



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

Wednesday, July 2, 2025

9:00 AM

City Hall Room 101

Zoom Information

Webinar ID: 811 0686 2810

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_bb0jJ25eQVS2xXEWpM6_Gg

Unfinished Business

New Business

1. **LSP-2025-0032: Lot Split (1709 E. STUBBLEFIELD RD/JOHNSON, 214):**
Submitted by BATES & ASSOCIATES for property located at 1709 E. STUBBLEFIELD RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.01 acres. The request is to split the property into three lots containing approximately 0.32, 0.32 and 0.37 acres.

Planner: Wesley Frank

2. **PPL-2025-0003: Preliminary Plat (NORTHEAST OF W. VAN ASCHE DR & N. GREGG AVE/TWIN CREEKS VILLAGE, 172):**
Submitted by KIMLEY-HORN for property located NORTHEAST OF W. VAN ASCHE DR & N. GREGG AVE. The property is zoned UT, URBAN THROUGHFARE, and contains approximately 17.29 acres. The request is for the preliminary plat of 11 mixed-use lots and one detention lot.

Planner: Donna Wonsower

3. **LSD-2025-0010: Large Scale Development (2980 N. COLLEGE AVE/MOTEL 6 ADAPTIVE RE-USE, 252):**
Submitted by GAVIN SMITH CIVIL ENGINEERING for property located at 2980 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 2.90 acres. The request is for the addition of 2,290 square-feet of accessory structures, site improvements, and associated parking.

Planner: Donna Wonsower

4. **SIP-2025-0002: Site Improvement Plan (NORTHEAST OF E. TOWNSHIP ST & N. COLLEGE AVE/TOWNSHIP HOMES, 290):**
Submitted by BATES & ASSOCIATES for property located NORTHEAST OF E. TOWNSHIP ST & N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.79 acres. The request is for 16 residential townhome units.

Planner: Wesley Frank

5. **LSIP-2025-0007: Large Site Improvement Plan (NORTHEAST OF W. VAN**

ASCHE DR & N. GREGG AVE/TWIN CREEKS VILLAGE, 172):

Submitted by KIMLEY-HORN for property located NORTHEAST OF W. VAN ASCHE DR & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 17.29 acres. The request is for a commercial development containing one 20,000-square-foot mixed-use building, two 10,000-square-foot medical office buildings, and associated parking.

Planner: Donna Wonsower

6. CPL-2025-0011: Conceptual Plat (SOUTHWEST OF W. CENTER ST & S. GREGG AVE/CAMDEN CT, 522):

Submitted by COURTYARD BUILDING & BLOCK for property located SOUTHWEST OF W. CENTER ST & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is for a Parking Structure with 42 Residential Units above and Streetside Retail.

Planner: Jessica Masters

In-House Staff Meeting

June 30, 2025 at 9:00 AM - **Applicants / Public do not attend.**

7. PLA-2025-0021: Property Line Adjustment (2870 N. ADAMS RD/HALL, 242):

Submitted by ATLAS PLS for property located at 2870 N. ADAMS RD. The property is in the FAYETTEVILLE PLANNING AREA and contains three lots with approximately 0.48, 17.37 and 5.82 acres. The request is to adjust the lots to contain 3.83, 4.50, and 12.40 acres.

Planner: Wesley Frank

8. PLA-2025-0022: Property Line Adjustment (4500 S. SCHOOL AVE/DRAKE FIELD, 756, 795, 796, 834, 835, 873, & 874):

Submitted by CITY OF FAYETTEVILLE for property located at 4500 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 530 acres. The request is to combine the lots to contain 530 acres.

Planner: Jessica Masters

9. PLA-2025-0023: Property Line Adjustment (W. HUGHES ST & N. STORER AVE/MARKS, 444):

Submitted by BATES & ASSOCIATES for property located on W. HUGHES ST & N. STORER AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains two lots with approximately 0.14 and 0.15 acres. The request is to combine the lots to contain 0.29 acres.

Planner: Wesley Frank

10. CUP-2025-0034: Conditional Use Permit (PHAT MINH PAGODA-BUDDHIST MEDITATION & RETREAT CENTER, 410):

Submitted by LUONG HOANG for property located at 1125 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.20 acres. The request is for a cultural & recreational facility.

Planner: Donna Wonsower

11. RZN-2025-0023: Rezoning (3003 N. OAK BAILEY DR/HOSKINS, 254):

Submitted by CITY OF FAYETTEVILLE for property located at 3003 N. OAK BAILEY DR. 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 RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Planner: Jessica Masters

12. RZN-2025-0024: Rezoning (SOUTH OF 380 S. HAPPY HOLLOW RD/JONES, 526):

Submitted by SITEWISE CIVIL ENGINEERING for property located SOUTH OF 380 S. HAPPY HOLLOW RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.70 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

Planner: Donna Wonsower

13. RZN-2025-0025: Rezoning (VARIOUS PARK PROPERTIES/FAYETTEVILLE PARKS, NATURAL RESOURCES AND CULTURAL AFFAIRS):

Submitted by CITY OF FAYETTEVILLE STAFF for VARIOUS PARK PROPERTIES LOCATED WITHIN THE CITY LIMITS OF FAYETTEVILLE. The properties are in VARIOUS ZONING DISTRICTS and total approximately 180.84 acres. The request is to rezone the properties to P-1, INSTITUTIONAL.

Planner: Jessica Masters

14. VAC-2025-0015: Vacation (E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/3V QOZB LLC, 523):

Submitted by COMMUNITY BY DESIGN for property located at E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.30 acres. The request is to vacate 0.04 acres of right-of-way.

Planner: Wesley Frank

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE