

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, March 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 March 10, 2025 Planning Commission.  
- Mirinda Hopkins, Development Coordinator

**2. VAR-2025-0005: Planning Commission Variance (1321 & 1369 W. MARTIN LUTHER KING JR. BLVD/CHICK-FIL-A & SONIC, 521):**

Submitted by INTERPLAN LLC for property located at 1321 & 1369 W. MARTIN LUTHER KING JR. BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.88 acres. The request is for a variance to perimeter landscaping requirements.  
- Donna Wonsower, Planner

**3. VAR-2025-0014: Planning Commission Variance (1006 N. MARVIN AVE/ARKHOLA LLC, 440):**

Submitted by ODYSSEY ENGINEERING for property located at 1006 N. MARVIN AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.26 acres. The request is for a variance to street access management standards and perimeter landscaping requirements.  
- Donna Wonsower, Planner

**4. VAR-2025-0015: Planning Commission Variance (1228 S. WEST AVE/SIEMEK & BATES, 562):**

Submitted by WESLEY BATES for property located at 1228 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.26 acres. The request is for a variance to accessory dwelling unit standards.  
- Wesley Frank, Planner

**5. PPL-2025-0002: Preliminary Plat (NORTHWEST OF N. LANDMARK HL & N. OBSERVATORY RD/MISSION HEIGHTS, 370):**

Submitted by ECOLOGICAL DESIGN GROUP for property located NORTHWEST OF N. LANDMARK HL & N. OBSERVATORY RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.18 acres. The request is for the preliminary plat of 14 lots.  
- Gretchen Harrison, Senior Planner

**6. CCP-2025-0003: Concurrent Plat (WEST OF S. OUACHITA DR & S. BAYOU ALY/RIVERSIDE VILLAGE PH 2.3, 683):**

Submitted by CRAFTON TULL for property located WEST OF S. OUACHITA DR & S. BAYOU ALY. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.32 acres. The request is to divide the property into 10 residential lots and three common area lots.

- Gretchen Harrison, Senior Planner

**7. LSD-2025-0001: Large Scale Development (10 W. 15TH ST/WALKER PARK, 562):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 10 W. 15TH ST. The property is zoned P-1, INSTITUTIONAL and contains two lots with approximately 18.36 acres. The request is for the redevelopment of park facilities.

- Jessica Masters, Development Review Manager

**Unfinished Business**

**8. VAC-2025-0005: Vacation (191 S. HILL AVE/KERR INVESTMENT COMPANY, 522):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 191 S. HILL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.90 acres. The request is to vacate 0.07 acres of right-of-way.

*THIS ITEM WAS TABLED AT THE MARCH 10, 2025 PLANNING COMMISSION MEETING.* - Donna Wonsower, Planner

**9. 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, AND MARCH 10, 2025 PLANNING COMMISSION MEETINGS.* - Gretchen Harrison, Senior Planner

**10. 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.

*THIS ITEM WAS TABLED AT THE FEBRUARY 24, 2025 PLANNING COMMISSION MEETING.* - Gretchen Harrison, Senior Planner

### **New Business**

**11. CUP-2025-0009: Conditional Use Permit (115 S. WILLOW AVE/ST JAMES MISSIONARY BAPTIST CHURCH, 524):**

Submitted by SQUIRE JEHEGAN CDC for property located at 115 S. WILLOW AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the property as a cultural and recreational facility.

- Jessica Masters, Development Review Manager

**12. ADM-2025-0012: Administrative Item (655 N. GENEVIEVE AVE/D FAMILY INVESTMENTS LLC, 436):**

Submitted by ELITE HOME SOLUTIONS LLC for property located at 655 N. GENEVIEVE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to modify a previously-approved conditional use permit.

- Wesley Frank, Planner

**13. VAR-2025-0012: Planning Commission Variance (1110 N. WANEETAH AVE/THOMPSON, 407):**

Submitted by MARY AND QUIN THOMPSON for property located at 1110 N. WANEETAH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.07 acres. The request is for a variance to parking regulations.

- Gretchen Harrison, Senior Planner

**14. VAR-2025-0013: Planning Commission Variance (W. PRIMEARK HORIZON DR/ROUSE, 201):**

Submitted by JORGENSEN & ASSOCIATES for property located on W. PRIMEARK HORIZON DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.74 acres. The request is for a variance to street frontage requirements.

