



Final Agenda
Planning Commission Meeting
March 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

Immediately following Agenda Session

- Nominating Committee Meeting for Election of Planning Commission Officers

Call to Order

Roll Call

Presentations:

- **Presentation of Service Award to Commissioner Autry.**

Chief of Staff: Don Marr

Consent

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

2. VAC 19-6571: Vacation (WEST OF 1248 E. PUMP STATION RD./TREE CLIMBERS, INC., 444): Submitted by JEREMY WILLIAMS for property located WEST OF 1248 E. PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 11.80 acres. The request is to vacate a portion of a utility easement. Planner: Harry Davis

3. VAC 19-6574: Vacation (1270 & 1272 N. CORSICA DR./BASHAM HOMES, 400): Submitted by BATES & ASSOCIATES, INC. for property located at 1270 & 1272 N. CORSICA DR. The property is zoned RMF-12, RESIDENTIAL MULTI FAMILY, 12 UNITS PER ACRE and contains approximately 0.17 acres. The request is to vacate a portion of a utility easement. Planner: Harry Davis

4. VAC 19-6575: Vacation (2090 W. HENSON HILL/RPH, LLC.- HENSON HILL, 520): Submitted by BATES & ASSOCIATES, INC. for property located at 2090 W. HENSON HILL. The property is zoned RMF-18, RESIDENTIAL MULTI FAMILY, 18 UNITS PER ACRE and contains approximately 0.50 acres. The request is to vacate a portion of a utility easement. Planner: Jonathan Curth

5. VAR 19-6583: Variance (WEST OF 2777 N. OAKLAND ZION RD./REMINGTON PLACE, INC., 296): Submitted by MIKE PARKER for property located WEST OF 2777 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 2.46 acres. The request is for a variance to the street frontage requirements.

Planner: Harry Davis

6. CCP 19-6581: Concurrent Plat (EAST OF STEARNS ST. & VANTAGE DR./VANTAGE OFFICE PARK, 175): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located EAST OF STEARNS ST. & VANTAGE DR. The properties are zoned C-3, CENTRAL COMMERCIAL and contain approximately 13.01 acres. The request is for 5 commercial lots.

Planner: Jonathan Curth

Old Business

7. 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

8. 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

THE APPLICANT HAS REQUESTED THIS ITEM BE TABLED TO THE NEXT MEETING.

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

New Business

10. VAR 19-6566: Variance (3488 W. MT. COMFORT RD./MT. COMFORT VET CLINIC, 323): Submitted by PARKCO ARCHITECTS for property located at 3488 W. MT. COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.14 acres. The request is for a variance to the access management and building design requirements.

Planner: Harry Davis

11. VAR 19-6582: Variance (2229 E. HUNTSVILLE RD./HIP CAFE, 566): Submitted by DANI KVERN for property located at 2229 E. HUNTSVILLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.55 acres. The request is for a variance to the access management requirements.

Planner: Jonathan Curth

12. LSD 19-6580: Large Scale Development (EAST OF STEARNS ST. & VANTAGE DR./VANTAGE OFFICE PARK, 175): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located EAST OF STEARNS ST. & VANTAGE DR. The properties are zoned C-3, CENTRAL COMMERCIAL and contain approximately 2.61 acres. The request is for a 38,278-square foot office building with associated parking.
Planner: Jonathan Curth

13. CUP 19-6576: Conditional Use (SOUTH OF 1443 MAIN DR./SOUTHERN STORAGE, 096): Submitted by BLEW & ASSOCIATES, INC. for property located SOUTH OF 1443 MAIN DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.36 acres. The request is for a mini-storage development.
Planner: Harry Davis

14. RZN 19-6573: Rezone (509 W. PRAIRIE ST./PRAIRIE ST. LIVE, 523): Submitted by JASON WRIGHT for property located at 509 W. PRAIRIE ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.93 acres. The request is to rezone the property to MSC, MAIN STREET/CENTER.
Planner: Jonathan Curth

15. RZN 19-6572: Rezone (1540 E. 15TH ST./EZ MART, 565): Submitted by AMY MARTIN for property located at 1540 E. 15TH ST. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 2.16 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.
Planner: Andrew Garner

16. Election of Planning Commission Officers for 2019.

The following items have been approved administratively by staff:

- **LSP 18-6183: Lot Split (2966 N. ANGUS DR./STERLING 258):** Submitted by REID & ASSOCIATES, INC. for property located at 2966 N. ANGUS DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.79 acres. The request is to split the parcel into 2 lots containing approximately 4.79 and 3.00 acres.
Planner: Harry Davis
- **LSP 18-6512: Lot Split (4815 E. MISSION BLVD./CHANDLER, 297):** Submitted by REID & ASSOCIATES, INC. for property located at 4815 E. MISSION BLVD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.52 acres. The request is to split the parcel into 4 lots containing approximately 1.00, 1.19, 1.53, and 1.80 acres.
Planner: Willie Benson
- **LSP 18-6454: Lot Split (317 E. HUNTSVILLE RD./ZAREMBA, 524):** Submitted by BLEW & ASSOCIATES, INC. for property located at 317 E. HUNTSVILLE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.26 acres. The request is to split the parcel into 2 lots containing approximately 0.51 and 0.75 acres.
Planner: Harry Davis

Announcements

Adjourn