



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, January 14, 2026
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 813 8814 3516

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

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 0.14 and 0.16 acres.

THIS ITEM WAS TABLED AT THE OCTOBER 15, 2025 AND THE DECEMBER 17, 2025 TECH PLAT MEETINGS.

Planner: Donna Wonsower

- 2. 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.

THIS ITEM WAS TABLED AT THE DECEMBER 31, 2025 TECH PLAT MEETING.

Planner: Wesley Frank

- 3. 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.

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

Planner: Jessica Masters

- 4. LSD-2025-0017: Large Scale Development (1755 S. ARMSTRONG AVE/PACKAGING SPECIALTIES PH 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 5.14 acres. The request is for a 24,000-square-foot warehouse building and access driveway.

THIS ITEM WAS TABLED AT THE NOVEMBER 12, 2025 AND THE DECEMBER 17, 2025 TECH PLAT MEETINGS.

Planner: Donna Wonsower

5. 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 1.04 acres. The request is for a 4,468-square-foot commercial building with associated parking.

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

Planner: Jessica Masters

New Business

6. PPL-2025-0006: Preliminary Plat (NORTH OF 3878 N. CROSSOVER RD/BERKSHIRE @ UPTOWN, 177):

Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF 3878 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES, and contains approximately 8.77 acres. The request is for the preliminary plat of 62 residential lots and one commercial lot.

Planner: Wesley Frank

7. LSIP-2025-0012: Large Site Improvement Plan (NORTH OF 3878 N. CROSSOVER RD/BERKSHIRE @ UPTOWN, 177):

Submitted by JORGENSEN & ASSOCIATES for property located NORTH OF 3878 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 8.77 acres. The request is for a mixed-use structure with 20,366-square-feet of office space and 18 multi-family units.

Planner: Wesley Frank

8. ANX-2025-0002: Annexation (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains two parcels totaling approximately 16.50 acres. The request is to annex approximately 11.17 acres into Fayetteville City Limits.

Planner: Donna Wonsower

9. PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains two parcels totaling approximately 16.50 acres. The request is to rezone approximately 11.17 acres to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

Planner: Donna Wonsower

10. CPL-2025-0029: Conceptual Plat (2615 N. CHARLESTON XING/RAUSCH, 295):

Submitted by AMERICAN RESIDENTIAL GROUP for the property located at 2615 N. CHARLESTON XING. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.03 acres. The request is for a residential tennis court & pavilion.

Planner: Wesley Frank

11. CPL-2026-0001: Conceptual Plat (1640 N. LEVERETT AVE/EDENS, 405):

Submitted by SITEWISE CIVIL ENGINEERING for the property located at 1640 N. LEVERETT AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains 0.70 acres. The request is for 7 residential units and associated parking.

Planner: Citlali Samano

In-House Staff Meeting

January 12, 2026 at 9:00 am - **Applicants / Public do not attend.**

12. PLA-2025-0046: Property Line Adjustment (902 S. SCHOOL AVE/FERGUSON ADDITION, 562):

Submitted by DEVELOPMENT CONSULTANTS INC for property located 902 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 10 lots with approximately 5.16 acres. The request is to adjust the block line between the lots to containing 5.16 acres.

Planner: Citlali Samano

13. RZN-2025-0075: Rezoning (900 E. ASH ST/SIEMEK & BATES, 369):

Submitted by WESLEY BATES for property located at 900 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.34 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Planner: Wesley Frank

14. VAC-2025-0034: Vacation (NORTHEAST OF S. WASHINGTON AVE & E. MARTIN LUTHER KING JR BLVD/EQUITY TRUST COMPANY CUSTODIAN, 524):

Submitted by WESLEY BATES for property located NORTHEAST OF S. WASHINGTON AVE & E. MARTIN LUTHER KING JR BLVD. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.34 acres. The request is to vacate 0.11 acres of easement.

Planner: Donna Wonsower

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.