



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

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

**Technical Plat Review Agenda**

**City Hall Room 101  
Wednesday, May 27, 2026  
9:00 AM**

**City Staff  
Planning Director - Jessie Masters**

## Zoom Information

**Webinar ID:** 891 2716 9250

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_pfEcZSqZRLCShSp\\_KFXJ2g](https://fayetteville-ar.zoom.us/webinar/register/WN_pfEcZSqZRLCShSp_KFXJ2g)

## Unfinished Business

- 1. 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 12-unit townhome development.

Planner: Donna Wonsower
- 2. 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.

Planner: Jessica Masters
- 3. LSIP-2026-0004: Large Site Improvement Plan (3726 W. WEDINGTON DR/AFT DEVELOPMENT LLC, 400):**  
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
- 4. ANX-2025-0002: Annexation (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):**  
Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains approximately 16.50 acres. The request is to annex the property into Fayetteville city limits.

Planner: Donna Wonsower
- 5. PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):**

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains approximately 16.50 acres. The request is to rezone the property to RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

Planner: Donna Wonsower

### New Business

**6. LSP-2026-0031: Lot Split (1666 N OAKLAND AVE/NWA REAL ESTATE LLC, 405):**

Submitted by BATES & ASSOCIATES for property located at 1666 N OAKLAND AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.99 acres. The request is to split the property into three lots containing 0.20, 0.20 and 0.59 acres.

Planner: Citlali Samano

**7. LSP-2026-0032: Lot Split (325 W 22ND ST/MAJE INVESTMENTS LLC & BARRY DEAN & ELLA MAE BAKER, 640):**

Submitted by BATES & ASSOCIATES for property located at 325 W 22ND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE AND UC, URBAN CORRIDOR and contains 7.89 acres. The request is to split two lots containing 7.89 acres into four lots containing 0.10, 0.78, 2.73, and 5.16 acres.

Planner: Donna Wonsower

**8. LSP-2026-0033: Lot Split (WEST OF 2434 E JOYCE/2188 LLC; THE TRAILS AT PARADISE VALLEY, 176):**

Submitted by BLEW & ASSOCIATES for property located WEST OF 2434 E JOYCE. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains 24.33 acres. The request is to split the property into two lots containing 1.00 and 23.33 acres.

Planner: Citlali Samano

**9. LSP-2026-0034: Lot Split (2474 W NEWPORT DR/CORNERSTONE APARTMENTS A, HENDRIX STREET INVESTMENTS LLC, & REDBRIDGE DEVELOPMENT LTD, 402):**

Submitted by BLEW & ASSOCIATES for property located at 2474 W NEWPORT DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 19.11 acres. The request is to split the property from four lots containing 0.30, 0.32, 5.75, and 12.75 acres to five lots containing 0.26, 0.26, 1.18, 4.83, and 12.58 acres.

Planner: Donna Wonsower

- 10. LSP-2026-0035: Lot Split (NORTHEAST OF E. SWEETBRIAR DR/COMMON ELEMENTS OF PARADISE GARDENS HPR, 215):**  
Submitted by BLEW & ASSOCIATES for property located NORTHEAST OF E. SWEETBRIAR DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.39 acres. The request is to split the property into two lots containing 0.27 and 1.12 acres.  
Planner: Donna Wonsower
- 11. LSP-2026-0036: Lot Split (1861 W MARKHAM RD/MARKHAM RESIDENTIAL OWNER LLC, 481):**  
Submitted by JORGENSEN & ASSOCIATES. for property located at 1861 W MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains 0.43 acres. The request is to split the property into two lots containing 0.23 and 0.30 acres.  
Planner: Jessica Masters
- 12. LSP-2026-0038: Lot Split (2008 W. CLEVELAND ST/GUNNISON RENTALS LLC, 442):**  
Submitted by ENGINEERING SERVICES LLC for property located at 2008 W. CLEVELAND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.04 acres. The request is to split the property into four lots containing 0.25, 0.25, 0.27, and 0.27 acres.  
Planner: Citlali Samano
- 13. 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.  
Planner: Jessica Masters
- 14. LSD-2026-0008: Large Scale Development (EAST OF 1516 W SLIGO ST/ALPHA IOTA BUILDING CORPORATION, 599):**  
Submitted by COMMUNITY BY DESIGN for a property located EAST OF 1516 W SLIGO ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE AND CS, COMMUNITY SERVICES and contains approximately 2.41 acres. The request is for a Fraternity House and Lodge.  
Planner: Jessica Masters
- 15. LSD-2026-0010: Large Scale Development (1358 E MILLSAP RD /CHRISTIAN LIFE CATHEDRAL OF NORTHWEST ARKANSAS, INC, 213 & 214):**

Submitted by BATES & ASSOCIATES for a property located at 1358 E MILLSAP RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 1.02 acres. The request is for an additional parking lot with extensions to Hemlock Avenue and existing parking.

