

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, August 7, 2025

4:30 PM

100 W. Rock Street

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: 880 6532 3744

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_7V54hzCjTJ2nggKq4P402A

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the July 28, 2025 Planning Commission.
- Mirinda Hopkins, Development Coordinator

2. **LSD-2025-0011: Large Scale Development (5219 W. WEDINGTON DR/ROCZEN BUSINESS PARK, 437):**

Submitted by ENGINEERING SERVICES INC for property located at 5219 W. WEDINGTON DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 0.81 acres. The request is for two 7,800-square-foot commercial building with associated parking. - Wesley Frank, Planner

Unfinished 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.

THIS ITEM WAS TABLED AT THE JULY 28, 2025 PLANNING COMMISSION MEETING. - Willa Thomason, Urban Forester

New Business

4. **RZN-2025-0026: Rezoning (1893 N. RUPPLE RD/CONRAD, 361):**

Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER

ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

This item is a re-petition within a 12-month period of denial. The Planning Commission must first determine whether there is enough evidence to determine that a reconsideration is justified before the rezoning is considered on the merits.
- Jessica Masters, Planning Director

5. PZD-2025-0004: Planned Zoning District (2215 W. HASKELL HTS/FARRIS, 520):

Submitted by CRAFTON TULL for property located at 2215 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 34.86 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

This item is a re-petition within a 12-month period of denial. The Planning Commission must first determine whether there is enough evidence to determine that a reconsideration is justified before the rezoning is considered on the merits.
- Jessica Masters, Planning Director

6. ADM-2025-0035: Administrative Item (380 N. COLLEGE AVE/OZARK NATURAL FOODS, 485):

Submitted by OZARK NATURAL FOODS for property located at 380 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.35 acres. The request is for an extension of an already approved conditional use permit for an outdoor music establishment. - Donna Wonsower, Planner

7. VAR-2025-0034: Planning Commission Variance (2825 E. INWOOD LN/COPALLIS LLC, 411):

Submitted by BATES & ASSOCIATES for property located at 2825 E. INWOOD LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.15 acres. The request is for a variance to access management standards. - Wesley Frank, Planner

8. VAR-2025-0035: Planning Commission Variance (N. MARKS MILLS LN/RAMAY JR HIGH SCHOOL, 368):

Submitted by PRISM DESIGN STUDIO for property located on N. MARKS MILLS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 16.59 acres. The request is for a variance to the development review process.
- Jessica Masters, Planning Director

9. LSD-2025-0010: Large Scale Development (2980 N. COLLEGE

AVE/MOTELIER FAYETTEVILLE LLC, 252):

Submitted by GAVIN SMITH CIVIL ENGINEERING for property located at 2980 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 2.42 acres. The request is for the addition of 2,290 square-feet of accessory structures, site improvements, and associated parking. - Donna Wonsower, Planner

10. VAC-2025-0016: Vacation (835 W. CLEVELAND ST/PBS PROPERTIES LLC, 444):

Submitted by SITEWISE CIVIL ENGINEERING for property located at 835 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.31 acres. The request is to vacate 0.02 acres of right-of-way. - Wesley Frank, Planner

11. CUP-2025-0036: Conditional Use Permit (SOUTHEAST CORNER OF S. SHERMAN AVE & E. 5TH ST/T BASS INVESTMENTS LLC, 526):

Submitted by CHANCE CONTRACTORS INC for property located on the SOUTHEAST CORNER OF S. SHERMAN AVE & E. 5TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.29 acres. The request is to build a duplex in a residential single-family zoning district. - Wesley Frank, Planner

12. CUP-2025-0037: Conditional Use Permit (160 S. 85TH AVE/CONLEY, 510):

Submitted by CHRIS BROADWAY for property located at 160 S. 85TH AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.52 acres. The request is for an accessory structure exceeding 50% the size of the principal structure. - Donna Wonsower, Planner

13. RZN-2025-0027: Rezoning (3070 W. MOUNT COMFORT RD/SUMMERHILL, 323):

Submitted by WESLEY BATES for property located at 3070 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 NS-G, NEIGHBORHOOD SERVICES-LIMITED. - Jessica Masters, Planning Director

14. RZN-2025-0028: Rezoning (261 E. ROCK ST/DAVIS, 524):

Submitted by WESLEY BATES for property located at 261 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.46 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Jessica Masters, Planning Director

15. RZN-2025-0029: Rezoning (5911 W. TACKETT DR/THOMAS, 436):

Submitted by JOYCE THOMAS for property located at 5911 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.33 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

- Wesley Frank, Planner

16. RZN-2025-0030: Rezoning (2135 E. HUNTSVILLE RD/SCHOBY, 566):

Submitted by DONNA & KEN SCHOBY for property located at 2135 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.81 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

- Donna Wonsower, Planner

17. ADM-2025-0030: Administrative Item (N. RAVEN LN/KTB LIMITED PARTNERSHIP, 285):

Submitted by CRAFTON TULL for property located on N. RAVEN LN. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 49.2 acres. The request is to amend the Master Street Plan.

- Jessica Masters, Planning Director

18. PZD-2025-0003: Planned Zoning District (N. RAVEN LN/KTB LIMITED PARTNERSHIP, 285):

Submitted by CRAFTON TULL for property located on N. RAVEN LN. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 49.2 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

- Jessica Masters, Planning Director

19. CPL-2025-0011: Conceptual Plat (W. CENTER ST & S. GREGG AVE/REINDL INVESTMENTS LLC, 522):

Submitted by COURTYARD BUILDING & BLOCK for property located on W. CENTER STREET AND S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is for a Parking Structure with 42 multi-family Residential Units and 1,200-square-foot of commercial retail space. - Jessica Masters, Planning Director

Items Administratively Approved by Staff**20. FPL-2025-0004: Final Plat (392 S. CALICO AVE/TOWNE WEST PH 8, 516):**

Submitted by ENGINEERING SERVICES INC. for property located at 392 S.

CALICO AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 8.83 acres. The request is for the final plat of 40 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.