



Final Agenda
Planning Commission Meeting
August 13, 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

Agenda Session Presentation

- Update on City Plan 2040

Call to Order

Roll Call

Consent

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

2. CCP 18-6268: Concurrent Plat (2829 N. ADAMS RD./THOMAS, 242): Submitted by BLEW & ASSOCIATES, INC. for property located at 2829 N. ADAMS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 10.05 acres. The request is to split the parcel into 2 lots containing approximately 5.21 and 4.84 acres.

Planner: Quin Thompson

Old Business

3. VAR 18-6242: Variance (2801 W. McMILLAN DR./CROSS CHURCH, 441): Submitted by MILESTONE CONSTRUCTION, CO. for property located at 2801 W. McMILLAN DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 12.13 acres. The request is for a variance to Outdoor Lighting requirements.

Planner: Jonathan Curth

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

5. 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.

Sustainability Director: Peter Nierengarten

New Business

6. VAR 18-6306: Variance (5383 W. WHEELER RD./LUTTRELL, 320): Submitted by BLEW & ASSOCIATES, INC. for property located at 5383 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.54 acres. The request is for a variance to the street frontage requirements for a lot split. Planner: Quin Thompson

The applicant requests that this item be tabled to the next PC meeting.

7. ADM 18-6310: Administrative Item (169 & 185 E. SOUTH ST./HOOKER, 524): Submitted by BATES & ASSOCIATES, INC. for properties located at 169 & 185 E. SOUTH ST. The properties are zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, and contain approximately 0.22 acres. The request is an appeal to a condition of approval requiring frontage on an improved street for a lot split. Planner: Harry Davis

8. CUP 18-6300: Conditional Use (2070 N. GARLAND AVE./MISSION MOBILIZATION, 366): Submitted by JOHN PATTON for property located at 2070 N. GARLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 4.22 acres. The request is for offices and a church in an RMF-24 zoned district. Planner: Jonathan Curth

9. RZN 18-6283: Rezone (SE OF PUMP STATION RD. & CITY LAKE RD./PARK OZARK, LLC, 603-642): Submitted by STACY PARK for properties located SE OF PUMP STATION RD. & CITY LAKE RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and I-2, GENERAL INDUSTRIAL and contain approximately 2.89 acres. The request is to rezone the properties to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL. Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 18-6267: Lot Split (2877 E. LOVERS LN./BADIEI, 411):** Submitted by ATLAS SURVEYING, INC. for property located at 2877 E. LOVERS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.87 acres. The request is to split the parcel into 2 lots containing approximately 3.07, and 0.80 acres. Planner: Harry Davis
- **FPL 18-6172: Final Plat (5790 W. WEDINGTON DR./WOODRIDGE SD, 397):** Submitted by ENGINEERING SERVICES, INC. for property located at 5790 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 60.25 acres. The request is for final plat of 91 single family lots. Planner: Jonathan Curth
- **LSP 18-6302: Lot Split (SOUTH OF 3515 N. STEELE BLVD./FAYMJET, LLC., 212):** Submitted by BATES & ASSOCIATES, INC. for property located SOUTH OF 3515 N. STEELE BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and

contains approximately 3.26 acres. The request is to split the parcel into 2 lots containing approximately 1.95, and 1.32 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.