

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, January 12, 2026

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: 840 2207 2847

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_SZ82Xkc4SaSy-NxbOo1MeQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the December 8, 2025 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. VAR-2025-0051: Planning Commission Variance (1143 E. SAIN ST/THE TRAILS ON THE CREEK APARTMENTS, 174):

Submitted by BLEW & ASSOCIATES for property located at 1143 E. SAIN ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 15.70 acres. The request is for a variance to urban residential design standards. - Citlali Samano, Planner

3. VAR-2025-0058: Planning Commission Variance (3610 W. WEDINGTON DR/DISCOUNT TIRE CO., 401):

Submitted by VASQUEZ ENGINEERING for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains 4.16 acres. The request is for a variance to glazing requirements. - Donna Wonsower, Senior Planner

4. LSD-2025-0020: Large Scale Development (4500 S. SCHOOL AVE/N79TW, LLC, 834):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 4500 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 0.73 acres. The request is for a 14,500-square-foot airplane hanger and associated parking. - Wesley Frank, Planner

Unfinished Business

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.

THIS ITEM WAS TABLED AT THE NOVEMBER 10, 2025 PLANNING COMMISSION MEETING.

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

New Business**6. VAR-2025-0057: Planning Commission Variance (4500 S. SCHOOL AVE/DRAKE FIELD, 718,756,795,796,834,835,873 & 874):**

Submitted by CITY OF FAYETTEVILLE for property located at 4500 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 37.65 acres. The request is for a variance to the flood damage prevention code.

APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE JANUARY 26, 2026 PLANNING COMMISSION MEETING. - Alan Pugh, Staff Engineer

7. RZN-2025-0067: Rezoning (660 S. CROSSOVER RD/PEAK ROOFING AND EXTERIORS, 527):

Submitted by KADEN DAVIS for property located at 660 S. CROSSOVER RD. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, and C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.42 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE JANUARY 26, 2026 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

8. RZN-2025-0069: Rezoning (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD/STONEBRIDGE GOLF COURSE, 606, 607, 646 & 685):

Submitted by JORGENSEN & ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 157 acres. The request is to rezone 4.63 acres of the property to UN, URBAN NEIGHBORHOOD, and 37.65 acres of the property to NC, NEIGHBORHOOD CONSERVATION.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM. - Jessica Masters, Planning Director

9. RZN-2025-0064: Rezoning (1417 N. ADDINGTON AVE/BAUER HAUS LLC, 404):

Submitted by BAUER REAL ESTATE & DEVELOPMENT 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

10. VAR-2025-0054: Planning Commission Variance (553 E. MCCLINTON ST, UNIT 2/SIEMEK, 563):

Submitted by KONRAD SIEMEK for property located at 553 E. MCCLINTON ST, UNIT 2. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.18 acres. The request is for a variance to flood damage prevention code. - Alan Pugh, Staff Engineer

11. VAR-2025-0056: Planning Commission Variance (504 N. SEQUOYAH DR/ARENS REVOCABLE TRUST, 486):

Submitted by BATES & ASSOCIATES for property located at 504 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 1.63 acres. The request is for a variance to access management requirements. - Wesley Frank, Planner

12. VAR-2025-0059: Planning Commission Variance (3143 W. TULSA ST/SOUTHERN WOODS, 401):

Submitted by COMMUNITY BY DESIGN for property located at 3143 W. TULSA ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 14.42 acres. The request is for a variance to the expiration of approved plans and permits. - Donna Wonsower, Senior Planner

13. CUP-2025-0057: Conditional Use Permit (1391 S. BALDWIN AVE/ART OF MASSAGE, 572):

Submitted by SUNDI TYLER for property located at 1391 S. BALDWIN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a massage therapy practice. - Citlali Samano, Planner

14. CUP-2025-0060: Conditional Use Permit (SOUTH OF 3900 N. PARKVIEW DR/ADVANCED ORTHO FAYETTEVILLE, 175):

Submitted by WHITE RIVER CONTRACTORS INC for property located SOUTH

OF 3900 N. PARKVIEW DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 2.51 acres. The request is for a temporary 2800-square-foot mobile MRI commercial unit. - Citlali Samano, Planner

15. RZN-2025-0065: Rezoning (1807 N. GARLAND AVE/COOKE, 365):

Submitted by WESLEY BATES for property located at 1807 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. - Citlali Samano, Planner

