

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Tuesday, November 12, 2024

5:30 PM

City Hall Room 111

Planning Commission Members

Andrew Brink, Chair

Mary McGetrick, Vice Chair

Brad Payne, Secretary

Matthew Cabe

Nick Castin

Jimm Garlock

Fred Gulley

Mary Madden

Nick Werner

Senior Assistant City Attorney Blake Pennington

Call to Order**Roll Call****Consent****1. MINUTES:**

Approval of the minutes from the October 28, 2024 Planning Commission. -
Mirinda Hopkins, Development Coordinator

2. VAR-2024-0043: Planning Commission Variance (3089 E. MISSION BLVD/NWA PEDIATRIC DENTISTRY, 372):

Submitted by OLSSON for property located at 3089 E. MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.96 acres. The request is for a variance to parking requirements and access management standards. - Donna Wonsower, Planner

3. CCP-2024-0008: Concurrent Plat (N. FUTRALL DR/PAM ANGUS LIMITED PARTNERSHIP, 441):

Submitted by CRAFTON TULL for property located on N. FUTRALL DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 39.67 acres. The request is for the concurrent plat of 12 lots. - Gretchen Harrison, Senior Planner

4. CCP-2024-0010: Concurrent Plat (NORTHEAST OF N. FUTRALL DR & N. MARINONI DR/LIGHTHOUSE HOSPITALITY, 441):

Submitted by CRAFTON TULL for property located NORTHEAST OF N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for the concurrent plat of two commercial lots. - Gretchen Harrison, Senior Planner

Unfinished Business**5. LSD-2024-0020: Large Scale Development (2837 N. DEANE SOLOMON RD/UNDERWOOD PARK, 246):**

Submitted by ECOLOGICAL DESIGN GROUP for property located at 2837 N. DEANE SOLOMON RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 34.59 acres. The request is for new park facilities, including a pavilion, sport courts, water play amenities, and associated parking.

THIS ITEM WAS TABLED AT THE SEPTEMBER 23, 2024, AND THE

OCTOBER 14, 2024 PLANNING COMMISSION MEETING. - Donna Wonsower, Planner

New Business

6. VAR-2024-0044: Planning Commission Variance (SOUTH OF 3379 N. COLLEGE AVE/CHASE BANK, 213):

Submitted by OLSSON for property located SOUTH OF 3379 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMERCIAL and contains approximately 0.75 acres. The request is for a variance from connectivity requirements. - Donna Wonsower, Planner

7. VAR-2024-0045: Planning Commission Variance (2200 N. RUPPLE RD/KUM & GO, 323):

Submitted by OZARK CIVIL ENGINEERING INC for property located at 2200 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.87 acres. The request is for a variance to parking lot design standards. - Gretchen Harrison, Senior Planner

8. PZD-2024-0007: Planned Zoning District (8049 W. WEDINGTON DR/BUFFALO LEASING LLC, 432):

Submitted by D&W CONTRACTORS for property located at 8049 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.85 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT. - Kylee Cole, Long Range & Preservation Planner

Items Administratively Approved by Staff

9. LSP-2023-0052: Lot Split (1657 N. VANDEVENTER AVE/HOURGLASS HOLDINGS LLC, 406):

Submitted by BATES & ASSOCIATES for property located at 1657 N. VANDEVENTER AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY FOUR UNITS PER ACRE and consists of two lots containing approximately 0.68 and 0.29 acres. The request is to divide the property into three lots containing 0.22, 0.19 and 0.26 acres. - Donna Wonsower, Planner

10. SIP-2024-0005: Site Improvement Plan (2120 N. COLLEGE AVE/SLIM CHICKENS, 368):

Submitted by HARRISON FRENCH & ASSOCIATES for property located at 2120 N. COLLEGE AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.74 acres. The proposal is for a 1,306-square-foot commercial building with associated parking. - Donna Wonsower, Planner

Agenda Session Items**Announcements****Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

Interpreters of TDD, Telecommunications Device for the Deaf, are available for all public hearings, 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.

As a courtesy please turn off all cell phones and pagers.

(pg. 1) Planning Commission Monday, 10/28/2024							
Time: 5:30 PM							
Staff : ☐ Willa Thomason ☐ John Scott ☐ Jessie Masters ☒ Gretchen Harrison ☒ Donna Wonsower ☒ Wesley Frank							
☒ Britin Bostick ☐ Melissa Boyd ☒ Fire Marshal/Clint Price ☒ Chris Brown ☐ Alan Pugh							
	Roll Call	1) Minutes (10/14/2024)	2) ADM-2024-0047 (TWIN CREEK III)	3) CCP-2024-0009 (RIVERSIDE VILLAGE PH 2.1)	4) PZD-2024-0006 (THE STATION AT FAYETTEVILLE)	5) RZN-2024-0047 (FINELINE DEVELOPMENT LLC)	6) VAR-2024-0043 (NWA PEDIATRIC DENTISTRY)
Cabe	0						
Werner	1	1	1	1	1	1	
Garlock	1	1	1	1	0	0	
Madden	1	1	1	1	0	1	
McGetrick	1	1	1	1	1	1	
Brink	1	1	1	1	1	1	
Payne	1	1	1	1	0	1	
Castin	1	1	1	1	1	1	
Gulley	1	1	1	1	1	1	
Agenda		Consent	Consent	Consent	Old	Old	New
Action		Approve	Approve	Approve	Table	Forward	Withdrawn
Motion By		Garlock	Garlock	Garlock	Brink	McGetrick	
Motion 2nd		Castin	Castin	Castin	Gulley	Payne	
Vote		8-0-0	8-0-0	8-0-0	5-3-0	7-1-0	
Time		5:33 PM	5:33 PM	5:33 PM	6:56 PM	7:16 PM	
Motion Detail					Until the December 9, 2024 Planning Commission meeting.	With a recommendation of approval.	
Public Comment					10	0	

(pg. 2) Planning Commission		Monday, 10/28/2024				
	7) PPL-2024-0008 (SLOANBROOKE COTTAGES)	8) CUP-2024-0042 (ELLISON)	9) CUP-2024-0043 (FAYETTEVILLE PUBLIC SCHOOLS)	10) CUP-2024-0044 (OAK BAILEY CLUSTER DEVELOPMENT)	11) RZN-2024-0050 (HONEYCUTT)	12) RZN-2024-0051 (D&B OF NORTHWEST ARKANSAS LLC)
Cabe						
Werner	1	1	1	1	1	1
Garlock	1	1	1	1	1	1
Madden	1	1	1	1	1	1
McGetrick	1	1	1	1	1	1
Brink	1	0	1	1	1	1
Payne	1	1	1	1	1	1
Castin	1	1	1	1	1	1
Gulley	1	0	1	1	1	1
Agenda	New	New	New	New	New	New
Action	Approve	Approve	Approve	Approve	Forward	Forward
Motion By	Gulley	Garlock	Payne	McGetrick	Garlock	Payne
Motion 2nd	McGetrick	Castin	Brink	Payne	McGetrick	McGetrick
Vote	8-0-0	6-2-0	8-0-0	8-0-0	8-0-0	8-0-0
Time	7:39 PM	7:45 PM	7:57 PM	8:15 PM	8:24 PM	8:29 PM
Motion Detail	With all conditions as recommended by staff.	With all conditions as recommended by staff.	With all conditions as recommended by staff.	With all conditions as recommended by staff.	With a recommendation of approval.	With a recommendation of approval.
Public Comment	2	0	2	1	0	0

(pg. 3) Planning Commission		Monday, 10/28/2024				
	13) RZN-2024-0052 (GULLEY PARK PETS CLINIC)					
Cabe						
Werner	1					
Garlock	1					
Madden	1					
McGetrick	1					
Brink	1					
Payne	1					
Castin	1					
Gulley	1					
Agenda	New					
Action	Forward					
Motion By	Garlock					
Motion 2nd	Castin					
Vote	8-0-0					
Time	8:34 PM					
Motion Detail	With a recommendation of approval.					
Public Comment	0					



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner

MEETING DATE: November 12, 2024

SUBJECT: **VAR-2024-0043: Planning Commission Variance (3089 E MISSION BLVD/NWA PEDIATRIC DENTISTRY, 372):** Submitted by OLSSON for property located at 3089 E. MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMEMRCIAL and contains approximately 0.96 acres. The request is for a variance to parking requirements and access management standards.

RECOMMENDATION:

Staff recommends approval of **VAR-2024-0043** with conditions.

RECOMMENDED MOTION:

"I move to approve VAR-2024-0043, recommending:

- In favor of the requested variance to UDC 166.08(F), Access Management;*
- In favor of the requested variance to UDC 172.05(A)(3), Parking Ratio; and*
- In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is in east Fayetteville directly south of McNair Middle School on E. Mission Blvd. The parcel is about 0.96 acres and is zoned C-2, Thoroughfare Commercial with no applicable overlays. It is currently developed with a 3,180-square-foot pediatric dentist office. A roughly 1,500-square-foot addition to the facility is proposed with this variance request; however development plans have not yet been submitted for review. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	McNair Middle School	P-1, Institutional
South	Vacant (Commercial)	C-2, Thoroughfare Commercial
West	Medical Office	C-2, Thoroughfare Commercial RMF-24, Residential Multifamily, 24 Units per Acre
East	Childcare Facility	R-O, Residential Office RSF-4, Residential Single-Family, 4 Units per Acre

Request: The applicant requests a variance to the Unified Development Code 166.08(F), *Access Management*, which places a higher priority on accessing streets with a lower functional classification when the property fronts more than one public street. The applicant requests a variance to allow access to both E. Mission Blvd. and N. Hunters Ridge. Additionally, the applicant

requests a variance to §172.05(A)(3), *Parking Ratio*, which sets parking maximums for commercial uses. The applicant requests a variance to this requirement due to allow up to 10 parking spaces above the permitted parking count.

DISCUSSION

Variance #1: §166.08(F), Access Management. When a property fronts more than one public street, priority shall be placed on the street with the lower classification according to the Master Street Plan. The applicant is proposing two access points for this property, one onto E. Mission Blvd. and one onto N. Hunters Ridge.

Staff recommendation: Staff supports the variance request. An existing driveway is proposed to be reworked along E. Mission Blvd. and a new driveway is proposed along N. Hunters Ridge. Staff finds that a driveway on N. Hunters Ridge will allow access to the property off of the lower classification street and could serve to minimize traffic along W. Mission Blvd., a regional link street. Additionally, staff finds that there are currently two driveways from the property onto E. Mission Blvd., both of which are non-conforming. The western driveway is paved. The eastern gravel driveway abuts the property line, connecting with the paved driveway on the adjacent property line. These connected driveways create a curb cut that exceeds 100 feet in width. Staff finds that bringing these driveways into compliance could serve to alleviate a confusing and potentially dangerous traffic condition. As such, staff recommends a condition that no more than one driveway shall be permitted onto E. Mission Blvd. Either the existing gravel driveway on E. Mission Blvd. shall be removed, or a shared driveway may be constructed along the eastern property line.

Variance #2: §172.05(A)(3): Parking Ratio. The minimum and maximum number of spaces required for residential use shall conform to the ratios listed in Table 3. The applicant is requesting a variance to Unified Development Code §172.05(A)(3). Medical Offices have a parking ratio of one per 250 gross square feet of floor area, which would establish a parking allowance of 19 spaces. When accounting for permitted increases, this number increases to 24. The applicant proposed a total of 34 parking spaces.

Staff recommendation: Staff supports the variance request. Staff finds that the development currently exceeds the maximum number of permitted parking spaces (including all increases permitted by code) by three spaces (27 spaces total). With the proposed addition of 1,500 square feet, the applicant requests to add seven spaces, for a total parking count of 34 spaces. The variance is further described in the table below.

Table 2
Parking Requirements (Multi-Family Residential)

Parking Maximum	Building Area	Maximum Number of Spaces
1 per 250 gross square feet	4,680 square feet	18.72 spaces
By-Right Allowable Increases		
+15% Increase by-Right		+2.81 spaces
+10% Alternative Stormwater		+1.87 spaces
+05% Additional Parking Trees		+0.93 spaces
	Total:	24.33 = 24 Maximum Spaces
	Requested Variance	34 Spaces (10 Space Increase)

The applicant states that there are a total of 18 staff parking spaces required, or roughly half of the proposed parking count. Staff finds that the property is just outside of the Ozark Regional On-Demand Service Area, which ends near the E. Mission Blvd. and N. Crossover Rd. intersection approximately 800 feet to the east, and that there are no defined transit routes in the proximity. Further, while there is generally sidewalk in the

surrounding areas, there is a gap of approximately 250 feet directly west of the property that could limit pedestrian accessibility. Given this, and the relatively minor scale of the request, staff finds that the additional parking is warranted. That being said, staff recommends a condition of approval that alternative stormwater techniques and additional parking tree(s) shall be provided and reviewed for compliance on the construction drawings as proposed in the applicant's letter.

Public Comment: To date, staff has not received any public comment on this item.

RECOMMENDATION: Staff recommend approval of VAR-2024-0043 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.08(F), Access Management.** Staff recommends approval of the requested variance for the reasons outlined above and subject to the following conditions:
 - a. No more than one driveway shall be permitted onto E. Mission Blvd. Either the existing gravel driveway on E. Mission Blvd. shall be removed or a shared driveway may be constructed along the eastern property line.
2. **Commission Determination of a variance to §172.05(A)(2), Parking Ratio.** Staff recommends approval of the requested variance for the reasons outlined above and subject to the following conditions:
 - a. Alternative stormwater techniques and additional parking tree(s) shall be provided and reviewed for compliance on the construction drawings as proposed in the applicant's letter.
3. Approval of this variance does not represent overall development entitlement approval for the project, nor grant approval for any associated grading or building permits, nor does it grant final approval of certificate of occupancy.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>November 12, 2024</u>	☐ Tabled	☐ Approved	☐ Denied		
Motion:					
Second:					
Vote:					

BUDGET/STAFF IMPACT:

None

Attachments:

- Unified Developed Code:
 - §166.08, Street Design and Access Management Standards
 - §172.05(A)(3), Standards for the Number of Spaces by Use
- Request Letter
- Site Plan
- One Mile Map
- Close-up Map
- Current Land Use Map

166.08 Street Design And Access Management Standards

...

- (F) *Access Management.* Safe and adequate vehicular, bicycle, and pedestrian access shall be provided to all parcels. Residential link streets and driveways shall not detract from the safety and efficiency of bordering arterial routes. **Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification**, e.g., residential and neighborhood links. In a case where the streets have the same classification, access shall be from the lower volume street, or as determined by the City Engineer.

- (1) *Curb Cut Separation.* For purposes of determining curb cut or street access separation, the separation distance shall be measured along the curb line from the edge of curb cut to the edge of curb cut/intersection. The measurement begins at the point where the curb cut and intersecting street create a right angle, i.e., the intersection of lines drawn from the face-of-curb to face-of-curb. The measurement ends at the point along the street where the closest curb cut or street intersection occurs; again, measured to the point where the curb cut or intersecting streets create a right angle at the intersection of face-of-curb. In all cases curb cuts shall be a minimum of 5 feet from the adjoining property line, unless shared.
- (2) Separation for two (2) family, three (3) and four (4) family, multi-family and nonresidential development.
 - (a) *Regional and Regional High Activity Links.* Where a street with a lower functional classification exists that can be accessed, curb cuts shall access onto those streets. When necessary, curb cuts along regional links shall be shared between two (2) or more lots. Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.

....

- (4) *Reduction in Separation Distance.* In order to protect the ingress and egress access rights to a street of an abutting property owner, the City Engineer may reduce the separation distance of existing and proposed access points where strict compliance proves impractical, provided that joint access driveways and cross access easements are provided wherever feasible, and the ingress/egress curb cut is placed at the safest functional location along the property.

172.05 Standards For The Number Of Spaces By Use

(A) Required Parking.

...

- (3) **Maximum Number Allowed for Residential and Non-Residential Uses.** Residential and non-residential developments may utilize the following increases to the required spaces listed in Table 3 when the following standards are met:
- (a) Developments may increase the number of off-street parking spaces by 15% above the parking ratios listed in Table 3.
 - (b) Developments may increase the number of off-street parking spaces by an additional 10% when alternative stormwater treatment techniques are utilized, such as:
 - (i) Bioswales
 - (ii) Constructed wetlands
 - (iii) Pervious pavement
 - (iv) Other such techniques that aid in improving water quality and quantity as approved by the City Engineer
 - (c) Developments may increase the number of off-street parking spaces by an additional 5% when one (1), 2-inch caliper tree for every ten (10) additional parking spaces is planted on-site in addition to all other landscaping requirements.
- (4) **Parking Ratio Calculation.** The number of spaces required for a use not specifically included in Table 3 shall be as required for the most similar use listed or as otherwise determined by the City Planning Division utilizing industry standards. For all parking space requirements resulting in a fraction, the fraction shall be:
- (a) Rounded to the next higher whole number when the fraction is 0.5 or higher.
 - (b) Rounded to the next lower whole number when the fraction is less than 0.5.

...

- (7) Increases or reductions in excess of those identified herein shall be allowed only by the Planning Commission as a variance and shall be granted in accordance with Chapter 156.03

TABLE 3
PARKING RATIOS
(Use/Required Spaces)

...

Office

Medical/Dental office	1 per 250 sq. ft. of GFA
Professional office	1 per 300 sq. ft. of GFA
Sales office	1 per 200 sq. ft. of GFA

...

(Ord. No. 4567, 05-04-04; Ord. No. 4930, 10-03-06; Ord. No. 5118, 3-18-08; Ord. No. 5297, 12-15-09; Ord. No. 5435, 8-16-11; Ord. No. 5801, §1(Exh. A), 10-6-15)



November 5, 2024

City of Fayetteville

Attn: Planning Division
113 W. Mountain St.
Fayetteville, AR 72701

RE: Northwest Arkansas Pediatric Dentistry
3089 East Mission Blvd. Fayetteville, AR
Variance Letter

Staff and Commissioners,

On behalf of Northwest Arkansas Pediatric Dentistry, Olsson Associates hereby submits a variance request with required documents to facilitate the future 1,500 SF building expansion and additional parking area of the existing 3,180 SF pediatric dental facility located within the current C-2 zoning district (parcel number 765-13325-000).

Zoning and Land Use

The existing C-2 zoning district where the future improvements will be located will not change as a result of the subject proposal.

Variances

The variances outlined below for the subject property is being provided for staff and commissioner review to help facilitate future improvements to the property. These variances should accompany any and all future improvement documents for the property.

Variance Request #1 (Maximum Number of Allowed for Residential and Non-Residential Uses)

UDC Section 172.05 (A) (3)

This request is to deviate from the maximum number of parking spaces allowed to provide a total of 34 parking spaces to help provide more capacity for pediatric dentistry services.

	Current	Proposed
Staff Stall Count	14	18
Customer Stall Count	13	16
total Stall Count	27	34
Parking Stall increase	7 Stalls	
	26%	Increase

Table 1: Parking Count

We offer the following noteworthy points for your consideration in the context of the above request:

1. Current Parking Capacity: Site plan now includes 14 Staff stalls and 13 Customer stalls totaling 27 stalls.
2. Propose Parking Capacity: Proposed site plan includes an additional stall in the front of the building with 6 stalls remaining in the rear totaling 34 Stalls.
3. Increased Staffing Needs: The proposed building expansion will add 3 patient operatories, requiring 4 additional staff members. This necessitates 7 more parking spots (3 for patients and 4 for staff).
4. Community Demand: The growing population in Fayetteville has increased the demand for pediatric dental services. The current facility is at capacity, with patient schedules and parking maxed out daily, leading to extended wait times for new patients.
5. Lack of Alternatives: There are no viable alternative parking options for employees, as there is no public transportation or shared parking lots nearby, and no employees live within safe walking distance.
6. Parking Data: During peak hours (9:30-12:00 and 2:30-4:30), parking is often fully occupied, causing inconvenience for patients who sometimes resort to parking on the grass or around the corner. This issue is exacerbated during summer months.

7. Maximum Parking Percentage Increases
 - a. 15% Maximum Parking increase by right
 - b. 10% Maximum Parking increase by implementing alternative stormwater treatment techniques
 - i. An appropriate alternative stormwater treatment technique will be chosen and coordinated with engineering staff during permitting reviews.
 - c. 5% Maximum Parking increase by adding one (1) 2-inch caliper tree.
 - d. Total Maximum Parking Spaces after increases: 24 spaces

The additional parking spaces will enable serving more patients efficiently and meet the community's growing needs.

Variance Request #2 (Access Management)
UDC Section 166.08 (F)

Per UDC Section 166.08 (F), Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification. In a case where the streets have the same classification, access shall be from the lower volume street, or as determined by the City Engineer.

This request is to waive the requirement of only providing one curb cut/access point into the site to allow connectivity of the subject property.

We offer the following noteworthy points for your consideration in the context of the above request:

1. The developer is proposing an additional connection to the site off N Hunters Ridge to help alleviate parking traffic flow within the site. By helping with traffic flow, we believe this will provide a safer environment for pedestrians (adults and children) that are using the pediatric facility.

Should you have any questions, please contact me at 903.293.7996 or at clemmerhirt@olsson.com.

Sincerely,

Connor Lemmerhirt

Connor Lemmerhirt, E.I.
Olsson Associate Engineer



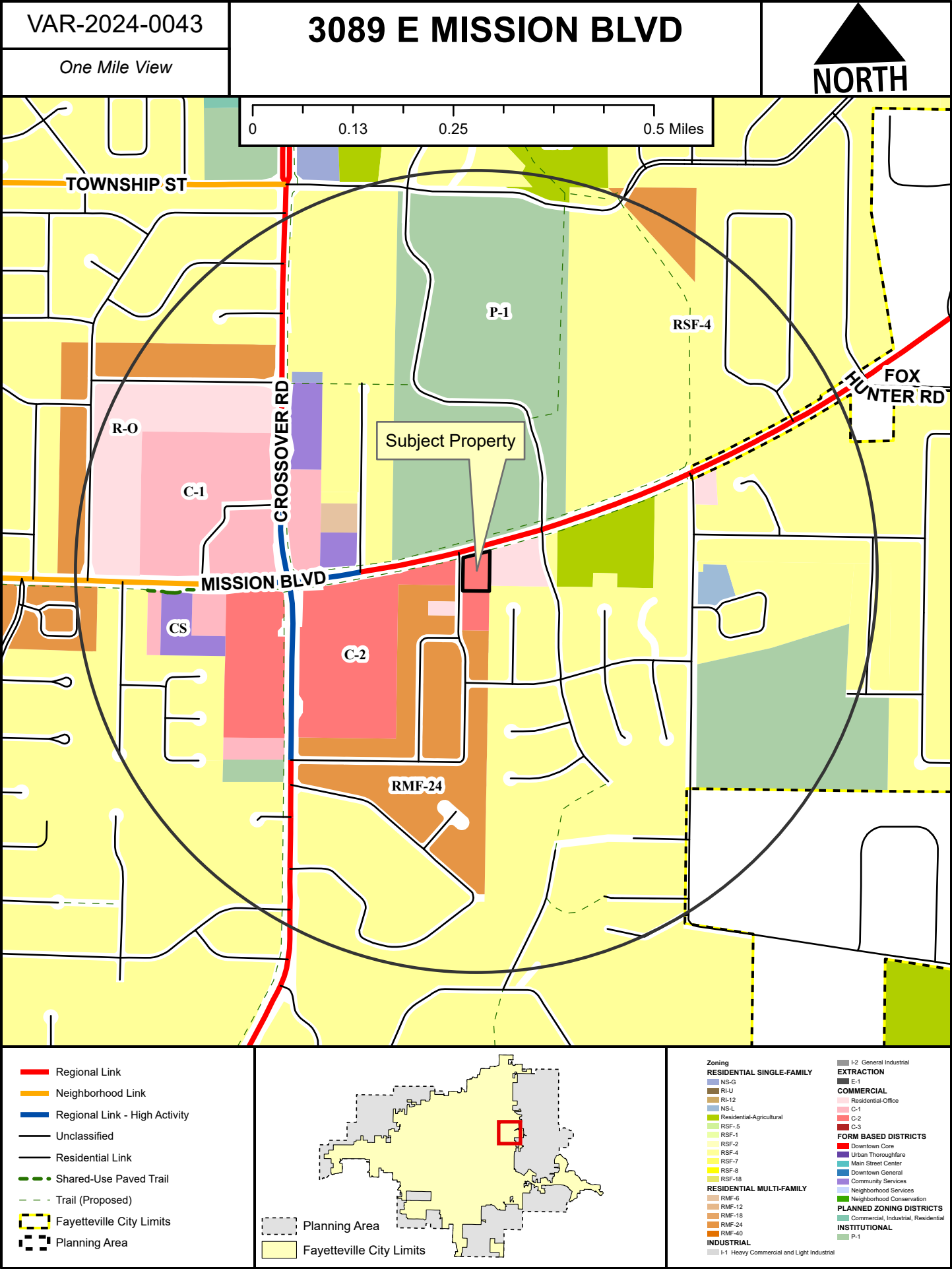
NORTHWEST ARKANSAS PEDIATRIC DENTISTRY

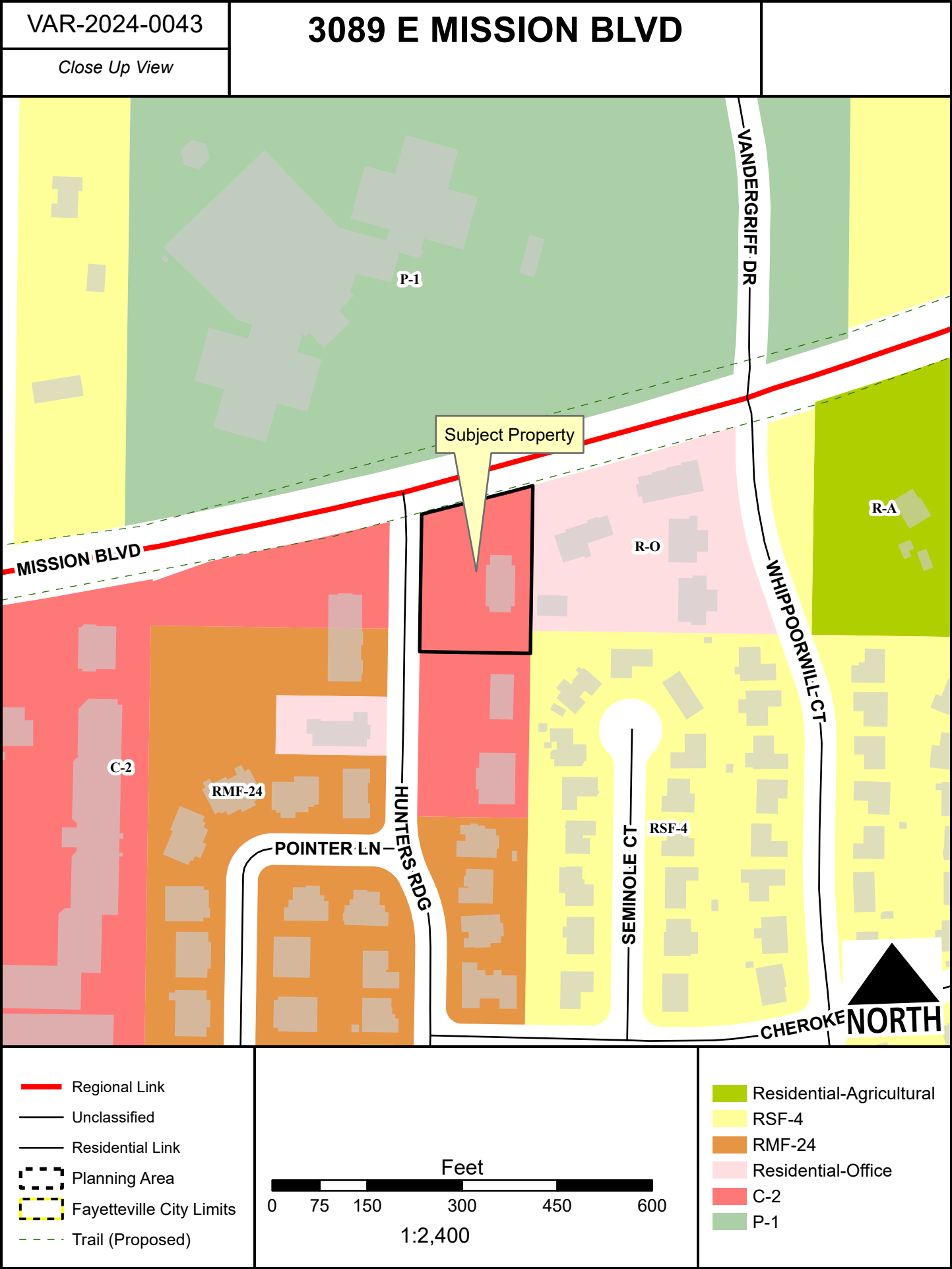
PROPOSED SITE PLAN (SCALE: 1/16" = 1' - 0") - 11/04/2024

VAR-2024-0043 (NWA PEDIATRIC DENTISTRY)

Planning Commission

November 12, 2024





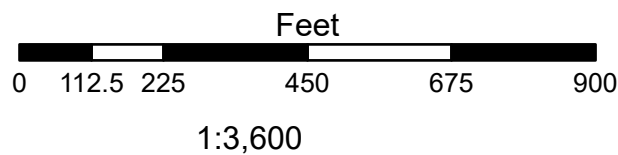
VAR-2024-0043

3089 E MISSION BLVD

Current Land Use



- Regional Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner
Melissa Boyd, Staff Engineer
Willa Thomason, Urban Forester

MEETING: November 12, 2024

SUBJECT: **CCP-2024-0008: Concurrent Plat (N. FUTRALL DR/PAM ANGUS LIMITED PARTNERSHIP, 441):** Submitted by CRAFTON TULL for property located on N. FUTRALL DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 39.67 acres. The request is for the concurrent plat of 12 lots.

