



Final Agenda
Planning Commission Meeting

October 28, 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 October 14, 2019 meeting.

2. LSD 19-6856: Large Scale Development (1333 W. MT. COMFORT RD./MT. COMFORT APTS., 404): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1333 W. MT. COMFORT RD. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 1.20 acres. The request is for an apartment complex with 13 units and associated parking. Planner: Harry Davis

Old Business

3. 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

New Business

4. VAR 19-6869: Variance (2311 W. MLK BLVD./WAFFLE HOUSE, 559): Submitted by JEFFREY WRIGHT for property located at 2311 W. MLK BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.67 acres. The request is for a variance to the parking lot landscape requirements. Planner: Harry Davis

5. CCP 19-6866: Concurrent Plat (EAST OF ROLLING HILLS DR. & OLD MISSOURI RD./KEENAN, 253-254): Submitted by JORGENSEN & ASSOCIATES, INC. for property located EAST OF ROLLING HILLS DR. & OLD MISSOURI RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION, NS-G, NEIGHBORHOOD SERVICES-GENERAL, & RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 49.76 acres. The request is for a concurrent plat of 3 lots. Planner: Abdul Ghous

6. CUP 19-6837: Conditional Use (3246 S. SCHOOL AVE./SUNSET PROPERTIES, 717): Submitted by TIFFANY DEVORE for property located at 3246 S. SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.00 acre. The request is for a construction yard in commercially zoned district. Planner: Harry Davis

7. RZN 19-6853: Rezone (1278 W. HENDRIX ST./FUGITT, 404): Submitted by BILL FUGITT for property located at 1278 W. HENDRIX ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE. Planner: Abdul Ghous

Old Business

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

The following items have been approved administratively by staff:

- **FPL 19-6852: Final Plat (NORTH OF COLFAX LOOP/THE COVES, PH. IV, 555):** Submitted by CRAFTON TULL & ASSOCIATES, INC. for property located NORTH OF COLFAX LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 21.29 acres. The request is for a final plat of 55 single family lots. Planner: Harry Davis
- **LSP 19-6751: Lot Split (312 E. NORTH ST./THOMPSON, 407):** Submitted by QUIN THOMPSON for property located at 312 E. NORTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.19 acres. The request is to split the parcel into 2 lots containing approximately 0.09, and 0.10 acres. Planner: Willie Benson
- **LSP-PLA 19-6820: Lot Split-Property Line Adjustment (3010 W. OLD FARMINGTON RD./STRIKLIN, 557):** Submitted by BATES & ASSOCIATES, INC. for properties located at 3010 W. OLD FARMINGTON RD. The properties are zoned RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE and contain 2 lots with approximately 3.86 and 0.98 acres. The request is to split and adjust the parcels into 3 lots containing approximately 4.56, 0.15, and 0.12 acres. Planner: Willie Benson

- **LSP 19-6871: Lot Split (NE OF PORTER RD. & DEANE ST./PORTER-DEANE, 364):**
Submitted by CITY STAFF for property located NE OF PORTER RD. & DEANE ST. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 417.15 acres. The request is to split the parcel into 2 lots containing approximately 11.60 & 405.55 acres.
Planner: Willie Benson

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.