



Final Agenda
Planning Commission Meeting
July 23, 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 July 9, 2018 meeting.

2. VAR 18-6287: Variance (2837 N. OLD WIRE RD./KINGDOM HALL OF JEHOVAH'S WITNESS, 254): Submitted by JOSHUA KNOTT for property located at 2837 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.55 acres. The request is for a variance to the Access Management Requirements. Planner: Harry Davis

3. VAC 18-6148: Vacation (1901 S. HARDING PL./THOMPSON, 609): Submitted by TOM THOMPSON for property located at 1901 S. HARDING PL. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.26 acres. The request is to vacate a portion of a utility easement. Planner: Harry Davis

Old Business

4. PPL 18-6251: Preliminary Plat (EAST END OF GREENS CHAPEL RD./WESTSIDE S/D, 436): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the EAST END OF GREENS CHAPEL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 29.00 acres. The request is for 80 single family lots. Planner: Quin Thompson

New Business

5. CUP 18-6262: Conditional Use (1780 E. HAMMOND ST./JARRETT, 409): Submitted by HUGH JARRETT for properties located at 1780 E. HAMMOND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.04 acres. The request is for a tandem lot. Planner: Harry Davis

6. ADM 18-6281: Administrative Item (3615 N. STEELE BLVD./JJ'S BEER GARDEN & BREWERY, 173): Submitted by BATES & ASSOCIATES, INC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, Neighborhood Commercial and contains approximately 3.26 acres. The request is to amend the current CUP 15-5250 to increase frequency and hours of outdoor music and include an indoor music venue. Planner: Jonathan Curth

7. LSD 18-6228: Large Scale Development (3615 N. STEELE BLVD./JJ'S BEER GARDEN & BREWERY, 173-212): Submitted by BATES & ASSOCIATES, INC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.24 acres. The request is for a 16,750-square foot enclosure to the existing outdoor area of the building. Planner: Jonathan Curth

8. RZN 18-6282: Rezone (3615 N. STEELE BLVD./JJ'S BEER GARDEN & BREWERY, 173): Submitted by BATES & ASSOCIATES, INC. for property located at 3615 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.92 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

9. ADM 18-6279: Administrative Item (UDC Amendment Chapters 166: Development): Submitted by CITY STAFF for revisions to UDC Chapter 166. The proposed code changes would clarify the development requirement for adequate space and screening of recycling and trash containers in commercial, office and mixed-use developments. Planner: Andrew Garner

The following items have been approved administratively by staff:

- **PLA-LSP 18-6244: Property Line Adjustment & Lot Split (8800 Block ATHENS LN./HESTER, 470):** Submitted by BATES & ASSOCIATES, INC. for properties located at the 8800 BLOCK OF ATHENS LN. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & in the FAYETTEVILLE PLANNING AREA and contain 3 parcels of approximately 2.19, 19.89, and 19.96 acres. The request is to split and adjust the property into 4 lots containing approximately 7.16, 10.63, 11.45, and 12.80 acres. Planner: Harry Davis
- **FPL 18-6220: Final Plat (SONOMA FALLS DR. & BAYBERRY AVE./HAMPTONS SD, PH. II & III, 608):** Submitted by ENGINEERING SERVICES, INC. for property located at SONOMA FALLS DR. & BAYBERRY AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 16.20 acres. The request is for final plat of 53 single family lots. Planner: Jonathan Curth

Announcements