



Final Agenda
Planning Commission Meeting
February 25, 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

Agenda Session Discussion Item

- Basics of Floodplain Development

Call to Order

Roll Call

Consent

1. Approval of the minutes from the February 11, 2019 meeting.

2. ADM 19-6545: Administrative Item (1541 W. MARKHAM RD./MARKHAM COURT CUP EXTENSION, 482): Submitted by COMMUNITY BY DESIGN, LLC. for property located at 1541 W. MARKHAM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.34 acres. The request is to extend the approval for CUP 16-5696. Planner: Andrew Garner

3. VAR 19-6544: Variance (5988 W. JESS ANDERSON RD./NOTTENKAMPER, 358): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 5988 W. JESS ANDERSON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 20.20 acres. The request is for a variance to the street frontage requirements due to a lot split. Planner: Willie Benson

4. VAR 19-6547: Variance (1136 N. TURNER AVE./J. MCGOWAN, 403): Submitted by JOHN MCGOWAN for property located at 1136 N. TURNER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.32 acres. The request is for a variance to the driveway separation standards. Planner: Harry Davis

5. VAR 19-6549: Variance (1102 S. HAPPY HOLLOW RD./CR CRAWFORD CONSTRUCTION OFFICE, 565): Submitted by C.R. CRAWFORD CONSTRUCTION, INC. for properties located at 1102 S. HAPPY HOLLOW RD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.99 acres. The request is for a variance to the building design standards.
Planner: Jonathan Curth

Old Business

6. RZN 19-6527: Rezone (NORTH OF ALBERTA ST. & RUPPLE RD./RUPPLE RD. SD, 517-556): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF ALBERTA ST. & RUPPLE RD. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 4.45 acres. The request is to rezone 4.45 acres to RI-U, RESIDENTIAL INTERMEDIATE-URBAN and 2.78 acres to RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.
Planner: Jonathan Curth

New Business

7. VAR 19-6565: Variance (3461 E. NATCHEZ TR./MORRIS STREAMSIDE, 295): Submitted by MARK & TAMMY MORRIS for property located at 3461 E. NATCHEZ TR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.51 acres. The request is for a variance to the streamside protection standards.
Floodplain Administrator: Alan Pugh

8. VAR 19-6548: Variance (4294 W. MLK BLVD./SPEEDY SPLASH CAR WASH, 595): Submitted by BLEW & ASSOCIATES, INC. for property located at 4294 W. MLK BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.66 acres. The request is for a variance to the site design standards.
Planner: Jonathan Curth

9. VAR 19-6550: Variance (2846 N. GARLAND AVE./HEFNER GARLAND PROJECT, 248): Submitted by NEAL HEFNER CONSTRUCTION, INC. for property located at 2846 N. GARLAND AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.62 acres. The request is for a variance to the driveway separation standards.
Planner: Harry Davis

10. CUP 19-6539: Conditional Use (1742 N. COLLEGE AVE./NWA TOWING & RECOVERY, 368): Submitted by AMANDA HILLIS for property located at 1742 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.50 acres. The request is for an impound yard in a C-2 zoned district. Planner: Andrew Garner

11. CUP 19-6538: Conditional Use (129 E. MOUNTAIN ST./COLE AIRBNB, 524): Submitted by JENNIFER COLE for property located at 129 E. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.29 acres. The request is nightly rentals of a single-family dwelling (Use Unit 14).
Planner: Jonathan Curth

12. RZN 19-6542: Rezone (808 W. DAVIS ST./FUGITT, 366): Submitted by WILLIAM FUGITT for property located at 808 W. DAVIS ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRES and contain approximately 0.28 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.
Planner: Andrew Garner