City of Fayetteville, Arkansas

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

Planning Commission Final Agenda

Monday, June 22, 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: 823 2750 4156
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN__XLvHfYGQ4GRsr2bXlBUHg

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the June 8, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. ADM-2026-0018: Administrative Item (2768 & 2784 E BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):

Submitted by PHASE ARCHITECTURE for property located at 2768 & 2784 E BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 0.83 acres. The request is to extend the approval of a conditional use permit. - Jessica Masters, Planning Director

3. ADM-2026-0019: Administrative Item (2768 & 2784 E BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):

Submitted by PHASE ARCHITECTURE for property located at 2768 & 2784 E BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 0.83 acres. The request is to extend the approval of a large-scale development. - Jessica Masters, Planning Director

Unfinished Business

4. 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 140 buildable lots and 3 unbuildable lots. - Citlali Samano, Planner

New Business

5. ADM-2026-0024: Administrative Item (SOUTH OF 576 W CENTER ST/REINDL INVESTMENTS LLC, 522):

Submitted by OLSSON for property located at SOUTH OF 576 W CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to modify a previously approved reduction of the streamside protection zone. - Justin Bland, City Engineer

6. VAR-2026-0019: Planning Commission Variance (3620 W WEDINGTON DR/AFT DEVELOPMENT LLC, 401):

Submitted by CEI ENGINEERING ASSOCIATES INC for property located 3620 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.17 acres. The request is for a variance from architectural design standards. - Donna Wonsower, Senior Planner

7. CCP-2026-0005: Concurrent Plat (200 S SKYLINE DR/ROY E HATCHER, 486):

Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.10 acres. The request is for the re-plat of an existing lot. - Jessica Masters, Planning Director

8. VAC-2026-0004: Vacation (200 S SKYLINE DR/ROY E HATCHER, 486):

Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.10 acres. The request is to vacate 0.015 acres of existing right-of-way. - Jessica Masters, Planning Director

9. CUP-2026-0023: Conditional Use Permit (958 S JAYBIRD LN/HUNTER M & ABIGAIL B BAILEY, 564):

Submitted by ABBIE BAILEY for property located at 958 S JAYBIRD LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district. - Citlali Samano, Planner

10. CUP-2026-0030: Conditional Use Permit (NORTH OF 2415 N WILDERNESS LN/WILLIAM ROSS CHESSER & ALISON M TURNER, 291):

Submitted by WILLIAM CHESSER for property located NORTH OF 2415 N WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 acres. The request is for an accessory structure without a principal structure. - Citlali Samano, Planner

11. RZN-2026-0018: Rezoning (1845 W WEDINGTON DR/KHOA THAI &

STEPHEN SHAW WILSON, 442):

Submitted by SYDNIE WILSON for property located at 1845 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.55 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Citlali Samano, Planner

12. RZN-2026-0020: Rezoning (518 N MISSION BLVD/STEFFAN BRETT & CATHERINE GRACE SARKIN, 446):

Submitted by DEVELOPMENT CONSULTANTS, INC for property located at 518 N MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. - Donna Wonsower, Senior Planner

13. RZN-2026-0021: Rezoning (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282):

Submitted by D.R. HORTON for property located at 2445 N HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.78 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. - Jessica Masters, Planning Director

14. ANX-2025-0002: Annexation (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains approximately 16.50 acres. The request is to annex 11.17 acres of the property into Fayetteville city limits. - Donna Wonsower, Senior Planner

15. PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently split between city limits and Washington County and contains approximately 85.63 acres. The request is to rezone the property from R-A, RESIDENTIAL AGRICULTURAL AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO RPZD, RESIDENTIAL PLANNED ZONING DISTRICT. - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

16. LSP-2026-0029: Lot Split (NORTH OF 249 E ROCK ST/TOMMIE DAVIS FLOWERS TRUST, 524):

Submitted by BATES & ASSOCIATES for property located NORTH OF 249 E ROCK ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.21 acres. The request is to split the property into two lots containing 0.04 and 0.17 acres. - Jessica Masters, Planning Director

17. LSP-2026-0030: Lot Split (315 S GREGG AVE/JAMES THOMAS KEY, 522):

Submitted by KEY ARCHITECTURE, INC. for property located at 315 S GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains 0.43 acres. The request is to split the property into two lots containing 0.21 and 0.22 acres. - Citlali Samano, Planner

18. LSP-2026-0036: Lot Split (1861 W MARKHAM RD/MARKHAM RESIDENTIAL OWNER LLC, 481):

Submitted by JORGENSEN & ASSOCIATES for property located at 1861 W MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains 0.43 acres. The request is to split the property into two lots containing 0.23 and 0.30 acres. - Jessica Masters, Planning Director

19. SIP-2026-0004: Site Improvement Plan (2108 W. STONE ST/STONE & SANG DEVELOPMENT, 520):

Submitted by ODYSSEY ENGINEERS for property located at 2108 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.72 acres. The request is for a 16-unit student housing development and associated parking. - Wes Frank

20. FPL-2026-0002: Final Plat (S. DEAD HORSE MOUNTAIN RD/TABA20 LLC & SEVEN SPRINGS HOLDINGS LLC, 606, 607, 645, 646, 684 & 685):

Submitted by BLEW & ASSOCIATES for properties located S. DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE AND R-A, RESIDENTIAL, AGRICULTURAL and contain approximately 14.30 acres. The request is for the final plat of 82 residential lots and 6 unbuildable lots. - 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.