



CITY OF  
**FAYETTEVILLE**  
**ARKANSAS**

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

**Technical Plat Review Agenda**

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

**City Staff  
Planning Director - Jessie Masters**

## Zoom Information

**Webinar ID:** 832 5712 1691

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_t\\_6G1zqcT0iHxHIL7Ou-fw](https://fayetteville-ar.zoom.us/webinar/register/WN_t_6G1zqcT0iHxHIL7Ou-fw)

## Unfinished Business

- 1. 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 0.11 and 0.20 acres.

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

Planner: Donna Wonsower

- 2. 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 31.68 acres. The request is for the concurrent plat of two lots.

*THIS ITEM WAS TABLED AT THE SEPTEMBER 17, 2025 TECH PLAT MEETING.*

Planner: Wesley Frank

- 3. LSD-2025-0017: Large Scale Development (1755 S. ARMSTRONG AVE/PACKAGING SPECIALTIES PHASE 2, 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 12.74 acres. The request is for a 24,000-square-foot warehouse addition.

*THIS ITEM WAS TABLED AT THE NOVEMBER 12, 2025 TECH PLAT MEETING.*

Planner: Donna Wonsower

- 4. 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.

*THIS ITEM WAS TABLED AT THE NOVEMBER 12, 2025 TECH PLAT MEETING.*

Planner: Wesley Frank

**5. 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 0.49 acres. The request is for a 7-unit single-family home development.

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

Planner: Wesley Frank

### **New Business**

**6. LSP-2025-0055: Lot Split (2411 W. MEGAN DR/WEAVER, 402):**

Submitted by GUANGYU ZHU-WEAVER for property located at 2411 W. MEGAN DR. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE and contains approximately 0.34 acres. The request is to split the property into two lots containing 0.20 and 0.14 acres.

Planner: Wesley Frank

**7. LSP-2025-0056: Lot Split (700 S. CHURCH AVE/RIGGINS VENTURES LLC, 562):**

Submitted by ENGINEERING SERVICES INC for property located at 700 S CHURCH AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.38 acres. The request is to split the property into three lots containing 0.13, 0.12 and 0.12 acres.

Planner: Citlali Samano

**8. LSP-2025-0057: Lot Split (702 S. WOOD AVE/TERRY & RICHTER, 563):**

Submitted by BATES & ASSOCIATES for property located at 702 S. WOOD AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 9.36 acres. The request is to split the property into two lots containing 1.50 and 7.86 acres.

Planner: Citlali Samano

9. **LSP-2025-0058: Lot Split (1416 W. MOUNT COMFORT RD/AHBC SOLUTIONS LLC, 404):**  
Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1416 W. MOUNT COMFORT RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains 0.39 acres. The request is to split the property into four lots containing 0.06, 0.06, 0.10 and 0.17 acres.  
  
Planner: Wesley Frank
10. **LSP-2025-0059: Lot Split (SOUTHEAST OF N. SANG AVE & W. MARKHAM RD/WELL PLACED INC, 481):**  
Submitted by JORGENSEN & ASSOCIATES for property located SOUTHEAST OF N. SANG AVE & W. MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains 0.59 acres. The request is to split the property into two lots containing 0.29 and 0.30 acres.  
  
Planner: Jessica Masters
11. **PPL-2025-0005: Preliminary Plat (SOUTHWEST OF W. LIERLY LN & N. VELMA DR/RIGGINS VENTURES LLC, 244 & 283):**  
Submitted by CRAFTON TULL for property located SOUTHWEST OF W. LIERLY LN & N. VELMA DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 20.08 acres. The request is for the preliminary plat of 81 residential lots.  
  
Planner: Donna Wonsower
12. **CCP-2025-0011: Concurrent Plat (NORTHWEST OF N. GREGG AVE & W. DRAKE ST/DRAKE FARMS PH 2, 249 & 250):**  
Submitted by MCCLELLAND CONSULTING ENGINEERS for property located NORTHWEST OF N. GREGG AVE & W. DRAKE ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 35.89 acres. The request is for the concurrent plat of 12 lots.  
  
Planner: Jessica Masters
13. **LSD-2025-0021: Large Scale Development (3101 N. COLLEGE AVE/ARMOR BANK, 252):**  
Submitted by ENGINEERING SERVICES INC for property located at 3101 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 0.58 acres. The request is for a 4,468-square-foot commercial building with associated parking.  
  
Planner: Jessica Masters
14. **LSD-2025-0022: Large Scale Development (3482 N. BLESSINGS CIR/BAXTER, 216):**

Submitted by JORGENSEN & ASSOCIATES for property located at 3482 N. BLESSINGS CIR. The property is zoned CS, COMMUNITY SERVICES, and contains approximately 1.17 acres. The request is for a 4,200-square-foot commercial building with associated parking.