RECOMMENDATION:

Staff recommends approval of **CCP-2024-0008** with conditions.

RECOMMENDED MOTION:

*"I move to approve **CCP-2024-0008**, recommending:*

- In favor of recommended right-of-way dedication,*
- In favor of recommended street improvements, and*
- In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is located south of the intersection of Wedington Drive and Marinoni Drive. It contains approximately 39.67 acres and is zoned UT, Urban Thoroughfare. In September 2023, a large site improvement plan was approved which allowed for the extension of Marinoni Drive from where it currently terminates at its intersection with McMillan Drive to Futrall Drive to the southwest (LSIP-2022-0010). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Undeveloped	UT, Urban Thoroughfare
East	Single-Family Residential; Undeveloped	RSF-4, Residential Single-Family, Four Units per Acre; CS, Community Services
West	Undeveloped; Cross Church	UT, Urban Thoroughfare P-1, Institutional

Proposal: The request is for the concurrent plat of 12 lots. No variances are being requested with this proposal.

Water and Sewer System: New eight-inch water lines are being installed to serve the proposed lots. New eight-inch and 12-inch sewer mains are also being installed to serve the proposed lots. Offsite sewer improvements are required to provide adequate capacity for the development of the

new lots. No occupancies will be granted for developments on these lots until downstream sewer improvements have been installed and accepted by the city.

Right-of-way to be dedicated: Staff does not recommend any right-of-way dedication with this request. The subject property has frontage along two existing streets, Wedington Drive and Marinoni Drive, and several streets that are currently under construction, including Cleveland Street, Pam Angus Drive, and Mistletoe Avenue. Right-of-way dedication was required in the amount of 67 feet along Marinoni Drive, which is classified as a Neighborhood Link Street, and 52 feet along Cleveland Street and Pam Angus Drive, which are classified as Residential Link Streets, as part of the Marinoni Street Improvements project (LSIP-2022-0010). Right-of-way in the amount of 52 feet was already dedicated along Mistletoe Avenue as part of a previous concurrent plat (CCP-2024-0002).

Street Improvements: Staff does not recommend any street improvements with this request. Streets are being installed along the proposed lots to provide public street access. Public sidewalk is being installed under the associated grading permit and with individual lot development. Bonds in accordance with UDC §158.01(A) and §166.04 must be provided in the amount of 150% of the estimated cost of installation for any required sidewalk not constructed prior to the plat being signed by Engineering. These lots will contribute to the need for a left turn lane on Wedington Drive. Impact will be assessed when developments are proposed.

Tree Preservation:

Canopy minimum requirement: 15% / 20%

Existing canopy: 22.9% / 20%

Preserved canopy: 21.6% / 64.8%

Mitigation required: None

Parkland Fees: N/A; parkland dedication fees will not be applied to this concurrent plat. Instead, the fees will be applied to future residential construction project(s).

Public Comment: Staff have not received any public comment on this item.

RECOMMENDATION: Staff recommends approval of CCP-2024-0008 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff do not recommend any right-of-way dedication with this concurrent plat.*

Subdivision Committee recommended approval.

2. **Planning Commission determination of street improvements.** *No street improvements are recommended.*

Subdivision Committee recommended approval.

3. All remaining comments from city divisions, whether Urban Forestry, Fire, or Engineering shall be addressed prior to Planning Commission.

Standard Conditions of Approval:

4. All lots shall be labeled with addresses as approved by the 911 Coordinator on the concurrent plat (if applicable).
5. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or their representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks, SWEPCO, Cox Communication).
6. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with the City's current requirements.

Planning Commission Action: ☐ Approved ☐ Tabled ☐ Denied

Meeting Date: November 12, 2024

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Engineering Memo
- Urban Forestry Memos
- Applicant Cover Letter
- Concurrent Plat
- One Mile Map
- Close-Up Map
- Current Land Use Map



TO: Gretchen Harrison, Senior Planner

FROM: Melissa Boyd, Staff Engineer

DATE: November 5, 2024

SUBJECT: **Planning Commission Engineering Comments for
CCP-2024-0008 Marinoni**

Public infrastructure to serve these lots is being installed under GRD-2023-0088.

Water: New 8" water lines are being installed to serve the proposed lots.

Sewer: New 8" and 12" sewer mains are being installed to serve the proposed lots.

Offsite sewer improvements are required to provide adequate capacity for development of the new lots. No occupancies will be granted for developments on these lots until downstream sewer improvements have been installed and accepted by the City.

Streets: Neighborhood link and residential link streets are being installed to provide public street access. Public sidewalk is being installed under the associated grading permit and with lot development. Bonds in accordance with UDC §158.01(A) and §166.04 must be provided in the amount of 150% of the estimated cost of installation for any sidewalk not constructed prior to the plat being signed by Engineering, if required.

These lots will contribute to the need for a left turn lane on Wedington Drive. Impact will be assessed when developments are proposed.

Drainage: Storm drain infrastructure is being installed to convey the runoff from the new streets to detention ponds, meeting the four Minimum Standards of Fayetteville's Drainage Criteria Manual.

Drainage associated with the lots being created by this plat will be considered with development proposals.



URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Connor Threet, PE, Crafton Tull
From: Willa Thomason, Urban Forestry
CC: Gretchen Harrison, Senior Planner
Meeting Date: October 31, 2024
Subject: CCP-2024-0008: Pam Angus Limited Partnership: N. Futrall Dr, 441

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester		X	
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Tree Preservation Calculations		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	3,685,970	100%
Zoning Designation * Select Below with drop down arrow		
UT, Urban Thoroughfare	552,896	15%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	552,896	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	842,876	22.9%
Tree Canopy Preserved	794,903	21.6%
Tree Canopy Removed *On Site	47,973	1.3%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	47,973	1.3%
Removed Below Minimum	0	
Mitigation Requirements	0	

Tree Preservation Calculations		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	997,263	100%
Zoning Designation * Select Below with drop down arrow		
CS, Community Services	199,453	20%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	199,453	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	646,447	64.8%
Tree Canopy Preserved	646,447	64.8%
Tree Canopy Removed *On Site	0	0.0%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	0	0.0%
Removed Below Minimum	0	
Mitigation Requirements	0	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority		
Low Priority		
Total Mitigation Trees Required*	0	0

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation			X
Off-Site Mitigation			X
Tree Escrow (See Conditions of Approval)			X

5. Tree Preservation Plan Checklist	Tech Plat	Subdivision Committee	Planning Commission
UDC Chapter 167.04H1			
a. 5 year Aerial Check on Existing Trees	Yes	Yes	
b. Property Boundary	Yes	Yes	
c. Natural Features (100ft beyond limits of disturbance)	Yes	Yes	
d. Existing Topography and Proposed Grading	No	No	
e. Soil Types	Yes	Yes	
f. Significant Trees	No	No	

g. Groupings of Trees	Yes	Yes
h. Table Inventory List (species, size, health, priority)	Yes	Yes
i. All Existing and Proposed Utilities	No	No
j. All Existing and Proposed Utility Easements and ROW's	No	No
k. All Streams (with approximate center line)	N/A	N/A
l. Floodplains and floodways	N/A	N/A
m. Existing Street, Sidewalk or Bike Path ROW	No	N/A
n. Submitted Site Analysis Plan (if required)	N/A	N/A
o. Shows ALL Proposed Site Improvements	N/A	N/A
p. Delineates trees/canopy to be preserved and removed	Yes	Yes

Tree Protection Methods

a. Tree Protection Fencing	Yes	Yes
b. Limits of Root Pruning	N/A	N/A
c. Traffic flow on work site	N/A	N/A
d. Location of material storage	N/A	N/A
e. Location of concrete wash out	N/A	N/A
f. Location of construction entrance/exit	N/A	N/A

6. Site Analysis Report (if required) <i>UDC Chapter 167.04H4</i>	Yes	No	N/A
---	-----	----	-----

a. Provide graphic examples of multiple options used to minimize removal of existing canopy			X
b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.			X

7. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	10-16-24	10/31/2024	
Approved			
Tabled	9-16-24		
Denied			

Comments

1. Address items above marked "No" and all Redlines provided.
2. Please show the tree numbers on the plan that match the tree inventory list (at least for significant trees).



URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Connor Threet, Crafton Tull
From: Willa Thomason, Urban Forestry
CC: Gretchen Harrison, Senior Planner
Meeting Date: October 31, 2024
Subject: CCP-2024-0008: Pam Angus Limited Partnership: N. Futrall Dr, 441

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03A7g, 177.04B3a</i>			X
b.	Species of plant material identified <i>UDC Chapter 177.03A7d,e</i>			X
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03A7b,c</i>			X
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>			X
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>			X
f.	LSD and Subdivisions plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>			X
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>			X
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>			X
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2e</i>			X
2. Parking Lot Requirements		Yes	No	N/A
1 Tree : 12 Parking Spaces				
a.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>			X
b.	Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>			X

- | | | |
|----|--|---|
| c. | Tree Island (8' min. width, 18.7' min length OR 150 square feet)
<i>UDC Chapter 177.04C</i> | X |
| d. | Placement of Trees (either side at entrances and exits)
<i>UDC Chapter 177.04C2</i> | X |

3. Perimeter Landscaping Requirements

Yes No N/A

- | | | |
|----|---|---|
| a. | Side and Rear Property Lines (5' wide landscaped area)
<i>UDC Chapter 177.04D2a</i> | X |
| b. | Front Property Line (15' wide landscape)
<i>UDC Chapter 177.04C2a</i> | X |
| c. | Shade trees planted on south and west sides of parking lots
<i>UDC Chapter 177.04D2e</i> | X |
| d. | 50% Evergreen shrubs if parking lot adjacent to ROW
<i>UDC Chapter 177.04D4a</i> | X |

4. Street Tree Planting Requirements

Yes No N/A

- | | | |
|----|---|---|
| a. | Residential Subdivisions
1 Large Shade Species Tree per Lot
<i>UDC Chapter 177.05</i> | X |
| b. | Non-Residential Subdivisions
1 Large Species Shade Tree every 30' (planted in greenspace)
<i>UDC Chapter 177.05</i> | X |
| c. | Urban Tree Well – Urban Streetscapes
Trees every 30' (8' sidewalk)
<i>UDC Chapter 177.05B3a-f</i> | X |
| d. | Structural Soil – Urban Tree Wells
Include a note and/or detail of structural soil on Landscape Plan
<i>UDC Chapter 177.05B3a-f</i> | X |
| e. | Residential Subdivisions
Timing of planting indicated on plans
<i>UDC Chapter 177.05A4</i> | X |
| f. | Residential Subdivisions
Written description for method of tracking planting
<i>UDC Chapter 177.05A4e</i> | X |

5. Landscape Requirement Totals		Amount
Mitigation Trees		?
Parking Lot Trees		0
Street Trees		?
Detention Pond – Large Trees (1 Tree/3,000 square feet)		?
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		?
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)		?

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	10/16/2024	10/23/2024	
Approved			
Tabled	9/16/2024		
Denied			

Comments	
1.	Address items above marked “No” and all Redlines provided.
2.	Landscape Plans will be required for the lots as they develop.



September 4th, 2024

City of Fayetteville Planning Staff
125 W. Mountain Street
Fayetteville, AR 72701

Re: Marinoni Concurrent Plat 2
Crafton Tull Job No. 22301600

To Whom It May Concern,

I am writing this letter in regards to the Marinoni Concurrent Plat 2. This plat proposes the creation of 13 lots on the Marinoni property of varying size. This current area covers 3 existing lots. Right of Way and Utility Easements have been previously dedicated. There is no development associated with this plat.

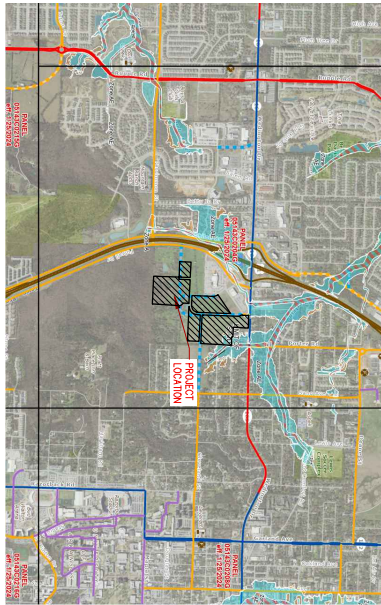
Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull

Connor Threet, PE

CONCURRENT PLAT
FAYETTEVILLE, ARKANSAS

- Master Street Plan
- Existing Street
 - Freeway/Expressway
 - Regional Link - High Activity
 - Regional Link
 - Neighborhood Link
 - Institutional Master Plan
 - Urban Center
 - Planned Street
 - Neighborhood Link
 - Regional Link
 - Residential Link



NOTE: THE VICINITY MAP WAS COMPILED FROM THE CITY OF FAYETTEVILLE MASTER STREET PLAN, GIS SITE, THE CITY OF FAYETTEVILLE MASTER STREET PLAN, GIS SITE, THE 2040 MASTER PLAN AND THE DOWNTOWN MASTER STREET PLAN DOCUMENTS.

PARENT DESCRIPTION:
LOT 1 PART 2 OF THE LOT SPLIT PLAT IN THE CITY OF FAYETTEVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2024-0000559 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS.

PARENT DESCRIPTION:
LOT 2 PART 1 OF THE LOT SPLIT PLAT IN THE CITY OF FAYETTEVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2024-0000559 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS.

PARENT DESCRIPTION:
LOT 2 PART 3 OF THE PROPERTY LINE ALIGNMENT PLAT IN THE CITY OF FAYETTEVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2024-0000559 IN THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS.

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NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED. THIS SURVEY IS NOT AN AS BUILT OR RECORD CONSTRUCTION DRAWING.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF FAYETTEVILLE, AR. THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED RECORD 1300-427, DEED RECORD 0023-0000915, DEED RECORD 2024-0000723, AFFIDAVIT RECORD 2024-0000559, PLAT RECORD 0023-0000333, PLAT RECORD 2016-0002430, PLAT RECORD 2022-0000702, PLAT RECORD 146, PLAT RECORD 1-150, PLAT RECORD 1-250, PLAT RECORD 2023-0000630, PLAT RECORD 2023-0000559, PLAT RECORD 2024-0000559, PLAT RECORD 2024-0000559, PLAT RECORD 2024-0000559, PLAT RECORD 2024-0000559.

ACCORDING TO THE CITY OF FAYETTEVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED THE FOLLOWING ZONE: UT. THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACQUIRE, COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF THIS SURVEY AND ARE SHOWN AS SUCH. THE SURVEYOR HAS NO RECORD OF EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

PART THIS PROPERTY IS IN FLOOD ZONE "X" OR "X-C", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S MAP NUMBER 01450204G, REVENUE DATE JANUARY 23, 2024.

THE ABOVE STATEMENTS ARE FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE INFORMATION AND THE SURVEYOR'S STUDY OF THE WATER FLOOD OR FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

CERTIFICATE OF APPROVAL OF TREE PROTECTION AND PRESERVATION.

I HEREBY CERTIFY THAT THIS PLAT HAS COMPLIED WITH THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE OF THE CITY OF FAYETTEVILLE UNITED DEVELOPMENT CODE.

DATE: _____ CITY OF FAYETTEVILLE URBAN FORESTER: _____

CERTIFICATE OF APPROVAL OF BUILDING SET-BACK DIMENSIONS.

I HEREBY CERTIFY THAT ALL BUILDING SETBACK DIMENSIONS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CURRENT ZONING REQUIREMENTS.

DATE: _____ ZONING & DEVELOPMENT ADMINISTRATOR: _____

CERTIFICATE OF APPROVAL FOR RECORDING.

THIS PLAT WAS APPROVED BY THE FAYETTEVILLE PLANNING COMMISSION AT A MEETING HELD _____ 20____.

DATE: _____ SECRETARY: _____

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS.

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE	ELECTRIC
DATE	GAS SERVICE
DATE	TELEPHONE
DATE	CABLE TELEVISION
DATE	CITY OF FAYETTEVILLE

CERTIFICATE OF OWNERSHIP & REDUCTION.

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DECLARE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC EASEMENT AS REQUESTED BY THE OWNERS ALSO REDUCTION TO THE CITY OF FAYETTEVILLE, ARKANSAS. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS GRANTED A PERMIT TO THE CITY OF FAYETTEVILLE, ARKANSAS, TO INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES ALSO ESTABLISHED HEREBY IS THE STRATEGIC, OR OTHERS WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR REPAIR WITHIN SAID EASEMENTS.

BY: _____ DATE: _____
STATE OF ARKANSAS)
COUNTY OF WASHINGTON) SS
SUBSCRIBED AND SIGNED BEFORE ME THIS ____ DAY OF _____
AT COMMISSION EXPENSE:

NOTARY PUBLIC

CERTIFICATE OF SURVEY AND ACQUIRANCE:

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE SURVEYOR HAS COMPLIED WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE: _____ CRAFTON TULL & ASSOCIATES, INC.
BY KENN L. MONTGOMERY (AGENT)

KENN L. MONTGOMERY PS 1460
PROFESSIONAL SURVEYOR



ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR SHALL BE VOID. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

CITY OF FAYETTEVILLE PLAT PAGE NO. 44

RECORD INFORMATION

OWNER: 765-11729-000
PAM ANGUS LIMITED PARTNERSHIP
1370 E HARBOUR ST
ZONING: UT, PL, M, 17703
DEED: 2024-0000123
AFFIDAVIT: 2024-0000559

STATE PLAT CODE:
5004-16N-30W-0-07-1007-21-1460

Planning Commission
November 12, 2024

CCP-2024-0008 (PAM ANGUS LIMITED PARTNERSHIP)

CONCURRENT PLAT
LOT 1 PART 1, LOT 2 PART 2, LOT 2 PART 3 & LOT 5B
PR 2023-000220559, PR 2024-00005191 & PR 0024-000005554

PART OF THE SE 1/4
SECTION 7 T-16-N R-30-W

PREPARED FOR:
PAM ANGUS LIMITED PARTNERSHIP

FAYETTEVILLE ARKANSAS



CRAFTON TULL & ASSOCIATES, INC.



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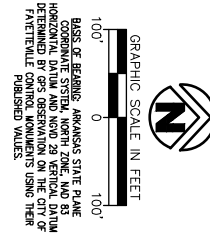
DISPOSITION: DATE: 07/27/2024

REVIEWED PER COMMENTS: 07/27/2024

SHEET NO.:

2 OF 5

- LEGEND
- BOUNDARY LINE
 - ADJOINING BOUNDARY LINE
 - RIGHT-OF-WAY PER THIS PLAT
 - EXISTING EASEMENT
 - UTILITY EASEMENT PER THIS PLAT
 - BUILDING SETBACK/BUILD TO ZONE
 - EXISTING CENTERLINE
 - CENTERLINE PER THIS PLAT
 - EXISTING BUILDING
 - BARB WIRE FENCE
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC
 - OVERLAY DISTRICT
 - NSP MIN AND MAX LINE
 - FOUND REBAR AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - ISOLATED
 - SET CAPPED 5/8" REBAR



CONCURRENT PLAT
LOT 1 PART 1, LOT 2 PART 2, LOT 2 PART 3 & LOT 5B
PR 2023-000220559, PR 2024-00005191 & PR 0024-00000554
PART OF THE SE 1/4
SECTION 7 T-16-N R-30-W
PREPARED FOR:
PAM ANGUS LIMITED PARTNERSHIP

DATE: 10/22/2024
PROJECT NO: 2201600
CONTACT: K MONTGOMERY
300 N. College Ave., Suite 317
Fayetteville, Arkansas 72701
www.craftontool.com
479.558.0881

CRAFTON TOOL
CERTIFICATE OF AUTHORIZATION
K MONTGOMERY
No. 039
10/22/2024

DETAILED DESCRIPTION: DATE

SHEET NO: 3 OF 5

RECORD INFORMATION

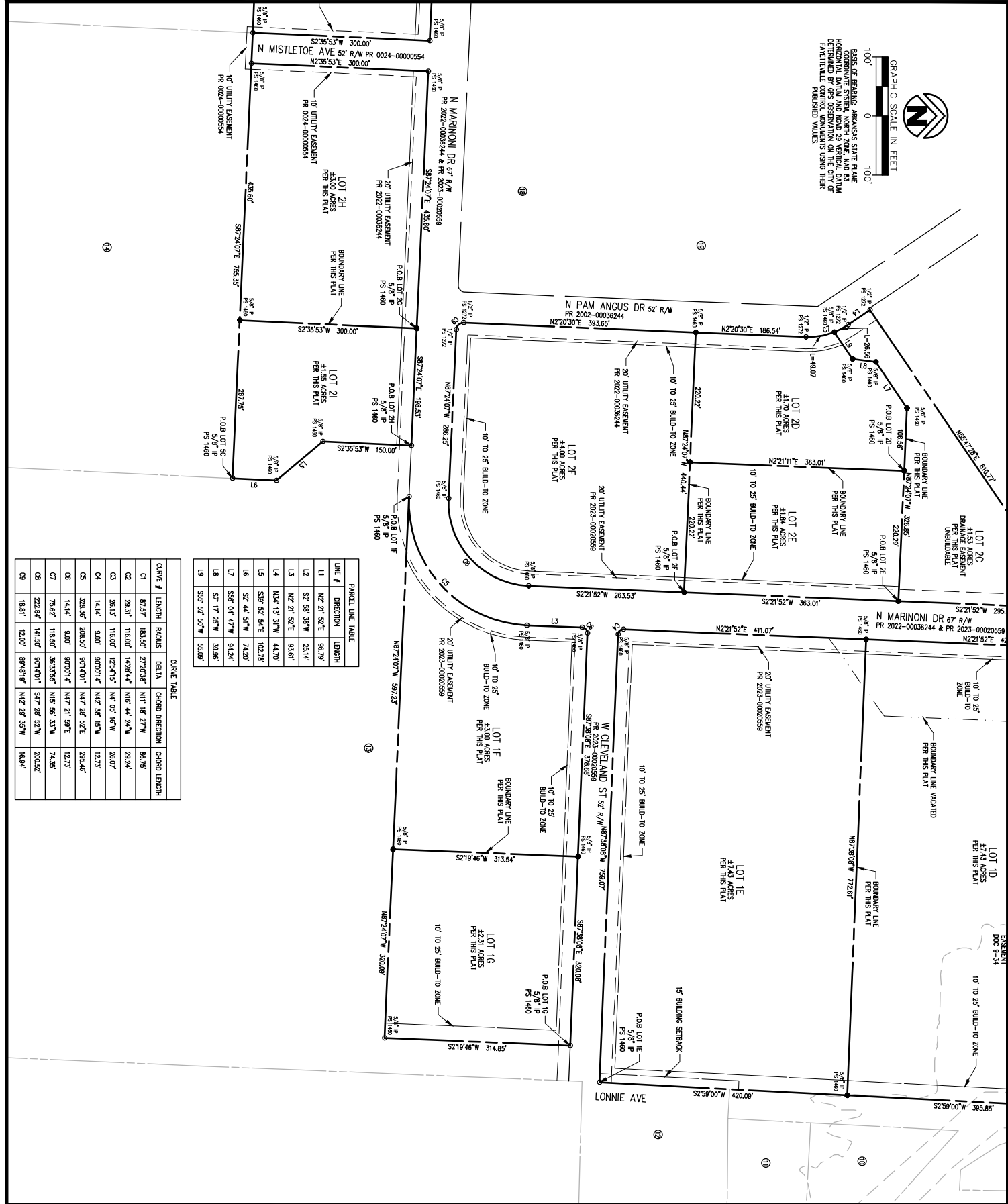
STATE PLAT CODE: 500-16N-30W-207-1007-2-1460

Planning Commission
November 12, 2024

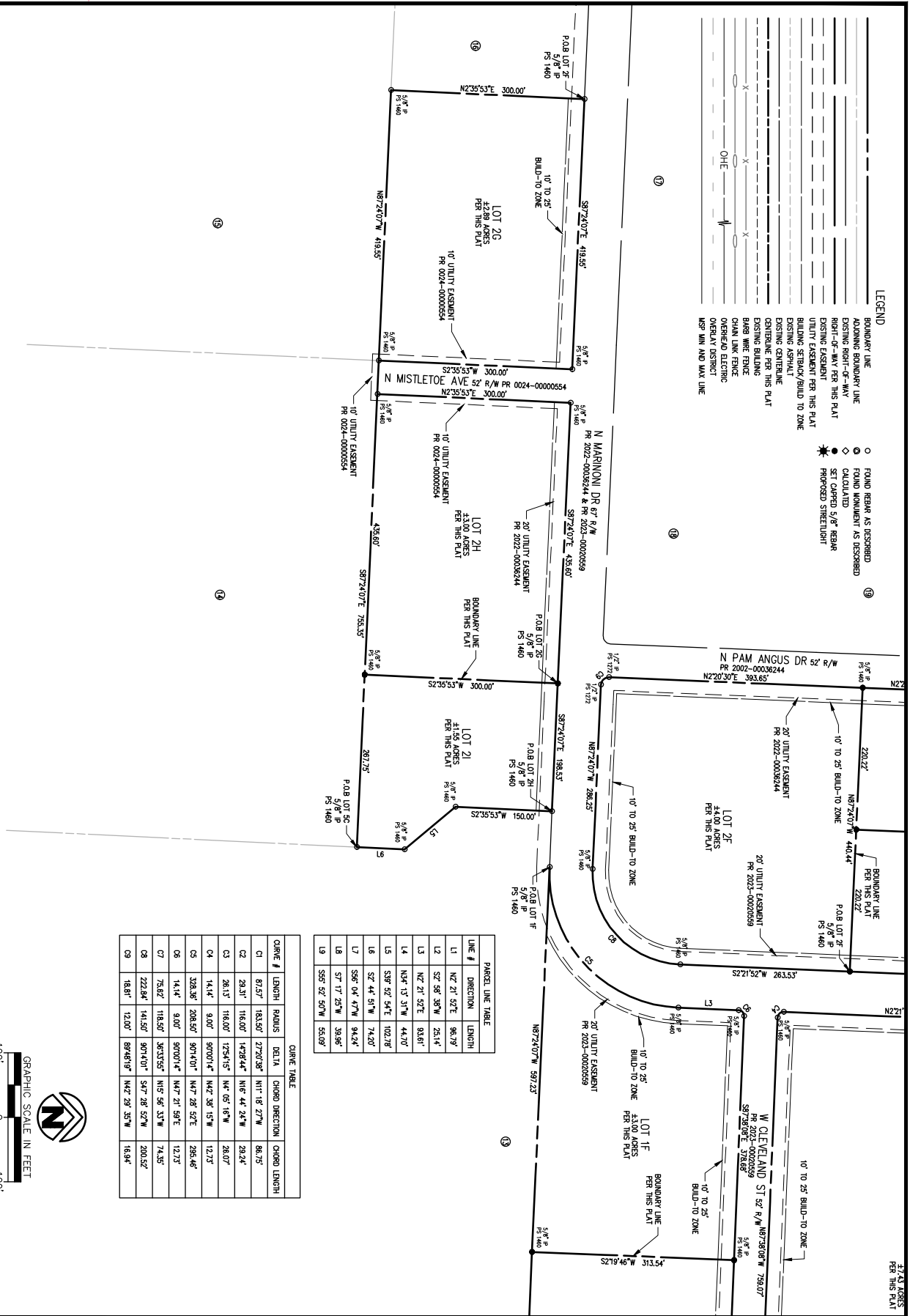
CCP-2024-0008 (PAM ANGUS LIMITED PARTNERSHIP)
Page 14 of 19

