



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

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

**Technical Plat Review Agenda**

**City Hall Room 101  
Wednesday, July 29, 2026  
9:00 AM**

**City Staff**  
***Planning Director - Jessie Masters***

## Zoom Information

**Webinar ID:** 845 9376 9813

**Registration Link:** [https://fayetteville-ar.zoom.us/webinar/register/WN\\_wrJezf74RCmJgKpludxGSq](https://fayetteville-ar.zoom.us/webinar/register/WN_wrJezf74RCmJgKpludxGSq)

### Unfinished Business

1. **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

### New Business

2. **LSD-2026-0019: Large Scale Development (21 E 19TH ST/SIA ABR LLC, 602):**

Submitted by EDG for a property located at 21 E 19TH ST. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 3.52 acres. The request is for a 3600 sq. ft restaurant with additional parking.

Planner: Donna Wonsower

3. **LSIP-2026-0009: Large Site Improvement Plan (2828 N MANSFIELD AVE/2828 MANSFIELD LLC, 250):**

Submitted by EDG for property located at 2828 N MANSFIELD AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.45 acres. The request is for a 12,251 sq. ft. commercial building with associated parking.

Planner: Jessica Masters

4. **LSP-2026-0045: Lot Split (922 & 924 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444):**

Submitted by ESI for property located at 922 & 924 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and three parcels containing approximately 0.563 acres. The request is to split the property into six lots containing 0.092, 0.092, 0.092, 0.094, 0.095 and 0.098 acres.

Planner: Donna Wonsower

**5. LSP-2026-0046: Lot Split (265 W NONNAMAKER DR/PAULA GAYLE SMITH & RHONDA RACHELLE OSWALD, 601):**

Submitted by ATLAS PLS for property located at 265 W NONNAMAKER DR. The property is zoned UC, URBAN CORRIDOR and contains 8.94 acres. The request is to split the property into four lots containing 1.25, 1.25 and 6.44 acres.

Planner: Donna Wonsower

**6. PPL-2026-0007: Preliminary Plat (SOUTH OF 3495 E GOFF FARM RD/SASNAKRA LLC, 607 & 646):**

Submitted by BLEW & ASSOCIATES for property located SOUTH OF 3495 E GOFF FARM RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL, UN, URBAN NEIGHBORHOOD & NC, NEIGHBORHOOD CONSERVATION and contains approximately 115.90 acres. The request is for the preliminary plat of 169 single-family residential lots, 33 townhome lots, and additional lots reserved for common areas and stormwater detention.

Planner: Jessica Masters

**7. PPL-2026-0008: Preliminary Plat (WEST OF 5745 W WEDINGTON DR/ARIA HOLDINGS LLC 436):**

Submitted by ESI for property located at WEST OF 5745 W WEDINGTON DR. The property is zoned NS-L, NEIGHBORHOOD SERVICES, LIMITED & RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains approximately 6.12 acres. The request is for the preliminary plat of 43 residential lots.

Planner: Citlali Samano

**8. CPL-2026-0014: Conceptual Plat (1350 W CLEVELAND ST/ARKANSAS LEGACY LLC, 443):**

Submitted by COMMUNITY BY DESIGN for the property located at 1350 W CLEVELAND ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN, RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE & NC, NEIGHBORHOOD CONSERVATION and contains 3.98 acres. The request is to build six duplexes.

Planner: Citlali Samano

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

July 27, 2026 at 9:00 am - **Applicants / Public do not attend.**

**9. PLA-2026-0031: Property Line Adjustment (SOUTH OF 509 S COLLEGE AVE/CINQUEFOIL LLC, 523):**

Submitted by BATES & ASSOCIATES for property located SOUTH OF 509 S COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains three lots with 0.30, 0.06 and 0.17 acres. The request is to adjust the lots to contain 0.33, 0.08, and 0.13 acres.

Planner: Jessica Masters

**10. PLA-2026-0032: Property Line Adjustment (3393 E GOFF FARM RD/SASNAKRA LLC, 607 & 646):**

Submitted by BLEW & ASSOCIATES for property located at 3393 E GOFF FARM RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL & NC, NEIGHBORHOOD CONSERVATION and contains two lots with 61.50 and 109.40 acres. The request is to adjust the lots to contain 48.13 and 122.76 acres.

Planner: Citlali Samano

**11. CUP-2026-0036: Conditional Use Permit (1726 N SANG AVE/HAVENLY MCFADDEN LLC, 364):**

Submitted by HACKBERRY LANE MANAGEMENT, LLC for property located at 1726 N SANG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains approximately 1.79 acres. The request is for a commercial office.

Planner: Donna Wonsower

**12. CUP-2026-0037: Conditional Use Permit (8791 W GOOSE CREEK RD/JIMMY DALE & NICOLE MAY WHITE, 509 & 548):**

Submitted by NICOLE WHITE for property located at 8791 W GOOSE CREEK RD. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 4.01 acres. The request is for 30x60 shop with 16x30 overhang. Planner: Citlali Samano

Planner: Citlali Samano

**13. CUP-2026-0038: Conditional Use Permit (428 W PROSPECT ST/WILLIAM R KENNAN, 445):**

Submitted by MAX & KAREN MCALLISTER for property located at 428 W PROSPECT ST. 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: Donna Wonsower

**14. CUP-2026-0039: Conditional Use Permit (4522 W SWEETGUM LN/MIRANDA RENFROW, 555):**

Submitted by MIRANDA RENFROW for property located at 4522 W SWEETGUM LN. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district.

Planner: Citlali Samano**15. RZN-2026-0025: Rezoning (710 N FRISCO AVE/FRISCO AR PROPERTIES LLC, 444):**

Submitted by ESI for property located at 710 N FRISCO AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL & RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.73 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

Planner: Donna Wonsower**16. RZN-2026-0026: Rezoning (243, 319 & 325 W 22ND ST/MAJE INVESTMENTS LLC, 640):**

Submitted by AARON DUNN for property located at 243, 319 & 325 W 22ND ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 4.80 acres. The request is to rezone the property to UC, Urban Corridor.

Planner: Citlali Samano**17. RZN-2026-0027: Rezoning (1137 N OAK DR/2C PROPERTIES LLC, 404**

Submitted by ODDLOT DEVELOPMENT for property located at 1137 N OAK DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

Planner: Citlali Samano**18. VAR-2026-0027: Planning Commission Variance (1909 N STEPHEN CARR MEMORIAL BLVD/SI PROPERTY INVESTMENTS LLC, 363):**

Submitted by SWOPE CONSULTING for property located 1909 N STEPHEN CARR MEMORIAL BLVD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 0.86 acres. The request is for a variance from the build-to-zone requirements.

Planner: Donna Wonsower**19. VAR-2026-0028: Planning Commission Variance (4077 W WEDINGTON DR/CCV DT ROGERS HOLDINGS LLC; DRIVER DEVELOPMENT, 439):**

Submitted by GREYDON ENGINEERING LLC for property located 4077 W WEDINGTON DR. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 1.76 acres. The request is for a variance from the dimensional requirements.

Planner: Jessica Masters**20. VAR-2026-0029: Planning Commission Variance (2828 N MANSFIELD AVE/2828 MANSFIELD LLC, 250):**

Submitted by EDG for property located 2828 N MANSFIELD AVE. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.45 acres. The request is for a variance from the design requirements.

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.*