Planner: Wesley Frank

**15. SIP-2025-0007: Site Improvement Plan (1967 E. HUNTSVILLE RD/DMM HOLDINGS LLC, 565):**

Submitted by ENGINEERING SERVICES INC for property located at 1967 E. HUNTSVILLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 0.85 acres. The request is for a multi-family development with 10 residential units and associated parking.

Planner: Citlali Samano

**16. LSIP-2025-0011: Large Site Improvement Plan (3610 W. WEDINGTON DR/SEVEN BREW, 401):**

Submitted by CEI ENGINEERING for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.16 acres. The request is for a 510-square-foot drive-thru coffee shop with associated parking.

Planner: Donna Wonsower

**17. FPL-2025-0008: Final Plat (NORTHWEST OF E. ASH ST & N. OLD WIRE RD/BORN'S BEND, 369):**

Submitted by BATES & ASSOCIATES for property located NORTHWEST OF E. ASH ST & N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 6.82 acres. The request is for the final plat of 16 residential lots and one detention lot.

Planner: Donna Wonsower

**18. FPL-2025-0009: Final Plat (3610 W. WEDINGTON DR/FORTITUDE SUBDIVISION, 401):**

Submitted by BLEW AND ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THROUGHFARE and contains approximately 11.46 acres. The request is for the final plat of eight commercial lots.

Planner: Donna Wonsower

**19. PZD-2025-0005: Planned Zoning District (N. CROSSOVER RD & E. ZION RD/THE MARKET AT CROSSOVER, 138):**

Submitted by CEI ENGINEERING for property located on N. CROSSOVER RD & E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED

ZONING DISTRICT and contains approximately 49.2 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

Planner: Jessica Masters

### In-House Staff Meeting

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

**20. PLA-2025-0039: Property Line Adjustment (4112 W. WEDINGTON DR/LAND OF DOG FAYETTEVILLE LLC, 400):**

Submitted by BATES & ASSOCIATES for property located at 4112 W. WEDINGTON DR. The property is zoned CS, COMMUNITY SERVICES and contains two lots with approximately 1.06 and 2.31 acres. The request is to combine the lots to contain 3.37 acres.

Planner: Citlali Samano

**21. PLA-2025-0040: Property Line Adjustment (65,77,89,91,93,95,99,101,103, AND 107 S. DUNCAN AVE/HARMON PLACE, 522):**

Submitted by ECOLOGICAL DESIGN GROUP for property located at 65,77,89,91,93,95,99,101,103, AND 107 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains twelve lots totaling 3.94 acres. The request is to combine the lots into one lot containing 3.94 acres.

Planner: Donna Wonsower

**22. PLA-2025-0041: Property Line Adjustment (3101 N. COLLEGE AVE/ARMOR BANK, 252):**

Submitted by ENGINEERING SERVICES INC for property located at 3101 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains two lots with approximately 0.55 and 0.55 acres. The request is to combine the lots to contain 1.10 acres.

Planner: Wesley Frank

**23. PLA-2025-0042: Property Line Adjustment (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 adjust the properties into 2 lots containing 0.38 acres and 0.08 acres.

Planner: Jessica Masters

**24. CUP-2025-0056: Conditional Use Permit (2630 E. CITIZENS DR, UNIT 20/MERMAIDS EVENT CENTER, 371):**

Submitted by TODD GOLDEN for property located at 2630 E. CITIZENS DR, UNIT 20. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and

contains approximately 8.91 acres. The request is for a 5000-square-foot commercial event venue.

Planner: Wesley Frank

**25. CUP-2025-0057: Conditional Use Permit (1391 S. BALDWIN AVE/ART OF MASSAGE, 572):**

Submitted by SUNDI TYLER for property located at 1391 S. BALDWIN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a massage therapy practice.

Planner: Citlali Samano

**26. CUP-2025-0059: Conditional Use Permit (121 W. TOWNSHIP ST, UNIT 21/YES MA'AM, 328):**

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 121 W. TOWNSHIP ST, UNIT 21. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.52 acres. The request is for a sexually oriented business.

Planner: Donna Wonsower

**27. CUP-2025-0060: Conditional Use Permit (3900 N. PARKVIEW DR/ADVANCED ORTHO FAYETTEVILLE, 175):**

Submitted by WHITE RIVER CONTRACTORS INC for property located at 3900 N. PARKVIEW DR. The property is zoned R-O, RESIDENTIAL-OFFICE and contains approximately 2.51 acres. The request is for a temporary 2800-square-foot mobile MRI commercial unit.

