

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, December 8, 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: 851 3252 3711

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_PIN93pRSQGSxQ88XThXmuA

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the November 24, 2025 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. 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.

THIS ITEM WAS TABLED AT THE NOVEMBER 10, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

3. VAR-2025-0053: Planning Commission Variance (3610 W. WEDINGTON DR/7 BREW, 400):

Submitted by CEI ENGINEERING for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.16 acres. The request is for a variance to the parking requirements. - Donna Wonsower, Senior Planner

4. VAR-2025-0055: Planning Commission Variance (2406 N. OLD WIRE RD/GULLEY PARK PETS CLINIC, 292):

Submitted by KEY ARCHITECTURE for property located at 2406 N. OLD WIRE RD. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 0.32 acres. The request is for a variance to building design standards. - Wesley Frank, Planner

5. 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. - Donna Wonsower, Senior Planner

6. LSD-2025-0018: Large Scale Development (2188 W. OLD FARMINGTON RD/FAYETTEVILLE PUBLIC SCHOOLS, 520):

Submitted by CRAFTON TULL for property located at 2188 W. OLD FARMINGTON RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 18.0 acres. The request is for an approximately 9-acre renovation and rebuilding of the existing track and field, bleachers, and scoreboard. - Wesley Frank, Planner

Unfinished Business**7. 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.

THIS ITEM WAS TABLED AT THE OCTOBER 13, 2025, AND THE OCTOBER 27, 2025 PLANNING COMMISSION MEETINGS.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE FEBRUARY 9, 2026 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

8. 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 7.67 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and CCR, CONSERVATION, CULTURAL, AND RECREATION.

THIS ITEM WAS TABLED AT THE NOVEMBER 10, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

9. 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.

THIS ITEM WAS TABLED AT THE NOVEMBER 24, 2025 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

10. 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.

THIS ITEM WAS TABLED AT THE NOVEMBER 24, 2025 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

New Business**11. ADM-2025-0048: Administrative Item (W. CENTER ST & S. GREGG AVE/CAMDEN COURT, 522):**

Submitted by OLSSON 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 for the reduction of the streamside protection zone. - Alan Pugh, Staff Engineer

12. VAR-2025-0049: Planning Commission Variance (W. COLFAX LOOP/WOOLSEY TRAIL MAINTENANCE, 516 & 555):

Submitted by CITY OF FAYETTEVILLE for property located on W. COLFAX LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.34 acres. The request is for a variance to flood damage prevention code. - Alan Pugh, Staff Engineer

13. VAR-2025-0050: Planning Commission Variance (5628 W. BOGAN DR/ALEXANDER, 475):

Submitted by SARAH GEURTZ for property located at 5628 W. BOGAN DR. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 2.31 acres. The request is for a variance to sidewalk requirements. - Jessica Masters, Planning Director

14. CUP-2025-0055: Conditional Use Permit (415 E. LONGVIEW

ST/BROOKSTONE ASSISTED LIVING COMMUNITY, 212):

Submitted by WHITE RIVER CONTRACTORS INC for property located at 415 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.59 acres. The request is for a 25-square-foot addition to an assisted living facility. - Donna Wonsower, Senior Planner

15. VAC-2025-0028: Vacation (SOUTHWEST OF W. CATO SPRINGS RD & S. EMMA AVE/WEAVER, 639):

Submitted by GYANGYU ZHU-WEAVER for property located SOUTHWEST OF W. CATO SPRINGS RD & S. EMMA AVE. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.19 and 0.21 acres. The request is to vacate 0.01 acres of right-of-way. - Wesley Frank, Planner

16. RZN-2025-0057: Rezoning (4550 W. OZARK TRL/TERRA FIRMA HOLDINGS LLC, 594):

Submitted by TERRA FIRMA HOLDINGS for property located at 4550 W. OZARK TRL. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.26 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. - Wesley Frank, Planner

17. RZN-2025-0058: Rezoning (S. FUTRALL DR & S. ROOT AVE/BARNES FAMILY TRUST, 519):

Submitted by ECOLOGICAL DESIGN GROUP for property located on S. FUTRALL DR & S. ROOT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 9.02 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Citlali Samano, Planner

18. RZN-2025-0059: Rezoning (S. FUTRALL DR/BARNES FAMILY TRUST, 519):

Submitted by ECOLOGICAL DESIGN GROUP for property located on S. FUTRALL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.37 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Citlali Samano, Planner

19. RZN-2025-0060: Rezoning (3816 W. MOUNT COMFORT RD/MOUNT COMFORT PRESBYTERIAN CHURCH, 322 & 361):

Submitted by DOROTHY ASHWORTH for property located at 3816 W. MOUNT COMFORT RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, and contains approximately 2.90 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Jessica Masters, Planning

Director

20. RZN-2025-0061: Rezoning (N. FUTRALL DR & N. MARINONI DR/MISHY HOSPITALITY GROUP LLC, 441):

Submitted by COMMERCIAL REALTY DEVELOPMENT SERVICES for property located on N. FUTRALL DR & N. MARINONI DR. The property is partially zoned UT, URBAN THOROUGHFARE, and contains approximately 2.09 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

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

21. RZN-2025-0051: Rezoning (957 S. HILL AVE/WILLIAMS, 561):

Submitted by APOGEE PROPERTIES for property located at 957 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

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

Items Administratively Approved by Staff

22. 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 INTERMEDIATEURBAN and contains approximately 23.40 acres. The request is for the final plat of 49 residential lots. - 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.