



Final Agenda
Planning Commission Meeting
Tuesday, May 28, 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 May 13, 2019 meeting.

2. ADM 19-6673: Administrative Item (3335 S. COUNTRY CLUB DR./FAYETTEVILLE COUNTRY CLUB, 680): Submitted by JOHN SPIES for property located at 3335 S. COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 19.46 acres. The request is for an amendment to the conditions of the existing Conditional Use to allow a building expansion. Planner: Jonathan Curth

3. VAR 19-6704: Variance (994 W. MARTIN LUTHER KING/FAYETTEVILLE HIGH SCHOOL PARKING LOT EXPANSION): Submitted by the MCCLELLAND ENGINEERS for property located at 994 W. MARTIN LUTHER KING BOULEVARD. The request is for a variance to the greenspace requirements for a parking lot expansion. Urban Forester: John Scott

4. CCP 19-6690: Concurrent Plat (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 concurrent plat of 2 single family lots. Planner: Jonathan Curth

5. PPL 19-6669: Preliminary Plat (3956 N. STEELE BLVD./MALCO RETAIL LOT, 173): Submitted by HARRISON FRENCH & ASSOCIATES, INC. for property located at 3956 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.38 acres. The request is for a preliminary plat of 2 commercial lots. Planner: Andrew Garner

6. VAC 19-6664: Vacation (485 N. VINSON AVE./GOCIO, 447-448): Submitted by BATES & ASSOCIATES, INC. for property located at 485 N. VINSON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.24 acres. The request is to vacate a portion of a general utility easement. Planner: Andrew Garner

7. VAC 19-6667: Vacation (417 W. MLK BLVD./FARMERS COOPERATIVE, 523-562): Submitted by SPECIALIZED REAL ESTATE, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MSC, MAIN STREET CENTER, I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and DG, DOWNTOWN GENERAL and contain approximately 7.35 acres. The request is to vacate portions of general utility easements and rights-of-way. Planner: Jonathan Curth

8. VAC 19-6671: Vacation (3956 N. STEELE BLVD./MALCO RETAIL LOT, 173): Submitted by HARRISON FRENCH AND ASSOCIATES, INC. for property located at 3956 N. STEELE BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 10.38 acres. The request is to vacate portions of a general utility and drainage easement. Planner: Andrew Garner

Old Business

9. 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

10. ADM 19-6652 Administrative Item (71B CORRIDOR PLAN) Submitted by the CITY PLANNING DIVISION. City staff requests review and comment on the Draft 71B Corridor Plan. Planner: Andrew Garner

11. ADM 19-6649: Administrative Item (CITY PLAN 2040): Submitted by the CITY PLANNING DIVISION to amend and update the Comprehensive Land Use Plan. Planner: Jonathan Curth

12. ADM 19-6650: Administrative Item (FUTURE LAND USE MAP 2040): Submitted by the CITY PLANNING DIVISION to amend and update the Future Land Use Map. Planner: Jonathan Curth

13. ADM 19-6651: Administrative Item (MASTER STREET PLAN 2040): Submitted by the CITY PLANNING DIVISION to amend and update the Master Street Plan. Planner: Jonathan Curth

New Business

14. CUP 19-6645: Conditional Use (1026 N. MISSION BLVD./URBAN COTTAGE REALTY, 447): Submitted by GINA SWANSON for property located at 1026 N. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.29 acres. The request is for a limited business in a residential zoned district. Planner: Jonathan Curth

15. CUP 19-6660: Conditional Use (1201 N. GRANITE AVE./COLEMAN HOME DAYCARE, 401): Submitted by PAMELA COLEMAN for property located at 1201 N. GRANITE AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.29 acres. The request is for a home daycare in a residential zoned district.

Planner: Harry Davis

16. CUP 19-6674: Conditional Use (2898 E. SETTER ST./BEASLEY HOME DAYCARE, 372): Submitted by SHAQUITA BEASLEY for property located at 2898 E. SETTER ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.29 acres. The request is for a home daycare in a residential zoned district.

Planner: Jonathan Curth

The following items have been approved administratively by staff:

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.