SEAL

REGISTERED PROFESSIONAL SURVEYOR
K MONTGOMERY
No. 1460
10/22/2024

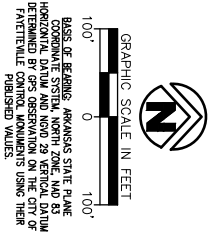


- LEGEND
- BOUNDARY LINE
 - ADJOINING BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY
 - RIGHT-OF-WAY PER THIS PLAT
 - EXISTING EASEMENT
 - UTILITY EASEMENT PER THIS PLAT
 - BUILDING SETBACK/BUILD TO ZONE
 - EXISTING ASPHALT
 - EXISTING CENTRALE
 - EXISTING BUILDING
 - EXISTING FENCE
 - OVERHEAD ELECTRIC
 - OVERLAY DISTRICT
 - MSF MIN AND MAX LINE
- FOUND REAR AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED
 - SET CARED 5/8" REAR
 - PROPOSED STREETLIGHT



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
1	N 2° 21' 52"E	86.79'
2	S 2° 58' 38"W	25.14'
3	N 2° 21' 52"E	83.61'
4	N 64° 13' 31"W	44.10'
5	S 38° 52' 54"E	102.78'
6	S 2° 44' 51"W	74.03'
7	S 56° 04' 47"W	94.24'
8	S 7° 17' 25"W	39.96'
9	S 55° 52' 50"W	55.09'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C1	87.57'	183.50'	272°03'38"
C2	29.37'	116.00'	142°28'44"
C3	28.13'	116.00'	125°41'57"
C4	14.14'	9.00'	90°00'14"
C5	328.38'	208.50'	90°14'01"
C6	14.14'	9.00'	90°00'14"
C7	75.82'	118.50'	36°33'55"
C8	222.84'	141.50'	90°14'01"
C9	18.81'	12.00'	89°48'10"



CONCURRENT PLAT
LOT 1 PART 1, LOT 2 PART 2, LOT 2 PART 3 & LOT 5B
PR 2023-000220559, PR 2024-00005191 & PR 0024-00000554
PART OF THE SE 1/4
SECTION 7 T-16-N R-30-W
PREPARED FOR:
PAM ANGUS LIMITED PARTNERSHIP

FAYETTEVILLE ARKANSAS

STATE PLAT CODE:
500-16N-30W-2-07-1007-2-1460

Planning Commission
November 12, 2024

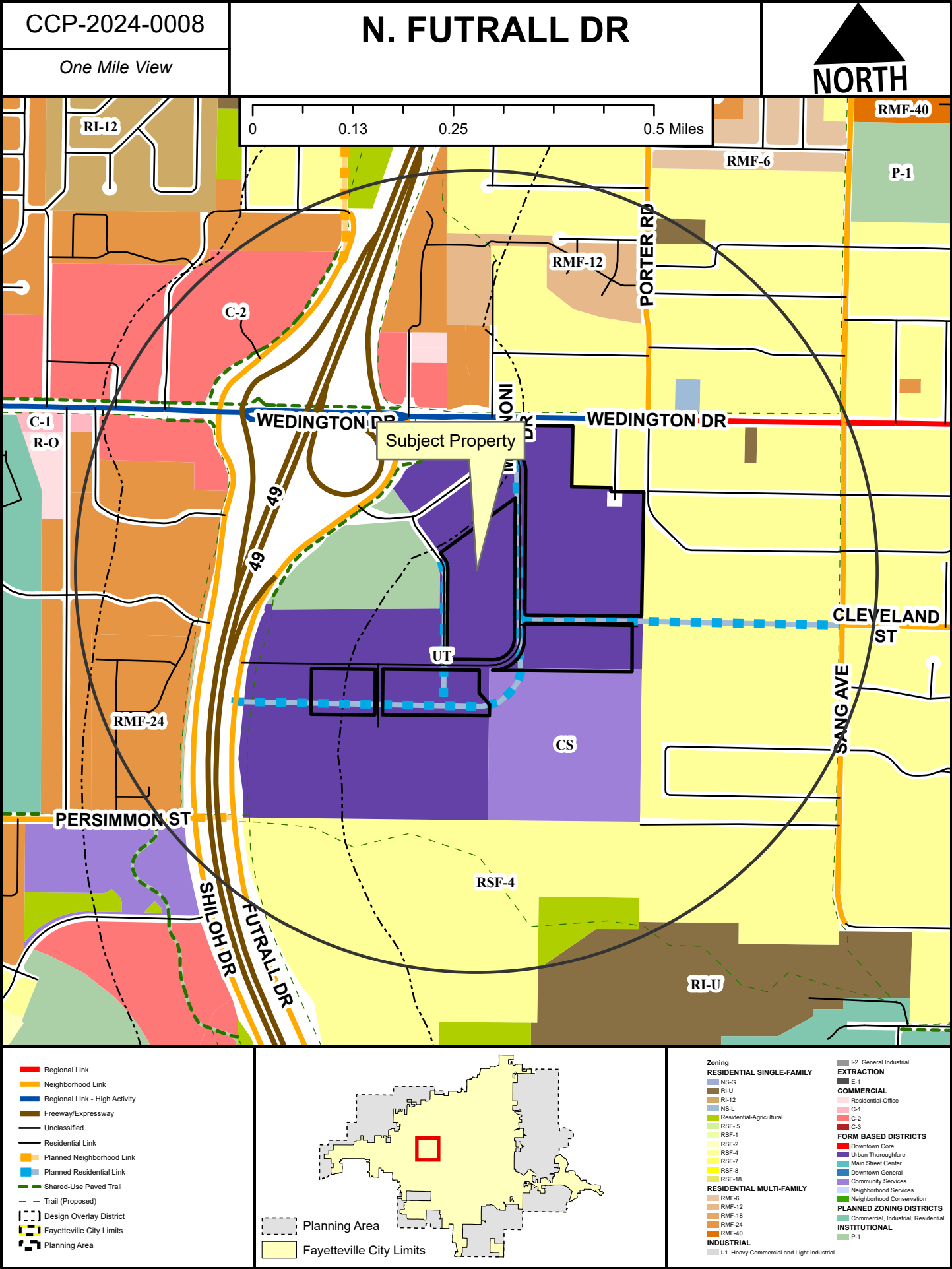
CCP-2024-0008 (PAM ANGUS LIMITED PARTNERSHIP)

DATE: 10/22/2024
PROJECT NO: 2201600
CONTACT: KIMONTGOMERY
300 N. College Ave., Suite 317
Fayetteville, Arkansas 72701
www.craftontool.com
479.558.0881

Crafton Tool
CERTIFICATE OF AUTHORIZATION
KIMONTGOMERY
NO. 09
STATE OF ARKANSAS
SURVEYOR

DISCUSSION: DATE:

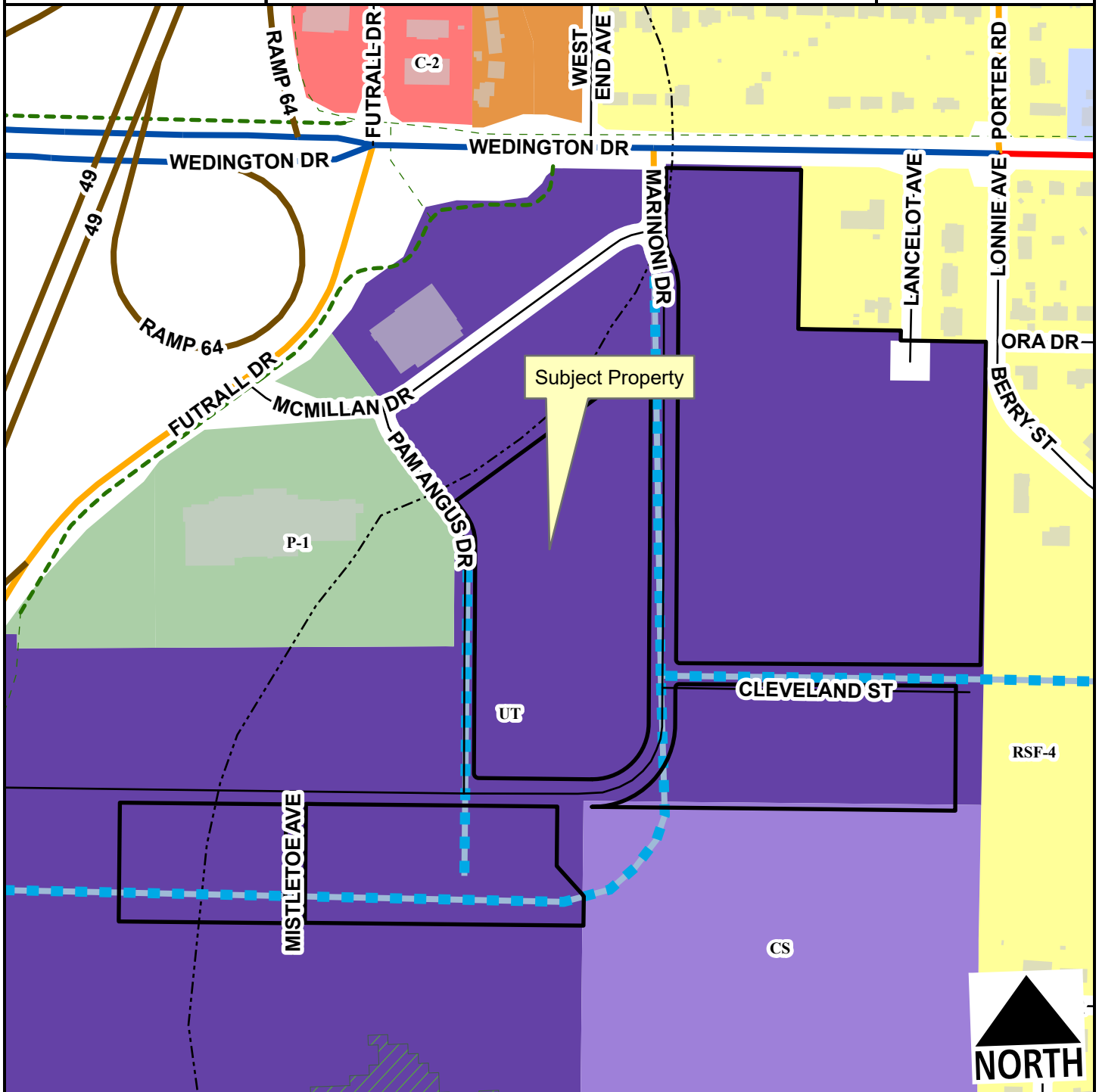
SHEET NO: 5 OF 5



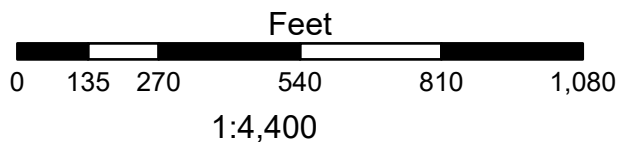
CCP-2024-0008

N. FUTRALL DR

Close Up View



- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District

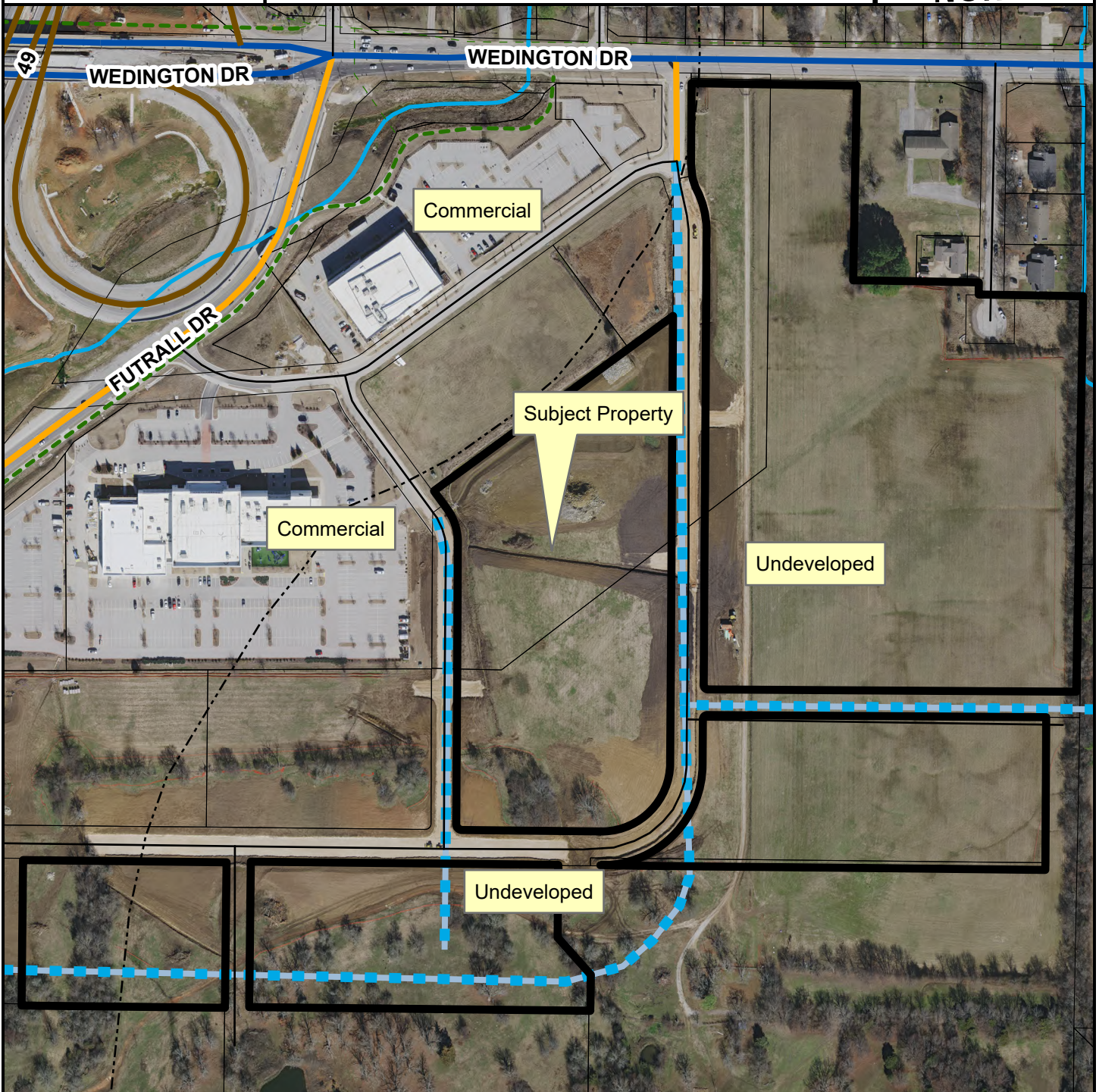


- RSF-4
- RMF-24
- Residential-Office
- C-2
- Urban Thoroughfare
- Community Services
- Neighborhood Services - Ltd.
- P-1

CCP-2024-0008

N. FUTRALL DR

Current Land Use



- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner
Melissa Boyd, Staff Engineer
Willa Thomason, Urban Forester

MEETING: November 12, 2024

SUBJECT: **CCP-2024-0010: Concurrent Plat (NORTHEAST OF N. FUTRALL DR & N. MARINONI DR/LIGHTHOUSE HOSPITALITY, 441):** Submitted by CRAFTON TULL for property located NORTHEAST OF N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 5.41 acres. The request is for the concurrent plat of two commercial lots.

RECOMMENDATION:

Staff recommends approval of **CCP-2024-0010** with conditions.

RECOMMENDED MOTION:

*"I move to approve **CCP-2024-0010**, recommending:*

- In favor of recommended right-of-way dedication,*
- In favor of recommended street improvements, and*
- In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is located just east of I-49 and south of Cross Church. It contains one parcel totaling 5.41 acres which is undeveloped and zoned UT, Urban Thoroughfare. In September 2023, a large site improvement plan was approved which allowed for the extension of Marinoni Drive from where it currently terminates at its intersection with McMillan Drive to Futrall Drive, just south of the subject property (LSIP-2022-0010). Once that street extension is completed, the subject property will become a corner lot with frontage along Futrall Drive to the west and McMillan Drive to the south. Another large site improvement plan was recently approved to allow for the development of a hotel on the east side of the subject property (LSIP-2024-0008). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Cross Church	P-1, Institutional
South	Undeveloped	UT, Urban Thoroughfare
East	Undeveloped	UT, Urban Thoroughfare
West	I-49 Multi-Family Residential	N/A RMF-24, Residential Multi-Family – 24 Units per Acre

Proposal: The request is for the concurrent plat of two commercial lots. No variances are being requested with this proposal.

Water and Sewer System: New eight-inch water lines are being installed to serve the proposed lots. New eight-inch and 12-inch sewer mains are also being installed to serve the proposed lots. Offsite sewer improvements are required to provide adequate capacity for development of the new lots. No occupancies will be granted for developments on these lots until downstream sewer improvements have been installed and accepted by the city.

Right-of-way to be dedicated: No right-of-way dedication is required with this request since the width of the existing right-of-way along Futrall and Marinoni meets or exceeds Master Street Plan standards.

Street Improvements: Staff does not recommend any additional street improvements with this request. Public sidewalk is being installed under the associated grading permit and with lot development. Bonds in accordance with UDC §158.01(A) and §166.04 must be provided in the amount of 150% of the estimated cost of installation for any required sidewalk not constructed prior to the plat being signed by Engineering. These lots will contribute to the need for a left turn lane on Wedington Drive. Impact will be assessed when developments are proposed.

Tree Preservation:

Canopy minimum requirement: 15%

Existing canopy: 11.4%

Preserved canopy: 0.9%

Mitigation required: 80 two-inch caliper trees

Parkland Fees: N/A; parkland dedication fees will not be applied to this concurrent plat. Instead, the fees will be applied to future residential construction project(s).

Public Comment: To date, staff have not received any comments from the public on this item.

RECOMMENDATION: Staff recommends approval of CCP-2024-0010 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *No right-of-way dedication is recommended.*

Subdivision Committee recommended approval.

2. **Planning Commission determination of street improvements.** *No street improvements are recommended.*

Subdivision Committee recommended approval.

3. All remaining comments from city divisions, whether Urban Forestry, Fire, or Engineering shall be addressed prior to Planning Commission.

Standard Conditions of Approval:

4. All lots shall be labeled with addresses as approved by the 911 Coordinator on the concurrent plat (if applicable).

5. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or their representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks, SWEPCO, Cox Communication).
6. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with the City's current requirements.

<u>Planning Commission Action:</u>	☐ Approved	☐ Tabled	☐ Denied
---	--	--	--

Meeting Date: November 12, 2024

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Engineering Memo
- Urban Forestry Memos
- Applicant Cover Letter
- Concurrent Plat
- One Mile Map
- Close-Up Map
- Current Land Use Map



TO: Gretchen Harrison, Senior Planner

FROM: Melissa Boyd, Staff Engineer

DATE: November 5, 2024

SUBJECT: **Planning Commission Engineering Comments for
CCP-2024-0010 Marinoni**

Public infrastructure to serve these lots is being installed under GRD-2023-0088.

Water: New 8" water lines are being installed to serve the proposed lots.

Sewer: New 8" and 12" sewer mains are being installed to serve the proposed lots.

Offsite sewer improvements are required to provide adequate capacity for development of the new lots. No occupancies will be granted for developments on these lots until downstream sewer improvements have been installed and accepted by the City.

Streets: Neighborhood link and residential link streets are being installed to provide public street access. Public sidewalk is being installed under the associated grading permit and with lot development. Bonds in accordance with UDC §158.01(A) and §166.04 must be provided in the amount of 150% of the estimated cost of installation for any sidewalk not constructed prior to the plat being signed by Engineering, if required.

These lots will contribute to the need for a left turn lane on Wedington Drive. Impact will be assessed when developments are proposed.

Drainage: Storm drain infrastructure is being installed to convey the runoff from the new streets to detention ponds, meeting the four Minimum Standards of Fayetteville's Drainage Criteria Manual.

Drainage associated with the lots being created by this plat will be considered with development proposals.



URBAN FORESTRY LANDSCAPE PLAN COMMENTS

To: Trent Woessner, PE, Crafton Tull
From: Willa Thomason, Urban Forestry
CC: Gretchen Harrison, Senior Planner
Meeting Date: October 31, 2024
Subject: CCP-2024-0010: Lighthouse Hospitality: Northeast of N. Futrall Dr. & N. Marinoni Dr.

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03A7g, 177.04B3a</i>			X
b.	Species of plant material identified <i>UDC Chapter 177.03A7d,e</i>			X
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03A7b,c</i>			X
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>			X
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>			X
f.	LSD and Subdivisions plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>			X
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>			X
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>			X
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2e</i>			X
2. Parking Lot Requirements		Yes	No	N/A
a.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>			X
b.	Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>			X

- | | | | | |
|----|--|--|--|---|
| c. | Tree Island (8' min. width, 18.7' min length OR 150 square feet)
<i>UDC Chapter 177.04C</i> | | | X |
| d. | Placement of Trees (either side at entrances and exits)
<i>UDC Chapter 177.04C2</i> | | | X |

3. Perimeter Landscaping Requirements

Yes No N/A

- | | | | | |
|----|---|--|--|---|
| a. | Side and Rear Property Lines (5' wide landscaped area)
<i>UDC Chapter 177.04D2a</i> | | | X |
| b. | Front Property Line (15' wide landscape)
<i>UDC Chapter 177.04C2a</i> | | | X |
| c. | Shade trees planted on south and west sides of parking lots
<i>UDC Chapter 177.04D2e</i> | | | X |
| d. | 50% Evergreen shrubs if parking lot adjacent to ROW
<i>UDC Chapter 177.04D4a</i> | | | X |

4. Street Tree Planting Requirements

Yes No N/A

- | | | | | |
|----|---|--|--|---|
| a. | Residential Subdivisions
1 Large Shade Species Tree per Lot
<i>UDC Chapter 177.05</i> | | | X |
| b. | Non-Residential Subdivisions
1 Large Species Shade Tree every 30' (planted in greenspace)
<i>UDC Chapter 177.05</i> | | | X |
| c. | Urban Tree Well – Urban Streetscapes
Trees every 30' (8' sidewalk)
<i>UDC Chapter 177.05B3a-f</i> | | | X |
| d. | Structural Soil – Urban Tree Wells
Include a note and/or detail of structural soil on Landscape Plan
<i>UDC Chapter 177.05B3a-f</i> | | | X |
| e. | Residential Subdivisions
Timing of planting indicated on plans
<i>UDC Chapter 177.05A4</i> | | | X |
| f. | Residential Subdivisions
Written description for method of tracking planting
<i>UDC Chapter 177.05A4e</i> | | | X |

5. Landscape Requirement Totals		Amount	
Mitigation Trees		80 required	
Parking Lot Trees		1/12 parking spaces required	
Street Trees		1/30 LF required	
Detention Pond – Large Trees (1 Tree/3,000 square feet)		1 / 3,000 sf	
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		4 / 3,000 sf	
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)		6 / 3,000 sf	
6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved		10-21-2024	
	10/14/2024		
Approved			
Tabled			
Denied			
Comments			
1. Address items above marked “No” and all Redlines provided.			
2. Landscape Plans will be required for the lots as they develop.			



URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Trent Woessner, PE, Crafton Tull
From: Willa Thomason, Urban Forestry
CC: Gretchen Harrison, Senior Planner
Meeting Date: October 31, 2024
Subject: CCP-2024-0010: Lighthouse Hospitality: Northeast of N. Futrall Dr. & N. Marinoni Dr.

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester		X	
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X
2. Tree Preservation Calculations			

Tree Preservation Calculations		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	146,255	100%
Zoning Designation * Select Below with drop down arrow		
UT, Urban Thoroughfare	21,938	15%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	21,938	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	16,600	11.4%
Tree Canopy Preserved	1,265	0.9%
Tree Canopy Removed *On Site	15,335	10.5%
Tree Canopy Removed *Off Site	2,044	
Tree Canopy Removed Total	17,379	11.9%
Removed Below Minimum	20,673	
Mitigation Requirements	17,379	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	17,379	80
Low Priority		
Total Mitigation Trees Required*	17,379	80

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X
Tree Escrow (See Conditions of Approval)			X

5. Tree Preservation Plan Checklist <i>UDC Chapter 167.04H1</i>	Tech Plat	Subdivision Committee	Plan/?ning Commission
a. 5 year Aerial Check on Existing Trees	Yes	Yes	
b. Property Boundary	Yes	Yes	
c. Natural Features (100ft beyond limits of disturbance)	Yes	Yes	
d. Existing Topography and Proposed Grading	No	Yes	
e. Soil Types	Yes	Yes	
f. Significant Trees	Yes	Yes	
g. Groupings of Trees	Yes	Yes	
h. Table Inventory List (species, size, health, priority)	Yes	Yes	
i. All Existing and Proposed Utilities	Yes	Yes	
j. All Existing and Proposed Utility Easements and ROW's	Yes	Yes	
k. All Streams (with approximate center line)	Yes	Yes	
l. Floodplains and floodways	Yes	Yes	
m. Existing Street, Sidewalk or Bike Path ROW	Yes	Yes	
n. Submitted Site Analysis Plan (if required)	N/A	N/A	
o. Shows ALL Proposed Site Improvements	N/A	N/A	
p. Delineates trees/canopy to be preserved and removed	Yes	Yes	

Tree Protection Methods

a. Tree Protection Fencing	Yes	Yes
b. Limits of Root Pruning	Yes	Yes
c. Traffic flow on work site	No	N/A
d. Location of material storage	No	N/A
e. Location of concrete wash out	No	N/A
f. Location of construction entrance/exit	No	N/A

6. Site Analysis Report (if required)		Yes	No	N/A
<i>UDC Chapter 167.04H4</i>				
a.	Provide graphic examples of multiple options used to minimize removal of existing canopy			X
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.			X
7. Review Status (See Comments)		Tech Plat	Subdivision Committee	Planning Commission
	Conditionally Approved	10-14-24	10-21-2024	
	Approved			
	Tabled			
	Denied			
Comments				
1.	Address items above marked “No” and all Redlines provided.			



September 27th, 2024

City of Fayetteville Planning Staff
125 W. Mountain Street
Fayetteville, AR 72701

Re: Concurrent Plat for Hilton Hotel parcel
Previously submitted as lot split under LSP-2024-0030
Crafton Tull Job No. 23302700

Dear Gretchen Harrison,

The purpose of this correspondence is to describe the scope, nature and intent of the above-referenced project.

The scope is to split the parcel, PIN 765-13732-009, into two smaller lots. This parcel is 5.4 acres. The proposed lot split will create tract 2A 2.09 acres and tract 2B 3.35 acres. Since the parent parcel (765-13732-000) has been split more than four times, this lot split is required to be submitted as a concurrent plat. The intent is to provide a separate lot for a future development of a commercial restaurant on tract 2A. The nature of the concurrent plat is that of a commercial development.

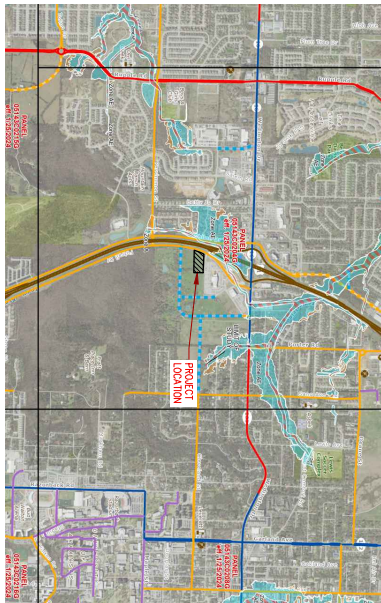
Thank you for considering our concurrent plat submittal. Please contact me at (479) 878-2475 or trent.woessner@craftontull.com for questions or additional information.

Sincerely,
Crafton Tull

Trent Woessner, PE
Civil Project Engineer

CONCURRENT PLAT
FAYETTEVILLE, ARKANSAS

- Master Street Plan**
- Master Street Plan
 - Existing Street
 - Freeway/Expressway
 - Regional Link - High Activity
 - Regional Link
 - Neighborhood Link
 - Intermittent Master Plan
 - Urban Center
 - Neighborhood Link
 - Regional Link
 - Residential Link



VICINITY MAP
NIS

NOTE: THE VICINITY MAP WAS COPIED FROM THE CITY OF FAYETTEVILLE MASTER STREET PLAN GS 2000. THE VICINITY MAP WAS COPIED FROM THE CITY OF FAYETTEVILLE MASTER STREET PLAN GS 2000. THE VICINITY MAP WAS COPIED FROM THE CITY OF FAYETTEVILLE MASTER STREET PLAN GS 2000.

NOTES

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THIS SURVEY IS NOT AN AS BUILT OR RECORD CONSTRUCTION DRAWING.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF FAYETTEVILLE, AR. THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED 2022-00036982, PLAT 2022-00036244 AND PLAT 2022-00036353.

ACCORDING TO THE CITY OF FAYETTEVILLE GIS WEB SITE THE PROPERTY SURVEYED IS ZONED THE ZONE UT1 AND PORTIONS OF THIS PROPERTY LIE WITHIN THE T-540 OVERLAY DISTRICT.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT. UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OF STAFFS FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

THIS PROPERTY IS NOT IN FLOOD ZONE "X", OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S MAP NUMBER 051450204G, REVISED DATE JANUARY 23, 2024.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY, AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE METHOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

CERTIFICATE OF APPROVAL OF TREE PROTECTION AND PRESERVATION.

