



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, February 11, 2026
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 850 6685 8024

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_XClAP9vmSgedubkl_AGZuQ

Unfinished Business

- 1. 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, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 1.17 acres. The request is for a 4,200-square-foot commercial building with associated parking.

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

Planner: Wesley Frank

- 2. 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.

THIS ITEM WAS TABLED AT THE JANUARY 28, 2026 TECH PLAT MEETING.

Planner: Donna Wonsower

New Business

- 3. LSP-2026-0005: Lot Split (235 W. 7TH ST/RIGGINS VENTURES LLC, 562):**
Submitted by ENGINEERING SERVICES INC for property located at 235 W. 7TH ST. The property is zoned DG, DOWNTOWN GENERAL and contains two lots with 0.16 and 0.14 acres. The request is to split the property into four lots containing 0.07, 0.07, 0.07 and 0.09 acres.

Planner: Wesley Frank

- 4. LSP-2026-0006: Lot Split (2008 W. CLEVELAND ST/GUNNISON RENTALS LLC, 442):**
Submitted by ENGINEERING SERVICES INC for property located at 2008 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-

FAMILY, FOUR UNITS PER ACRE and contains 1.06 acres. The request is to split the property into two lots containing 0.53 and 0.53 acres.

Planner: Citlali Samano

5. PPL-2026-0001: Preliminary Plat (WEST OF S DINSMORE TRL & NORTH OF W. DINSMORE TRL/TABA20 LLC, 517 & 556):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF S DINSMORE TRL & NORTH OF W. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES and NC, NEIGHBORHOOD CONSERVATION, and contains approximately 59.37 acres. The request is for the preliminary plat of 195 residential lots.

Planner: Donna Wonsower

6. CCP-2026-0001: Concurrent Plat (SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN/MAGNOLIA PARK PH 5, 244):

Submitted by CRAFTON TULL for property located SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 4.17 acres. The request is for the concurrent plat of 7 residential lots.

Planner: Citlali Samano

7. CCP-2026-0002: Concurrent Plat (NORTH OF 215 S. BLOCK AVE/SOUTH BLOCK AVE 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 0.21 acres. The request is for the concurrent plat of 6 lots.

Planner: Donna Wonsower

8. CCP-2026-0003: Concurrent Plat (361 W. ROCK ST/ROCK & LOCUST LLC, 523):

Submitted by BATES & ASSOCIATES for property located at 361 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is for the concurrent plat of 4 residential lots.

Planner: Jessica Masters

9. LSD-2026-0001: Large Scale Development (525 W. 15TH ST/SOFAY WAREHOUSE , 601):

Submitted by BLEW & ASSOCIATES for property located at 525 W. 15TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.01 acres. The request is for a 13,538-square-foot commercial building with associated parking.

Planner: Citlali Samano

In-House Staff Meeting

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

10. PLA-2026-0002: Property Line Adjustment (682 N. 85TH AVE/HESSE, 432):

Submitted by KIM HESSE for property located at 682 N. 85TH AVE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL, and RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains 2 lots with 1.55 and 2.46 acres. The request is to adjust the lots to contain 0.94 and 3.08 acres.

Planner: Citlali Samano

11. CUP-2026-0001: Conditional Use Permit (1301 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for a church in a residential zoning district.

Planner: Wesley Frank

12. CUP-2026-0002: Conditional Use Permit (1301 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for an office in a residential zoning district.

Planner: Wesley Frank

13. CUP-2026-0003: Conditional Use Permit (3606 W. MOUNT COMFORT RD/MCDONALD'S, 323):

Submitted by OFI CHITO for property located at 3606 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.74 acres. The request is for use of a drive-thru restaurant.

Planner: Donna Wonsower

14. CUP-2026-0004: Conditional Use Permit (NORTH OF 215 S. BLOCK AVE/TANGLEWOOD ASSETS I LLC, 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 0.21 acres. The request is for an accessory dwelling unit in conjunction with a cluster housing development.

Planner: Donna Wonsower**15. CUP-2026-0005: Conditional Use Permit (439 E. ASH ST/JAMES BRETTELL, 368):**

Submitted by SCOTT WICINSKI for property located at 439 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is for a home-based business.

Planner: Citlali Samano**16. RZN-2026-0003: Rezoning (NORTHEAST OF W. CATALPA DR & S. RUPPLE RD/DUDECK, 556):**

Submitted by SWOPE CONSULTING for property located at NORTHEAST OF W. CATALPA DR & S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.59 acres. The request is to rezone the property to CS, COMMUNITY SERVICES, and UT, URBAN THOROUGHFARE.

Planner: Donna Wonsower**17. RZN-2026-0004: Rezoning (957 S. HILL AVE/APOGEE INVESTMENTS LLC, 561):**

Submitted by KARSTETTER JOHNSTON ENGINEERING for property located 957 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Jessica Masters**18. RZN-2026-0005: Rezoning (NORTHWEST OF N. DEANE SOLOMON RD & W. VANIKE DR/FAYETTEVILLE SCHOOL DISTRICT, 246 & 247):**

Submitted by CRAFTON TULL for property located NORTHWEST OF N. DEANE SOLOMON RD & W. VANIKE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains two lots with approximately 26.60 and 9.60 acres. The request is to rezone the property to RMF-12, RESIDENTIAL MULTI-FAMILY, 12 UNITS PER ACRE and RSF-8, RESIDENTIAL SINGLE FAMILY, 8 UNITS PER ACRE.

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.