

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, February 5, 2026

4:30 PM

100 W. Rock St

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: 822 2920 4617

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_yqIBQ5-oS5CoeKLoUtVKNg

Call to Order

Roll Call

Consent

1. **MINUTES:**

Approval of the minutes from the January 26, 2026 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. **LSD-2025-0017: Large Scale Development (1755 S. ARMSTRONG AVE/PACKAGING SPECIALTIES PH 2, 604):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1755 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 5.14 acres. The request is for a 24,000-square-foot warehouse building and access driveway. - Donna Wonsower, Senior Planner

Unfinished Business

3. **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, AND THE JANUARY 12, 2026 PLANNING COMMISSION MEETINGS.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Donna Wonsower, Senior Planner

4. **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, AND THE JANUARY 26, 2026 PLANNING COMMISSION MEETINGS.

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. - Alan Pugh, Stormwater Manager

5. 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.

THIS ITEM WAS TABLED AT THE JANUARY 26, 2026 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

6. 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.

THIS ITEM WAS TABLED AT THE JANUARY 12, 2026 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

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, OCTOBER 27, 2025, AND THE DECEMBER 8, 2025 PLANNING COMMISSION MEETINGS. - Donna Wonsower, Senior 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. - Donna Wonsower, Senior Planner

9. ADM-2026-0001: Administrative Item (E. 19TH ST & E. PUMP STATION RD/CITY OF FAYETTEVILLE, 602):

Submitted by CITY OF FAYETTEVILLE for property located between E. 19TH ST & E. PUMP STATION RD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL, AND RPZD, PLANNED ZONING DISTRICT and contains approximately 73.7 acres. The request is to modify the alignment of a proposed connection in the Fayetteville Master Street Plan. - Jessica Masters, Planning Director

10. 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. - Wesley Frank, Planner

11. RZN-2025-0075: Rezoning (900 E. ASH ST/SIEMEK & BATES, 369):

Submitted by WESLEY BATES for property located at 900 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.34 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Wesley Frank, Planner

12. PPL-2025-0005: Preliminary Plat (SOUTH OF W. LIERLY LN & N. VELMA DR/RIGGINS VENTURES LLC, 244 & 283):

Submitted by CRAFTON TULL for property located on SOUTH OF W. LIERLY LN & N. VELMA DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 11.28 acres. The request is for the preliminary plat of 81 residential lots.

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

Items Administratively Approved by Staff**13. LSP-2025-0051: Lot Split (553 E. MCCLINTON ST/SIEMEK, 563):**

Submitted by SATTERFIELD LAND SURVEYORS for property located at 553 E.

MCCLINTON ST. 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 approximately 0.09 and 0.09 acres. - Wesley Frank, Planner

14. LSP-2026-0003: Lot Split (3568 W. MOUNT COMFORT RD/LANDMARC CUSTOM HOMES LLC, 323):

Submitted by BATES & ASSOCIATES for property located at 3568 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains 18.53 acres. The request is to split the property into two lots containing 16.72 and 1.81 acres. - Donna Wonsower, Senior Planner

15. SIP-2025-0005: Site Improvement Plan (2015 E. HUNTSVILLE RD/HUNTSVILLE CLUSTER HOUSING, 565):

Submitted by ENGINEERING SERVICES INC for property located at 2015 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.49 acres. The request is for a 7-unit single-family home development. - Wesley Frank, Planner

16. FPL-2025-0010: Final Plat (3767 W. LIERLY LN/MAGNOLIA PARK PH 3 & 4, 244):

Submitted by CRAFTON TULL for property located at 3767 W. LIERLY LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and NS-G, NEIGHBORHOOD SERVICES-GENERAL, and contains approximately 21.09 acres. The request is for the Final plat of 53 residential lots. - Citlali Samano, 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.