

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Tentative Agenda**

**Thursday, July 9, 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:** 831 7923 6037

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_fiHmwIFARF-QG-degwPh4A](https://fayetteville-ar.zoom.us/webinar/register/WN_fiHmwIFARF-QG-degwPh4A)

### Call to Order

### Roll Call

### Consent

#### 1. **MINUTES:**

Approval of the minutes from the June 22, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

### Unfinished Business

#### 2. **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

### New Business

#### 3. **ADM-2026-0026: Administrative Item (NORTH OF W LESLIE DR/WILLOW BEND OPTIONCO LLC, 208):**

Submitted by ESI for property located NORTH OF W LESLIE DR. The property is zoned RMF-18, RESIDENTIAL MULTI-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 20.23 acres. The request is to extend the approval of a previously approved large-scale development. - Donna Wonsower, Senior Planner

#### 4. **ADM-2026-0027: Administrative Item (3335 S COUNTRY CLUB DR/FAYETTEVILLE COUNTRY CLUB, 679, 680, 718, & 719):**

Submitted by ODYSSEY ENGINEERING for property located at 3335 S COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 148.86 acres.

The request is to amend a previously approved conditional use permit. - Citlali Samano, Planner

**5. VAR-2026-0021: Planning Commission Variance (632 N PARK AVE UNIT A/PARK AVENUE COTTAGES LLC, 445):**

Submitted by FLINTLOCK, LTD CO for property located at 632 N PARK AVE UNIT A. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.19 acres. The request is for a variance to the driveway. - Donna Wonsower, Senior Planner

**6. VAR-2026-0023: Planning Commission Variance (EAST OF 3702 W WEDINGTON DR/AFT DEVELOPMENT LLC, 401):**

Submitted by RICKETT MORICONI ENGINEERING for property located EAST OF 3702 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains 1.38 acres. The request is for a variance to architectural design standards. - Donna Wonsower, Senior Planner

**7. VAR-2026-0024: Planning Commission Variance (903 W NORTH ST/JORDAN GROUP LLC, 444):**

Submitted by BATES AND ASSOCIATES for property located at 903 W NORTH ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains 0.69 acres. The request is for a variance from urban residential design standards. - Donna Wonsower, Senior Planner

**8. LSD-2026-0012: Large Scale Development (SOUTH OF HUNTSVILLE RD AND LYNX LN/VCH RENTALS LLC, 565):**

Submitted by DCI for a property located at SOUTH OF HUNTSVILLE RD AND LYNX LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.21 acres. The request is for a 22-unit townhome development. - Citlali Samano, Planner

**9. CUP-2026-0027: Conditional Use Permit (2072 N AUSTIN DR Unit B/TRUCKS FAMILY LIVING TRUST, 369):**

Submitted by MODERN OZARKS for property located at 2072 N AUSTIN DR Unit B. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental in a residential zoning district. - Jessica Masters, Planning Director

**10. CUP-2026-0031: Conditional Use Permit (1919 N BEAR TREE CT/BEAR TREE BUILDERS LLC & STEVEN DAVID & CARYN LORETTA FINNEY, 369):**

Submitted by COMMUNITY BY DESIGN for property located at 1919 N BEAR TREE CT. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR

UNITS PER ACRE and contains approximately 3.34 acres. The request is for a Cluster housing development with fourteen residential units. - Donna Wonsower, Senior Planner

**11. RZN-2026-0023: Rezoning (423 N MISSION BLVD/WARREN MISSION LLC, 485):**

Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 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-U, RESIDENTIAL INTERMEDIATE, URBAN. - Donna Wonsower, Senior Planner

**Items Administratively Approved by Staff**

**12. LSP-2026-0023: Lot Split (1023 S MORNINGSIDE DR/AD&U LLC, 563):**

Submitted by SATTERFIELD LAND SURVERYORS, P.A. for property located at 1023 S MORNINGSIDE DR. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.11 acres. The request is to split the property into two lots containing 0.07 and 0.04 acres. - Citlali Samano, Planner

**13. LSP-2026-0026: Lot Split (2745 N OLD WIRE RD/JOSEPH & SHERI DAWN KILGORE, 254):**

Submitted by BATES & ASSOCIATES for property located at 2745 N OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 3.7 and 0.30 acres. The request is to split the properties into four lots containing 1.76, 1.03, 1.12, and 0.58 acres. - Citlali Samano, Planner

**14. LSP-2026-0035: Lot Split (NORTHEAST OF E. SWEETBRIAR DR/COMMON ELEMENTS OF PARADISE GARDENS HPR, 215):**

Submitted by BATES & ASSOCIATES for property located NORTHEAST OF E. SWEETBRIAR DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.39 acres. The request is to split the property into two lots containing 0.27 and 1.12 acres. - Donna Wonsower, Senior Planner

**15. LSIP-2026-0002: Large Site Improvement Plan (3606 W. MOUNT COMFORT RD/MCDONALD'S, 323):**

Submitted by OFI CHITO for property located at 3606 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.55 acres. The request is for a 4,395-square-foot restaurant with a drive-thru and associated parking. - Donna Wonsower, Senior Planner

**16. LSIP-2025-0011: Large Site Improvement Plan (3610 W. WEDINGTON DR/SEVEN BREW, 401):**

Submitted by CEI ENGINEERING for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.16 acres. The request is for a 510-square-foot drive-thru only coffee shop with associated parking. - 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.