I HEREBY CERTIFY THAT THIS PLAT HAS COMPLIED WITH THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE OF THE CITY OF FAYETTEVILLE DATED DEVELOPMENT CODE.

DATE _____ CITY OF FAYETTEVILLE URBAN FORESTER _____

CERTIFICATE OF APPROVAL OF BUILDING SET-BACK DIMENSIONS

I HEREBY CERTIFY ALL BUILDING SETBACK DIMENSIONS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CURRENT SETBACK REQUIREMENTS.

DATE _____ ZONING & DEVELOPMENT ADMINISTRATOR _____

CERTIFICATE OF APPROVAL FOR RECORDING.

THIS PLAT WAS APPROVED BY THE FAYETTEVILLE PLANNING COMMISSION AT A MEETING HELD _____

DATE _____ SECRETARY _____

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS.

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE	ELECTRIC
DATE	GAS SERVICE
DATE	TELEPHONE
DATE	CABLE TELEVISION
DATE	CITY OF FAYETTEVILLE

CERTIFICATE OF OWNERSHIP & REDUCTION.

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS REQUESTED BY THE OWNERS ALSO REDUCED TO THE CITY OF FAYETTEVILLE, ARKANSAS. THE CITY OF FAYETTEVILLE, ARKANSAS, HAS GRANTED TO THE CITY OF FAYETTEVILLE, ARKANSAS, A FAVORABLE GRANT BY THE CITY OF FAYETTEVILLE, ARKANSAS, THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE EASEMENT TO THE CITY OF FAYETTEVILLE, ARKANSAS, FOR THE PURPOSE OF INSTALLING AND MAINTAINING UTILITIES, STRUCTURES, OR OTHERS WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR REPAIR TREES WITHIN SAID EASEMENTS.

BY _____ DATE: ____/____/____

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) SS
I, _____, DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND SHOWN BEFORE ME THIS ____ DAY OF _____
BY COMMISSION EXPRES: _____

NOTARY PUBLIC _____

CERTIFICATE OF SURVEY AND ACCURACY.

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE _____ CRAFTON TULL & ASSOCIATES, INC.
BY KEVIN L. MONTGOMERY (AGENT)

KEVIN L. MONTGOMERY PS 1460
PROFESSIONAL SURVEYOR



ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

STATE PLAT CODE:
500-64N-30M-007-2007-21-140
Seal

Planning Commission
November 12, 2024

CCP-2024-0010 (LIGHTHOUSE HOSPITALITY)

CONCURRENT PLAT
TRACT 2 OF PLAT RECORD 2022-00036244
PART NW 1/4 SE 1/4 & PART SW 1/4 SE 1/4
SECTION 7, T-16-N, R-30-W

PREPARED FOR:
LIGHTHOUSE HOSPITALITY, LLC

FAYETTEVILLE ARKANSAS

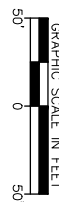


DATE: 10/02/2024
PROJECT NO: 2302700
CONTACT: K.MONTGOMERY

DISCRIPTION: TR 2 REVISED PER COMMENTS
DATE: 10/02/2024

PARCEL 785-22934-000
CROSS CHURCH INC
1709 JOHNSON RD SPRINGDALE AR 72762
ZONED P1

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD 29 VERTICAL
 DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE
 CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
 BEARING: GRID
 DISTANCE: GRID
 ANGLE: -0176.6040*
 CONVERGENCE: 0.000000
 CONVERSION: 1.000000
 VALUE CALCULATED AT THE FOLLOWING POINT:
 N 6426057.427 E 663468.6888 Z 1257.970



LEGEND

- FOUND IRON PIN OR PIPE
- SET POINT MARK
- PROPERTY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK & BTZ
- EXISTING UTILITY EASEMENT

STATE PLAT CODE:
500-1 6N-30W-0-07-200-72-1 460
SEAL

Planning Commission
November 12, 2024

Page 13 of 16

RECORD INFORMATION

CONCURRENT PLAT
TRACT 2 OF PLAT RECORD 2022-00036244
PART NW 1/4 SE 1/4 & PART SW 1/4 SE 1/4
SECTION 7, T-16-N, R-30-W

PREPARED FOR:
LIGHTHOUSE HOSPITALITY, LLC

FAYETTEVILLE

ARKANSAS

DATE:	10/02/2024
PROJECT NO:	23302700
CONTACT:	K MONTGOMERY

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701

 **Crafton Tull**

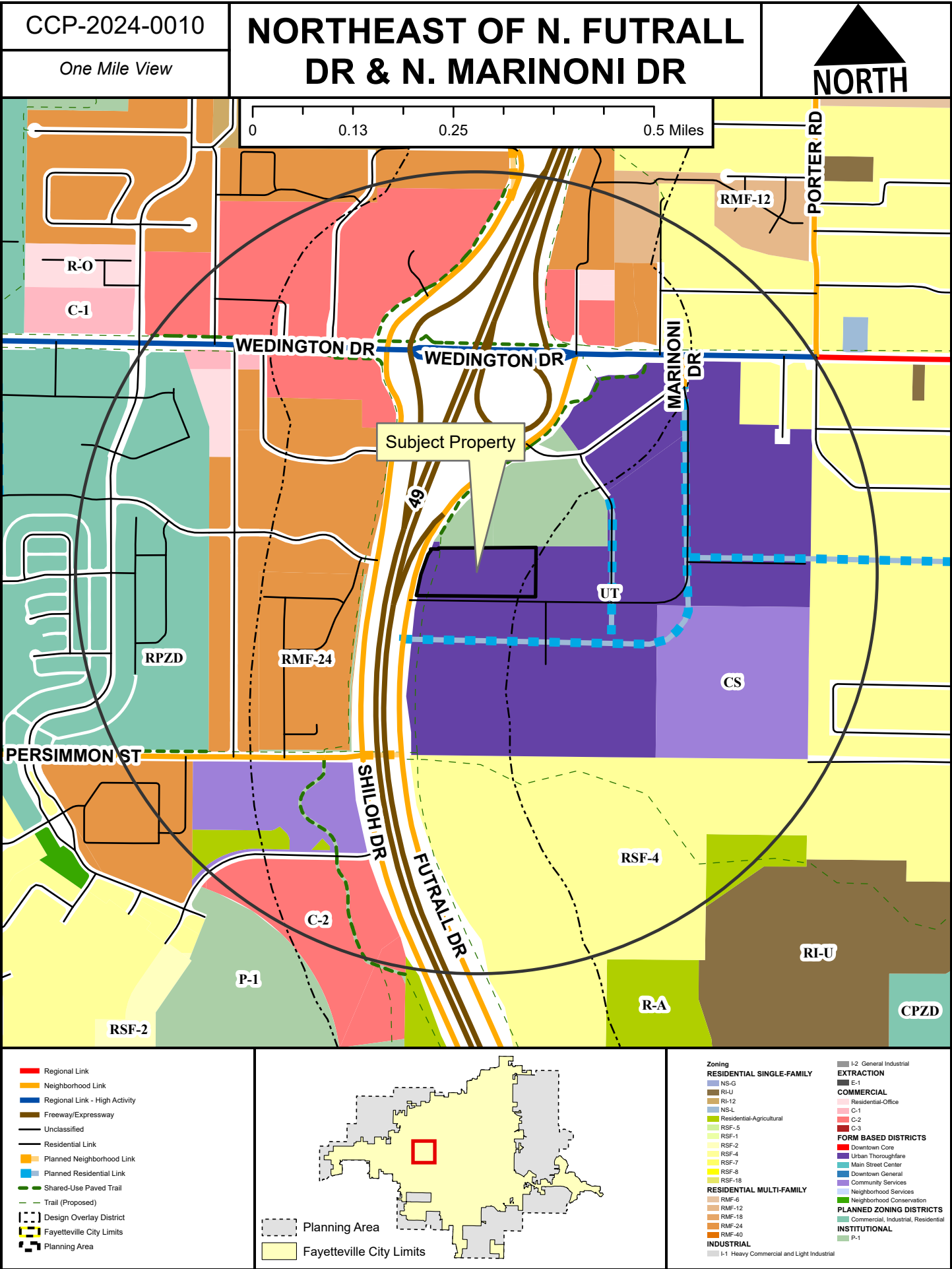
CERTIFICATE OF AUTHORIZATION

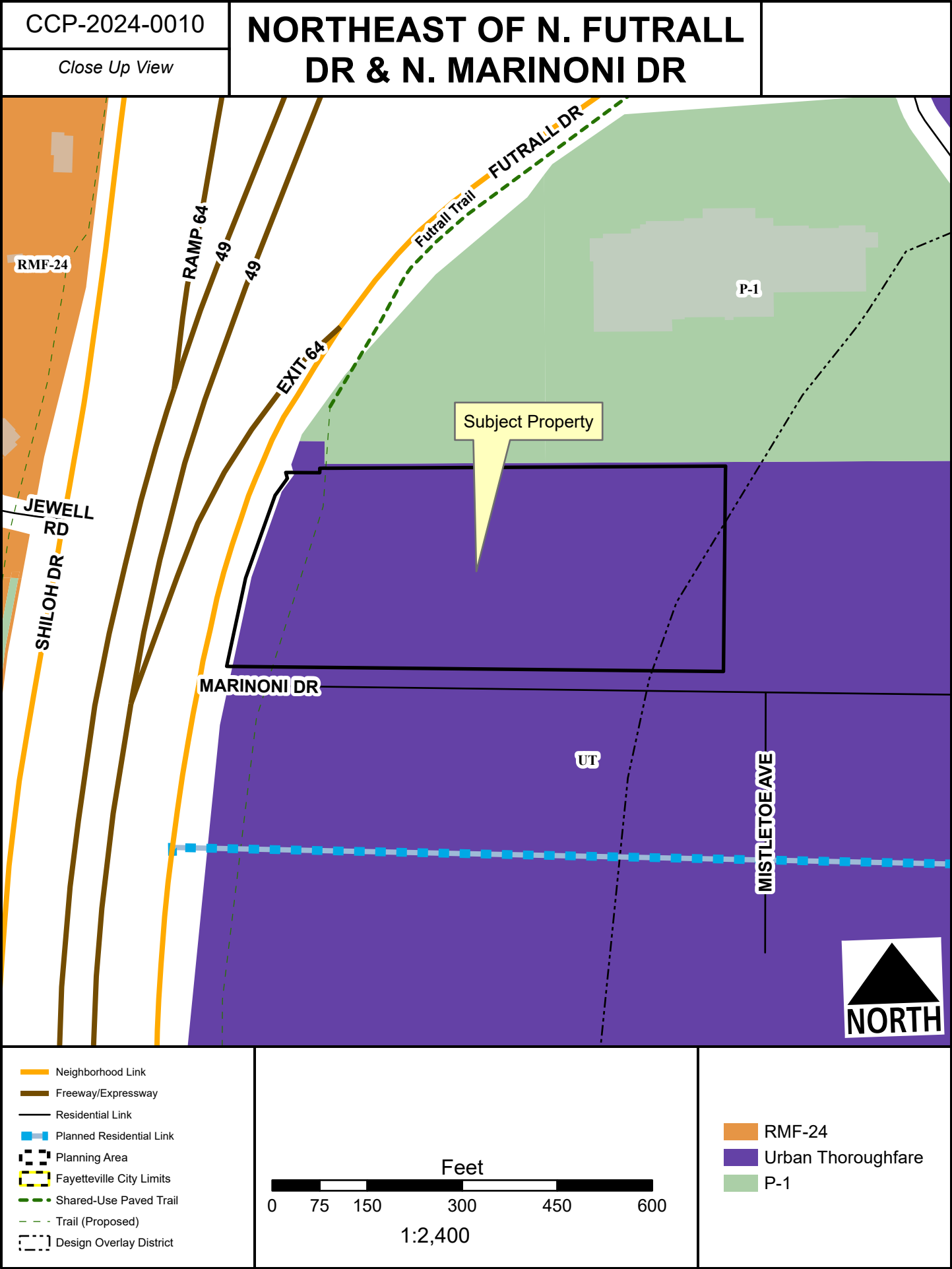


DELTA	DESCRIPTION	DATE
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SHEET NO.

2 OF 2

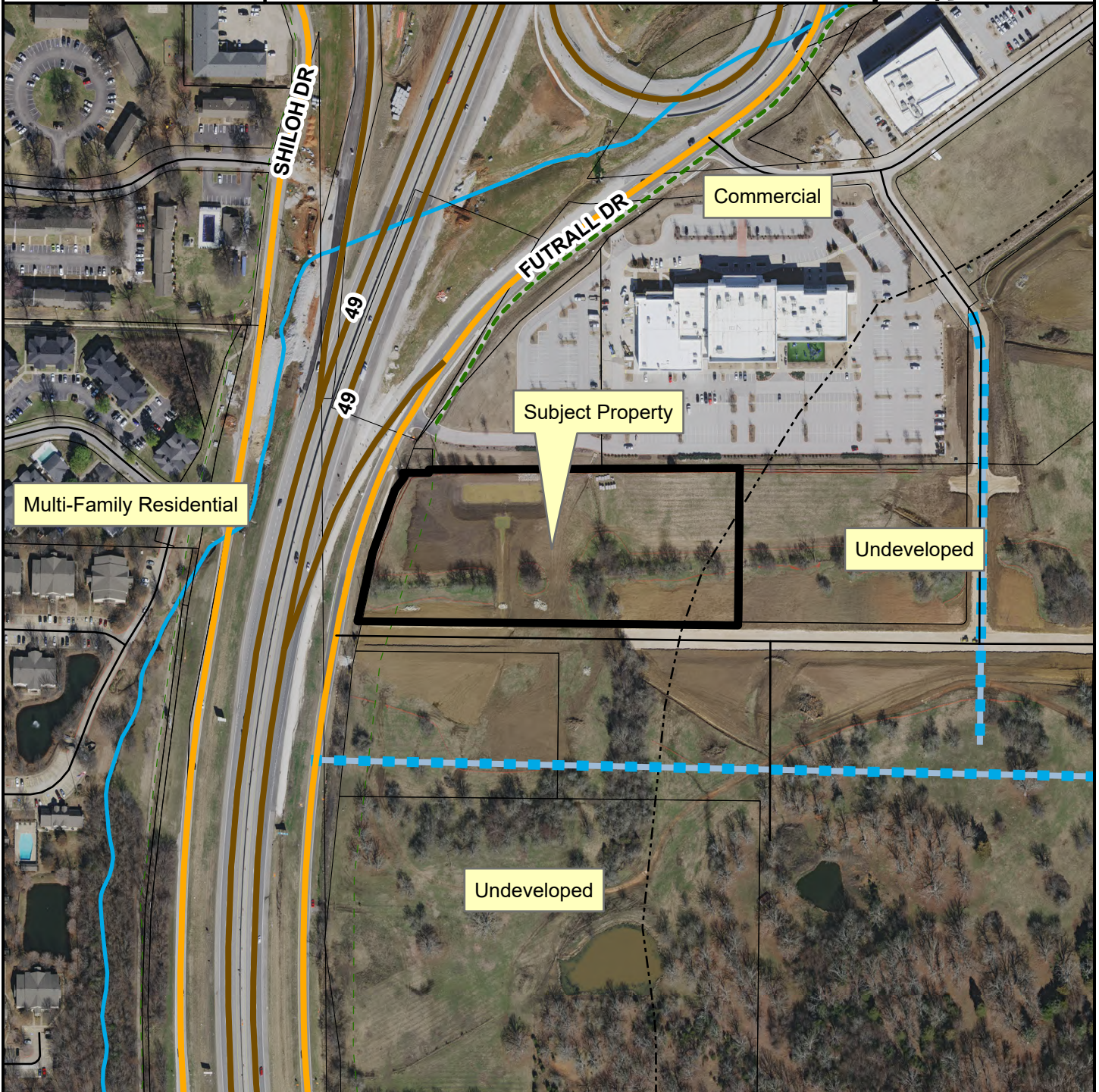




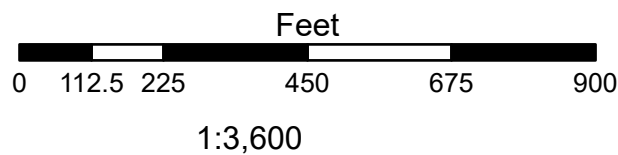
CCP-2024-0010

Current Land Use

NORTHEAST OF N. FUTRALL DR & N. MARINONI DR



- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



TO: Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner
Melissa Boyd, Staff Engineer
Willa Thomason, Urban Forester

MEETING: November 12, 2024

SUBJECT: **LSD-2024-0020: Large Scale Development (2837 N. DEANE SOLOMON RD./UNDERWOOD PARK, 246):** Submitted by ECOLOGICAL DESIGN GROUP for property located at 2837 N. DEANE SOLOMON RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 34.59 acres. The request is for new park facilities, including a pavilion, sports courts, water play amenities, and associated parking.

RECOMMENDATION:

Staff recommends tabling of **LSD-2024-0020** to the December 9, 2024, Planning Commission meeting.

RECOMMENDED MOTION:

*"I move to table **LSD-2024-0020** to the December 9, 2024, Planning Commission meeting."*

If electing to approve, staff recommends the following condition.

*"I move to approve **LSD-2024-0020**, finding:*

- *In favor of recommended right-of-way dedication;*
- *In favor of recommended street improvements; and*
- *In favor of all other conditions as recommended by staff."*

SEPTEMBER 23, 2024 PLANNING COMMISSION MEETING:

The project was tabled at the September 23 Planning Commission meetings at the applicant's request in order to provide additional time to work through outstanding engineering comments.

OCTOBER 14, 2024 PLANNING COMMISSION MEETING:

The project was tabled at the October 14, 2024 Planning Commission meetings at the applicant's request in order to provide additional time to work through outstanding engineering comments. In the intervening weeks, updated plans were provided and reviewed by staff.

BACKGROUND:

The subject property is approximately 300 feet south of the intersection of N. Deane Solomon Rd. and W. Van Ike Dr. in north Fayetteville directly west of the Wilson Springs Preserve. Directly north is a mitigated wetland owned by the NWA Land Trust, as well as over 50-acres of land owned by the Fayetteville School District.

The site, a new Fayetteville park known as Underwood Park, is largely undeveloped and currently

includes a portion of the Clabber Creek Trail, unimproved walking trails, as well as Clabber Creek, multiple ponds, streamside protection zones and floodplain. The current park entrance is located on the northeast side of the park with no access to the park from the south. The Underwood Park Master Plan was adopted by the Parks Board on Jan. 3, 2024, with construction to be paid with funding from the 2019 parks bond. Three variances were approved by the Planning Commission at the August 26 meeting for (VAR-2024-0034). Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1:
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Single-Family Dwellings	RSF-4, Residential Single-Family, Four Units per Acre
South	Undeveloped	CPZD, Commercial Planned Zoning District
East	Wilson Springs Preserve	CPZD, Commercial Planned Zoning District
West	Single-Family Dwellings Undeveloped	RSF-4, Residential Single-Family, Four Units per Acre CPZD, Commercial Planned Zoning District

Proposal: The applicant requests large-scale development approval to develop the property with a city park, improvements around the entry drive and parking areas north of the creek, as well as playgrounds, pickleball courts, a basketball court, related walking paths, restroom, pavilion, landscaping, utilities and other infrastructure.

Right-of-Way to be Dedicated: The property has frontage along N. Deane Solomon Rd., a neighborhood link street. The applicant proposes to dedicate 33.5 feet from the center line of the road in line with typical master street plan requirements.

Street Improvements: Two variances were received at the August 26 Planning Commission meeting to permit the construction of most sidewalk along the property's frontage to be constructed as part of overall improvements to Deane Solomon Road and the Clabber Creek bridge crossing. The plans appear to meet a condition of approval for these variances to install a street crossing with a rectangular rapid flashing beacon in order to provide connectivity to the trail on the east side of N. Deane Solomon Rd. A new streetlight is proposed at the entrance.

Access Management/Connectivity: Staff has determined that the proposed development is compliant with the City's access management and connectivity standards.

Design Standards: Staff finds that the project is not subject to UDC §166.25, Commercial, Office and Mixed-Use Design and Development Standards as it is an institutional use. The property is substantially compliant with §172.04 Parking Lot Design Standards, and a variance was approved to permit up to 20.5' deep parking stalls.

Water and Sewer System: The applicant proposes to extend an 8" water line from Van Ike Drive to provide domestic service and fire hydrants to the park and to connect a 6" sanitary sewer service to an existing manhole on the 48" transmission sewer main.

Natural Features: Clabber Creek, a protected stream, flows through the site and lies within a FEMA Zone AE floodplain. With the information provided in the flood study, staff is not able to determine if no adverse impact requirements are being met or if any variances will be required. As such, engineering recommends this project be tabled due to outstanding comments on the drainage report and flood study. Should the Planning Commission vote to approve this project,

staff recommends a condition that the applicant must separately apply and be approved for any additional variances that are determined to be necessary prior to grading permit approval.

Parkland dedication or fee in-lieu: N/A; Commercial developments are not subject to parkland dedication or fee-in-lieu. Further, the proposed development is proposed to be a city park.

Tree Preservation:

Canopy minimum requirement: 25%

Existing canopy: 7.2%

Preserved canopy: 5.5%

Mitigation required: 25 2-inch caliper trees.

Public Comment: Staff has received one inquiry for the proposed development, but no comments specifically in support or opposition to the large-scale development plans.

RECOMMENDATION: Staff recommends LSD-2024-0020 be tabled to the December 9, 2024 Planning Commission meeting. If voting to approve, staff recommends with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication of 33.5 feet from the centerline of N. Deane Solomon Rd.*

Subdivision Committee recommended in favor.

2. **Planning Commission determination of street improvements.** *Staff recommends the following:*
 - a. *Delayed street improvements in line with variances approved through VAR-2024-0034.*

Subdivision Committee recommended in favor.

3. All remaining comments from City division, whether Urban Forestry, Fire, or Engineering shall be addressed.
 - a. The applicant must separately apply and be approved for any additional variances that are determined to be necessary prior to grading permit approval.
 - b. Parking trees within narrow tree lawns shall be placed at 1 per 30 linear feet.
 - c. Verify and correct tree labels (i.e. detention, mitigation, etc.).
 - d. Provide legal description for right-of-way dedication.

Standard Conditions of Approval:

4. Impact fees for fire, police, water, and sewer shall be paid in accordance with city ordinance;
5. Technical Plat Review and Subdivision Committee comments (to include written staff comments provided to the applicant or their representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

6. All mechanical and utility equipment (roof and ground mounted) shall be screened using materials that are compatible with and incorporated into the structure. A note shall be clearly placed on the plat and all construction documents indicating this requirement;
7. Trash enclosures shall be screened on three sides with materials that are complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Recycling & Trash Collection divisions for review prior to building permit;
8. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;
9. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with the City's current requirements;
10. All exterior lighting shall comply with city ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;
11. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation;
12. Large scale development approval shall be valid for one year;
13. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;
14. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and
15. Prior to the issuance of a building permit, the following is required:
 - a. Grading and drainage permits;
 - b. Separate easement plat for this project that shall include any tree preservation areas and all utility and access easements;
 - c. Exterior lighting package must be provided to the Planning Division;
 - d. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
 - e. Project Disk with all final revisions; and
 - f. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action:

☐ Tabled

☐ Denied

☐ Approved

Meeting Date: November 12, 2024

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Staff Exhibits
 - Engineering Memo
 - Urban Forestry Comments
 - Underwood Park Master Plan
- Applicant Exhibits
 - Request Letter
 - Site Plan
 - Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map



TO: Donna Wonsower, Planner

FROM: Melissa Boyd, Staff Engineer

DATE: November 6, 2024

SUBJECT: Planning Commission Engineering Comments for
LSD-2024-0020 Underwood Park

Engineering recommends this project be tabled due to outstanding comments on the drainage report and flood study. Should the Planning Commission vote to approve this project, staff recommends a condition be added that the applicant must separately apply and be approved for any additional variances that are determined to be necessary prior to grading permit approval.

Water: The applicant is proposing to extend an 8" water line from Vanike Drive to provide domestic service and fire hydrants to the park.

Sewer: The applicant is proposing to connect a 6" sanitary sewer service to an existing manhole on the 48" transmission sewer main.

Natural Features: Clabber Creek, a protected stream, flows through the site and lies within a FEMA Zone AE floodplain. With the information provided in the flood study, staff is not able to determine if no adverse impact requirements are being met or if any variances will be required.

Drainage: Staff cannot determine that this project meets the City's Drainage Criteria Manual with the information provided.

Plan Comments:

1. Address comments on drainage report and flood study.
2. No plan review done with this submittal. Additional review will be performed with the grading permit.

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense
3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and

replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.

4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
5. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
 - Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
 - Sanitary Sewer pipe sizing, profiles, or utility conflicts
 - Waterline fittings, callouts, or utility conflicts
 - Street profiles
 - Fine grading/spot elevations



URBAN FORESTRY TREE PRESERVATION COMMENTS

To: Katelynn Hopkins, EIT, EDG

From: Willa Thomason, Urban Forester

Meeting Date: November 12, 2024

Subject: LSD-2024-0020: Underwood Park: 2837 N. Deane Solomon Rd., 246

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)	X		
Site Analysis Written Report Submitted (justification is needed)	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X
2. Tree Preservation Calculations			

Tree Preservation Calculations <u>Square Feet</u>		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	369,021	100%
Zoning Designation * Select Below with drop down arrow		
PZD, Planned Zoning District	92,255	25%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	92,255	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	26,449	7.2%
Tree Canopy Preserved	20,304	5.5%
Tree Canopy Removed *On Site	6,145	1.7%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	6,145	1.7%
Removed Below Minimum	71,951	
Mitigation Requirements	6,145	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted	
High Priority	4,889	22	
Low Priority	1,256	3	
Total Mitigation Trees Required	6,145	25	
4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X
Tree Escrow (See Conditions of Approval)			X

5. Tree Preservation Plan Checklist <i>UDC Chapter 167.04H1 and 167.04L1</i>	Tech Plat	Subdivision Committee	Planning Commission
a. 5 year Aerial Check on Existing Trees	Yes	Yes	Yes
b. Property Boundary	Yes	Yes	Yes
c. Natural Features (100ft beyond limits of disturbance)	Yes	Yes	Yes
d. Existing Topography and Proposed Grading	No	Yes	Yes
e. Soil Types	No	Yes	Yes
f. Significant Trees	Yes	Yes	Yes
g. Groupings of Trees	Yes	Yes	Yes
h. Table Inventory List (species, size, health, priority)	Yes	Yes	Yes
i. All Existing and Proposed Utilities	Yes	Yes	Yes
j. All Existing and Proposed Utility Easements and ROW's	Yes	Yes	Yes
k. All Streams (with approximate center line)	Yes	Yes	Yes
l. Floodplains and floodways	Yes	Yes	Yes
m. Existing Street, Sidewalk or Bike Path ROW	Yes	Yes	Yes
n. Submitted Site Analysis Plan (if required)	Yes	Yes	Yes
o. Shows ALL Proposed Site Improvements	Yes	Yes	Yes
p. Delineates trees/canopy to be preserved and removed	Yes	Yes	Yes
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	No	No***	No***

Tree Protection Methods			
a. Tree Protection Fencing	Yes	Yes	Yes
b. Limits of Root Pruning	No	Yes	Yes
c. Traffic flow on work site	No	No	Yes
d. Location of material storage	No	No	No
e. Location of concrete wash out	No	No	No
f. Location of construction entrance/exit	No	No	No

6. Site Analysis Report (if required)		Yes	No	N/A
<i>UDC Chapter 167.04H4</i>				
a.	Provide graphic examples of multiple options used to minimize removal of existing canopy	X		
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	X		
7. Review Status (See Comments)		Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved		7-17-24 8-28-24	9-12-24	11-12-24
Approved				
Tabled				
Denied				

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments	
1.	Address items above marked “No” and all Redlines provided.
2.	Please double check root pruning areas as it is only needed where roots will be affected by excavation work.
3.	Show tree preservation fencing around existing trees to be preserved and make sure that proposed grading is not in the tree preservation fence areas (check both berm areas north of the parking lot). There is also grading in the canopy areas of trees 13 and 18-21, please adjust it out of the tree critical root zone area (include small retaining walls if needed to accomplish this).
4.	Please minimize the hard surface walkways under the existing tree canopy east of the playground area. There is too much proposed paving around trees #26 and #27.
5.	***Tree Preservation Easements must be dedicated for LSD projects. Please show areas of new Tree Preservation Easement/s dedication.



URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Katelynn Hopkins, EIT, EDG
From: Willa Thomason, Urban Forester
Meeting Date: November 12, 2024
Subject: LSD-2024-0020: Underwood Park: 2837 N. Deane Solomon Rd., 246

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03C7g, 177.04B3a</i>	X		
b.	Species of plant material identified <i>UDC Chapter 177.03C7d,e</i>	X		
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03C7b,c</i>	X		
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>	X		
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>	X		
f.	LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>		X	
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>	X		
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>		X	
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2g</i>			X
2. Parking Lot Requirements		Yes	No	N/A
1 Tree : 12 Parking Spaces				
a.	Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177D1</i>	X		
b.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>	Yes		
c.	Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>	X		

d. Tree Island (8' min. width, 18.7' min length, 150 square feet)
UDC Chapter 177.04C X

e. Placement of Trees (either side at entrances and exits)
UDC Chapter 177.04C2 X

3. Perimeter Landscaping Requirements

Yes No N/A

a. Front Property Line (15' wide landscape) and 5' on sides and rear.
UDC Chapter 177.04D2a X

b. Shade trees planted on south and west sides of parking lots
UDC Chapter 177.04D2e X

c. Screening of parking lot from adjacent residential properties. X

4. Street Tree Planting Requirements

Yes No N/A

a. Residential Subdivisions
1 Large Shade Species Tree per Lot
UDC Chapter 177.05B1a X

b. Non-Residential Subdivisions
1 Large Species Shade Tree every 30' (planted in greenspace)
UDC Chapter 177.05B2a X

c. Urban Tree Well – Urban Streetscapes
Trees every 30' (8' sidewalk)
UDC Chapter 177.05B3a-f X

d. Structural Soil – Urban Tree Wells
Include a note and/or detail of structural soil on Landscape Plan
UDC Chapter 177.05B3a-f X

e. Residential Subdivisions
Timing of planting indicated on plans
UDC Chapter 177.05A4 X

f. Residential Subdivisions
Written description for method of tracking planting
UDC Chapter 177.05A4e X

5. Landscape Requirement Totals	Amount
Mitigation Trees	25
Parking Lot Trees	8
Street Trees	15
Detention Pond – Large Trees (1 Tree/3,000 square feet)	0
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	0
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	0

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	7-17-24 8-28-24	9-12-24	11-12-24
Approved			
Tabled			
Denied			

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments
- Address items above marked “No” and all Redlines provided. - Please ensure that all City of Fayetteville landscaping details are added to the plan.



PHASE 1 DEVELOPMENT AREA

UNDERWOOD PARK VISION PLAN PROGRAM

- 1 Nature Trails
- 2 Playground
- 3 Walking / Jogging Paths
- 4 Open Multi-Use Green Space
- 5 Ecological Restoration Areas
- 6 Entrance + Parking
- 7 Pickleball Courts
- 8 Wetland Boardwalk
- 9 Creek Play Access
- 10 Splashpad
- 11 Pavilion + Rest Rooms (RR)
- 12 Dog Park
- 13 Fishing Piers
- 14 Disc Golf (Partial)
- 15 Entry Plaza + Picnic Area
- 16 Kayak + Paddle Board Access
- 17 City Planted + Cared for Gardens
- 18 Enlarged Pond
- 19 Bird Watching Wildlife Blind
- 20 Art Infused Bridge
- 21 Food Truck Court
- 22 Hammock Pole Area
- 23 Basketball Court
- 24 Performance Space + RR
- 25 Lake Deck
- 26 Buffer Area
- 27 Possible Lake Access
- 28 Historic Interpretation Area
- 29 Possible Access Points
- 30 Sitting / Social Area

ECOLOGICAL DESIGN GROUP, INC.

120 South Icard Street 216 W Birch Street
Little Rock, AR 72201 Rogers, AR 72756



From: Katelynn Hopkins, EIT

Date: August 14, 2024

Re: Underwood Park

Ecological Design Group, Inc. (EDG) is submitting this cover letter for the City of Fayetteville to describe the Underwood Park project site.

Owner Information:

Owner: City of Fayetteville

Address : 113 W Mountain St Fayetteville, AR 72701

Project Description:

The Underwood Park project will be utilized as a public park for the City of Fayetteville. Site features include drive entry, parking, pavilion, water play activities, playground, pickleball and basketball courts, and innovative Low Impact Development elements integrating stormwater management and native plantings that provide multiple ecosystem services from habitat to stormwater quality improvements to aesthetics. A pavilion is planned for a future phase and will be submitted to review at a later date. The site is approximately 37 acres.

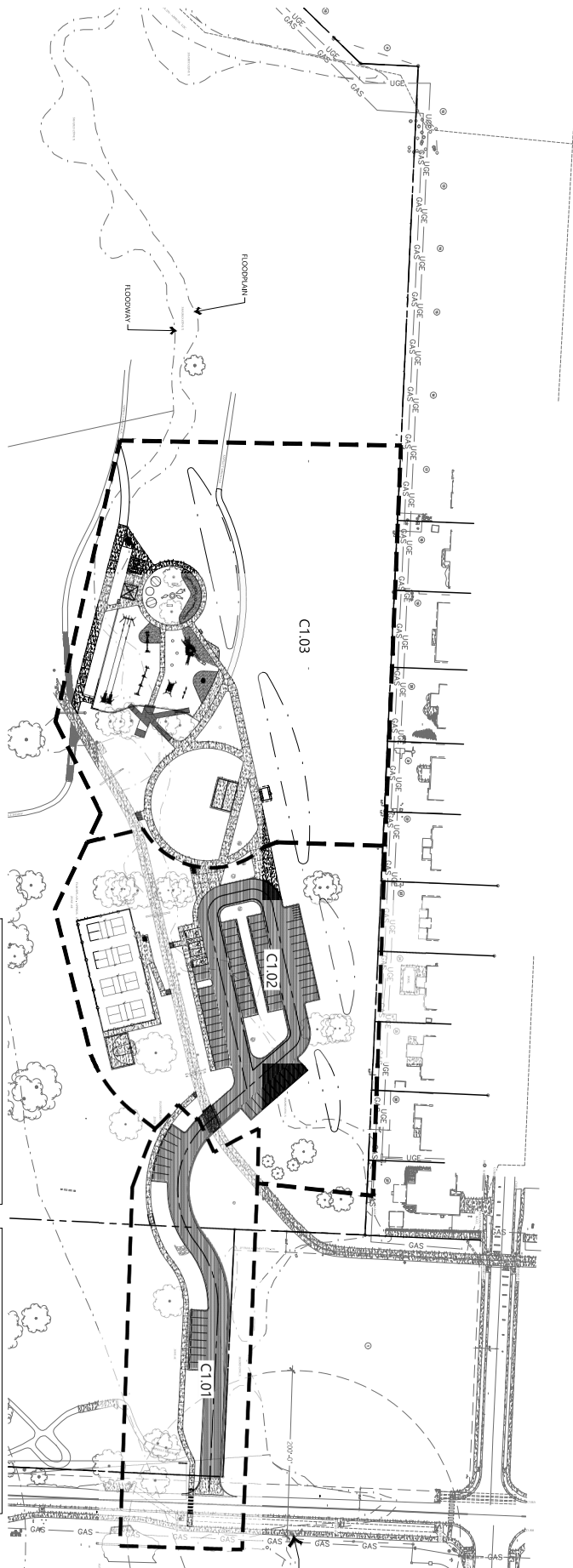
If you need any additional information or have any questions, please do not hesitate to contact me by phone at (918) 399.3717 or by email at khopkins@ecologicaldg.com.

Sincerely,

Ecological Design Group, Inc.

A handwritten signature in black ink, appearing to read 'Katelynn Hopkins', is written over a horizontal line.

Katelynn Hopkins, EIT



STREET IMPROVEMENTS

DEANE SOLOMON

CURRENT HALF-STREET ROW: 33' PROPOSED HALF-STREET ROW: 33'-6"

SITE SUMMARY

ZONING: COMMERCIAL PLANNED ZONING DISTRICT (CPZD)
ENDURING GREEN NETWORK
STREAM SIDE PROTECTION ZONE (APPROXIMATE)

CURRENT USE: FORMER GOLF COURSE

PROPOSED USE: PUBLIC PARK

AREA: 37.0 AC

SETBACK STANDARDS

	PROVIDED	REQUIRED
FRONT YARD:	25'	8' / 2
SIDE YARD NON-RESIDENTIAL:	5'	5' +
REAR YARD NON-RESIDENTIAL:	0'	0' +
REAR YARD RESIDENTIAL:	15'	15'

PARKING CALCULATIONS

PARKING CALCULATIONS		
	REQUIRED	PROVIDED
UNDERWOOD PARK - 37.9 ACRES		
VEHICLE PARKING	150 SPACES @ 280 SQ. FT./SPACE = 42,000 SQ. FT. REQUIRED MINIMUM = MAX.	160 TOTAL MOTORCYCLE PARKING SPACES
MOTORCYCLE PARKING	76.25 ÷ 3 SPACES REQUIRED	6 SPACES
BICYCLE PARKING	76.25 ÷ 3 SPACES REQUIRED	9 SPACES

1 OVERALL SITE PLAN

SCALE: 1" = 100'-0"



UNDERWOOD PARK

Fayetteville, Arkansas

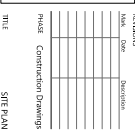
TITLE	OVERALL SITE PLAN
-------	-------------------

SHEET NO. C1.00

PHASE Construction Drawings

TITLE	OVERALL SITE PLAN

SHEET NO. C1.00

C1.01
SHEET NO.

Know what's below.
Call before you dig.

Ecological Design
www.ecologicaldesign.com
Phone: 503.325.1111
Little Rock, AR 72205

NOT FOR CONSTRUCTION

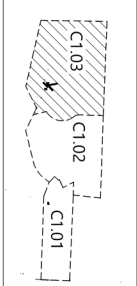
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Planning Commission
November 12, 2024

LSD 2024 0020 (UNDERWOOD PARK)

1	2
3	4



SHEET NO. C103

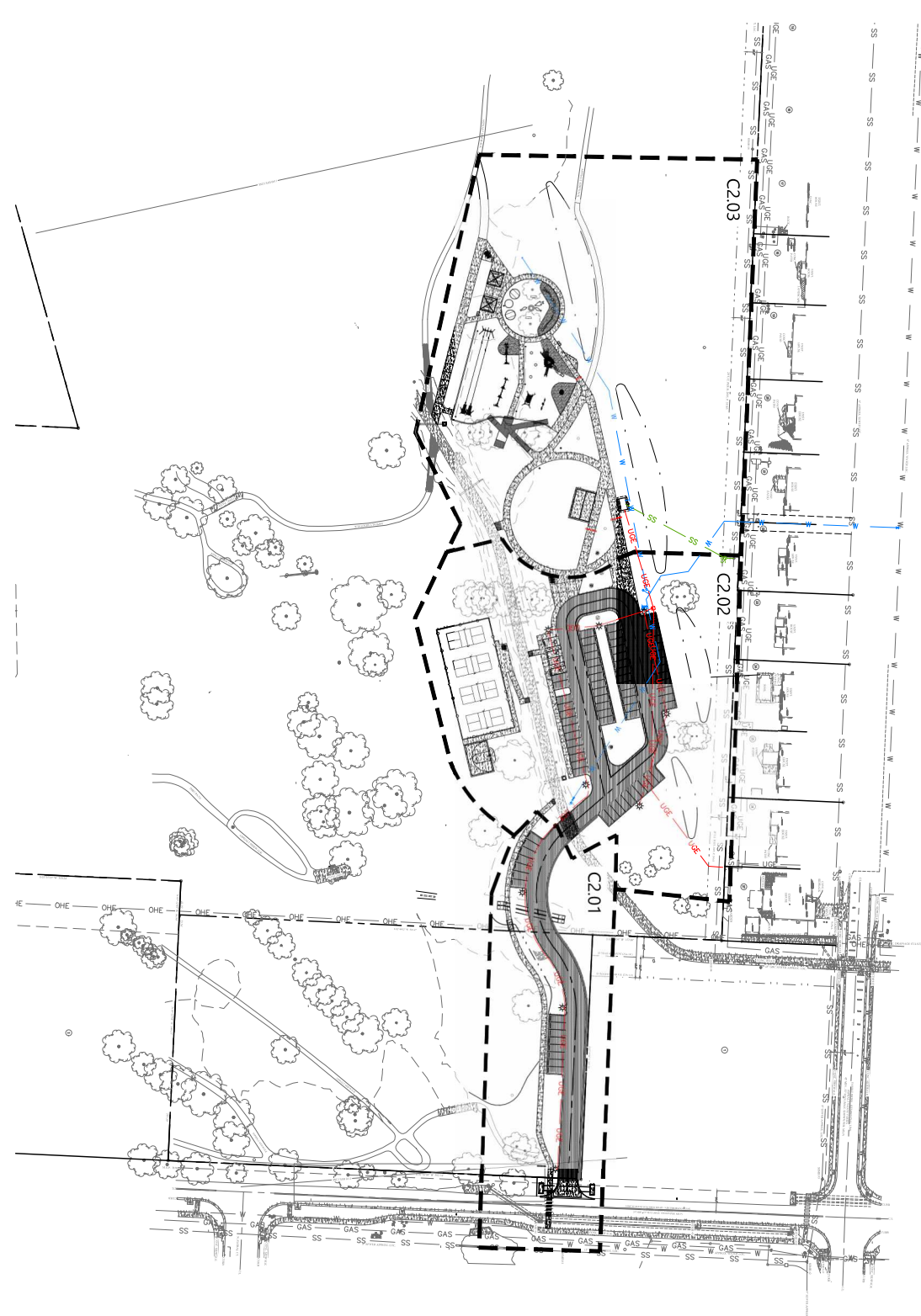
Page 19 of 38

1 OVERALL UTILITY PLAN

SCALE: 1" = 60'-0"

NORTH

0' 60' 120'



UNDERWOOD PARK
Fayetteville, Arkansas

EGG PROJECT NO.	22-045	
DATE	20/10/09/06	
REVISIONS		
Mark	Date	Description
PHASE	Construction	Drawings
TITLE	OVERALL UTILITY PLAN	
SHEET NO.	03/00	

TITLE OVERALL UTILITY PLAN
SHEET NO. C2.00

811
Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Planning Commission
November 12, 2024

LSD-2024-0020 (UNDERWOOD PARK)

Page 20 of 38



UNDERWOOD PARK

Fayetteville, Arkansas

EKG PROJECT NO.	22-045
DATE	2024/09/04
REVISIONS	
Misc.	Description
PHASE	Construction Drawings
TITLE	GRADING AND

SHEET NO. C3.02

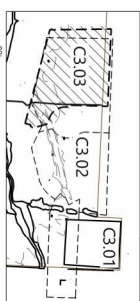


Know what's below.
Call before you dig.

NOT FOR
CONSTRUCTION

NOT FOR
CONSTRUCTION

Planning
November



UNDERWOOD PARK

Fayetteville, Arkansas

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

Years	Percentage
0-10	10
10-20	15
20+	75

[illegible]

SHEET NO. C3.03



Know what's below.
Call before you dig.

EDC PROJECT NO.	22-0045
DATE	2024/09/06
<u>REVISIONS</u>	
Mark	Description

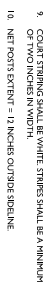
SHEET NO. C5.02



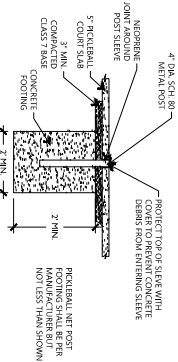
PICKLEBALL COURT SURFACING AND STRIPING NOTES:

1. COAT-BUILDING AND STIFFING SHALL BE NONVOLATILE FOR THE ENTIRE LIFE OF THE COAT. THE COAT SHALL BE A NONCOLLAPSIBLE SYSTEM OF NON-SPOUTS, NO AIR-TRAPPED BUBBLES, OR AIR-TRAPPED VESICLES.
2. REFER TO SPECIFICATIONS SECTION 3102.
3. COAT PREPARATION AND COAT-BUILDING APPLICATION MUST FOLLOW ALL MANUFACTURER'S RECOMMENDED PROCEDURES.
4. COAT-BUILDING SHALL BE COMPLETED WITHIN 24 HOURS OF THE FIRST DAY BEFORE SURFACE COLO- COATING IS TO BE APPLIED.
5. REMOVE DIRT, DUST, DEBRIS, OIL, GRAVEL, SLAGS, CURING MATERIALS, AND OTHER SURFACE CONTAMINANTS WHICH COULD ADVERSELY AFFECT APPLICATION OF NONCOLLAPSIBLE COAT. CLEAN COAT SURFACE TO A MINIMUM WASH WHITE SURFACE.
6. ETCH CONCRETE SURFACE WITH HYDRAULIC OR HYDROPHOBIC ACID. ETCHING SHALL BE PERFORMED WITH CLEAN WATER.
7. REPAIR CRACKS, DISINTEGRATION, AND SURFACE DEFECTS WITH NONVOLATILE OR APPROVED FILLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
8. COAT-BUILDING SHALL BE COMPLETED WITHIN 24 HOURS OF THE FIRST DAY BEFORE SURFACE COLO- COATING IS TO BE APPLIED. COAT-BUILDING SHALL BE COMPLETED WITHIN 24 HOURS OF THE FIRST DAY BEFORE SURFACE COLO- COATING IS TO BE APPLIED.
9. COAT-BUILDING SHALL BE WHITE. FINISHES SHALL BE A MINIMUM OF TWO INCHES IN 12 INCHES COURSE DEPTH.

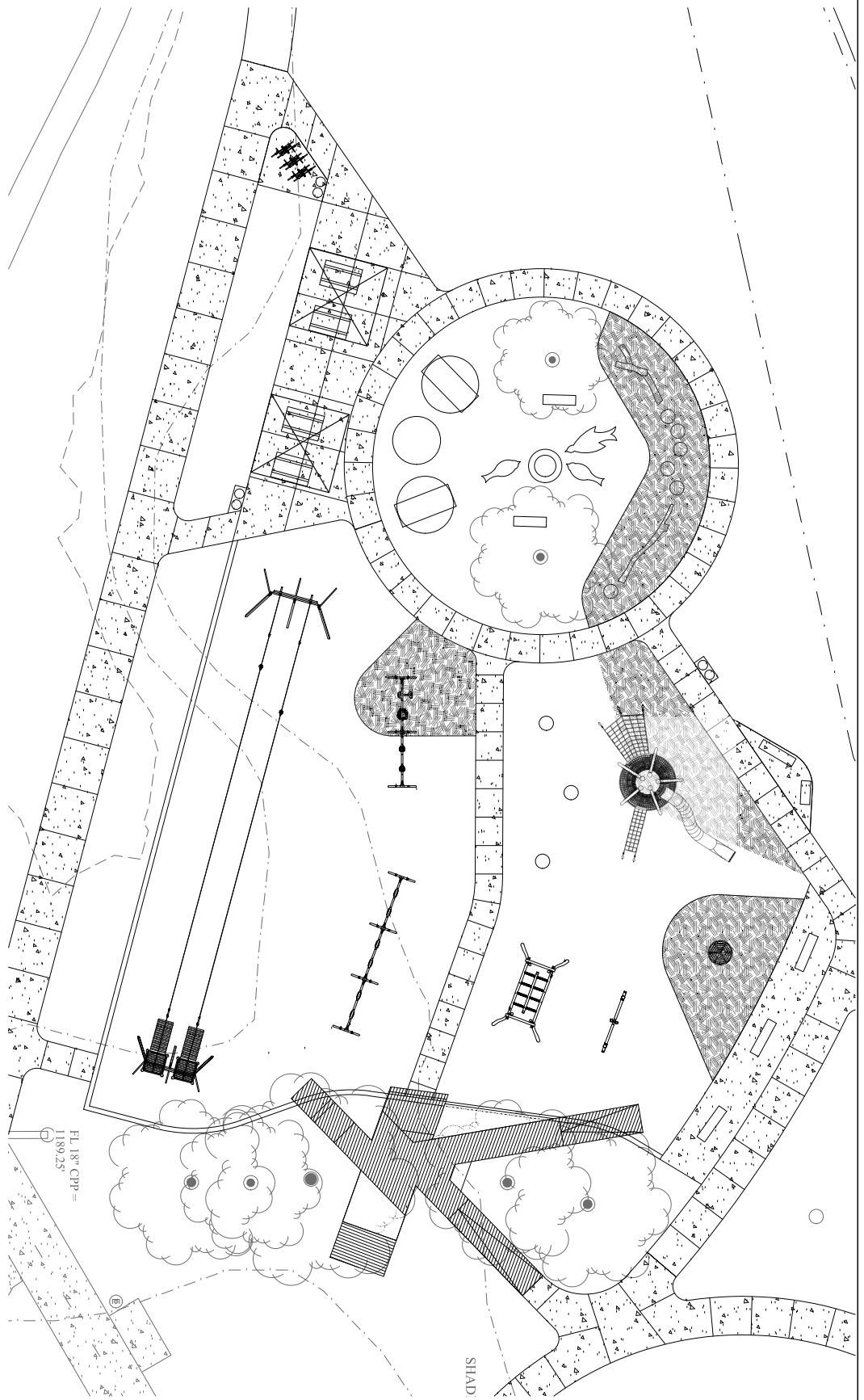
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SCALE: N.T.S.



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1 PLAYGROUND ENLARGEMENT AND SECTIONS

SCALE N.T.S.

UNDERWOOD PARK
Fayetteville, Arkansas

PROJECT NO.	20240020
DATE	2024/10/14
DESIGNED BY	2024/10/14
CHECKED BY	2024/10/14
IN CHARGE	2024/10/14
PROJECT	Construction Drawings
TITLE	SITE DETAILS
SHEET NO.	C5.06



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Planning Commission
November 12, 2024
LSD-2024-0020 (UNDERWOOD PARK)

E | D | G

Ecological Design Group
www.ecologicaldesigngroup.com
PHOTOGRAPHY BY
LITTLE ROCK, AR



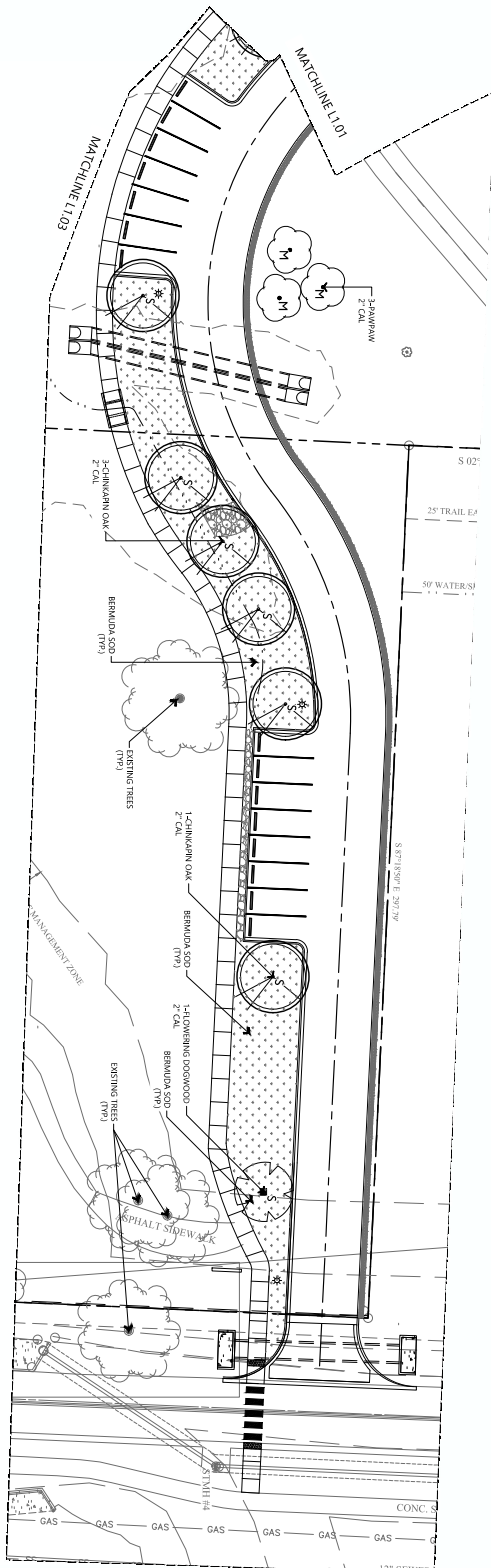
P
PARKING LOT TREE

STREET TREE

MITIGATION TREE

BOUNDARY LINE (EXISTING)

- [illegible]



Street Tree Requirements			
Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scoter
34	4	2	6
			Required Trees
			8
			Linear feet minus driveways
			463
			Required Trees
			15
			Street Trees Planted
			11

1 LANDSCAPE PLAN

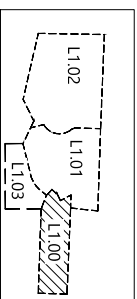
SCALE: 1" = 20'-0"



Q. ■

40.

18



KEYMA

UNDERWOOD PARK

Fayetteville, Arkansas

[illegible]

TITLE	LANDSCAPE PLAN
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SHEET NO. **L1.00**



UNDERWOOD PARK

Fayetteville, Arkansas

[illegible]

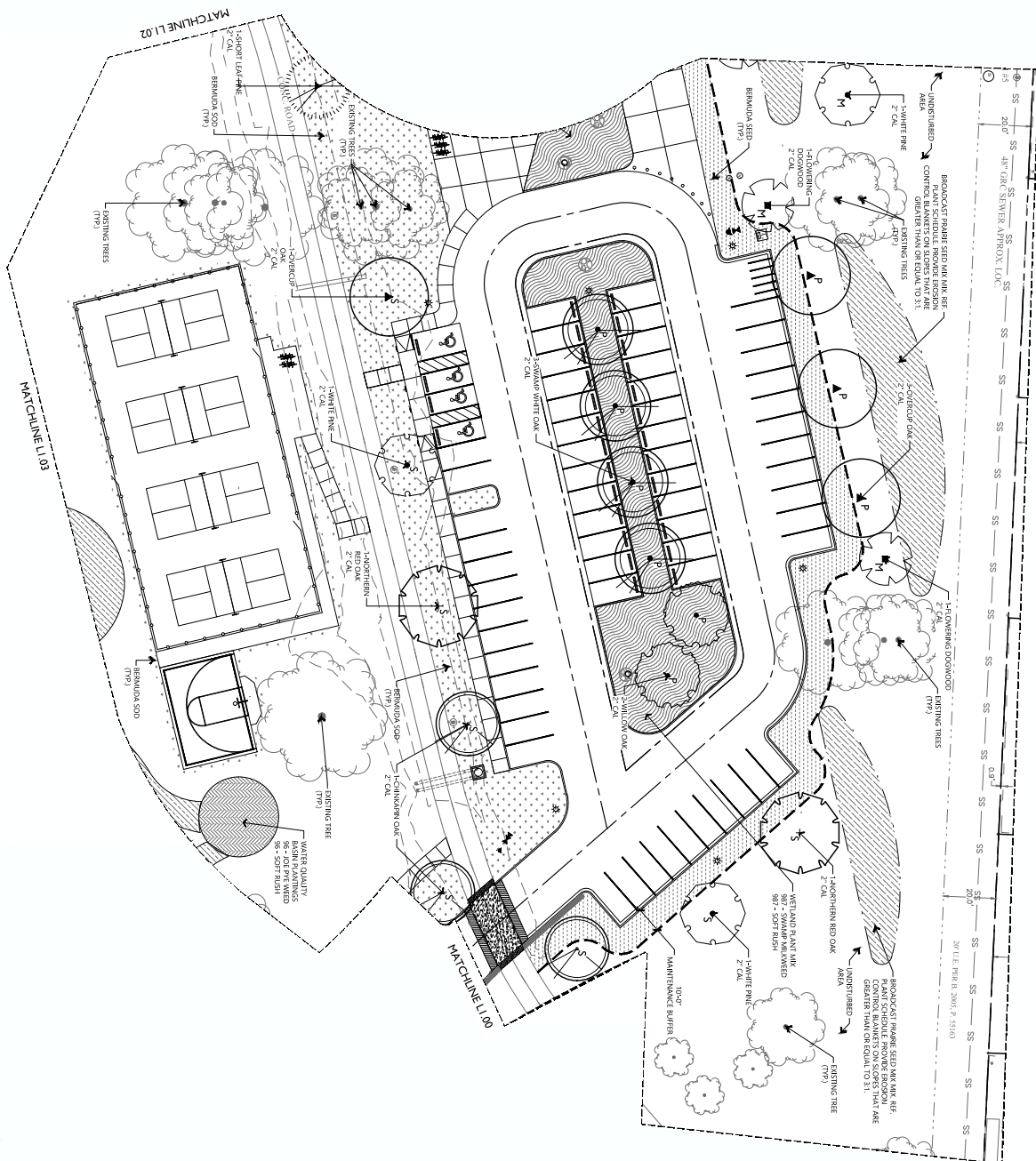
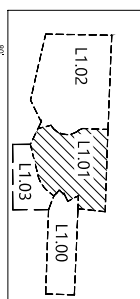
Sheet Tree Requirements			
Number of Facing Sides	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scoter
54	4	2	6
			Required Trees
			Linear feet minus driveways
			400
			Required Trees
			15
			Street Trees Planted
			12

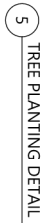
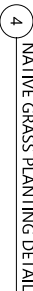
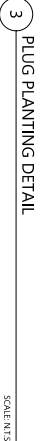
EDG PROJECT NO.	22-045
DATE	2024.09.16
REVISIONS	
Mark	Date Description
PHASE	Construction Drawings
TITLE	LANDSCAPE PLAN

SHEET NO. L1.01

LANDSCAPE PLAN

SCALE: 1" = 20'-0"





Know what's below.
Call before you dig.

