



Tentative Agenda
Planning Commission Meeting
October 8, 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 September 24, 2018 meeting.

2. CCP 18-6237: Concurrent Plat (NORTH OF 4442 W. OLDHAM DR./SLOANBROOKE-LOT 100, 477): Submitted by JORGENSEN & ASSOCIATES, INC. for property located NORTH OF 4442 W. OLDHAM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.49 acres. The request is for 6 single family lots.

Planner: Harry Davis

Old Business

3. 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

4. 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

5. 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

New Business

6. ADM 18-6373: Administrative Item (4005 W. MLK BLVD./RESERVE AT MT. KESSLER RV PARK CUP AMENDMENT, 595): Submitted by MILHOLLAND AND ASSOCIATES, INC. The property is zoned CS, COMMUNITY SERVICES, AND UT, URBAN THOROUGHFARE and contains approximately 29.40 acres. The request is for an amendment to the original CUP 18-6061 for an RV Park. Planner: Quin Thompson

7. VAR 18-6406: Variance (115 N. BLOCK AVE./BIG BOX KARAOKE, 484): Submitted by CRAFTON TULL & ASSOCIATES for property located at 115 W. BLOCK AVE. The property is zoned MS-C, MAIN STREET-CENTER and contains approximately 0.21 acres. The request is for a variance to the driveway separation requirements. Planner: Harry Davis

8. R-PZD 18-6368: Residential Planned Zoning District (SOUTH OF HOLLYWOOD AVE./COTTAGES AT HOLLYWOOD, 598): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF HOLLYWOOD AVE. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 6.29 acres. The request is to rezone the property to R-PZD, Residential Planned Zoning District to allow for 7 housing units with up to 5 unrelated tenants. Planner: Harry Davis

9. RZN 18-6360: Rezone (1849 S. GARLAND AVE./FAYETTEVILLE RENTALS, 599): Submitted by EVAN DOUGLAS for property located at 1849 S. GARLAND AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 4.03 acres. The request is to rezone the parcel to CS, COMMUNITY SERVICES. Planner: Jonathan Curth

10. RZN 18-6365: Rezone (1510 N. GREGG AVE./BALLARD, 406): Submitted by SOUTHERN BROTHERS, INC. for property located at 1510 N. GREGG AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.45 acres. The request is to rezone the parcel to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jonathan Curth

11. RZN 18-6374: Rezone (207 W. LAFAYETTE ST./HATFIELD, 484): Submitted by STERLING HAMILTON for property located at 207 W. LAFAYETTE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.14 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Harry Davis

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 18-6153: Lot Split (823 N. STARR DR./BANKS 451):** Submitted by JAMES LAYOUT SERVICES, INC. for property located at 823 N. STARR DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 6.69 acres. The request is to split the parcel into 2 lots containing approximately 3.54 and 3.15 acres. Planner: Jonathan Curth
- **LSP 18-6326: Lot Split (898 S. HILL AVE./HUNT, 561):** Submitted by BATES & ASSOCIATES, INC. for property located at 898 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.53 acres. The request is to split the parcel into 3 lots containing approximately 0.11, 0.11, and 0.32 acres. Planner: Jonathan Curth
- **LSP-PLA 18-6339: Lot Split (1780 E. HAMMOND ST./JARRATT, 409)** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1780 E. HAMMOND ST. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain 2 lots of approximately 0.76 and 1.03 acres each. The request is to join the parcels and then split into 2 lots containing approximately 1.49 and 0.30 acres. Planner: Harry Davis
- **LSP 18-6347: Lot Split (51 & 75 S. WEST AVE./KOLBERG, 523):** Submitted by BLEW & ASSOCIATES, INC. for properties located at 51 & 75 S. WEST AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels of approximately 0.19 and 0.18 acres. The request is to split the parcels to contain 4 lots of approximately 0.10, 0.10, 0.09 and 0.08 acres. Planner: Jonathan Curth
- **LSP 18-6353: Lot Split (258 S. LOCUST AVE./PERRY, 523):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 258 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.18 acres. The request is to split the lot into 2 parcels containing approximately 0.12, and 0.06 acres. Planner: Jonathan Curth

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.