

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, November 10, 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: 898 0776 0731

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_525093PqRQCE3u4o0bjV2Q

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the October 27, 2025 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

Unfinished Business

2. **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 WAS TABLED AT THE SEPTEMBER 22, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

3. **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.

THIS ITEM WAS TABLED AT THE OCTOBER 27, 2025 PLANNING COMMISSION MEETING.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Donna Wonsower, Senior Planner

New Business**4. ADM-2025-0045: Administrative Item (Oak Grove Local Historic District Petition, 445):**

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along N. Park Avenue, N. Forest Avenue, N. Highland Avenue, W. Davidson Street, E. Davidson Street, and W. Maple Street within the City Limits of Fayetteville Arkansas containing approximately 9.9 acres. - Kylee Cole, Long Range & Preservation Planner

5. ADM-2025-0046: Administrative Item (21 E. 19TH ST/FARM AT SOUTH SCHOOL, 602):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 21 E. 19TH ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 3.51 acres. The request is to amend the master street plan designation.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE JANUARY 12, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

6. VAR-2025-0046: Planning Commission Variance (2535 S. CITY LAKE RD/SHADDY, 641):

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 2535 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLEFAMILY, FOUR UNITS PER ACRE and contains approximately 12.10 acres. The request is for a variance from the development review process and drainage standards.

APPLICANT HAS REQUESTED TO TABLE UNTIL THE DECEMBER 8, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

7. VAR-2025-0047: Planning Commission Variance (5 E. TRENTON BLVD/NIERENGARTEN & HENDRICKS, 445):

Submitted by FLINTLOCK LTD for property located at 5 E. TRENTON BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.13 acres. The request is for a variance to the flood damage protection ordinance. - Alan Pugh, Staff Engineer

8. VAC-2025-0023: Vacation (65 S. DUNCAN AVE/OP III FAY S DUNCAN LP, 522):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 65 S.

DUNCAN AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.74 acres. The request is to vacate 0.11 acres of right-of-way. - Donna Wonsower, Senior Planner

9. VAC-2025-0024: Vacation (618 N. WILSON AVE/KENT, 445):

Submitted by CENTURY 21 for property located at 618 N. WILSON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.14 acres. The request is to vacate 0.02 acres of right-of-way. - Donna Wonsower, Senior Planner

10. RZN-2025-0050: Rezoning (5901 W. MICHAEL COLE DR/MICHAEL COLE DR LLC, 436):

Submitted by SWOPE CONSULTING for property located at 5901 W. MICHAEL COLE DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 8.50 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and CCR, CONSERVATION, CULTURAL, AND RECREATION. - Donna Wonsower, Senior Planner

11. RZN-2025-0052: Rezoning (SOUTH OF 111 E. ROCK ST /KCMS DEVELOPMENT LLC, 524):

Submitted by FLINTLOCK LTD for property located SOUTH OF 111 E. ROCK ST. The property is zoned R-O, RESIDENTIAL-OFFICE, and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL. - Wesley Frank, Planner

12. RZN-2025-0049: Rezoning (258 W. MILLER ST/WELLERMAN TRUST, 367):

Submitted by FLINTLOCK LTD for property located at 258 W. MILLER ST. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

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

Items Administratively Approved by Staff

13. LSIP-2024-0011: Large Site Improvement Plan (N. FUTRALL DR & N. MARINONI DR/HYATT STUDIO HOTEL, 441):

Submitted by JORGENSEN & ASSOCIATES for property located at N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 3.00 acres. The request is for a 60,903-square-foot hotel and associated parking. - Donna Wonsower, Senior 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.