

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, November 20, 2025

4:30 PM

100 W. ROCK STREET

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: 873 4965 4375

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_23euqb3LRVyJmnG-7X2XHq

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the November 10, 2025 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

Unfinished Business

New Business

2. **VAR-2025-0048: Planning Commission Variance (S. SCHOOL AVE & W. 22ND ST/MACVILLE LLC, 640):**

Submitted by FLINTLOCK LTD for property located on S. SCHOOL AVE & W. 22ND ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.07 acres. The request is for a variance to street improvements. - Jessica Masters, Planning Director

3. **LSD-2025-0014: Large Scale Development (1755 S. ARMSTRONG AVE/PACKAGING SPECIALTIES INC, 604):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1755 S. ARMSTRONG RD. The property is zoned 1-2, GENERAL INDUSTRIAL and contains approximately 5.14 acres. The request is for a 790-square foot loading dock, associated driveway, and minor park improvements.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.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

4. **LSD-2025-0015: Large Scale Development (W. ELM ST AND N. LEVERETT AVE/RAZORBACK HOUSING, LLC, 366):**

Submitted by CRAFTON TULL for property located on W. ELM ST AND N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-

FAMILY, 24 UNITS PER ACRE and contains approximately 14.40 acres. The request is for a 278-unit private dormitory with associated parking.

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

5. LSD-2025-0016: Large Scale Development (1020 S. SCHOOL AVE/STEVENS PROPERTIES FAYETTEVILLE LLC, 562):

Submitted by DCI for property located at 1020 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.60 acres. The request is for a 130-unit multi-family development with associated parking. - Jessica Masters, Planning Director

6. VAC-2025-0025: Vacation (1370 & 1378 S. VAN BUREN AVE/HJL INVESTMENTS LLC, 561):

Submitted by HJL INVESTMENTS LLC for property located at 1370 & 1378 S. VAN BUREN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and both properties each contain approximately 0.30 acres. The request is to vacate 0.25 acres of right-of-way. - Wesley Frank, Planner

7. CUP-2025-0051: Conditional Use Permit (W. CENTER ST & S. GREGG AVE/REINDL INVESTMENTS, 522):

Submitted by PRISM DESIGN STUDIO for property located at W. CENTER ST & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to use the property for offsite parking. - Jessica Masters, Planning Director

8. CUP-2025-0052: Conditional Use Permit (WEST OF 2143 S. CLOVER DR/SNODGRASS, 639):

Submitted by SNODGRASS SIGNS for property located WEST OF 2143 S. CLOVER DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to allow an accessory structure on a lot without a principal structure. - Wesley Frank, Planner

9. CUP-2025-0053: Conditional Use Permit (2096 N. BOX AVE/BOX PROPERTY HOLDINGS LLC, 372):

Submitted by BATES & ASSOCIATES for property located at 2096 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.40 acres. The request is for a cluster housing development. - Donna Wonsower, Senior Planner

10. CUP-2025-0054: Conditional Use Permit (168 N. CROSSOVER RD/HARPS, 488):

Submitted by JAMES HARPS for property located at 168 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.53 acres. The request is for an accessory structure without a residential dwelling. - Citlali Samano, Planner

11. 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. - Donna Wonsower, Senior Planner

12. RZN-2025-0053: Rezoning (1539 W. SLIGO ST/EASY SUNSET LLC, 599):

Submitted by EASY SUNSET LLC for property located at 1539 W. SLIGO ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Citlali Samano, Planner

13. RZN-2025-0054: Rezoning (187 E. 12TH ST/ROSENGARDEN, 563):

Submitted by WESLEY BATES for property located at 187 E. 12TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Donna Wonsower, Senior Planner

14. RZN-2025-0055: Rezoning (2040 N. EASY AVE/FLETCHER, 367):

Submitted by GREENWAY CARRIAGE HOUSE for property located at 2040 N. EASY AVE. 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 NS-G, NEIGHBORHOOD SERVICES-GENERAL. - Wesley Frank, Planner

15. RZN-2025-0056: Rezoning (1723 N. CHESTNUT AVE/MASCHOFF & HALASZ, 366):

Submitted by DABS PROPERTIES LLC for property located 1723 N. CHESTNUT AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 0.83 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

16. LSP-2025-0044: Lot Split (245 S. HAPPY HOLLOW RD/CRIST, 526):

Submitted by TRACEY FLETCHER for property located at 245 S. HAPPY HOLLOW RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains 2.47 acres. The request is to split the property into two lots containing approximately 2.00 and 0.47 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.