

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, August 11, 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: 880 6532 3744

Registration Link: [https://fayetteville-ar.zoom.us/webinar/register/WN\\_7V54hzCjTJ2nggKq4P402A](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 1.46 acres. The request is for two 7,800-square-foot commercial buildings with associated parking. - Wesley Frank, Planner

### 3. **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

## Unfinished Business

### 4. **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**

**5. 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

**6. 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

**7. 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, Senior Planner

**8. 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

**9. 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 19.6 acres. The request is for a variance to the development review process. - Jessica Masters, Planning Director

**10. 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, Senior 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.

*APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE AUGUST 25, 2025 PLANNING COMMISSION MEETING.* - Donna Wonsower, Senior 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.

*APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE AUGUST 25, 2025 PLANNING COMMISSION MEETING.* - 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, Senior Planner

**17. 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 42-unit multi-family development with 1200 sq. ft of commercial space and associated parking. - Jessica Masters, Planning Director

**18. 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

**19. 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

**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.