



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

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

**Technical Plat Review Agenda**

**City Hall Room 101  
Wednesday, April 29, 2026  
9:00 AM**

**City Staff  
Planning Director - Jessie Masters**

## Zoom Information

**Webinar ID:** 816 0077 2830

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_XC7qoeYBShCXaxFYKGFbQQ](https://fayetteville-ar.zoom.us/webinar/register/WN_XC7qoeYBShCXaxFYKGFbQQ)

## Unfinished Business

1. **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. *THIS ITEM WAS TABLED AT THE APRIL 1, 2026, TECH PLAT MEETING.*

Planner: Citlali Samano

2. **PPL-2026-0004: Preliminary Plat (6061 W. DOT TIPTON RD/GOOSE CREEK ADDITION LLC, 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. *THIS ITEM WAS TABLED AT THE APRIL 1, 2026, TECH PLAT MEETING.*

Planner: Donna Wonsower

3. **SIP-2026-0002: Site Improvement Plan (3089 E. MISSION BLVD/JEFFREY M WARD LLC, 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. *THIS ITEM WAS TABLED AT THE FEBRUARY 25, 2026, TECH PLAT MEETING.*

Planner: Wesley Frank

## New Business

4. **LSP-2026-0023: Lot Split (1023 S MORNINGSIDE DR/KONRAD B SIEMEK & WESLEY T BATES, 563):**  
Submitted by SATTERFIELD LAND SURVEYORS, P.A for property located at 1023 S MORNINGSIDE DR. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.11 acres. The request is to split the property into two lots containing 0.07 and 0.04 acres.

Planner: Citlali Samano

**5. LSP-2026-0024: Lot Split (809 W KELLEY ST/MARQUARDT SPECK HOUSE LLC, 366):**

Submitted by ALAN REID & ASSOCIATES for property located at 809 W KELLEY ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains 0.25 acres. The request is to split the property into two lots containing 0.16 and 0.09 acres.

Planner: Citlali Samano

**6. LSP-2026-0025: Lot Split (1825 W STONE ST/COUSIN EDDIE LLC, 520):**

Submitted by ENGINEERING SEVICES INC. for property located at 1825 W STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.24 acres. The request is to split the property into two lots containing 0.12 and 0.12 acres.

Planner: Wesley Frank

**7. LSP-2026-0026: Lot Split (2745 N OLD WIRE RD/JOSEPH & SHERI DAWN KILGORE, 254):**

Submitted by BATES & ASSOCIATES for property located at 2745 N OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 3.7 and 0.30 acres. The request is to split the properties into four lots containing 1.76, 1.03, 1.12, and 0.58 acres.

Planner: Wesley Frank

**8. LSP-2026-0027: Lot Split (NORTH OF 2130 N BOX AVE/BOX PROPERTY HOLDINGS LLC, 372):**

Submitted by BATES & ASSOCIATES for property located NORTH OF 2130 N BOX AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.50 acres. The request is to split the property into three lots containing 0.38, 0.38 and 0.68 acres.

Planner: Donna Wonsower

**9. LSD-2026-0006: Large Scale Development (1203 W CATO SPRINGS RD/MOON DISTRIBUTORS INC, 638):**

Submitted by SITEWISE CIVIL ENGINEERING for a property located at 1203 W CATO SPRINGS RD. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 10.9 acres. The request is for a 15,617-square-foot renovation and the addition of a 2,774-square-foot receiving dock.

Planner: Citlali Samano

**10. LSIP-2026-0004: Large Site Improvement Plan (3726 W WEDINGTON DR/ARKANSAS FEDERAL CREDIT UNION, 400):**

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Submitted by RICKETT MORICONI ENGINEERING for property located at 3726 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.50 acres. The request is for a 3,320-square-foot financial institution and associated parking.

Planner: Donna Wonsower

**11. FPL-2026-0002: Final Plat (S. DEAD HORSE MOUNTAIN RD/TABA20 LLC & SEVEN SPRINGS HOLDINGS LLC, 606, 607, 645, 646, 684 & 685):**

Submitted by BLEW & ASSOCIATES for properties located S. DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE AND R-A, RESIDENTIAL, AGRICULTURAL and contain approximately 14.30 acres. The request is for the final plat of 82 residential lots and 6 unbuildable lots.

Planner: Citlali Samano

**12. FPL-2026-0003: Final Plat (NORTHEAST OF N. OLD MISSOURI RD AND E. ROLLING HILLS DR/STAGE STATION VENTURES LLC & ,253 & 254):**

Submitted by BLEW & ASSOCIATES for properties located at NORTHEAST OF N. OLD MISSOURI RD AND E. ROLLING HILLS DR. The properties are zoned NC, NEIGHBORHOOD CONSERVATION, NS-G, NEIGHBORHOOD SERVICES-GENERAL, RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE. AND R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 33.20 acres. The request is for the Final plat of 148 residential lots.

Planner: Jessica Masters

**13. CPL-2026-0006: Conceptual Plat (NORTHEAST OF S. SCHOOL AVENUE AND W. 19<sup>TH</sup> STREET/WEST 19TH STREET LLC, 601):**

Submitted by COMMUNITY BY DESIGN for the property located at NORTHEAST OF S. SCHOOL AVENUE AND W. 19<sup>TH</sup> STREET. The property is zoned I-1, HEAVY COMMERCIAL & LIGHT INDUSTRIAL & C-2, THOROUGHFARE COMMERCIAL and contains 19.3 acres. The request is for a proposed site plan for 3,377 square foot barn with associated parking.

Planner: Jessica Masters

**14. CPL-2026-0007: Conceptual Plat (4782 N COLLEGE AVE/CYNTHIA HASELOFF TRUST, 096):**

Submitted by CYNTHIA HASELOFF for the property located at 4782 N COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL & R-A, RESIDENTIAL, AGRICULTURAL and contains 16.1 acres. The request is to obtain comments on a project that will contain more than 10,000 square feet of impervious surface.

Planner: Donna Wonsower

**In-House Staff Meeting**

April 27, 2026 at 9:00 am - **Applicants / Public do not attend.**

**15. CUP-2026-0022: Conditional Use Permit (150 N SKYLINE DR UNIT 1/MOUNT SEQUOYAH CENTER INC, 486):**

Submitted by LISSA CHANDLER PHOTOGRAPHY for property located at 150 N SKYLINE DR UNIT 1. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.0 acres. The request is for Office Space, a photography studio and associated office space.

Planner: Wesley Frank

**16. CUP-2026-0024: Conditional Use Permit (2106 N GARLAND AVE UNIT 3/BRADFORD PLACE, 366):**

Submitted by BEV TAYLOR for property located at 2106 N GARLAND AVE UNIT 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.10 acres. The request is for a short-term rental in a residential zoning district.

Planner: Wesley Frank

**17. RZN-2026-0015: Rezoning (NORTH OF W VANIKE DR/FAYETTEVILLE SCHOOL DISTRICT # 1, 246 & 247):**

Submitted by CRAFTON TULL for property located NORTH OF W VANIKE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES AND CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 36.2 acres. The request is to rezone the property to RMF-12, RESIDENTIAL-MULTI FAMILY, 12 UNITS PER ACRE and RSF-18, RESIDENTIAL SINGLE FAMILY, 18 UNITS PER ACRE.

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.*

