

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, June 23, 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 June 9, 2025 Planning Commission.

- Mirinda Hopkins, Development Coordinator

2. VAR-2025-0029: Planning Commission Variance (W. MITCHELL ST/MITCHELL STREET TOWNHOMES, 520):

Submitted by ENGINEERING SERVICES INC for property located on W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.68 acres. The request is for a variance to urban residential design standards.

- Jessica Masters, Planning Director

3. VAR-2025-0030: Planning Commission Variance (2151 N. HAZEN WAY/CRP, WRDP HAZEN OWNER LLC, 362):

Submitted by HUNTER BUWICK for property located at 2151 N. HAZEN WAY. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.28 acres. The request is for a variance to street improvement requirements.

- Jessica Masters, Planning Director

4. LSD-2024-0030: Large Scale Development (1919 S. ASHWOOD AVE/ASHWOOD DUPLEXES, 599):

Submitted by CRAFTON TULL for property located at 1919 S. ASHWOOD AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 2.39 acres. The request is for a 28-unit duplex development with associated parking.

- Donna Wonsower, Planner

Unfinished Business**New Business****5. CUP-2025-0025: Conditional Use Permit (421 W. ILA ST/MARSH, 445):**

Submitted by MICHAEL MARSH for property located at 421 W. ILA ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.14 acres. The request is for a short-term rental.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.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

6. CUP-2025-0026: Conditional Use Permit (463 W. ILA ST/MARSH, 445):

Submitted by MICHAEL MARSH for property located at 463 W. ILA ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.14 acres. The request is for a short-term rental.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.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

7. CUP-2025-0027: Conditional Use Permit (223 E. 7TH ST/MOTH & DAGGER TATTOO & PIERCING, 563):

Submitted by MOTH & DAGGER TATTOO & PIERCING for property located at 223 E. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.44 acres. The request is for a tattoo business.

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

8. CUP-2025-0029: Conditional Use Permit (3406 W. BUCKEYE ST/FUN & FRIENDS DAYCARE, 362):

Submitted by LORRIE MAY for property located at 3406 W. BUCKEYE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.18 acres. The request is for a daycare facility. - Donna Wonsower, Planner

9. CUP-2025-0030: Conditional Use Permit (EAST OF 5720 E. HUNTSVILLE RD/BIG MIKE's FIREWORKS, 572):

Submitted by MICHAEL RUTLEDGE for property located EAST OF 5720 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLEFAMILY, FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is for a firework sales tent.
- Gretchen Harrison, Senior Planner

10. RZN-2025-0021: Rezoning (EAST OF 1228 S. WEST AVE/BATES-SIEMEK, 562):

Submitted by WESLEY BATES for property located EAST OF 1228 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.12 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - 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.