



Final Agenda
Planning Commission Meeting
October 22, 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

Assistant City Attorney: Blake Pennington

Call to Order

Roll Call

Consent

1. Approval of the minutes from the October 8, 2018 meeting.
2. **ADM 18-6400: Administrative Item (1930 W. MAINE ST./HENSON HILL PH. II LSD AMEND.):** Submitted by BATES & ASSOCIATES for property located at 1930 E. MAINE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 2.01 acres. The request is for a major modification to a previously approved large scale development. Planner: Jonathan Curth
3. **CCP 18-6385: Concurrent Plat (3500 N. GULLEY RD./HAWKSBILL SD RE-PLAT, 181):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3500 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 44.09 acres. The request is to re-plat the subdivision into 10 single family lots. Planner: Jonathan Curth
4. **CCP 18-6393: Concurrent Plat (INTERSECTION OF POWDERHORN DR. & SOLITUDE BEND/BROOKLANDS MT RANCH LOT 59 & 74, 478):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at the INTERSECTION OF POWERDERHORN DR. & SOLITUDE BEND. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.23 acres. The request is for 11 single family lots. Planner: Quin Thompson
5. **VAR 18-6423: Variance (51, 53, 75, & 77 S. WEST AVE./KOLBERG, 523):** Submitted by MARK KOLBERG for property located at 51, 53, 75, & 77 S. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.37 acres. The request is for a variance to the building design standards. Planner: Jonathan Curth

New Business

6. ADM 18-6382: Administrative Item (310 E 7TH ST./NIEDERMAN, 524): Submitted by MARY ANN CLARK for properties located at 310 E 7TH ST. The property is zoned DG, Downtown General and contains approximately 0.14 acres. The request is for a lesser dedication of Master Street Plan right-of-way.
Planner: Jonathan Curth

7. PPL 18-6394: Preliminary Plat (SOUTH OF MACLURA WAY & SOLITUDE BEND /BROOKLANDS MT. RANCH PHASE IV, 478, 479): Submitted by JORGENSON & ASSOCIATES, INC. for properties located SOUTH OF MACLURA WAY & SOLITUDE BEND. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE, RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, AND CS, COMMUNITY SERVICES and contain approximately 68.79 acres. The request is for 23 single-family lots.
Planner: Quin Thompson

8. CUP 18-6384: Conditional Use (823 & 833 W. STONE ST./BILLINGSLEA PARKING, 522): Submitted by CHARLES BILLINGSLEA for property located at 823 & 833 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.55 acres. The request is for an offsite parking lot. Planner: Jonathan Curth

9. CUP 18-6402: Conditional Use (SE OF FUTRALL DR. AND GREGG AVE./WASHINGTON REGIONAL MEDICAL CENTER PARKING LOT, 211, 250): Submitted by USI CONSULTING ENGINEERS, INC. for property located SE OF FUTRALL DR. AND GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 3.83 acres. The request is for an offsite parking lot.
Planner: Quin Thompson

10. RZN 18-6386: Rezone (WEST OF 203 W. MILLER ST./HARDIN, 367): Submitted by BLEW & ASSOCIATES, P.A. for property located WEST OF 203 W. MILLER ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.26 acres. The request is to rezone the parcel to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.
Planner: Harry Davis

11. RZN 18-6398: Rezone (NORTH OF RUPPLE RD. AND ALBERTA ST./RUPPLE RD. SUBDIVISION, 516, 517, 556): Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF RUPPLE RD. AND ALBERTA ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION, CS, COMMUNITY SERVICES, and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 11.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
Planner: Jonathan Curth

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE NEXT MEETING.

Old Business

12. 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

13. ADM 18-6375: Administrative Item (PLANNING COMMISSION BYLAWS AMENDMENT): Submitted by PLANNING STAFF & CITY ATTORNEY'S OFFICE ON BEHALF OF THE PLANNING COMMISSION. The proposed amendment is for revisions to the Planning Commission Bylaws.
Planner: Andrew Garner

The following items have been approved administratively by staff:

- **LSP 18-6301: Lot Split (2860 N. ROM ORCHARD RD./GARRISON, 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 to split the parcel into 3 lots containing approximately 1.91, 2.29, and 3.76 acres.
Planner: Quin Thompson
- **LSP 18-6390: Lot Split (124 E. MOUNTAIN ST./GLORIOUS HOLDINGS, 524)** Submitted by ATLAS PLS for properties located at 124 E. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 lots of approximately 0.14 acres each. The request is to split the parcels into 4 lots containing approximately 0.07 acres each.
Planner: Jonathan Curth
- **LSP 18-6289: Lot Split (2501 S. ARMSTRONG AVE./BRIGHT TECH., 643):** Submitted by SWOPE ENGINEERING, INC. for property located at 2501 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 39.24 acres. The request is to split the parcels into 3 lots containing approximately 7.56, 10.93, and 20.70 acres.
Planner: Harry Davis
- **LSP 18-6389: Lot Split (229 S. STONEBRIDGE RD./NEOH, 527)** Submitted by REID AND ASSOCIATES for properties located at 229 S. STONEBRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 3.98 acres. The request is to split the parcels into 2 lots containing approximately 0.37 and 3.61 acres.
Planner: Quin Thompson
- **LSIP 18-6275: Large Site Improvement Plan (1541 W. MLK BLVD./MONROE EATON RETAIL, 521-560):** Submitted by BATES & ASSOCIATES, INC. for property located at 1541 W. MLK BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.26 acres. The request is for a 6,050 square foot restaurant with associated parking.
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