



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, July 1, 2026
9:00 AM**

City Staff
Planning Director - Jessie Masters

Zoom Information

Webinar ID: 835 4193 3896

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_yXQJ4bvzQquYsOpPcCazWQ

Unfinished Business

1. 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 & RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for an approximately 75,000 square foot mini storage facility. *THIS ITEM WAS TABLED AT THE MAY 13, 2026 TECH PLAT MEETING.*

Planner: Jessica Masters

2. 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. *THIS ITEM WAS TABLED AT THE MAY 27, 2026 TECH PLAT MEETING.*

Planner: Citlali Samano

New Business

3. LSP-2026-0040: Lot Split (315 S SCHOOL AVE/CCJC LLC; SCOTT PURYEAR, 523):

Submitted by BATES & ASSOCIATES for property located at 315 S SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains 0.16 acres. The request is to split the property into two lots containing 0.08 and 0.08 acres.

Planner: Citlali Samano

4. LSP-2026-0041: Lot Split (117 N CHURCH AVE/JORDAN HOLDINGS LLC, 484):

Submitted by ODYSSEY ENGINEERING for property located at 117 N CHURCH AVE. The property is zoned DG, DOWNTOWN GENERAL and contains 0.01 acres. The request is to split the property into two lots containing 0.055 and 0.055 acres.

Planner: Donna Wonsower

5. LSP-2026-0042: Lot Split (1601 E PUMP STATION RD/PUMP STATION WAREHOUSE LLC, 643):

Submitted by PHILLIP LEWIS ENGINEERING for property located at 1601 E PUMP STATION RD. The property is zoned I-2, GENERAL INDUSTRIAL and contains 14.58 acres. The request is to split the property into two lots containing 11.90 and 2.67 acres.

Planner: Donna Wonsower

6. LSD-2026-0015: Large Scale Development (3549 W BLACK FOREST DR/3549 W BLACK FOREST FAYETELLE LLC, 440):

Submitted by BLEW & ASSOCIATES for a property located at 3549 W BLACK FOREST DR. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 2.11 acres. The request is for a 15439.01 sq. ft. commercial structure and associated parking.

Planner: Citlali Samano

7. LSD-2026-0018: Large Scale Development (2201 N GREGG AVE/AEP SOUTHWESTERN ELECTRIC POWER, 367):

Submitted by BLEW & ASSOCIATES for a property located at 2201 N GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 9.08 acres. The request is for gravel laydown yard with an associated detention basin.

Planner: Jessica Masters

8. LSIP-2026-0007: Large Site Improvement Plan (SOUTHWEST OF I-49 AND N STEPHEN CARR MEMORIAL BLVD/SI PROPERTY INVESTMENTS LLC, 363):

Submitted by SWOPE CONSULTING for property located SOUTHWEST OF I-49 AND N STEPHEN CARR MEMORIAL BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 4.20 acres. The request is for a 23,700 sq. ft. medical clinic.

Planner: Donna Wonsower

9. CPL-2026-0013: Conceptual Plat (1529 E MISSION BLVD/FAYETTEVILLE SCHOOL DISTRICT # 1, 524):

Submitted by MCCLELLAND CONSULTING ENGINEERS for the property located at 1529 E MISSION BLVD. The property is zoned P-1, INSTITUTIONAL and contains 6.73 acres. The request is to replace the field with synthetic turf.

Planner: Citlali Samano

In-House Staff Meeting

June 29, 2026, at 9:00 am — **Applicants and the public do not attend.**

10. PLA-2026-0025: Property Line Adjustment (510 W SPRING ST/REINDL PROPERTIES INC, 484):

Submitted by OLSSON for property located 510 W SPRING ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains two lots with 0.96 and 0.81 acres. The request is to adjust the lots to contain 1.77 acres.

Planner: Jessica Masters

11. PLA-2026-0026: Property Line Adjustment (3124, 3138, 3156 N ORANGE BLOSSOM HL/TOLL SOUTHEAST LP COMPANY INC & MAGNOLIA PARK POA INC, 244):

Submitted by CRAFTON TULL for property located at 3124, 3138, 3156 N ORANGE BLOSSOM HL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains four lots with 0.43, 0.35, 0.24 and 0.25 acres. The request is to adjust the lots to contain 0.51, 0.44 and 0.32 acres.

Planner: Jessica Masters

12. PLA-2026-0027: Property Line Adjustment (402 W DICKSON ST/YEE-HAWG INC & WOODEN PROPERTIES LLC, 484):

Submitted by SATTERFIELD LAND SURVEYORS, P.A. for property located at 402 W DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains two lots with 0.14 and 0.18 acres. The request is to adjust the lots to contain 0.32 acres.

Planner: Donna Wonsower

13. PLA-2026-0028: Property Line Adjustment (2033 E PANORAMA PL/CARLA & MEDLIN, MICHELLE L FLINN, 370):

Submitted by BATES AND ASSOCIATES for property located at 2033 E PANORAMA PL. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains two lots with 0.10 and 0.09 acres. The request is to adjust the lots to contain 0.19 acres.

Planner: Citlali Samano

14. PLA-2026-0029: Property Line Adjustment (1801 S SHILOH DR/ROBERT A & JENNY E BENSON, 598):

Submitted by BATES AND ASSOCIATES for property located at 1801 S SHILOH DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER Acre and contains three lots with 1.49, 0.48 and 0.11 acres. The request is to adjust the lots to contain 2.08 acres.

Planner: Citlali Samano

15. CUP-2026-0032: Conditional Use Permit (568 E REBECCA ST/STI VENTURES LLC, 446):

Submitted by KARRIE NUCKOLS for property located at 568 E REBECCA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district.

Planner: Donna Wonsower

16. CUP-2026-0033: Conditional Use Permit (1138 S SHERMAN AVE/CHANTEL MARTHA HINTON, 565):

Submitted by CHANTEL HINTON for property located at 1138 S SHERMAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district.

Planner: Donna Wonsower

17. CUP-2026-0034: Conditional Use Permit (1766 S SMOKEHOUSE TRL/JIMMY J JR HERRING & ROBERT WRIGHT, 595):

Submitted by FAYETTEVILLE E-BIKE COMPANY for property located at 1766 S SMOKEHOUSE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.42 acres. The request is for the use of a bike shop business in a single-family residence.

Planner: Jessica Masters

18. 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

19. VAC-2026-0009: Vacation (324 S BUCHANAN AVE/RICHCATRES LLC, 522):

Submitted by RICHARD GRUBBS for property located at 324 S BUCHANAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.32 acres. The request is to vacate 0.02 acres of existing right-of-way.

Planner: Citlali Samano

20. VAR-2026-0025: Planning Commission Variance (3089 E MISSION BLVD/JEFFREY M WARD LLC, 372):

Submitted by GOODWIN ENGINEERING, LLC for property located 3089 E MISSION BLVD. The property is zoned C-2, THOROUGHFARE

COMMERCIAL and contains approximately 0.97 acres. The request is for a variance from the minimum improvements.

Planner: Donna Wonsower

21. 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

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.