

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, February 24, 2025**

**5:30 PM**

**City Hall Room 219**

### **Planning Commission Members**

*Andrew Brink, Chair*

*Mary McGetrick, Vice Chair*

*Brad Payne, Secretary*

*Matthew Cabe*

*Nick Castin*

*Jimm Garlock*

*Fred Gulley*

*Mary Madden*

*Nick Werner*

*Senior Assistant City Attorney Blake Pennington*

**Call to Order****Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the February 10, 2025 Planning Commission. -  
Mirinda Hopkins, Development Coordinator

**2. CCP-2025-0001: Concurrent Plat (W. WEIR RD & N. HUGHMOUNT RD/CLARK, 204):**

Submitted by JORGENSEN & ASSOCIATES for property located on W. WEIR RD & N. HUGHMOUNT RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 29.21 acres. The request is to divide the property into two lots with 26.11 and 2.88 acres. - Wesley Frank, Planner

**3. VAR-2025-0002: Planning Commission Variance (583 W. 15TH ST/LEGACY VENTURES LLC, 601):**

Submitted by BLEW & ASSOCIATES for property located at 583 W. 15TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 2.70 acres. The request is for a variance from streamside protection.

*THIS ITEM WAS TABLED AT THE FEBRUARY 10, 2025 PLANNING COMMISSION MEETING.* - Alan Pugh, Staff Engineer

**4. VAR-2025-0007: Planning Commission Variance (357 W. NIGHTINGALE CIR/MCKOWN, 211):**

Submitted by NANCY MCKOWN for property located at 357 W. NIGHTINGALE CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a variance from the flood damage prevention code. - Alan Pugh, Staff Engineer

**Unfinished Business****5. LSD-2024-0038: Large Scale Development (151 W. DICKSON ST/TRINITAS VENTURES, 484):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.42 acres. The request is for a 185-unit multi-family development with associated parking.

*THIS ITEM WAS TABLED AT THE FEBRUARY 10, 2025 PLANNING COMMISSION MEETING.* - Gretchen Harrison, Senior Planner

**6. CUP-2024-0054: Conditional Use Permit (611 N. OLIVER RD/JD RIGGINS FAMILY HOLDINGS, 443):**

Submitted by RMP LLP for property located at 611 N. OLIVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to use the property as a short-term rental.

*THIS ITEM WAS TABLED AT THE FEBRUARY 10, 2025 PLANNING COMMISSION MEETING.* - Jessica Masters, Development Review Manager

**New Business**

**7. PZD-2025-0001: Planned Zoning District (1875 W. HASKELL HTS/HASKELL COMMONS, 520):**

Submitted by CRAFTON TULL for property located at 1875 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.86 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

*THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE MARCH 24, 2025 PLANNING COMMISSION MEETING.* - Gretchen Harrison, Senior Planner

**8. PPL-2024-0010: Preliminary Plat (NORTHEAST OF W. MOUNT COMFORT RD & N. RUPPLE RD/HOLT VILLAGE, 323):**

Submitted by BATES & ASSOCIATES for property located NORTHEAST OF W. MOUNT COMFORT RD & N. RUPPLE RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and CS, COMMUNITY SERVICES and contains approximately 18.47 acres. The request is for the preliminary plat of 105 residential lots and one non-buildable lot. - Gretchen Harrison, Senior Planner

**9. CUP-2025-0002: Conditional Use Permit (1030 N. EVA AVE/LEDBETTER, 442):**

Submitted by JAMES LEDBETTER for property located at 1030 N. EVA AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to use the property as a short-term rental. - Wesley Frank, Planner

**10. CUP-2025-0004: Conditional Use Permit (4897 W. TRIANGLE ST/KIRBY, 516):**

Submitted by BEN KIRBY for property located at 4897 W. TRIANGLE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.11 acres. The request is to use the property as a short-term rental. - Gretchen Harrison, Senior Planner

**11. CUP-2025-0003: Conditional Use Permit (1328 S. SCHOOL AVE/FERDOWSIAN, 562):**

Submitted by NWA SHEDS LLC for property located at 1328 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.15 acres. The request is to use the property for automotive sales. - Donna Wonsower, Planner

**12. RZN-2025-0002: Rezoning (1417 N. ADDINGTON AVE/BAUER HAUS LLC, 404):**

Submitted by BART & PATRICIA BAUER for property located at 1417 N. ADDINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE.

*THIS ITEM HAS BEEN WITHDRAWN BY STAFF DUE TO INCOMPLETE PUBLIC NOTIFICATION.* - Wesley Frank, Planner

**13. RZN-2024-0058: Rezoning (123 E. 15TH ST /KOMANDER, 602):**

Submitted by JOHANN KOMANDER for property located at 123 E. 15TH ST. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.14 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. - Gretchen Harrison, Senior Planner

**14. RZN-2025-0001: Rezoning (903 W. NORTH ST/JORDAN GROUP LLC, 444):**

Submitted by BATES & ASSOCIATES for property located at 903 W. NORTH ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 0.11 acres. The request is to rezone the property to RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE. - Donna Wonsower, Planner

**Items Administratively Approved by Staff**

**15. LSP-2024-0039: Lot Split (2101 S. EMMA AVE/APPLE LILY MANAGEMENT LLC, 639):**

Submitted by JORGENSEN & ASSOCIATES for property located at 2101 S. EMMA AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to split a parcel into two lots containing 0.19 and 0.21 acres. - Wesley Frank,

Planner

**16. LSP-2024-0045: Lot Split (7005 W. GUN CLUB RD/HUDSON, 200):**

Submitted by BATES & ASSOCIATES for property located at 7005 W. GUN CLUB RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 13.34 acres. The request is to split a parcel into two lots containing 6.58 and 6.76 acres. - Wesley Frank, Planner

**17. LSIP-2024-0016: Large Site Improvement Plan (EAST OF 1165 N. MEADOWLANDS DR/MEADOWLANDS HEIGHTS, 400):**

Submitted by ODYSSEY ENGINEERING for property located EAST OF 1165 N. MEADOWLANDS DR. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.38 acres. The request is for a 17-unit residential development. - Wesley Frank, Planner

**18. LSIP-2024-0009: Large Site Improvement Plan (4087 W. MARTIN LUTHER KING JR. BLVD/JIFFY TRIP, 595):**

Submitted by HFA for property located at 4087 W. MARTIN LUTHER KING JR BLVD. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.20 acres. The request is for a 6,710-square-foot convenience store and fueling station with associated parking.  
- Gretchen Harrison, Senior Planner

**19. LSP-2025-0001: Lot Split (1236 W. MOUNT COMFORT RD./SCHWARTING, 404):**

Submitted by SCHUYLER SCHWARTING for property located at 1236 W. MOUNT COMFORT RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.26 acres. The request is to split a parcel into three lots containing 0.10, 0.10 and 0.06 acres.  
- Wesley Frank, Planner

**Agenda Session Items**

**Announcements**

**Adjournment**

**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 of TDD, Telecommunications 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 479-575-8330.

As a courtesy, please turn off all cell phones and pagers.