



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, September 17, 2025
9:00 AM**

City Staff
Planning Director - Jessie Masters

Zoom Information

Webinar ID: 865 5884 6879

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_-j5WVINvQES1o7kB9rKfhQ

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 residential lots.

THIS ITEM WAS TABLED AT THE JULY 2, 2025 AND THE AUGUST 27, 2025 TECH PLAT MEETINGS.

Planner: Donna Wonsower

2. 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 contains approximately 4.12 acres. The request is for a 140-unit private dormitory development with associated parking.

THIS ITEM WAS TABLED AT THE JULY 16, 2025 TECH PLAT MEETING.

Planner: Donna Wonsower

3. 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.

THIS ITEM WAS TABLED AT THE AUGUST 13, 2025 TECH PLAT MEETING.

Planner: Wesley Frank

New Business

4. LSP-2025-0040: Lot Split (791 N. HONEY LOCUST BND/FOREST HILLS COTTAGES LLC, 440):

Submitted by BLEW & ASSOCIATES for property located at 791 N. HONEY LOCUST BND. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains 14.31 acres. The request is to split the property into two lots containing approximately 0.23 and 14.08 acres.

Planner: Donna Wonsower

5. CCP-2025-0010: Concurrent Plat (2759 S. ARMSTRONG AVE/BRIGHT INVESTMENTS LLC, 643):

Submitted by ENGINEERING SERVICES INC for property located at 2759 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 10.98 acres. The request is for the concurrent plat of two lots.

Planner: Wesley Frank

6. CPL-2025-0015: Conceptual Plat (1332 N. VANDEVENTER AVE/PARKER INVESTMENTS LLC, 406):

Submitted by MARTIN BUILDING GROUP for the property located at 1332 N. VANDEVENTER AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.70 acres. The request is for 5 residential homes.

Planner: Jessica Masters

In-House Staff Meeting

September 15, 2025 at 9:00 AM - **Applicants / Public do not attend.**

7. PLA-2025-0027: Property Line Adjustment (106 N. LOCUST AVE/ROSS, 484):

Submitted by ALAN REID & ASSOCIATES for property located at 106 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains two lots with approximately 0.15 and 0.16 acres. The request is to adjust the lots to contain 0.14 and 0.17 acres.

Planner: Wesley Frank

8. PLA-2025-0028: Property Line Adjustment (260 W. WILLOUGHBY RD/CLEMONS, 718):

Submitted by MATTHEW BUESCHER for property located at 260 W. WILLOUGHBY RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 6.01 and 4.91 acres. The request is to adjust the lots to contain 6.02 and 4.90 acres.

Planner: Wesley Frank

9. PLA-2025-0029: Property Line Adjustment (3390 E. MISSION BLVD/GARNER, 333 & 372):

Submitted by ALAN REID & ASSOCIATES for property located at 3390 E. MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 25.32 and 5.45 acres. The request is to adjust the lots to contain 22.32 and 8.75 acres.

Planner: Donna Wonsower

10. PLA-2025-0030: Property Line Adjustment (2035 S. SMOKEHOUSE TRL/MORGAN, 594):

Submitted by SATTERFIELD LAND SURVEYORS for property located at 2035 S. SMOKEHOUSE TRL. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains three lots with approximately 4.63, 4.63 and 2.00 acres. The request is to adjust the lots to contain 3.20, 2.27 and 1.01 acres.

Planner: Wesley Frank

11. CUP-2025-0045: Conditional Use Permit (4147 W. MARLOWE LN/PARNELL, 439):

Submitted by JAMIE PARNELL for property located at 4147 W. MARLOWE LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is to use the residence as a short-term rental.

Planner: Wesley Frank

12. CUP-2025-0046: Conditional Use Permit (SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE/ASHWOOD TOWNHOMES LLC, 598, 599 & 638):

Submitted by JORGENSEN AND ASSOCIATES for property located SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a private dormitory.

Planner: Donna Wonsower

13. CUP-2025-0047: Conditional Use Permit (645 W. CATO SPRINGS RD/APPLE LILY MANAGEMENT LLC, 639):

Submitted by GUANGYU ZHU-WEAVER for property located at 645 W. CATO SPRINGS RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for a duplex.

Planner: Wesley Frank

14. RZN-2025-0044: Rezoning (1229 N. LEWIS AVE/FINLEY, 403):

Submitted by HOPE CONSULTING for property located at 1229 N. LEWIS AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.52 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Wesley Frank

15. RZN-2025-0045: Rezoning (234 S. WILLOW AVE/BLACKBURN, 524):

Submitted by ODYSSEY ENGINEERING LLC for property located at 234 S. WILLOW AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 0.70 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Donna Wonsower

16. RZN-2025-0046: Rezoning (2097 N. PENELOPE LN/HENBEST, 363):

Submitted by BATES & ASSOCIATES for property located at 2097 N. PENELOPE LN. The property is partially zoned R-A, RESIDENTIAL-AGRICULTURAL and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 8.41 acres. The request is to rezone 3.56 acres of the property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE.

Planner: Jessica Masters

17. VAC-2025-0022: Vacation (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366):

Submitted by MODUS STUDIO for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to vacate 0.15 acres of right-of-way.

Planner: Jessica Masters

18. ADM-2025-0040: Administrative Item (W. ELM ST & N. LEVERETT AVE/RAZORBACK HOUSING LLC, 366):

Submitted by MODUS STUDIO for property located at W. ELM ST & N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 14.40 acres. The request is to amend the master street plan.

Planner: Jessica Masters

19. ADM-2025-0041: Administrative Item (NORTH OF 2200 N. RUPPLE RD/HOLT SUBDIVISION, 323):

Submitted by BATES & ASSOCIATES for property located NORTH OF 2200 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains

approximately 18.66 acres. The request is to amend a previously-approved preliminary plat.

Planner: Jessica Masters

20. VAR-2025-0041: Planning Commission Variance (191 E. REBECCA ST/MAURER, 446):

Submitted by M&M PAINTING & REMODELING for property located at 191 E. REBECCA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.39 acres. The request is for a variance from the flood damage prevention code.

Engineer: Alan Pugh

21. VAR-2025-0042: Planning Commission Variance (EAST OF 1228 S. WEST AVE/BATES-SIEMEK, 562):

Submitted by WESLEY BATES & KONRAD SIEMEK for property located EAST OF 1228 S. WEST AVE. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.12 acres. The request is for a variance from driveway standards and street tree requirements.

Planner: Donna Wonsower

22. VAR-2025-0043: Planning Commission Variance (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 (rezoning to RI-U in progress) and contains approximately 0.29 acres. The request is for variance from urban residential design standards and conformance to plans and regulations.

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.

