



Final Agenda
Planning Commission Meeting
September 23, 2019
5:30 PM
113 W. Mountain, Room 219

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

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 September 9, 2019 meeting.

2. CCP 19-6821: Concurrent Plat (211 N. CHURCH AVE./HAMILTON, 484): Submitted by BATES & ASSOCIATES, INC. for property located at 211 N. CHURCH AVE. The property is zoned MSC, MAIN STREET-CENTER and contains approximately 0.09 acres. The request is for a concurrent plat of 2 residential lots.
Planner: Jonathan Curth

3. VAR 19-6830: Variance Item (519 N. WORDSWORTH LN./ARKANSAS SHAMROCKS, LLC., 439): Submitted by GAHTLIN BANKS for property located at 519 N. WORDSWORTH LN. The property is zoned R-PZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.08 acres. The request is for a leasing office to occupy over 10% of a residence.
Planner: Jonathan Curth

Old Business

4. RZN 19-6708: Rezone (NW OF RUPPLE RD. & FAITH ST./SLOANBROOKE PH. IV, 477,478): Submitted by JORGENSEN & ASSOCIATES, INC. for properties located NW OF RUPPLE RD. & FAITH ST. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contain approximately 1.63 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.
Planner: Harry Davis

New Business

5. ADM 19-6827: Administrative Item (UDC CHAPTERS 151: DEFINITIONS, 161: ZONING, 162: USE UNITS, & 164: DEVELOPMENT): Submitted by CITY STAFF to establish development standards for principle and accessory use ground and roof mounted solar energy systems
Planner: Leif Olsen

6. ADM 19-6826: Administrative Item (401 W. MOUNTAIN ST./FAY. PUBLIC LIBRARY, 523): Submitted by ECOLOGICAL DESIGN GROUP for properties located at 401 W. MOUNTAIN ST. The properties are zoned DG, DOWNTOWN GENERAL and MSC, MAIN STREET/CENTER and contain approximately 5.40 acres. The request is for a major modification to the originally approved Large Scale Development 18-6399. Planner: Jonathan Curth

7. VAR 19-6816: Variance (380 N. COLLEGE AVE./OZARK NATURAL FOOD CO-OP, 485): Submitted by FLINTLOCK LTD., CO. for property located at 380 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.17 acres. The request is for variances to the parking lot, building design, landscape, and screening requirements. Planner: Jonathan Curth

8. VAR 19-6829: Variance (NW OF DRAKE ST. & GREGG AVE./1155 PROPERTIES, LLC., 250): Submitted by CEI ENGINEERING, INC. for property located NW OF DRAKE ST. & GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 13.32 acres. The request is for variances to the Master Street Plan right-of-way requirements, driveway separation standards, parking, landscape, and buffer requirements. Planner: Jonathan Curth

9. LSD 19-6780: Large Scale Development (2486 W. MT. COMFORT RD./CASEY'S GENERAL STORE, 324): Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2486 W. MT. COMFORT RD. The properties are zoned C-1, NEIGHBORHOOD COMMERCIAL & R-A, RESIDENTIAL AGRICULTURAL and contain approximately 2.02 acres. The request is for a 6,000-square foot convenience store with gas pumps and associated parking. Planner: Jonathan Curth

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

10. CUP 19-6824: Conditional Use (2422 N. SALEM RD./KIMBROUGH, 323): Submitted by LESLEY & SANDRA KIMBROUGH for property located at 2422 N. SALEM RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 2.72 acres. The request is for an accessory structure before the primary structure is built. Planner: Jonathan Curth

11. CUP 19-6812: Conditional Use (3010 W. OLD FARMINGTON RD./ONE MILE COURTS, 557): Submitted by COMMUNITY BY DESIGN, LLC. for properties located at 3010 W. OLD FARMINGTON RD. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain approximately 4.84 acres. The request is for a cluster housing development with 24 residential units and associated parking. Planner: Jonathan Curth

12. RZN 19-6818: Rezone (690 S. RAY AVE./MILLS, 526): Submitted by LAMB DEVELOPMENT, INC. for property located at 690 S. RAY AVE. The property is zoned RSF-4 RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.60 acres. The request is to rezone the properties to RSF-8 RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Harry Davis

13. RZN 19-6809: Rezone (NE OF GREGG AVE. & VAN ASCHE DR./FITZROY FAYETTEVILLE, LLC., 172): Submitted by HARRISON FRENCH ARCHITECTS for properties located NE OF GREGG AVE. & VAN ASCHE DR. The properties are zoned P-1, INSTITUTIONAL and contain approximately 20.71 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Abdul Ghous

14. RZN 19-6819: Rezone (4170 N. HILLSIDE TERR./CHAISSON, 138): Submitted by BLEW & ASSOCIATES, INC. for property located at 4170 N. HILLSIDE TERR. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.35 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE.

Planner: Abdul Ghous

15. RZN 19-6810: Rezone (1961 N. PORTER RD./PARADIGM DEVELOPMENT, LLC., 363): Submitted by TRACY HOSKINS for properties located at 1961 N. PORTER RD. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 0.92 acres. The request is to rezone a portion of the property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Abdul Ghous

The following items have been approved administratively by staff:

- **LSP 19-6749: Lot Split (4381 E. BLACK CANYON ST./HAMPTONS REAL ESTATE, 608):** Submitted by ENGINEERING SERVICES, INC. for property located at 4381 E. BLACK CANYON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.41 acres. The request is to split the parcels into 2 lots containing approximately 0.20 acres each.

Planner: Abdul Ghous

- **LSP 19-6784: Lot Split (2016 W. MAINE ST./OTTEN, 520):** Submitted by BATES & ASSOCIATES, INC. for property located at 2016 W. MAINE ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.64 acres. The request is to split the parcel into 3 lots containing approximately 0.21 acres each.

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.