

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, April 14, 2025

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair

Brad Payne, Vice Chair

Jimm Garlock, Secretary

Matthew Cabe

Nick Castin

Fred Gulley

Mary Madden

Mary McGetrick

Nick Werner

Senior Assistant City Attorney Blake Pennington

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

Approval of the minutes from the March 24, 2025 Planning Commission.
- Mirinda Hopkins, Development Coordinator

2. ADM-2025-0019: Administrative Item (PLANNING COMMISSION RULES OF ORDER AND PROCEDURE):

Submitted by City Staff. The request is to amend the Planning Commission Rules of Order and Procedure to remove reference to Subdivision Committee.
- Jessica Masters, Development Review Manager

3. ADM-2025-0021: Administrative Item (3333 W. DINSMORE TRL/GARDEN DAY GETAWAY, 518):

Submitted by DALE NEWBERRY for property located at 3333 W. DINSMORE TRL. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 2.97 acres. The request is to extend a conditional use permit.
- Gretchen Harrison, Senior Planner

4. VAR-2025-0011: Planning Commission Variance (3447 N. HWY 112/FELLOWSHIP BIBLE CHURCH, 208 & 209):

Submitted by ENGINEERING SERVICES INC for property located at 3447 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for a variance to parking lot standards. -
Gretchen Harrison, Senior Planner

5. VAR-2025-0020: Planning Commission Variance (2286 W. PINEHILLS DR/THE PINES AT SPRINGWOOD, 286):

Submitted by BRIAN BUCKLEY for the property located at 2286 W. PINEHILLS DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 10.79 acres. The request is for a variance to development process.
- Jessica Masters, Development Review Manager

6. CCP-2025-0004: Concurrent Plat (4515 W. MOUNT COMFORT RD/MCDONALD BUILDING GROUP, 360):

Submitted by ENGINEERING SERVICES INC for property located at 4515 W. MOUNT COMFORT RD. The property is in the FAYETTEVILLE PLANNING

AREA and contains approximately 3.09 acres. The request is to divide the property into three lots with 1.00, 1.03 and 1.00 acres. - Wesley Frank, Planner

7. CCP-2025-0006: Concurrent Plat (2120 S. MALLY WAGNON RD/HARRIS LAND & CATTLE RANCH LLC, 650):

Submitted by ALAN REID & ASSOCIATES for property located at 2120 S. MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 9.91 acres. The request is to divide the property into three lots with 1.32, 2.02 and 6.57 acres.
- Wesley Frank, Planner

8. CCP-2025-0007: Concurrent Plat (1324 N. VANDEVENTER AVE/HODNE, 406):

Submitted by JORGENSEN & ASSOCIATES for property located at 1324 N. VANDEVENTER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.43 acres. The request is to plat the property as one lot containing 0.43 acres. - Gretchen Harrison, Senior Planner

Unfinished Business

9. 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 0.05 acres of right-of-way.

THIS ITEM WAS TABLED AT THE MARCH 10, 2025 AND MARCH 24, 2025 PLANNING COMMISSION MEETINGS. - Donna Wonsower, Planner

10. 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, MARCH 10, 2025, AND MARCH 24, 2025 PLANNING COMMISSION MEETINGS. - Gretchen Harrison, Senior Planner

New Business

11. ADM-2025-0020: Administrative Item (3352 N. HWY 112/ARONSON, 209):

Submitted by OLSSON ENGINEERS for property located at 3352 N. HWY 112. The property is zoned UT, URBAN THOROUGHFARE and C-2, THOROUGHFARE COMMERCIAL and contains approximately 35.20 acres. The request is to amend the streamside protection zone. - Alan Pugh, Staff Engineer

12. VAR-2025-0017: Planning Commission Variance (4398 E. BLACK CANYON ST/BLACK MAPLE LLC, 608):

Submitted by SHAWN CORTER for property located at 4398 E. BLACK CANYON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.60 acres. The request is for a variance to the Flood Damage Prevention Code. - Alan Pugh, Staff Engineer

13. VAR-2025-0019: Planning Commission Variance (SOUTHWEST OF W. MARTIN LUTHER KING JR BLVD & S. HANSHEW RD/ADDISON PARK, 595):

Submitted by ENGINEERING SERVICES INC for property located SOUTHWEST OF W. MARTIN LUTHER KING JR BLVD & S. HANSHEW RD. The property is zoned UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 25.36 acres. The request is for a variance to double frontage and access management requirements.

- Gretchen Harrison, Senior Planner

14. VAR-2025-0022: Planning Commission Variance (N. OLD MISSOURI RD & E. ROLLING HILLS DR/STAGE STATION, 253 & 254):

Submitted by JORGENSEN & ASSOCIATES for property located at N. OLD MISSOURI RD & E. ROLLING HILLS DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 21.63 acres. The request is for a variance to the permitted number of model homes within a subdivision.

- Jessica Masters, Development Review Manager

15. VAR-2025-0023: Planning Commission Variance (1435 N. STARR DR/SHERIN, 412):

Submitted by JULIETTE SHERIN for property located at 1435 N. STARR DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.02 acres. The request is to create a lot without access to city water.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Planner

16. VAC-2025-0009: Vacation (235 W. 7TH ST/ANDERSON, 562):

Submitted by BLEW & ASSOCIATES for property located at 235 W. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.43 acres. The request is to vacate 0.05 acres of right-of-way.

- Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff

17. LSP-2024-0043: Lot Split (WEST OF W. PRIMEARK HORIZON DR/ROUSE, 201):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF W. PRIMEARK HORIZON DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 7.94 acres. The request is to split a parcel into two lots containing 3.58 and 4.36 acres. - Donna Wonsower, Planner

18. LSP-2025-0005: Lot Split (2514 W. VALLEY DR/RED BRIDGE DEVELOPMENT LTD, 402):

Submitted by JORGENSEN & ASSOCIATES for property located at 2514 W. VALLEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.64 acres. The request is to split a parcel into two lots containing 0.31 and 0.31 acres. - Donna Wonsower, Planner

19. LSP-2025-0010: Lot Split (2015 E. HUNTSVILLE RD/FULCHER, 565):

Submitted by SWOPE CONSULTING LLC for property located at 2015 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.48 acres. The request is to split a parcel into three lots containing 0.10, 0.20 and 0.18 acres. - Wesley Frank, Planner

20. SIP-2024-0008: Site Improvement Plan (SOUTHWEST OF W. NORTH ST & N. STORER AVE/JORDAN GROUP LLC, 444):

Submitted by BATES & ASSOCIATES for property located SOUTHWEST OF W. NORTH ST & N. STORER AVE. The property is zoned R-O, RESIDENTIAL-OFFICE and RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.72 acres. The request is for 10 residential townhome units. - Donna Wonsower, Planner

21. FPL-2025-0002: Final Plat (2610 E. LIVINGSTON LN/THE LIVINGSTON, 254):

Submitted by JORGENSEN & ASSOCIATES for property located at 2610 E. LIVINGSTON LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 7.85 acres. The request is for the final plat of 55 residential lots. - Donna Wonsower, 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 575-8330.

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