



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, October 1, 2025
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 815 7233 0567

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_X3OW33aSR92kO9ouhSDbHQ

Unfinished Business

1. LSIP-2025-0007: Large Site Improvement Plan (W. VAN ASCHE DR & N. GREGG AVE/STEEL CROSSING INVESTMENT III LLC, 172):

Submitted by KIMLEY-HORN for property located on W. VAN ASCHE & N. GREGG AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 17.29 acres. The request is for a 41,590 square-foot commercial development with associated parking.

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

Planner: Donna Wonsower

New Business

2. LSP-2025-0041: Lot Split (3981 W. OWL CREEK PL/WIRTH, 478):

Submitted by JORGENSEN & ASSOCIATES for property located at 3981 W. OWL CREEK PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 5 lots with 0.88, 0.40, 0.41, 0.54 and 0.48 acres. The request is to split the property into 6 lots containing 0.70, 0.29, 0.32, 0.39, 0.38, and 0.62 acres.

Planner: Wesley Frank

3. LSP-2025-0042: Lot Split (1440 W. HENDON ST/BAR CAPITAL LLC, 599):

Submitted by BATES & ASSOCIATES for property located at 1440 W. HENDON ST. The property is zoned CS, COMMUNITY SERVICES and contains 2.89 acres. The request is to split the property into two lots containing approximately 1.85 and 1.04 acres.

Planner: Donna Wonsower

4. LSP-2025-0043: Lot Split (SOUTH OF 380 S. HAPPY HOLLOW RD/BACKOFEN-JONES, 526):

Submitted by SATTERFIELD LAND SURVEYORS for property located SOUTH OF 380 S. HAPPY HOLLOW RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains approximately 0.68 acres. The request is to split the property into two lots containing approximately 0.34 and 0.34 acres.

Planner: Donna Wonsower

5. **LSP-2025-0044: Lot Split (245 S. HAPPY HOLLOW RD/CRIST, 526):**
Submitted by TRACEY FLETCHER for property located at 245 S. HAPPY HOLLOW RD. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains 2.47 acres. The request is to split the property into two lots containing approximately 2.00 and 0.47 acres.

Planner: Wesley Frank

6. **PPL-2025-0004: Preliminary Plat (N. DOUBLE SPRINGS RD & W. IRISH BEND DR/IRISH BEND, 474):**
Submitted by ENGINEERING SERVICES INC for property located on N. DOUBLE SPRINGS RD & W. IRISH BEND DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE, and contains approximately 7.45 acres. The request is for the preliminary plat of 38 residential lots.

Planner: Donna Wonsower

7. **LSD-2025-0014: Large Scale Development (1755 S. ARMSTRONG AVE/PACKAGING SPECIALTIES INC, 604):**
Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1755 S. ARMSTRONG RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 5.14 acres. The request is for 750-square foot loading dock.

Planner: Donna Wonsower

8. **LSD-2025-0015: Large Scale Development (W. ELM ST/MEADOW VALLEY TRL STUDENT HOUSING, 366):**
Submitted by CRAFTON TULL for property located on W. ELM ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 14.40 acres. The request is for a 278-unit residential development with associated parking.

Planner: Jessica Masters

9. **SIP-2025-0004: Site Improvement Plan (503 W. DICKSON ST/CIVIC PLAZA, 484):**
Submitted by JORGENSEN & ASSOCIATES for property located at 503 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.20 acres. The request is for 27500-square-foot mixed-use building with 10 residential units and associated parking.

Planner: Jessica Masters

10. **SIP-2025-0005: Site Improvement Plan (2015 E. HUNTSVILLE RD/HUNTSVILLE CLUSTER HOUSING, 565):**

Submitted by ENGINEERING SERVICES INC for property located at 2015 E. HUNTSVILLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.54 acres. The request is for a 7-unit cluster housing development with associated parking.

Planner: Wesley Frank

11. CPL-2025-0016: Conceptual Plat (810 & 818 S. WOOD AVE/BEACON VENTURES LLC, 563):

Submitted by ENGINEERING SERVICES INC for the property located at 810 & 818 S. WOOD AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.36 acres. The request is for 3 residential homes and 3 accessory dwelling units.

Planner: Donna Wonsower

12. CPL-2025-0017: Conceptual Plat (SOUTH OF 529 S. SHERMAN AVE/RIGGINS VENTURES LLC, 526):

Submitted by SITEWISE CIVIL ENGINEERING for the property located SOUTH OF 529 S. SHERMAN AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, and contains approximately 0.80 acres. The request is for 4 town homes and 4 single-family homes.

Planner: Wesley Frank

13. CPL-2025-0018: Conceptual Plat (420 S. LOCUST AVE/PBS PROPERTIES, 523):

Submitted by SITEWISE CIVIL ENGINEERING for the property located at 420 S. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.36 acres. The request is for a 3,375-square-foot mixed-use building with 6 residential units and associated parking.

Planner: Jessica Masters

In-House Staff Meeting

September 29, 2025 at 9:00 AM - **Applicants / Public do not attend.**

14. PLA-2025-0031: Property Line Adjustment (7601 W WEDINGTON DR/JAMES, 433):

Submitted by NICK RUMANCIK for property located at 7601 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two lots with approximately 15.01 and 1.77 acres. The request is to adjust the lots to contain 12.43 and 4.35 acres.

Planner: Wesley Frank

15. PLA-2025-0032: Property Line Adjustment (327 S. EAST AVE/TAB ENTERPRISES LLC, 523):

Submitted by BATES & ASSOCIATES for property located at 327 S. EAST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains two lots with 0.07 and 0.10 acres. The request is to combine the lots to contain 0.17 acres.

Planner: Wesley Frank

16. PLA-2025-0033: Property Line Adjustment (214 S. CHURCH AVE/SPECIALIZED REAL ESTATE GROUP, 523):

Submitted by JORGENSEN & ASSOCIATES for property located at 214 S CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains two lots with approximately 0.17 and 0.04 acres. The request is to adjust the lots to contain 0.11 and 0.10 acres.

Planner: Donna Wonsower

17. CUP-2025-0048: Conditional Use Permit (109 N. SANG AVE/MARKHAM HILL PH 2, 481):

Submitted by SPECIALIZED REAL ESTATE GROUP for property located at 109 N. SANG AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 25.82 acres. The request is for 2 5-unit residential town homes with associated parking.

Planner: Jessica Masters

18. CUP-2025-0049: Conditional Use Permit (4201 N. SHILOH DR UNIT 1535/DO PORTUGAL CIRCUS, 135):

Submitted by BILL MENDOZA for property located at 4201 N. SHILOH DR UNIT 1535. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.17 acres. The request is to use the property for a tent circus.

Planner: Donna Wonsower

19. RZN-2025-0047: Rezoning (2411 W. MEGAN DR/ZHU-WEAVER, 402):

Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone all the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Wesley Frank

20. RZN-2025-0048: Rezoning (N. MARKS MILL LN/RAMAY JR HIGH SCHOOL, 368):

Submitted by CRAFTON TULL for property located on N. MARKS MILL LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 26.7 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Jessica Masters**21. RZN-2025-0049: Rezoning (258 W. MILLER ST/WELLERMAN TRUST, 367):**

Submitted by FLINTLOCK LTD for property located at 258 W. MILLER ST. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.20 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

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.