



Final Agenda
Planning Commission Meeting
March 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

Agenda Session Item

- Basics of Parkland Dedication or Fees in Lieu
- City Plan 2040 Work Session

Call to Order

Roll Call

Consent

1. Approval of the minutes from the February 25, 2019 meeting.

2. VAR 19-6570: Variance (8 S. PINYON PT./LOT 28-TIMBER TRAILS SD, 526): Submitted by MICAH SZABO for property located at 8 S. PINYON PT. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.09 acres. The request is for a variance to the access management requirements. Planner: Jonathan Curth

3. VAR 19-6568: Variance (1205/1207 N. SICILY LN./LOT 19-RUPPLE MEADOWS SD, 400): Submitted by BRANSEN HARRIS for property located at 1205/1207 N. SICILY LN. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 0.21 acres. The request is for a variance to the access management requirements. Planner: Jonathan Curth

Old Business

No Items

New Business

4. VAR 19-6569: Variance (1211/1213 N. RUPPLE RD./LOT 29-RUPPLE MEADOWS SD, 400): Submitted by BRANSEN HARRIS for property located at 1211/1213 N. RUPPLE RD. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 0.19 acres. The request is for a variance to the access management requirements.

Planner: Jonathan Curth

5. PPL 19-6526: Preliminary Plat (3855 W. WEIR RD./MAGNOLIA PARK SD, 244): Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located at 3855 W. WEIR RD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, NS-G, NEIGHBORHOOD SERVICES-GENERAL, and RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 69.71 acres. The request is for 169 single family lots.

Planner: Jonathan Curth

6. CUP 19-6540: Conditional Use (1691 N. GARLAND AVE./TRI-CYCLE FARM, 365): Submitted by DONALD BENNETT for property located at 1691 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 2.09 acres. The request is for a community event space and gardens in a single family zoned district.

Planner: Harry Davis

7. RZN 19-6552: Rezone (3220 W. OLD FARMINGTON RD./COREY, 557): Submitted by ZACK KIFER for property located at 3220 W. OLD FARMINGTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRES and contains approximately 19.54 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES, GENERAL.

Planner: Jonathan Curth

8. RZN 19-6553: Rezone (510 S. COLLEGE AVE./COODY, 524): Submitted by ZARA NIEDERMAN for property located at 510 S. COLLEGE AVE. The property is zoned NC, NEIGHBORHOOD SERVICES and contains approximately 0.22 acres. The request is to rezone the property to NS-L, NEIGHBORHOOD SERVICES-LIMITED.

Planner: Harry Davis

9. RZN 19-6555: Rezone (1924 S. ASHWOOD AVE./COTTAGES AT ASHWOOD, 599): Submitted by STEPHEN BROOKS for property located at 1924 S. ASHWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.16 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Harry Davis

10. ADM 19-6564: Administrative Item (UDC Chapter 166.23/(Recycling and Trash Container Enclosure): Submitted by STAFF to amend UDC Chapter 166.23 Urban Residential Design Standards to specify dimensional requirements for trash and recycling container enclosures in new multi-family developments

Planner: Leif Olson

The following items have been approved administratively by staff:

- **LSP 19-6560: Lot Split (115 E. 9TH ST./NIEDERMAN 9TH ST., 563):** Submitted by BATES & ASSOCIATES, INC. for property located at 115 E. 9TH ST. The property is zoned RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE and contains 2 parcels with approximately 0.10 and 0.07 acres. The request is to split the properties into 4 lots containing approximately 0.04, 0.04, 0.04, and 0.06 acres. Planner: Willie Benson

- **FPL 19-6559: Final Plat (1730 N. STARR DR./STARR LAKE SD, 373):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1730 N. STARR DR. The properties are zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 12.69 acres. The request is for the final plat of 24 single family lots
Planner: Jonathan Curth
- **ADM 19-6598: Administrative Item (NORTH OF 614 W. CLEVELAND ST./FRISCO TRAIL TOWNHOMES, 444):** Submitted by BLEW & ASSOCIATES, INC. for property located NORTH OF 614 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.94 acres. The request is to dedicate right-of-way associated with an approved site improvement plan.
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.