



**Final Agenda**  
**Planning Commission Meeting**  
April 8, 2019  
5:30 PM  
113 W. Mountain, Room 219

**Members:** Matthew Hoffman (Chair), Matthew Johnson (Vice Chair), Leslie Belden (Secretary), Zara Niederman, Tom Brown, Porter Winston, Robert Sharp, Quintin Canada, and Kristifier Paxton

**City Staff:** Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Harry Davis, Planner, and Abdul Ghous, Planner.

**Assistant City Attorney:** Blake Pennington

**Call to Order**

**Roll Call**

**Consent**

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

**2. VAR 19-6603: Variance (3604 E. WILCOX RD./FOSTER, 761):** Submitted by REID & ASSOCIATES, INC. for property located at 3604 E. WILCOX RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 36.88 acres. The request is for a variance to the street frontage requirements. Planner: Abdul Ghous

**3. VAR 19-6602: Variance (348 W. SOUTH ST./SOUTH SCHOOL DEVELOPMENT, 523):** Submitted by ECOLOGICAL DESIGN GROUP 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

**Old Business**

**4. 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 INDEFINITELY.**

## New Business

**5. VAR 19-6604: Variance (1947 N. COLLEGE AVE./BOLDER COFFEE, 368):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 1947 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.89 acres. The request is for a variance to the access management standards.

Planner: Harry Davis

**6. RZN 19-6577: Rezone (1268 W. BAILEY DR./HOMESTEAD, INC., 755):** Submitted by BATES & ASSOCIATES, INC. for properties located at 1268 W. BAILEY DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 4.25 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Planner: Harry Davis

**7. RZN 19-6589: Rezone (238 W. MOORE LN./ARKHOLA, LLC, 286):** Submitted by WILLY BERCHTOLD for property located at 238 W. MOORE LN. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 4.323 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Harry Davis

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## The following items have been approved administratively by staff:

- **LSP 18-6497: Lot Split (5988 W. JESS ANDERSON RD./NOTTENKAMPER 5988, 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 to split the parcel into 2 lots containing approximately 11.78 and 8.42 acres.  
Planner: Willie Benson
- **LSP 18-6328: Lot Split (909 W. EAGLE ST./CAMPBELL, 444):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 909 W. EAGLE ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.18 acres. The request is to split the parcel into 3 lots containing approximately 0.06 acres each.  
Planner: Harry Davis
- **LSP 19-6588: Lot Split (1248 S. WASHINGTON AVE./SUGARLAND PROPERTIES, 563):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1248 S. WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.26 acres. The request is to split the parcel into 2 lots containing approximately 0.13 acres each.  
Planner: Willie Benson

## 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*