parcel into 3 lots containing approximately 0.19, 0.17, and 0.24 acres. Planner: Harry Davis

- **LSP 18-6203: Lot Split (2400 BLOCK ED EDWARDS RD./MARRS, 649):** Submitted by ATLAS SURVEYING, INC. for property located at the 2400 BLOCK ED EDWARDS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 61.55 acres. The request is to split the parcel into 4 lots containing approximately 16.22, 16.21, 15.98, and 13.12 acres. Planner: Jonathan Curth

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.