



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

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

**Technical Plat Review Agenda**

**City Hall Room 101  
Wednesday, February 25, 2026  
9:00 AM**

**City Staff  
Planning Director - Jessie Masters**

## Zoom Information

**Webinar ID:** 860 7859 6338

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_HxSuAXD1Q0S\\_4morlpsdng](https://fayetteville-ar.zoom.us/webinar/register/WN_HxSuAXD1Q0S_4morlpsdng)

## Unfinished Business

- 1. 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 CS, COMMUNITY SERVICES and contains approximately 0.85 acres. The request is for a multi-family development with 10 residential units and associated parking.

Planner: Citlali Samano

## New Business

- 2. LSP-2026-0007: Lot Split (N. CROSSOVER RD & E. ZION RD/CHANDLER CROSSING LLC, 138):**  
Submitted by ENGINEERING SERVICES INC for property located at N. CROSSOVER RD & E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains 22.46 acres. The request is to split the property into four lots containing 9.54, 1.45, 1.35 and 10.12 acres.

Planner: Jessica Masters

- 3. LSP-2026-0008: Lot Split (3143 W. TULSA ST/SOUTHERN WOODS PH 4, 557):**  
Submitted by BATES & ASSOCIATES for property located at 3143 W. TULSA ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 14.07 acres. The request is to split the property into 47 residential lots as part of an associated cluster housing development.

Planner: Donna Wonsower

- 4. LSP-2026-0009: Lot Split (2040 N. EASY AVE/GUNNISON RENTALS LLC, 367):**  
Submitted by ENGINEERING SERVICES INC for property located at 2040 N. EASY AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains 0.25 acres. The request is to split the property into two lots containing 0.12 and 0.12 acres.

Planner: Wesley Frank

**5. PPL-2026-0002: Preliminary Plat (NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR/54<sup>TH</sup> STREET DEVELOPMENT, 397):**

Submitted by CRAFTON TULL for property located NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 12.13 acres. The request is for the preliminary plat of 73 residential lots.

Planner: Donna Wonsower

**6. LSD-2026-0002: Large Scale Development (1722 N. STARR DR/ST JOSEPH CATHOLIC CHURCH , 373):**

Submitted by CRAFTON TULL for property located at 1722 N. STARR DR. The property is zoned P-1, INSTITUTIONAL and contains approximately 11.32 acres. The request is for a 18,634-square-foot church with associated parking.

Planner: Citlali Samano

**7. LSD-2026-0004: Large Scale Development (N. RAVEN LN & W. AZURITE ST/NEXT CHAPTER NEIGHBORHOOD, 246 & 285):**

Submitted by CRAFTON TULL for a property located at N. RAVEN LN & W. AZURITE ST. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT, and RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 49.33 acres. The request is for a 274 unit residential development with associated parking.

Planner: Jessica Masters

**8. SIP-2026-0002: Site Improvement Plan (3089 E. MISSION BLVD/NWA PEDIATRIC DENTISTRY, 372):**

Submitted by JACKSON GOODWIN for property located at 3089 E. MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for a 1,554-square-foot commercial building expansion with associated parking.

Planner: Wesley Frank

**9. SIP-2026-0003: Site Improvement Plan (209 S. WILLOW AVE/BATES & SIEMEK, 524):**

Submitted by COMMUNITY BY DESIGN for property located 209 S. WILLOW AVE. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.39 acres. The request is for a 7-unit cluster housing development and associated parking.

Planner: Jessica Masters

**10. SIP-2026-0004: Site Improvement Plan (2108 W. STONE ST/STONE & SANG DEVELOPMENT, 520):**

Submitted by ODYSSEY ENGINEERING for property located 2108 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.72 acres. The request is for a 16 unit townhome development and associated parking.

Planner: Wesley Frank

**11. LSIP-2026-0002: Large Site Improvement Plan (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 1.55 acres. The request is for a 4,395-square-foot commercial use development with a drive-thru and associated parking.

Planner: Donna Wonsower

**12. FPL-2026-0001: Final Plat (WEST OF S. RUPPLE RD AND W. TOFINO DR/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 the final plat of 36 residential lots.

