



Final Agenda
Planning Commission Meeting
January 14, 2019
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; Harry Davis, Planner

Assistant City Attorney: Blake Pennington

Agenda Session Discussion Item

- Subdivision Design Standards (Committee members Hoffman, Belden, Sharp, Winston)

Call to Order

Roll Call

Consent

1. Approval of the minutes from the December 10, 2018 meeting.

2. CCP 18-6489: Concurrent Plat (13944 HIGHLAND CHURCH RD./BOEHM, 508, 509): Submitted by JAMES LAYOUT SERVICES, INC. for property located at 13944 HIGHLAND CHURCH RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.28 acres. The request is for 3 lots. Planner: Andrew Garner

3. VAC 18-6475: Vacation (3024 N. OAK BAILEY RD./ACREY, 254): Submitted by BLEW & ASSOCIATES, INC. for property located at 3024 N. OAK BAILEY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate a portion of the general utility easement. Planner: Jonathan Curth

4. VAR 18-6495: Variance (SE OF S. SCHOOL AVE. & W. SOUTH ST./MAYO-RICH, 523): Submitted by BAUMANN & CROSNO CONSTRUCTION, INC. for properties located SE OF S. SCHOOL AVE. & W SOUTH ST. The properties are zoned DG, DOWNTOWN GENERAL and contain approximately 0.34 acres. The request is for a variance to the driveway design standards. Planner: Jonathan Curth

5. LSD 18-6477: Large Scale Development (1248 E. PUMP STATION RD./HEARTLAND SUPPLY, 603): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1248 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 11.00 acres. The request is for a 12,750-square foot warehouse and office with associated parking. Planner: Andrew Garner

6. VAR 18-6471: Variance (NE OF VAN ASCHE DR. & STEELE BLVD./WATERMARK PARKING EXPANSION, 173): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NE OF VAN ASCHE DR. & STEELE BLVD. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 14.10 acres. The request is for a variance to the driveway design standards. Planner: Jonathan Curth

7. ADM 18-6500: Administrative Item (NE OF MORNINGSIDE DR. & 15TH ST./PARK MEADOWS CUP AMENDMENT, 564): Submitted by RAUSCH COLEMAN, INC. for property located NE OF MORNINGSIDE DR. & 15TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.12 acres. The request is for an amendment to the conditions of CUP 18-6335. Planner: Andrew Garner

8. VAR 18-6502: Variance (1411 W. VAN ASCHE DR./TOMLINSON ASPHALT, 209): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1411 W. VAN ASCHE DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and C-2 THOROUGHFARE COMMERCIAL and contains approximately 2.33 acres. The request is for a variance to the driveway design standards. Planner: Harry Davis

9. VAR 18-6484: Variance (348 W. SOUTH ST./SOUTH SCHOOL DEVELOPMENT, 523): Submitted by ECOLOGICAL DESIGN GROUP, INC. for property located at 348 W. SOUTH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.62 acres. The request is for a variance to the building design standards. Planner: Harry Davis

10. VAR 18-6504: Variance (3350 W. JEWELL RD./AVID HOTEL, 440): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for property located at 3350 W. JEWELL RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.24 acres. The request is for a variance to the landscape area requirements. Urban Forester: Melissa Evans

Old Business

11. CUP 18-6447: Conditional Use (2321 N. RUPPLE RD./MT COMFORT CELL TOWER, 322): Submitted by SMITH COMMUNICATIONS for property located at 2321 N. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 14.93 acres. The request is for a new wireless communication facility (cell tower). Planner: Jonathan Curth

12. CUP 18-6463: Conditional Use (704 S. WASHINGTON AVE./FIELD OF STREAMS, 563): Submitted by KEATON SMITH for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.46 acres. The request is for nightly rentals of travel trailers. Planner: Harry Davis

13. 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

14. RZN 18-6464: Rezone (2081 N. SHADY AVE./TOBIN, 367): Submitted by BATES & ASSOCIATES, INC. for properties located at 2081 N. SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.16 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE.
Planner: Harry Davis

New Business

15. ADM 18-6501: Administrative Item (2407 N. COLLEGE AVE./HOUND'S LOUNGE CUP AMENDMENT, 290): Submitted by MANDY MARSHALL for property located at 2407 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.40 acres. The request is for an amendment to CUP 17-5908.
Planner: Harry Davis

16. VAR 18-6507: Variance (1577 & 1579 S. DUNCAN AVE./CARROLL, 600): Submitted by PENNY CARROLL for property located at 1577 & 1579 S. DUNCAN AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 0.09 acres. The request is for a variance to the building design, parking, and Parksdale and Center Addition Overlay standards.
Planner: Jonathan Curth

17. CUP 18-6503: Conditional Use (EAST OF 378 E. LONGVIEW ST./WRMC CANCER SUPPORT HOME, 212): Submitted by USI CONSULTING ENGINEERS, INC. for property located EAST OF 378 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.64 acres. The request is for a multi-family cancer support home.
Planner: Andrew Garner

18. LSD 18-6486: Large Scale Development (EAST OF 378 E. LONGVIEW ST./WRMC CANCER SUPPORT HOME, 212): Submitted by USI CONSULTING ENGINEERS, INC. for property located EAST OF 378 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 4.46 acres. The request is for a 11,808-square foot multifamily cancer support home with associated parking.
Planner: Andrew Garner

19. VAC 18-6412: Vacation (NORTH OF SLIGO ST. & BROWER ST./BROWER ST. ROW, 599): Submitted by ROBERT RHOADS for property located NORTH OF SLIGO ST. & BROWER ST. The right of way is bounded by property zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, AND NS-L, NEIGHBORHOOD SERVICES-LIMITED and contains approximately 0.39 acres. The request is to vacate a portion of the street right-of-way.
Planner: Harry Davis

