

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, June 4, 2026

4:30 PM

100 W. ROCK STREET

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: 839 9557 9652

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_TuKnDYuFR22g7MODSur6kg

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the May 26, 2026 Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. VAR-2026-0017: Planning Commission Variance (3315 W CRIMSON WAY/STRIKER DEVELOPMENT INC, 479):

Submitted by BLEW & ASSOCIATES for property located at 3315 W CRIMSON WAY. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY-TWO UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY-FOUR UNITS PER ACRE and contains approximately 37.83 acres. The request is to construct 10 residential model homes. - Citlali Samano, Planner

Unfinished Business

3. 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

New Business

4. ADM-2026-0021: Administrative Item (OAK GROVE LOCAL HISTORIC DISTRICT AMENDMENT, 445):

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on an amendment to the Oak Grove Local Historic District at 515 N. Park Avenue. - Kylee Cole, Long Range & Preservation Planner

5. ADM-2026-0022: Administrative Item (FAYETTEVILLE BLACK HISTORIC DISTRICT PETITION, 485 & 524):

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along N. Washington Ave., N. Willow Ave., E. Center St., E. Mountain St., S. Washington Ave., and E. Rock St. containing approximately 20.8 acres. - Kylee Cole, Long Range & Preservation Planner

6. ADM-2026-0023: Administrative Item (SOUTH FAYETTEVILLE HISTORIC DISTRICT PETITION, 524):

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along S. College Ave., E. Martin Luther King Jr. Blvd., S. Willow Ave., S. Washington Ave., S. Combs Ave., S. Mill Ave., and E. Rock St. containing approximately 17.0 acres. - Kylee Cole, Long Range & Preservation Planner

7. ADM-2026-0017: Administrative Item (1125 N CROSSOVER RD/PHAT MINH PAGODA – BUDDHIST MEDITATION HALL, 410):

Submitted by LUONG HOANG for property located at 1125 N CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY- FOUR UNITS PER ACRE and contains approximately 2.22 acres. The request is to amend a previously approved conditional use permit. - Donna Wonsower, Senior Planner

8. VAR-2026-0016: Planning Commission Variance (EAST OF 2200 W MOUNT COMFORT RD/RED BELL FARMS LLC, 323):

Submitted by OFI CHITO for property located EAST OF 2200 W MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.6 acres. The request is for a variance to connectivity standards. - Donna Wonsower, Senior Planner

9. VAR-2026-0018: Planning Commission Variance (SOUTH OF 509 S COLLEGE/CINQUEFOIL LLC, 523):

Submitted by COMMUNITY BY DESIGN for property located SOUTH OF 509 S COLLEGE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for variances to design standards, access management, and sidewalk requirements. - Jessica Masters, Planning Director

10. CUP-2026-0025: Conditional Use Permit (2475 N MCCONNELL AVE/WASHINGTON COUNTY FAIR ASSOC, 287):

Submitted by RAY RATLIFF for property located at 2475 N MCCONNELL AVE.

The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 29.6 acres. The request is for Use Unit 2 for tent fireworks sales. - Donna Wonsower, Senior Planner

11. CUP-2026-0028: Conditional Use Permit (SOUTH OF 1171 N DOUBLE SPRINGS RD/JEAN JOWERS REVOCABLE TRUST, 396):

Submitted by FRESE FIREWORKS LLC for property located SOUTH OF 1171 N DOUBLESPPRINGS RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.80 acres. The request is for Use Unit 2 for tent fireworks sales. - Donna Wonsower, Senior Planner

12. CUP-2026-0024: Conditional Use Permit (2106 N GARLAND AVE Unit 3/BEV TAYLOR, 366

Submitted by BEV TAYLOR for property located at 2106 N GARLAND AVE UNIT 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.10 acres. The request is for a short-term rental in a residential zoning district. - Jessica Masters, Planning Director

13. CUP-2026-0026: Conditional Use Permit (661 N RUPPLE RD/SCOTT MITCHELL & BRITTANY NICOLE HANNA, 439):

Submitted by BRITTANY HANNA for property located at 661 N RUPPLE RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.11 acres. The request is for a short-term rental in a residential zoning district. - Citlali Samano, Planner

14. CUP-2026-0029: Conditional Use Permit (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):

Submitted by BATES AND ASSOCIATES for property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for a mini-storage facility - Jessica Masters, Planning Director

15. RZN-2026-0016: Rezoning (1905 E MISSION BLVD/ROLF WILKIN LLC, 370

Submitted by DAKOTA DEVELOPMENT LLC for property located at 1905 E MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL ACRES AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.50 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Jessica Masters, Planning Director

16. RZN-2026-0017: Rezoning (3105 N OLD WIRE RD/OWEN FAMILY TRUST, 255):

Submitted by JASON APPEL 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 3.53 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Citlali Samano, Planner

17. CPL-2026-0008: Conceptual Plat (602 N FRISCO AVE/DOTSON WILLIAMS GRIGGS LLC, 444):

Submitted by FLINTLOCK, LTD CO for the property located at 602 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is for a 30-unit townhome development. - Jessica Masters, Planning Director

18. ADM-2026-0020: Administrative Item (SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD/CHANDLER CROSSING LLC, 100, 138, 139):

Submitted by ESI for property located at SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.59 acres. The request is to amend the approval of a preliminary plat. *THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE.* - Jessica Masters, Planning Director

Items Administratively Approved by Staff

19. LSP-2026-0024: Lot Split (809 W KELLEY ST/MARQUARDT SPECK HOUSE LLC, 366):

Submitted by ALAN REID & ASSOCIATES for property located at 809 W KELLEY ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains 0.25 acres. The request is to split the property into two lots containing 0.16 and 0.09 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.