



Final Agenda
Planning Commission Meeting
Tuesday, November 13, 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

Agenda Session Discussion Item

- Update on City Plan 2040

Call to Order

Roll Call

Consent

1. Approval of the minutes from the October 22, 2018 meeting.

2. VAC 18-6416: Vacation (WEST OF 2122 W. MOORE LN./PINES AT SPRINGWOODS, 286): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located WEST OF 2122 W. MOORE LN. The property is zoned C-PZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 12.80 acres. The request is to vacate portions of utility easements.

Planner: Jonathan Curth

Old Business

3. 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 and R-A, RESIDENTIAL AGRICULTURAL and contains approximately 19.15 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN, RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, AND R-A, RESIDENTIAL AGRICULTURAL.

Planner: Jonathan Curth

New 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

5. ADM 18-6446: Administrative Item (3615 N. STEELE BLVD./JJ'S BEER GARDEN & BREWERY, 173): Submitted by CITY STAFF for property located at 3615 N. STEELE BLVD. The property is zoned C-1, Neighborhood Commercial, subject to a Bill of Assurance, and contains approximately 1.94 acres. The request is a public hearing to review the approved conditional use permit (CUP 15-5250) and its amendments.

Planner: Jonathan Curth

6. ADM 18-6377: Administrative Item (3600 W. PLAYER LN./THE LINKS PZD AMENDMENT, 400): Submitted by HUGH JARRATT for properties located at 3600 W. Player Ln. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 152.23 acres. The request is to amend the existing PZD to allow Use Unit 26 along Ruppel Rd. and build 122 additional units.

Planner: Harry Davis

7. VAR 18-6424: Variance (340 E. 7th St./CLAYTON-NIEDERMAN, 524): Submitted by ZARA NIEDERMAN for property located at 340 E. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.14 acres. The request is for a variance to the driveway separation requirements.

Planner: Harry Davis

8. VAR 18-6425: Variance (187 E. 9th St./KOMANDER, 563): Submitted by ZARA NIEDERMAN for property located at 187 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.08 acres. The request is for a variance to the driveway separation requirements.

Planner: Harry Davis

9. VAR 18-6428: Variance (380 N. COLLEGE AVE./OZARK NATURAL FOODS, 484): Submitted by MODUS STUDIO, INC. for property located at 380 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.34 acres. The request is for a variance to the driveway separation requirements.

Planner: Jonathan Curth

10. CUP 18-6404: Conditional Use (404 S. BUCHANAN ST./ARNOLD, 522): Submitted by VANCE ARNOLD for property located at 404 S. BUCHANAN ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.36 acres. The request is for an offsite parking lot.

Planner: Jonathan Curth

11. CUP 18-6418: Conditional Use (324 S. BUCHANAN AVE./GRUBBS, 522): Submitted by RICHARD LEE GRUBBS for properties located at 324 S. BUCHANAN AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is for an offsite parking lot.

Planner: Jonathan Curth

The following items have been approved administratively by staff:

- **LSP 18-6391: Lot Split (NW OF DRAKE ST. AND GREGG AVE./1155 PROPERTIES, 250)** Submitted by MCCLELLAND CONSULTING ENGINEERS, INC for properties located NW OF DRAKE ST. AND GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 63.66 acres. The request is to split the parcel into 3 lots containing approximately 13.58, 48.80 and 1.25 acres.
Planner: Harry Davis
- **LSP 18-6331: Lot Split (1335 S. WASHINGTON AVE./BOSTON MTN. HOLDINGS, 563):** Submitted by BATES & ASSOCIATES, INC. for property located at 1335 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is to split the parcel into 2 lots containing approximately 0.09 acres each.
Planner: Jonathan Curth
- **LSP 18-6408: Lot Split (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 each. The request is to split the parcels into 2 lots containing approximately 1.35 and 1.28 acres.
Planner: Quin Thompson
- **LSP 18-6410: Lot Split (736 W. STONE ST./CLICK, 522)** Submitted by BATES AND ASSOCIATES for properties located at 736 W. STONE ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcels into 2 lots containing approximately 0.12 and 0.11 acres.
Planner: Harry Davis
- **LSP 18-6414: Lot Split (5410 E. WYMAN RD./MCLOUD, 454)** Submitted by ALAN REID & ASSOCIATES, INC. for property located at 5410 E. WYMAN RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 19.72 acres. The request is to split the parcel into 3 lots containing approximately 9.58, 8.14 and 2.00 acres.
Planner: Quin Thompson
- **LSP-PLA 18-6431: Lot Split-Property Line Adjustment (NORTH OF RUPPLE RD. & CATALPA DR./READING-NEWMAN, 522)** Submitted by MILHOLLAND AND ASSOCIATES, INC. for properties located NORTH OF RUPPLE RD. & CATALPA DR. The property is zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION, and RSF-1, RESIDENTIAL SINGLE FAMILY, 1 UNIT PER ACRE and contains 2 parcels of approximately 59.63 and 41.12. The request is to adjust and split the parcels into 4 lots of approximately 60.14, 23.30, 11.61, and 5.70 acres
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