



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, August 27, 2025
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 853 5594 3644

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_v1MR225NSsKQI5k3sLL9BA

Unfinished Business

- 1. PPL-2025-0003: Preliminary Plat (W. VAN ASCHE DR & N. GREGG AVE/STEEL CROSSING INVESTMENT III LLC, 172):**
Submitted by KIMLEY-HORN for property located on W. VAN ASCHE DR & N. GREGG AVE. The property is zoned UT, URBAN THROUGHFARE, and contains approximately 13.57 acres. The request is for the preliminary plat of 12 commercial lots.
THIS ITEM WAS TABLED AT THE JULY 2, 2025 TECH PLAT MEETING.

Planner: Donna Wonsower

New Business

- 2. LSP-2025-0035: Lot Split (3033 W. MICA ST/NETHERLANDS HOLDINGS 25 LLC, 401):**
Submitted by BLEW & ASSOCIATES for property located at 3030 W. MICA ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 0.33 acres. The request is to split the property into two lots containing approximately 0.12 and 0.21 acres.
Planner: Wesley Frank
- 3. LSP-2025-0036: Lot Split (1090 S. WASHINGTON AVE/HORNBACK, 563):**
Submitted by WES MOORE PROPERTIES LLC for property located at 1090 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.40 acres. The request is to split the property into Four lots containing approximately 0.10, 0.10, 0.10, and 0.10 acres.
Planner: Donna Wonsower
- 4. LSP-2025-0037: Lot Split (649 E. HUNTSVILLE RD/J2NE LLC, 524 & 563):**
Submitted by HAT RACK REAL ESTATE for property located at 649 E. HUNTSVILLE RD. The property is zoned DG, DOWNTOWN GENERAL and contains 0.50 acres. The request is to split the property into two lots containing approximately 0.35 and 0.15 acres.
Planner: Donna Wonsower
- 5. LSP-2025-0038: Lot Split (457 E. 7TH ST/BATES & SIEMEK, 563):**

Submitted by SATTERFIELD LAND SURVEYORS for property located at 457 E. 7TH ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains 0.26 acres. The request is to split the property into two lots containing approximately 0.08, and 0.15 acres.

Planner: Wesley Frank

6. LSP-2025-0039: Lot Split (1230 W. HENDRIX ST/REAGOR HOMES LLC, 404):

Submitted by ENGINEERING SERVICES INC for property located at 1230 W. HENDRIX ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE – 12 UNITS PER ACRE and contains 0.52 acres. The request is to split the property into two lots containing approximately 0.26 and 0.26 acres.

Planner: Wesley Frank

7. LSD-2025-0013: Large Scale Development (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 R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 4.86 acres. The request is for a 22,000 sq. ft. expansion of an assisted living facility with associated parking.

Planner: Donna Wonsower

8. CPL-2025-0014: Conceptual Plat (W. HUGHES ST & N. STORER AVE/MARKS, 444):

Submitted by BATES & ASSOCIATES for property located at the intersection of W. HUGHES ST & N. STORER AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.29 acres. The request is for 8 residential units.

Planner: Donna Wonsower

In-House Staff Meeting

August 25, 2025 at 9:00 AM - **Applicants / Public do not attend.**

9. CUP-2025-0043: Conditional Use Permit (3600 S. TOWER CIR/LAUREN GLOW CO, 284):

Submitted by LAUREN GLENN for property located at 3600 S. TOWER CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.21 acres. The request is for a spray tanning business.

Planner: Wesley Frank

10. CUP-2025-0044: Conditional Use Permit (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 R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 4.86 acres. The request is for an assisted living facility in the RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and R-A, RESIDENTIAL-AGRICULTURAL zoning.

Planner: Donna Wonsower

11. RZN-2025-0040: Rezoning (1414 S. WEST AVE/OSAGE CREEK CATTLE CO, 562):

Submitted by ANDREW BRINK for property located at 1414 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planning: Wesley Frank

12. RZN-2025-0041: Rezoning (1124 W CLEVELAND ST/LEVERETT ELEMENTARY SCHOOL, 443):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 1124 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 0.98 acres. The request is to rezone all the property to P-1, INSTITUTIONAL.

Planning: Jessica Masters

13. RZN-2025-0042: Rezoning (2201 W. DEANE ST/ATKINS, 364):

Submitted by ARKANSAS REAL ESTATE GROUP for property located in between 2201 W. DEANE ST. The property is zoned RMF-6, RESIDENTIAL MULTI-FAMILY, SIX UNITS PER ACRE and contains approximately 0.36 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Wesley Frank

14. VAC-2025-0019: Vacation (W. HUGHES ST & N. STORER AVE/MARKS, 444):

Submitted by COMMUNITY BY DESIGN 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 approximately 0.14 acres. The request is to vacate 0.01 acres of right-of-way.

Planner: Donna Wonsower

15. ADM-2025-0039: Administrative Item (E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 523):

Submitted by 3V DEVELOPMENT for property located on E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.17 acres. The request is to amend the master street plan.

Planner: Jessica Masters

16. VAR-2025-0040: Planning Commission Variance (E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 523):

Submitted by 3V DEVELOPMENT for property located on E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.17 acres. The request is for a variance from Driveway Standards.

Planner: Jessica Masters

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.