



Final Agenda
Planning Commission Meeting
June 10, 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 28, 2019 meeting.

2. ADM 19-6693: Administrative Item (2607 E. MISSION BLVD./MISSION RETAIL, 371): Submitted by MATT DAVIDSON for property located at 2607 E. MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.89 acres. The request is to extend the approval of LSD 17-5929. Planner: Andrew Garner

3. CCP 19-6677: Concurrent Plat (4201 N. SHILOH DR./NORTHWEST ARKANSAS MALL, 134-135): Submitted by CEI ENGINEERING, INC. for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 105.46 acres. The request is for a concurrent plat of 2 commercial lots. Planner: Andrew Garner

4. VAC 19-6689: Vacation (1923 N. CANDLESOE DR./PILCHER, 373): Submitted by MARITA PILCHER for property located at 1923 N. CANDLESOE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.40 acres. The request is to vacate a portion of a general utility easement. Planner: Jonathan Curth

Old Business

5. 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

6. 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

7. 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

8. VAR 19-6694: Variance (821 S. MORNINGSIDE DR./MORNINGSIDE, INC., 563):

Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 821 S. MORNINGSIDE DR. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.32 acres. The request is for a variance to the driveway separation standards.

Planner: Andrew Garner

9. PPL 19-6670: Preliminary Plat (2900 BLOCK OF HOWARD NICKEL RD./WOODLAND ESTATES SD, 168): Submitted by HARRISON FRENCH & ASSOCIATES, INC. for properties located at the 2900 BLOCK OF HOWARD NICKEL RD. The properties are in the FAYETTEVILLE PLANNING AREA and contain approximately 16.16 acres. The request is for a preliminary plat of 13 single family lots.

Planner: Harry Davis

10. VAC 19-6672: Vacation (MARKS MILL RD./SUMMIT PLACE SD, 329): Submitted by BLEW AND ASSOCIATES, INC. for properties located along MARKS MILL RD. The properties are zoned NC, NEIGHBORHOOD COMMERCIAL and contain approximately 238 acres. The request is to vacate portions of a conservation easement.

Planner: Willie Benson

11. CUP 19-6682: Conditional Use (1229 W. MLK BLVD./ARENA VILLAGE EXPANSION, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1229 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 4.73 acres. The request is for an off-site parking lot

Planner: Harry Davis

12. RZN 19-6666: Rezone (119 & 127 S. WEST AVE./CANFIELD, 523): Submitted by CAL CANFIELD for properties located at 119 & 127 S. WEST AVE. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 0.40 acres. The request is to rezone the properties to MSC, MAIN STREET/CENTER.

Planner: Jonathan Curth

13. RZN 19-6678: Rezone (2280 W. STONE ST./TAMIJANI, 520): Submitted by MANDY WALLACE for property located at 2280 W. STONE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.69 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.

Planner: Harry Davis

The following items have been approved administratively by staff:

- **LSP 19-6636: Lot Split (3275 N. OAKLAND ZION RD./PIEPENBROK, 218):** Submitted by BLEW & ASSOCIATES, INC. for property located at 3275 N. OAKLAND ZION RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 5.06 acres. The request is to split the parcel into 2 lots containing approximately 2.49 and 2.57 acres.
Planner: Andrew Garner

- **LSP 19-6679: Lot Split (1327 S. DUNCAN AVE./RODDEY-HUDSON, 561):** Submitted by GARRISON RODDEY for property located at 1327 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 2.80 acres. The request is to split the parcel into 5 lots containing approximately 2.20, 0.11, 0.11, 0.11 and 0.11 acres. Planner: Willie Benson
- **LSP 19-6684: Lot Split (1620 N. PORTER RD./REAGOR, 403):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1620 N. PORTER RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.21 acres. The request is to split the parcels into 3 lots containing approximately 0.07 acres each. Planner: Andrew Garner
- **LSIP 19-6607: Large Site Improvement Plan (1101 S. BEECHWOOD AVE./ASPEN HEIGHTS, 559):** Submitted by JORGENSEN & ASSOCIATES, INC. for properties located at 1101 S. BEECHWOOD AVE. The properties are zoned CS, COMMUNITY SERVICES and contain approximately 13.26 acres. The request is for a 201-unit apartment complex with associated parking. 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.