



Final Agenda
Planning Commission Meeting
September 10, 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 27, 2018 meeting.

Old Business

2. 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

STAFF HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY.

3. 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

4. PPL 18-6115: Preliminary Plat (NE OF OAK BAILEY DR. & OLD WIRE RD./PARK COMMONS S/D, 254): Submitted by BLEW & ASSOCIATES, INC. for properties located NE OF OAK BAILEY DR. & OLD WIRE RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 1.84 acres. The request is for 7 single-family lots. Planner: Harry Davis

New Business

5. ADM 18-6357: Administrative Item (NORTH END OF CHASSY AVE./GREER, 219): Submitted by RYAN SMITH for property located at NORTH END OF CHASSY AVE. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.59 acres. The request is to remove a condition of approval for VAR 16-5341
Planner: Jonathan Curth

6. VAR 18-6305: Variance (NORTH END OF CHASSY AVE./GREER, 219): Submitted by RYAN SMITH for property located at NORTH END OF CHASSY AVE. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.59 acres. The request is for a variance to the street frontage in association with a lot split.
Planner: Jonathan Curth

7. 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. Planner: Jonathan Curth

8. VAR 18-6354: Variance (151 W. DICKSON ST./CHASE, 484): Submitted by PARKCO ARCHITECTS, INC. for properties located at 151 W. DICKSON ST. The properties are zoned MSC, MAIN STREET/CENTER and contain approximately 0.50 acres. The request is for a variance to driveway standards.
Planner: Quin Thompson

9. CUP 18-6337: Conditional Use (2410 N. COLLEGE AVE./STARBUCK'S PARKING, 290): Submitted by ENGINEERING SERVICES, INC. for property located at 2410 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.97 acres. The request is for offsite parking.
Planner: Jonathan Curth

10. CUP 18-6335: Conditional Use (NE OF MORNINGSIDE DR. & 15TH ST./PARK MEADOWS SD MODEL HOME, 564): Submitted by RAUSCH COLEMAN HOMES, INC. for property located NE OF MORNINGSIDE DR. & 15TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.12 acres. The request is for a model home on Lot 4 of the proposed subdivision.
Planner: Quin Thompson

11. 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

12. RZN 18-6330: Rezone (1101 S. BEECHWOOD AVE./ASPEN HEIGHTS PARTNERS, 560): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1101 S. BEECHWOOD AVE. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 13.33 acres. The request is to rezone the properties to CS, COMMUNITY SERVICES.
Planner: Harry Davis

13. 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

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
- **FPL 18-6278: Final Plat (EAST OF 370 DOUBLE SPRINGS RD./EMERALD POINT S/D, 474):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located EAST OF DOUBLE SPRINGS RD. The property is zoned RMF-6, RESIDENTIAL MULTI FAMILY, 6 UNITS PER ACRE and contains approximately 9.18 acres. The request is for a final plat of 36 single family lots.
Planner: Jonathan Curth
- **LSP 18-6288: Lot Split (391 S. HILL AVE./CREEK CAPITAL, 522):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 391 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 parcels into 3 lots containing approximately 0.13, 0.18, and 0.13 acres.
Planner: Harry Davis
- **FPL 18-6131: Final Plat (2069 E. MISSION BLVD./MISSION HEIGHTS PH. III, 370-371):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 2069 E. MISSION BLVD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 4.29 acres. The request is for final plat of 21 single family lots. 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.