



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

Wednesday, July 16, 2025

9:00 AM

City Hall Room 101

City Staff

Planning Director - Jessie Masters

Zoom Information

Webinar ID: 879 9001 7252

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

Unfinished Business

- 1. LSD-2025-0010: Large Scale Development (2980 N. COLLEGE AVE/MOTELIER FAYETTEVILLE LLC, 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 2.42 acres. The request is for 35,497 square-foot motel with associated parking.

THIS ITEM WAS TABLED AT THE JULY 2, 2025 TECH PLAT MEETING.

Planner: Donna Wonsower

New Business

- 2. LSD-2025-0011: Large Scale Development (5219 W. WEDINGTON DR/ROCZEN BUSINESS PARK, 437):**
Submitted by ENGINEERING SERVICES INC for property located at 5219 W. WEDINGTON DR. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 0.81 acres. The request is for 15,600 square-foot commercial building with associated parking.
Planner: Wesley Frank
- 3. LSD-2025-0012: Large Scale Development (S. ASHWOOD AVE & S. RAZORBACK RD/ASHWOOD TOWNHOMES LLC, 598 & 599):**
Submitted by JORGENSEN & ASSOCIATES for property located at S. ASHWOOD AVE & S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and CS, COMMUNITY SERVICES, and contains approximately 8.69 acres. The request is for a 140-unit residential multi-family development with associated parking.
Planner: Donna Wonsower
- 4. PZD-2025-0004: Planned Zoning District (2215 W. HASKELL HTS/FARRIS, 520):**
Submitted by CRAFTON TULL for property located at 2215 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 34.86 acres. The request is to rezone

the property to a PLANNED ZONING DISTRICT.

Planner: Jessica Masters

5. CPL-2025-0012: Conceptual Plat (1923 E. JOYCE BLVD/BUTTERFIELD TRAIL VILLAGE, 175):

Submitted by 4IE ENGINEERING INC for property located at 1923 E. JOYCE BLVD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 14.95 acres. The request is for the 9,871-square-foot expansion of a covered parking structure.

Planner: Wesley Frank

In-House Staff Meeting

July 14, 2025 at 9:00 AM - **Applicants / Public do not attend.**

6. PLA-2025-0024: Property Line Adjustment (4875 W. BITTERSWEET DR/SENYARD, 281):

Submitted by BELL CONSTRUCTION SOLUTIONS for property located at 4875 W. BITTERSWEET DR. The property is in the FAYETTEVILLE PLANNING AREA and contains four lots with approximately 15.32, 15.37, 1.74, and 1.62 acres. The request is to combine the lots into two parcels containing 16.20 and 17.85 acres.

Planner: Donna Wonsower

7. PLA-2025-0025: Property Line Adjustment (898 S. HILL AVE/SCHLUMP, 561):

Submitted by BATES & ASSOCIATES for property located at 898 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains three lots with approximately 0.28, 0.11, and 0.14 acres. The request is to adjust the lots to contain 0.22, 0.14, and 0.11 acres.

Planner: Wesley Frank

8. CUP-2025-0036: Conditional Use Permit (1537 E. 5TH ST/T BASS INVESTMENTS LLC, 526):

Submitted by CHANCE CONTRACTORS INC for property located at 1537 E. 5TH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.29 acres. The request is to build a duplex in RSF-4 zoning.

Planner: Wesley Frank

9. CUP-2025-0037: Conditional Use Permit (160 S. 85TH AVE/CONLEY, 510):

Submitted by CHRIS BROADWAY for property located at 160 S. 85TH AVE.

The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.52 acres. The request is for an accessory structure exceeding 50% the size of the principal structure.

Planner: Donna Wonsower

10. CUP-2025-0038: Conditional Use Permit (1124 W. CLEVELAND ST/LEVERETT ELEMENTARY, 443):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 1124 W. CLEVELAND ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 0.48 acres. The request is for existing nonconforming playground elements.

Planner: Wesley Frank

11. RZN-2025-0026: Rezoning (1893 N. RUPPLE RD/CONRAD, 361):

Submitted by CLINT PENZO for property located at 1893 N. RUPPLE RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNITS PER ACRE and contains approximately 1.04 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Jessica Masters

12. RZN-2025-0027: Rezoning (3070 W. MOUNT COMFORT RD/SUMMERHILL, 323):

Submitted by WESLEY BATES for property located at 3070 W. MOUNT COMFORT 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 NS-G, NEIGHBORHOOD SERVICES-LIMITED.

Planner: Jessica Masters

13. RZN-2025-0028: Rezoning (261 E. ROCK ST/DAVIS, 524):

Submitted by WESLEY BATES for property located at 261 E. ROCK ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Jessica Masters

14. RZN-2025-0029: Rezoning (5911 W. TACKETT DR/THOMAS, 436):

Submitted by JOYCE THOMAS for property located at 5911 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.33 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Wesley Frank

15. RZN-2025-0030: Rezoning (2135 E. HUNTSVILLE RD/SCHOBY, 566):

Submitted by DONNA & KEN SCHOBY for property located at 2135 E. HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.81 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Donna Wonsower

16. VAC-2025-0016: Vacation (835 W. CLEVELAND ST/PBS PROPERTIES LLC, 444):

Submitted by SITEWISE CIVIL ENGINEERING for property located at 835 W. CLEVELAND ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.31 acres. The request is to vacate 0.02 acres of right-of-way.

Planner: Wesley Frank

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), 125 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.