

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, July 14, 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

Zoom Information

Webinar ID: 848 7890 6732

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_Sjmxjc9bTTema8TcbcGmdw

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the June 23, 2025 Planning Commission.

- Mirinda Hopkins, Development Coordinator

2. VAR-2025-0031: Planning Commission Variance (N. MANSFIELD AVE & N. GREGG AVE/SPECIALIZED REAL ESTATE GROUP, 249 & 250):

Submitted by ECOLOGICAL DESIGN GROUP for property located on N. MANSFIELD AVE & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 28.15 acres. The request is for a variance to right-of-way requirements and block layout/connectivity.

- Jessica Masters, Planning Director

3. VAR-2025-0032: Planning Commission Variance (3200 N. GULLEY RD/HAYWARD, 220):

Submitted by ALAN REID & ASSOCIATES for property located at 3200 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 12.54 acres. The request is for a variance to street frontage requirements. - Wesley Frank, Planner

4. LSD-2024-0037: Large Scale Development (1731 W. 18TH ST/BLACK PINE CONSTRUCTION, 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 8.89 acres. The request is for a 107-unit single-family residential development with associated parking.

- Donna Wonsower, Planner

5. LSD-2025-0009: Large Scale Development (1615 E. STEARNS ST/NAPLES, 175):

Submitted by JORGENSEN & ASSOCIATES for property located at 1615 E.

STEARNS ST. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.42 acres. The request is for a 10,959-square-foot office building with associated parking.

- Donna Wonsower, Planner

Unfinished Business

New Business

6. ADM-2025-0010: Administrative Item (1629 N. CROSSOVER RD/SMYTH REVIVAL LLC, 410):

Submitted by COMMUNITY BY DESIGN for property located at 1629 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.82 acres. The request is to modify an approved conditional use permit. - Jessica Masters, Planning Director

7. ADM-2025-0029: Administrative Item (1236 & 1246 S. SCHOOL AVE/VAUGHN RECYCLING, 562):

Submitted by HALBERT LAW OFFICE for property located at 1236 & 1246 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.33 acres. The request is to extend the approval of a conditional use permit and amend its associated conditions.

- Donna Wonsower, Planner

8. ADM-2025-0032: Administrative Item (W. VAN ASCHE DR/VAN ASCHE MULTI-FAMILY, 210):

Submitted by KIMLEY-HORN for property located on W. VAN ASCHE DR. The property is zoned CS, COMMUNITY SERVICES, and C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.01 acres. The request is for a determination of parkland dedication requirements.

- Jessica Masters, Planning Director

9. 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.

- Wesley Frank, Planner

10. 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. - Wesley Frank, Planner

11. 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. - Donna Wonsower, Planner

12. CUP-2025-0031: Conditional Use Permit (503 W. DICKSON ST/DICKSON & WEST INVESTMENT LLC, 484):

Submitted by WEBR INVESTMENTS LLC for property located at 503 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.20 acres. The request is for a temporary leasing office. - Wesley Frank, Planner

13. CUP-2025-0032: Conditional Use Permit (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366):

Submitted by MODUS STUDIO for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 14.40 acres. The request is for student housing. - Jessica Masters, Planning Director

14. RZN-2025-0022: Rezoning (2648 N. OLD WIRE RD/APPLE SEEDS INC, 292):

Submitted by APPLE SEEDS INC for property located at 2648 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.87 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Wesley Frank, Planner

15. PZD-2025-0002: Planned Zoning District (N. DOUBLE SPRINGS RD & W. DOT TIPTON RD/GOOSE CREEK ADDITION LLC, 474)

Submitted by PRISM DESIGN STUDIO for property located at N. DOUBLE SPRINGS RD & 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 65.65 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.

- Donna Wonsower, Planner

16. CUP-2025-0033: Conditional Use Permit (2425 W. VALLEY DR/BROWN & BUCHANAN, 402):

Submitted by ALESSANDRA BROWN for property located at 2425 W. VALLEY DR. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is for a short-term rental.

