

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, January 26, 2026

5:30 PM

(VIRTUAL ONLY)

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: 842 4314 1007

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_5KpNgkRDSzOGttc8QAPGaA

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the January 12, 2026 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. VAR-2025-0062: Planning Commission Variance (WEST OF S. RUPPLE RD AND W. TOFINO DR/THE SLOANBROOKE COTTAGES, 517):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF S. RUPPLE RD AND W. TOFINO DR. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 8.76 acres. The request is for a variance to construct 16 residential model homes. - Citlali Samano, Planner

3. VAR-2025-0064: Planning Commission Variance (WEST OF 2615 N. CHARLESTON XING/RESIDENTIAL CONSTRUCTION HOLDINGS LLC, 295):

Submitted by AMERICAN RESIDENTIAL GROUP for property located WEST OF 2615 N. CHARLESTON XING. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.88 acres. The request is for a variance to fencing height regulations. - Wesley Frank, Planner

4. CCP-2025-0011: Concurrent Plat (NORTHWEST OF N. GREGG AVE & W. DRAKE ST/DRAKE FARMS PH 2, 249 & 250):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located NORTHWEST OF N. GREGG AVE & W. DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 35.89 acres. The request is for the concurrent plat of 12 lots. - Jessica Masters, Planning Director

Unfinished Business

5. 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.

THIS ITEM WAS TABLED AT THE JANUARY 12, 2026 PLANNING COMMISSION MEETING. - Alan Pugh, Staff Engineer

6. 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, FOUR UNITS PER ACRE, and C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.42 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

THIS ITEM WAS TABLED AT THE JANUARY 12, 2026 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

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

Submitted by WHITE RIVER CONTRACTORS INC for property located at 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.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Citlali Samano, Planner

New Business**8. LSD-2025-0012: Large Scale Development (S. ASHWOOD AVE & S. RAZORBACK RD/ASHWOOD TOWNHOMES LLC, 598 & 599):**

Submitted by JORGENSEN & ASSOCIATES for property located at S. ASHWOOD AVE & S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 4.12 acres. The request is for a 140-unit private dormitory development with associated parking.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR DUE PROCESS OF PENDING ITEMS. - Donna Wonsower, Senior Planner

9. VAR-2025-0061: Planning Commission Variance (510 W. SPRING ST/PARK

HOTEL, 484):

Submitted by PRISM DESIGN STUDIO for property located at 510 W. SPRING ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.56 acres. The request is for a variance to the building design standards. - Jessica Masters, Planning Director

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

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 121 W. TOWNSHIP ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.82 acres. The request is for a sexually oriented business. - Donna Wonsower, Senior Planner

11. CUP-2025-0061: Conditional Use Permit (55 E. 15TH ST/NEIGHBORS OF 55 E 15TH ST LLC, 601):

Submitted by KALEY MEDLIN for property located at 55 E. 15TH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.83 acres. The request is for camping in an existing mobile home park. - Donna Wonsower, Senior Planner

12. RZN-2025-0072: Rezoning (1148 & 1156 N. THOREAU LN/HASH PROPERTIES LLC, 408 & 447):

Submitted by EQUILIBRIUM REAL ESTATE for properties located at 1148 & 1156 N. THOREAU LN. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.76 acres. The request is to rezone the properties to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE. - Wesley Frank, Planner

13. RZN-2025-0073: Rezoning (1149 S. WEST AVE/BAUER HAUS LLC, 562):

Submitted by WESLEY BATES for property located at 1149 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Donna Wonsower, Senior Planner

14. RZN-2025-0074: Rezoning (1023 S. MORNINGSIDE DR & 691 E. MCCLINTON ST/CARROLL, 563):

Submitted by WESLEY BATES for property located at 1023 S. MORNINGSIDE DR & 691 E. MCCLINTON ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.23 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Citlali Samano, Planner

15. RZN-2025-0071: Rezoning (416 S. WILLOW AVE/EBBRECHT, 524):

Submitted by WESLEY BATES for property located at 416 S. WILLOW AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.80 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Jessica Masters, Planning Director

16. 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

Items Administratively Approved by Staff

17. LSP-2025-0055: Lot Split (2411 W. MEGAN DR/WEAVER, 402):

Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.33 acres. The request is to split the property into two lots containing 0.20 and 0.14 acres. - Wesley Frank, Planner

18. LSP-2025-0061: Lot Split (1318 S. COLLEGE AVE/HOFFMAN, 563):

Submitted by ENGINEERING SERVICES INC for property located at 1318 S. COLLEGE AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains 0.18 acres. The request is to split the property into two lots containing 0.09 and 0.09 acres. - Wesley Frank, Planner

Agenda Session Items

Announcements

Adjournment

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.