Planner: Donna Wonsower

**16. SIP-2025-0008: Site Improvement Plan (SOUTHWEST OF W. CENTER ST & S. GREGG AVE/REINDL INVESTMENTS LLC, 522):**

Submitted by PRISM DESIGN STUDIO for property located SOUTHWEST OF W. CENTER ST & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.71 acres. The request is for a 5 story mixed-use development and parking garage.

Planner: Jessica Masters

**17. SIP-2026-0007: Site Improvement Plan (NORTHWEST CORNER OF E HUNTSVILLE & S SHERMAN AVE/BH LAND MGMT GROUP LLC, 526):**

Submitted by DANIEL LAZENBY for property located at NORTHWEST CORNER OF E HUNTSVILLE & S SHERMAN AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 0.80 acres. The request is for eight residential units.

Planner: Citlali Samano

**18. SIP-2026-0008: Site Improvement Plan (514 W MARTIN LUTHER KING JR BLV/KRYSTAL FILBECK REVOCABLE TRUST, 523):**

Submitted by ODYSSEY ENGINEERS for property located at 514 W MARTIN LUTHER KING JR BLVD. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.76 acres. The request is for a 10,500 square-foot commercial building with associated parking.

Planner: Donna Wonsower

**19. ANX-2026-0001: Annexation (2825 N HUGHMOUNT RD/MICHAEL & NANCY MARIE MACDONALD, 243):**

Submitted by MICHAEL MACDONALD for property located 2825 N HUGHMOUNT RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains approximately 3.40 acres. The request is to annex the property into Fayetteville city limits.

Planner: Citlali Samano

### **In-House Staff Meeting**

May 26, 2026 at 9:00 AM - Applicants / Public do not attend.

**20. PLA-2026-0015: Property Line Adjustment (EAST OF 2854 N RAVEN LN/KTB LIMITED PARTNERSHIP, 246 & 285):**

Submitted by CRAFTON TULL & ASSOCIATES for property located EAST OF 2854 N RAVEN LN. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains two lots with 12.04 and 3.15 acres. The request is to adjust the lots to contain 8.89 and 6.30 acres.

Planner: Jessica Masters

**21. PLA-2026-0016: Property Line Adjustment (SOUTH OF 222 S MILL AVE/FLINTLOCK DEVELOPMENT LLC, 524):**

Submitted by BATES AND ASSOCIATES for property located at SOUTH OF 222 S MILL AVE. The property is zoned DG, DOWNTOWN GENERAL and contains three lots with 0.14, 0.18 and 0.29 acres. The request is to adjust the lots to contain 0.15, 0.22, 0.24 acres.

Planner: Donna Wonsower

**22. 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

**23. CUP-2026-0023: Conditional Use Permit (958 S JAYBIRD LN/HUNTER M & ABIGAIL B BAILEY, 564):**

Submitted by ABBIE BAILEY for property located at 958 S JAYBIRD LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district.

Planner: Citlali Samano

**24. 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: Jessica Masters

**25. CUP-2026-0030: Conditional Use Permit (NORTH OF 2415 N WILDERNESS LN/WILLIAM ROSS CHESSER & ALISON M TURNER, 291):**

Submitted by WILLIAM CHESSER for property located NORTH OF 2415 N WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 acres. The request is for an accessory structure (shed).

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Planner: Citlali Samano

**26. RZN-2026-0018: Rezoning (1845 W WEDINGTON DR/KHOA THAI & STEPHEN SHAW WILSON, 442):**

Submitted by SYDNIE WILSON for property located at 1845 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.55 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Planner: Citlali Samano

**27. RZN-2026-0019: 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 AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.50 acres. The request is to rezone the property to C-1, NEIGHBORHOOD COMMERCIAL ACRES.

Planner: Citlali Samano

**28. RZN-2026-0020: Rezoning (518 N MISSION BLVD/STEFFAN BRETT & CATHERINE GRACE SARKIN, 446):**

Submitted by DEVELOPMENT CONSULTANTS, INC for property located at 518 N MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

Planner: Donna Wonsower

**29. RZN-2026-0021: Rezoning (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282):**

Submitted by D.R. HORTON for property located at 2445 N HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.78 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

Planner: Jessica Masters

**30. 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 0.13 acres. The request is to vacate 0.015 acres of existing right-of-way.

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.*