



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, October 29, 2025
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 844 3284 0147

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_gmCqJe-8QDao3OGXGh15DA

Unfinished Business

- 1. 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.

THIS ITEM WAS TABLED AT THE OCTOBER 1, 2025 TECH PLAT MEETING.

Planner: Donna Wonsower

- 2. 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.

THIS ITEM WAS TABLED AT THE OCTOBER 1, 2025 TECH PLAT MEETING.

Planner: Jessica Masters

- 3. 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.

THIS ITEM WAS TABLED AT THE OCTOBER 15, 2025 TECH PLAT MEETING.

Planner: Jessica Masters

New Business

4. **SIP-2025-0006: Site Improvement Plan (N. LEVERETT AVE & W. SYCAMORE ST/EDENS, 405):**
Submitted by SITEWISE CIVIL ENGINEERING for the property located on N. LEVERETT AVE & W. SYCAMORE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.70 acres. The request is for three two-family dwellings and one single-family dwelling.

Planner: Jessica Masters

5. **LSIP-2025-0009: Large Site Improvement Plan (2143 N. RUPPLE RD/FOSSIL COVE, 172):**
Submitted by ODYSSEY ENGINEERING for property located at 2143 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.62 acres. The request is for a 20,881 square-foot commercial use development with associated parking.

Planner: Donna Wonsower

6. **FPL-2025-0007: Final Plat (2445 N. HUGHMOUNT RD/HUGHMOUNT SOUTH, 282):**
Submitted by JORGENSEN & ASSOCIATES for property located at. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, and R-A, RESIDENTIAL-AGRICULTURAL, and RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE, and contains approximately 4.95 acres. The request is for the final plat of 48 residential lots and 1 non-buildable lot.

Planner: Citlali Samano

7. **CPL-2025-0019: Conceptual Plat (1510 W. MARKHAM RD/NW MARKHAM TOWNHOMES, 482):**
Submitted by L & F CONSTRUCTION for the property located at 1510 W. MARKHAM RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.30 acres. The request is for four residential townhomes.

Planner: Donna Wonsower

8. **CPL-2025-0021: Conceptual Plat (1410 & 1420 S. DUNN AVE/RIGGINS VENTURES LLC, 562):**
Submitted by SITEWISE CIVIL ENGINEERING for the property located at 1410 & 1420 S. DUNN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PE ACRE and contains approximately 0.46 acres. The request is for two residential homes.

Planner: Citlali Samano

9. **CPL-2025-0022: Conceptual Plat (907 S. HOLLYWOOD AVE/RIGGINS VENTURES LLC, 559):**

Submitted by SITEWISE CIVIL ENGINEERING for the property located at 907 S. HOLLYWOOD AVE. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.27 acres. The request is for two duplexes.

Planner: Wesley Frank

10. CPL-2025-0023: Conceptual Plat (235 W. 7TH ST/RIGGINS VENTURES LLC, 562):

Submitted by SITEWISE CIVIL ENGINEERING for the property located at 235 W. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 0.16 acres. The request is for two duplexes.

Planner: Wesley Frank

In-House Staff Meeting

October 27, 2025 at 9:00 AM - Applicants / Public do not attend.

11. PLA-2025-0035: Property Line Adjustment (313 W. SPRING ST & 116 N. SCHOOL AVE/JNA LLC, 484):

Submitted by BATES & ASSOCIATES for property located at 313 W. SPRING ST & 116 N. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains two lots with approximately 0.08 and 0.26 acres. The request is to adjust the lots to contain 0.10 and 0.24 acres.

Planner: Wesley Frank

12. CUP-2025-0051: Conditional Use Permit (W. CENTER DT & S. GREGG AVE/REINDL INVESTMENTS, 522):

Submitted by PRISM DESIGN STUDIO for property located at W. CENTER DT & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to use the property for offsite parking.

Planner: Jessica Masters

13. CUP-2025-0052: Conditional Use Permit (2143 S. CLOVER DR/SNODGRASS, 639):

Submitted by SNODGRASS SIGNS for property located at 2143 S. CLOVER DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.18 acres. The request is for an accessory structure without a residential dwelling.

Planner: Wesley Frank

14. CUP-2025-0053: Conditional Use Permit (2096 N. BOX AVE/BOX PROPERTY HOLDINGS LLC, 372):

Submitted by BATES & ASSOCIATES for property located at 2096 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR

UNITS PER ACRE and contains approximately 2.40 acres. The request is for a cluster housing development.

Planner: Donna Wonsower

15. CUP-2025-0054: Conditional Use Permit (168 N. CROSSOVER RD/HARPS, 488):

Submitted by JAMES HARPS for property located at 168 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.53 acres. The request is for an accessory structure without a residential dwelling.

Planner: Citlali Samano

16. RZN-2025-0053: Rezoning (1539 W. SLIGO ST/EASY SUNSET LLC, 599):
Submitted by ANDREW BRINK for property located at 1539 W. SLIGO ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.17 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Citlali Samano

17. RZN-2025-0054: Rezoning (187 E. 12TH ST/ROSENGARDEN, 563):

Submitted by WESLEY BATES for property located at 187 E. 12TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.20 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Donna Wonsower

18. RZN-2025-0055: Rezoning (2040 N. EASY AVE/FLETCHER, 367):

Submitted by GREENWAY CARRIAGE HOUSE for property located at 2040 N. EASY AVE. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

Planner: Wesley Frank

19. RZN-2025-0056: Rezoning (1723 N. CHESTNUT AVE/MASCHOFF & HALASZ, 366):

Submitted by DABS PROPERTIES LLC for property located 1723 N. CHESTNUT AVE. The property is partially zoned C-2, THOROUGHFARE COMMERCIAL, and contains approximately 0.83 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessica Masters

20. VAC-2025-0025: Vacation (1378 S. VAN BUREN AVE/HJL INVESTMENTS LLC, 561):

Submitted by HJL INVESTMENTS LLC for property located at 1378 S. VAN BUREN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to vacate 0.29 acres of right-of-way.

Planner: Wesley Frank

21. VAR-2025-0048: Planning Commission Variance (S. SCHOOL AVE & W. 22ND ST/MADVILLE LLC, 640):

Submitted by FLINTLOCK LTD for property located on S. SCHOOL AVE & W. 22ND ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.07 acres. The request is for a variance to street improvements.

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.