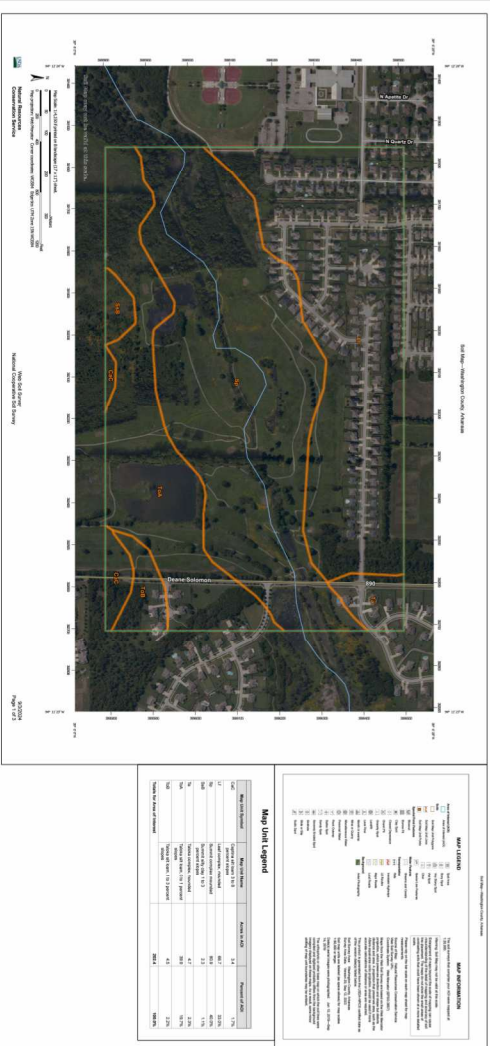
Know what's below.
Call before you dig.

UNDERWOOD PARK

Fayetteville, Arkansas

EDC PROJECT NO.	22-04																														
DATE	2024/09/06																														
<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>Mark</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		REVISIONS			Mark	Date	Description																								
REVISIONS																															
Mark	Date	Description																													
PHASE Construction Drawing																															

TITLE TREE PRESERVATION PLAN
OVERALL SITE ANALYSIS
SHEET NO. 12.00



1 TREE PRESERVATION PLAN OVERALL CANOPY ANALYSIS



ECOLOGICAL DESIGN GROUP, INC.

120 South Icard Street 216 W Birch Street
Little Rock, AR 72201 Rogers, AR 72756



From: Katelynn Hopkins, EIT

Date: August 14, 2024

Re: Underwood Park

Ecological Design Group, Inc. (EDG) is submitting this letter for the City of Fayetteville to describe the proposed buildings at the Underwood Park project site.

Owner Information:

Owner: City of Fayetteville

Address : 113 W Mountain St Fayetteville, AR 72701

Project Description:

In this first phase of construction, the only structure that will be placed on site is a prefabricated bathroom CXT Denali as shown on the plans. A pavilion is planned for a future phase and will be submitted to review at a later date.

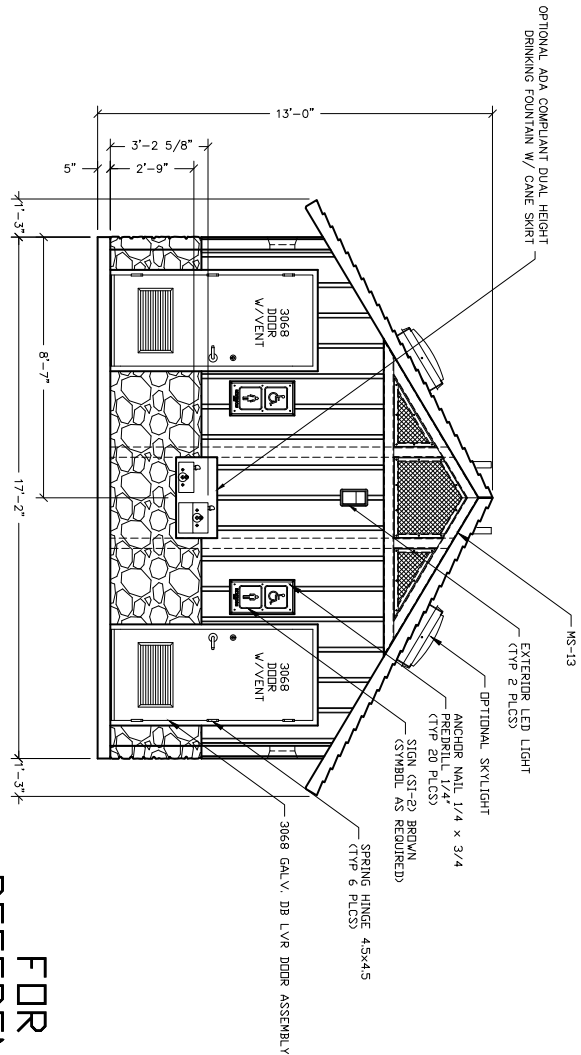
If you need any additional information or have any questions, please do not hesitate to contact me by phone at (918) 399.3717 or by email at khopkins@ecologicaldg.com.

Sincerely,

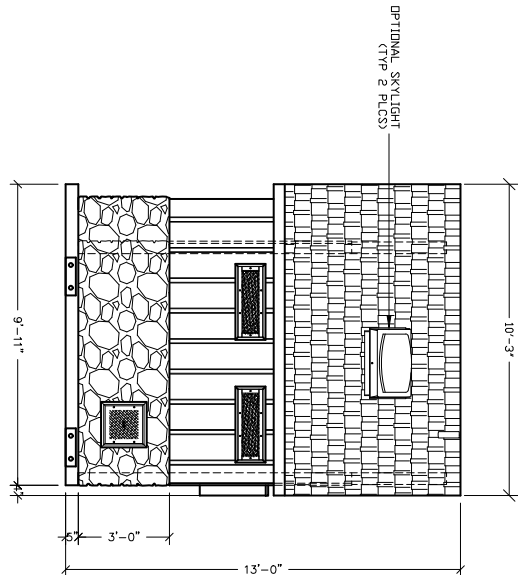
Ecological Design Group, Inc.

A handwritten signature in black ink, appearing to be 'K. Hopkins', written over a light gray horizontal line.

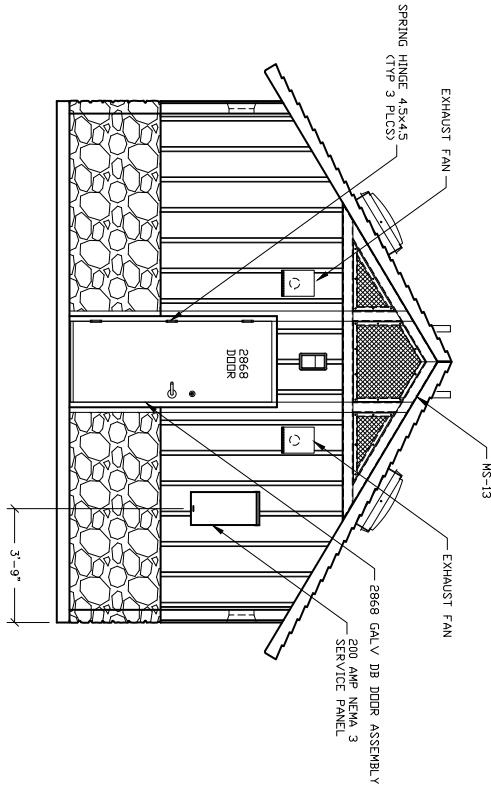
Katelynn Hopkins, EIT



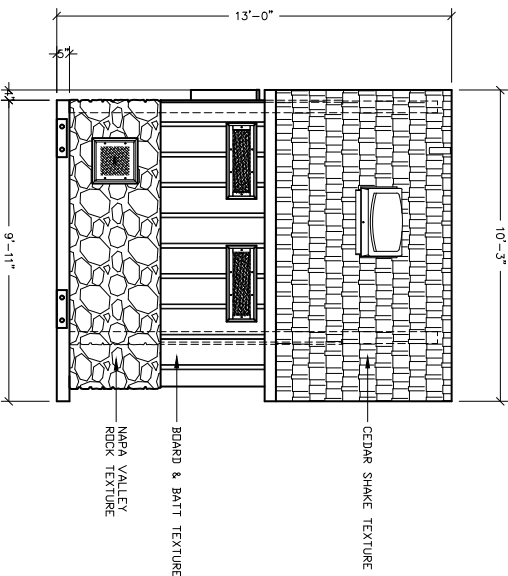
FRONT ELEVATION



RIGHT SIDE ELEVATION



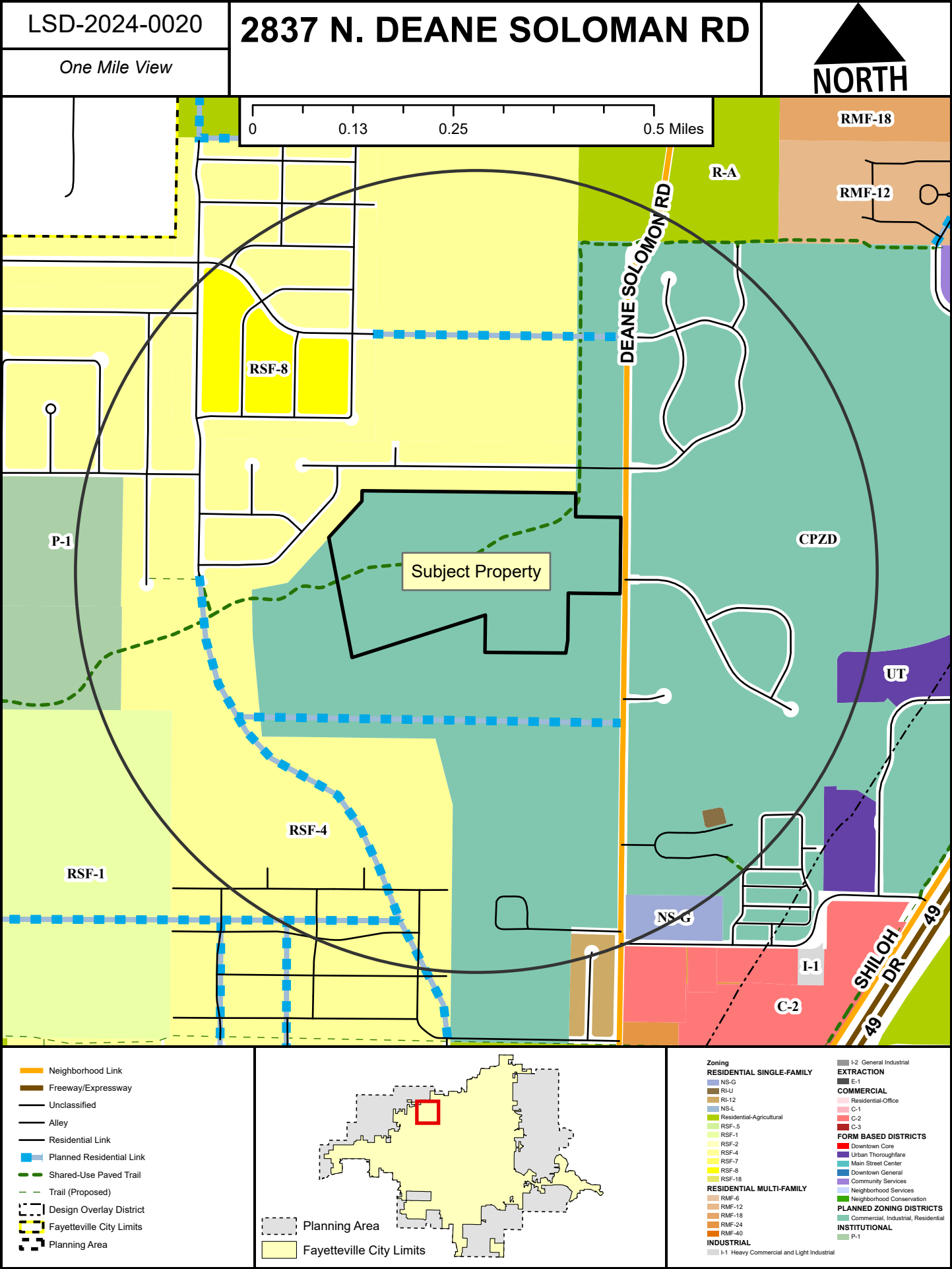
REAR ELEVATION

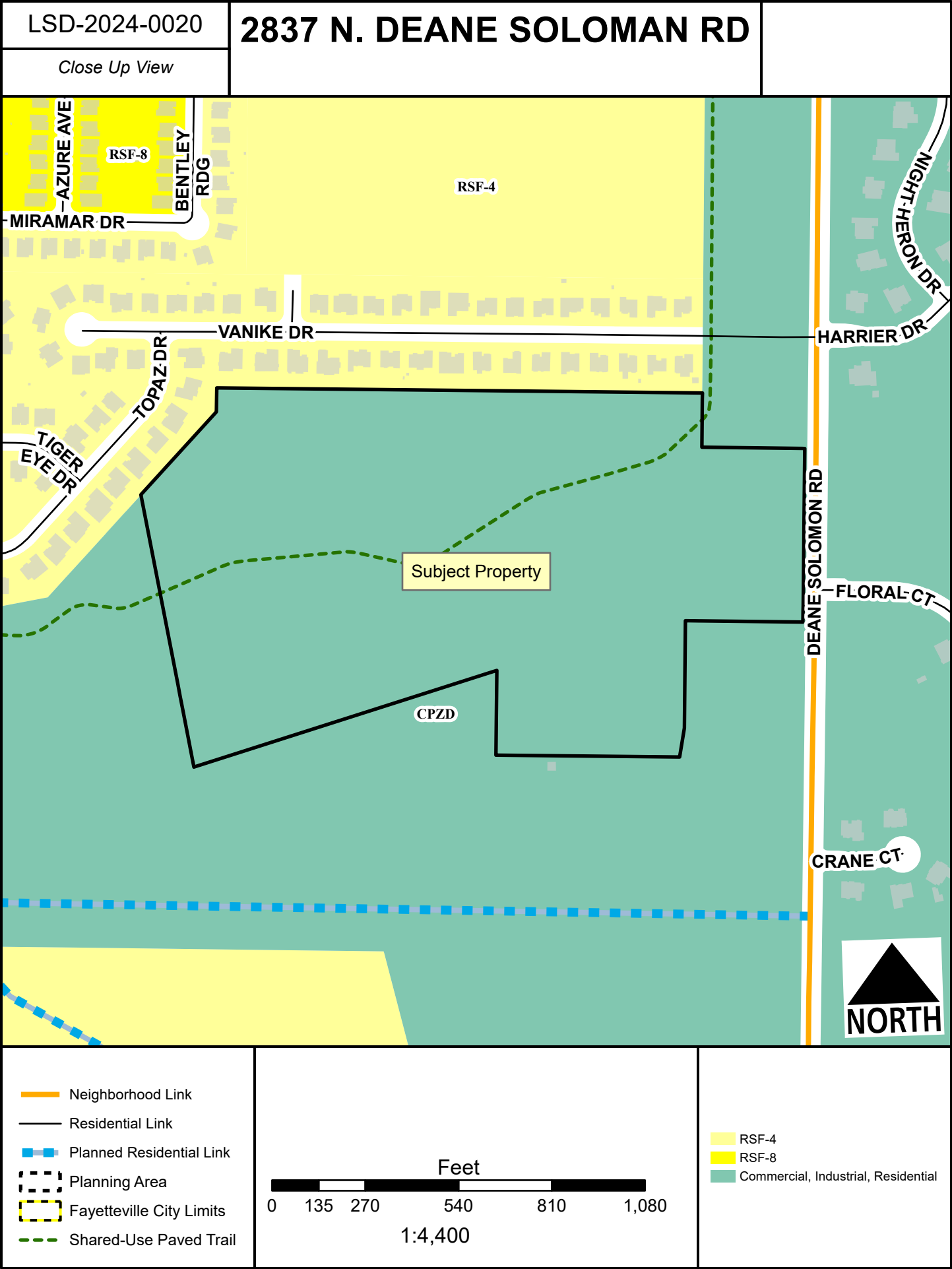


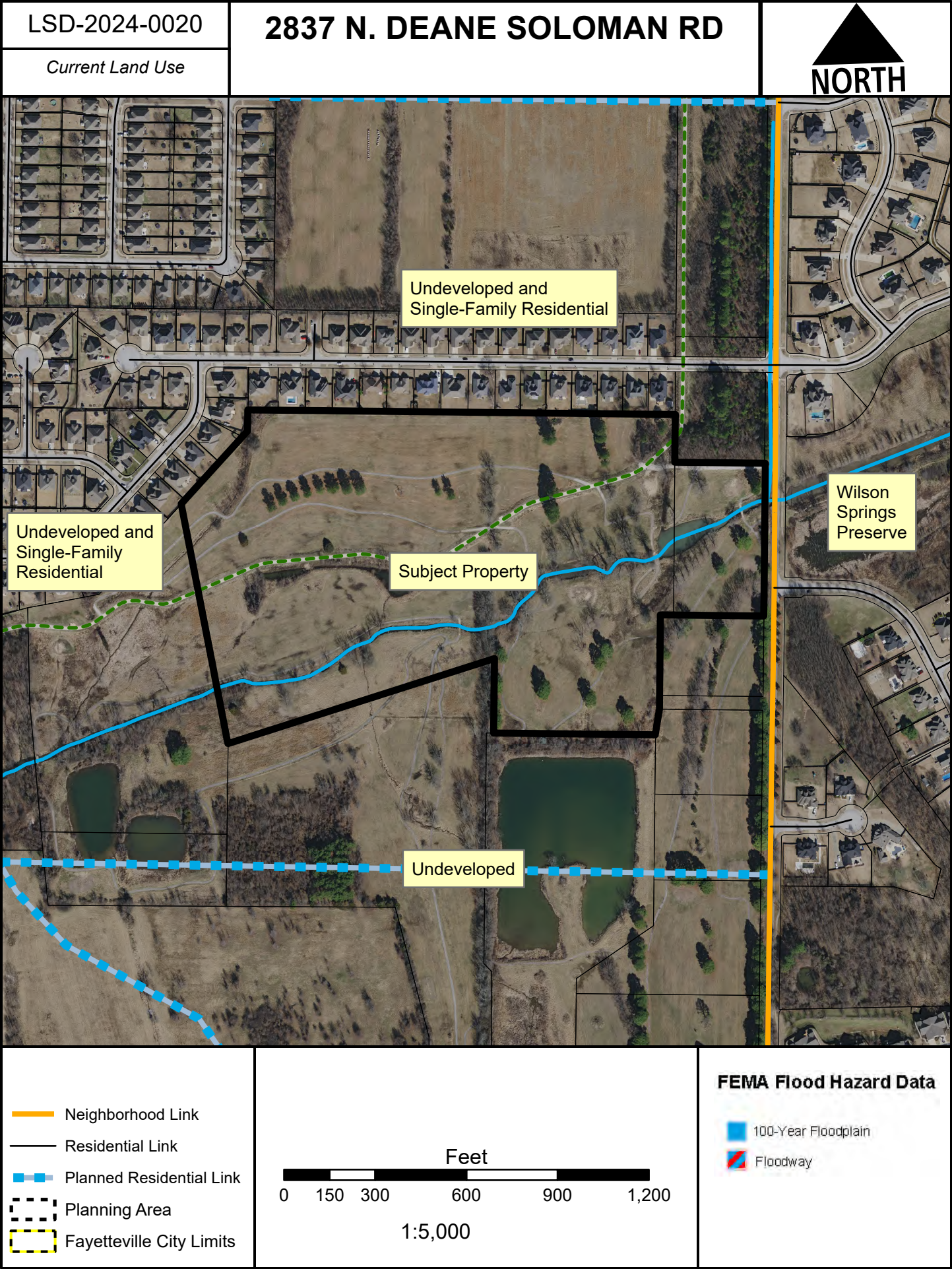
LEFT SIDE ELEVATION

FOR
REFERENCE
ONLY

EMBEDDED MATERIALS	
ITEM	QTY
SPRING HINGE 4.5x4.5	8
3068 DOOR ASSEMBLY	2
2008 DOOR ASSEMBLY	1
ANCHOR NAIL 1/4x3/4	20
MS-13	2
Planning Commission	
November 12, 2024	
LSD-2024-0020 (UNDERWOOD PARK)	
Page 35 of 38	
3068 N. Sullivan Blvd. #7 Spokane, WA 99208 Precast Products 907 N. Highway 27 Milwaukie, TX 78645 REMARKS NOTICE The information contained herein is proprietary and the user may not be used by the applicant without the express written consent of CXT. The information is provided for informational purposes only and is not intended to be used for any other purpose. CXT is not responsible for any errors or omissions in this information. CXT is not responsible for any damages or losses resulting from the use of this information. CXT is not responsible for any damages or losses resulting from the use of this information. DATE NO. DN-02 SHEET 1 REV.	
BUILDING ELEVATIONS	









TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Donna Wonsower, Planner

MEETING DATE: November 12, 2024

SUBJECT: **VAR-2024-0044: Planning Commission Variance (SOUTH OF 3379 N. COLLEGE AVE/CHASE BANK, 213):** Submitted by OLSSON for property located SOUTH OF 3379 N. COLLEGE AVE. The property is zoned C-2, THOUROUGHFARE COMMERCIAL and contains approximately 0.75 acres. The request is for a variance from connectivity requirements.

RECOMMENDATION:

Staff recommends approval of **VAR-2024-0044** based on the findings herein.

RECOMMENDED MOTION:

*"I move to approve **VAR-2024-0044**, determining:*

- In favor of a variance to UDC §166.25(D)(2), and*
- In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is in north Fayetteville off N. College Ave. and is the former site of the Lewis Ford Car Dealership. A 26,564-square-foot commercial building constructed in 1970 and a 666-square-foot car wash on-site were both removed per a demolition permit issued on May 7, 2024 (DEMO-2024-0022). A concurrent plat was approved in June 2024 further subdividing the parent tract. The subject area is part of the 71B Corridor Plan boundaries but is not subject to any overlay district (CCP-2024-0004). The subject area was included in the overall 71B Corridor rezoning to UC, Urban Corridor, approved by City Council on October 15, 2024. The new zoning district will go into effect on November 14, 2024. No floodplain, streamside protection zones or other natural features apply to this parcel. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Mixed Retail and Services	C-2, Thoroughfare Commercial
South	Automotive Repair	C-2, Thoroughfare Commercial
East	Mixed Retail	C-2, Thoroughfare Commercial
West	Undeveloped (Previously Parking Lot)	C-2, Thoroughfare Commercial

Request: The applicant is requesting a variance to UDC §166.08(E)(3) which requires that wherever a proposed development abuts undeveloped land, street stub-outs shall be provided as deemed necessary by the Planning Commission to abutting properties or to logically extend the street system. Specifically, the applicant requests a variance to connectivity standards to the north in association with a building and grading permit that is currently in review (COMM-2024-0136 and GRD-2024-0062).

Public Comment: To date, staff has received no public comment on this item.

DISCUSSION:

Staff is supportive of this variance request. An existing commercial structure is located along essentially the entire northern property line of Chase Bank, making any cross access to the north within the boundaries of Tract 2 unfeasible. The applicant indicates a shared driveway along their western property line with an access easement to ensure future connectivity. Given existing site constraints, staff finds that the applicant is meeting the intent of the ordinance to provide cross connectivity and recommend in favor of the request with the condition that the access easements shall be dedicated as shown on the attached plans.

RECOMMENDATION: Staff recommends approval of VAR-2024-0044 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.25(D)(2), Connectivity.**
Staff recommends approval of this variance for the reasons stated above.
2. An access easement shall be dedicated over the shared driveway along the southern property line to the proposed driveway in the northwest corner of the parcel in order to ensure access in the future.
3. Approval of this item does not constitute approval of the associated grading or building permits. Review and approval of those permits shall be required in accordance with city code.

Planning Commission Action:	☐ Approved	☐ Tabled	☐ Denied
Meeting Date: <u>November 12, 2024</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:
 - §166.25 Commercial, Office, and Mixed-Use Design Standards
- Applicant Exhibits
 - Request Letter
 - Concurrent Plat (CCP-2024-0004)
 - Site Plan
- Staff Exhibit: Proposed Cross Access Easements
- One Mile Map
- Close-Up Map
- Current Land Use Map

166.25 Commercial, Office and Mixed Use Design And Development Standards

...

(D) *Site Development and Design Standards.*

- (1) *Site Coverage.* A maximum of 80% of the development site may be covered by the ground floor of any structure, parking lots, sidewalks, and private streets and drives or any other impermeable surface. Properties located within the Downtown Master Plan boundary are exempt from this requirement.
- (2) *Cross Access.* Cross access shall be required to adjacent developed and undeveloped properties.

....

(E) *Design Review.*

- (1) *Submittals.* The following drawings, information, and plans shall be submitted to the Planning Commission or Planning Division for design review and approval with the associated development application, when applicable;
 - (a) *Elevations.* Color rendered elevation drawings of all building facades and a description of external building materials. Labels and dimensions, where applicable, shall accompany changes in texture, plane, material or color.
 - (b) *Materials Sample.* A sample of exterior materials to be used for the proposed structure that indicates texture, color and type of materials.
 - (c) *Landscaping.* Proposed landscaping to be used as screening shall be shown on the tree preservation plan and landscape plan.
- (2) *Build Out.* Upon approval of a development, or issuance of a building permit, build-out of the project shall conform to the drawings, information, and plans approved.
 - (a) *Amendments.* Amendments to the drawings, information, and plans shall be submitted to the Planning Division. Amendments which are determined to be insignificant or minor may be approved by the Planning Division. Significant amendment shall be approved by the Planning Commission when approval was given through the large scale development process, or by the Planning Division when approval was given through the building permit process.
 - (b) *Review.* Amendments shall be considered using the same standards as the initial design approval.
 - (c) *Noncompliance.* Failure to build-out the project according to the approved drawings, information, and plans, or approved amendments thereto, shall render the large scale development approval, or the building permit approval void.

(F) *Variances.* (See Chapter 156.)

(Ord. No. 5526, 9-18-12; Ord. No. 5735, 1-20-15; Ord. No. 6091, §1, 9-18-18; Ord. No. 6667, §1, 6-6-23)



November 6th, 2024

City of Fayetteville

Attn: Planning Division
113 W. Mountain St.
Fayetteville, AR 72701

RE: Chase Bank Fayetteville North
3373 N College Ave, Fayetteville, AR
Variance Letter

Staff and Commissioners,

On behalf of the developer, Olsson Associates hereby submits a variance request with required documents to facilitate a proposed banking service based store. The subject property is located within the UT zoning district at the northwest corner of the current City Center North development known as Lot 2 along College Avenue in Fayetteville, AR (parcel number 765-15767-000).

The proposed development contains a ±3,390 square foot building with circular access, ADA parking, a bicycle rack, dumpster, sidewalk access, and a two-lane drive-through for banking services. This development is proposed on the 0.75-acre Lot 2 that was created by the Concurrent Plat that was recently approved and recorded as part of the overall development (CCP-2024-0004).

Variance

The variance outlined below for the subject property is being provided for staff and commissioner review to help facilitate the improvements mentioned above. This variance should accompany any and all improvement documents for the property.

Variance Request #1 (Cross Access and Connectivity)

UDC Section 166.25 (D) (2)

Per UDC Section 166.25 (D) (2), Cross access shall be required to adjacent developed and undeveloped properties.

This request is to waive the requirement of providing cross access/connectivity to the north developed portion of the site.

We offer the following noteworthy points for your consideration in the context of the above request:

1. Based on existing conditions, a cross-access connection to the north would not be feasible due to the location of the existing retail/restaurant building and retaining wall just north of the property line of this development.
2. A stub out is being provided at the northwest corner of the Chase Bank lot which will provide through access from Lot 1 to Lot 2. Once Lot 1 develops, two cross access points will be provided to connect the Whole Foods lot to the City Center North development providing cross-access/connectivity between the two developments.

Should you have any questions, please contact me at 903.293.7996 or at clemmerhirt@olsson.com.

