



**Final Agenda**  
**Planning Commission Meeting**  
May 13, 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 April 22, 2019 meeting.

**2. ADM 19-6658: Administrative Item (SOUTHEAST OF BROYLES & CROFT DR./SLOANBROOKE PH. 5, 477):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SOUTHEAST OF BROYLES & CROFT DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 45.00 acres. The request is to extend the approval of the preliminary plat. Planner: Harry Davis

**3. VAR 19-6641: Variance (1101 S. BEECHWOOD AVE./ASPEN HEIGHTS, 559):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1101 S. BEECHWOOD AVE. The property is zoned CS, COMMUNITY SERVICES, and contains approximately 5.08 acres. The request is for a variance to the driveway separation standards. Planner: Harry Davis

**4. VAR 19-6657: Variance (3390 W. MLK BLVD./VALENTINE HOLDINGS, 557):** Submitted by ECOLOGICAL DESIGN GROUP, INC. for properties located at 3390 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL & R-O, RESIDENTIAL OFFICE, and contain approximately 1.51 acres. The request is for a variance to the driveway separation standards. Planner: Andrew Garner

**5. VAC 19-6634: Vacation (EAST OF 902 S. SCHOOL AVE./STEVENS, 562):** Submitted by ANGELA STEVENS for property located EAST OF 902 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.82 acres. The request is to vacate a portion of a water & sewer easement. Planner: Abdul Ghous

**Old Business**

No Items

**New Business**

**6. ADM 19-6647: Administrative Item (404 S. BUCHANAN ST./ARNOLD, 522):** Submitted by VANCE ARNOLD for property located at 404 S. BUCHANAN ST. 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 the conditions of CUP 18-6404.

Planner: Jonathan Curth

**7. ADM 19-6648: Administrative Item (324 S. BUCHANAN ST./GRUBBS, 522):** Submitted by RICHARD GRUBBS for property located at 324 S. BUCHANAN ST. 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 the conditions of CUP 18-6418.

Planner: Jonathan Curth

**8. VAR 19-6675: Variance (NORTH OF 510 W. PRAIRIE ST./PEARSON, 523):** Submitted by CHARLES PEARSON for property located NORTH OF 510 W. PRAIRIE ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL, and contains approximately 0.31 acres. The request is for a variance to the streamside protection standards.

Engineer: Alan Pugh

**THE APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED INDEFINITELY**

**9. RZN 19-6640: Rezone (WEST OF 3231 W. MLK BLVD./COBB BROTHERS & WESTPHAL, 557):** Submitted by NEWMARK MOSES TUCKER PARTNERS for property located WEST OF 3231 W. MLK BLVD. The property is zoned R-O, RESIDENTIAL OFFICE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.24 acres. The request is to rezone a portion of the property to UT, URBAN THOROUGHFARE.

Planner: Abdul Ghous

**10. RZN 19-6644: Rezone (125 W. SUNBRIDGE DR./SUNBRIDGE CENTER, 289-290):** Submitted by BATES & ASSOCIATES, INC. for property located at 125 W. SUNBRIDGE DR. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.30 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Abdul Ghous

**11. ADM 19-6652 Administrative Item (71B CORRIDOR PLAN)** Submitted by the CITY PLANNING DIVISION. City staff requests review and comment on the Draft 71B Corridor Plan.

Planner: Andrew Garner

**12. 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

**13. 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

**14. 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

---

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

- **LSP 18-6494: Lot Split (SW OF JESS ANDERSON RD. & SUNSHINE RD./NOTTENKAMPER, 359):** Submitted by JORGENSEN & ASSOCIATES, INC. for property located SW OF JESS ANDERSON RD. & SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.80 acres. The request is to split the parcel into 3 lots containing approximately 1.18, 1.31, and 1.32 acres.  
Planner: Willie Benson
- **LSP 19-6587: Lot Split (1236 E. TOWNSHIP ST./MOLDENHAUER, 291):** Submitted by BLEW & ASSOCIATES, INC. for property located at 1236 E. TOWNSHIP ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.56 acres. The request is to split the parcel into 2 lots containing approximately 0.25 and 0.31 acres each.  
Planner: Willie Benson
- **LSP 19-6642: Lot Split (808 S. LOCUST AVE./SOUTH FAYETTEVILLE HOLDINGS, 562):** Submitted by BATES & ASSOCIATES, INC. for property located at 808 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.18 acres. The request is to split the parcel into 2 lots with approximately 0.08, and 0.10 acres.  
Planner: Willie Benson
- **FPL 19-6613: Final Plat (2180 W. MOORE LN./TIMBER RIDGE ESTATES SD, 286):** Submitted by MORRISON SHIPLEY ENGINEERS, INC. for properties located at 2180 W. MOORE LN. The properties are zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contain approximately 11.25 acres. The request is for a final plat of 79 single family lots.  
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.*