- Donna Wonsower, Planner

**15. VAR-2025-0016: Planning Commission Variance (1640 S. HANSHEW RD/KESSLER CREEK LLC, 596):**

Submitted by ODYSSEY ENGINEERING for property located at 1640 S. HANSHEW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY,

FOUR UNITS PER ACRE and contains approximately 3.21 acres. The request is for a variance from tree preservation plan requirements.

- Willa Thomason, Urban Forester

**16. LSD-2025-0002: Large Scale Development (2044 E. TOWNSHIP ST/CJC DEVELOPMENT, 292):**

Submitted by GAVIN SMITH CIVIL ENGINEERING for property located at 2400 E. TOWNSHIP ST. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 1.17 acres. The request is for a 7450 sq. ft. commercial renovation, an 8-unit residential townhome development, and associated parking. - Jessica Masters, Development Review Manager

**17. VAC-2025-0007: Vacation (7 S. UNIVERSITY AVE/AWBG LLC, 522):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 7 S. UNIVERSITY AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 2.70 acres. The request is to vacate 0.14 acres of right-of-way. - Jessica Masters, Development Review Manager

**18. CUP-2025-0013: Conditional Use Permit (EAST OF 2365 N. RUPPLE RD/HOLT SUBDIVISION, 323):**

Submitted by BATES & ASSOCIATES for property located EAST OF 2365 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 a four-family dwelling. - Gretchen Harrison, Senior Planner

**19. CUP-2025-0012: Conditional Use Permit (2981 W. OBSIDIAN ST/RAINER, 285):**

Submitted by CASEY RAINER for property located at 2981 W. OBSIDIAN ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the property as a short-term rental. - Wesley Frank, Planner

**20. CUP-2025-0014: Conditional Use Permit (887 S. ONE MILE RD/ELLISON, 557):**

Submitted by MICHAEL & TRACI ELLISON for property located at 887 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to use the property as a short-term rental. - Donna Wonsower, Planner

**21. RZN-2025-0010: Rezoning (W. VAN ASCHE DR/WG LAND COMPANY LTD**

**PARTNERSHIP, 210 & 211):**

Submitted by HALL ESTILL ATTORNEY AT LAW for property located on W. VAN ASCHE DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 17.23 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Wesley Frank, Planner

**22. RZN-2025-0006: Rezoning (91 S. DUNCAN AVE/SMITH, 522):**

Submitted by ECOLOGICAL DESIGN GROUP for property located at 91 S. DUNCAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to MSC, MAIN STREET CENTER. - Donna Wonsower, Planner

**23. RZN-2025-0007: Rezoning (588 S. WILLOW AVE/BWB WILLOW LLC, 524):**

Submitted by BUILDER'S LAND CAPITAL for property located at 588 S. WILLOW AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.  
- Gretchen Harrison, Senior Planner

**24. RZN-2025-0008: Rezoning (352 E. 7TH ST/BRICENO & YOUNGBLOOD, 524):**

Submitted by NESTOR BRICENO for property located at 352 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE URBAN.  
- Donna Wonsower, Planner

**25. RZN-2025-0009: Rezoning (S. RAZORBACK RD & S. ASHWOOD AVE/CUNNINGS ARKANSAS, 638):**

Submitted by WATKINS, BOYER, GRAY & CURRY for property located at S. RAZORBACK RD & S. ASHWOOD AVE. The property is zoned NS-L, NEIGHBORHOOD SERVICES - LIMITED and contains approximately 0.40 acres. The request is to rezone the property to R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES.  
- Jessica Masters, Development Review Manager

**Items Administratively Approved by Staff****26. LSP-2025-0003: Lot Split (1228 S. WEST AVE/BATES, 562):**

Submitted by SATTERFIELD LAND SURVEYORS for property located on 1228 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.26 acres. The request is to split a parcel into two lots containing 0.14 and 0.12 acres. - Wesley Frank,

Planner

**27. SIP-2024-0007: Site Improvement Plan (216 N. LOCUST ST/DICKSON SQUARE LLC, 484):**

Submitted by BUILD OZK for property located at 216 N. LOCUST ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a 10-unit residential townhome development with associated parking. - Jessica Masters, Development Review Manager

**Agenda Session Items**

**Announcements**

**28. PC OFFICER NOMINATION VOTE**

SLATE OF CANDIDATES:

CHAIR - Andrew Brink

VICE CHAIR - Brad Payne

SECRETARY - Jimm Garlock

**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 575-8330.

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