

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT  
AGENDA  
ROSE ROOM – CREEKMORE PARK COMMUNITY CENTER  
5:30 P.M.  
SEPTEMBER 11, 2012**

**I. ROLL CALL**

**II. APPROVAL OF MINUTES FROM AUGUST 14, 2012**

**III. STAFF COMMENTS AND PROCEDURES**

1. Rezoning #21-9-12; A request by Mike Richards, City of Fort Smith Fire Chief, for a zone change from Not Zoned to Transitional (T) by Classification located at 8900 Massard Road. (companion item to items #2 & #17)
2. Conditional Use #11-9-12; A request by Mike Richards, City of Fort Smith Fire Chief, for a fire station located at 8900 Massard Road. (companion item to items #1 & #17)
3. Unified Development Ordinance Amendments
4. Final Plat – Cavanaugh Meadows – Mickle-Wagner-Coleman
5. Master Land Use Plan Amendment from Commercial Neighborhood to General Commercial located at 2501 North 50<sup>th</sup> Street. (companion item to items #6 & #11)
6. Rezoning #22-9-12; A request by Al Prieur, agent, for a corrective rezoning from Commercial-4 and Commercial Light (C-2) to Commercial Heavy (C-5) by Classification located at 2501 North 50<sup>th</sup> Street. (companion item to items #5 & #11)
7. Rezoning #23-9-12; A request by Tony Leraris, agent, for the following: (companion item to item #16)
  - A) A zone change from Not Zoned to Commercial Employment Mixed Use (CEMU) by Classification located at 7900 Collier Street.
  - B) Development plan approval for a multi-purpose building.
8. Rezoning #24-9-12; A request by Robert Makepeace, agent, for a zone change from Transitional (T) to Commercial Light (C-2) by Extension located at 314 South 17<sup>th</sup> Street. (companion item to item #15)

9. Conditional Use #12-9-12; A request by Bill Means, agent, for a conditional use for a church located at 3421 Duke Avenue.
10. A request by Morrison-Shipley Engineers, agent, for development plan approval for a convenience store with gasoline sales located at 9102 Rogers Avenue. (companion item to item #12)

**RECESS PLANNING COMMISSION  
CONVENE BOARD OF ZONING ADJUSTMENT**

11. Variance #27-9-12; A request by Al Prieur, agent, for a variance from 87,120 square feet to 79,323 square feet minimum lot area located at 2501 North 50<sup>th</sup> Street. (companion item to items #5 & #6)
12. Variance #28-9-12; A request by Morrison-Shipley Engineers for a variance from 30 feet to 10 feet rear yard setback located at 9102 Rogers Avenue. (companion item to item #10)
13. Variance #29-9-12; A request by J. T. Griffith, agent, for the following variances located at 2110 North “D” Street:
  - 1) From 20 feet to 3 feet 4 inch front yard setback
  - 2) From 5,000 square feet to 2,142 square feet minimum lot area
  - 3) From 50 feet to 42.66 feet minimum lot width
14. Variance #30-9-12; A request by Patricia Richardson for a variance from 25 feet to 15 feet front yard setback located at 3420 North 55<sup>th</sup> Street.
15. Variance #31-9-12; A request by Robert Makepeace, agent, for a variance from major collector to local road required street access located at 314 South 17<sup>th</sup> Street. (companion item to item #8)
16. Variance #33-9-12; A request by Tony Leraris, agent, for the following variances located at 7900 Collier Street: (companion item to item #7)
  - 1) Section 27-602-3 (B) – perimeter landscaping on Roberts Boulevard
  - 2) Section 27-602-4 (C)(2)(3) – exterior building materials
17. Variance #34-9-12; A request by Mike Richards, City of Fort Smith Fire Chief, for a variance from 2.0 acres to 2.5 acres maximum lot size for rezoning to Transitional located at 8900 Massard Road. (companion item to items #1 & #2)