

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, April 28, 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 April 14, 2025 Planning Commission. - Mirinda Hopkins, Development Coordinator

Unfinished Business**2. 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 DG, DOWNTOWN GENERAL, and RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 2.83 acres. The request is to vacate 0.14 acres of right-of-way.

THIS ITEM WAS TABLED AT THE MARCH 24, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

New Business**3. RZN-2025-0011: Rezoning (SOUTHEAST OF S. HILL AVE AND W. CENTER ST/BV FLATS ON THE HILL LLC, 522):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located SOUTHEAST OF S. HILL AVE AND W. CENTER ST. The property is zoned DG, DOWNTOWN GENERAL, and RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 2.83 acres. The request is to rezone the property to MSC, MAIN STREET CENTER. - Donna Wonsower, Planner

4. ADM-2025-0023: Administrative Item (AMEND UDC CHAPTER 161 – ZONING REGULATIONS):

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.38 called Conservation, Cultural, and Recreation and set zoning regulations for the new district including permitted and conditional uses, lot dimensional standards, setbacks, and building height. Additionally, amendments are proposed to section 160.01 – Establishment of Districts to add the new district, section 164.25 – Tandem Lot Development to establish building setbacks for tandem lots, section 167.04 – Tree Preservation and Protection During Development to establish a

minimum canopy requirement, and chapter 174 – Signs to establish sign regulations for the new zoning district.

- Britin Bostick, Long Range Planning/Special Projects Manager

5. VAR-2025-0024: Planning Commission Variance (EAST OF N. RUPPLE RD ALONG HAMESTRING CREEK/CITY OF FAYETTEVILLE, 361):

Submitted by GARVER for property located EAST OF N. RUPPLE RD ALONG HAMESTRING CREEK. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and CS, COMMUNITY SERVICES and contains approximately 1.05 acres. The request is for a variance to the flood damage prevention code.

- Alan Pugh, Staff Engineer

6. CUP-2025-0015: Conditional Use Permit (2099 S. SCHOOL AVE/ZAIFI, 601 & 640):

Submitted by EHSAN SHEIKHSAMANI for property located at 2099 S. SCHOOL AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.30 acres. The request is to use the property for an auto repair business. - Wesley Frank, Planner

7. RZN-2025-0012: Rezoning (6061 W. DOT TIPTON RD/GOOSE CREEK ADDITION LLC, 474, 475 & 514):

Submitted by PRISM DESIGN STUDIO for property located at 6061 W. DOT TIPTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 66.78 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

- Gretchen Harrison, Senior Planner

Items Administratively Approved by Staff

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.