

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Tuesday, May 26, 2026

6:15 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: 810 5219 3731

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_XunyQJGITjm7I2IV5e3wyQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the May 11, 2026 Planning Commission Meeting. - Bliss Hyke, Planning Technician

Unfinished Business

New Business

2. **RZN-2026-0015: Rezoning (NORTHWEST OF N DEANE SOLOMON ROAD AND W VANIKE DR/DRP HOLDINGS LLC, 246 & 247):**

Submitted by CRAFTON TULL for property located NORTH OF W VANIKE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES AND CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 36.2 acres. The request is to rezone the property to RMF-12, RESIDENTIAL-MULTI FAMILY, 12 UNITS PER ACRE and RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. - Jessica Masters, Planning Director

3. **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 requirements would not be considered a through lot. - Britin Bostick, Long Range Planning/Special Projects Manager

4. **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. - Britin Bostick, Long Range Planning/Special Projects Manager

5. 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 amend the limitation on the Planning Commission's ability to grant additional parking reductions for residential uses. - Britin Bostick, Long Range Planning/Special Projects Manager

6. VAR-2026-0014: Planning Commission Variance (1875 & 2215 W HASKELL HTS/HASKELL COMMONS, 520):

Submitted by BUFFINGTON HOMES for property located at 1875 & 2125 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 34.86 acres. The request is for a variance to street design and access management standards. - Donna Wonsower, Senior Planner

7. PPL-2026-0004: Preliminary Plat (6061 W. DOT TIPTON RD/GOOSE CREEK ADDITION LLC, 474, 475 & 514):

Submitted by STRAND SYSTEMS ENGINEERING INC. for property located at 6061 W DOT TIPTON RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 65.65 acres. The request is for the preliminary plat of 264 residential lots. - Donna Wonsower, Senior Planner

8. PPL-2026-0003: Preliminary Plat (370 S DINSMORE TRL/READING, 517):

Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 30.26 acres. The request is for the preliminary plat of 142 residential lots and 3 unbuildable lots. - Citlali Samano, Planner

Items Administratively Approved by Staff

9. LSP-2026-0017: Lot Split (2916 N. OLD WIRE RD/SHORT, 255):

Submitted by BATES & ASSOCIATES for property located at 2916 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 4.97 acres. The request is to split the property into two lots containing 2.91 and 2.06 acres. - Donna Wonsower, Senior Planner

10. LSP-2026-0019: Lot Split (2160 N. CROSSOVER RD/A & M PIZZA REAL

ESTATE LLC, 372):

Submitted by OWN, INC for property located at 2160 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains 2.51 acres. The request is to split the property into two lots containing 0.61 and 1.90 acres. - Donna Wonsower, Senior Planner, Wesley Frank, Planner

11. LSP-2026-0025: Lot Split (1825 W STONE ST/COUSIN EDDIE LLC, 520):

Submitted by ENGINEERING SEVICES INC. for property located at 1825 W STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.24 acres. The request is to split the property into two lots containing 0.12 and 0.12 acres. - Wesley Frank, Planner

12. LSP-2026-0027: Lot Split (NORTH OF 2130 N BOX AVE/BOX PROPERTY HOLDINGS LLC, 372):

Submitted by BATES & ASSOCIATES for property located NORTH OF 2130 N BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.50 acres. The request is to split the property into three lots containing 0.38, 0.38 and 0.68 acres. - Donna Wonsower, Senior Planner

13. FPL-2026-0003: Final Plat (NORTHEAST OF N. OLD MISSOURI RD AND E. ROLLING HILLS DR/STAGE STATION VENTURES LLC, 253 & 254):

Submitted by BLEW & ASSOCIATES for properties located at NORTHEAST OF N. OLD MISSOURI RD AND E. ROLLING HILLS DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, NS-G, NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. AND R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 33.20 acres. The request is for the Final plat of 148 residential lots. - Jessica Masters, Planning Director

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.