

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, May 11, 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: 850 8371 6394

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_c0hoR9RRQTaTufOXyywANA

Call to Order

Roll Call

Consent

1. **MINUTES:**

Approval of the minutes from the April 27, 2026 Planning Commission Meeting. - Bliss Hyke, Planning Technician

Unfinished Business

New Business

2. **VAR-2026-0011: Planning Commission Variance (1998 N COLLEGE AVE/PENGUINO PROPERTIES LLC, 368):**

Submitted by PRISM DESIGN STUDIO & DEMX ARCHITECTURE PA for property located at 1998 N COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.10 acres. The request is for a variance to nonconforming parking and other design standards. - Donna Wonsower, Senior Planner

3. **VAR-2026-0012: Planning Commission Variance (NORTHEAST CORNER OF N. PARK AVE & W. LOUISE ST./REINDL INVESTMENTS LLC & DOTSON WILLIAMS LLC, 445):**

Submitted by FLINTLOCK, LTD CO for property located at the NORTHEAST CORNER OF N. PARK AVE & W. LOUISE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.40 acres. The request is for a variance to the residential street sections. - Donna Wonsower, Senior Planner

4. **CUP-2026-0019: Conditional Use Permit (1431 S. SCHOOL AVE/RV & BRIAN LLC, 562):**

Submitted by BRIAN KHEANG for property located at 1431 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.50 acres. The request is for the use of a drive-thru in MSC, MAIN

STREET CENTER zoning. - Citlali Samano, Planner

5. CUP-2026-0020: Conditional Use Permit (WEST OF 515 W. HOLLY ST./CCAR PROPERTIES LLC, 406):

Submitted by MARTIN BUILDING GROUP for property located WEST OF 515 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is to build a duplex in a single-family residential zoning district. - Wesley Frank, Planner

6. CUP-2026-0021: Conditional Use Permit (1139 N SUNSET DR UNIT 2/MODERN FRONTIER PROPERTIES LLC, 404):

Submitted by MODERN FRONTIER PROPERTIES LLC for property located at 1139 N SUNSET DR UNIT 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for the use of a short-term rental in a single-family residence. - Donna Wonsower, Senior Planner

7. RZN-2026-0012: Rezoning (2245 W DEANE ST/ALEXIS MONTEALEGRE TRUST, 364):

Submitted by LAW OFFICE OF ALEX MONTEALEGRE for property located at 2245 W DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.70 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Citlali Samano, Planner

8. RZN-2026-0013: Rezoning (1429 & 1431 W DEANE ST/JOANNA ELISABETH HESS & MYLISSA GRABER, 365):

Submitted by RMP LLP for property located at 1429 & 1431 W DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Citlali Samano, Planner

9. RZN-2026-0014: Rezoning (2710 N COLETTE AVE/MARTIN, 293):

Submitted by MARTIN BUILDING GROUP for property located at 2710 N COLETTE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.20 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION. - Wesley Frank, Planner

Items Administratively Approved by Staff

10. SIP-2025-0007: Site Improvement Plan (1967 E. HUNTSVILLE RD/DMM

HOLDINGS LLC, 565):

Submitted by ENGINEERING SERVICES INC for property located at 1967 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.85 acres. The request is for a multi-family development with 10 residential units and associated parking.

- Citlali Samano, Planner

11. LSP-2026-0020: Lot Split (NORTH & SOUTH OF 1238 N. BOX AVE./ BOX PROPERTY HOLDINGS LLC, 372):

Submitted by BATES & ASSOCIATES for property located NORTH & SOUTH OF 1238 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains three lots totaling approximately 1.80 acres. The request is to split the properties into six lots of 0.30 acres each. - Donna Wonsower, Senior Planner

12. LSP-2026-0011: Lot Split (NORTH OF 215 S. BLOCK AVE/TANGLEWOOD ASSETS 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 two lots with 0.20 and 0.20 acres. The request is to split the property into six lots containing 0.10, 0.07, 0.05, 0.05, 0.05 and 0.05 acres. - 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.

