



Final Agenda
Planning Commission Meeting
February 11, 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 28, 2019 meeting.

2. VAR 19-6533: Variance Item (637 E. JOYCE BLVD./SPRING CREEK IMPROVEMENTS, 173): Submitted by DLC MANAGEMENT CORP. for properties located at 637 E. JOYCE BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 3.66 acres. The request is for a variance to the access management standards.

Planner: Harry Davis

Old Business

3. 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, and DG, DOWNTOWN GENERAL.

Planner: Jonathan Curth

New Business

4. RZN 19-6525: Rezone (509 E. 15TH ST./LDR ENTERPRISES, LLC., 602): Submitted by BATES & ASSOCIATES, INC. for property located at 509 E. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 2.37 acres. The request is to rezone the property to I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL.

Planner: Harry Davis

5. RZN 19-6524: Rezone (2827 E. WHIPPOORWILL LN./ROTH FAMILY PARTNERSHIP, 411): Submitted by BATES & ASSOCIATES, INC. for properties located at 2827 E. WHIPPOORWILL LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 2.14 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.
Planner: Harry Davis

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

7. CPL 19-6529: Conceptual Plat (3806 N. GREGG AVE./GREGG AVE. MIXED USE DEVELOPMENT, 172): Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 3806 N. GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 5.85 acres. The request is for a Planning Commission review of a concept plat for a mini-storage facility and offices consisting of 87,834 square feet and associated parking.
Planner: Jonathan Curth

The following items have been approved administratively by staff:

- **LSP 18-6312: Lot Split (344 E. 7TH ST./CLAYTON-NIEDERMAN, 524):** Submitted by BATES & ASSOCIATES, INC. for property located at 344 E. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.14 acres. The request is to split the parcel into 3 lots containing approximately 0.07, 0.04, and 0.04 acres.
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.