

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, March 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: 839 3758 7467

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_t0e_csrYTtKJas8NMmvdnQ

Call to Order

Roll Call

Consent

1. MINUTES:

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

2. 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. - Donna Wonsower, Senior Planner

3. VAR-2026-0007: Planning Commission Variance (700 S. CHURCH AVE/NELSON & MCCARTY, 523):

Submitted by ENGINEERING SERVICES INC for property located at 700 S. CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.38 acres. The request is for a variance to lot frontage requirements. - Citlali Samano, Planner

4. LSD-2026-0002: Large Scale Development (1722 N. STARR DR/ST JOSEPH CATHOLIC CHURCH , 373):

Submitted by CRAFTON TULL for property located at 1722 N. STARR DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.32 acres. The request is for a 18,634-square-foot church with associated parking. - Citlali Samano, Planner

Unfinished Business

5. 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.

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

New Business

6. 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. - Jessica Masters, Planning Director

7. ADM-2026-0005: Administrative Item (W. BUCKAROO ST/TOWNE WEST PH 9, 516):

Submitted by ESI for property located on W. BUCKAROO ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.86 acres. The request is to amend a previously-approved plat. - Donna Wonsower, Senior Planner

8. 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. - Donna Wonsower, Senior Planner

9. CUP-2026-0006: Conditional Use Permit (3502 W. PROVIDENCE DR/BAUER, 479):

Submitted by NICHOLAS BAUER for property located at 3502 W. PROVIDENCE DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.14 acres. The request is for the use of a short-term rental in a residential zoning district. - Wesley Frank, Planner

10. CUP-2026-0007: Conditional Use Permit (2840 N. BOXWOOD DR/RICHARDSON, 254):

Submitted by SCOTT RICHARDSON for property located at 2840 N. BOXWOOD DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.23 acres. The request is for the use of a short-term rental in a residential zoning district. - Citlali Samano, Planner

11. RZN-2026-0006: Rezoning (620 S. CROSSOVER RD/SMALL FISH INVESTMENTS, 527):

Submitted by SWOPE CONSULTING for property located at 620 S. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 2.46 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Citlali Samano, Planner

12. RZN-2026-0007: Rezoning (325 S. WASHINGTON AVE/S&L DEVELOPMENT LLC, 524):

Submitted by ODYSSEY ENGINEERING for property located at 325 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Citlali Samano, Planner

13. RZN-2026-0008: Rezoning (1683, 1691 & 1705 N. GARLAND AVE/TRI CYCLE FARMS INC, 365):

Submitted by ALLIE WILSON for property located at 1683, 1691 & 1705 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 3 lots with approximately 2.10 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

14. LSP-2025-0053: Lot Split (249 E. ROCK ST/DAVIS, 524):

Submitted by BATES & ASSOCIATES for property located at 249 E. ROCK ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains two lots with 0.35 and 0.11 acres. The request is to split the properties into three lots containing approximately 0.21, 0.09 and 0.17 acres. - Jessica Masters, Planning Director

15. LSP-2026-0009: Lot Split (2040 N. EASY AVE/GUNNISON RENTALS LLC, 367):

Submitted by ENGINEERING SERVICES INC for property located at 2040 N. EASY AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains 0.25 acres. The request is to split the property into two lots containing 0.12 and 0.12 acres. - Wesley Frank, Planner

Agenda Session Items**16. Planning Commission Nominating Committee:**

Matthew Cabe
Mary Madden
Andrew Brink

Slate of Candidates:

Nick Werner - Chair
Andrew Brink — Vice Chair
Ashlyn Holeyfield - Secretary

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.