



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, October 15, 2025
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 834 1063 9388

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_2xAqn7LpQL2U85pmYfgfbg

Unfinished Business

New Business

- 1. LSP-2025-0045: Lot Split (1005 W. PATHFINDER WAY/WG LAND COMPANY LTD PARTNERSHIP, 210):**
Submitted by BLEW & ASSOCIATES for property located at 1005 W. PATHFINDER WAY. The property is zoned CS, COMMUNITY SERVICES and contains 81.53 acres. The request is to split the property into two lots containing 17.25 and 64.28 acres.

Planner: Jessica Masters
- 2. LSP-2025-0046: Lot Split (309 W. SPRING ST/MCDONALD, 484):**
Submitted by BLEW & ASSOCIATES for property located at 309 W. SPRING ST. The property is zoned MSC, MAIN STREET CENTER and contains 0.31 acres. The request is to split the property into two lots containing approximately 0.14 and 0.16 acres.

Planner: Donna Wonsower
- 3. LSP-2025-0048: Lot Split (1240 S. DUNCAN AVE/MCFARLAND, 561):**
Submitted by BATES & ASSOCIATES for property located at 1240 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 0.43 acres. The request is to split the property into two lots containing approximately 0.14 and 0.29 acres.

Planner: Wesley Frank
- 4. LSP-2025-0049: Lot Split (765, 767, & 769 N. WORDSWORTH LN/ARS 24 LLC, 439):**
Submitted by BLEW & ASSOCIATES for property located at 765, 767, & 769 N. WORDSWORTH LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains 0.38 acres. The request is to split the property into two lots containing approximately 0.17, 0.08 and 0.12 acres.

Planner: Donna Wonsower
- 5. LSP-2025-0050: Lot Split (774, 776, & 778 N. WORDSWORTH LN/ARS 24 LLC, 439):**

Submitted by BLEW & ASSOCIATES for property located at 774, 776, & 778 N. WORDSWORTH LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains 0.31 acres. The request is to split the property into two lots containing approximately 0.09, 0.09 and 0.12 acres.

Planner: Donna Wonsower

6. LSP-2025-0051: Lot Split (553 E. MCCLINTON ST/SIEMEK, 563):

Submitted by SATTERFIELD LAND SURVEYORS for property located at 553 E. MCCLINTON ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains 0.18 acres. The request is to split the property into two lots containing approximately 0.09 and 0.09 acres.

Planner: Wesley Frank

7. LSD-2025-0016: Large Scale Development (1020 S. SCHOOL AVE/STEVENS PROPERTIES FAYETTEVILLE LLC, 562):

Submitted by DCI for property located at 1020 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.60 acres. The request is for a 130-unit multi-family development with associated parking.

Planner: Jessica Masters

8. FPL-2025-0006: Final Plat (SOUTH OF W. PLANETREE ST/ELEMENT PH 4, 516):

Submitted by JORGENSEN & ASSOCIATES for property located SOUTH OF W. PLANETREE ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 40.03 acres. The request is for the final plat of 143 residential lots.

Planner: Wesley Frank

In-House Staff Meeting

October 13, 2025 at 9:00 AM - Applicants / Public do not attend.

9. PLA-2025-0034: Property Line Adjustment (2615 N. CHARLESTON XING/RESIDENTIAL CONSTRUCTION, 481):

Submitted by BATES & ASSOCIATES for property located at 2615 N. CHARLESTON XING. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains two lots with approximately 1.03 and 0.89 acres. The request is to combine the lots to contain 1.92 acres.

Planner: Wesley Frank

10. RZN-2025-0050: Rezoning (5901 W. MICHAEL COLE DR/MICHAEL COLE DRIVE LLC, 436):

Submitted by SWOPE CONSULTING for property located at 5901 W. MICHAEL COLE DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 8.50 acres. The request is to rezone all the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Planner: Donna Wonsower

11. RZN-2025-0051: Rezoning (957 S. HILL AVE/WILLIAMS, 561):

Submitted by APOGEE PROPERTIES for property located at 957 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Jessica Masters

12. RZN-2025-0052: Rezoning (SOUTH OF 111 E. ROCK ST/KCMS DEVELOPMENT, 524):

Submitted by FLINTLOCK LTD for property located SOUTH OF 111 E. ROCK ST. The property is partially zoned R-O, RESIDENTIAL-OFFICE, and contains approximately 0.02 acres. The request is to rezone the property to DG, DOWNTOWN GENERAL.

Planner: Wesley Frank

13. VAC-2025-0023: Vacation (65 S. DUNCAN AVE/OP III FAY S DUNCAN LP, 522):

Submitted by ECOLOGICAL DESIGN GROUP for property located at 65 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.94 acres. The request is to vacate 0.11 acres of right-of-way.

Planner: Donna Wonsower

14. VAC-2025-0024: Vacation (618 N. WILSON AVE/KENT, 445):

Submitted by CENTURY 21 for property located at 618 N. WILSON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.14 acres. The request is to vacate 0.02 acres of right-of-way.

Planner: Donna Wonsower

15. VAR-2025-0046: Planning Commission Variance (2535 S. CITY LAKE RD/SHADDY, 641):

Submitted by HALL ESTILL ATTORNEY AT LAW for property located at 2535 S. CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 12.10 acres. The request is for a variance from the development review process and drainage 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.