

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, April 27, 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: 881 7706 5728

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_gFtwSg57TZqZ5KKt646DTQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the April 13, 2026 Planning Commission Meeting. - Bliss Hyke, Planning Technician

2. LSD-2026-0005: Large Scale Development (1100 W. 15TH ST/CONAGRA FOODS PACKAGED FOODS LLC, 560& 561):

Submitted by MCCLELLAND CONSULTING ENGINEERS for a property located at 1100 W. 15TH ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 46.73 acres. The request is for a 93,561-square-foot renovation, a 6,600-square-foot expansion, and the addition of a 4,500-square-foot receiving dock. - Jessica Masters, Planning Director

Unfinished Business

New Business

3. ADM-2026-0010: Administrative Item (1236 & 1246 S. SCHOOL AVE/VAUGHN RECYLING, 562):

Submitted by HALBERT LAW OFFICE for property located at 1236 & 1246 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.33 acres. The request is to extend the approval of a conditional use permit and amend its associated conditions. - Donna Wonsower, Senior Planner

4. LSD-2026-0004: Large Scale Development (NORTH OF N. RAVEN LN & W. AZURITE ST/KTB LIMITED PARTNERSHIP AND UNDERWOOD, CRAIG & LAURA REVOCABLE TRUST, 246 & 285):

Submitted by CRAFTON TULL for a property located on NORTH OF N. RAVEN LN & W. AZURITE ST. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT,

and contains approximately 49.33 acres. The request is for a 274-unit residential development with associated parking. - Jessica Masters, Planning Director

5. CUP-2026-0015: Conditional Use Permit (906 W. NORTH ST/INGLE, 405):

Submitted by RANDY INGLE for property located at 906 W. NORTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.27 acres. The request is for camping in a residential zoning district. - Donna Wonsower, Senior Planner

6. CUP-2026-0017: Conditional Use Permit (229 S GREGG AVE/TOWN CREEK BUILDERS INC, 522):

Submitted by PEDRO ALVARENGA for property located at 229 S. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.55 acres. The request is for the use of a short-term rental in a residential zoning district. - Wesley Frank, Planner

7. CUP-2026-0018: Conditional Use Permit (2662 E. JOYCE BLVD UNIT 2/PARADISE VALLEY INVESTMENT GROUP, 176):

Submitted by CHRISTEN SPAIN for property located at 2662 E. JOYCE BLVD UNIT 2. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.64 acres. The request is for the use of a massage therapy school. - Citlali Samano, Planner

8. RZN-2026-0010: Rezoning (800 N. HALL AVE/JOHNSON, 443):

Submitted by WILL CLARK for property located at 800 N. HALL AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES, and P-1, INSTITUTIONAL and contains approximately 0.31 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Donna Wonsower, Senior Planner

9. RZN-2026-0011: Rezoning (1002 N. HALL AVE/CENTRAL UNITED METHODIST CHURCH INC, 443):

Submitted by WILL CLARK for property located at 1002 N. HALL AVE. 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 UN, URBAN NEIGHBORHOOD. - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

10. LSP-2026-0007: Lot Split (N. CROSSOVER RD & E. ZION RD/CHANDLER CROSSING LLC, 138):

Submitted by ENGINEERING SERVICES INC for property located at N. CROSSOVER RD & E. ZION RD. The property is zoned RPZD, RESIDENTIAL

PLANNED ZONING DISTRICT and contains 22.46 acres. The request is to split the property into four lots containing 9.54, 1.45, 1.35 and 10.12 acres. - Jessica Masters, Planning Director

11. LSP-2026-0008: Lot Split (3143 W. TULSA ST/SOUTHERN WOODS PH 4, 557):

Submitted by BATES & ASSOCIATES for property located at 3143 W. TULSA ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 14.07 acres. The request is to split the property into 47 residential lots as part of an associated cluster housing development. - Donna Wonsower, Senior Planner

12. LSP-2026-0014: Lot Split (1414 S WEST AVE/OSAGE CREEK CATTLE COMPANY LLC, 562):

Submitted by SWOPE CONSULTING LLC for property located at 1414 S WEST AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.24 acres. The request is to split the property into two lots containing 0.14 and 0.09 acres. - Wesley Frank, Planner

13. LSP-2026-0018: Lot Split (370 S DINSMORE TRL/READING, 517):

Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 58.70 acres. The request is to split the property into two lots containing 30.26 and 27.00 acres. - 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.