



CITY OF
FAYETTEVILLE
ARKANSAS

*113 W. Mountain St.
Fayetteville, AR 72701*

Technical Plat Review Agenda

Wednesday, June 18, 2025

9:00 AM

City Hall Room 101

City Staff

Planning Director - Jessie Masters

Zoom Information

Webinar ID: 897 7694 9718

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_GKpT8b33SxSH2nEkrRcMlg#/registration

Unfinished Business

2. **LSP-2025-0006: Lot Split (1780 E. HAMMOND ST/JARRATT, 409):**
Submitted by BLEW & ASSOCIATES for property located at 1780 E. HAMMOND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.95 acres. The request is to split a parcel into two lots containing 0.47 and 0.47 acres.

THIS ITEM WAS TABLED AT THE MARCH 19, 2025 TECH PLAT MEETING.

Planner: Jessica Masters

3. **LSD-2024-0037: Large Scale Development (1731 W. 18TH ST/BLACK PINE CONSTRUCTION, 598):**

Submitted by CRAFTON TULL for property located at 1731 W. 18TH ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains approximately 8.89 acres. The request is for a 108-unit residential townhome development with associated parking.

THIS ITEM WAS TABLED AT THE DECEMBER 18, 2024 TECH PLAT MEETING.

Planner: Donna Wonsower

New Business

4. **LSP-2025-0023: Lot Split (2784 E. BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):**

Submitted by COMMUNITY BY DESIGN for property located at 2784 E. BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with 1.01 and 0.92 acres. The request is to split the lots into 16 lots containing approximately 0.11, 0.09, 0.13, 0.11, 0.14, 0.11, 0.09, 0.15, 0.28, 0.13, 0.08, 0.07, 0.08, 0.09, 0.09 and 0.20 acres.

Planner: Jessica Masters

5. **LSP-2025-0024: Lot Split (235 W. 7TH ST/ANDERSON, 562):**

Submitted by BLEW & ASSOCIATES for property located at 235 W. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains

approximately 0.31 acres. The request is to split the lot into two lots containing approximately 0.17 and 0.14 acres.

Planner: Gretchen Harrison

6. LSP-2025-0025: Lot Split (S. VAN HOOSE DR/DOUBLE DOWN REAL ESTATE LLC, 613):

Submitted by BATES & ASSOCIATES for property located on S. VAN HOOSE DR. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 39.72 acres. The request is to split the lot into four lots containing approximately 1.50, 1.50, 1.50 and 35.22 acres.

Planner: Donna Wonsower

7. LSP-2025-0026: Lot Split (3200 N. GULLEY RD/HAYWARD, 220):

Submitted by ALAN REID & ASSOCIATES for property located at 3200 N. GULLEY RD. The property is in the FAYETTEVILLE PLANNING AREA and contains two lots with approximately 7.20 & 12.50 acres. The request is to split the lots into three lots containing approximately 8.27, 3.00 and 9.27 acres.

Planner: Wesley Frank

8. LSP-2025-0027: Lot Split (1860 S. MORNINGSIDE DR/MORNINGSIDE INVESTMENTS LLC, 603):

Submitted by BATES & ASSOCIATES for property located at 1860 S. MORNINGSIDE DR. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 10.07 acres. The request is to split the lot into three lots containing approximately 7.48, 1.38 and 1.21 acres.

Planner: Donna Wonsower

9. LSP-2025-0028: Lot Split (576 S. WILLOW AVE/BWB WILLOW LLC, 524):

Submitted by BATES & ASSOCIATES for property located at 576 S. WILLOW AVE. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.22 acres. The request is to split the lot into four lots containing approximately 0.04, 0.04, 0.06 and 0.07 acres.

Planner: Gretchen Harrison

10. LSP-2025-0029: Lot Split (277 S. HILL AVE/EARTHMAN, 522):

Submitted by BATES & ASSOCIATES for property located at 277 S. HILL AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.33 acres. The request is to split the lot into three lots containing approximately 0.16 and 0.17 acres.

Planner: Donna Wonsower

11. LSP-2025-0030: Lot Split (524 W. PROSPECT ST/GOODMAN-STRAUSS, 445):

Submitted by JORGENSEN & ASSOCIATES for property located at 524 W. PROSPECT ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is to split the lot into two lots containing approximately 0.21 and 0.29 acres.

Planner: Wesley Frank

12. LSP-2025-0031: Lot Split (1410 N. OAKLAND AVE/SIEMEK & BATES, 405):

Submitted by SATTERFIELD LAND SURVEYORS for property located at 1410 N. OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.25 acres. The request is to split the lot into two lots containing approximately 0.09 and 0.15 acres.