20. VAC 18-6470: Vacation (NE OF 650 N. VINSON AVE./REBECCA ST. ROW, 447): Submitted by BATES & ASSOCIATES, INC. for property located NE OF 650 N. VINSON AVE. The right of way is bounded by properties zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of the street right-of-way.
Planner: Harry Davis

21. CUP 18-6481: Conditional Use (4280 W. MLK BLVD./FLYING BURGER & SEAFOOD, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4280 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE & R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.63 acres. The request is for a portion of a parking lot to be built in a residentially-zoned district.
Planner: Jonathan Curth

22. CUP 18-6492: Conditional Use (18 E. TOWNSHIP ST./NWA SCHOOL FOR DOGS, 290): Submitted by SHANTHI STEDDUM for property located at 18 E. TOWNSHIP ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.96 acres. The request is for a dog training facility. Planner: Jonathan Curth

23. CUP 18-6493: Conditional Use (3015 & 3049 E. HEARTHSTONE DR./CROSSOVER VETERINARY CLINIC, 099): Submitted by ZED JOHNSON, ARCHITECT for properties located at 3015 & 3049 E. HEARTHSTONE DR. The properties are zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contain approximately 1.79 acres. The request is for an animal hospital. Planner: Jonathan Curth

24. RZN 18-6462: Rezone (3030 OLD FARMINGTON RD./WILLBANKS, 557): Submitted by LARRY WILLBANKS for property located at 3030 OLD FARMINGTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.35 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Harry Davis

25. RZN 18-6472: Rezone (3033 & 3035 W. SANDRA ST./MILLIGAN, 557): Submitted by LEGACY VENTURES NWA, INC. for property located at 3033 & 3035 W. SANDRA ST. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 0.42 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE. Planner: Harry Davis

26. 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

27. RZN 18-6490: Rezone (4847 W. WEDINGTON DR./WEDINGTON LANDING SD, 438): Submitted by CIVIL DESIGN ENGINEERS, INC. for properties located at 4847 W. WEDINGTON DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and NC, NEIGHBORHOOD CONSERVATION and contain approximately 7.79 acres. The request is to rezone the properties to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE. Planner: Jonathan Curth

The following items have been approved administratively by staff:

- **LSP 18-6487: Lot Split (201 N. EAST AVE. & 204 N. BLOCK AVE./ELDRIDGE, 484):** Submitted by REID & ASSOCIATES, INC. for properties located at 201 N. EAST AVE. & 204 N. BLOCK AVE. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels of approximately 0.45 and 0.18 acres. The request is to split the parcel into 3 lots containing approximately 0.45, 0.10, and 0.08 acres. Planner: Andrew Garner

- **LSP 18-6480: Lot Split (3411 N. SASSAFRAS HILL RD./THOMAS, 221):** Submitted by BATES & ASSOCIATES, INC. for property located at 3411 N. SASSAFRAS HILL RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 60.34 acres. The request is to split the parcels into 2 lots containing approximately 60.34 and 4.80 acres.
Planner: Andrew Garner
- **LSP 18-6476: Lot Split (WEST OF 203 W. MILLER ST./HARDIN, 367):** Submitted by BLEW & ASSOCIATES, INC. for property located WEST OF 203 W. MILLER ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each.
Planner: Harry Davis
- **LSP 18-6485: Lot Split (4023 W. WEDINGTON DR./RPA, LLC, 439):** Submitted by BATES & ASSOCIATES, INC. for property located at 4023 W. WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.97 acres. The request is to split the parcel into 2 lots containing approximately 0.98 and 0.99 acres.
Planner: Willie Benson
- **LSP 18-6491: Lot Split (340 E. SUNBRIDGE DR./WAGNER, 290):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 340 E. SUNBRIDGE DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.66 acres. The request is to split the parcel into 2 lots containing approximately 0.61 and 1.05 acres.
Planner: Willie Benson
- **LSP 18-6451: Lot Split (595 S. HAPPY HOLLOW RD./LEGACY VENTURES, 526):** Submitted by ERIC HELLER for property located at 595 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.49 acres. The request is to split the parcels into 2 lots containing approximately 0.24 and 0.25 acres.
Planner: Quin Thompson
- **LSP-PLA 18-6458: Lot Split-Property Line Adjustment (509 W. SPRING ST./REINDL MANAGEMENT, 484):** Submitted by BATES AND ASSOCIATES, INC. for properties located at 509 W. SPRING ST. The properties are zoned MSC, MAIN STREET CENTER and contain 2 parcels of approximately 1.08 and 0.39 acres. The request is to adjust and split the parcels into 3 lots of approximately 0.85, 0.23, and 0.39 acres.
Planner: Quin Thompson
- **LSP 18-6429: Lot Split (511 W. CENTER ST./BRICENO, 523)** Submitted by MILHOLLAND & ASSOCIATES, INC. for property located at 511 W. CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.16 acres. The request is to split the parcels into 2 lots containing approximately 0.06 and 0.10 acres.
Planner: Quin Thompson
- **LSP 18-6442: Lot Split (1620 N. PORTER RD./REAGOR, 403)** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1620 N. PORTER RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.21 acres. The request is to split the parcel into 2 lots containing approximately 0.11 acres each.
Planner: Jonathan Curth

- **LSP 18-6436: Lot Split (123 N. FLORENE ST./FUGITT, 401)** Submitted by ALAN REID & ASSOCIATES, INC. for property located at 123 N. FLORENE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.36 acres. The request is to split the parcel into 2 lots containing approximately 0.17 and 0.19 acres. Planner: Harry Davis

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.