

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, July 28, 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: 867 0888 1074

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_kIFy_8ivQq22b_xOjHXVMg

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the July 14, 2025 Planning Commission.

- Mirinda Hopkins, Development Coordinator

Unfinished Business**2. 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.

THIS ITEM WAS TABLED AT THE JULY 14, 2025 PLANNING COMMISSION MEETING. - Wesley Frank, Planner

New Business**3. ADM-2025-0031: Administrative Item (AMEND UDC CHAPTERS 167.04, TREE PRESERVATION AND PROTECTION AND 167.05, TREE PROTECTION MEASURES AND CONSTRUCTION):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is for an amendment to UDC 167.04 and 167.05. The proposed code changes would clarify requirements for tree preservation before and during construction. - Willa Thomason, Urban Forester

4. ADM-2025-0033: Administrative Item (PLANNING COMMISSION RULES OF ORDER AND PROCEDURE):

Submitted by City Staff. The request is to amend the Planning Commission Rules of Order and Procedure to adhere to FOIA open meetings requirements. - Blake Pennington, Assistant City Attorney

5. VAR-2025-0033: Planning Commission Variance (3066 E. JOYCE BLVD/THE BERKSHIRE, 177):

Submitted by JORGENSEN AND ASSOCIATES for property located at 3066 E. JOYCE BLVD. The property is zoned CS, COMMUNITY SERVICES; NS-G, NEIGHBORHOOD SERVICES-GENERAL; and RI-12, RESIDENTIAL INTERMEDIATE – 12 UNITS PER ACRE and contains approximately 8.77 acres. The request is for a variance to the development review process. - Jessica Masters, Planning Director

6. VAC-2025-0015: Vacation (E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/3V QOZB LLC, 523):

Submitted by COMMUNITY BY DESIGN for property located at E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is to vacate 0.04 acres of right-of-way.
- Wesley Frank, Planner

7. 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.
- Jessica Masters, Planning Director

8. 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 RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental. - Donna Wonsower, Planner

9. CUP-2025-0034: Conditional Use Permit (1125 N. CROSSOVER RD/PHAT MINH PAGODA-BUDDHIST MEDITATION & RETREAT CENTER, 410):

Submitted by LUONG HOANG for property located at 1125 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.20 acres. The request is for a cultural & recreational facility. - Donna Wonsower, Planner

10. RZN-2025-0023: Rezoning (NORTH OF 3003 N. OAK BAILEY DR/HOSKINS, 254):

Submitted by CITY OF FAYETTEVILLE for property located NORTH OF 3003 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-

FAMILY, FOUR UNITS PER ACRE and contains approximately 1.27 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. - Jessica Masters, Planning Director

11. RZN-2025-0024: Rezoning (SOUTH OF 380 S. HAPPY HOLLOW RD/JONES, 526):

Submitted by SITEWISE CIVIL ENGINEERING for property located SOUTH OF 380 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

- Donna Wonsower, Planner

12. RZN-2025-0025: Rezoning (VARIOUS PARK PROPERTIES/FAYETTEVILLE PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS):

Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PARK PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are in VARIOUS ZONING DISTRICTS and total approximately 180.84 acres. The request is to rezone the properties to P-1, INSTITUTIONAL. - Jessica Masters, Planning Director

13. 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. - Donna Wonsower, 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.