Planner: Wesley Frank

13. LSD-2025-0009: Large Scale Development (1615 E. STEARNS ST/NAPLES, 175):

Submitted by JORGENSEN & ASSOCIATES for property located at 1615 E. STEARNS ST. The property is zoned C-3, CENTRAL COMMERCIAL and contains approximately 2.42 acres. The request is for an 21,918 square-foot office building with associated parking.

Planner: Donna Wonsower

14. LSIP-2025-0006: Large Site Improvement Plan (W. VAN ASCHE DR/VAN ASCHE MULTI-FAMILY, 210):

Submitted by KIMLEY-HORN for property located on W. VAN ASCHE DR. The property is zoned CS, COMMUNITY SERVICES, and C-2, THOROUGHFARE COMMERCIAL and contains approximately 19.01 acres. The request is for a 324-unit multi-family development with associated parking.

Planner: Gretchen Harrison

15. PZD-2025-0002: Planned Zoning District (N. DOUBLE SPRINGS RD & W. DOT TIPTON RD/GOOSE CREEK ADDITION LLC, 474):

Submitted by PRISM DESIGN STUDIO for property located at N. DOUBLE SPRINGS RD & W. DOT TIPTON RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL, and RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 65.65 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

Planner: Donna Wonsower

16. PZD-2025-0003: Planned Zoning District (N. RAVEN LN/KTB LIMITED PARTNERSHIP, 285):

Submitted by CRAFTON TULL for property located on N. RAVEN LN. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and

RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 49.2 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

Planner: Jessica Masters

17. ADM-2025-0030: Administrative Item (N. RAVEN LN/KTB LIMITED PARTNERSHIP, 285):

Submitted by CRAFTON TULL for property located on N. RAVEN LN. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 49.2 acres. The request is to amend the Master Street Plan.

Planner: Jessica Masters

In-House Staff Meeting

June 16, 2025 at 9:00 AM - **Applicants / Public do not attend.**

18. PLA-2025-0018: Property Line Adjustment (1220 S. HAPPY HOLLOW RD/SEGAL VENTURES LLC, 565):

Submitted by SITEWISE CIVIL ENGINEERING for property located at 1220 S. HAPPY HOLLOW RD. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains two lots with approximately 2.67 and 0.98 acres. The request is to adjust the lots to one lot containing 3.65 acres.

Planner: Wesley Frank

19. PLA-2025-0019: Property Line Adjustment (312 W. HOLLY ST/HODNE, 406):

Submitted by JORGENSEN & ASSOCIATES for property located at 312 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.66 and 0.29 acres. The request is to adjust the lots to contain 0.63 and 0.32 acres.

Planner: Gretchen Harrison

20. PLA-2025-0020: Property Line Adjustment (2399 E. ABSOLUTE ST/DAVIS, 449):

Submitted by BATES & ASSOCIATES for property located at 2399 E. ABSOLUTE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 1.17 and 1.61 acres. The request is to adjust the lots to contain 1.19 and 1.59 acres.

Planner: Wesley Frank

21. CUP-2025-0031: Conditional Use Permit (503 W. DICKSON ST/DICKSON & WEST INVESTMENT LLC, 484):

Submitted by WEBR INVESTMENTS LLC for property located at 503 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.20 acres. The request is for a temporary leasing office.

Planner: Jessica Masters

22. CUP-2025-0032: Conditional Use Permit (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366):

Submitted by MODUS STUDIO for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is for student housing.

Planner: Jessica Masters

23. CUP-2025-0033: Conditional Use Permit (2425 W. VALLEY DR/BROWN & BUCHANAN, 402):

Submitted by ALESSANDRA BROWN for property located at 2425 W. VALLEY DR. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is for a short-term rental.

Planner: Donna Wonsower

24. RZN-2025-0022: Rezoning (2648 N. OLD WIRE RD/APPLE SEEDS INC, 292):

Submitted by APPLE SEEDS INC for property located at 2648 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.87 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Wesley Frank

25. ADM-2025-0029: Administrative Item (1236 & 1246 S. SCHOOL AVE/VAUGHN RECYCLING, 562):

Submitted by HALBERT LAW OFFICE for property located at 1236 & 1246 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 9.40 acres. The request is to extend the approval of a conditional use permit and amend its associated conditions.

Planner: Gretchen Harrison

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. A copy of the proposed amendments and other pertinent data are open and available for inspection in the office of City Planning (479-575-8267), 25 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.

Interpreters or TDD (Telecommunication Device for the Deaf) are available for all public hearings; a 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.