



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, November 12, 2025
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 825 0064 0446

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_huX2P5HbSamgVxFfZWVjw

Unfinished Business

- 1. 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.

THIS ITEM WAS TABLED AT THE AUGUST 27, 2025 TECH PLAT MEETING.

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, AND SEPTEMBER 17, 2025 TECH PLAT MEETINGS.

Planner: Donna Wonsower

New Business

- 3. LSP-2025-0053: Lot Split (249 E. ROCK ST/DAVIS, 524):**
Submitted by BATES & ASSOCIATES for property located at 249 E. ROCK ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains two lots with 0.35 and 0.11 acres. The request is to split the properties into eight lots containing approximately 0.08, 0.17, 0.08, 0.02, 0.02, 0.02, 0.02, and 0.05 acres.

Planner: Jessica Masters

- 4. LSP-2025-0054: Lot Split (355 N. COLLEGE AVE/STAFFORD, 484):**
Submitted by BATES & ASSOCIATES for property located at 355 N. COLLEGE AVE. The property is zoned MSC, MAIN STREET CENTER and

contains 0.33 acres. The request is to split the property into two lots containing 0.12 and 0.21 acres.

Planner: Donna Wonsower

5. LSD-2025-0017: Large Scale Development (1755 S. ARMSTRONG AVE/ASHWOOD TOWNHOMES LLC, 604):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1755 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 5.14 acres. The request is for a 24,000-square-foot warehouse building and access driveway.

Planning: Donna Wonsower

6. LSD-2025-0018: Large Scale Development (2188 W. OLD FARMINGTON RD/FAYETTEVILLE PUBLIC SCHOOLS, 520):

Submitted by CRAFTON TULL for property located at 2188 W. OLD FARMINGTON RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 18.62 acres. The request is for renovation and rebuilding of the existing track and concessions.

Planner: Wesley Frank

7. LSD-2025-0019: Large Scale Development (N. MARKS MILLS LN/RAMAY JR HIGH, 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 UC, URBAN CORRIDOR, and contains approximately 26.7 acres. The request is for approximately 70,000 sq ft school building and track with associated parking.

Planner: Jessica Masters

8. LSD-2025-0020: Large Scale Development (4500 S. SCHOOL AVE/N79TW, LLC, 834):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 4500 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 37.65 acres. The request is for a 14,500-square-foot airplane hanger and associated parking.

Planner: Wesley Frank

9. CPL-2025-0024: Conceptual Plat (1820 W. MITCHELL ST/AR252 HOLDINGS LLC, 520):

Submitted by PRISM DESIGN STUDIO for the property located at 1820 W. MITCHELL ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PE ACRE and contains approximately 3.84 acres. The request is for site and landscape improvements to four courtyards in an existing townhome development.

Planner: Wesley Frank

- 10. **CPL-2025-0025: Conceptual Plat (1801 S. SHILOH DR/BENSON, 598):**
Submitted by ANDY BENSON for the property located at 1801 S. SHILOH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.48 acres. The request is for two single-family residential homes.

Planner: Wesley Frank

- 11. **CPL-2025-0026: Conceptual Plat (1416 W. MOUNT COMFORT RD/AHBC SOLUTIONS LLC, 404):**
Submitted by MCCLELLAND CONSULTING ENGINEERING for the property located 1416 W. MOUNT COMFORT RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.40 acres. The request is for 4 single-family residential homes.

Planner: Wesley Frank

- 12. **CPL-2025-0027: Conceptual Plat (503 W. DICKSON ST/DICKSON & WEST INVESTMENT LLC, 484):**
Submitted by JORGENSEN & ASSOCIATES for the 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 a 47,820 sq. ft. commercial mixed-use structure with 10 multi-family residential units.

Planner: Jessica Masters

In-House Staff Meeting

November 12, 2025 at 9:00 AM - **Applicants / Public do not attend.**

- 13. **PLA-2025-0036: Property Line Adjustment (436 E. MARTIN LUTHER KING JR BLVD/MLK TOWNHOMES LLC, 524):**
Submitted by BATES & ASSOCIATES for property located at 436 E. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains two lots with approximately 0.03 and 0.22 acres. The request is to adjust the lots to contain 0.04 and 0.21 acres.

