

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, July 23, 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: 817 3909 8883

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_GB2cwGQoS8qQdMnpGi_Fog

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the July 13, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

Unfinished Business

2. 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

New Business

3. VAR-2026-0025: Planning Commission Variance (3089 E MISSION BLVD/JEFFREY M WARD LLC, 372):

Submitted by GOODWIN ENGINEERING, LLC for property located at 3089 E MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.97 acres. The request is for a variance from the minimum improvements. - Donna Wonsower, Senior Planner

4. VAR-2026-0026: Planning Commission Variance (2862 N BOB YOUNKIN DR UNIT:B/STERLING HOLDINGS LLC, 251):

Submitted by COMMUNITY BY DESIGN for property located at 2862 N BOB YOUNKIN DR UNIT:B. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.23 acres. The request is for a variance from the dimensional requirements for parking. - Donna Wonsower, Senior Planner

5. LSD-2026-0007: Large Scale Development (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):

Submitted by BATES AND ASSOCIATES for a property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL & RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for an approximately 75,000 square foot mini storage facility. - Jessica Masters, Planning Director

6. VAC-2026-0009: Vacation (324 S BUCHANAN AVE/RICHCATRES LLC, 522):

Submitted by RICHARD GRUBBS for property located at 324 S BUCHANAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.32 acres. The request is to vacate 0.02 acres of existing right-of-way. - Citlali Samano, Planner

7. CUP-2026-0033: Conditional Use Permit (1138 S SHERMAN AVE/CHANTEL MARTHA HINTON, 565):

Submitted by CHANTEL HINTON for property located at 1138 S SHERMAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district. - Donna Wonsower, Senior Planner

8. CUP-2026-0034: Conditional Use Permit (1766 S SMOKEHOUSE TRL/JIMMY J JR HERRING & ROBERT WRIGHT, 595):

Submitted by FAYETTEVILLE E-BIKE COMPANY for property located at 1766 S SMOKEHOUSE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.42 acres. The request is for the use of a bike shop business in a single-family residence.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION. - Jessica Masters, Planning Director

9. CUP-2026-0032: Conditional Use Permit (568 E REBECCA ST/STI VENTURES LLC, 446):

Submitted by KARRIE NUCKOLS for property located at 568 E REBECCA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district. ***WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.*** - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

10. LSP-2026-0016: Lot Split (3105 N. OLD WIRE RD/OWEN, 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 9.71 acres. The request is to split the property into two lots containing 3.53 and 6.18 acres. - Citlali Samano, Planner

11. LSP-2026-0028: Lot Split (1417 N ADDINGTON AVE/BAUER HAUS LLC, 404):

Submitted by BLEW & ASSOCIATES for property located at 1417 N ADDINGTON AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the property into two lots containing 0.08 and 0.24 acres. - Citlali Samano, Planner

12. LSP-2026-0039: Lot Split (1090 S WASHINGTON AVE/DONALD WESTON MOORE & RICKY ANDY GUTIERREZ, 563):

Submitted by BLEW & ASSOCIATES for property located at 1090 S WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains 0.16 acres. The request is to split the property into two lots containing 0.16 and 0.34 acres. - Donna Wonsower, Senior Planner

13. LSP-2026-0040: Lot Split (315 S SCHOOL AVE/CCJC LLC; SCOTT PURYEAR, 523):

Submitted by BATES & ASSOCIATES for property located at 315 S SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains 0.16 acres. The request is to split the property into two lots containing 0.08 and 0.08 acres. - Citlali Samano, Planner

14. SIP-2026-0005: Site Improvement Plan (NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 523):

Submitted by COMMUNITY BY DESIGN for property located NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a 2,500-square-foot commercial space with 11 residential units and associated parking. - Jessica Masters, Planning Director

15. SIP-2025-0008: Site Improvement Plan (SOUTHWEST OF W. CENTER ST & S. GREGG AVE/REINDL INVESTMENTS LLC, 522):

Submitted by PRISM DESIGN STUDIO for property located SOUTHWEST OF W. CENTER ST & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.71 acres. The request is for a 5 story mixed-use development and parking garage. - 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 479-575-8330.

As a courtesy, please turn off all cell phones and pagers.