



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, June 17, 2026
9:00 AM**

**City Staff
Planning Director - Jessie Masters**

Zoom Information

Webinar ID: 856 2936 5027

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_DRYBJEwJQp2R-FcF_FBIEw

Unfinished Business

1. **LSP-2026-0023: Lot Split (1023 S MORNINGSIDE DR/AD&U LLC, 563):**
Submitted by SATTERFIELD LAND SURVERYORS, P.A. for property located at 1023 S MORNINGSIDE DR. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.11 acres. The request is to split the property into two lots containing 0.07 and 0.04 acres. *THIS ITEM WAS TABLED AT THE APRIL 29, 2026 TECH PLAT MEETING.*

Planner: Citlali Samano

2. **SIP-2026-0003: Site Improvement Plan (209 S. WILLOW AVE/BATES & SIEMEK, 524):**
Submitted by COMMUNITY BY DESIGN for property located 209 S. WILLOW AVE. The property is zoned UN, URBAN NEIGHBORHOOD and contains approximately 0.39 acres. The request is for a 7-unit cluster housing development and associated parking. *THIS ITEM WAS TABLED AT THE FEBRUARY 25, 2026 TECH PLAT MEETING.*

Planner: Jessica Masters

New Business

3. **LSP-2026-0037: Lot Split (900 E ASH ST/KONRAD B SIEMEK & WESLEY T BATES, 369):**
Submitted by SATTERFIELD LAND SURVERYORS, P.A. for property located at 900 E ASH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains 0.31 acres. The request is to split one lot containing 0.31 acres into three lots containing 0.09, 0.10, and 0.12 acres.

Planner: Donna Wonsower

4. **LSP-2026-0039: Lot Split (1090 S WASHINGTON AVE/DONALD WESTON MOORE & RICKY ANDY GUTIERREZ, 563):**
Submitted by BLEW & ASSOCIATES for property located at 1090 S WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains 0.16 acres. The request is to split the property into two lots containing 0.16 and 0.34 acres.

Planner : Donna Wonsower

5. LSD-2026-0011: Large Scale Development (3919 N MALL AVE/WAL-MART REAL ESTATE BUSINESS TRUST, 173):

Submitted by CEI ENGINEERING for a property located at 3919 N MALL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 24.38 acres. The request is for a 7,991 sq. ft. commercial expansion and associated parking.

Planner: Citlali Samano

6. LSD-2026-0012: Large Scale Development (1553 E HUNTSVILLE RD/VCH RENTALS LLC, 565):

Submitted by DCI for a property located at 1553 E HUNTSVILLE RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.02 acres. The request a 22-unit townhome development.

Planner: Citlali Samano

7. LSD-2026-0013: Large Scale Development (3120 N COLLEGE AVE/MATHIAS SHOPPING CENTERS INC, 252):

Submitted by CRAFTON TULL for a property located at 3120 N COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 3.35 acres. The request is for a 15,000 sq. ft. commercial building.

Planner: Jessica Masters

8. LSD-2026-0014: Large Scale Development (1948 W LESLIE DR/BCG GRAND VILLAGE LLC, 208):

Submitted by CRAFTON TULL & ASSOCIATES for a property located at 1948 W LESLIE DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 20.54 acres. The request is for 18 single-family homes, 2,745 sq. ft. clubhouse, golf cart garage, and associated parking.

Planner: Jessica Masters

9. LSD-2026-0016: Large Scale Development (615 S STONE BRIDGE RD/HAMMER-WILLIAMS COMPANY, 527):

Submitted by HARRISON FRENCH AND ASSOCIATES for a property located 615 S STONE BRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.32 acres. The request is for a 4,326 sq. ft. convenience store with gas station.

Planner: Donna Wonsower

In-House Staff Meeting

June 15, 2026 at 9:00 am - **Applicants / Public do not attend.**

10. PLA-2026-0017: Property Line Adjustment (185 N HARTMAN AVE/DAVID E & BETH ANN LEWIS, 482):

Submitted by JORGENSEN & ASSOCIATES for property located at 185 N HARTMAN AVE. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with 0.35 and 0.35 acres. The request is to adjust the lots to contain 0.24 and 0.46 acres.

