



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, August 13, 2025
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 816 5916 8483

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_4xcsHEafRHS3Tkl5S_npRA

Unfinished Business

New Business

1. **FPL-2025-0005: Final Plat (109 N. SANG AVE/MARKHAM HILL PH II, 481):**
Submitted by CEI ENGINEERING ASSOCIATES for property located at 109 N. SANG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 23.40 acres. The request is for the final plat of 49 residential lots.

Planner: Wesley Frank

2. **SIP-2025-0003: Site Improvement Plan (927 W. 15TH ST/SUGARLAND PROPERTIES LLC, 600):**
Submitted by CK CIVIL ENGINEERING for the property located at 927 W. 15TH ST. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 0.50 acres. The request is for a single-family home with associated parking.

Planner: Wesley Frank

In-House Staff Meeting

[August 11, 2025] at [9:00 AM] - **Applicants / Public do not attend.**

3. **PLA-2025-0026: Property Line Adjustment (6310 W. WEDINGTON DR/LUCKY INVESTMENTS LLC, 396):**
Submitted by ALAN REID & ASSOCIATES for property located at 6310 W. WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.62 and 2.11 acres. The request is to adjust the lots to contain 1.01 and 1.72 acres.

Planner: Wesley Frank

4. **CUP-2025-0039: Conditional Use Permit (71 W. COLT SQUARE DR/BIG PAWS OF THE OZARKS, 328):**
Submitted by KAYLA MAYES for property located at 71 W. COLT SQUARE DR. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.78 acres. The request is for an animal training facility.

Planner: Wesley Frank

5. CUP-2025-0040: Conditional Use Permit (5817 W. TACKETT DR/PHILLIPS, 436):

Submitted by ALAN SHANNON for property located at 5817 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 1.99 acres. The request is for an accessory structure larger than the residential dwelling.

Planner: Donna Wonsower

6. CUP-2025-0042: Conditional Use Permit (900 N. LEVERETT AVE/BERRY PLACE, 444):

Submitted by MODUS STUDIOS for property located at 900 N. LEVERETT AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 8.12 acres. The request is for a private dormitory.

Planner: Jessica Masters

7. RZN-2025-0033: Rezoning (922 E. ROCKWOOD TRL/CAHOON, 447):

Submitted by NILES EVIN ALLEN HOLDINGS for property located at 922 E. ROCKWOOD TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Wesley Frank

8. RZN-2025-0034: Rezoning (3066 E. JOYCE BLVD/BERKSHIRE AT UPTOWN, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3066 E. JOYCE BLVD. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, NS-G, NEIGHBORHOOD SERVICES GENERAL, and CS, COMMUNITY SERVICES and contains approximately 9.05 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessica Masters

9. RZN-2025-0035: Rezoning (BETWEEN S. CITY LAKE RD AND S. BLACK OAK RD/CITY OF FAYETTEVILLE, 642):

Submitted by CITY OF FAYETTEVILLE for property located BETWEEN S. CITY LAKE RD AND S. BLACK OAK RD. The property is zoned I-2 GENERAL INDUSTRIAL and contains approximately 13.01 acres. The request is to rezone the property to CCR, CONSERVATION, CULTURAL, AND RECREATION.

Planner: Jessica Masters

10. RZN-2025-0036: Rezoning (1146 N. MAXWELL DR/12TH STREET HEIGHTS, 365):

Submitted by WESLEY BATES for property located at 1146 N. MAXWELL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 60.00 acres. The request is to rezone 0.30 acres from RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Donna Wonsower

11. RZN-2025-0037: Rezoning (902 & 908 W. HUGHES ST/MARKS, 444):

Submitted by BATES & ASSOCIATES for property located at 902 & 908 W. HUGHES ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Donna Wonsower

12. RZN-2025-0038: Rezoning (338 S. COMBS AVE/BROOKS, 524):

Submitted by WESLEY BATES for property located at 338 S. COMBS AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Wesley Frank

13. RZN-2025-0039: Rezoning (NORTH OF 229 N. OKLAHOMA WAY/CASETIM PROPERTIES, 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 approximately 0.49 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

Planner: Wesley Frank

14. ADM-2025-0037: Administrative Item (91 W. 15TH ST/AMERICAN TOWER, 601):

Submitted by SMJ INTERNATIONAL for property located at 91 W. 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 12.68 acres. The request is to modify an existing cell tower.

Planner: Jessica Masters

15. VAR-2025-0038: Planning Commission Variance (2893 N. MANSFIELD AVE/DRAKE FARMS, 250):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 2893 N. MANSFIELD AVE. The property is zoned UT, URBAN THOROUGHFARE and

contains approximately 28.15 acres. The request is for a variance from Parking Lot Design Standards.

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.