

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, March 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: 840 7808 6007

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_Xd5gGPaKTWqxcxKyg1CnA

Call to Order

Roll Call

Consent

1. **MINUTES:**

Approval of the minutes from the February 23, 2026 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. **VAR-2026-0004: Planning Commission Variance (W. MARKHAM RD & N. SANG AVE/WELL PLACED INC, 481):**

Submitted by JORGENSEN & ASSOCIATES for property located at W. MARKHAM RD & N. SANG AVE. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.66 acres. The request is for a variance to street frontage requirements. - Citlali Samano, Planner

3. **VAR-2026-0005: Planning Commission Variance (2098 S. SCHOOL AVE/MADVILL LLC, 640):**

Submitted by FLINTLOCK LTD for property located at 2098 S. SCHOOL AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.07 acres. The request is for a variance to the pedestrian connection standards. - Wesley Frank, Planner

4. **PPL-2026-0001: Preliminary Plat (EAST OF S. RUPPLE RD. AND NORTH OF W. DINSMORE TRL./STEEL CROSSING INVESTMENT III LLC/517):**

Submitted by JORGENSEN AND ASSOCIATES for property located EAST OF S. RUPPLE RD. AND NORTH OF W. DINSMORE TRL. The property is zoned UT, URBAN THOROUGHFARE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 43.03 acres. The request is for the preliminary plat of 186 residential lots and 8 unbuildable lots. - Donna Wonsower, Senior Planner

5. **CCP-2026-0001: Concurrent Plat (SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN/MAGNOLIA PARK PH 5, 244):**

Submitted by CRAFTON TULL for property located SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 4.17 acres. The request is for the concurrent plat of 6 residential lots and one unbuildable lot. - Citlali Samano, Planner

6. CCP-2026-0003: Concurrent Plat (361 W. ROCK ST/ROCK & LOCUST LLC, 523):

Submitted by BATES & ASSOCIATES for property located at 361 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is for the concurrent plat of two residential lots. - Jessica Masters, Planning Director

7. LSD-2025-0022: Large Scale Development (3482 N. BLESSINGS CIR/BAXTER, 216):

Submitted by JORGENSEN & ASSOCIATES for property located at 3482 N. BLESSINGS CIR. The property is zoned CS, COMMUNITY SERVICES, RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 1.17 acres. The request is to develop a 6,773 square-foot commercial building and future development of other buildings with associated parking. - Wesley Frank, Planner

Unfinished Business

8. 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 MULTI 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, DECEMBER 8, 2025, AND THE FEBRUARY 9, 2026 PLANNING COMMISSION MEETINGS. - Donna Wonsower, Senior Planner

9. 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, R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a 140-unit private dormitory development with associated parking.

THIS ITEM WAS TABLED AT THE FEBRUARY 9, 2026 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

10. LSD-2025-0019: Large Scale Development (SOUTH OF N. MARKS MILL LN & NORTH OF E. ASH ST/RAMAY JR 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 150,000 sq. ft. junior high school with associated track and parking.

THIS ITEM WAS TABLED AT THE FEBRUARY 23, 2026 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

New Business

11. VAR-2026-0006: Planning Commission Variance (18, 20, & 22 E. CENTER ST/BELDEN, 484):

Submitted by MBL ARCHITECTURE for property located at 18, 20, & 22 E. CENTER ST. The property is zoned DC, DOWNTOWN CORE and contains approximately 0.18 acres. The request is for a variance to the building design standards.

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

12. PPL-2025-0005: Preliminary Plat (SOUTH OF W. LIERLY LN & N. VELMA DR/LIERLY SUBDIVISION, 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 19.92 acres. The request is for the preliminary plat of 82 residential lots and two unbuildable lots. - Donna Wonsower, Senior Planner

13. CUP-2026-0001: Conditional Use Permit (1301 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for a church in a residential zoning district. - Wesley Frank, Planner

14. CUP-2026-0002: Conditional Use Permit (1301 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG

AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for an office in a residential zoning district. - Wesley Frank, Planner

15. CUP-2026-0003: Conditional Use Permit (3606 W. MOUNT COMFORT RD/MCDONALD'S, 323):

Submitted by OFI CHITO for property located at 3606 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.74 acres. The request is for a drive-through restaurant. - Donna Wonsower, Senior Planner

16. CUP-2026-0004: Conditional Use Permit (NORTH OF 215 S. BLOCK AVE/TANGLEWOOD ASSETS I LLC, 523):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located NORTH OF 215 S. BLOCK AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.21 acres. The request is for an accessory dwelling unit in conjunction with a cluster housing development.

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

17. CUP-2026-0005: Conditional Use Permit (439 E. ASH ST/JAMES BRETTELL, 368):

Submitted by SCOTT WICINSKI for property located at 439 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is for a home-based business. - Citlali Samano, Planner

18. RZN-2026-0003: Rezoning (NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE RD/DUDECK, 556):

Submitted by JORGENSEN & ASSOCIATES for property located NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE RD. The property is zoned UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.59 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, and R-A, RESIDENTIAL-AGRICULTURAL. - Donna Wonsower, Senior Planner

19. RZN-2026-0004: Rezoning (957 S. HILL AVE/APOGEE INVESTMENTS LLC, 561):

Submitted by KARSTETTER JOHNSTON ENGINEERING for property located 957 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The

request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

20. LSP-2026-0004: Lot Split (708 W. SKELTON ST/FREY, 678):

Submitted by SATTERFIELD LAND SURVEYING for property located at 708 W. SKELTON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMIL Y, FOUR UNITS PER ACRE and contains 1.60 acres. The request is to split the property into two lots containing 0.95 and 0.65 acres. - Citlali Samano, Planner

21. FPL-2025-0007: Final Plat (2445 N. HUGHMOUNT RD/HUGHMOUNT SOUTH, 282):

Submitted by JORGENSEN & ASSOCIATES for property located at. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, and R-A, RESIDENTIAL-AGRICULTURAL, and RSF-8, RESIDENTIAL SINGLE-FAMIL Y, 8 UNITS PER ACRE, and contains approximately 4.95 acres. The request is for the final plat of 48 residential lots and 1 non-buildable lot. - 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.