Planner: Donna Wonsower

11. PLA-2026-0018: Property Line Adjustment (922 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444):

Submitted by ENGINEERING SERVICES, INC for property located at 922 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains three lots with 0.20, 0.20 and 0.20 acres. The request is to split the lots into four lots containing 0.09, 0.09, 0.20, and 0.19 acres.

Planner: Donna Wonsower

12. PLA-2026-0019: Property Line Adjustment (615 S STONE BRIDGE RD/HAMMER-WILLIAMS COMPANY, 527):

Submitted by HARRISON FRENCH AND ASSOCIATES for property located 615 S STONE BRIDGE RD. The property is zoned C-2, THOROUGHFARE COMMERCIAL & RSF-4, RESIDENTIAL SINGLE-FAMILY – FOUR UNITS PER ACRE and contains one lot with 5.92 acres. The request is to adjust the lot to contain 2.16 and 3.76 acres.

Planner: Donna Wonsower

13. PLA-2026-0020: Property Line Adjustment (1710 N WOODLAND AVE/DENEIA D WILSON, 367):

Submitted by ALAN REID & ASSOCIATES, LLC for property located at 1710 N WOODLAND AVE. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains two lots with 0.24 and 0.30 acres. The request is to adjust the lots to contain 0.22 and 0.32 acres.

Planner: Citlali Samano

14. PLA-2026-0021: Property Line Adjustment (220 E SUTTON ST/ ELLIOTT WEST & SUZANNE STONER, 485):

Submitted by ALAN REID & ASSOCIATES, LLC for property located at 220 E SUTTON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with 0.09 and 0.19 acres. The request is to adjust the lots to contain 0.189 and 0.096 acres.

Planner: Citlali Samano

15. PLA-2026-0022: Property Line Adjustment (1779 W MARKHAM RD/THOMAS MERRICK FAMILY TRUST, 481):

Submitted by JORGENSEN & ASSOCIATES for property located at 1779 W MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains two lots with 0.25 and 0.51 acres. The request is to adjust the lots to contain 0.76 acres.

Planner: Jessica Masters

16. PLA-2026-0023: Property Line Adjustment (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 UC, URBAN CORRIDOR AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with 7.21 and 0.78 acres. The request is to adjust the lots to contain 5.21 and 2.78 acres.

Planner: Donna Wonsower

17. PLA-2026-0024: Property Line Adjustment (710 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444):

Submitted by ENGINEERING SERVICES, INC for property located at 710 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE & I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains four lots with 0.70, 0.20, 0.20 and 0.20 acres. The request is to split the lots into five lots containing 0.21, 0.15, 0.37, 0.48, and 0.17 acres.

Planner: Donna Wonsower

18. CUP-2026-0031: Conditional Use Permit (1919 N BEAR TREE CT/BEAR TREE BUILDERS LLC & STEVEN DAVID & CARYN LORETTA FINNEY, 369):

Submitted by COMMUNITY BY DESIGN for property located at 1919 N BEAR TREE CT. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.79 acres. The request is for a Cluster development with twelve new houses in a residential zoning district.

Planner: Donna Wonsower

19. RZN-2026-0022: Rezoning (1663 W HALSELL RD/LISA MARION ORTON, 482):

Submitted by LISA ORTON for property located at 1663 W HALSELL RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.90 acres. The request is to rezone the property to DISTRICT CCR, CONSERVATION, CULTURAL, AND RECREATION.

Planner: Jessica Masters

20. RZN-2026-0023: Rezoning (423 N MISSION BLVD/WARREN MISSION LLC, 485):

Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 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-U, RESIDENTIAL INTERMEDIATE, URBAN.

Planner: Donna Wonsower

21. VAR-2026-0021: Planning Commission Variance (632 N PARK AVE UNIT A/PARK AVENUE COTTAGES LLC, 445):

Submitted by FLINTLOCK, LTD CO for property located at 632 N PARK AVE UNIT A. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.19 acres. The request is for a variance to the driveway.

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.