



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

City Hall Room 101

**Wednesday, July 30, 2025
9:00 AM**

City Staff
Planning Director - Jessie Masters

Zoom Information

Webinar ID: 821 1365 1536

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_9MfXb6qBR72ounbYbB3rEw

Unfinished Business

1. **SIP-2025-0002: Site Improvement Plan (NORTHEAST OF E. TOWNSHIP ST & N. COLLEGE AVE/ENCLAVE CAPITAL PARTNERS LP, 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.

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

Planner: Wesley Frank

New Business

2. **LSP-2025-0034: Lot Split (NORTH OF 229 N. OKLAHOMA WAY/CASETIM PROPERTIES LLC, 486):**
Submitted by ODYSSEY SURVEYING for property located NORTH OF 229 N. OKLAHOMA WAY. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 0.49 acres. The request is to split the property into three lots containing approximately 0.14, 0.15, and 0.19 acres.

Planner: Wesley Frank

3. **CPL-2025-0013: Conceptual Plat (2201 N. GREGG AVE/AEP SOUTHWESTERN ELECTRIC POWER, 328 & 367):**
Submitted by JAKE TIEHEN for property located at 2201 N. GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 9.07 acres. The request is for a 6000-square-foot telecommunications facility.

Planner: Donna Wonsower

4. **ADM-2025-0034: Administrative Item (3568 W. MOUNT COMFORT RD/LANDMARC CUSTOM HOMES LLC, 323):**
Submitted by BATES & ASSOCIATES for property located at 3568 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES, and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 18.00 acres. The request is to amend a planned zoning district.

Planner: Jessica Masters

In-House Staff Meeting

July 28, 2025 at 9:00 AM - **Applicants / Public do not attend.**

5. RZN-2025-0031: Rezoning (3900 W. DINSMORE TRL/TEAGUE, 517):

Submitted by JORGENSEN & ASSOCIATES for property located at 3900 W. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES and NC, NEIGHBORHOOD CONSERVATION and contains approximately 60.00 acres. The request is to rezone 8.52 acres from NC, NEIGHBORHOOD CONSERVATION to CS, COMMUNITY SERVICES.

Planner: Wesley Frank

6. ANX-2025-0001: Annexation (W. LIERLY LN/MOORE, 244 & 283):

Annexation Submitted by RMP LLP for property located on W. LIERLY LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 19.92 acres. The request is to annex the property into Fayetteville city limits.

Planner: Donna Wonsower

7. RZN-2025-0032: Rezoning (W. LIERLY LN/MOORE, 244 & 283):

Submitted by RMP LLP for property located on W. LIERLY LN. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 19.92 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Donna Wonsower

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.