16. RZN-2025-0068: Rezoning (1967 E. HUNTSVILLE RD/DMM HOLDINGS LLC, 565):

Submitted by ENGINEERING SERVICES INC for property located at 1967 E. HUNTSVILLE RD. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and C-1, NEIGHBORHOOD COMMERCIAL, and contains approximately 0.83 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Citlali Samano, Planner

17. RZN-2025-0062: Rezoning (1439 N. RUPPLE RD/RUPPLE ROAD LLC, 400):

Submitted by WESLEY BATES for property located at 1439 N. RUPPLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE, and RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE, and contains approximately 4.80 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Wesley Frank, Planner

18. RZN-2025-0063: Rezoning (1090 S. WASHINGTON AVE/HORNBACK, 563):

Submitted by WESLEY BATES for property located at 1090 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Senior Planner

19. RZN-2025-0066: Rezoning (1171 & 1173 N. DOUBLE SPRINGS RD/WELLS, 441):

Submitted by BATES & ASSOCIATES for property located at 1171 & 1173 N. DOUBLE SPRINGS RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 1.18 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. - Donna Wonsower, Senior Planner

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 zoned UT, URBAN THOROUGHFARE, and contains approximately 2.09 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL. - Jessica Masters, Planning Director

21. PZD-2025-0005: Planned Zoning District (N. CROSSOVER RD & E. ZION RD/THE MARKET AT CROSSOVER, 138):

Submitted by CEI ENGINEERING for property located on N. CROSSOVER RD & E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.0 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Jessica Masters, Planning Director

22. ADM-2025-0049: Administrative Item (1156 E. LAKEFRONT DR/BUTLER, 407):

Submitted by APPLE BLOSSOM HOLDINGS LLC for property located at 1156 E. LAKEFRONT DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE contains approximately 0.26 acres. The request is to modify a conditional use permit for a short-term rental.

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

23. ADM-2025-0052: Administrative Item (1753 & 1801 S. SHILOH DR/BENSON, 598):

Submitted by ANDY BENSON for property located at 1753 & 1801 S. SHILOH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.50 acres. The request is for an appeal of a City Engineer determination for sidewalk requirements.

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

24. CCP-2025-0010: Concurrent Plat (2759 S. ARMSTRONG AVE/BRIGHT INVESTMENTS LLC, 643):

Submitted by ENGINEERING SERVICES INC for property located at 2759 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 31.68 acres. The request is for the concurrent plat of two lots.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR AN INSUFFICIENT REQUEST. - Wesley Frank, Planner

25. CUP-2025-0056: Conditional Use Permit (2630 E. CITIZENS DR, UNIT 20/MERMAIDS EVENT CENTER, 371):

Submitted by TODD GOLDEN for property located at 2630 E. CITIZENS DR, UNIT 20. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 8.91 acres. The request is for a 5000-square-foot commercial event venue.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Wesley Frank, Planner

26. CUP-2025-0059: Conditional Use Permit (121 W. TOWNSHIP ST, UNIT 21/YES MA'AM, 328):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 121 W. TOWNSHIP ST, UNIT 21. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.52 acres. The request is for a sexually oriented business.

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

Items Administratively Approved by Staff

27. LSP-2025-0054: Lot Split (355 N. COLLEGE AVE/STAFFORD, 484):

Submitted by BATES & ASSOCIATES for property located at 355 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and contains 0.33 acres. The request is to split the property into two lots containing 0.12 and 0.21 acres. - Donna Wonsower, Senior Planner

28. LSP-2025-0056: Lot Split (700 S. CHURCH AVE/RIGGINS VENTURES LLC, 562):

Submitted by ENGINEERING SERVICES INC for property located at 700 S CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.38 acres. The request is to split the property into three lots containing 0.13, 0.12 and 0.12 acres. - Citlali Samano, Planner

29. LSP-2025-0057: Lot Split (702 S. WOOD AVE/TERRY & RICHTER, 563):

Submitted by BATES & ASSOCIATES for property located at 702 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 9.36 acres. The request is to split the property into two lots containing 1.50 and 7.86 acres. - Citlali Samano, Planner

30. FPL-2025-0006: Final Plat (SOUTH OF W. PLANETREE ST/ELEMENT PH 4,516):

Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF W. PLANETREE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 40.03 acres. The request is for the final plat of 143 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.