

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, October 27, 2025

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair

Brad Payne, Vice Chair

Mary Madden, Secretary

Matthew Cabe

Nick Castin

Fred Gulley

Ashlyn Holeyfield

Mary McGetrick

Nick Werner

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 880 8220 4738

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_G8Bl6lqpSYmt7rtzHVu0Tg

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the October 13, 2025 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. **VAR-2025-0045: Planning Commission Variance (S. DEAD HORSE MOUNTAIN RD/THE PRESERVE AT STONEBRIDGE, 645 & 646):**

Submitted by JORGENSEN AND ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 53.72 acres.

The request is for a variance to the permitted number of model homes within a subdivision. - Wesley Frank, Planner

Unfinished Business

3. **ADM-2025-0031 Administrative Item (AMEND UDC 167.04, TREE PRESERVATION AND PROTECTION, UDC 167.05, TREE PROTECTION MEASURES AND CONSTRUCTION):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to 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, AUGUST 11, 2025, AND THE AUGUST 25, 2025 PLANNING COMMISSION MEETINGS. - Willa Thomason, Urban Forester

4. **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.

THIS ITEM WAS TABLED AT THE OCTOBER 13, 2025 PLANNING COMMISSION MEETING.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Willa Thomason, Urban Forester

5. 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 MULTI 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.

THIS ITEM WAS TABLED AT THE OCTOBER 13, 2025 PLANNING COMMISSION MEETING.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE DECEMBER 8, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

New Business

6. ADM-2025-0043: Administrative Item (N. DOUBLE SPRINGS RD & W. IRISH BEND DR/IRISH BEND, 474):

Submitted by ENGINEERING SERVICES INC for property located on N. DOUBLE SPRINGS RD & W. IRISH BEND DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE, and contains approximately 7.45 acres. The request is to modify a previously approved preliminary plat of 38 residential lots.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE NOVEMBER 10, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

7. CUP-2025-0049: Conditional Use Permit (4201 N. SHILOH DR./DO PORTUGAL CIRCUS, 135):

Submitted by BILL MENDOZA for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains

approximately 82.69 acres. The request is to use the property for a tent circus. - Donna Wonsower, Senior Planner

8. CUP-2025-0048: Conditional Use Permit (109 N. SANG AVE/MARKHAM HILL PH 2, 481):

Submitted by SPECIALIZED REAL ESTATE GROUP for property located at 109 N. SANG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.59 acres. The request is for two 5-unit residential town homes with associated parking. - Jessica Masters, Planning Director

9. RZN-2025-0047: Rezoning (2411 W. MEGAN DR/ZHU-WEAVER, 402):

Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR. 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 RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE. - Wesley Frank, Planner

10. RZN-2025-0048: Rezoning (N. MARKS MILL LN/RAMAY JR HIGH SCHOOL, 368):

Submitted by CRAFTON TULL for property located on N. MARKS MILL LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and UC, URBAN CORRIDOR, and contains approximately 26.7 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

11. FPL-2025-0005: Final Plat (109 N. SANG AVE/MARKHAM HILL PH II, 481):

Submitted by CEI ENGINEERING ASSOCIATES for property located at 109 N. SANG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 23.40 acres. The request is for the final plat of 49 residential lots. - Wesley Frank, Planner

12. LSP-2025-0031: Lot Split (1410 N. OAKLAND AVE/SIEMEK & BATES, 405):

Submitted by SATTERFIELD LAND SURVEYORS for property located at 1410 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.25 acres. The request is to split the lot into two lots containing approximately 0.09 and 0.15 acres. - Wesley Frank, Planner

13. LSP-2025-0041: Lot Split (3981 W. OWL CREEK PL/WIRTH, 478):

Submitted by JORGENSEN & ASSOCIATES for property located at 3981 W.

OWL CREEK PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 5 lots with 0.88, 0.40, 0.41, 0.54 and 0.48 acres. The request is to split the property into 6 lots containing 0.70, 0.29, 0.32, 0.39, 0.38, and 0.62 acres. - Wesley Frank, Planner

14. LSP-2025-0043: Lot Split (SOUTH OF 380 S. HAPPY HOLLOW RD/BACKOFEN-JONES, 526):

Submitted by SATTERFIELD LAND SURVEYORS for property located SOUTH OF 380 S. HAPPY HOLLOW RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.68 acres. The request is to split the property into two lots containing approximately 0.34 and 0.34 acres. - Donna Wonsower, Senior Planner

15. LSP-2025-0042: Lot Split (1440 W. HENDON ST/BAR CAPITAL LLC, 599):

Submitted by BATES & ASSOCIATES for property located at 1440 W. HENDON ST. The property is zoned CS, COMMUNITY SERVICES and contains 2.89 acres. The request is to split the property into two lots containing approximately 1.85 and 1.04 acres. - Donna Wonsower, Senior Planner

16. LSP-2025-0045: Lot Split (1005 W. PATHFINDER WAY/WG LAND COMPANY LTD PARTNERSHIP, 210):

Submitted by BLEW & ASSOCIATES for property located at 1005 W. PATHFINDER WAY. The property is zoned CS, COMMUNITY SERVICES and contains 81.53 acres. The request is to split the property into two lots containing 17.25 and 64.28 acres. - Jessica Masters, Planning Director

17. LSP-2025-0048: Lot Split (1240 S. DUNCAN AVE/MCFARLAND, 561):

Submitted by BATES & ASSOCIATES for property located at 1240 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTIFAMILY, 24 UNITS PER ACRE and contains 0.43 acres. The request is to split the property into two lots containing approximately 0.14 and 0.29 acres. - 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.