



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, January 28, 2026
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 853 1387 4760

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_30PEkXdHTF-0PhDFxBYtdg

Unfinished Business

1. 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 P-1, INSTITUTIONAL 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, AND THE DECEMBER 31, 2025 TECH PLAT MEETINGS.

Planner: Jessica Masters

2. 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 1.20 acres. The request is for a 4,468-square-foot commercial building with associated parking.

THIS ITEM WAS TABLED AT THE DECEMBER 17, 2025, AND THE JANUARY 14, 2026 TECH PLAT MEETINGS.

Planner: Jessica Masters

New Business

3. LSP-2026-0002: Lot Split (3120 N. COLLEGE AVE/MATHIAS SHOPPING CENTERS INC, 252):

Submitted by CRAFTON TULL for property located at 3120 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 3.37 acres. The request is to split the property into three lots containing 0.48, 1.55 and 1.33 acres.

Planner: Citlali Samano

4. LSP-2026-0003: Lot Split (3568 W. MOUNT COMFORT RD/LANDMARC CUSTOM HOMES LLC, 323):

Submitted by BATES & ASSOCIATES for property located at 3568 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES

and contains 18.53 acres. The request is to split the property into two lots containing 16.72 and 1.81 acres.

Planner: Donna Wonsower

5. LSP-2026-0004: Lot Split (708 W. SKELTON ST/FREY, 678):

Submitted by SATTERFIELD LAND SURVEYING for property located at 708 W. SKELTON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.60 acres. The request is to split the property into two lots containing 0.95 and 0.65 acres.

Planner: Citlali Samano

6. SIP-2026-0001: Site Improvement Plan (NORTH OF 215 S. BLOCK AVE/SOUTH BLOCK TOWNHOMES, 523):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located NORTH OF 215 S BLOCK AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.44 acres. The request is for a 6 unit cluster housing development and associated parking.

Planner: Donna Wonsower

In-House Staff Meeting

January 26, 2026 at 9:00 AM - **Applicants / Public do not attend.**

7. PLA-2026-0001: Property Line Adjustment (2759 S. ARMSTRONG AVE/BRIGHT INVESTMENTS LLC, 643):

Submitted by DEVELOPMENT CONSULTANTS INC for property located 2759 S. ARMSTRONG AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 2 lots with 20.70 AND 10.97 acres. The request is to adjust the lots to contain 27.52 AND 4.16 acres.

Planner: Wesley Frank

8. RZN-2026-0001: Rezoning (3513 W. MARTIN LUTHER KING JR BLVD/MLK WAREHOUSES LLC, 557 & 596):

Submitted by SWOPE CONSULTING for property located at 3513 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.80 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Citlali Samano

9. RZN-2026-0002: Rezoning (WEST OF 3115 W. TECHNOLOGY WAY/MA-GFB LLC, 479):

Submitted by OLSSON for property located WEST OF 3115 W. TECHNOLOGY WAY. The property is zoned C-2, THOROUGHFARE

COMMERCIAL and contains approximately 2.60 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

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.