



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, March 18, 2026
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 895 0895 5418

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_w4EkFEWvTS-ve_mDxqY4jw

Unfinished Business

1. PPL-2026-0002: Preliminary Plat (NORTHWEST OF N. 54TH AVE & W. WEDINGTON DR/COLESON BROOK LLC, 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 10.29 acres. The request is for the preliminary plat of 74 residential lots.

THIS ITEM WAS TABLED AT THE FEBRUARY 23, 2026 TECH PLAT MEETING.

Planner: Donna Wonsower

2. SIP-2026-0004: Site Improvement Plan (2108 W. STONE ST/HJM INVESTMENTS LLC, 520):

Submitted by ODYSSEY ENGINEERS for property located at 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 student housing development and associated parking.

THIS ITEM WAS TABLED AT THE FEBRUARY 23, 2026 TECH PLAT MEETING.

Planner: Wesley Frank

3. PPL-2025-0006: Preliminary Plat (NORTH OF 3878 N. CROSSOVER RD/J & M CAPITAL VENTURES LLC, 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.

THIS ITEM WAS TABLED AT THE JANUARY 14, 2026 TECH PLAT MEETING.

Planner: Wesley Frank

4. LSIP-2025-0012: Large Site Improvement Plan (NORTH OF 3878 N. CROSSOVER RD/J & M CAPITAL VENTURES LLC, 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.

THIS ITEM WAS TABLED AT THE JANUARY 14, 2026 TECH PLAT MEETING.

Planner: Wesley Frank

New Business

5. LSP-2026-0010: Lot Split (410 W. HOLLY ST/SARA BISHOP REVOCABLE TRUST, 406):

Submitted by BLEW & ASSOCIATES for property located at 410 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.93 acres. The request is to divide the property into two lots containing 0.66 and 1.27 acres.

Planner: Wesley Frank

6. LSP-2026-0011: Lot Split (NORTH OF 215 S. BLOCK AVE/TANGLEWOOD ASSETS 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 two lots with 0.20 and 0.20 acres. The request is to split the property into six lots containing 0.10, 0.07, 0.05, 0.05, 0.05 and 0.05 acres.

Planner: Donna Wonsower

7. LSP-2026-0012: Lot Split (258 W MILLER ST/WELLERMAN TRUST, 367):

Submitted by BATES & ASSOCIATES for property located at 258 W. MILLER ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.20 acres. The request is to split the property into three lots containing 0.04, 0.04 and 0.13 acres.

Planner: Donna Wonsower

8. LSP-2026-0013: Lot Split (NORTHEAST OF W. IKA LN & N. NEVERMORE LN/FAYETTEVILLE SCHOOL DISTRICT #1, 246):

Submitted by CRAFTON TULL for property located NORTHEAST OF W. IKA LN & N. NEVERMORE LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 40.19 acres. The request is to split the property into two lots containing 26.59 and 13.60 acres.

Planner: Wesley Frank

9. CCP-2026-0004: Concurrent Plat (1801 W. DEANE ST/SPRINGDALE SFR 25 LLC, 364):

Submitted by CASTER & ASSOCIATES LAND SURVEYING for property located at 1801 W. DEANE ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 1.47 acres. The request is for the concurrent plat of 8 residential lots.

Planner: Donna Wonsower

10. SIP-2026-0005: Site Improvement Plan (NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/3V DEVELOPMENT, 523):

Submitted by COMMUNITY BY DESIGN for property located NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a 2,500-square-foot commercial space with 11 residential units and associated parking.

Planner: Jessica Masters

11. LSIP-2026-0003: Large Site Improvement Plan (SOUTHWEST OF W. MOUNT COMFORT RD & N. SALEM RD/ MC2 LAND LLC, 362):

Submitted by CRAFTON TULL for property located SOUTHWEST OF W. MOUNT COMFORT RD & N. SALEM RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 3.28 acres. The request is for a 31,730-square-foot commercial development with associated parking.

Planner: Jessica Masters

In-House Staff Meeting

March 16, 2026 at 9:00 AM - **Applicants / Public do not attend.**

12. PLA-2026-0007: Property Line Adjustment (2870 N. COLLEGE AVE/RNR INVESTMENTS, 252):

Submitted by BLEW & ASSOCIATES for property located at 2870 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR, and contains two lots with 0.32 and 1.89 acres. The request is to adjust the lots to contain 0.45 and 1.76 acres.

Planner: Citlali Samano

13. PLA-2026-0008: Property Line Adjustment (3139 N. OLD WIRE RD/WINBORN, 216):

Submitted by WEB-MS INVESTMENTS for property located at 3139 N. OLD WIRE RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and

contains 2 lots with 7.50 and 0.90 acres. The request is to adjust the lots to 7.31 and 1.09 acres.

Planner: Donna Wonsower

14. CUP-2026-0009: Conditional Use Permit (3105 N. OLD WIRE RD/OWEN, 255):

Submitted by BEN SHERMAN for property located at 3105 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 8.69 acres. The request is for the use of a childcare facility.

Planner: Citlali Samano

15. CUP-2026-0010: Conditional Use Permit (3229 W. MICA ST/MALEY, 401):

Submitted by DANA MALEY for property located at 3229 W. MICA ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.17 acres. The request is for the use of a short-term rental in a residential zoning district.

Planner: Citlali Samano

16. CUP-2026-0011: Conditional Use Permit (1925 N. BIRCH AVE/LOOPER'S LOUNGE, 367):

Submitted by SCOTT RICHARDSON for property located at 1925 N. BIRCH AVE. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL and contains approximately 0.82 acres. The request is for a bar, lounge and small site recreational facility.

Planner: Citlali Samano

17. CUP-2026-0012: Conditional Use Permit (2108 W. STONE ST/HJM INVESTMENTS, 520):

Submitted by ODYSSEY ENGINEERING for property located at 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 student housing development.

Planner: Wesley Frank

18. CUP-2026-0013: Conditional Use Permit (3229 W. MONTRAIL PL/WEBER, 401):

Submitted by COLE WEBER for property located at 3229 W. MONTRAIL PL. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.10 acres. The request is for the use of a short-term rental in a residential zoning district.

Planner: Citlali Samano

19. CUP-2026-0014: Conditional Use Permit (1718 E. BRIARCLIFF ST/HILL, 253):

Submitted by JACQUES HILL for property located at 1718 E. BRIARCLIFF ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for the use of a short-term rental in a residential zoning district.

Planner: Citlali Samano

20. RZN-2026-0009: Rezoning (1660 W. PALMER PL/PURYEAR, 521):

Submitted by SCOTT PURYEAR for property located at 1660 W. PALMER PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.38 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE.

Planner: Citlali Samano

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.