



**Final Agenda**  
**Planning Commission Meeting**  
May 14, 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**

**Presentations**

Agenda Session Presentation: Update on City Plan 2040

**Consent**

1. Approval of the minutes from the April 23, 2018 meeting.

**2. VAR 18-6180: Variance (163 E. 9<sup>TH</sup> ST./GARDEN DISTRICT TOWNHOMES, 563):** Submitted by FLINTLOCK LTD, CO. for property located at 163 E. 9<sup>TH</sup> ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.14 acres. The request is for a variance to driveway separation requirements. Planner: Jonathan Curth

**3. VAR 18-6173: Variance (1237 & 1239 N. RUPPLE RD./NORRIS CONSTRUCTION, 400):** Submitted by BRETT ABBOTT for property located at 1237 & 1239 N. RUPPLE RD. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 0.20 acres. The request is for a variance to driveway separation requirements.  
Planner: Jonathan Curth

**4. VAC 18-6174: Vacation (237 S. LOCUST AVE./GRAY, 523):** Submitted by ATLAS SURVEYING, INC. for property located at 237 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.02 acres. The request is to vacate a portion of a utility easement and a street right-of-way.  
Planner: Harry Davis

**5. VAR 18-6195: Variance (2966 N. ALTUS DR./STERLING, 258):** Submitted by ALAN REID & ASSOCIATES, INC. for property located at 2966 N. ALTUS DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.79 acres. The request is for a variance to the street frontage requirements resulting from a proposed lot split

Planner: Harry Davis

**6. ADM 18-6202: Administrative Item (695 E. CALVIN ST./FIRST UNITED PRESBYTERIAN CUP AMEND., 407-408):** Submitted by DEMX ARCHITECTURE, INC. for property located at 695 E. CALVIN ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 9.57 acres. The request is for an amendment to the existing Conditional Use permit to allow expansions to the existing church campus.

Planner: Harry Davis

**7. LSD 18-6187: Large Scale Development (1255 S. SHILOH DR./NORTHWEST MEDICAL CENTER E.R., 558):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1255 S. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.82 acres. The request is for a 10,400 square foot standalone emergency room with associated parking.

Planner: Harry Davis

### Old Business

None

### New Business

**8. VAR 18-6194: Variance (1640 S. HANSEW RD./WM. LINDSEY, 596):** Submitted by WILLIAM LINDSEY for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.21 acres. The request is for a variance to the parking standards to exceed the maximum number of vehicles on a lot in an RSF-4 zoned district.

Planner: Jonathan Curth

**9. VAR 18-6210: Variance (2035 N. COLLEGE AVE./NEW LIFE CHURCH, 368):** Submitted by SETH JEFFREY for property located at 2035 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 3.20 acres. The request is for a variance to driveway separation requirements.

Planner: Harry Davis

**10. VAR 18-6175: Variance (2190 W. MLK BLVD./SCE PROPERTIES, LLC, 559):** Submitted by TOM SMITH for property located at 2190 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.16 acres. The request is for a variance to driveway separation requirements.

Planner: Quin Thompson

**11. CUP 18-6191: Conditional Use (3691 N. INVESTMENT DR./LOT 19A-7 TWIN CREEK VILLAGE, 172):** Submitted by MCCLELLAND ENGINEERS, INC. for property located at 3691 N. INVESTMENT DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.87 acres. The request is for an off-site parking lot containing 50 spaces.

Planner: Quin Thompson

**12. VAR 18-6208: Variance (930 S. COLLEGE AVE./COLLEGE TRUST, 563):** Submitted by FLINTLOCK LTD., INC. 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 a variance to residential building design standards.

Planner: Quin Thompson

**13. ADM 18-6223: Administrative Item (SE OF COLLEGE AVE. & 9<sup>TH</sup> ST./9<sup>TH</sup> ST. COTTAGES LESSER DEDICATION OF MASTER STREET PLAN RIGHT-OF-WAY, 563):**

Submitted by FLINTLOCK LTD, INC. for property located at 800 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.17 acres. The request is for a lesser dedication of Master Street Plan right-of-way.

