

# **City of Fayetteville, Arkansas**

*113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8267*



## **Planning Commission Final Agenda**

**Monday, April 13, 2026**

**5:30 PM**

**City Hall Room 219**

### **Planning Commission Members**

*Nick Werner, Chair  
Andrew Brink, Vice Chair  
Ashlyn Holeyfield, Secretary  
H. Rice Brewer  
Matthew Cabe  
Nick Castin  
Fred Gulley  
Mary Madden  
Mary McGetrick*

*Senior Assistant City Attorney Blake Pennington*

## Zoom Information

**Webinar ID:** 897 9497 6956

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_YOnuUTtmS4CW\\_Os0SM34Rw](https://fayetteville-ar.zoom.us/webinar/register/WN_YOnuUTtmS4CW_Os0SM34Rw)

### Call to Order

### Roll Call

### Consent

**1. MINUTES:**

Approval of the minutes from the March 23, 2026 Planning Commission Meeting.  
- Bliss Hyke, Planning Technician

**2. VAC-2026-0001: Vacation (1834 W. KAYWOOD LN/BOLES, 520):**

Submitted by CONNIE BOLES for property located at 1834 W. KAYWOOD LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.26 acres. The request is to vacate 0.05 acres of right-of-way. - Wesley Frank, Planner

### Unfinished Business

**3. 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.  
*THIS ITEM WAS TABLED AT THE MARCH 23, 2026 PLANNING COMMISSION MEETING.* - Donna Wonsower, Senior Planner

**4. 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 MARCH 23, 2026 PLANNING COMMISSION MEETING.* - Jessica Masters, Planning Director

**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, AND MARCH 23, 2026 PLANNING COMMISSION MEETINGS.* - Donna Wonsower, Senior Planner

**New Business****6. VAR-2026-0009: Planning Commission Variance (3761 N. MALL AVE/D BRIGGS & ASSOCIATES/CREEKSIDE LLC;CITY ELECTRIC, 173):**

Submitted by CHAD TEER for property located at 3761 N. MALL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 8.78 acres. The request is for a variance to the flood damage prevention code. - Alan Pugh, Stormwater Manager

**7. VAR-2026-0008: Planning Commission Variance (21 W. 5TH ST/23 W 5TH STREET QOZB LLC, 523):**

Submitted by ODDLOT DEVELOPMENT for property located 21 W. 5TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN, and contains approximately 0.09 acres. The request is for a variance to the building design standards for an accessory dwelling unit. - Citlali Samano, Planner

**8. PPL-2025-0006: Preliminary Plat (NORTH OF 3878 N. CROSSOVER RD/J & M CAPITAL VENTURES LLC, 177):**

Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF 3878 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES, and contains approximately 8.80 acres. The request is for the preliminary plat of 62 residential lots and one commercial lot. - Wesley Frank, Planner

**9. PPL-2026-0002: Preliminary Plat (NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR/COLESON BROOK LLC, 397):**

Submitted by CRAFTON TULL for property located NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, contains approximately 12.13 acres. The request is for the preliminary plat of 72 residential lots and 2 unbuildable lots. - Donna Wonsower, Senior Planner

**10. CUP-2026-0010: Conditional Use Permit (3229 W. MICA ST/MALEY, 401):**

Submitted by DANA MALEY for property located at 3229 W. MICA ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.17 acres. The request is for the use of a short-term rental in a residential zoning district. - Citlali Samano, Planner

**11. CUP-2026-0013: Conditional Use Permit (3229 W. MONTRAIL PL/WEBER, 401):**

Submitted by COLE WEBER for property located at 3229 W. MONTRAIL PL. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.10 acres. The request is for the use of a short-term rental in a residential zoning district. - Citlali Samano, Planner

**12. CUP-2026-0009: Conditional Use Permit (3105 N. OLD WIRE RD/OWEN FAMILY TRUST, 255):**

Submitted by BEN SHERMAN for property located at 3105 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 8.71 acres. The request is for the use of a childcare facility. - Citlali Samano, Planner

**13. CUP-2026-0011: Conditional Use Permit (1925 N. BIRCH AVE/MLK RETAIL PARTNERS LLC; 200 NW 142ND LLC, 367):**

Submitted by SCOTT RICHARDSON for property located at 1925 N. BIRCH AVE. The property is zoned 1-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.82 acres. The request is for a bar, lounge and small site recreational facility. - Citlali Samano, Planner

**14. CUP-2026-0012: Conditional Use Permit (2108 W. STONE ST/HJM INVESTMENTS, 520):**

Submitted by ODYSSEY ENGINEERING for property located at 2108 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.81 acres. The request is for a 15-unit student housing development. - Wesley Frank, Planner

**15. RZN-2026-0009: Rezoning (1660 W. PALMER PL/PURYEAR, 521):**

Submitted by SCOTT PURYEAR for property located at 1660 W. PALMER PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.38 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE. - Citlali Samano, Planner

**16. CUP-2026-0008: Conditional Use Permit (NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR/54TH STREET DEVELOPMENT, 397):**

Submitted by CRAFTON TULL for property located NORTHWEST OF N. 54TH

AVE & W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 12.13 acres. The request is for an off-site parking lot.