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

17. CUP-2025-0028: Conditional Use Permit (2537 N. MCCONNELL AVE/WASHINGTON COUNTY FAIRGROUNDS, 286 & 287):

Submitted by WASHINGTON COUNTY FAIR ASSOCIATION for property located at 2537 N. MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 29.61 acres. The request is for outdoor music.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

18. LSP-2024-0048: Lot Split (3179 N. OLD WIRE RD/LUTHER, 216):

Submitted by ALAN REID & ASSOCIATES for property located at 3179 N. OLD WIRE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 6.83 acres. The request is to split a parcel into two lots containing 2.60 and 4.23 acres. - Wesley Frank, Planner

19. LSP-2025-0007: Lot Split (S. HANSHEW RD/COMMERCIAL SPACE LLC, 595):

Submitted by ENGINEERING SERVICES INC for property located on S. HANSHEW RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 25.35 acres. The request is to split a parcel into two lots containing 22.94 and 1.14 acres. - Jessica Masters, Planning Director

20. LSP-2025-0021: Lot Split (818 S. WOOD AVE/RIGGINS VENTURES LLC, 563):

Submitted by ENGINEERING SERVICES INC for property located at 818 S. WOOD AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.36 acres. The request is to split the lot into three lots containing approximately 0.13, 0.11 and 0.12 acres. - Wesley Frank, Planner

21. LSP-2025-0024: Lot Split (235 W. 7TH ST/ANDERSON, 562):

Submitted by BLEW & ASSOCIATES for property located at 235 W. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.31 acres. The request is to split the lot into two lots containing approximately 0.17 and 0.14 acres. - Jessica Masters, Planning Director

22. LSP-2025-0025: Lot Split (S. VAN HOOSE DR/DOUBLE DOWN REAL ESTATE LLC, 613):

Submitted by BATES & ASSOCIATES for property located on S. VAN HOOSE DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 39.72 acres. The request is to split the lot into four lots containing approximately 1.50, 1.50, 1.50 and 35.22 acres. - Donna Wonsower, Planner

23. LSP-2025-0028: Lot Split (576 S. WILLOW AVE/BWB WILLOW LLC, 524):

Submitted by BATES & ASSOCIATES for property located at 576 S. WILLOW AVE. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.22 acres. The request is to split the lot into four lots containing approximately 0.04, 0.04, 0.06 and 0.07 acres. - Jessica Masters, Planning Director

24. LSP-2025-0029: Lot Split (277 S. HILL AVE/EARTHMAN, 522):

Submitted by BATES & ASSOCIATES for property located at 277 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.33 acres. The request is to split the lot into three lots containing approximately 0.16 and 0.17 acres. - Donna Wonsower, Planner

25. LSP-2025-0031: Lot Split (1410 N. OAKLAND AVE/SIEMEK & BATES, 405):

Submitted by SATTERFIELD LAND SURVEYORS for property located at 1410 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.25 acres. The request is to split the lot into two lots containing approximately 0.09 and 0.15 acres. - Wesley Frank, Planner

26. LSP-2025-0032: Lot Split (1709 E. STUBBLEFIELD RD/JOHNSON, 214):

Submitted by BATES & ASSOCIATES for property located at 1709 E. STUBBLEFIELD RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.01 acres. The request is to split the property into three lots containing approximately 0.32, 0.32 and 0.37 acres. - Wesley Frank, Planner

27. LSIP-2025-0002: Large Site Improvement Plan (2160 N. CROSSOVER RD/DOMINO'S PIZZA, 372):

Submitted by OWN, INC for property located at 2160 N. CROSSOVER RD. The

property is zoned CS, COMMUNITY SERVICES and contains approximately 2.58 acres. The request is for a 2,114-square-foot drive-thru restaurant with associated parking. - 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.