

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, October 13, 2025

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair

Brad Payne, Vice Chair

Matthew Cabe

Nick Castin

Fred Gulley

Ashlyn Holeyfield

Mary Madden

Mary McGetrick

Nick Werner

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 853 8933 7497

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_avlMVju7R8qAd6HVPVpTBw

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the September 8, 2025 and September 22, 2025 Planning Commission Meetings. - Mirinda Hopkins, Development Coordinator

2. ADM-2025-0041: Administrative Item (NORTH OF 2200 N. RUPPLE RD/HOLT SUBDIVISION, 323):

Submitted by BATES & ASSOCIATES for property located NORTH OF 2200 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 18.66 acres. The request is to amend a previously-approved preliminary plat. - Jessica Masters, Planning Director

3. VAC-2025-0019: Vacation (W. HUGHES ST & N. STORER AVE/MARKS, 444):

Submitted by BATES & ASSOCIATES for property located on W. HUGHES ST & N. STORER AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.14 acres. The request is to vacate 0.01 acres of right-of-way. - Donna Wonsower, Senior Planner

Unfinished Business

4. RZN-2025-0029: Rezoning (5911 W. TACKETT DR/VICK ENTERPRISES, LLC, 436):

Submitted by VICTOR BARRIOS 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THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Wesley Frank,

Planner

5. 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.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT.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

New Business

6. VAR-2025-0041: Planning Commission Variance (191 E. REBECCA ST/MAURER, 446):

Submitted by M&M PAINTING & REMODELING for property located at 191 E. REBECCA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.39 acres. The request is for a variance from the streamside protection zone. - Alan Pugh, Staff Engineer

7. ADM-2025-0039: Administrative Item (E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 523):

Submitted by 3V DEVELOPMENT for property located on E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a lesser dedication of right-of-way. - Jessica Masters, Planning Director

8. VAR-2025-0040: Planning Commission Variance (E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 523):

Submitted by 3V DEVELOPMENT for property located on E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a variance to access management standards. - Jessica Masters, Planning Director

9. ADM-2025-0040: Administrative Item (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366):

Submitted by CRAFTON TULL for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTIFAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to amend the master street plan. - Jessica Masters, Planning Director

10. VAC-2025-0022: Vacation (W. ELM ST & N. LEVERETT AVE/RAZORBACK

HOUSING LLC, 366):

Submitted by CRAFTON TULL for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTIFAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to vacate 0.15 acres of right-of-way. - Jessica Masters, Planning Director

11. VAR-2025-0042: Planning Commission Variance (EAST OF 1228 S. WEST AVE/BATES-SIEMEK, 562):

Submitted by WESLEY BATES & KONRAD SIEMEK for property located EAST OF 1228 S. WEST AVE. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.12 acres. The request is for a variance from parking standards and street tree requirements. - Donna Wonsower, Senior Planner

12. VAR-2025-0043: Planning Commission Variance (W. HUGHES ST & N.STORER AVE/MARKS, 444):

Submitted by BATES & ASSOCIATES for property located at the intersection of W. HUGHES ST & N. STORER AVE. The property is zoned RMF-40, RESIDENTIAL MUL TI-FAMILY, 40 UNITS PER ACRE (rezoning to RI-U in progress) and contains approximately 0.14 acres. The request is for variance from urban residential design standards and conformance to plans and regulations. - Donna Wonsower, Senior Planner

13. VAR-2025-0044: Planning Commission Variance (SOUTHWEST OF RAZORBACK RD & S. ASHWOOD AVE/ASHWOOD TOWNHOMES LLC, 598, 599 & 638):

Submitted by JORGENSEN AND ASSOCIATES for property located SOUTHWEST OF S. RAZORBACK RD & S. ASHWOOD AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for variance from Tree Preservation Requirements. - Willa Thomason, Urban Forester

14. CUP-2025-0046: Conditional Use Permit (SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE/ASHWOOD TOWNHOMES LLC, 598, 599 & 638):

Submitted by JORGENSEN AND ASSOCIATES for property located SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE. The property is zoned RMF-24, RESIDENTIAL MUL TI FAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a private dormitory.