*THIS ITEM HAS BEEN WITHDRAWN BY STAFF'S DETERMINATION THAT IT IS NOT REQUIRED.* - Donna Wonsower, Senior Planner

**17. ADM-2026-0006: Administrative Item (UNIFIED DEVELOPMENT CODE SECTION 155.01):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Section 155.01. The proposed code change would modify the definition of a through lot such that lots with frontage on more than one street to meet utility or access requirements would not be considered a through lot. *THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE.* - Britin Bostick, Long Range Planning/Special Projects Manager

**18. ADM-2026-0007: Administrative Item (UNIFIED DEVELOPMENT CODE SECTIONS 161.12, 161.22, 161.24, 161.27, & 161.28):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28. The proposed code changes would modify the minimum lot width for dwellings from eighteen (18) feet to twelve (12) feet. *THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE.* - Britin Bostick, Long Range Planning/Special Projects Manager

**19. ADM-2026-0009: Administrative Item (UNIFIED DEVELOPMENT CODE SECTION 172.05):**

Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Section 172.05. The proposed code change would remove the limitation on the Planning Commission's ability to grant additional parking reductions for residential uses. *THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE.* - Britin Bostick, Long Range Planning/Special Projects Manager

**Items Administratively Approved by Staff**

**20. LSP-2026-0010: Lot Split (410 W. HOLLY ST/SARA BISHOP REVOCABLE TRUST, 406):**

Submitted by BLEW & ASSOCIATES for property located at 410 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is to divide the property into two lots containing 0.66 and 1.27 acres. - Wesley Frank, Planner

**21. LSP-2026-0013: Lot Split (NORTHEAST OF W. IKA LN & N. NEVERMORE**

**LN/FAYETTEVILLE SCHOOL DISTRICT #1, 246):**

Submitted by CRAFTON TULL for property located NORTHEAST OF W. IKA LN & N. NEVERMORE LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 40.19 acres. The request is to split the property into two lots containing 26.59 and 13.60 acres. - Wesley Frank, Planner

**22. LSP-2025-0030: Lot Split (524 W. PROSPECT ST/GOODMAN-STRAUSS, 445):**

Submitted by JORGENSEN & ASSOCIATES for property located at 524 W. PROSPECT ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to split the lot into two lots containing approximately 0.21 and 0.29 acres. - Wesley Frank, Planner

**23. LSP-2025-0059: Lot Split (SOUTHEAST OF N. SANG AVE & W. MARKHAM RD/WELL PLACED INC, 481):**

Submitted by JORGENSEN & ASSOCIATES for property located SOUTHEAST OF N. SANG AVE & W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains 0.59 acres. The request is to split the property into two lots containing 0.29 and 0.30 acres. - Jessica Masters, Planning Director

**24. SIP-2026-0001: Site Improvement Plan (NORTH OF 215 S. BLOCK AVE/SOUTH BLOCK TOWNHOMES, 523):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located NORTH OF 215 S BLOCK AVE. The property is zoned DG, DOWNTON GENERAL and contains approximately 0.44 acres. The request is for a 6 unit cluster housing development and associated parking. - Donna Wonsower, Senior Planner

**25. LSIP-2025-0005: Large Site Improvement Plan (3610 W. WEDINGTON DR/DISCOUNT TIRE, 401):**

Submitted by VASQUEZ ENGINEERING LLC for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.58 acres. The request is for a 7,020-square-foot retail store with associated parking. - Donna Wonsower, Senior Planner

**26. LSIP-2025-0007: Large Site Improvement Plan (W. VAN ASCHE DR & N. GREGG AVE/STEEL CROSSING INVESTMENT III LLC, 172):**

Submitted by KIMLEY-HORN for property located on W. VAN ASCHE & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 17.29 acres. The request is for a 41,590 square-foot

commercial development with associated parking. - Donna Wonsower, Senior Planner

**27. FPL-2025-0008: Final Plat (NORTHWEST OF E. ASH ST & N. OLD WIRE RD/BORN'S BEND, 369):**

Submitted by BATES & ASSOCIATES for property located NORTHWEST OF E. ASH ST & N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.82 acres. The request is for the final plat of 16 residential lots and one detention lot. - Donna Wonsower, Senior Planner

**28. FPL-2025-0009: Final Plat (3610 W. WEDINGTON DR/FORTITUDE SUBDIVISION, 401):**

Submitted by BLEW AND ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THROUGHFARE and contains approximately 11.46 acres. The request is for the final plat of eight commercial lots. - Donna Wonsower, Senior 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.