Planner: Citlali Samano

**28. RZN-2025-0062: Rezoning (1439 N. RUPPLE RD/RUPPLE ROAD LLC, 400):**

Submitted by WESLEY BATES for property located at 1439 N. RUPPLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Wesley Frank

**29. RZN-2025-0063: Rezoning (1090 S. WASHINGTON AVE/HORNBACK, 563):**

Submitted by WESLEY BATES for property located at 1090 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Donna Wonsower

**30. RZN-2025-0064: Rezoning (1417 N. ADDINGTON AVE/BAUER HAUS LLC, 404):**

Submitted by BAUER REAL ESTATE & DEVELOPMENT for property located at 1417 N. ADDINGTON AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.33 acres. The request is to rezone the property to RSF-18, RESIDENTIAL SINGLE-FAMILY, 18 UNITS PER ACRE.

Planner: Wesley Frank

**31. RZN-2025-0065: Rezoning (1807 N. GARLAND AVE/COOKE, 365):**

Submitted by WESLEY BATES for property located at 1807 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Citlali Samano

**32. RZN-2025-0066: Rezoning (1171 & 1173 N. DOUBLE SPRINGS RD/MISHY HOSPITALITY GROUP LLC, 441):**

Submitted by BATES & ASSOCIATES for property located at 1171 & 1173 N. DOUBLE SPRINGS RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL, and contains approximately 1.18 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

Planner: Donna Wonsower

**33. RZN-2025-0067: Rezoning (660 S. CROSSOVER RD/PEAK ROOFING AND EXTERIORS, 527):**

Submitted by KADEN DAVIS for property located at 660 S. CROSSOVER RD. The property is partially zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, and C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.42 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

Planner: Donna Wonsower

**34. RZN-2025-0068: Rezoning (1967 E. HUNTSVILLE RD/DMM HOLDINGS LLC, 565):**

Submitted by ENGINEERING SERVICES INC for property located at 1967 E. HUNTSVILLE RD. 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 0.83 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Citlali Samano

**35. RZN-2025-0069: Rezoning (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD/STONEBRIDGE GOLF COURSE, 606, 607, 646 & 685):**

Submitted by JORGENSEN & ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 157 acres. The request is to rezone 4.63 acres of the property to R-A, RESIDENTIAL-AGRICULTURAL, and 37.65 acres of the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Jessica Masters

**36. RZN-2025-0070: Rezoning (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 approximately 2.60 acres. The request is to rezone approximately 2.00 acres of the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Citlali Samano

**37. VAC-2025-0031: Vacation (907 S. HOLLYWOOD AVE/RIGGINS VENTURES LLC, 559):**

Submitted by SITEWISE CIVIL ENGINEERS for property located at 907 S. HOLLYWOOD AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.27 acres. The request is to vacate 0.10 acres of easement.

Planner: Wesley Frank

**38. VAC-2025-0032: Vacation (902 S. SCHOOL AVE/PINWHEEL PROPERTIES LLC, 562):**

Submitted by DEVELOPMENT CONSULTANTS INC for property located at 902 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 1.61 acres. The request is to vacate 0.36 acres of easement.

Planner: Citlali Samano

**39. ADM-2025-0052: Administrative Item (1753 & 1801 S. SHILOH DR/BENSON, 598):**

Submitted by ANDY BENSON for property located at 1753 & 1801 S. SHILOH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE contains approximately 1.50 acres. The request is for an appeal to the City of Fayetteville, Engineering determination for sidewalk requirements on the property.

Planner: Jessica Masters

**40. VAR-2025-0054: Planning Commission Variance (553 E. MCCLINTON ST, UNIT 2/SIEMEK, 563):**

Submitted by KONRAD SIEMEK for property located at 553 E. MCCLINTON ST, UNIT 2. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-

URBAN and contains approximately 0.18 acres. The request is for a variance to the flood damage prevention code.

Engineer: Alan Pugh

**41. VAR-2025-0056: Planning Commission Variance (504 N. SEQUOYAH DR/ARENS REVOCABLE TRUST, 486):**

Submitted by BATES & ASSOCIATES for property located at 504 N. SEQUOYAH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 1.63 acres. The request is for a variance to access management requirements.

Planner: Wesley Frank

**42. VAR-2025-0057: Planning Commission Variance (4500 S. SCHOOL AVE/DRAKE FIELD, 718,756,795,796,834,835,873 & 874):**

Submitted by CITY OF FAYETTEVILLE for property located at 4500 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 37.65 acres. The request is for a variance to the flood damage prevention code.

Engineer: Alan Pugh

**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.*