

City of Fayetteville, Arkansas

*113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8267*



Planning Commission Final Agenda

Monday, February 10, 2025

5:30 PM

City Hall Room 219

Planning Commission Members

*Andrew Brink, Chair
Mary McGetrick, Vice Chair
Brad Payne, Secretary
Matthew Cabe
Nick Castin
Jimm Garlock
Fred Gulley
Mary Madden
Nick Werner*

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

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

2. ADM-2025-0001: Administrative Item (888 S. RUPPLE RD/FAYETTEVILLE PUBLIC SCHOOLS, 556):

Submitted by JORGENSEN & ASSOCIATES for property located at 888 S. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 22.82 acres. The request is to modify an approved Large Scale Development.

- Donna Wonsower, Planner

3. ADM-2025-0002: Administrative Item (3610 W. WEDINGTON DR/AFT DEVELOPMENT LLC, 400):

Submitted by BLEW & ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 11.46 acres. The request is to modify an approved Preliminary Plat.

- Donna Wonsower, Planner

Unfinished Business**New Business****4. VAR-2025-0002: Planning Commission Variance (583 W. 15TH ST/LEGACY VENTURES LLC, 601):**

Submitted by BLEW & ASSOCIATES for property located at 583 W. 15TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 2.70 acres. The request is for a variance to the Streamside Protection Zone.

- Alan Pugh, Staff Engineer

5. LSD-2024-0038: Large Scale Development (151 W. DICKSON ST/TRINITAS VENTURES, 484):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.42 acres. The request is for a 185-unit multi-family

development with associated parking.

- Gretchen Harrison, Senior Planner

6. VAR-2025-0004: Planning Commission Variance (216 N. LOCUST AVE/DICKSON SQUARE LLC, 484):

Submitted by WASHER ARCHITECTURE for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.59 acres. The request is for a variance to design standards, infrastructure improvements, and parking lot standards. - Jessica Masters, Development Review Manager

7. LSD-2024-0033: Large Scale Development (1001 W. BULLDOG BLVD/FAYETTEVILLE HIGH SCHOOL, 522):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1001 W. BULLDOG BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 18.01 acres. The request is for a parking deck.

- Donna Wonsower, Planner

8. CUP-2025-0001: Conditional Use Permit (963 S. LARAMIE HTS/TOTAL SITE DEVELOPMENT, 557):

Submitted by COMMUNITY BY DESIGN for property located at 963 S. LARAMIE HTS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 17.72 acres. The request is for a conditional use permit for cluster housing.

- Gretchen Harrison, Senior Planner

9. CUP-2024-0053: Conditional Use Permit (5151 W. RIDGEBURY PL/TONEY-WASHINGTON, 359):

Submitted by SIMPLE VENTURES LLC for property located at 5151 W. RIDGEBURY PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the property as a short-term rental.

- Donna Wonsower, Planner

10. CUP-2024-0054: Conditional Use Permit (611 N. OLIVER RD/JD RIGGINS FAMILY HOLDINGS, 443):

Submitted by RMP LLP for property located at 611 N. OLIVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to use the property as a short-term rental.

- Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

11. LSP-2024-0042: Lot Split (195 N. CHICAGO WAY/STRIKER DEVELOPMENT INC, 478):

Submitted by JORGENSEN & ASSOCIATES for property located at 195 N. CHICAGO WAY. The property is zoned CS, COMMUNITY SERVICES and contains approximately 11.24 acres. The request is to split a parcel into two lots containing 0.17 and 11.07 acres.

- Gretchen Harrison, 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.