Sincerely,

Connor Lemmerhirt

Connor L. Lemmerhirt, E.I.
Olsson Associate Engineer

CITY CENTER NORTH-CONCURRENT PLAT
A PART OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$
SECTION 26, TOWNSHIP 17 NORTH, RANGE 30 WEST
CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

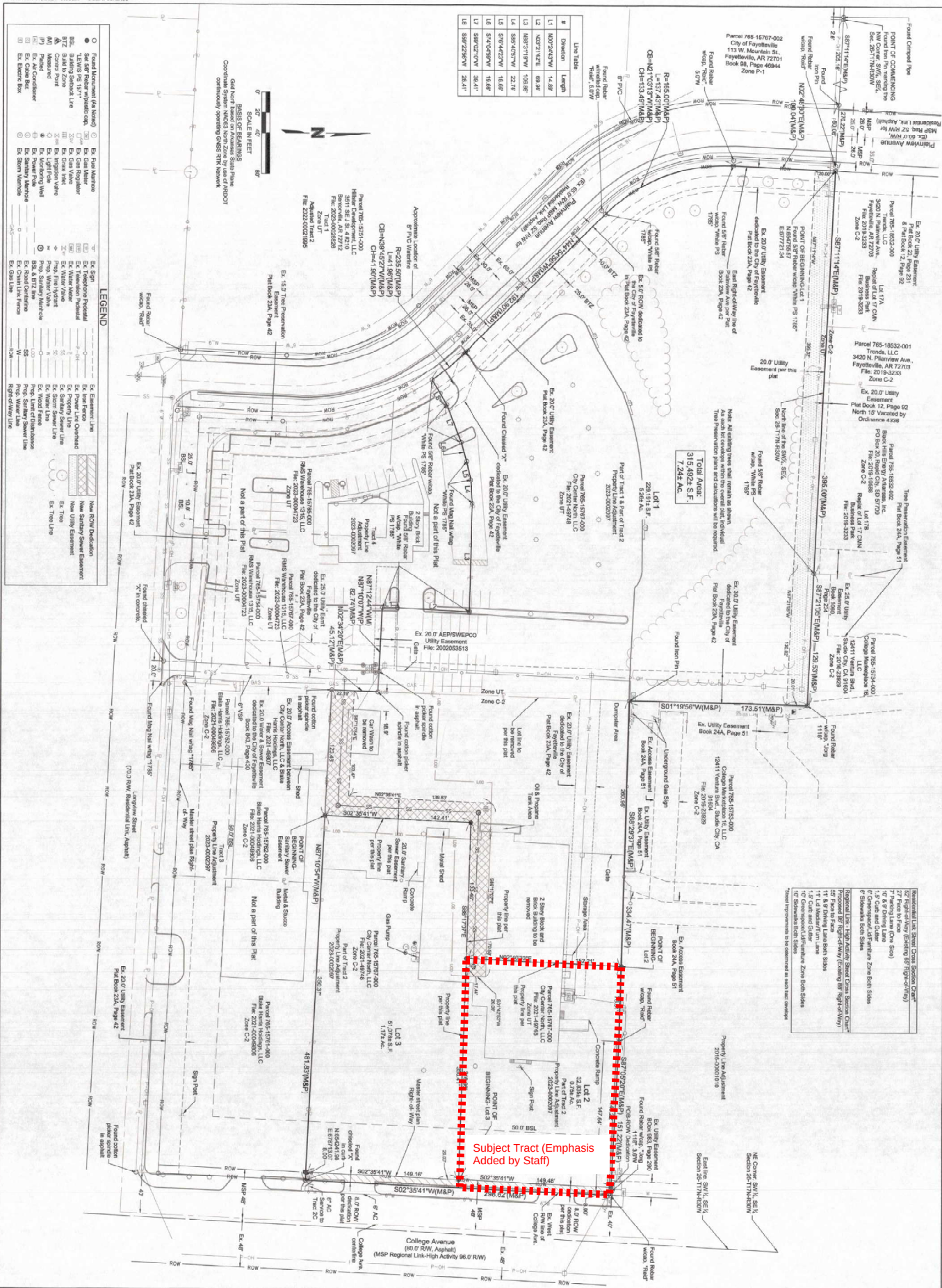
43748, 2021-43806
The Adjustment signed 01-12-2023 by Wayman B. White, LS 2671, du
Washington County, Ohio. Case is File. 2003 000007

JK)


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CHASE BA

ANK)



COLLEGE MARKETPLACE 16, LLC
FILE# 2016-00023929

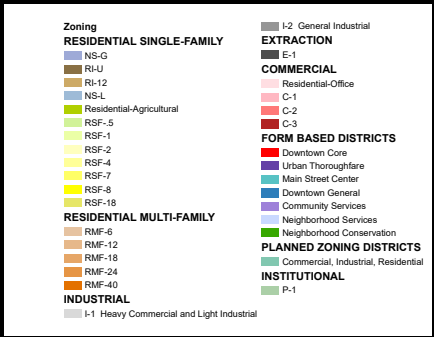
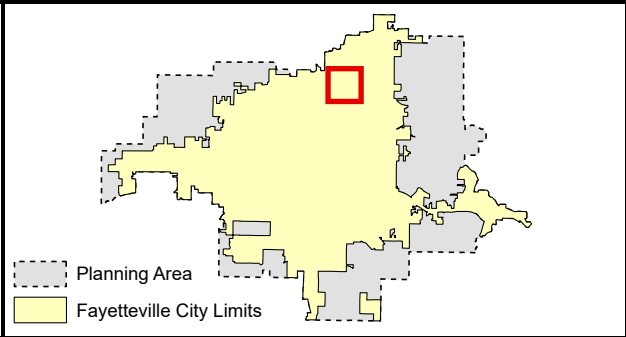
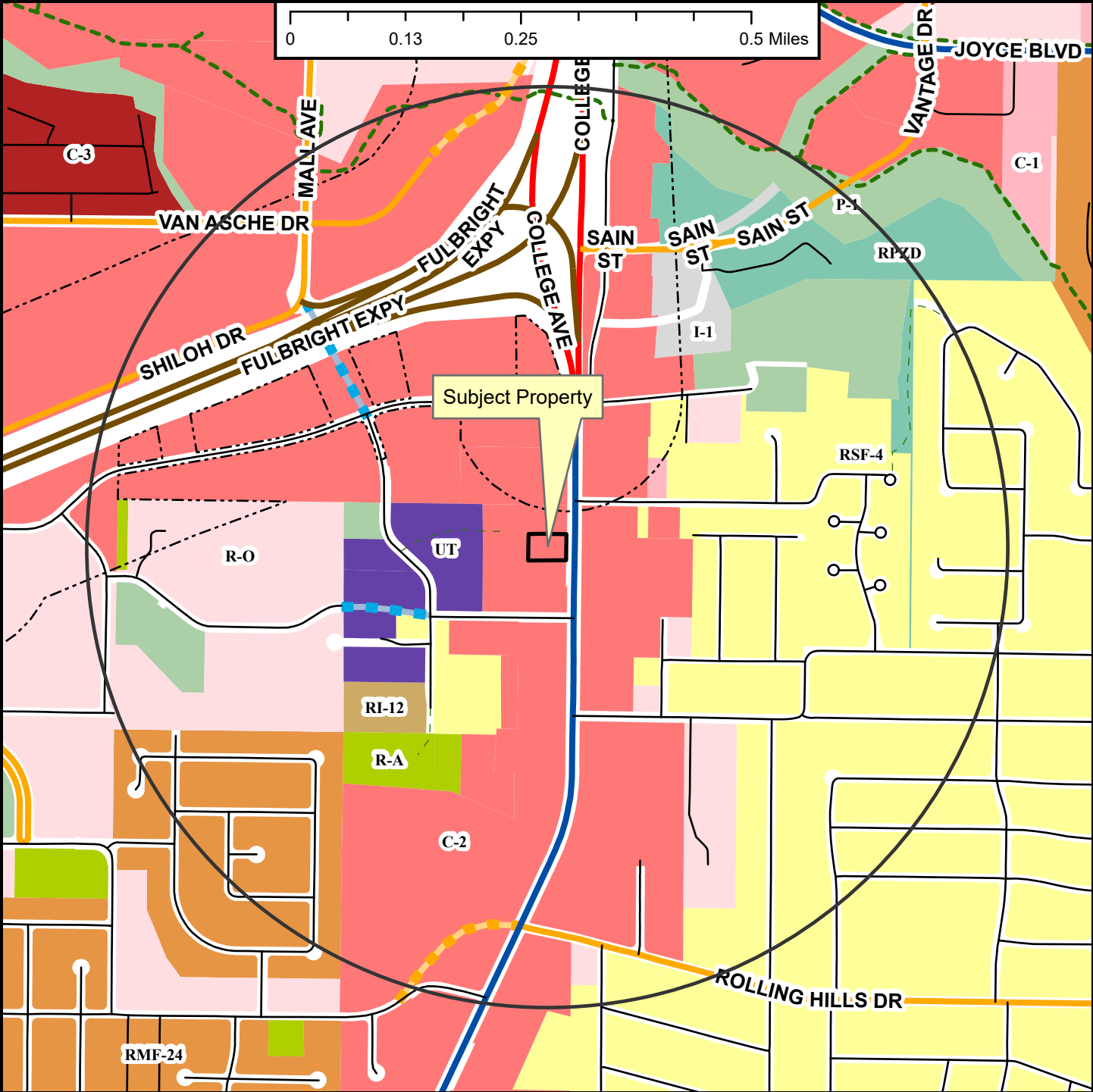
- PROPOSED HEADACHE BAR LOCATION
(REFERENCE ARCHITECTURAL PLANS
FOR DETAILS)

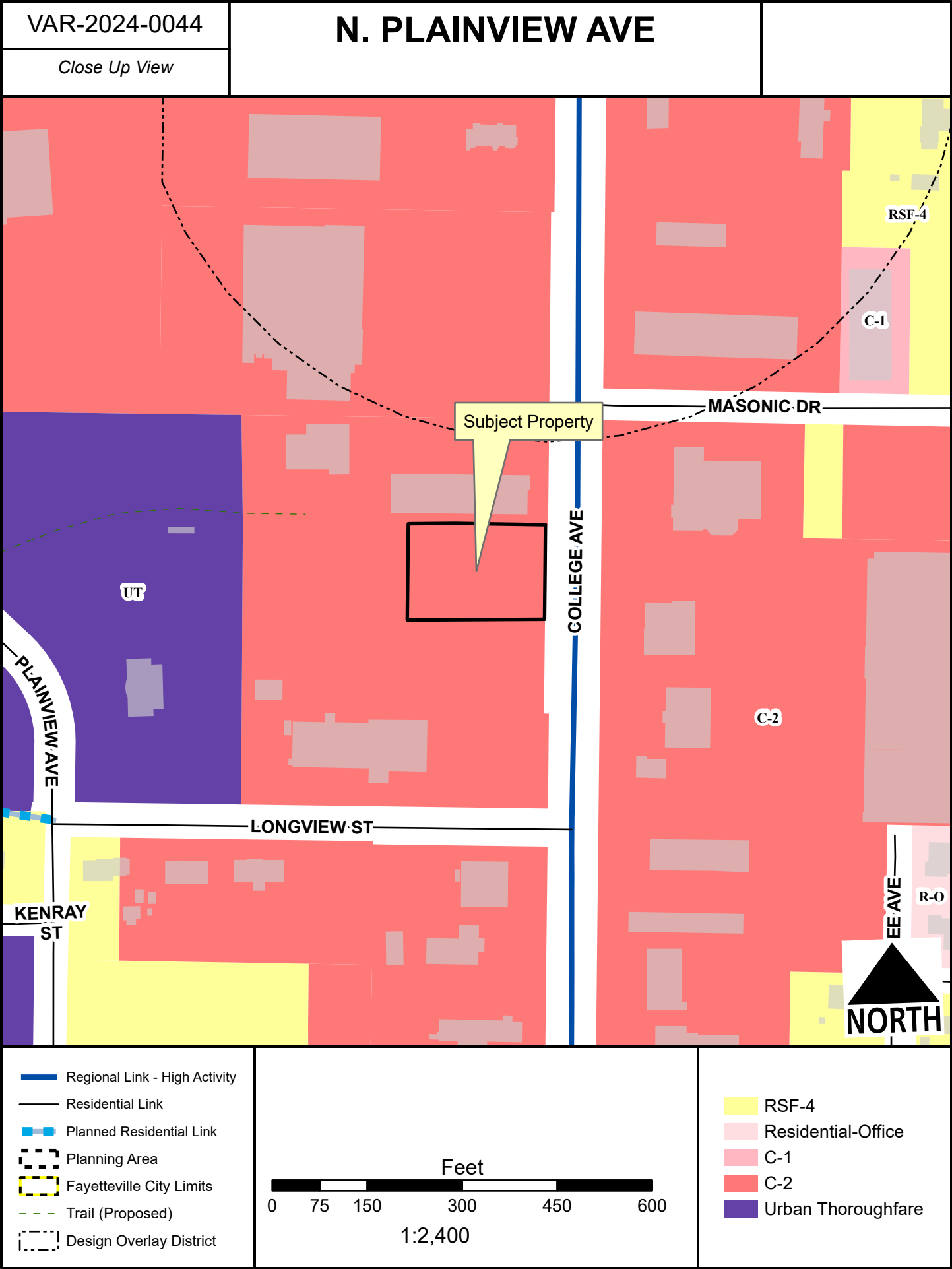


VAR-2024-0044
<i>One Mile View</i>

One Mile View

N. PLAINVIEW AVE





VAR-2024-0044

N. PLAINVIEW AVE

Current Land Use



- Regional Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



TO: Fayetteville Planning Commission

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: November 12, 2024

SUBJECT: **VAR-2024-0045: Planning Commission Variance (2200 N. RUPPLE RD./KUM & GO, 323):** Submitted by OZARK CIVIL ENGINEERING INC for property located at 2200 N. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.87 acres. The request is for a variance to parking lot design standards.

RECOMMENDATION:

Staff recommends approval of **VAR-2024-0045** based on the findings herein.

RECOMMENDED MOTION:

*"I move to approve **VAR-2024-0045**, determining:*

- In favor of a variance to UDC §172.04(F)(4), and*
- In favor of all other conditions as recommended by staff."*

BACKGROUND:

The subject property is located northeast of the intersection of Ruppel Road and Mount Comfort Road. It is zoned CS, Community Services, and contains approximately 1.87 acres. In 2023, the property was developed with a Kum & Go convenience store and gas station. The variance associated with this request pertains to that recent development. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped	CS, Community Services
South	Undeveloped	CS, Community Services
East	Undeveloped	CS, Community Services
West	Mount Comfort Presbyterian Church and Cemetery	RSF-1, Residential Single-Family, One Unit per Acre

DISCUSSION:

Request: The applicant is requesting one variance from the Unified Development Code in association with a recent development. The variance is described further below alongside staff's recommendations:

- UDC §172.04(F)(4), Parking Lot Design Standards.** To reduce excessive paving and ensure the safe and efficient movement of both vehicles and pedestrians through a parking lot, the City's parking lot design standards mandate drive aisle widths of 24 feet. The applicant is requesting a variance to increase the width of drive aisles on site to 35 feet, as shown in the attached exhibits.

- *Staff recommendation: The Kum & Go site was originally designed and constructed to comply with city code, with 24-foot-wide drive aisles. Since opening, however, the business has received complaints from customers regarding the narrower drive aisles and the landscape islands to the north and south of the fuel canopy. These narrower aisles have created challenges for customers towing trailers and delivery drivers, limiting safe access to the site. Expanding the drive aisles would provide more room for vehicles to maneuver, particularly when delivery trucks are on site. City staff recognize the unique challenges of the property's use and believe that increasing the drive aisle width, as requested, would improve safety and ease of movement for patrons, and are thus supportive of this request.*

Public Comment: To date, staff have received no public comment on this item.

RECOMMENDATION: Staff recommends approval of VAR-2024-0045 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §172.04(F)(4) Parking Lot Design Standards.** *Staff recommend approval of this variance for the reasons stated above.*
2. Approval of this item does not constitute approval of any associated permits. Review and approval of associated permits shall be required in accordance with city code.

Planning Commission Action:	☐ Approved	☐ Tabled	☐ Denied
Meeting Date: <u>November 12, 2024</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:
 - §172.04, Parking Lot Design Standards
- Applicant Request Letter
- Applicant Exhibits
- One Mile Map
- Close-Up Map
- Current Land Use Map

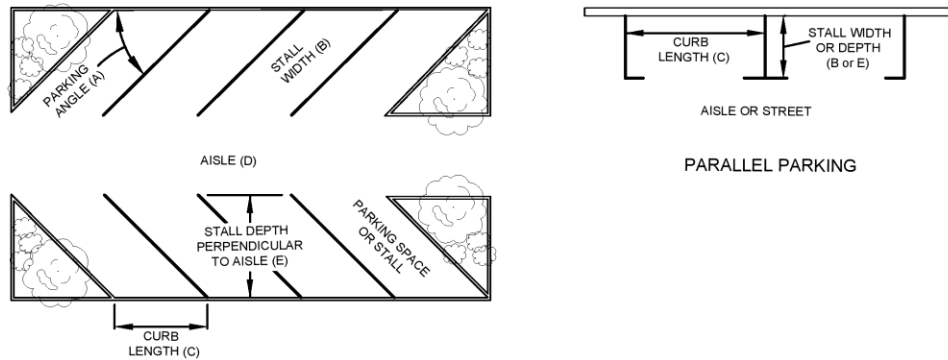
172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

- (A) *Maneuvering.* Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without moving other vehicles, unless a valet service has been approved as part of the development plans. Vehicles shall exit the parking lot in a forward motion.
- (B) *Pedestrian Access.*
- (1) Pedestrian access shall be provided from the street to the entrance of the structure by way of designated pathway or sidewalk.
 - (2) Parking lots may be utilized by restaurants, cafes, and similar uses where pedestrian seating, access, or service does not interfere with safe and functional circulation. If a parking lot utilized for outdoor service is determined to represent a hazard to pedestrian or vehicular use, sites may be required to include an implied or physical barrier with landscaping elements, gated fencing, changes in ground surface texture, material or color, or similar treatments.
- (C) *Build-to Zone.* A portion of a required parking lot may be located within the build-to zone, subject to the following:
- (1) A parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.
 - (2) Parking lots that are located within the build-to zone shall comply with Chapter 177: Landscape Regulations, related to landscape setbacks.
 - (3) Off-site parking lots shall be prohibited from being located within the build-to zone.
 - (4) In urban zoning districts that specify urban form (i.e., a build-to zone) the intent is for drive-thru lanes, parking lot drive aisles, and parking spaces to be located to the side or rear of buildings. In urban zoning districts, a drive-thru lane, parking lot drive aisle, or parking spaces are not permitted to be located in the front yard directly between a building and the Master Street Plan right-of-way.
- (D) *Compact Spaces.* A maximum of 35% of the total spaces may be compact spaces. Compact spaces shall be marked either by marking on the pavement or by separate marker.
- (E) *Dimensional Requirements.* (See Table 1)

TABLE 1
DIMENSIONAL REQUIREMENTS

Angle (A)	Type	Width (in ft.) (B)	Curb length (in ft.) (C)	One-way aisle width (in ft.) (D)	Two-way aisle width (in ft.) (D)	Stall depth (in ft.) (E)
0°	Standard	8	22.5	12	24	8
Parallel	Compact	7.5	19.5	12	24	7.5
30°	Standard	9	18	12	24	17
	Compact	7.5	15	12	24	14
45°	Standard	9	12.5	12	24	19
	Compact	7.5	10.5	12	24	16
60°	Standard	9	10.5	18	24	20
	Compact	7.5	8.5	15	24	16.5
90°	Standard	9	9	24	24	19
	Compact	7.5	7.5	22	24	15
	Motorcycle/Scooter	3	3	12-24	24	7.5 - 9



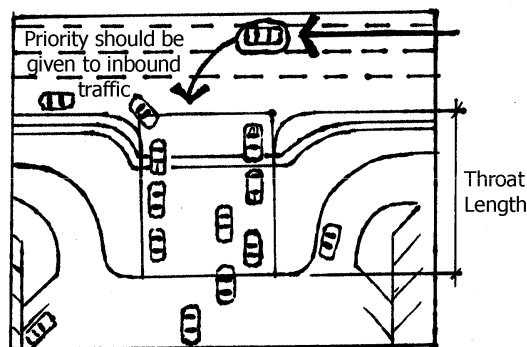
(F) *Parking Lot Circulation.*

- (1) *Throat Length.* The length of driveways or "throat length" shall be designed in accordance with the anticipated storage length for vehicles to prevent them from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. General standards appear below, but these requirements may vary according to the project volume of the individual driveway. These measures generally are acceptable for the principal access to a property and are not intended for minor driveways. Variation from these standards may be permitted for good cause upon approval of the Zoning and Development Administrator and City Engineer.

TABLE 2
GENERALLY ADEQUATE DRIVEWAY THROAT LENGTHS

Shopping Centers (Signalized)	>200,000 GLA* (800) spaces	200 ft.
Smaller Developments (Signalized)	<200,000 GLA*	75—95 ft.
Unsignalized Driveways	—	40—60 ft.

*GLA-Gross leaseable area



Commentary: The throat lengths in Table 2 are provided to assure adequate stacking space within parking lot driveways for general land use intensities. This helps prevent vehicles from stacking into the thoroughfare as they attempt to enter the parking lot. High traffic generators, such as large shopping plazas, need much greater throat length than smaller developments or those with unsignalized driveways. The guidelines here for larger developments refer to the primary access drive. Reduced throat lengths may be permitted for secondary access drives serving large developments.

- (2) *Drive-Through Facilities.* All uses that include a drive-up window or are characterized by patrons remaining in their vehicles to receive service shall meet the following on-site stacking requirements in order to alleviate traffic congestions:
 - (a) Restaurant, fast food: a minimum of four (4) spaces as measured from the drive-thru window
 - (b) Vehicular washes: a minimum of two (2) spaces per car wash bay as measured from the bay.
 - (c) Pharmacies and financial institutions: a minimum of four (4) spaces for one (1) drive-thru window, plus three (3) spaces for each additional drive-thru lane or automated teller machine (ATM), as measured from each drive-thru window.
 - (d) Dry cleaning and laundry services: a minimum of two (2) spaces as measured from the drive-thru window.

- (3) **Entrances and Internal Aisle Design for Parking Lots Containing 8 Parking Spaces or Less.** The driveway width into parking lots shall meet the following requirements:
- (a) **Entrances.**
 - (i) **One-Way Access to Parking Lots.** If the driveway is a one-way in or one-way out, then the driveway width shall be a minimum of 12 feet and a maximum of 16 feet. Parking lots shall not be located more than 100 feet from the street right-of-way. Commercial solid waste service is required.
 - (ii) **Two-Way Access to Parking Lots.** For two way access, the driveway width shall be a minimum of 12 feet and a maximum of 24 feet. Parking lots shall not be located more than 100 feet from the street right-of-way. This standard shall only apply when a 2-yard dumpster is allowed.
 - (iii) **Driveway Width Requirements for Parking Lots Located 100 Feet or More from the Street Right-of-Way.** Two (2) drive lanes a minimum width of 10 feet each, up to a maximum combined width of 24 feet, shall be required for adequate parking lot access.
 - (iv) **Effective Curb Radius.** All driveway entrances serving 8 or less parking spaces shall have a minimum effective curb radius of 10 feet and a maximum of 20 feet.
 - (b) **Internal aisle design.**
 - (i) Aisles shall be designed so that they intersect at 90 degrees with other aisles and driveways where practical.
 - (ii) Aisles shall be designed to discourage cut-through traffic by use of landscape islands, and shall meet the requirements of Chapter 177: Landscape Regulations.
 - (iii) Aisles shall conform to the dimensional requirements of §172.04(C).
 - (c) **Variances.** Development proposals which do not meet these standards may apply for a variance from these requirements subject to Planning Commission approval.

Parking Lots With Eight (8) Spaces or Less	
	Driveway Dimensional Requirement
One Way Access <100 feet	12 feet Minimum - 16 feet Maximum
Two Way Access <100 feet	12 feet Minimum - 24 feet Maximum
>100 feet Driveway Length	2 Drive Lanes 10 feet Minimum Each - 24 feet Maximum Total Driveway Width
Effective Curb Radius	10 feet Minimum - 20 feet Maximum

(4) **Entrances and Internal Aisle Design for Parking Lots Containing Nine (9) or More Parking Spaces.** The driveway width into parking lots shall meet the following requirements:

- (a) **Entrances.**
 - (i) **One-Way Access to Parking Lots.** If the driveway is a one-way in or one-way out, then the driveway width shall be a minimum of 12 feet and a maximum of 16 feet.
 - (ii) **Two-Way Access to Parking Lots.** For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department.
 - (iii) **Neighborhood and Regional Links.** Driveways that enter neighborhood and regional link streets may be required to have two (2) outbound lanes (one (1) for each turning direction) and one (1) inbound lane for a maximum total driveway width of 39 feet.
 - (iv) **Effective Curb Radius.** All driveways serving nine (9) or more parking spaces shall have an effective curb radius of 15 feet for curb cuts on residential link streets and an effective curb cut radius of 20 feet for neighborhood and regional link streets.
- (b) **Internal Aisle Design.**
 - (i) Aisles shall be designed so that they intersect at 90 degrees with other aisles and driveways where practical.
 - (ii) Aisles shall be designed to discourage cut-through traffic by use of landscape islands, and shall meet the requirements of Chapter 177: Landscape Regulations.
 - (iii) Aisles shall conform to the dimensional requirements of §172.04(C).

Parking Lots With Nine (9) Spaces or More	
	Driveway Dimensional Requirement
One Way Access	12 feet Minimum - 16 feet Maximum
Two Way Access	2 Drive Lanes 10 feet Minimum Each - 24 feet Maximum Total Driveway Width
Neighborhood/Regional Link	3 Drive Lanes - Maximum of 39 feet
Effective Curb Radius - Residential Link	15 feet

Effective Curb Radius - Neighborhood/Regional Link	20 feet
---	---------

(G) *Hillside/Hilltop Overlay District.*

- (1) *Separation of Parking Pads in Multi-Family, and Non-Residential Development.* Parking pads shall be separated by a minimum undisturbed area of 15 feet between parking pads. Streets and access drives are permitted to cross this undisturbed area.
- (2) *Cut and Fill Slopes.* Parking pads should be encouraged to utilize cut slopes with retaining walls to minimize disturbance.
- (3) *Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses.* Parking pads shall have a maximum of thirty (30) spaces per pad.
- (4) *Parking Lot Location.* Parking lots shall be set back with a minimum of 35 feet of undisturbed area required adjacent to the street right-of-way.
- (5) *Multi-Family and Non-Residential Uses.* Developers of multi-family and non-residential uses in the Hillside Overlay District are encouraged to refer to the Hillside Best Management Practices Manual for guidance and direction in the design of their project.



3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

October 11, 2024
Sent Via Email

Ms. Kylee Cole
Planner
City of Fayetteville, AR
City Planning Division
125 W. Mountain Street
Fayetteville, AR 72701

**Re: Kum & Go, 2424 – Fayetteville, Washington County, AR
Variance Request – Internal Drive Isle Widths**

Ms. Cole,

Kum & Go respectfully requests a Variance be granted to allow for an increase in the width of the internal drive isles as described in the City's Code of Ordinances. Per the City's Unified Development Code, Section 172.04(F)(3) – Parking Lot Design Standards; Kum & Go respectfully requests an approval be granted to allow for the increase of the maximum drive isle width of 24 feet.

The drive isles located within the Kum & Go site were designed per city code, utilizing the city's maximum requirements of 24 feet for two-way traffic. Since the store has opened Kum & Go has received complaints from their customers. There have been complaints regarding smaller drive isles associated with the landscape islands located to the north and south of the fuel canopy, and of which can cause a trip and fall hazard.

This site does not have the typical larger drive isles and was constructed utilizing the city's design requirements for a maximum drive isle width of 24 feet. As such, the city's maximum drive isle width has proven not to work for both the customers pulling a trailer and the delivery drivers. Kum & Go would request the maximum drive isles widths increase from the City's maximum requirement of 24 feet to 35 feet in width (see attachments).

Kum & Go has now experienced undue hardship due to circumstances unique to this development, and of which has shown to be related to the smaller drive isle widths (24 feet). Kum & Go needs to provide enough space to allow for the customers pulling a trailer and delivery drivers to maneuver safely through the site. Furthermore, there needs to be adequate space to allow patrons and their vehicles to have enough area to maneuver, especially when delivery trucks are present on site and making deliveries to the store.

Kum & Go believes that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance. Furthermore, Kum & Go will meet the City's ordinance of a maximum of 24-foot drive isles in all other areas of the site.

We appreciate your consideration in this matter and if you should have any questions, please feel free to contact Ozark Civil Engineering, Inc. at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.



Michael Clotfelter, Project Manager





EFFECTIVE DATE MAY 16, 2008.

