

# **City of Fayetteville, Arkansas**

*113 West Mountain Street*

*Fayetteville, AR 72701*

*(479) 575-8267*



## **Planning Commission Tentative Agenda**

**Thursday, August 20, 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:**Webinar ID **813 0009 5997****Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_uageLEjAQ32otDotqG0VOg](https://fayetteville-ar.zoom.us/webinar/register/WN_uageLEjAQ32otDotqG0VOg)**Call to Order****Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the August 10, 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-2026-0027: Planning Commission Variance (1909 N STEPHEN CARR MEMORIAL BLVD/SI PROPERTY INVESTMENTS LLC, 363):**

Submitted by SWOPE CONSULTING for property located 1909 N STEPHEN CARR MEMORIAL BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.16 acres. The request is for a variance from architectural and parking standards. - Donna Wonsower, Senior Planner

**4. VAR-2026-0028: Planning Commission Variance (4077 W WEDINGTON DR/CCV DT ROGERS HOLDINGS LLC; DRIVER DEVELOPMENT, 439):**

Submitted by GREYDON ENGINEERING LLC for property located 4077 W WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for a variance from driveway requirements. - Jessica Masters, Planning Director

**5. VAR-2026-0029: Planning Commission Variance (2828 N MANSFIELD AVE/2828 MANSFIELD LLC, 250):**

Submitted by EDG for property located at 2828 N MANSFIELD AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.45 acres. The request is for a variance from the architectural standards. - Jessica Masters, Planning Director

**6. 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. - Jessica Masters, Planning Director

**7. CUP-2026-0037: Conditional Use Permit (8791 W GOOSE CREEK RD/JIMMY DALE & NICOLE MAY WHITE, 509 & 548):**

Submitted by NICOLE WHITE for property located at 8791 W GOOSE CREEK RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.01 acres. The request is for an accessory structure that is more than 50% the size of the primary structure. - Citlali Samano, Planner

**8. RZN-2026-0025: Rezoning (710 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444):**

Submitted by ESI for property located at 710 N FRISCO AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL & RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.73 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE. - Donna Wonsower, Senior Planner

**9. RZN-2026-0027: Rezoning (1137 N OAK DR/2C PROPERTIES LLC, 404**

Submitted by ODDLOT DEVELOPMENT for property located at 1137 N OAK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. - Citlali Samano, Planner

**10. 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.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.

- Donna Wonsower, Senior Planner

**11. CUP-2026-0036: Conditional Use Permit (1726 N SANG AVE/HAVENLY MCFADDEN LLC, 364):**

Submitted by HACKBERRY LANE MANAGEMENT, LLC for property located at 1726 N SANG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains approximately 1.79 acres. The request is for a commercial office.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.

- Donna Wonsower, Senior Planner

**12. CUP-2026-0038: Conditional Use Permit (428 W PROSPECT ST/WILLIAM R KENNAN, 445):**

Submitted by MAX & KAREN MCALLISTER for property located at 428 W PROSPECT ST. 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.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.

- Donna Wonsower, Senior Planner

**13. CUP-2026-0039: Conditional Use Permit (4522 W SWEETGUM LN/MIRANDA RENFROW, 555):**

Submitted by MIRANDA RENFROW for property located at 4522 W SWEETGUM LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.

- Citlali Samano, Planner

**14. RZN-2026-0026: Rezoning (243, 319 & 325 W 22ND ST/MAJE INVESTMENTS LLC, 640):**

Submitted by AARON DUNN for property located at 243, 319 & 325 W 22ND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.80 acres. The request is to rezone the

property to RI-12, RESIDENTIAL-INTERMEDIATE, TWELVE UNITS PER ACRE.

THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.

- Citlali Samano, Planner

### **Items Administratively Approved by Staff**

**15. LSP-2026-0038: Lot Split (2008 W. CLEVELAND ST/GUNNISON RENTALS LLC, 442):**

Submitted by ENGINEERING SERVICES LLC for property located at 2008 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.04 acres. The request is to split the property into four lots containing 0.25, 0.25, 0.27, and 0.27 acres. - Citlali Samano, Planner

**16. LSIP-2026-0004: Large Site Improvement Plan (3726 W. WEDINGTON DR/AFT DEVELOPMENT LLC, 400):**

Submitted by RICKETT MORICONI ENGINEERING for property located at 3726 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.50 acres. The request is for a 3,320-square-foot financial institution and 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 479-575-8330.

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

