



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, July 15, 2026
9:00 AM**

City Staff
Planning Director - Jessie Masters

Zoom Information

Webinar ID: 878 3354 1347

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_vM3ljJqIQlaHMh4GExJeEw

Unfinished Business

1. 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. *THIS ITEM WAS TABLED AT THE APRIL 29, 2026 TECH PLAT MEETING.*

Planner: Citlali Samano

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

Planner: Donna Wonsower

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

Submitted by CRAFTON TULL & ASSOCIATES 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. *THIS ITEM WAS TABLED AT THE JUNE 17, 2026 TECH PLAT MEETING.*

Planner: Jessica Masters

4. LSD-2026-0014: Large Scale Development (WEST OF N. TRUCKERS DR/BCG GRAND VILLAGE LLC, 208):

Submitted by CRAFTON TULL & ASSOCIATES for a property located at WEST OF N. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 28.30 acres. The request is for 18 single-family homes, 2,745 sq. ft.

clubhouse, golf cart garage, and associated parking. *THIS ITEM WAS TABLED AT THE JUNE 17, 2026 TECH PLAT MEETING.*

Planner: Jessica Masters

5. 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 at 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. *THIS ITEM WAS TABLED AT THE JUNE 17, 2026 TECH PLAT MEETING.*

Planner: Donna Wonsower

New Business

6. SIP-2026-0009: Site Improvement Plan (WEST OF 25 E ROCK ST/RIGGINS VENTURES LLC, 523):

Submitted by DANIEL LAZENBY for property located WEST OF 25 E ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.59 acres. The request is for twelve single-family residential units.

Planner: Citlali Samano

7. LSIP-2026-0008: Large Site Improvement Plan (NORTHEAST OF 2665 W MCMILLAN DR/FAY MCMILLAN LOT 2 LLC, 441):

Submitted by ESI for property located NORTHEAST OF 2665 W MCMILLAN DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.23 acres. The request is for a 5054 sq. ft. restaurant and associated parking.

Planner: Donna Wonsower

8. FPL-2026-0006: Final Plat (SOUTH DEAD HORSE MOUNTAIN RD/THE PRESERVE AT STONEBRIDGE, PH. II, 645 & 646):

Submitted by BLEW & ASSOCIATES for properties located along SOUTH DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contain approximately 17.79 acres. The request is for the final plat of 51 residential lots and 2 unbuildable lots.

Planner: Citlali Samano

9. LSP-2026-0044: Lot Split (1660 W PALMER PL/CCJC LLC; SCOTT SECOY PURYEAR, 521):

Submitted by BATES & ASSOCIATES for property located at 1660 W PALMER PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY,

FOUR UNITS PER ACRE and contains 0.35 acres. The request is to split the property into two lots containing 0.18 and 0.18 acres.

Planner: Citlali Samano

10. CCP-2026-0006: Concurrent Plat (WEST OF 1777 W HALSELL/PLUM'S PARKING LLC, 481):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF 1777 W HALSELL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.10 acres. The request is for the concurrent plat of 4 lots.

Planner: Donna Wonsower

In-House Staff Meeting

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

11. PLA-2026-0030: Property Line Adjustment (6211 W SELLERS RD/WALTER & RENITA SHREVE, 513):

Submitted by ALAN REID & ASSOCIATES, LLC for property located at 6211 W SELLERS RD. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, ONE UNIT PER ACRE and contains three lots with 2.02, 6.99 and 16.05 acres. The request is to adjust the lots to contain 8.35, 8.35, and 8.36 acres.

Planner: Citlali Samano

12. CUP-2026-0035: Conditional Use Permit (2475 N MCCONNELL AVE/WASHINGTON COUNTY FAIR ASSOC, 286 & 287):

Submitted by WASHINGTON COUNTY FAIR ASSOCIATION for property located at 2475 N MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 29.61 acres. The request is for outdoor music

Planner: Donna Wonsower

13. RZN-2026-0024: Rezoning (722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET/THOMAS P CAHOON, 444):

Submitted by BATES & ASSOCIATES for property located at 722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Planner: Jessica Masters

14. RZN-2026-0019: Rezoning (201 E SPRING ST/JOHN BRIAN TEAGUE, 485):

Submitted by ODDLOT DEVELOPMENT for property located at 201 E SPRING ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains approximately 0.20 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

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.