Planner: Donna Wonsower

- 14. **PLA-2025-0037: Property Line Adjustment (S. ASHWOOD AVE & S. RAZORBACK RD/ASHWOOD TOWNHOMES LLC, 598 & 599):**
Submitted by JORGENSEN & ASSOCIATES for property located on S. ASHWOOD AVE & S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains two lots with approximately 4.11 and 4.58 acres. The request is to combine the lots to contain 8.69 acres.

Planner: Donna Wonsower**15. PLA-2025-0038: Property Line Adjustment (2485 N. WILDERNESS LN/CHESSER, 291):**

Submitted by WILLIAM CHESSER for property located at 2485 N. WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 0.18 and 1.17 acres. The request is to adjust the lots to contain 0.19 and 1.16 acres.

Planner: Jessica Masters**16. CUP-2025-0055: Conditional Use Permit (415 E. LONGVIEW ST/BROOKSTONE ASSISTED LIVING COMMUNITY, 212):**

Submitted by WHITE RIVER CONTRACTORS INC for property located at 415 E. LONGVIEW ST. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 3.59 acres. The request is for a 25 square-foot addition to a commercial building.

Planner: Donna Wonsower**17. RZN-2025-0057: Rezoning (4550 W. OZARK TRL/TERRA FIRMA HOLDINGS LLC, 594):**

Submitted by TERRA FIRMA HOLDINGS for property located at 4550 W. OZARK TRL. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 0.25 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Planner: Wesley Frank**18. RZN-2025-0058: Rezoning (S. FUTRALL DR & S. ROOT AVE/BARNES FAMILY TRUST, 519):**

Submitted by ECOLOGICAL DESIGN GROUP for property located on S. FUTRALL DR & S. ROOT AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 9.02 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Citlali Samano**19. RZN-2025-0059: Rezoning (S. FUTRALL DR/BARNES FAMILY TRUST, 519):**

Submitted by ECOLOGICAL DESIGN GROUP for property located on S. FUTRALL DR. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.37 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Citlali Samano**20. RZN-2025-0060: Rezoning (3816 W. MOUNT COMFORT RD/MOUNT COMFORT PRESBYTERIAN CHURCH, 322 & 361):**

Submitted by DOROTHY ASHWORTH for property located at 3816 W. MOUNT COMFORT RD. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, and contains approximately 2.90 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

Planner: Jessica Masters

21. RZN-2025-0061: Rezoning (N. FUTRALL DR & N. MARINONI DR/MISHY HOSPITALITY GROUP LLC, 441):

Submitted by COMMERCIAL REALTY DEVELOPMENT SERVICES for property located on N. FUTRALL DR & N. MARINONI DR. The property is partially zoned UT, URBAN THOROUGHFARE, and contains approximately 0.83 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Jessica Masters

22. VAC-2025-0028: Vacation (W. CATO SPRINGS RD WEST OF 2101 S. EMMA AVE/APPLE LILY MANAGEMENT LLC, 561):

Submitted by GYANGYU ZHU-WEAVER for property located on W. CATO SPRINGS RD WEST OF 2101 S. EMMA AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is to vacate 0.01 acres of right-of-way.

Planner: Wesley Frank

23. VAR-2025-0049: Planning Commission Variance (W. COLFAX LOOP/WOOLSEY TRAIL MAINTENANCE, 516 & 555):

Submitted by CITY OF FAYETTEVILLE for property located on W. COLFAX LOOP. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 5.34 acres. The request is for a variance to flood damage prevention code.

Planner: Jessica Masters

24. VAR-2025-0050: Planning Commission Variance (5628 W. BOGAN DR/ALEXANDER, 475):

Submitted by SARAH GEURTZ for property located at 5628 W. BOGAN DR. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains approximately 2.31 acres. The request is for a variance to sidewalk requirements.

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.