



**Final Agenda**  
**Planning Commission Meeting**  
June 24, 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; Abdul Ghous, Planner.

**Assistant City Attorney:** Blake Pennington

**Call to Order**

**Roll Call**

**Consent**

1. Approval of the minutes from the June 10, 2019 meeting.

**2. CCP 19-6700: Concurrent Plat (6709 W. WHEELER RD./HANK, 239):** Submitted by BLEW & ASSOCIATES, INC. for property located at 6709 W. WHEELER RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 13.99 acres. The request is for a concurrent plat of 5 single family lots. Planner: Jonathan Curth

**Old Business**

**New Business**

**3. ADM 19-6711: Administrative Item (2070 N. GARLAND AVE./CENTER FOR MISSION MOBILIZATION, 366):** Submitted by JOHN PATTON for property located at 2070 N. GARLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 4.22 acres. The request is for a major modification to CUP 18-6300 for additional parking. Planner: Harry Davis

**4. CUP 19-6624: Conditional Use (4436 E. HUNTSVILLE RD./HUNTSVILLE APARTMENTS, 569):** Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL & R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for a multi-family development in an R-O district. Planner: Harry Davis

**5. LSD 19-6597: Large Scale Development (4436 E. HUNTSVILLE RD./HUNTSVILLE APARTMENT COMPLEX, 569):** Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for a 16-unit apartment complex with offices and associated parking.

Planner: Harry Davis

**6. CUP 19-6697: Conditional Use (2615 E. MISSION BLVD./MISSION GOODWILL, 371):** Submitted by JOHN STUCKEY for property located at 2615 E. MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.89 acres. The request is for Use Unit 4 for a thrift store donation center in the Neighborhood Commercial zoning district.

Planner: Jonathan Curth

**7. RZN 19-6696: Rezone (1960 E. HUNTSVILLE RD./TRIPODI-QUINN, 565):** Submitted by HANNAH TRIPODI for property located at 1960 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.28 acres. The request is to rezone the property to C-1, Neighborhood Commercial.

Planner: Jonathan Curth

**8. RZN 19-6703: Rezone (535 S. BROYLES AVE./WOOLSEY FARM, 515):** Submitted by THE CITY OF FAYETTEVILLE for property located at 535 S. BROYLES AVE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 30.17 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Harry Davis

**9. ADM 19-6725 Administrative Item (Amend UDC chapter 161.29: NC, Neighborhood Conservation):** Submitted by the City Planning Division for revisions to UDC Chapter 161.29. The proposed code changes would modify the lot width of the NC, Neighborhood Conservation zoning district.

Planner: Andrew Garner

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

- **FPL 19-6661: Final Plat (WALES & ZANDER DR./SLOANBROOKE SD, PH. IV, 477-478):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at WALES & ZANDER DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 20.81 acres. The request is for a final plat of 70 single family lots.

Planner: Harry Davis

- **LSP 19-6698: Lot Split (300 S. HILL AVE./BOSTON MTN. HOLDINGS, 522):** Submitted by BATES & ASSOCIATES, INC. for property located at 300 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.45 acres. The request is to split the parcels into 4 lots containing approximately 0.09, 0.09, 0.09, and 0.18 acres.

Planner: Willie Benson

- **LSP 19-6701: Lot Split (1613 N. OAKLAND AVE./BOSTON MTN. HOLDINGS, 405):** Submitted by BATES & ASSOCIATES, INC. for property located at 1613 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the parcels into 4 lots containing approximately 0.07, 0.07, 0.08, and 0.08 acres.

Planner: Willie Benson

- LSP 19-6662: Lot Split (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 2 lots with approximately 0.77 and 1.37 acres. The request is to split the parcels into 7 lots containing approximately 0.22, 0.28, 0.29, 0.29, 0.30, 0.34, and 0.42 acres each.  
Planner: Willie Benson
- LSP 19-6685: Lot Split (716 W. SYCAMORE ST./STURCHIO-KING, 366):** Submitted by REID & ASSOCIATES, INC. for property located at 716 W. SYCAMORE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.16 acres. The request is to split the parcels into 3 lots containing approximately 0.60, 0.30, and 0.23 acres.  
Planner: Andrew Garner
- LSP 19-6639: Lot Split (NORTH OF 2481 N. BROPHY CIR./DAVDACO, INC., 291):** Submitted by BATES & ASSOCIATES, INC. for property located NORTH OF 2481 N. BROPHY CIR. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is to split the parcel into 2 lots with approximately 0.14, and 0.15 acres.  
Planner: Andrew Garner

## 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.*