



CITY OF
FAYETTEVILLE
ARKANSAS

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

Technical Plat Review Agenda

City Hall Room 101

Wednesday, September 2, 2026

9:00 AM

City Staff

Planning Director - Jessie Masters

Zoom Information

Webinar ID:Webinar ID **827 9772 2180****Registration Link:** https://fayetteville-ar.zoom.us/webinar/register/WN_Fqt7Xf9-RQ2IM-zceKL_4w

Unfinished Business

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

Submitted by BLEW AND 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.

THIS ITEM WAS TABLED AT THE JULY 15, 2026 TECH PLAT MEETING.

Planner: Donna Wonsower

2. 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.

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

Planner: Citlali Samano

New Business

3. LSP-2026-0051: Lot Split (1231, 1235, 1239 S ROCKET/AD&U LLC, 562):

Submitted by SATTERFIELD LAND SURVEYORS, P.A. for property located at 1231, 1235, 1239 S ROCKET. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE AND UN, URBAN NEIGHBORHOOD and contains 0.12 acres. The request is to split the property into three lots containing 0.03, 0.03, and 0.06 acres.

Planner: Donna Wonsower

4. LSP-2026-0052: Lot Split (1417 & 1505 E TANAGER LN & 252 S KESTREL DR/DAN & DEBORAH COODY TRUST, 525 & 526):

Submitted by ALAN REID & ASSOCIATES, LLC for property located at 1417 & 1505 E TANAGER LN & 252 S KESTREL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 17.54 acres. The request is to split the property from three lots containing 0.76, 6.26, and 10.52 acres to four lots containing 1.11, 2.20, 6.30 and 7.93 acres.

Planner: Jessica Masters

5. CCP-2026-0007: Concurrent Plat (2828 N MANSFIELD AVE & 556 W DAYTON ST/2828 MANSFIELD LLC, 250):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 2828 N MANSFIELD AVE & 556 W DAYTON ST. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 2.45 acres. The request is for the concurrent plat of 2 lots.

Planner: Jessica Masters

6. LSD-2026-0021: Large Scale Development (WEST OF 3115 W TECHNOLOGY WAY/MA-GFB LLC, 479):

Submitted by OLSSON for a property located WEST OF 3115 W TECHNOLOGY WAY. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.64 acres. The request is for a 30,000 sq. ft. commercial development and associated parking.

Planner: Donna Wonsower

7. LSIP-2026-0013: Large Site Improvement Plan (WEST OF 111 N CHICAGO WAY/STRIKER DEVELOPMENT INC, 478):

Submitted by BLEW & ASSOCIATES for property located WEST OF 111 N CHICAGO WAY. The property is zoned CS, COMMUNITY SERVICES and contains approximately 10.99 acres. The request is for a mixed-use development with 282 multi-family dwelling units, 45,000 sq. ft. of commercial space, and associated parking.

Planner: Jessica Masters**8. CPL-2026-0017: Conceptual Plat (1875 & 2215 W HASKELL HTS/FELICIA FARRIS & LCD ACQUISITIONS LLC, 520):**

Submitted by ODYSSEY ENGINEERING for the property located at 1875 & 2215 W HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 13.54 acres. The request is to build 52 single-family residential lots.

Planner: Donna Wonsower**9. FPL-2026-0004: Final Plat (WEST OF S GOODSELL LN/TOWNE WEST RESIDENCES PROPERTY COMPANY LLC, 516):**

Submitted by ESI for property located WEST OF S GOODSELL LN. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL & RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 3.91 acres. The request is for the final plat of 28 residential lots.

Planner: Citlali Samano**10. FPL-2026-0005: Final Plat (NORTH S GOODSELL LN/JDD HOLDINGS LLC, 516):**

Submitted by ESI for property located NORTH S GOODSELL LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 16.14 acres. The request is for the final plat of 73 residential lots and 1 unbuildable lot.

Planner: Citlali Samano**11. FPL-2026-0007: Final Plat (EAST OF 5353 S GEORGE ANDERSON RD/BRITOM LLC, 101):**

Submitted by ESI for property located EAST OF 5353 S GEORGE ANDERSON RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.66 acres. The request is for the final plat of 75 residential lots.

Planner: Virginia Whitman

In-House Staff Meeting

August 31, 2026 at 9:00 am - **Applicants / Public do not attend.**

12. PLA-2026-0035: Property Line Adjustment (1887, 1905, & 1921 N SEPTEMBER STROLL LN/PARADIGM DEVELOPMENT ENTERPRISES INC, 361):

Submitted by BATES & ASSOCIATES for property located 1887, 1905, & 1921 N SEPTEMBER STROLL LN. The property is zoned RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE and contains three lots with 0.14, 0.18, and 0.18 acres. The request is to adjust the lots to contain 0.26 & 0.25 acres.

Planner: Virginia Whitman

13. PLA-2026-0037: Property Line Adjustment (5219 W WEDINGTON DR 110 & 5243 W WEDINGTON DR 170/WHITE RIVER BUILDING AND GUNNISON RENTALS LLC, 437):

Submitted by ESI for property located 5219 W WEDINGTON DR UNIT:110 & 5243 W WEDINGTON DR 170. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains two lots with 0.65 and 0.82 acres. The request is to adjust the lots to contain 1.47 acres.

Planner: Jessica Masters

14. CUP-2026-0042: Conditional Use Permit (1275 N RUPPLE RD/MOCKINGBIRD HOLDINGS LLC, 400):

Submitted by MOCKINGBIRD HOLDINGS, LLC for property located at 1275 N RUPPLE RD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL & RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE 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

15. CUP-2026-0043: Conditional Use Permit (3393 E HUNTSVILLE RD/MB PROPERTY MANAGEMENT LLC, 529):

Submitted by MCGOWAN BUILT PROPERTIES for property located 3393 E HUNTSVILLE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.50 acres. The request is for a 2,300 sq. ft. duplex.

Planner: Virginia Whitman

16. RZN-2026-0031: Rezoning (1295 & 1299 W VAN ASCHE DR/JOSIE'S RENTALS LLC, 209 & 210):

Submitted by WATKINS, BOYER, GRAY & CURRY PLLC for property located at 1295 & 1299 W VAN ASCHE DR. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 3.92 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

Planner: Virginia Whitman

17. RZN-2026-0032: Rezoning (NORTHEAST CORNER OF E JOYCE & N OLD MISSIOURI/2188 LLC; THE TRAILS AT PARADISE VALLEY, 176):

Submitted by BLEW & ASSOCIATES for property located NORTHEAST CORNER OF E JOYCE & N OLD MISSIOURI. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 24.34 acres. The request is to rezone the property to CS, COMMUNITY SERVICES & UT, URBAN THOROUGHFARE.

Planner: Donna Wonsower

18. VAC-2026-0014: VACATION (SOUTHWEST OF W. CENTER STREET AND S. RAZORBACK RD/UNIVERSITY OF ARKANSAS, 521):

Submitted by DEVELOPMENT CONSULTANTS, INC for property SOUTHWEST OF W. CENTER STREET AND S. RAZORBACK ROAD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 4.67 acres. The request is to vacate 0.19 acres of alley right-of-way.

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.