



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, May 13, 2026
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 833 8624 1987

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_7sGO-O_VRh6jHU31TPpeNQ

Unfinished Business

- 1. SIP-2026-0005: Site Improvement Plan (NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 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.
THIS ITEM WAS TABLED AT THE MARCH 18, 2026, TECH PLAT MEETING.

Planner: Jessica Masters

New Business

- 2. LSP-2026-0028: Lot Split (1417 N ADDINGTON AVE/BAUER HAUS LLC, 404):**
Submitted by BLEW & ASSOCIATES for property located at 1417 N ADDINGTON AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the property into two lots containing 0.08 and 0.24 acres.

Planner: Wesley Frank
- 3. LSP-2026-0029: Lot Split (NORTH OF 249 E ROCK ST/TOMMIE DAVIS FLOWERS TRUST, 524):**
Submitted by BATES & ASSOCIATES for property located NORTH OF 249 E ROCK ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.21 acres. The request is to split the property into two lots containing 0.04 and 0.17 acres.

Planner: Jessica Masters
- 4. LSP-2026-0030: Lot Split (315 S GREGG AVE/JAMES THOMAS KEY, 522):**
Submitted by KEY ARCHITECTURE, INC. for property located at 315 S GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains 0.43 acres. The request is to split the property into two lots containing 0.21 and 0.22 acres.

Planner: Citlali Samano

5. **LSD-2026-0007: Large Scale Development (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):**
Submitted by BATES AND ASSOCIATES for a property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for an approximately 25,000 square foot mini storage facility.

Planner: Wesley Frank

6. **CPL-2026-0008: Conceptual Plat (602 N FRISCO AVE/DOTSON WILLIAMS GRIGGS LLC, 444):**
Submitted by FLINTLOCK, LTD CO for the property located at 602 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is for a 30-unit townhome development.

Planner: Jessica Masters

7. **CPL-2026-0009: Conceptual Plat (NORTHEAST OF E. SOUTH ST. AND S. MILL AVE/FLINTLOCK DEVELOPMENT LLC, 524):**
Submitted by FLINTLOCK, LTD CO for the property located NORTHEAST OF E. SOUTH ST. AND S. MILL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 0.60 acres. The request is for an 12-unit townhome development.

Planner: Donna Wonsower

8. **CPL-2026-0010: Conceptual Plat (3335 S COUNTRY CLUB DR/FAYETTEVILLE COUNTRY CLUB, 680):**
Submitted by ODYSSEY ENGINEERING for the property located at 3335 S COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 19.5 acres. The request is the construction of an 5,374 square foot golf cart storage building.

Planner: Citlali Samano

9. **CPL-2026-0012: Conceptual Plat (2535 S CITY LAKE RD/TAYLOR & KASI SHADDY, 641):**
Submitted by FIRST STAR CONSTRUCTION for the property located at 2535 S CITY LAKE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 12.10 acres. The request is to build two single-family homes.

Planner: Jessica Masters

In-House Staff Meeting

May 11, 2026 at 9:00 AM - **Applicants / Public do not attend.**

10. CUP-2026-0025: Conditional Use Permit (2475 N MCCONNELL AVE/WASHINGTON COUNTY FAIR ASSOC, 287):

Submitted by RAY RATLIFF for property located at 2475 N MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 29.6 acres. The request is for Use Unit 2 for tent fireworks sales.

Planner: Donna Wonsower

11. CUP-2026-0028: Conditional Use Permit (SOUTH OF 1171 N DOUBLE SPRINGS RD /JEAN JOWERS REVOCABLE TRUST, 396):

Submitted by FRESE FIREWORKS LLC for property located SOUTH OF 1171 N DOUBLESPPRINGS RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.80 acres. The request is for Use Unit 2 for tent fireworks sales.

Planner: Donna Wonsower

12. CUP-2026-0026: Conditional Use Permit (661 N RUPPLE RD/SCOTT MITCHELL & BRITTANY NICOLE HANNA, 439):

Submitted by BRITTANY HANNA for property located at 661 N RUPPLE RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.90 acres. The request is for a short-term rental in a residential zoning district.

Planner: Citlali Samano

13. CUP-2026-0027: Conditional Use Permit (2072 N AUSTIN DR Unit B/TRUCKS FAMILY LIVING TRUST, 369):

Submitted by MODERN OZARKS for property located at 2072 N AUSTIN DR Unit B. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental in a residential zoning district.

Planner: Wesley Frank

14. CUP-2026-0029: Conditional Use Permit (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):

Submitted by BATES AND ASSOCIATES for property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for a mini-storage facility

Planner: Wesley Frank

15. RZN-2026-0016: Rezoning (1905 E MISSION BLVD/ROLF WILKIN LLC, 370)

Submitted by DAKOTA DEVELOPMENT LLC for property located at 1905 E MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL ACRES AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.70 acres. The request is to rezone the property to C-1, NEIGHBORHOOD COMMERCIAL ACRES.

Planner: Wesley Frank

16. RZN-2026-0017: Rezoning (3105 N OLD WIRE RD/OWEN FAMILY TRUST, 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 approximately 3.53 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

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.