



Final Agenda
Planning Commission Meeting
December 10, 2018
5:30 PM
113 W. Mountain, Room 219

Members: Matthew Hoffman (Chair), Ron Autry (Vice Chair), Sloan Scroggin (Secretary), Zara Niederman, Tom Brown, Leslie Belden, Matt Johnson, Porter Winston, and Robert Sharp.

City Staff: Andrew Garner, City Planning Director; Jonathan Curth, Senior Planner; Harry Davis, Planner

Assistant City Attorney: Blake Pennington

Call to Order

Roll Call

Consent

1. Approval of the minutes from the November 26, 2018 meeting.

2. VAR 18-6467: Variance (1566 N. DAWN DR./DAWN DR. APARTMENTS, 4053): Submitted by JAMES KOCH, P.E. for property located at 1566 N. DAWN DR. The property is zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and contains approximately 1.07 acres. The request is for a variance to the parking design standards. Planner: Jonathan Curth

3. PPL 18-6397: Preliminary Plat (NORTH OF RUPPLE RD. AND ALBERTA ST. /RUPPLE RD. SUBDIVISION, 516, 517, 556): Submitted by ENGINEERING SERVICES, INC. for properties located NORTH OF RUPPLE RD. AND ALBERTA ST. The properties are zoned CS, COMMUNITY SERVICES, NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL AGRICULTURAL and contain approximately 75.29 acres. The request is for 118 single-family lots, 25 2-family lots, and one commercial lot. Planner: Jonathan Curth

4. PPL 18-6448: Preliminary Plat (SOUTH OF OLDHAM DR./SLOANBROOKE PHASE 6, 516): Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTH OF OLDHAM DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 39.80 acres. The request is for 130 single-family lots. Planner: Harry Davis

Old Business

5. VAR 18-6438: Variance (3251 N. COLLEGE AVE./FIRST WATCH, 213): Submitted by BLEW & ASSOCIATES, INC. for property located at 3251 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.26 acres. The request is for a variance to the driveway separation requirements. Planner: Andrew Garner

New Business

6. VAR 18-6468: Variance (SE OF MAPLE ST. & ARKANSAS AVE./GAMMA DELTA SORORITY, 483): Submitted by DCI, INC. for properties located SE OF MAPLE ST & ARKANSAS AVE. The properties are zoned RMF-40, RESIDENTIAL MULTI FAMILY, 40 UNITS PER ACRE and P-1, INSTITUTIONAL and contain approximately 1.82 acres. The request is for a variance to the street design standards. Engineer: Jonathan Ely

7. LSD 18-6399: Large Scale Development (401 W MOUNTAIN ST./FAYETTEVILLE PUBLIC LIBRARY, 523): Submitted by MSR DESIGN, INC. for property located at 401 W. MOUNTAIN ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 5.4 acres. The request is for a 99,198-square foot expansion to the public library. Planner: Jonathan Curth

8. CUP 18-6447: Conditional Use (2321 N. RUPPLE RD./MT COMFORT CELL TOWER, 322): Submitted by SMITH COMMUNICATIONS for property located at 2321 N. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 14.93 acres. The request is for a new wireless communication facility (cell tower). Planner: Jonathan Curth

9. CUP 18-6463: Conditional Use (704 S. WASHINGTON AVE./FIELD OF STREAMS, 563): Submitted by KEATON SMITH for property located at 704 S. WASHINGTON AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.46 acres. The request is for nightly rentals of travel trailers. Planner: Harry Davis

10. CUP 18-6449: Conditional Use (2375 E. FARR LN./KEENAN, 254): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 2375 E. FARR LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 4.00 acres. The request is for a tandem lot due to a lot split. Planner: Jonathan Curth

11. CUP 18-6466: Conditional Use (317 E. HUNTSVILLE RD./ZAREMBA, 524): Submitted by BLEW & ASSOCIATES, INC. for property located at 317 E. HUNTSVILLE RD. The properties are zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.60 acres. The request is for a tandem lot due to a lot split. Planner: Harry Davis

12. RZN 18-6465: Rezone (312 E. NORTH ST./THOMPSON, 407): Submitted by QUIN THOMPSON for property located at 312 E. NORTH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contain approximately 0.26 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. Planner: Andrew Garner

13. RZN 18-6461: Rezone (NORTH OF 5298 W. WEDINGTON DR./SHA ENTERPRISES, 398): Submitted by CEI for property located NORTH OF 5298 W. WEDINGTON DR. The properties are zoned R-A, RESIDENTIAL AGRICULTURAL and contain approximately 7.59 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. Planner: Jonathan Curth

14. RZN 18-6464: Rezone (2081 N. SHADY AVE./TOBIN, 367): Submitted by BATES & ASSOCIATES, INC. for properties located at 2081 N. SHADY AVE. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 1.16 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE. Planner: Harry Davis

15. RZN 18-6380: Rezone (1882 STARR RD./JB HAYS, 373): Submitted by J.B. HAYS for property located at 1882 STARR RD. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 1.32 acres. The request is to rezone the parcel to NS-L, NEIGHBORHOOD SERVICES-LIMITED. Planner: Andrew Garner

Unfinished Business:

16. ADM 18-6376: Administrative Item (PLANNING COMMISSION RECOMMENDED APPROACH: FAYETTEVILLE SUBDIVISION DESIGN STANDARDS): Submitted by FAYETTEVILLE LONG RANGE PLANNING SUB-COMMITTEE. The proposed approach recommends code changes to protect the safety and quality of newly developed residential neighborhoods. Commission Chair: Matthew Hoffman

The following items have been approved administratively by staff:

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.