Planner: Citlali Samano

**13. CPL-2026-0002: Conceptual Plat (612 S. COLLEGE AVE/POTTER'S HOUSE, 612):**

Submitted by MILESTONE CONSTRUCTION COMPANY for the property located 612 S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL, and contains approximately 1.49 acres. The request is for a 83,517-square-foot commercial renovation.

Planner: Donna Wonsower

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

February 23, 2026 at 9:00 AM - **Applicants / Public do not attend.**

**14. PLA-2026-0003: Property Line Adjustment (307 S. BARTON AVE/ANZALONE, 524):**

Submitted by BATES & ASSOCIATES for property located at 307 S. BARTON AVE. The property is zoned RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE, and contains 2 lots with 0.05 and 0.23 acres. The request is to adjust the lots to contain 0.14 and 0.14 acres.

Planner: Citlali Samano

**15. PLA-2026-0004: Property Line Adjustment (1907 E. PANORAMA PL/NAZAR LLC, 370):**

Submitted by KIM HESSE for property located at 1907 E. PANORAMA PL. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains 3 lots with 0.16, 0.14 and 0.56 acres. The request is to combine the lots to contain 0.30 and 0.56 acres.

Planner: Wesley Frank

**16. PLA-2026-0005: Property Line Adjustment (SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD/CHANDLER CROSSING LLC, 100 & 139):**

Submitted by ESI for property located SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains 4 lots with approximately 55.53, 3.88, 1.86, and 1.71 acres. The request is to adjust the lots to contain 52.24, 7.16, 1.86 and 1.71 acres.

Planner: Jessica Masters

**17. PLA-2026-0006: Property Line Adjustment (1887 N. SEPTEMBER STROLL LN/HOSKINS, 361):**

Submitted by BATES & ASSOCIATES for property located at 1887 N. SEPTEMBER STROLL LN. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE and contains 3 lots with 0.18, 0.18, and 0.18 acres. The request is to adjust the lots to contain 0.14, 0.26 and 0.14 acres.

Planner: Wesley Frank

**18. CUP-2026-0006: Conditional Use Permit (3502 W. PROVIDENCE DR/BAUER, 479):**

Submitted by NICHOLAS BAUER for property located at 3502 W. PROVIDENCE DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.14 acres. The request is for the use of a short-term rental in a single-family residence.

Planner: Wesley Frank

**19. CUP-2026-0007: Conditional Use Permit (2840 N. BOXWOOD DR/RICHARDSON, 254):**

Submitted by SCOTT RICHARDSON for property located at 2840 N. BOXWOOD DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.23 acres. The request is for the use of a short-term rental in a single-family residence.

Planner: Citlali Samano

**20. CUP-2026-0008: Conditional Use Permit (NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR/54<sup>TH</sup> STREET DEVELOPMENT, 397):**

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Submitted by CRAFTON TULL for property located NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 12.13 acres. The request is for an off-site parking lot.

Planner: Donna Wonsower

**21. RZN-2026-0006: Rezoning (620 S. CROSSOVER RD/SMALL FISH INVESTMENTS, 527):**

Submitted by SWOPE CONSULTING for property located at 620 S. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 2.46 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE.

Planner: Citlali Samano

**22. RZN-2026-0007: Rezoning (325 S. WASHINGTON AVE/S&L DEVELOPMENT LLC, 524):**

Submitted by ODYSSEY ENGINEERING for property located at 325 S. WASHINGTON AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.30 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

Planner: Citlali Samano

**23. RZN-2026-0008: Rezoning (1683, 1691 & 1705 N. GARLAND AVE/TRI CYCLE FARMS INC, 365):**

Submitted by ALLIE WILSON for property located at 1683, 1691 & 1705 N. GARLAND AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 3 lots with approximately 0.70, 1.10, and 0.30 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE.

Planner: Donna Wonsower

**24. VAC-2026-0001: Vacation (1834 W. KAYWOOD LN/BOLES, 520):**

Submitted by CONNIE BOLES for property located at 1834 W. KAYWOOD LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.31 acres. The request is to vacate 0.05 acres of right-of-way.

Planner: Wesley Frank

**25. ADM-2026-0005: Administrative Item (W. BUCKAROO ST/TOWNE WEST PH 9, 516):**

Submitted by ESI for property located on W. BUCKAROO ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 15.86 acres. The request is to amend a previously-approved plat.

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.*