

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Tuesday, May 27, 2025

5:30 PM

City Hall Room 101

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

Unfinished Business**2. 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 UNIT PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

THIS ITEM WAS TABLED AT THE MAY 12, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

3. VAC-2025-0007: Vacation (7 S. UNIVERSITY AVE/THE HUB, 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 DG, DOWNTOWN GENERAL and contains approximately 2.83 acres. The request is to vacate a portion of airspace above an existing platted alley right-of-way.

THIS ITEM WAS TABLED AT THE MARCH 24, 2025 AND APRIL 28, 2025 PLANNING COMMISSION MEETINGS. - Jessica Masters, Development Review Manager

4. RZN-2025-0011: Rezoning (SOUTHWEST OF W. CENTER ST AND N. UNIVERSITY AVE/THE HUB, 522):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located SOUTHWEST OF W. CENTER ST AND N. 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 rezone the property to MSC, MAIN STREET CENTER.

THIS ITEM WAS TABLED AT THE APRIL 28, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

5. PPL-2024-0011: Preliminary Plat (1640 S. HANSHEW RD/KESSLER CREEK, 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, CS, COMMUNITY SERVICES, R-A, RESIDENTIAL-AGRICULTURAL, and CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and contains approximately 46.74 acres. The request is for the preliminary plat of 111 residential lots and three non-buildable lots.

- Donna Wonsower, Planner

6. LSD-2025-0007: Large Scale Development (WEST OF S. DUNCAN AVE & W. TREADWELL ST/DUNCAN AVE STUDENT HOUSING DEVELOPMENT, 522):

Submitted by ECOLOGICAL DESIGN GROUP for property located WEST OF S. DUNCAN AVE & W. TREADWELL ST. The property is zoned MSC, MAIN STREET CENTER, and RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 3.87 acres. The request is for a mixed-use structure with 3,000 square feet of commercial space and 294 multi-family residential units and associated parking.

- Donna Wonsower, Planner

7. CUP-2025-0022: Conditional Use Permit (1433 S. DUNCAN AVE/HAR TEX LLC, 561):

Submitted by NANCY & MICHAEL HARRIS for property located at 1433 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the residence as a short-term rental. - Gretchen Harrison, Senior Planner

8. CUP-2025-0021: Conditional Use Permit (1638 S. PRICE AVE/BRICENO, 600):

Submitted by NESTOR BRICENO for property located at 1638 S. PRICE AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.18 acres. The request is for a duplex in a single-family zoning district.

- Wesley Frank, Planner

9. CUP-2025-0023: Conditional Use Permit (1560 S. SCHOOL AVE/FIRECAT COFFEE, 601):

Submitted by ADAM FIRE CAT for property located at 1560 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains

approximately 0.58 acres. The request is for a drive-thru coffee shop. - Donna Wonsower, Planner

10. RZN-2025-0013: Rezoning (2330 N. RAVEN LN/SIEMEK & BATES, 324):

Submitted by WESLEY BATES for property located at 2330 N. RAVEN LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.40 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. - Wesley Frank, Planner

11. RZN-2025-0014: Rezoning (1314 S. ELLIS AVE/SIEMEK & BATES, 561):

Submitted by WESLEY BATES for property located at 1314 S. ELLIS AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Donna Wonsower, Planner

12. RZN-2025-0017: Rezoning (1312 E. ZION RD/BURGAS REALTY LLC, 136):

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 1312 E. ZION RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.61 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

- Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

13. LSP-2025-0009: Lot Split (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 split a parcel into two lots containing 0.50 and 0.38 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 575-8330.

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