

City of Fayetteville, Arkansas

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



Planning Commission Final Agenda

Monday, March 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 February 24, 2025 Planning Commission.
- Mirinda Hopkins, Development Coordinator

2. ADM-2025-0009: Administrative Item (963 S. LARAMIE HTS/SOUTHERN WOODS, 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 to modify an approved Large Scale Development.
- Gretchen Harrison, Senior Planner

3. VAR-2025-0006: Planning Commission Variance (1059 N. MARINONI DR/DODO COFFEE, 441):

Submitted by ODYSSEY ENGINEERING for property located at 1059 N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 0.64 acres. The request is for a variance to building design standards.
- Jessica Masters, Development Review Manager

4. CCP-2025-0002: Concurrent Plat (3314 N. ADAMS RD/BILDERBACK, 202):

Submitted by BATES & ASSOCIATES for property located at 3314 N. ADAMS RD. The property is in the FAYETTEVILLE PLANNING AREA and has two lots that contain approximately 3.31 and 2.13 acres. The request is to divide the property into three lots with 1.13, 1.50 and 2.81 acres.
- Wesley Frank, Planner

Unfinished Business**5. CUP-2025-0002: Conditional Use Permit (1030 N. EVA AVE/LEDBETTER, 442):**

Submitted by JAMES LEDBETTER for property located at 1030 N. EVA AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to use the property as a short-term rental.

THIS ITEM WAS TABLED AT THE FEBRUARY 24, 2025 PLANNING COMMISSION MEETING. - Wesley Frank, Planner

New Business

6. VAC-2025-0005: Vacation (191 S. HILL AVE/VERVE, 522):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 191 S. HILL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.90 acres. The request is to vacate 0.07 acres of right-of-way.

APPLICANT HAS REQUESTED TO TABLE UNTIL THE MARCH 24, 2025, PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

7. CUP-2025-0010: Conditional Use Permit (1611 W. HALSELL RD/CARRINGTON & VOISE LLC, 482):

Submitted by CARRINGTON & VOISE LLC for property located at 1611 W. HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is to use the property as a short-term rental.

- Wesley Frank, Planner

8. VAR-2025-0009: Planning Commission Variance (903 W. NORTH ST/STORER TOWNHOMES, 444):

Submitted by BATES & ASSOCIATES for the property located at 903 W. NORTH ST. The property is zoned R-O, RESIDENTIAL-OFFICE and RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.50 acres. The request is for a variance to pedestrian connectivity, perimeter landscaping, and access management. - Donna Wonsower, Planner

9. VAR-2025-0010: Planning Commission Variance (2837 N. DEANE SOLOMON RD/UNDERWOOD PARK, 246 & 285):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 2837 N. DEANE SOLOMON RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 34.59 acres. The request is for a variance to the flood damage prevention code.

- Alan Pugh, Staff Engineer

10. LSD-2024-0027: Large Scale Development (2992 N. OAK BAILEY DR/OAK BAILEY CLUSTER DEVELOPMENT, 254):

Submitted by COMMUNITY BY DESIGN for property located at 2992 N. OAK BAILEY DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains approximately 2.67 acres. The request is

for a cluster housing development with 18 residential units. - Donna Wonsower, Planner

11. VAC-2025-0003: Vacation (507 S. CHURCH AVE/PBS PROPERTIES LLC, 523):

Submitted by SITEWISE CIVIL ENGINEERING for property located at 507 S. CHURCH. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.20 acres. The request is to vacate 0.13 acres of street right-of-way.

- Gretchen Harrison, Senior Planner

12. CUP-2025-0007: Conditional Use Permit (2654 N. OLD WIRE RD/BIKE PATH COTTAGES, 292):

Submitted by TIM MCMAHON BUILDING for property located at 2654 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.91 acres. The request is for a cluster housing development. - Wesley Frank, Planner

13. CUP-2025-0011: Conditional Use Permit (834 W. NORTH ST/CAJAKAJO, 405):

Submitted by BLEW & ASSOCIATES for property located at 834 W. NORTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.41 acres. The request is to use the property for a limited business. - Gretchen Harrison, Senior Planner

14. CUP-2025-0005: Conditional Use Permit (867 S. WASHINGTON AVE/LUMB, 563):

Submitted by ADRIENNE LUMB for property located at 867 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to use the property as a short-term rental. - Wesley Frank, Planner

15. CUP-2025-0008: Conditional Use Permit (857 S. ONE MILE RD/CARLEIGH PROPERTIES LLC, 557):

Submitted by CHRIS AUSEC for property located at 857 S. ONE MILE RD. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to use the property as a short-term rental.

- Gretchen Harrison, Senior Planner

16. RZN-2025-0002: Rezoning (1417 N. ADDINGTON AVE/BAUER HAUS LLC, 404):

Submitted by BART & PATRICIA BAUER for property located at 1417 N.

ADDINGTON AVE. 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-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE. - Wesley Frank, Planner

17. RZN-2025-0004: Rezoning (809 W. KELLEY ST/PARK AVENUE PROPERTIES LLC, 366):

Submitted by JEREMY KENNEDY for property located at 809 W. KELLEY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
- Wesley Frank, Planner

18. RZN-2025-0005: Rezoning (1791 N. GARLAND AVE/JMAX PROPERTIES LLC, 365):

Submitted by COMMUNITY BY DESIGN for property located at 1791 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.
- Jessica Masters, Development Review Manager

19. VAR-2025-0005: Planning Commission Variance (1369 W. MARTIN LUTHER KING JR BLVD/CHICK-FIL-A INC, 521):

Submitted by INTERPLAN LLC for property located at 1369 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.08 acres. The request is for a variance to landscape regulations, and buffer strips and screening.

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

20. VAR-2025-0011: Planning Commission Variance (EAST OF 3447 N. HWY 112/FELLOWSHIP CHURCH, 208 & 209):

Submitted by ENGINEERING SERVICES INC for property located EAST OF 3447 N. HWY 112. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.16 acres. The request is for a variance to parking lot standards.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.
- Gretchen Harrison, Senior Planner

21. CUP-2025-0009: Conditional Use Permit (115 S. WILLOW AVE/ST JAMES MISSIONARY BAPTIST CHURCH, 524):

Submitted by SQUIRE JEHEGAN CDC for property located at 115 S. WILLOW AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.22 acres. The request is to use the property as a cultural and recreational facility.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION. -
Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

Agenda Session Items

Announcements

22. **Planning Commission Nominating Committee:**
Matthew Cabe
Brad Payne
Nick Castin

23. **Slate of Candidates for Officer to be voted on March 24, 2025:**
CHAIR: Andrew Brink
VICE CHAIR: Brad Payne
SECRETARY: Jimm Garlock

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.