



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

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

**Technical Plat Review Agenda**

**City Hall Room 101  
Wednesday, April 1, 2026  
9:00 AM**

**City Staff  
Planning Director - Jessie Masters**

## Zoom Information

Webinar ID: 872 0262 6015

Registration Link: [https://fayetteville-ar.zoom.us/webinar/register/WN\\_9s84MicUSgq7iPI1Fy-QjQ](https://fayetteville-ar.zoom.us/webinar/register/WN_9s84MicUSgq7iPI1Fy-QjQ)

## Unfinished Business

**1. 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 on 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.

*THIS ITEM WAS TABLED AT THE FEBRUARY 25, 2026 TECH PLAT MEETING.*

Planner: Jessica Masters

**2. 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.

*THIS ITEM WAS TABLED AT THE DECEMBER 17, 2025, AND FEBRUARY 25, 2026 TECH PLAT MEETINGS.*

Planner: Citlali Samano

**3. SIP-2026-0004: Site Improvement Plan (2108 W. STONE ST/STONE & SANG DEVELOPMENT, 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 25, 2026, AND MARCH 18, 2026 TECH PLAT MEETINGS.*

Planner: Wesley Frank

**4. 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 restaurant

with a drive-thru and associated parking.

*THIS ITEM WAS TABLED AT THE FEBRUARY 25, 2026 TECH PLAT MEETING.*

Planner: Donna Wonsower

### **New Business**

**5. LSP-2026-0014: Lot Split (1414 S WEST AVE/ OSAGE CREEK CATTLE COMPANY LLC, 562):**

Submitted by SWOPE CONSULTING LLC for property located at 1414 S WEST AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.24 acres. The request is to split the property into two lots containing 0.14 and 0.09 acres.

Planner: Wesley Frank

**6. LSP-2026-0015: Lot Split (E. 15<sup>th</sup> ST & E. SPARROW CIRCLE/MATRIX INVESTMENT LLC, 603):**

Submitted by JAMES SURVEYING for property located at E. 15th ST & E. SPARROW CIRCLE. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL; NC, NEIGHBORHOOD CONSERVATION; and RSF-8, RESIDENTIAL SINGLE-FAMILY, 8 UNITS PER ACRE and contains three lots with approximately 1.20, 1.40, and 28.20 acres. The request is to split the property into four lots containing 2.00, 3.57, 8.71, and 16.44 acres.

Planner: Donna Wonsower

**7. LSP-2026-0016: Lot Split (3105 N. OLD WIRE RD/OWEN, 255):**

Submitted by JASON APPEL for property located at 3105 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 9.71 acres. The request is to split the property into two lots containing 3.53 and 6.18 acres.

Planner: Citlali Samano

**8. LSP-2026-0017: Lot Split (2916 N. OLD WIRE RD/SHORT, 255):**

Submitted by BATES & ASSOCIATES for property located at 2916 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 4.97 acres. The request is to split the property into two lots containing 2.91 and 2.06 acres.

Planner: Donna Wonsower

**9. LSP-2026-0019: Lot Split (2160 N. CROSSOVER RD/A & M PIZZA REAL ESTATE LLC, 372):**

Submitted by OWN, INC for property located at 2160 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains 2.51 acres.

The request is to split the property into two lots containing 0.61 and 1.90 acres.

Planner: Wesley Frank

- 10. LSP-2026-0018: Lot Split (370 S DINSMORE TRL/READING, 517):**  
Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE, CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 58.70 acres. The request is to split the property into two lots containing 30.26 and 27.00 acres.

Planner: Citlali Samano

- 11. PPL-2026-0003: Preliminary Plat (370 S DINSMORE TRL/READING, 517):**  
Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 30.26 acres. The request is for the preliminary plat of 142 residential lots and 3 unbuildable lots.

Planner: Citlali Samano

- 12. PPL-2026-0004: Preliminary Plat (6061 W. DOT TIPTON RD/MONARCH SUMMERS, 474, 475 & 514):**  
Submitted by STRAND SYSTEMS ENGINEERING INC. for property located at 6061 W. DOT TIPTON RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT, and contains approximately 65.65 acres. The request is for the preliminary plat of 264 residential lots.

