

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, September 14, 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: 891 2428 2386

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_PjKlee1iRYW61yi8d42pkA

Call to Order

Roll Call

Consent

1. **MINUTES:**

Approval of the minutes from the August 24, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. **VAR-2026-0030: Planning Commission Variance (2402 W JUDGE CUMMINGS RD/SOUTH CATO SPRINGS HOLDINGS LLC, 675 & 676):**

Submitted by CRAFTON TULL & ASSOCIATES for property located at 2402 W JUDGE CUMMINGS RD. The property is zoned UT, URBAN THOROUGHFARE and contains 36.78 acres. The request is for a variance to the master street plan. - Jessica Masters, Planning Director

3. **VAR-2026-0033: Planning Commission Variance (465 N BLUE JAY LN/THOMPSON FAMILY TRUST, 473):**

Submitted by L & F CONSTRUCTION LLC for property located at 465 N BLUE JAY LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 36.82 acres. The request is for a variance from the development review/process. - Jessica Masters, Planning Director

4. **PPL-2026-0007: Preliminary Plat (SOUTH OF 3495 E GOFF FARM RD/SASNAKRA LLC, 607 & 646):**

Submitted by BLEW & ASSOCIATES for property located SOUTH OF 3495 E GOFF FARM RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL, UN, URBAN NEIGHBORHOOD & NC, NEIGHBORHOOD CONSERVATION and contains approximately 115.90 acres. The request is for the preliminary plat of 169 single-family residential lots, 33 townhome lots, and additional lots reserved for common areas and stormwater detention. - Jessica Masters, Planning Director

5. **LSD-2026-0010: Large Scale Development (1358 E MILLSAP RD/CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC, 213 & 214):**

Submitted by BLEW & ASSOCIATES for a property located at 1358 E MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is for an additional parking lot with extensions to Hemlock Avenue and existing parking. - Donna Wonsower, Senior Planner

Unfinished Business

6. 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 the driveway requirements. - Jessica Masters, Planning Director

7. LSD-2026-0016: Large Scale Development (615 S STONE BRIDGE RD/HAMMER-WILLIAMS COMPANY, 527):

Submitted by HARRISON FRENCH AND ASSOCIATES for a property located at 615 S STONE BRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.70 acres. The request is for a 4,326 sq. ft. convenience store with gas station. - 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 residential zoning district. - Jessica Masters, Planning Director

New Business

9. ADM-2026-0029: Administrative Item (251 W 19TH ST/SERVE NORTHWEST ARKANSAS INC, 601):

Submitted by NEW BEGINNINGS NWA for property located at 251 W 19TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 4.79 acres. The request is to extend a previously approved conditional use permit. - Jessica Masters, Planning Director

10. VAR-2026-0034: Planning Commission Variance (WEST OF S GOODSSELL LN/TOWNE WEST RESIDENCES PROPERTY COMPANY LLC, 516):

Submitted by ESI for property located at WEST OF S GOODSSELL LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL & RSF-18,

RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 9.59 acres. The request is for a variance from the flood plain requirements. - Mark Veasey, Staff Engineer

11. VAR-2026-0020: Planning Commission Variance (701 E MCCLINTON ST/AD&U LLC, 563):

Submitted by ODDLOT DEVELOPMENT for property located at 701 E MCCLINTON ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.11 acres. The request is for a variance to driveway and architectural design standards. - Virginia Whitman, Planner

12. VAC-2026-0012: VACATION (1358 E MILLSAP RD/CHRISTIAN LIFE CATHEDRAL, 213):

Submitted by BLEW & ASSOCIATES for property located at 1358 E MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is to vacate 0.448 acres of existing right-of-way. - Donna Wonsower, Senior Planner

13. 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. - Donna Wonsower, Senior Planner

14. 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. - Donna Wonsower, Senior Planner

15. 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. - Virginia Whitman, Planner

16. CUP-2026-0040: Conditional Use Permit (2783 W MCLAREN DR/ROBERT ZACHARY & DAWN ANN LEIN, 285):

Submitted by DAWN LEIN for property located at 2783 W MCLAREN DR. 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. - Donna Wonsower, Senior Planner

17. CUP-2026-0041: Conditional Use Permit (SOUTH OF 3365 N COLLEGE/H W ALLEN CO LLC, 213):

Submitted by BENCHMARK DESIGN GROUP for property located SOUTH OF 3365 N COLLEGE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.16 acres. The request is for a 2,899 sq. ft. drive-thru restaurant. - Donna Wonsower, Senior Planner

18. 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. - Virginia Whitman, Planner

19. RZN-2026-0029: Rezoning (3504 & 3526 W MOUNT COMFORT RD/LARRY D WEST & GEORGE C JR REVOCABLE TRUST FAUCETTE, 323):

Submitted by ODYSSEY ENGINEERING for property located at 3504 & 3526 W MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Virginia Whitman, Planner

20. RZN-2026-0030: Rezoning (1915 & 1927 W WEDINGTON DR/COLLIN HUGHES & SERINA D ALLEN, 442):

Submitted by COLLIN ALLEN for property located at 1915 & 1927 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.84 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Virginia Whitman, Planner

21. RZN-2026-0028: Rezoning (EAST OF 1435 N STARR DR/HARVEY HOLDINGS LLC, 412):

Submitted by BLEW & ASSOCIATES for property located EAST OF 1435 N STARR DR. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.98 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

22. LSP-2026-0041: Lot Split (117 N CHURCH AVE/JORDAN HOLDINGS LLC, 484):

Submitted by ODYSSEY ENGINEERING for property located at 117 N CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 0.01 acres. The request is to split the property into two lots containing 0.055 and 0.055 acres. - Donna Wonsower, Senior Planner

23. LSP-2026-0042: Lot Split (1601 E PUMP STATION RD/PUMP STATION WAREHOUSE LLC, 643):

Submitted by PHILLIP LEWIS ENGINEERING for property located at 1601 E PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains 14.58 acres. The request is to split the property into two lots containing 11.90 and 2.67 acres. - Donna Wonsower, Senior Planner

24. LSP-2026-0050: Lot Split (1642 & 1666 N OAKLAND AVE/NWA REAL ESTATE LLC, 405):

Submitted by BATES & ASSOCIATES for property located at 1642 & 1666 N OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.99 acres. The request is to split the properties into four lots containing 0.19, 0.21, 0.28, and 0.31 acres. - Citlali Samano, Planner

25. SIP-2026-0009: Site Improvement Plan (WEST OF 25 E ROCK ST/RIGGINS VENTURES LLC, 523):

Submitted by DANIEL LAZENBY for property located WEST OF 25 E ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.59 acres. The request is for twelve single-family residential units. - Citlali Samano, Planner

26. FPL-2026-0006: Final Plat (SOUTH DEAD HORSE MOUNTAIN RD/THE PRESERVE AT STONEBRIDGE, PH. II, 645 & 646):

Submitted by BLEW & ASSOCIATES for properties located along SOUTH DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contain approximately 17.79 acres. The request is for the final plat of 51 residential lots and 2 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.