



**Final Agenda  
Planning Commission Meeting**

October 14, 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 23, 2019 meeting.

**2. PPL 19-6835: Preliminary Plat (NE OF 15<sup>th</sup> ST. & MORNINGSIDE DR./PARK MEADOWS SD, 564):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located NE OF 15<sup>th</sup> ST. & MORNINGSIDE DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contain approximately 65.00 acres. The request is for a preliminary plat of 290 single family lots.  
Planner: Harry Davis

**Old Business**

**3. 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 NOV. 25.**

**New Business**

**4. PPL 19-6840: Preliminary Plat (NORTH OF PERSHING DR./WOODRIDGE SD PH. 3 & 4, 397):** Submitted by ENGINEERING SERVICES, INC. for property located NORTH OF PERSHING DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 31.59 acres. The request is for a preliminary plat of 70 single family lots.  
Planner: Jonathan Curth

**5. ADM 19-6850: Administrative Item (324 S. BUCHANAN AVE./GRUBBS, 522):** Submitted by RICHARD GRUBBS for property located at 324 S. BUCHANAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 0.37 acres. The request is for an amendment to CUP 18-6418 and for variances to the parking lot and landscape standards. Planner: Jonathan Curth

**6. ADM 19-6845: Administrative Item (1291 S. SPRINGFIELD DR./LOT 44-COVES MODEL HOME, 555):** Submitted by RAUSCH COLEMAN HOMES for property located at 1291 S. SPRINGFIELD. The property is zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contains approximately 0.16 acres. The request is for an amendment to CUP 16-5378 to allow more parking for model home/office. Planner: Harry Davis

**7. VAR 19-6828: Administrative Item (301 S. WEST AVE./LEVI, 523):** Submitted by ED LEVI for property located at 301 S. WEST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.31 acres. The request is for a variance to the sidewalk construction requirements associated with an Accessory Dwelling Unit permit. Engineer: Jonathan Ely

**8. VAR 19-6847: Variance (EAST OF McMILLAN DR. & PAM ANGUS DR./SPRINGS HOSPITALITY, 441):** Submitted by SQD ARCHITECTS for properties located EAST OF McMILLAN DR. & PAM ANGUS DR. The properties are zoned UT, URBAN THOROUGHFARE and contains approximately 3.00 acres. The request is for variance to the building design standards. Planner: Jonathan Curth

**9. CUP 19-6832: Conditional Use (332 E. MEADOW ST./HOME TEAM, LLC., 485):** Submitted by BATES & ASSOCIATES, INC. for property located at 332 E. MEADOW ST. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.57 acres. The request is for two tandem lots. Planner: Harry Davis

**10. RZN 19-6833: Rezone (SE OF DUNN AVE. & 11<sup>TH</sup> ST./CASTRELLON, 562):** Submitted by RYAN CASTRELLON for property located at 510 W. 11<sup>TH</sup> ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.06 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Jonathan Curth

---

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

- **LSIP 19-6774: Large Site Improvement Plan (2621 E. MISSION BLVD./EAST MISSION COMMERCIAL, 371):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located at 2621 E. MISSION BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.62 acres. The request is for 2 commercial buildings consisting of 5,000 square foot tenant space and 2,646 square foot drive thru restaurant with associated parking. Planner: Abdul Ghous
- **LSP 19-6811: Lot Split (SOUTH OF 1936 N. SHILOH DR./BERRY, 363):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for properties located SOUTH OF 1936 N. SHILOH DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains 1 lot with approximately 12.28 acres. The request is to split the parcel into 2 lots containing approximately 11.30 and 0.99 acres. Planner: Willie Benson

- **LSP 19-6843: Lot Split (456 W. SPRUCE ST./RAPERT, 406):** Submitted by BATES & ASSOCIATES, INC. for property located at 456 W. SPRUCE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.43 acres. The request is to split the parcel into 2 lots containing approximately 0.20 & 0.23 acres. Planner: Willie Benson
- **LSP 19-6868: Lot Split (1515 N. LEWIS AVE./LEWIS PARK, 404):** Submitted by CITY STAFF for property located at 1515 N. LEWIS AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 25.10 acres. The request to split the property into 3 parcels with approximately 12.35, 8.50, & 3.62 acres. Planner: Willie Benson
- **SIP 19-6707: Site Improvement Plan (1324, 1326, & 1338 W. CLEVELAND ST./CLEVELAND DEVELOPMENT, 443):** Submitted by COMMUNITY BY DESIGN for properties located at 1324, 1326, & 1338 W. CLEVELAND ST. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, NC, NEIGHBORHOOD CONSERVATION, & RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contain approximately 4.00 acres. The request is for an eight-duplex development with associated parking. Planner: Jonathan Curth
- **LSP-PLA 19-6838: Lot Split-Property Line Adjustment (333 W. SOUTH ST./RICH, 523):** Submitted by BATES & ASSOCIATES, INC. for properties located at 333 W. SOUTH ST. The properties are zoned DG, DOWNTOWN GENERAL and contain 2 lot with approximately 0.17 & 0.18 acres. The request is to split and adjust the parcels into 6 lots containing approximately 0.06 acres each. Planner: Jonathan Curth

## 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.*