

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, September 4, 2025

4:30 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: 864 0729 2141

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_jp_TPTGRTnmtQZ9Om9EHag

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the August 25, 2025 Planning Commission. -

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

Submitted by COMBS CONSTRUCTION GROUP for property located at 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. - Donna Wonsower, Senior Planner

Unfinished Business

3. **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.

THIS ITEM WAS TABLED AT THE AUGUST 25, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

4. **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, AND THE AUGUST 25, 2025 PLANNING COMMISSION MEETINGS. - Wesley Frank, Planner

New Business

5. VAR-2025-0039: Planning Commission Variance (2800 N. GREGG AVE/DRAKE ST TRAIL PROJECT, 250):

Submitted by CITY OF FAYETTEVILLE for property located at 2800 N. GREGG AVE. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.64 acres. The request is for a variance to the flood damage prevention code. - Alan Pugh, Staff Engineer

6. CUP-2025-0039: Conditional Use Permit (71 W. COLT SQUARE DR/BIG PAWS OF THE OZARKS, 328):

Submitted by KAYLA MAYES for property located at 71 W. COLT SQUARE DR. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.78 acres. The request is for an animal training facility. - Wesley Frank, Planner

7. CUP-2025-0040: Conditional Use Permit (5817 W. TACKETT DR/PHILLIPS & SHANNON, 436):

Submitted by ALLAN SHANNON for property located at 5817 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.99 acres. The request is for an accessory structure exceeding 50% the size of the principal structure. - Donna Wonsower, Senior Planner

8. CUP-2025-0042: Conditional Use Permit (900 N. LEVERETT AVE/BERRY PLACE, 444):

Submitted by MODUS STUDIOS for property located at 900 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 8.12 acres. The request is for a private dormitory.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Jessica Masters, Planning Director

9. RZN-2025-0033: Rezoning (922 E. ROCKWOOD TRL/CAHOON, 447):

Submitted by NILES EVIN ALLEN HOLDINGS for property located at 922 E. ROCKWOOD TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Wesley Frank, Planner

10. RZN-2025-0036: Rezoning (1146 N. MAXWELL DR/12TH STREET HEIGHTS, 365):

Submitted by WESLEY BATES for property located at 1146 N. MAXWELL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Senior Planner

11. RZN-2025-0037: Rezoning (902 & 908 W. HUGHES ST/MARKS, 444):

Submitted by BATES & ASSOCIATES for property located at 902 & 908 W. HUGHES ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Senior Planner

12. RZN-2025-0038: Rezoning (338 S. COMBS AVE/BROOKS, 524):

Submitted by WESLEY BATES for property located at 338 S. COMBS AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Wesley Frank, Planner

13. RZN-2025-0039: Rezoning (NORTH OF 229 N. OKLAHOMA WAY/CASETIM PROPERTIES, 486):

Submitted by ODYSSEY SURVEYING for property located NORTH OF 229 N. OKLAHOMA WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.49 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. - Wesley Frank, Planner

14. RZN-2025-0034: Rezoning (3066 E. JOYCE BLVD/BERKSHIRE AT UPTOWN, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3066 E. JOYCE BLVD. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, NS-G, NEIGHBORHOOD SERVICES-GENERAL, and CS, COMMUNITY SERVICES and contains approximately 9.05 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Jessica Masters, Planning Director

15. RZN-2025-0035: Rezoning (BETWEEN S. CITY LAKE RD AND S. BLACK OAK RD/CITY OF FAYETTEVILLE, 642):

Submitted by CITY OF FAYETTEVILLE for property located BETWEEN S. CITY LAKE RD AND S. BLACK OAK RD. The property is zoned I-2 GENERAL INDUSTRIAL and contains approximately 13.01 acres. The request is to rezone the property to CCR, CONSERVATION, CULTURAL, AND RECREATION.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE SEPTEMBER 22, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

16. VAR-2025-0038: Planning Commission Variance (2893 N. MANSFIELD AVE/DRAKE FARMS, 250):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 2893 N. MANSFIELD AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 28.15 acres. The request is for a variance from Parking Lot Design Standards.

STAFF HAS WITHDRAWN THIS REQUEST ON BEHALF OF THE APPLICANT. A VARIANCE IS NO LONGER NEEDED. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

17. SIP-2024-0004: Site Improvement Plan (542 W. DICKSON ST/MOTO & TEMPO BY HILTON, 484):

Submitted by HOPE CONSULTING for property located at 542 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.34 acres. The proposal is for a 19,129-square-foot hotel 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.