

DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
March 9, 2017**

MEMBERS PRESENT:

Roger Clark
Hannah Cicioni
Andrew Curry
Mandel Samuels
Juli Zimmerman

OTHERS ATTENDING:

Ethan Hunter – District Planner
Dylan Cobb – Planning Engineer

Chairperson Andrew Curry called the meeting to order at 4:00 pm.

OLD BUSINESS

- 17-15:** A request by Bedding Mart for a variance to allow additional wall signage at 4207 S Pleasant Crossing Boulevard in the city's C-2 (Highway Commercial) zoning district.

Cicioni recused herself from this item. Laura Tucker represented this request. Tucker explained that her client would like to remove the east elevation signage from the request, and they will not be utilizing a monument sign along Pleasant Crossing Boulevard. She confirmed that the only variances being sought are for the north and south elevation signage, as the only signage allowed by right exists on the west elevation. She also noted that Bedding Mart cannot use the shared development sign. Curry asked to confirm that Bedding Mart will not want to utilize a monument sign in the future for the sake of justifying the current request.

Samuels motioned to approve the amended request for north and south elevation signage. Clark seconded. Voice vote: YES (unanimous). Motion carried. **APPROVED.**

- 17-16:** A request by Zoes Kitchen for a variance to allow additional wall signage at 4007 W Walnut Street in the city's C-2 (Highway Commercial) zoning district.

Laura Tucker represented this request. Tucker explained that her client would like to remove the north elevation signage from the request, and is open to removing one of the directional signs if necessary. She confirmed that the directional signs are single-sided.

She restated her request to only include two additional wall signs and a 5' directional sign. Clark clarified the location of on-site parking in relation to the drive-thru, and Zimmerman asked to confirm whether a monument sign would be placed along Walnut Street.

Cicioni motioned to approve the amended request for east and west elevation signage and one 5' directional sign. Samuels seconded. Voice vote: YES (unanimous). Motion carried. **APPROVED.**

NEW BUSINESS

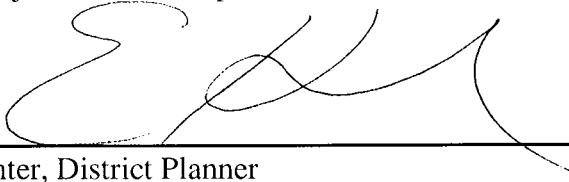
17-18: A request by Domino's for a variance to allow a reduction in required parking spaces for a development near Pinnacle Hills Parkway and Northgate Road in the city's C-2 (Highway Commercial) zoning district.

Dave Burris represented this request. He explained that based on the city's parking formula which accounts for customer occupancy and shift employees, the resulting parking requirement puts Domino's just shy of 16 spaces. Instead, they are requesting a variance of one parking space to allow for 15 on-site parking spaces. Burris noted that Domino's has a shared parking agreement with a business across Pinnacle Hills which has off-peak parking needs.

Cicioni motioned to approve as requested. Zimmerman seconded. Voice vote: YES (unanimous). Motion carried. **APPROVED.**

Previous minutes (2/23/17): No minutes available to review.

Meeting adjourned at 4:16 pm.



Ethan Hunter, District Planner