Planner: Jonathan Curth

**14. VAR 18-6179: Variance (SE OF COLLEGE AVE. & 9<sup>TH</sup> ST./9<sup>TH</sup> ST. COTTAGES, 563):**

Submitted by FLINTLOCK LTD, INC. for property located SE OF COLLEGE AVE. & 9<sup>TH</sup> ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.17 acres. The request is for a variance to driveway separation requirements and residential building design standards.

Planner: Jonathan Curth

**15. CUP 18-6178: Conditional Use (800 S. COLLEGE AVE./9<sup>TH</sup> STREET COTTAGES, 563):**

Submitted by FLINTLOCK LTD, INC. for property located at 800 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.17 acres. The request is for two duplexes in an RSF-18 zoned district.

Planner: Jonathan Curth

**16. RZN 18-6176: Rezone (714 S. COLLEGE AVE./CAMERON, 563):** Submitted by FLINTLOCK LTD, INC. for property located at 714 S. COLLEGE AVE and 849 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.39 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Quin Thompson

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

- **LSP-PLA 18-6185: Lot Split-Property Line Adjustment (1320 S. COLLEGE AVE./SUGARLAND PROPERTIES, 563):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 1320 S. COLLEGE AVE. The properties are zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 0.19 and 0.13 acres. The request is to split and adjust the parcels into 3 lots containing approximately 0.10 acres each.  
Planner: Jonathan Curth
- **LSP 18-6205: Lot Split (921 W. BERRY ST./HOMESTEAD, INC., 444):** Submitted by BATES & ASSOCIATES, INC. for property located at 921 W. BERRY ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.18 acres. The request is to split the parcel into 2 lots containing approximately 0.09 acres each.  
Planner: Jonathan Curth

- **LSP 18-6158: Lot Split (500 N SEQUOYAH DR./ALEXANDER, 486):** Submitted by BATES & ASSOCIATES, INC. for property located at 500 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 5.47 acres. The request is to split the parcel into 3 lots containing approximately 0.32, 0.32, and 4.48 acres. Planner: Quin Thompson
- **LSP 18-6156: Lot Split (306 S. COLLEGE AVE./MEYER, 524):** Submitted by ATLAS LAND SURVEYING, INC. for property located at 306 S. COLLEGE AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.24 acres. The request is to split the parcel into 2 lots containing approximately 0.12 acres each. Planner: Harry Davis
- **LSP/PLA 18-6118: Lot Split/Property Line Adjustment (NE OF BRIDGEWATER DR. & OLD WIRE RD./J&M CAPITAL VENTURES 178-217):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NE OF BRIDGEWATER DR. & OLD WIRE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 104.86 acres. The request is to adjust and split the parcels into 12 lots containing approximately 3.10, 3.08, 3.05, 3.05, 71.54, 3.00, 3.00, 3.00, 2.92, 3.00, 3.00, and 3.13 acres. Planner: Quin Thompson
- **FPL 18-6103: Final Plat (4436 E. MISSION BLVD./EASTERN PARK SD,296):** Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4436 E. MISSION BLVD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 7.66 acres. The request is for final plat approval of 14 single-family lots. Planner: Quin Thompson
- **LSP 17-6021: Lot Split (815 & 817 W. HOLLY ST./CURLEE, 405):** Submitted by BATES & ASSOCIATES, INC. for property located at 815 & 817 W. HOLLY ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.52 acres. The request is to split the parcel into 4 lots containing approximately 0.12, 0.12, 0.12 and 0.14 acres. Planner: Quin Thompson
- **LSP 18-6184: Lot Split (291 S. HILL AVE./CLICK 522):** Submitted by BATES & ASSOCIATES, INC. for property located at 291 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.21 acres. The request is to split the parcel into 2 lots containing approximately 0.10 and 0.11 acres. Planner: Harry Davis

## Announcements

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