

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, August 25, 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: 883 4983 0293

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_9I953XcmSpK44ulmCytp5A

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the August 11, 2025 Planning Commission. -
Mirinda Hopkins, Development Coordinator

Unfinished Business

2. **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 AND AUGUST 11, 2025 PLANNING COMMISSION MEETINGS. - Willa Thomason, Urban Forester

3. **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.

THIS ITEM WAS TABLED AT THE JULY 14, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

4. **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.

THIS ITEM WAS TABLED AT THE AUGUST 11, 2025 PLANNING COMMISSION MEETING. - Wesley Frank, Planner

5. 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.

THIS ITEM WAS TABLED AT THE AUGUST 11, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

6. 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.

THIS ITEM WAS TABLED AT THE AUGUST 11, 2025 PLANNING COMMISSION MEETING. - Wesley Frank, Planner

7. 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.

THIS ITEM WAS TABLED AT THE AUGUST 11, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

8. 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.

THIS ITEM WAS TABLED AT THE AUGUST 11, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

New Business

9. ADM-2025-0036: Administrative Item (E. PUMP STATION RD & S. DEAD HORSE MTN RD/ CITY OF FAYETTEVILLE, WATERSHED CONSERVATION RESOURCE CENTER, BENTON, 604 & 605):

Submitted by the CITY OF FAYETTEVILLE for property located at E. PUMP STATION RD & S. DEAD HORSE MTN RD. The property is zoned P-1, INSTITUTIONAL, and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 434.80 acres. The request is to modify the master street plan. - Jessica Masters, Planning Director

10. ADM-2025-0034: Administrative Item (3568 W. MOUNT COMFORT RD/LANDMARC CUSTOM HOMES LLC, 323):

Submitted by BATES & ASSOCIATES for property located at 3568 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES, and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 18.00 acres. The request is to amend a planned zoning district. - Jessica Masters, Planning Director

11. VAR-2025-0036: Planning Commission Variance (NORTHEAST OF E. TOWNSHIP ST & N. COLLEGE AVE/ENCLAVE CAPITAL PARTNERS, 290):

Submitted by BATES & ASSOCIATES for property located NORTHEAST OF E. TOWNSHIP ST & N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.79 acres. The request is for variance from Urban Residential Design Standards. - Wesley Frank, Planner

12. RZN-2025-0031: Rezoning (3900 W. DINSMORE TRL/TEAGUE, 517):

Submitted by JORGENSEN & ASSOCIATES for property located at 3900 W. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES and NC, NEIGHBORHOOD CONSERVATION and contains approximately 60.00 acres. The request is to rezone 9.9 acres from NC, NEIGHBORHOOD CONSERVATION to CS, COMMUNITY SERVICES. - Wesley Frank, Planner

13. ANX-2025-0001: Annexation (W. LIERLY LN/MOORE, 244 & 283):

Submitted by RMP LLP for property located on W. LIERLY LN. The property is located outside of the city limits and contains approximately 19.92 acres. The request is to annex the property into Fayetteville city limits. - Donna Wonsower, Senior Planner

14. RZN-2025-0032: Rezoning (W. LIERLY LN/MOORE, 244 & 283):

Submitted by RMP LLP for property located on W. LIERLY LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 19.92 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Donna Wonsower, Senior Planner

15. VAR-2025-0037: Planning Commission Variance (339 N. WEST AVE/ICE HOUSE LLC, 484):

Submitted by COMBS CONSTRUCTION GROUP for property located 339 N. WEST AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.72 acres. The request is for variance from Building Design Standards.

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

Items Administratively Approved by Staff

16. LSP-2025-0019: Lot Split (2825 E. INWOOD LN/BATES & ASSOCIATES):

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 1.19 acres. The request is to split the lot into two lots containing approximately 0.35 and 0.84 acres. - Wesley Frank, Planner

17. LSP-2025-0020: Lot Split (5060 E. HUNTSVILLE RD/KNOX, 570):

Submitted by JEFF KNOX for property located at 5060 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 32.90 acres. The request is to split the property into three lots containing approximately 2.03, 20.44, and 10.32 acres. - Wesley Frank, Planner

18. LSP-2025-0023: Lot Split (2784 E. BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):

Submitted by COMMUNITY BY DESIGN for property located at 2784 E. BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with 1.01 and 0.92 acres. The request is to split the lots into 16 lots containing approximately 0.11, 0.09, 0.13, 0.11, 0.14, 0.11, 0.09, 0.15, 0.28, 0.13, 0.08, 0.07, 0.08, 0.09, 0.09 and 0.20 acres. - Jessica Masters, Planning Director

19. LSIP-2024-0013: Large Site Improvement Plan (SOUTHWEST OF W. MARTIN LUTHER KING JR BLVD & S. HANSHEW RD/ADDISON PARK, 595):

Submitted by ENGINEERING SERVICES INC for property located SOUTHWEST OF W. MARTIN LUTHER KING JR BLVD & S. HANSHEW RD. The property is zoned UT, URBAN THOROUGHFARE, CS,

COMMUNITY SERVICES, and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 24.57 acres. The request is for a 290-unit multi-family residential development and associated parking. - Jessica Masters, Planning Director

20. LSIP-2025-0004: Large Site Improvement Plan (N. MANSFIELD AVE/DRAKE FARMS PH 2, 250):

Submitted by ECOLOGICAL DESIGN GROUP for property located on N. MANSFIELD AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.71 acres. The request is for a 131-unit residential development with associated parking. - Jessica Masters, Planning Director

21. LSIP-2025-0006: Large Site Improvement Plan (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 324-unit multi-family development with associated parking. - Jessica Masters, Planning Director

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.