



**Final Agenda**  
**Planning Commission Meeting**  
January 28, 2019  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Ron Autry (Vice Chair), Vacant (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; Harry Davis, Planner

**Assistant City Attorney:** Blake Pennington

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the January 14, 2019 meeting.

**2. CCP 18-6473: Concurrent Plat (3435 BLESSING CIRCLE/SPRINGHOUSE VILLAGE COMMERCIAL LOTS, 216):** Submitted by MILHOLLAND & ASSOCIATES, INC. for property located at 3435 BLESSING CIRCLE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.30 acres. The request is for 2 commercial lots.

Planner: Andrew Garner

**3. PPL 18-6521: Preliminary Plat (NORTH OF ALBERTA ST. & RUPPLE RD./RUPPLE RD. SD PH. 4, 5, 7, & 9, 516, 517, 555, 556):** Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF ALBERTA ST. & RUPPLE RD. The properties are zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION, R-A, RESIDENTIAL AGRICULTURAL, RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contain approximately 75.29 acres. The request is for 125 single-family and 41 2-family lots.

Planner: Jonathan Curth

**4. VAR 18-6511: Variance (2809 N. HARDWOOD LN./RUNNELS, 241):** Submitted by BATES & ASSOCIATES, INC. for property located at 2809 N. HARDWOOD LN. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 8.64 acres. The request is for a variance to the minimum street frontage requirements.

Planner: Jonathan Curth

### Old Business

**5. RZN 18-6461: Rezone (NORTH OF 5298 W. WEDINGTON DR./SHA ENTERPRISES, 398):** Submitted by CEI for property located NORTH OF 5298 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 7.59 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jonathan Curth

**6. RZN 18-6488: Rezone (825 W. MONTGOMERY ST./BALLARD, 678):** Submitted by SOUTHERN BROTHERS CONSTRUCTION, INC. for property located at 825 W. MONTGOMERY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.42 acres. The request is to rezone the property to RMF-6, RESIDENTIAL MULTI-FAMILY, 6 UNITS PER ACRE. Planner: Harry Davis

### New Business

**7. CUP 18-6518: Conditional Use (4708 W. WEDINGTON DR./ROSE OF SHARON, 399):** Submitted by ALTHEA WILES for property located at 4708 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.66 acres. The request is for Use Unit 12a, Limited Business, in a single family zoned district. Planner: Jonathan Curth

**8. CUP 18-6519: Conditional Use (3130 S. SCHOOL AVE./ANNAMALAI, 678):** Submitted by ALAN OSTNER for properties located at 3130 S. SCHOOL AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 2.73 acres. The request is for a parking lot in a single family zoned district. Planner: Jonathan Curth

**9. RZN 18-6517: Rezone (3405 W. DINSMORE TRAIL/J. SMITH, 518):** Submitted by JAMES SMITH for property located at 3405 W. DINSMORE TRAIL. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.52 acres. The request is to rezone the property to RSF-2, RESIDENTIAL SINGLE FAMILY, 2 UNITS PER ACRE. Planner: Andrew Garner

### THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED INDEFINITELY

**10. RZN 18-6523: Rezone (504 W. PRAIRIE ST./PETERS, 523):** Submitted by MIKE BAUMANN for properties located at 504 W. PRAIRIE ST. The properties are zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contain approximately 0.99 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. Planner: Jonathan Curth

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

- **LSP 18-6515: Lot Split (817 & 821 W. HUGHES ST./ANDERSON, 444):** Submitted by ENGINEERING SERVICES, INC. for properties located at 817 & 821 W. HUGHES ST. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contain approximately 0.64 acres. The request is to split the parcels into 6 lots containing approximately 0.11, 0.12, 0.10, 0.10, 0.12, and 0.11 acres. Planner: Willie Benson