



**Final Agenda**  
**Planning Commission Meeting**  
November 26, 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 November 13, 2018 meeting.

**2. VAC 18-6433: Vacation (839 N. GREGG AVE./DAVIS, 444):** Submitted by ANDY DAVIS for property located at 839 N. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.41 acres. The request is to vacate a portion of a utility easement.  
Planner: Harry Davis

**3. ADM 18-6445: Administrative Item (124 E. MOUNTAIN ST./GLORIOUS HOLDINGS, 524):** Submitted by ATLAS SURVEYING, INC. for properties located at 124 E. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.14 acres. The request is for a variance to the street widening requirements associated with a lot split.  
Planner: Jonathan Curth

**Old Business**

**4. VAR 18-6409: Variance (3234 N. OAKLAND ZION RD./SMITH, 218):** Submitted by SATTERFIELD LAND SURVEYORS, INC. for property located at 3234 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.63 acres. The request is for a variance to the street frontage requirements due to a lot split.  
Planner: Quin Thompson

**New Business**

**5. VAR 18-6438: Variance (3251 N. COLLEGE AVE./FIRST WATCH, 213):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3251 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.26 acres. The request is for a variance to the driveway separation requirements. Planner: Quin Thompson

**6. VAR 18-6434: Variance (210 S. ARCHIBALD YELL AVE./CRISIS BREWERY, 523):** Submitted by BATES & ASSOCIATES, INC. for property located at 210 S. ARCHIBALD YELL BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.71 acres. The request is for a variance to the parking design standards. Planner: Jonathan Curth

**7. PPL 18-6397: Preliminary Plat (NORTH OF RUPPLE RD. AND ALBERTA ST. /RUPPLE RD. SUBDIVISION, 516, 517, 556):** Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF RUPPLE RD. AND ALBERTA ST. The properties are zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 75.29 acres. The request is for 118 single-family lots, 25 2-family lots, and one commercial lot. Planner: Jonathan Curth  
**THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE NEXT MEETING.**

**8. CUP 18-6444: Conditional Use (2087 S. SCHOOL AVE./COMFORT CONTROL, 601):** Submitted by THOMAS MURIE for property located at 2087 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.72 acres. The request is for HVAC contractor's business in a C-2 zoned district. Planner: Quin Thompson

**9. CUP 18-6432: Conditional Use (509 W. SPRING ST./REINDL MANAGEMENT, 484):** Submitted by BATES & ASSOCIATES, INC. for property located at 509 W. SPRING ST. The property is zoned MSC, MAIN STREET-CENTER and contains approximately 1.08 acres. The request is for an offsite parking lot. Planner: Jonathan Curth

**10. RZN 18-6441: Rezone (SE OF 54<sup>TH</sup> AVE. & PERSIMMON ST./WILSON FARM LAND, 476):** Submitted by CITY STAFF for property located SE OF 54<sup>TH</sup> AVE. & PERSIMMON ST. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 36.62 acres. The request is to rezone the parcel to R-A, RESIDENTIAL AGRICULTURAL. Planner: Quin Thompson

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**The following items have been approved administratively by staff:**

- **LSP 18-6411: Lot Split (1936 & 2002 W. MITCHELL ST./CATER, 520)** Submitted by BATES & ASSOCIATES, INC. for properties located at 1936 & 2002 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 3 parcels of approximately 0.77, 0.50, and 0.25 acres. The request is to split the parcels into 5 lots containing approximately 0.30 acres each. Planner: Harry Davis
- **LSP 18-6435: Lot Split (83 & 95 S. GRAHAM AVE./40 PLUS, LLC., 521)** Submitted by BLEW & ASSOCIATES, INC. for property located at 83 & 95 S. GRAHAM AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.20 acres. The request is to split the parcel into 2 lots containing approximately 0.10 acres each. Planner: Harry Davis

- **LSP 18-6439: Lot Split (NORTH OF CHASSY AVE./GREER-SMITH, 219)** Submitted by JORDAN GREER for property located NORTH OF CHASSY AVE. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.59 acres. The request is to split the parcel into 3 lots containing approximately 1.09 acres each.

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.*