Planner: Donna Wonsower

- 13. LSD-2026-0005: Large Scale Development (1100 W. 15<sup>TH</sup> ST/CONAGRA FOODS PACKAGED FOODS LLC, 560& 561):**  
Submitted by CRAFTON TULL for a property located at 1100 W. 15<sup>TH</sup> ST. The property is zoned I-2, GENERAL INDUSTRIAL and contains approximately 21.40 acres. The request is for a 93,561-square-foot renovation, a 6,600-square-foot expansion, and the addition of a 4,500-square-foot receiving dock.

Planning: Jessica Masters

- 14. CPL-2026-0003: Conceptual Plat (1998 N. COLLEGE AVE/PENGUINO PROPERTIES, 368):**  
Submitted by PRISM DESIGN STUDIO for the property located at 1998 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR, and contains approximately 1.10 acres. The request is for renovations to an existing commercial structure and associated parking lot.

Planner: Donna Wonsower

**In-House Staff Meeting**

April 1, 2026 at 9:00 AM - **Applicants / Public do not attend.**

**15. PLA-2026-0009: Property Line Adjustment (1240 S. DUNCAN AVE/FOUR HORN PROPERTIES LLC, 561):**

Submitted by BATES & ASSOCIATES for property located at 1240 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains two lots with 0.14 and 0.29 acres. The request is to adjust the lots to contain 0.26 and 0.17 acres.

Planner: Citlali Samano

**16. CUP-2026-0015: Conditional Use Permit (906 W. NORTH ST/INGLE, 405):**

Submitted by RANDY INGLE for property located at 906 W. NORTH ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.27 acres. The request is for a campground in RMF-24 zoning.

Planner: Donna Wonsower

**17. CUP-2026-0016: Conditional Use Permit (5855 W. TACKETT DR/CHIODO, 436):**

Submitted by DAVID CHIODO for property located at 5855 W. TACKETT DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.08 acres. The request is for the use of a homeschooling/tutoring business in a single-family residence.

Planner: Citlali Samano

**18. CUP-2026-0017: Conditional Use Permit (229 S GREGG AVE/TOWN CREEK BUILDERS INC, 522):**

Submitted by PEDRO ALVARENGA for property located at 229 S. GREGG AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.90 acres. The request is for the use of a short-term rental in a residential zoning district.

Planner: Wesley Frank

**19. CUP-2026-0018: Conditional Use Permit (2662 E. JOYCE BLVD UNIT 2/PARADISE VALLEY INVESTMENT GROUP, 176):**

Submitted by CHRISTEN SPAIN for property located at 2662 E. JOYCE BLVD UNIT 2. The property is zoned R-O, RESIDENTIAL OFFICE and contains approximately 1.64 acres. The request is for the use of an educational facility.

Planner: Citlali Samano

**20. CUP-2026-0019: Conditional Use Permit (1431 S. SCHOOL AVE/RV & BRIAN LLC, 562):**

Submitted by BRIAN KHEANG for property located at 1431 S. SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.50 acres. The request is for the use of a drive-thru in MSC, MAIN STREET CENTER zoning.

Planner: Citlali Samano

**21. RZN-2026-0010: Rezoning (800 N. HALL AVE/JOHNSON, 443):**

Submitted by TRACY HOSKINS for property located at 800 N. HALL AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES, and P-1, INSTITUTIONAL and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Donna Wonsower

**22. RZN-2026-0011: Rezoning (1002 N. HALL AVE/CENTRAL UNITED METHODIST CHURCH, 443):**

Submitted by TRACY HOSKINS for property located at 1002 N. HALL AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

Planner: Donna Wonsower

**23. ADM-2026-0010: Administrative Item (1236 & 1246 S. SCHOOL AVE/VAUGHN, 562):**

Submitted by HALBERT LAW OFFICE for property located at 1236 & 1246 S. SCHOOL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.33 acres. The request is to extend the approval of a conditional use permit and amend its associated conditions.

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.*

