

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, February 23, 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: 816 2530 3438

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_Dgq5pw0xTTyiO5Dpy3jKKA

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the February 9, 2026 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

Unfinished Business

2. 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.

THIS ITEM WAS TABLED AT THE JANUARY 12, 2026 PLANNING COMMISSION MEETING.

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

New Business

3. VAR-2026-0002: Planning Commission Variance (205 W. DICKSON ST/PURITAN, 484):

Submitted by KEVIN FREY for property located 205 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.25 acres. The request is for a variance to parking lot regulations.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF. - Wesley Frank, Planner

4. VAR-2026-0001: Planning Commission Variance (327 S. EAST AVE/TAB

ENTERPRISES LLC, 523):

Submitted by THOMAS BAIN for property located 327 S. EAST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.16 acres. The request is for a variance to the fence design standards. - Donna Wonsower, Senior Planner

5. 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THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION.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

6. LSD-2025-0019: Large Scale Development (SOUTH OF N. MARKS MILL LN & NORTH OF E. ASH ST/RAMAYJR HIGH, 368):

Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LN & NORTH OF E. ASH ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.7 acres. The request is for an approximately 70,000 sq. ft. junior high school with associated track and parking.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE MARCH 9, 2026 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

7. LSD-2025-0021: Large Scale Development (3101 N. COLLEGE AVE/ARMOR BANK, 252):

Submitted by ENGINEERING SERVICES INC for property located at 3101 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.20 acres. The request is for a 4,468-square-foot commercial building with associated parking. - Jessica Masters, Planning Director

8. RZN-2026-0001: Rezoning (3513 W. MARTIN LUTHER KING JR BLVD/MLK WAREHOUSES LLC, 557 & 596):

Submitted by SWOPE CONSULTING for property located at 3513 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.80 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Citlali Samano, Planner

Items Administratively Approved by Staff**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.