

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, July 13, 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:
Registration Link:

Call to Order

Roll Call

Consent

1. MINUTES:

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

2. 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

Unfinished Business

3. 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

4. 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

5. 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

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

Submitted by FLINTLOCK, LTD CO for property located at 632 N PARK AVE. 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 driveway standards. - Donna Wonsower, Senior Planner

7. 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

8. 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

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 SURVEYORS, 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.