



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

VIRTUAL MEETING
Wednesday, April 15, 2026
9:00 AM

City Staff
Planning Director - Jessie Masters

Zoom Information

Webinar ID: 859 4869 7411

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_c05sEDP6QKOTVC7LN9-N0w

Unfinished Business

- 1. LSIP-2025-0011: Large Site Improvement Plan (3610 W. WEDINGTON DR/SEVEN BREW, 401):**
Submitted by CEI ENGINEERING for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.16 acres. The request is for a 510-square-foot drive-thru only coffee shop with associated parking.
THIS ITEM WAS TABLED AT THE DECEMBER 17, 2025 TECH PLAT MEETING.

Planner: Donna Wonsower

New Business

- 2. LSP-2026-0020: Lot Split (NORTH & SOUTH OF 1238 N. BOX AVE./ BOX PROPERTY HOLDINGS LLC, 372):**
Submitted by BATES & ASSOCIATES for property located NORTH & SOUTH OF 1238 N. BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains three lots totaling approximately 1.80 acres. The request is to split the properties into six lots of 0.30 acres each.

Planner: Donna Wonsower
- 3. LSP-2026-0021: Lot Split (2415 N. WILDERNESS LN. & 2485 N. WILDERNESS LN. / WILLIAM ROSS CHESSER & ALISON M TURNER, 291):**
Submitted by WILLIAM ROSS CHESSER & ALISON M TURNER for property located at 2415 N. WILDERNESS LN. & 2485 N. WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.16 acres. The request is to split the property into two lots containing 0.56 and 0.60 acres.

Planner: Wesley Frank
- 4. LSP-2026-0022: Lot Split (50 E. 7TH ST./ BOSTON MOUNTAIN HOLDINGS LLC, 523):**
Submitted by BATES & ASSOCIATES for property located at 50 E. 7TH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains

0.39 acres. The request is to split the property into two lots containing 0.13 and 0.26 acres.

Planner: Citlali Samano

5. PPL-2026-0005: Preliminary Plat (SOUTHEAST OF W. WEDINGTON DR. AND MICHAEL COLE DR./ARIA HOLDINGS LLC, 436):

Submitted by JORGENSEN & ASSOCIATES for property located SOUTHEAST OF W. WEDINGTON DR. AND MICHAEL COLE DR. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and NS-L, NEIGHBORHOOD SERVICES, LIMITED and contains approximately 5.27 acres. The request is for the preliminary plat of 51 residential lots, two detention lots, and one common area lot.

Planner: Donna Wonsower

6. CCP-2026-0005: Concurrent Plat (200 S SKYLINE DR /ROY E HATCHER, 486):

Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.10 acres. The request is for the re-plat of an existing lot.
THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE.

Planner: Jessica Masters

In-House Staff Meeting

April 13, 2026 at 9:00 am VIRTUAL MEETING - **Applicants / Public do not attend.**

7. PLA-2026-0011: Property Line Adjustment (3433 N. SANDPIPER DR. & 3425 N. SANDPIPER DR./MCCREADY FAMILY TRUST & SUNSET HOLDINGS LLC, 211):

Submitted by ALAN REID & ASSOCIATES for property located at 3433 N. SANDPIPER DR. & 3425 N. SANDPIPER DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains two lots with 1.09 and 0.36 acres. The request is to adjust the lots to contain 1.15 and 0.30 acres.

Planner: Citlali Samano

8. PLA-2026-0012: Property Line Adjustment (1351 S. MORNINGSIDE DR./SOUTH CENTRAL DIST PENTECOSTAL CHURCH OF GOD, 563):

Submitted by CRAFTON TULL & ASSOCIATES for property located at 1351 S. MORNINGSIDE DR. The property is zoned MSC, MAIN STREET CENTER, and contains three lots with 1.13, 1.72 and 3.31 acres. The request is to adjust the lots to contain on lot with 5.83 acres.

Planner: Wesley Frank

9. PLA-2026-0013: Property Line Adjustment (168, 172, & 174 N. CROSSOVER RD./JAMES ALEXANDER IV HARPS & RENEE SNIEGOCKI, 488):

Submitted by BATES & ASSOCIATES for property located at 168, 172, & 174 N. CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains two lots with 0.49 and 0.53 acres. The request is to combine the two lots to contain 1.02 acres.

Planner: Citlali Samano

10. PLA-2026-0014: Property Line Adjustment (1731, 1815, 1837 W. 18TH ST./TUDAMOON LLC, 598):

Submitted by CRAFTON TULL & ASSOCIATES for property located at 1731, 1815, 1837 W. 18TH ST. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE, and contains three lots with 2.99, 2.99 and 2.99 acres. The request is to combine the lots to contain 8.98 acres.

Planner: Donna Wonsower

11. CUP-2026-0020: Conditional Use Permit (W. OF 515 W. HOLLY ST./ CCAR PROPERTIES LLC, 406):

Submitted by MARTIN BUILDING GROUP for property located W. OF 515 W. HOLLY ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a two-family dwelling in the RSF-4 zoning district.

Planner: Wesley Frank

12. CUP-2026-0021: Conditional Use Permit (1139 N SUNSET DR UNIT 2/MODERN FRONTIER PROPERTIES LLC, 404):

Submitted by MODERN FRONTIER PROPERTIES LLC for property located at 1139 N SUNSET DR UNIT 2. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.3 acres. The request is for the use of a short-term rental in a single-family residence.

Planner: Donna Wonsower

13. RZN-2026-0012: Rezoning (2245 W DEANE ST /ALEXIS MONTEALEGRE TRUST, 364):

Submitted by LAW OFFICE OF ALEX MONTEALEGRE for property located at 2245 W DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.70 acres. The request is to rezone the property from RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES to RMF-12, RESIDENTIAL-MULTI FAMILY, 12 UNITS PER ACRE.

Planner: Citlali Samano

- 14. RZN-2026-0013: Rezoning (1429 & 1431 W DEANE ST/JOANNA ELISABETH HESS & MYLISSA GRABER, 365):**
 Submitted by RMP LLP for property located at 1429 & 1431 W DEANE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.2 and 0.2 acres. The request is to rezone the property from RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Planner: Citlali Samano

- 15. RZN-2026-0014: Rezoning (2710 N COLETTE AVE/FIREBLAZE VIII LLC, 293):**
 Submitted by MARTIN BUILDING GROUP for property located at 2710 N COLETTE AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.2 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES TO NC, NEIGHBORHOOD CONSERVATION.

Planner: Wesley Frank

- 16. VAC-2026-0004: Vacation (200 S SKYLINE DR /ROY E HATCHER, 486):**
 Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.1 acres. The request is to vacate 0.015 acres of existing right-of-way.
THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE

Planner: Jessica Masters

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.

