



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

**City Hall Room 101
Wednesday, August 19, 2026
9:00 AM**

City Staff
Planning Director - Jessie Masters

Zoom Information

Webinar ID:Webinar ID **894 5591 0178****Registration Link:** https://fayetteville-ar.zoom.us/webinar/register/WN_5ZtrGzBUQBS04ViPBTpnEQ**Unfinished Business**

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

Submitted by BATES & 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.

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

Planner: Donna Wonsower

2. **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.

THIS ITEM WAS TABLED AT THE JULY 01, 2026, TECH PLAT MEETING.

Planner: Donna Wonsower

3. **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.

THIS ITEM WAS TABLED AT THE JULY 29, 2026, TECH PLAT MEETING.

Planner: Jessica Masters**New Business****4. LSP-2026-0048: Lot Split (2060 E TOWNSHIP ST/2400 TOWNSHIP LLC, 292):**

Submitted by ODYSSEY ENGINEERING for property located at 2060 E TOWNSHIP ST. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and one parcel containing approximately 1.17 acres. The request is to split the property into two lots containing 0.45 and 0.71 acres.

Planner: Citlali Samano**5. LSP-2026-0050: Lot Split (1642 & 1666 N OAKLAND AVE/NWA REAL ESTATE LLC, 405):**

Submitted by BATES & ASSOCIATES for property located at 1642 & 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 properties into four lots containing 0.19, 0.21, 0.28, and 0.31 acres.

Planner: Citlali Samano**6. PPL-2026-0009: Preliminary Plat (SOUTH OF UNDERWOOD PARK ON THE WEST SIDE N. DEANE SOLOMON RD/KTB LIMITED PARTNERSHIP, 246, 247, 285, & 286):**

Submitted by BATES AND ASSOCIATES for property located SOUTH OF UNDERWOOD PARK ON THE WEST SIDE N. DEANE SOLOMON RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 15.97 acres. The request is for 118 residential lots.

Planner: Donna Wonsower**7. LSIP-2026-0011: Large Site Improvement Plan (WEST OF 4295 W. OZARK TRL/TROGDON PROPERTIES LLC, 594):**

Submitted by MCCLELLAND CONSULTING for property located WEST OF 4295 W. OZARK TRL. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.28 acres. The request is for a 5,000 sq. ft. medical clinic with associated parking.

Planner: Citlali Samano**8. CPL-2026-0015: Conceptual Plat (465 N BLUE JAY LN/THOMPSON FAMILY TRUST, 473):**

Submitted by L & F CONSTRUCTION LLC for the property located at 465 N BLUE JAY LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 36.82 acres. The request is to build a single-family residential home.

Planner: Jessica Masters

9. CPL-2026-0016: Conceptual Plat (2566 N OLD WIRE RD/CITY OF FAYETTEVILLE, 292):

Submitted by CITY OF FAYETTEVILLE - PARKS for the property located at 2566 N OLD WIRE RD. The property is zoned P-1, INSTITUTIONAL and contains 2.52 acres. The request is to build Tennis Courts, Pickleball Courts, Sand Volleyball Courts, associated drainage work, and associated parking.

Planner: Citlali Samano

In-House Staff Meeting

August 17, 2026 at 9:00 am - **Applicants / Public do not attend.**

10. PLA-2026-0033: Property Line Adjustment (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 four lots with 0.38, 0.46, 0.48, and 2.49 acres. The request is to adjust the lots to contain 4.16 acres.

Planner: Donna Wonsower

11. PLA-2026-0034: Property Line Adjustment (WEST OF 8 S PINYON PT/ROBERT L JOHNSON, 526):

Submitted by BATES & ASSOCIATES for property located WEST OF 8 S PINYON PT. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains two lots with 0.15 and 0.16 acres. The request is to adjust the lots to contain 0.13 and 0.18 acres.

Planner: Citlali Samano

12. CUP-2026-0040: Conditional Use Permit (2783 W MCLAREN DR/ROBERT ZACHARY & DAWN ANN LEIN, 285):

Submitted by DAWN LEIN for property located at 2783 W MCLAREN DR. 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

13. CUP-2026-0041: Conditional Use Permit (SOUTH OF 3365 N COLLEGE/H W ALLEN CO LLC 213):

Submitted by BENCHMARK DESIGN GROUP for property located SOUTH OF 3365 N COLLEGE. The property is zoned UC, URBAN CORRIDOR and

contains approximately 1.16 acres. The request is for a 2,899 sq. ft. drive-thru restaurant.

Planner: Donna Wonsower

14. RZN-2026-0028: Rezoning (EAST OF 1435 N STARR DR/HARVEY HOLDINGS LLC, 412):

Submitted by BLEW & ASSOCIATES for property located EAST OF 1435 N STARR DR. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.98 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE.

Planner: Jessica Masters

15. RZN-2026-0029: Rezoning (3504 & 3526 W MOUNT COMFORT RD/LARRY D WEST & GEORGE C JR REVOCABLE TRUST FAUCETTE, 323):

Submitted by ODYSSEY ENGINEERING for property located at 3504 & 3526 W MOUNT COMFORT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.10 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Jessica Masters

16. RZN-2026-0030: Rezoning (1915 & 1927 W WEDINGTON DR/COLLIN HUGHES & SERINA D ALLEN, 442):

Submitted by COLLIN ALLEN for property located at 1915 & 1927 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.84 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Planner: Jessica Masters

17. VAC-2026-0012: VACATION (EAST OF 1088 E MILLSAP RD/CHRISTIAN LIFE CATHEDRAL, 213):

Submitted by BLEW & ASSOCIATES for property located EAST OF 1088 E MILLSAP RD. The property is zoned P-Z, INSTITUTIONAL and contains approximately 0.448 acres. The request is to vacate 0.448 acres of existing right-of-way.

Planner: Donna Wonsower

18. VAR-2026-0033: Planning Commission Variance (465 N BLUE JAY LN/THOMPSON FAMILY TRUST, 473):

Submitted by L & F CONSTRUCTION LLC for property located at 465 N BLUE JAY LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 36.82 acres. The request is for a variance from the development 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.