

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, May 12, 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 28, 2025 Planning Commission.
- Mirinda Hopkins, Development Coordinator

2. CCP-2025-0009: Concurrent Plat (255 W. LAWSON ST/PARKER INVESTMENTS LLC, 406):

Submitted by BATES & ASSOCIATES for property located at 255 W. LAWSON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.20 acres. The request is for the concurrent plat of two lots.
- Gretchen Harrison, Senior Planner

3. LSD-2025-0004: Large Scale Development (S. INDUSTRIAL DR/SWX RE INVESTMENTS LLC, 642):

Submitted by BLEW & ASSOCIATES for property located on S. INDUSTRIAL DR. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 2.92 acres. The request is for a 217,893-square-foot commercial lay-down yard with a retention pond.
- Wesley Frank, Planner

Unfinished Business**New Business****4. VAR-2025-0026: Planning Commission Variance (1731 W. 18TH ST/18TH STREET DUPLEXES, 598):**

Submitted by CRAFTON TULL for property located at 1731 W. 18TH ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 8.98 acres. The request is for a variance to parking requirements.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR A LACK OF PUBLIC NOTIFICATION.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

5. VAR-2025-0028: Planning Commission Variance (542 W. DICKSON ST/MOTTO & TEMPO BY HILTON, 484):

Submitted by HOPE CONSULTING for property located at 542 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.60 acres. The request is for a variance to Master Street Plan requirements. - Gretchen Harrison, Senior Planner

6. CCP-2025-0008: Concurrent Plat (2525 W. WEDINGTON DR/RESORT AT MARKHAM HILL, 441):

Submitted by THOMAS ENGINEERING COMPANY for property located at 2525 W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE and contains approximately 23.41 acres. The request is to divide the property into two lots.
- Donna Wonsower, Planner

7. CUP-2025-0018: Conditional Use Permit (229 S. COLLEGE AVE/EMPEROR INVESTMENTS LLC, 523):

Submitted by BATES & ASSOCIATES for property located at 229 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for an off-site parking lot.
- Gretchen Harrison, Senior Planner

8. LSD-2025-0005: Large Scale Development (SOUTHWEST OF S. NELSON HACKETT BLVD & N. COLLEGE AVE/CRISIS BREWING, 523):

Submitted by BATES & ASSOCIATES for property located SOUTHWEST OF S. NELSON HACKETT BLVD & N. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.34 acres. The request is for a 6,000-square-foot brewery and restaurant with associated parking. - Gretchen Harrison, Senior Planner

9. CUP-2025-0017: Conditional Use Permit (3620 W. DINSMORE TRL/OADE, 518):

Submitted by COLT OADE for property located at 3620 W. DINSMORE TRL. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 2.81 acres. The request is to add an accessory structure exceeding more than 50 percent the size of the principal structure.
- Wesley Frank, Planner

10. CUP-2025-0016: Conditional Use Permit (6600 W. WEDINGTON DR/HM SHIPP, 396):

Submitted by HM SHIPP for property located at 6600 W. WEDINGTON DR. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 0.82 acres. The request is to build an accessory structure on a lot without a principal structure. - Donna Wonsower,

Planner

11. CUP-2025-0019: Conditional Use Permit (1485 W. SUNSET PL/DEVELOPMENT STUDIO HOLDINGS LLC, 443):

Submitted by ANTHONY KITSINGER for property located at 1485 W. SUNSET PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.89 acres. The request is to allow an accessory structure on a lot without a principal structure. - Wesley Frank, Planner

12. CUP-2025-0020: Conditional Use Permit 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 to build an accessory structure on a lot without a principal structure. - Jessica Masters, Development Review Manager

13. RZN-2025-0016: Rezoning (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1230 W. HENDRIX ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTILL THE MAY 27, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

14. LSP-2024-0046: Lot Split (4636 N. COLLEGE AVE/HASELOFF, 096):

Submitted by TIM DALE for property located at 4636 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 15.15 acres. The request is to split a parcel into two lots containing 1.00 and 14.15 acres. - Donna Wonsower, Planner

15. LSP-2025-0004: Lot Split (1435 N. STARR DR/SHERIN, 412):

Submitted by JULIETTE SHERIN for property located on 1435 N. STARR DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.00 acres. The request is to split a parcel into two lots containing 1.81 and 2.18 acres. - Donna Wonsower, Planner

16. LSIP-2024-0014: Large Site Improvement Plan (3435 N. HWY 112/FELLOWSHIP BIBLE CHURCH, 209):

Submitted by ENGINEERING SERVICES INC for property located at 3435 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for off-site parking. - Gretchen Harrison, Senior Planner

17. LSIP-2025-0001: Large Site Improvement Plan (3726 W. WEDINGTON DR/CHIPOTLE, 400):

Submitted by DAVIDSON ENGINEERING, PLLC for property located at 3726 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.02 acres. The request is for a 2,325-square-foot commercial development and associated parking. - Donna Wonsower, Planner

18. FPL-2025-0001: Final Plat (WEST OF S. HARROGATE LN/THE ELEMENT PH 5, 516):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF S. HARROGATE LN. The property is zoned, NC, NEIGHBORHOOD CONSERVATION and contains approximately 7.02 acres. The request is for the final plat of 36 residential lots. - 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 575-8330.

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