



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

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

**Technical Plat Review Agenda**

**City Hall Room 101  
Wednesday, December 31, 2025  
9:00 AM**

**City Staff  
Planning Director - Jessie Masters**

## Zoom Information

**Webinar ID:** 872 8656 9548

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_cs7IrtbeRxGh4XDRJn1zSQ](https://fayetteville-ar.zoom.us/webinar/register/WN_cs7IrtbeRxGh4XDRJn1zSQ)

## Unfinished Business

- 1. 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, SEPTEMBER 17, 2025, AND NOVEMBER 12, 2025 TECH PLAT MEETINGS.*

Planner: Donna Wonsower

- 2. 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.

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

Planner: Jessica Masters

- 3. PPL-2025-0005: Preliminary Plat (SOUTH OF W. LIERLY LN & N. VELMA DR/RIGGINS VENTURES LLC, 244 & 283):**  
Submitted by CRAFTON TULL for property located on SOUTH OF W. LIERLY LN & N. VELMA DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 11.28 acres. The request is for the preliminary plat of 81 residential lots.

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

Planner: Donna Wonsower

**4. 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.

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

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.

*THIS ITEM WAS TABLED AT THE OCTOBER 29, 2025 TECH PLAT MEETING.*

Planner: Donna Wonsower

### **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 0.33 acres. The request is to split the property into two lots containing 0.20 and 0.14 acres.

Planner: Wesley Frank

**7. LSP-2025-0060: Lot Split (25 W. 5<sup>TH</sup> ST/HOFFMAN, 523):**

Submitted by JORGENSEN & ASSOCIATES for property located at 25 W. 5<sup>TH</sup> ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.10 acres. The request is to split the property into two lots containing 0.05 and 0.05 acres.

Planner: Citlali Samano

**8. LSP-2025-0061: Lot Split (1318 S. COLLEGE AVE/HOFFMAN, 563):**

Submitted by ENGINEERING SERVICES INC for property located at 1318 S. COLLEGE AVE. 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 0.09 and 0.09 acres.

Planner: Wesley Frank

**9. SIP-2025-0008: Site Improvement Plan (SOUTHWEST OF W. CENTER ST & S. GREGG AVE/CAMDEN COURTS, 522):**

Submitted by PRISM DESIGN STUDIO for property located SOUTHWEST OF W. CENTER ST & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.71 acres. The request is for a 5 story mixed-use development and parking garage.

Planner: Jessica Masters

**10. FPL-2025-0010: Final Plat (3767 W. LIERLY LN/MAGNOLIA PARK PH 3 & 4, 244):**

Submitted by CRAFTON TULL for property located at 3767 W. LIERLY LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and NS-G, NEIGHBORHOOD SERVICES-GENERAL, and contains approximately 21.09 acres. The request is for the Final plat of 53 residential lots.

Planner: Citlali Samano

**11. CPL-2025-0028: Conceptual Plat (4500 S. SCHOOL AVE/DRAKE FIELD, 834):**

Submitted by TERRA FIRMA PROJECT LLC for the property located at 4500 S. SCHOOL AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains 37.65 acres. The request is for an approximately 10,000-square-foot hanger.

Planner: Wesley Frank

### **In-House Staff Meeting**

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

**12. PLA-2025-0043: Property Line Adjustment (EAST OF S. RUPPLE RD AND W. TOFINO DR/RIVERWOOD HOMES, 517):**

Submitted by JORGENSEN & ASSOCIATES for property located EAST OF S. RUPPLE RD AND W. TOFINO DR. The property is zoned CS, COMMUNITY SERVICES and contains two lots with approximately 2.58 and 56.82 acres. The request is to combine the lots to contain 16.34 and 43.06 acres.

Planner: Wesley Frank

**13. PLA-2025-0044: Property Line Adjustment (1663 S. ARMSTRONG AVE/PACKAGING SPECIALTIES INC, 604):**

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1663 S. ARMSTRONG AVE. The property is zoned I-2, GENERAL INDUSTRIAL and contains three lots with approximately 2.80, 4.17 and 5.18 acres. The request is to combine the lots into one lot containing 12.15 acres.

Planner: Citlali Samano

**14. PLA-2025-0045: Property Line Adjustment (2329 E. HUNTSVILLE RD/ROGERS, 566):**

Submitted by BLEW & ASSOCIATES for property located at 2329 E. HUNTSVILLE RDF. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and R-A, RESIDENTIAL AGRICULTURAL and contains two lots totaling 2.68 acres. The request is to adjust the lots to contain 1.64 and 1.04 acres.

Planner: Wesley Frank

**15. CUP-2025-0061: Conditional Use Permit (55 E. 15<sup>TH</sup> ST/NEIGHBORS OF 55 E 15<sup>TH</sup> ST LLC, 601):**

Submitted by KALEY MEDLIN for property located at 55 E. 15<sup>TH</sup> ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.83 acres. The request is for camping in an existing mobile home park.

Planner: Donna Wonsower

**16. RZN-2025-0071: Rezoning (416 S. WILLOW AVE/EBBRECHT, 524):**

Submitted by WESLEY BATES for property located at 416 S. WILLOW AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.10 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Jessica Masters

**17. RZN-2025-0072: Rezoning (1148 N. THOREAU LN/HASH PROPERTIES LLC, 408 & 447):**

Submitted by EQUILIBRIUM REAL ESTATE for property located at 1148 N. THOREAU LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.76 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Wesley Frank

**18. RZN-2025-0073: Rezoning (1149 S. WEST AVE/BAUER HAUS LLC, 562):**

Submitted by WESLEY BATES for property located at 1149 S. WEST AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Donna Wonsower

**19. RZN-2025-0074: Rezoning (1023 S. MORNINGSIDE DR/CARROLL, 563):**

Submitted by WESLEY BATES for property located at 1023 S. MORNINGSIDE DR. The property is zoned NC, NEIGHBORHOOD

CONSERVATION and contains approximately 0.10 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Citlali Samano

**20. VAC-2025-0033: Vacation (18 E. CENTER ST/18/20 EAST CENTER LLC, 484):**

Submitted by JORGENSEN & ASSOCIATES for property located at 18 E. CENTER ST. The property is zoned DC, DOWNTOWN CORE and contains approximately 0.06 acres. The request is to vacate 0.01 acres of easement.

Planner: Donna Wonsower

**21. VAR-2025-0061: Planning Commission Variance (510 W. SPRING ST/PARK HOTEL, 484):**

Submitted by PRISM DESIGN STUDIO for property located at 510 W. SPRING ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.56 acres. The request is for a variance to the building design standards.

Planner: Jessica Masters

**22. VAR-2025-0062: Planning Commission Variance (WEST OF S. RUPPLE RD AND W. TOFINO DR/THE SLOANBROOKE COTTAGES, 517):**

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF S. RUPPLE RD AND W. TOFINO DR. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 8.76 acres. The request is for a variance to construct 15 residential model homes.

Planner: Citlali Samano

**23. VAR-2025-0063: Planning Commission Variance (2406 N. OLD WIRE RD/GULLEY PARK PET CLINIC, 292):**

Submitted by KEY ARCHITECTURE INC for property located at 2406 N. OLD WIRE RD. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 0.32 acres. The request is for a variance to the minimum glazing percentage requirements.

Planner: Wesley Frank

## 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.*