APPLICANT HAS REQUESTED TO TABLE UNTIL THE OCTOBER 27, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

15. PPL-2025-0003: Preliminary Plat (W. VAN ASCHE DR & N. GREGG AVE/STEEL CROSSING INVESTMENT III LLC, 172):

Submitted by KIMLEY-HORN for property located on W. VAN ASCHE DR & N. GREGG AVE. The property is zoned UT, URBAN THROUGHFARE, and contains approximately 17.30 acres. The request is for the preliminary plat of 12 commercial and one unbuildable lot. - Donna Wonsower, Senior Planner

16. CUP-2025-0044: Conditional Use Permit (1923 E. JOYCE BLVD/BUTTERFIELD TRAIL VILLAGE, 175):

Submitted by 4IE ENGINEERING INC for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 47.60 acres. The request is for a 50-unit assisted living facility and a commercial parking lot within a residential zoning district. - Donna Wonsower, Senior Planner

17. LSD-2025-0013: Large Scale Development (1923 E. JOYCE BLVD/BUTTERFIELD TRAIL VILLAGE, 175):

Submitted by 4IE ENGINEERING INC for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 47.60 acres. The request is for a 38-unit addition to an existing assisted living facility with associated parking. - Donna Wonsower, Senior Planner

18. CUP-2025-0043: Conditional Use Permit (3600 S. TOWER CIR/LAUREN GLOW CO, 284):

Submitted by LAUREN GLENN for property located at 3600 S. TOWER CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.21 acres. The request is for a home occupation. - Wesley Frank, Planner

19. CUP-2025-0045: Conditional Use Permit (4147 W. MARLOWE LN/PARNELL, 439):

Submitted by JAMIE PARNELL for property located at 4147 W. MARLOWE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental. - Wesley Frank, Planner

20. CUP-2025-0047: Conditional Use Permit (645 W. CATO SPRINGS RD/APPLE LILY MANAGEMENT LLC, 639):

Submitted by GUANGYU ZHU-WEAVER for property located at 645 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for a duplex. - Wesley Frank, Planner

21. RZN-2025-0040: Rezoning (1414 S. WEST AVE/OSAGE CREEK CATTLE CO, 562):

Submitted by ANDREW BRINK for property located at 1414 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Wesley Frank, Planner

22. RZN-2025-0045: Rezoning (234 S. WILLOW AVE/BLACKBURN, 524):

Submitted by ODYSSEY ENGINEERING LLC for property located at 234 S. WILLOW AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 0.70 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Senior Planner

23. RZN-2025-0042: Rezoning (2201 W. DEANE ST/ATKINS, 364):

Submitted by ARKANSAS REAL ESTATE GROUP for property located at 2201 W. DEANE ST. The property is zoned RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE and contains approximately 2.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Wesley Frank, Planner

24. RZN-2025-0044: Rezoning (1229 N. LEWIS AVE/FINLEY, 403):

Submitted by HOPE CONSULTING for property located at 1229 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Wesley Frank, Planner

25. RZN-2025-0041: Rezoning (1124 W CLEVELAND ST/LEVERETT ELEMENTARY SCHOOL, 443):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 1124 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 2.18 acres. The request is to rezone all the property to P-1, INSTITUTIONAL. - Jessica Masters, Planning Director

26. RZN-2025-0046: Rezoning (2097 N. PENELOPE LN/HENBEST, 363):

Submitted by BATES & ASSOCIATES for property located at 2097 N.

PENELOPE LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 8.41 acres. The request is to rezone 2.58 acres of the property to R-A, RESIDENTIAL-AGRICULTURAL and 1.51 acres to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Jessica Masters, Planning Director

27. ADM-2025-0037: Administrative Item (91 W. 15TH ST/AMERICAN TOWER, 601):

Submitted by SMJ INTERNATIONAL for property located at 91 W. 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 12.68 acres. The request is to modify an existing cell tower.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

28. LSP-2025-0006: Lot Split (1780 E. HAMMOND ST/JARRATT, 409):

Submitted by BLEW & ASSOCIATES for property located at 1780 E. HAMMOND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.95 acres. The request is to split a parcel into two lots containing 0.47 and 0.47 acres. - Jessica Masters, Planning Director

29. LSP-2025-0038: Lot Split (457 E. 7TH ST/BATES & SIEMEK, 563):

Submitted by SATTERFIELD LAND SURVEYORS for property located at 457 E. 7TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains 0.26 acres. The request is to split the property into two lots containing approximately 0.08, and 0.15 acres. - Wesley Frank, Planner

30. LSP-2025-0039: Lot Split (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404):

Submitted by ENGINEERING SERVICES INC for property located at 1230 W. HENDRIX ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – 12 UNITS PER ACRE and contains 0.52 acres. The request is to split the property into two lots containing approximately 0.26 and 0.26 acres. - Wesley Frank, Planner

31. SIP-2025-0002: Site Improvement Plan (NORTHEAST OF E. TOWNSHIP ST & N. COLLEGE AVE/ENCLAVE CAPITAL PARTNERS LP, 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 16 residential town

home units. - Wesley Frank, Planner

Agenda Session Items

32. PLANNING COMMISSION SECRETARY VOTE

SLATE OF CANDIDATES:

Matthew Cabe

Nick Castin

Fred Gulley

Mary Madden - Nominated

Mary McGetrick

Nick Werner

33. Welcome new Planning Commission council member — Ashlyn Holeyfield

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.