



Final Agenda
Planning Commission Meeting
September 24, 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 September 10, 2018 meeting.

2. VAR 18-6378: Variance (1414 S. HAPPY HOLLOW RD./QUALITY COLLISION REPAIR, 565): Submitted by ROY LOVELL for properties located at 1414 S. HAPPY HOLLOW RD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 0.83 acres. The request is for a variance to the commercial building design standards.

Planner: Harry Davis

3. CCP 18-6346: Concurrent Plat (2941 N. ADAMS RD./SPANKE, 242): Submitted by BLEW & ASSOCIATES, INC. for property located at 2941 N. ADAMS RD. The property located in the FAYETTEVILLE PLANNING AREA and contains approximately 10.05 acres. The request is for 2 lots containing approximately 4.48 and 5.17 acres.

Planner: Quin Thompson

4. VAR 18-6356: Variance (1541 & 1555 W. MLK BLVD./TORCHY'S TACOS, 560): Submitted by BATES & ASSOCIATES for properties located at 1541 & 1555 W. MLK BLVD. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 1.40 acres. The request is for a variance to the allowed maximum number of parking spaces and for greenspace requirements.

Planner: Jonathan Curth

Old Business

5. RZN 18-6324: Rezone (3130, 3150, & 3154 S. SCHOOL AVE./ANNAMALAI, 678): Submitted by ALAN OSTNER for property located at 3130, 3150, & 3154 S. SCHOOL AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.55 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Quin Thompson

THE APPLICANT REQUESTS THIS ITEM BE TABLED UNTIL THE OCTOBER 8, 2018 MEETING

6. ADM 18-6376: Administrative Item (PLANNING COMMISSION RECOMMENDED APPROACH: FAYETTEVILLE SUBDIVISION DESIGN STANDARDS): Submitted by FAYETTEVILLE LONG RANGE PLANNING SUB-COMMITTEE. The proposed approach recommends code changes to protect the safety and quality of newly developed residential neighborhoods.

Commission Chair: Matthew Hoffman

New Business

7. CUP 18-6369: Conditional Use (SW OF MT. COMFORT RD. & ELDERBERRY ST./WESTVIEW MEADOWS, 363): Submitted by BLEW & ASSOCIATES, INC. for property located SW OF MT. COMFORT RD. & ELDERBERRY ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 2.59 acres. The request is for a tandem lot associated with a preliminary plat.

Planner: Harry Davis

8. PPL 18-6277: Preliminary Plat (SW OF MT. COMFORT RD. & ELDERBERRY ST./ROCHESTER S/D AKA WESTVIEW MEADOWS, 363): Submitted by BLEW & ASSOCIATES, INC. for property located SW OF MT. COMFORT RD. & ELDERBERRY ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 18.20 acres. The request is for 37 single family lots.

Planner: Harry Davis

9. CUP 18-6340: Conditional Use (3169 E. SKILLERN RD./NOURISH NUTRITIONAL, 255): Submitted by MARY WILLIAMS for property located at 3169 E. SKILLERN RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.98 acres. The request is for a home occupation in a residential zoned district.

Planner: Jonathan Curth

10. CUP 18-6342: Conditional Use (1327 S. DUNCAN AVE/DUNCAN AVE. RV PARK, 561): Submitted by JERRY HUDSON for property located 1327 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 3.16 acres. The request is for an RV Park in a residential zoned district.

Planner: Quin Thompson

11. CUP 18-6349: Conditional Use (328 S. DUNCAN AVE./HOURGLASS HOLDINGS, 522): Submitted by JACKSON WILLIAMS for property located 328 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.22 acres. The request is for an offsite parking lot in a residential zoned district.

Planner: Jonathan Curth

12. CUP 18-6325: Conditional Use (N. OF RUPPLE RD. & CATALPA DR./CENTENNIAL TRAIL RV PARK, 556): Submitted by MILHOLLAND & ASSOCIATES, INC. for property located NORTH OF RUPPLE RD. & CATALPA DR. The property is zoned CS, COMMUNITY SERVICES, and NC, NIEGHBORHOOD CONSERVATION and contains approximately 60.14 acres. The request is for an RV Park and Food Trailer Court.
Planner: Quin Thompson

13. R-PZD 18-6252: Residential Planned Zoning District (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 22.13 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District for 111 dwelling units.
Planner: Harry Davis

14. LSD 18-6253: Large Scale Development (NORTH OF N. OLD MISSOURI RD. & E. ZION RD./SAGELY PLACE S/D, 137): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF N. OLD MISSOURI RD. & E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 22.13 acres. The request is for 111 single family homes and corresponding infrastructure.
Planner: Harry Davis

15. RZN 18-6319: Rezone (2234 E. ZION RD./SAGELY PLACE, 137): Submitted by ENGINEERING SERVICES, INC. for property located at 2234 E. ZION RD. The property is zoned R-A, RESIDENTIAL AGRICULTURE and contains approximately 2.53 acres. The request is to rezone the site to NS-G, NEIGHBORHOOD SERVICES-GENERAL.
Planner: Harry Davis

16. RZN 18-6341: Rezone (1248 S. WASHINGTON AVE./SUGARLAND PROPERTIES, 678): Submitted by MICHAEL WARD for property located at 1248 S. WASHINGTON AVE. The property is zoned NC-NEIGHBORHOOD CONSERVATION and contains approximately 0.24 acres. The request is to rezone the properties to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Jonathan Curth

17. RZN 18-6348: Rezone (N. OF 2454 N. DEANE SOLOMON RD./WILLIAMS TRACTOR, 286): Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 2454 N. DEANE SOLOMON RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.46 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.
Planner: Jonathan Curth

The following items have been approved administratively by staff:

- **LSP 18-6332: Lot Split (2620 S. CITY LAKE RD./C-QUAD DEVELOPMENT, 642):** Submitted by BATES & ASSOCIATES, INC. for property located at 2620 S. CITY LAKE RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL AND I-2, GENERAL INDUSTRIAL and contains approximately 5.61 acres. The request is to split the parcel into 2 lots containing approximately 4.73, and 0.88 acres.
Planner: Quin Thompson

- **LSP 18-6334: Lot Split (1567 & 1569 S. BROOKS AVE./POSEY, 600):** Submitted by ATLAS SURVEYING, INC. for properties located at 1567 & 1569 S. BROOKS AVE. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 2 lots of approximately 0.15 acres each. The request is to split the parcels into 4 lots containing approximately 0.07, 0.08, 0.07, and 0.08 acres.
Planner: Quin Thompson
- **LSP 18-6265: Lot Split (300 S. HILL AVE./MOLDENHAUER, 522):** Submitted by REID & ASSOCIATES, INC. for property located at 300 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcel into 4 lots containing approximately 0.09, 0.09, 0.09, and 0.18 acres.
Planner: Quin Thompson
- **FPL 18-6364: Final Plat (EAST END OF RIVER MEADOWS DR./RIVER MEADOWS SD, 608):** Submitted by JORGENSEN & ASSOCIATES, INC for property located EAST OF RIVER MEADOWS DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 4.95 acres. The request is for the final plat of 13 single family lots.
Planner: Quin Thompson
- **FPL 18-6362: Final Plat (NE OF MORNINGSIDE DR. & 15TH ST./PARK MEADOWS, PH.I, 564):** Submitted by CRAFTON & TULL, INC for property located NE OF MORNINGSIDE DR. & 15TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.58 acres. The request is for the final plat of 73 single family lots.
Planner: Quin Thompson

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.