



Final Agenda
Planning Commission Meeting
August 27, 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 August 13, 2018 meeting.

Old Business

2. 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 a public hearing to review the approved conditional use permit (CUP 15-5250) and its amendments due to documented violations, and to discuss further amendments proposed by the applicant to increase frequency and hours of outdoor music.

Planner: Jonathan Curth

3. 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 MEETING.

New Business

4. VAR 18-6321: Variance (2364 N. HENSON FARM RD./LILLY, 335): Submitted by REID & ASSOCIATES, INC. for property located at 2364 HENSON FARM RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 1.00 and 5.30 acres. The request is for a variance to street frontage requirements in association with a property line adjustment.

Planner: Harry Davis

5. VAR 18-6355: Variance (238 S. COLLEGE AVE./SCHROCK DEVELOPMENT, 524): Submitted by BRANDON SCHROCK for property located at 238 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.07 acres. The request is for a variance to downtown building design requirements. Planner: Jonathan Curth

6. VAR 18-6323: Variance (2860 N. ROM ORCHARD RD./GARRISON-TIMMONS, 257): Submitted by BATES & ASSOCIATES, INC. for property located at 2860 N. ROM ORCHARD RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.96 acres. The request is for a variance to street frontage requirements in association with a lot split. Planner: Quin Thompson

7. VAR 18-6322: Variance (17B & 17C N. BLOCK AVE./UA PROPERTIES, LLC., 484): Submitted by BRIAN REINDL for property located at 17B & 17C N. BLOCK AVE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.38 acres. The request is for a variance to parking standards. Planner: Harry Davis

8. CUP 18-6338: Conditional Use (2733 N. McCONNELL AVE./DYE HARD FAN SUPPLY, 287): Submitted by MATT MAZZONI for property located at 2733 N. McCONNELL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.41 acres. The request is for warehousing/wholesale (Use Unit 21) in a C-2 zoned district. Planner: Andrew Garner

9. LSD 18-6315: Large Scale Development (WEST OF 3314 W. JEWELL RD./AVID HOTEL, 440): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at WEST OF 3314 W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.24 acres. The request is for a 42,000-square foot hotel with associated parking. Planner: Jonathan Curth

THE APPLICANT REQUESTS THAT THIS ITEM BE TABLED TO THE NEXT MEETING.

10. RZN 18-6308: Rezone (1400 & 1424 N. GREGG AVE./BIRGIN, 406): Submitted by JAMES BIRGIN for property located at 1400 & 1424 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.39 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. Planner: Harry Davis

11. RZN 18-6311: Rezone (1910 N. OLD WIRE RD./SEQUOYAH UNITED METHODIST CHURCH, 369): Submitted by OLSSON ASSOCIATES, INC. for property located at 1910 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 7.64 acres. The request is to rezone the property to P-1, INSTITUTIONAL. Planner: Quin Thompson

12. RZN 18-6313: Rezone (SE OF N. GREGG AVE. & W. ASH ST./ALPHA FARMS, LLC., 367): Submitted by BATES & ASSOCIATES, INC. for property located SE OF N. GREGG AVE. & W. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.84 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE. Planner: Jonathan Curth

13. RZN 18-6317: Rezone (WEST OF MARKHAM RD./MARKHAM HILL, 480-481): Submitted by SPECIALIZED REAL ESTATE GROUP for properties located WEST OF MARKHAM RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 119.43 acres. The request is to rezone approximately 75.42 acres to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and approximately 44.01 acres to R-A, RESIDENTIAL AGRICULTURAL, subject to a Bill of Assurance.
Planner: Quin Thompson

14. C-PZD 18-6318: Commercial Planned Zoning District (2231 W. MARKHAM RD./PRATT PLACE INN & BARN, 481): Submitted by SPECIALIZED REAL ESTATE GROUP for properties located at 2231 W. MARKHAM RD. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 74.10 acres. The request is to reduce the CPZD to 24.06 acres to include the existing 5,000 square feet of event space, approximately 12,000 square feet of restaurant or commercial space and add 80 guest accommodations, and 43 dwellings.
Planner: Quin Thompson

The following items have been approved administratively by staff:

- **LSP 18-6264: Lot Split (5746 W. JESS ANDERSON RD./COLEMAN, 358):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 5746 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 27.02 acres. The request is to split the parcel into 2 lots containing approximately 24.35, and 2.66 acres.
Planner: Harry Davis
- **LSP-PLA 18-6218: Lot Split-Property Line Adjustment (2049 N. SUNSHINE RD./NOTTENKAMPER 359):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 2049 N. SUNSHINE RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 7.80 and 1.00 acres. The request is to split and adjust the parcels into 3 lots containing approximately 4.72, 3.05, and 1.04 acres.
Planner: Harry Davis
- **LSP 18-6238: Lot Split (SOUTH END OF OLDHAM DR./SLOANBROOKE PH. III, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the SOUTH END OF OLDHAM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.91 acres. The request is to split the parcel into 2 lots containing approximately 10.50, and 5.41 acres.
Planner: Harry Davis
- **LSP 18-6327: Lot Split (2497 N. WILDERNESS LN./JENKINS, 291):** Submitted by BLEW & ASSOCIATES, INC. for property located at 2497 N. WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.38 acres. The request is to split the parcel into 2 lots containing approximately 0.19 acres each.
Planner: Jonathan Curth

Announcements

Adjourn

NOTICE TO MEMBERS OF THE AUDIENCE: