

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, June 9, 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 May 27, 2025 Planning Commission.

- Mirinda Hopkins, Development Coordinator

2. VAC-2025-0014: Vacation (241 W. SPRING ST/GHSH 241 LLC, 484):

Submitted by MCCLELLAND CONSULTING ENGINEERS for the property located at 241 W. SPRING ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.12 acres. The request is to vacate 0.01 acres of right-of-way.

- Jessica Masters, Development Review Manager

Unfinished Business**3. 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

New Business**4. CUP-2025-0024: Conditional Use Permit (3243 N. LEE AVE/HONEY PROPERTIES LLC, 213):**

Submitted by BLEW & ASSOCIATES for property located at 3243 N. LEE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.25 acres. The request is for off-site parking.

- Gretchen Harrison, Senior Planner

5. RZN-2025-0018: Rezoning (1416 W. MOUNT COMFORT RD/AHBC SOLUTIONS LLC, 404):

Submitted by HECTOR CUEVA for the property located at 1416 W. MOUNT COMFORT RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Planner

6. RZN-2025-0019: Rezoning (209 S. WILLOW AVE/SIEMEK & BATES, 524):

Submitted by WESLEY BATES for property located at 209 S. WILLOW AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.51 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

- Gretchen Harrison, Senior Planner

7. RZN-2025-0020: Rezoning (553 E. MCCLINTON ST/SIEMEK & BATES, 563):

Submitted by WESLEY BATES for property located at 553 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

- Wesley Frank, Planner

Items Administratively Approved by Staff**8. FPL-2025-0003: Final Plat (S. HAPPY HOLLOW RD/PINE HOLLOW SUBDIVISION, 526):**

Submitted by CRAFTON TULL for property located on S. HAPPY HOLLOW RD. The property is zoned, NC, NEIGHBORHOOD CONSERVATION and contains approximately 3.08 acres. The request is for the final plat of 20 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.