MAID 83 (20811)
CITY OF FAYETTEVILLE ALUMINUM MONUMENT MTC1 IN TOP RETAINING WALL NEAR

ELEVATION 225.6 ± 2.1 (NAND 819)

SECTION 6, TOWNSHIP 16 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF FANETTEVILLE, WASHINGTON COUNTY, APPROXIMATELY AS FOLLOWS:

CORRECTION: ALONG SAID WEST LINE, NORTH 2°40'44" EAST, 22.49 FEET; THENCE SOUTH 87°29'36" EAST, 301.06 FEET; THENCE SOUTH 2°40'44" WEST, 1.46.44 FEET; THENCE SOUTH 73°22

WAY, NORTH 972.62' WEST, 15.00' FEET; THENCE CONTAINING ALONG SAID NORTH RIGHT OF WAY, NORTH 972.62' WEST, 90.01' FEET; THENCE CONTAINING ALONG SAID NORTH RIGHT OF WAY,

CONTAINS 87,754 SQUARE FEET OF R2 D15 ACROSS OF LAND, MORE OR LESS.

① 1997年12月31日以前

3 MISCELLANEOUS MERCHANDISE

6 K. L. MERCHANDISER
7 BILL DING, C. ANDREY, C. WEE HANG

- SHEET C3.3)

220" AWAY FROM DISPENSERS AND TANK FILL PORTS
(SEE DETAIL E - SHEET C33)

16 14'-8" X 24'-8" TRASH ENCLOSURE ATTACHED TO BUILDING WITH NICHINA (REFER TO ARCHITECTURAL PLANS)

(SEE DETAIL SHEET THRU K-SHEET C7Q)

21 FOEL ISLAND (SEE DETAIL N & L: SHEET C7.0)

22 CITY CLUB & GLITTER DETAIL (SEE DETAIL A: SHEET 10.0)

TOTAL DISSOLVED SOLIDS: 111 mg/l

CRIMINAL RECORDS	#2 CRIMINALS
CRIMINAL RECORDS - C. WALLIS - 0.95	5,620 (50.0%)

MINIMUM BILLS DATED STREET FRONTAGE CALC

PROVIDED BUILDABLE STREET FRONTAGE CALCULATION:

SEE BUILD-TO-ZONE EXEMPTION

[illegible]

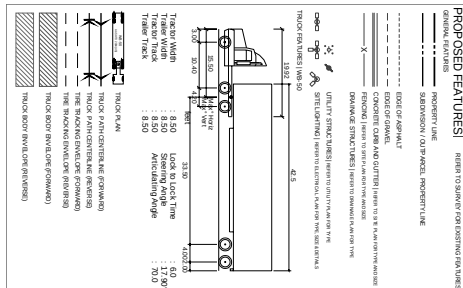
OVER CURE		

DETAIL "L"	DETAIL "O"
	

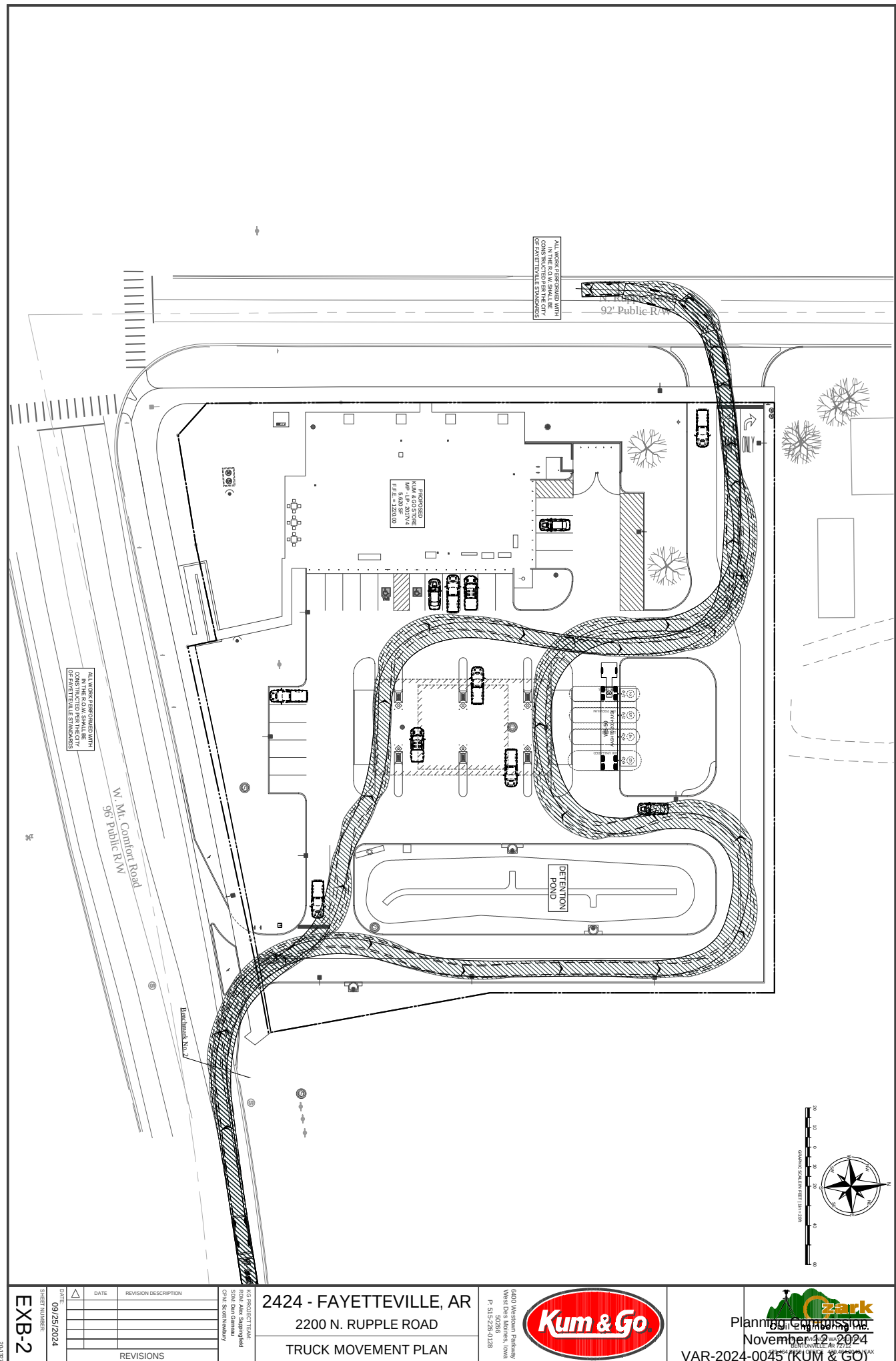
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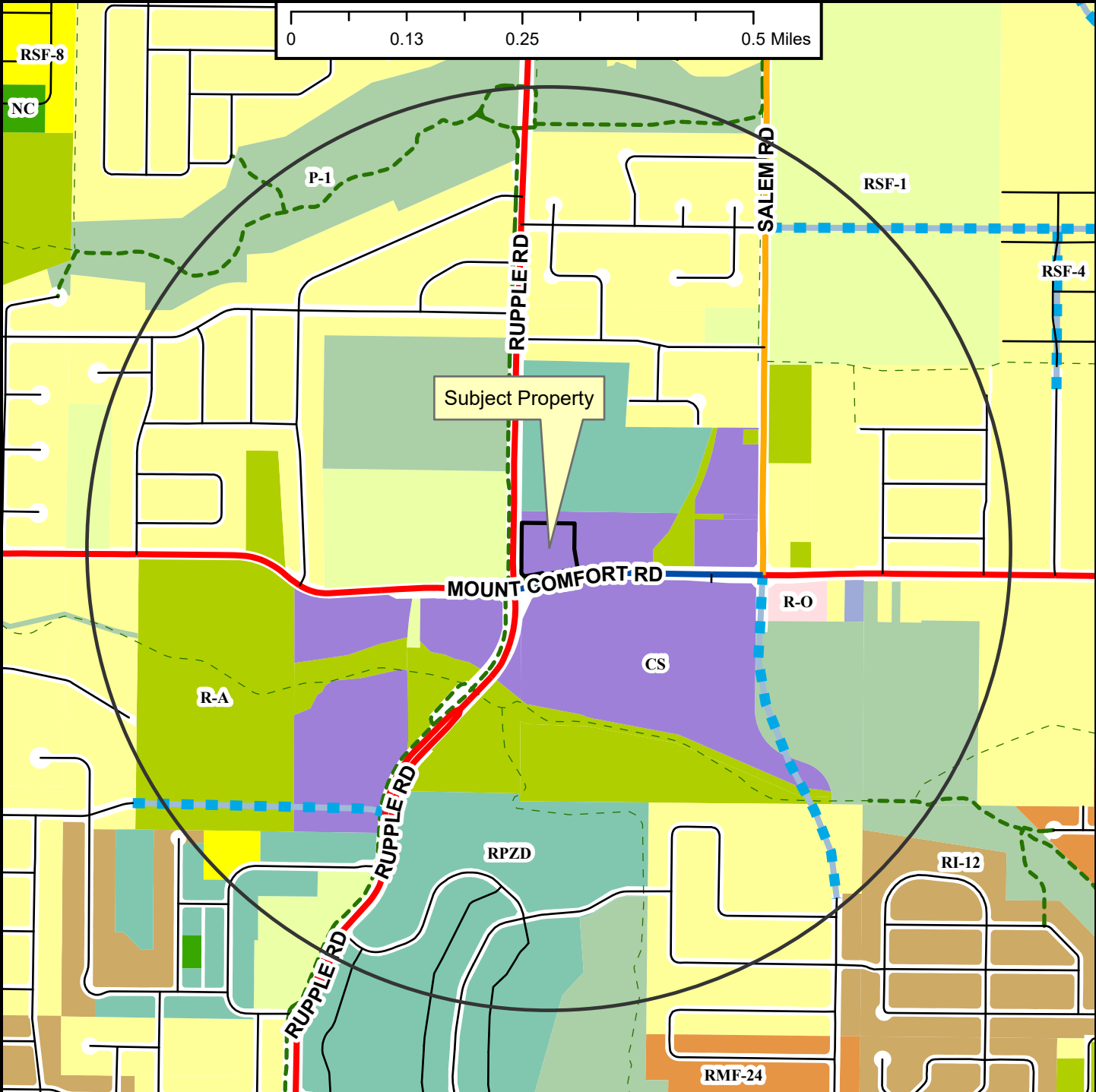
Planning Commission
November 12, 2024
BENTONVILLE, AR 72712
501-654-2888 OFFICE 501-654-0161 FAX
VAR-2024-0045 (KUM & GO)



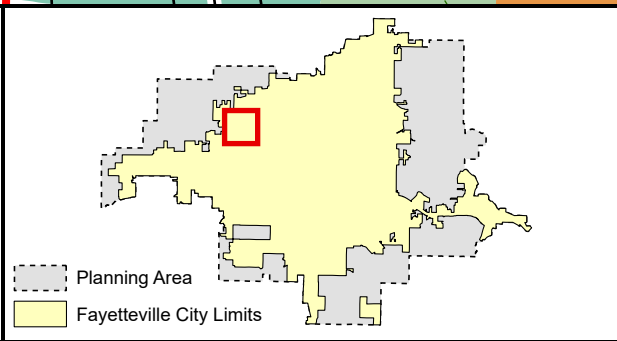
VAR-2024-0045
<i>One Mile View</i>

2200 N. RUPPLE RD

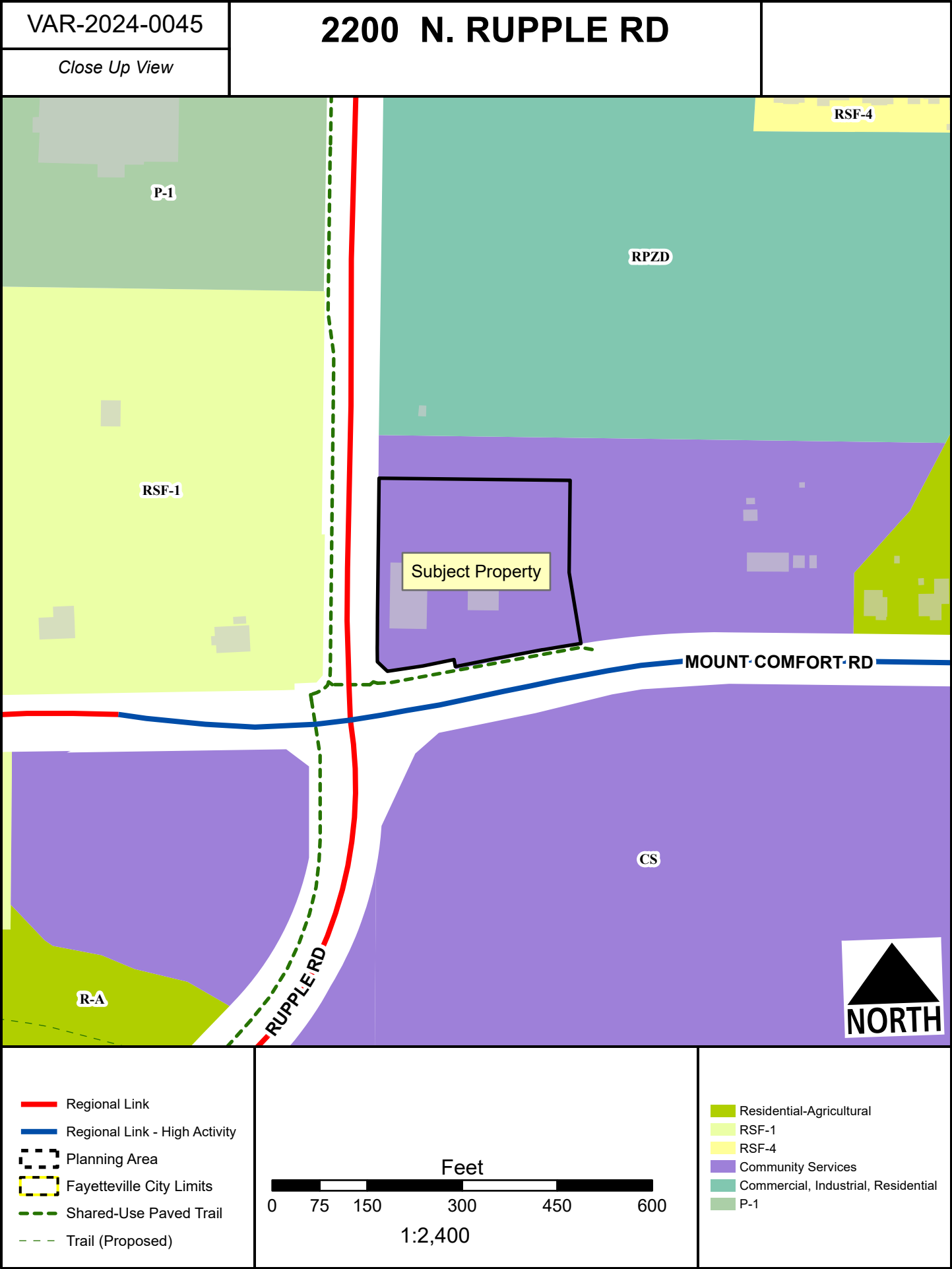
One Mile View



-
-  Regional Link
 Neighborhood Link
 Regional Link - High Activity
 Unclassified
 Residential Link
 Planned Residential Link
 Shared-Use Paved Trail
 Trail (Proposed)
 Fayetteville City Limits
 Planning Area



-
- Zoning**
- RESIDENTIAL SINGLE-FAMILY**
 - NS-G
 - RI-12
 - NS-L
 - Residential-Agricultural
 - RSP-.5
 - RSP-1
 - RSP-2
 - RSP-4
 - RSP-7
 - RSP-8
 - RSP-18
 - RESIDENTIAL MULTI-FAMILY**
 - RM-F
 - RMF-12
 - RMF-18
 - RMF-24
 - RMF-40
 - INDUSTRIAL**
 - I-1 Heavy Commercial and Light Industrial
- Commercial**
- EXTRACTION**
 - I-2 General Industrial
 - Commercial**
 - Residential-Office
 - C-1
 - C-2
 - C-3
- FORM BASED DISTRICTS**
- Redowntown Core
 - Urban Thoroughfare
 - Main Street Center
 - Downtown General
 - Community Services
 - Neighborhood Services
 - Neighborhood Conservation
- PLANNED ZONING DISTRICTS**
- Commercial, Industrial, Residential
- INSTITUTIONAL**
- P-1



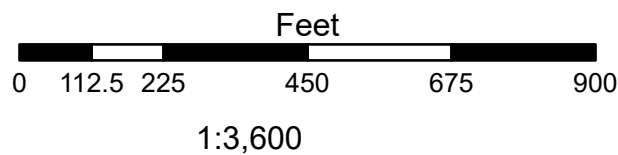
VAR-2024-0045

2200 N. RUPPLE RD

Current Land Use



- Regional Link
- Regional Link - High Activity
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING: November 12, 2024

SUBJECT: **PZD-2024-0007: Planned Zoning District (8049 W. WEDINGTON DR/ BUFFALO LEASING LLC, 432):** Submitted by D&W CONTRACTORS for property located on 8049 W. WEDINGTON DR. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.85 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff recommends forwarding **PZD-2024-0007** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **PZD-2024-0007** to City Council with a recommendation of approval, with conditions as outlined by staff."*

BACKGROUND:

The subject property is in west Fayetteville, approximately 0.37 miles east of the intersection of N. 85th Ave. and W. Wedington Dr. The property was annexed into Fayetteville city limits and rezoned to its current designation in 2006. It contains approximately 3.85 acres and is zoned R-A, Residential-Agricultural. The property is currently developed with a single-family dwelling and outbuilding and is not part of any overlay or master planning areas. In December 2023, the property was purchased by the current owner with the intent of using it as the office for D&W Contractors. When the applicant applied for a commercial business license at the property, staff noted that the property did not have appropriate entitlement for a commercial office use, leading to the request to rezone the property to a Planned Zoning District. Surrounding land uses and zoning is depicted in *Table 1*.

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	R-A, Residential Agricultural
South	Commercial (Auto Salvage)	R-A, Residential Agricultural
East	Commercial (Auto Salvage)	R-A, Residential Agricultural
West	Single-Family Residential	R-A, Residential Agricultural

Proposal: The applicant requests to rezone the property to a Planned Zoning District with one Planning Area, as described below:

- **Planning Area #1 – 3.85 acres:** The intention of this planning area is to permit the adaptive reuse of the existing single-family home for a commercial office.

Public Comment: To date, staff have received no public comment on this item but did receive one general inquiry about the nature of the request.

INFRASTRUCTURE:

Streets: The subject area has access to W. Wedington Dr. (State Hwy. 16), and unimproved Regional Link Street with asphalt paving and open ditches along the property's frontage. Any street or drainage improvements required in these areas would be determined at the time of development.

Water: Public water is available to the subject area. The subject property is within Washington Water Authority's service area and there appears to be a 6" water line along the property's W. Wedington Dr. frontage.

Sewer: Sanitary Sewer is not available to the subject area.

Drainage: No portion of the subject area lies within a FEMA floodplain, a protected stream, Hillside-Hilltop Overlay District, or contain hydric soils.

Fire: Station 7, located at 835 N. Ruppel Rd., protects this site. The property is located approximately 4 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck. Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

Police: The Police Department did not comment on this request.

Tree Preservation:

The proposed PZD, Planned Zoning District, requires **25% minimum canopy preservation**. The current zoning district R-A, Residential-Agricultural requires **25% minimum canopy preservation**.

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Rural Residential**.

Rural Residential Areas recognize existing low-density large lot development but are identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled. These areas may or may not have adequate street and water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix does not include an infill score for this property.

FINDINGS OF THE STAFF

1. A determination of the degree to which the proposed zoning is consistent with land use planning objectives, principles, and policies and with land use and zoning plans.

Finding: ***Land Use Compatibility:*** Staff finds the applicant's request to be compatible with existing surrounding land uses. An existing nonconforming commercial property, which has housed an auto salvage since at least 2003, is located to the east and south.¹ Single-family properties are located to the north and west. Approximately 0.30-mile west is a C-1 zoned undeveloped property. The applicant's request is not proposing a change in density from the current R-A zoning, but adding Use Unit 21: Warehousing and Wholesale and Use Unit 25: Offices, Studios, and related services which are not permitted or conditional uses in the current zoning. Staff finds that these added uses are likely compatible with the surrounding land uses.

Land Use Plan Analysis: Staff finds that the request is consistent with the City's land use and zoning plans. The proposed PZD is substantially similar to what could be developed by right under the existing zoning district, with the notable exception of allowing Use Unit 21 and 25 by right. Staff finds that the proposal aligns with the future land use designation for the property. This property is designated as a Rural Residential Area in City Plan 2040. Notably, many areas with this designation were once outside of the City and have historically hosted a variety of agricultural, small-scale commercial, and light industrial uses. This proposal will allow for the flexible use of land on the periphery of the city until an orderly transition to urban development can be accomplished, which may support Goal #2 of City Plan 2040, to discourage suburban sprawl.

2. A determination of whether the proposed zoning is justified and/or needed at the time the rezoning is proposed.

Finding: Staff finds that the proposed rezoning is justified as it aligns with the City Plan 2040 Future Land Use designation for the site.

3. A determination as to whether the proposed zoning would create or appreciably increase traffic danger and congestion.

Finding: The proposed PZD is not likely to have a significant impact on traffic danger or congestion in the area. Vehicular access will be from W. Wedington Dr. and no increase in density is proposed.

4. A determination as to whether the proposed zoning would alter the population density and thereby undesirably increase the load on public services including schools, water, and sewer facilities.

¹ Aerial photos for this area are only available beginning in 2003, when the auto salvage appears to be well established. Washington County Assessor records indicate the property has been under the same ownership since 1974, and the salvage operation may be much older than 2003.

Finding: **The proposed PZD would not alter the population density in a way that would undesirably increase the load on public services. Staff finds that any lack of water and sewer facilities currently are of a limited concern.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:
- a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;
 - b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

Sec. 161.35. Planned Zoning Districts (PZD)

(B) *Purpose.* The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The City Council may consider any of the following factors in review of a Planned Zoning District application.

- (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
- (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- (5) *No negative impact.* Does not have a negative effect upon the future development of the area;
- (6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- (7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- (8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
- (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
- (11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

Findings: As outlined in previous findings, staff finds that the proposal is generally in line with the factors that may be considered with a Planned Zoning District. The proposed PZD is particularly well suited to meet the flexibility, harmony, no negative impact, and natural feature tenets of the ordinance. This proposal emphasizes flexibility by using the existing R-A zoning as a basis and only adding the minimum uses needed to facilitate the business use, without inclusion of undesirable uses permitted in some other zoning districts. Harmony, no negative impact, and natural features are prioritized as the proposal intends to preserve the full 25% required tree canopy preservation, including a vegetative buffer area along the western property line to provide screening from adjacent properties.

RECOMMENDATION: Staff recommends forwarding **PZD-2024-0007** to City Council, with a recommendation of approval, with conditions as outlined below.

Conditions of Approval:

1. Compliance with UDC 177 Landscape Regulations shall be reviewed with the associated development plans;
2. All signage shall meet the requirements as set forth in UDC section 174.
3. Any parking lots must meet all standard design and development standards as outlined in the Unified Development Code, including, but not limited to, paving and construction, dimensional standards, landscape requirements, and drainage requirements;
4. This approval does not grant permit approval for any future development. Review and approval of development plans and permits shall be required in accordance with city code.

Planning Commission Action: ☐ Forwarded ☐ Tabled ☐ Denied

Meeting Date: November 12, 2024

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

Attachments:

- Urban Forestry Memo
- Applicant Request Letter
- PZD Booklet
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map



Urban Forestry Memo

TO: Buffalo Leasing, LLC

THRU: Kylee Cole, Long Range Planner

FROM: Melissa Evans, Urban Forester

MEETING DATE: October 16, 2024

SUBJECT: **PZD-2024-0007: BUFFALO LEASING:** Submitted by D&W Contractors for property located at 8049 W. Wedington Dr. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 3.65 acres. The request is for the property to be zoned PZD, PLANNED ZONING DISTRICT.

RECOMMENDATION:

Urban Forestry Staff recommends approval of PZD-2024-0007 since tree preservation has been addressed in the booklet. The applicant states that, "PZDs require 25% of the canopy to be preserved."

Since the south side of site is heavily forested, it is highly recommended that as many trees be preserved as possible to meet the minimum requirement for preservation. The buildings, parking, utilities, and other infrastructure elements should be designed around the trees. Preserved trees should be considered to be placed in Tree Preservation Easements.

Trees at the edges of the property need to be preserved in a minimum of 30' wide areas to help prevent tree loss and die-back on adjacent properties with trees. It is likely that many of the trees on the edges will decline and die. Preservation areas along the property lines should be widened to accommodate tree preservation, and this needs to be considered on the east side of the property.

The PZD booklet does not state that the project will be in compliance with Ch. 177 Landscape Regulations, but they must be met also, including street trees along public or private streets and parking lot trees.

Dear Planning Commissioners,

Please accept the following request to rezone the property at 8049 W. Wedington Dr. to a Planned Zoning District. The purpose of this rezone is to permit the property to be used as the office and storage facility for our business D&W Contractors is a construction contractor involved with historical preservation, residential remodeling, and custom home building. D&W has been in business since 2016. D&W has employs 10 office and management personnel and 7 employees in the field. The CPZD is needed because no existing districts align with the future land use designation for the property, existing zoning districts contain undesirable uses that are not compatible with the area, and requests for existing zoning districts are unlikely to garner support of staff, planning commission, and city council.

Development plans are limited to the modification of the existing house into office space for 10 employees and modification of the outbuilding for storage of materials. Future plans may include expansion of the office or storage and widening of driveway by install a culvert pipe and filling ditch.

Thank you for your consideration,

Garret Reck
D&W Contractors
8049 W. Wedington Dr.
Fayetteville, AR 72704-6143

CPZD Request

Project Description: The total property is approximately 3.85 acres. The proposed CPZD is for the entirety of the property, which is currently zoned R-A, Residential – Agriculture. The purpose of this rezone is to permit the property to be used as the office and storage facility for our business D&W Contractors is a construction contractor involved with historical preservation, residential remodeling, and custom home building. D&W has been in business since 2016. D&W has employs 10 office and management personnel and 7 employees in the field. The CPZD is needed because no existing districts align with the future land use designation for the property, existing zoning districts contain undesirable uses that are not compatible with the area, and requests for existing zoning districts are unlikely to garner support of staff, planning commission, and city council.

Scope: Modify the existing house into office space for 10 employees and modify outbuilding for storage of materials. Future plans may include expansion of the office or storage and widening of driveway by install a culvert pipe and filling ditch.

Legal Description Part of the Southeast quarter of the Southwest quarter of Section nine (9) in Township sixteen (16) North of Range thirty one (31) West, being more Particularly described as starting 208.7 feet East of the North West corner of said Forty acre tract for a point of beginning, and running, thence East 526.6 feet, thence South 874 feet, thence West 526.6 feet, thence North 874 feet to the point of beginning, containing 10.58 acres, more or less. Subject to that part within the right-of-way of State Highway #16, a/k/a West Wedington Drive and any other easements of record.

LESS AND EXCEPT:

A part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 16 North, Range 31 West, Washington County, Arkansas, and more particularly described as beginning at a point 358.71 feet East of the Northwest corner of said 40 acre tract; thence East 173.6 feet; thence S. 1°23'33" W., 874.0 feet; thence West 323.6 feet; thence N. 1°23'33" E., 583.6 feet; thence East 150.0 feet; thence N. 1°23'33" E., 290.4 feet to the point of beginning, containing 5.493 acres, more or less, and subject to that part within the rightof-way State Highway #16 and any other easements of record.

TITLE PAGE

A. Ownership

Buffalo Leasing LLC
Registered Agent: Walter Potapov
8049 W. Wedington Dr.
Fayetteville, AR 72704-6143

B. Scope & Project

- a. Project Description: The total property is approximately 3.85 acres. The proposed CPZD is for the entirety of the property, which is currently zoned R-A, Residential – Agriculture. The purpose of this rezone is to permit the property to be used as the office and storage facility for our business D&W Contractors is a construction contractor involved with historical preservation, residential remodeling, and custom home building. D&W has been in business since 2016. D&W has employs 10 office and management personnel and 7 employees in the field. The CPZD is needed because no existing districts align with the future land use designation for the property, existing zoning districts contain undesirable uses that are not compatible with the area, and requests for existing zoning districts are unlikely to garner support of staff, planning commission, and city council.
- b. Scope: Modify the existing house into office space for 10 employees and modify outbuilding for storage of materials. Future plans may include expansion of the office or storage and widening of driveway by install a culvert pipe and filling ditch.

C. General Project Concept

- a. Considerations:
 - i. Flexibility – This proposal offers an alternative not available directly through other zoning. By using the existing R-A zoning and adding the minimal necessary use additions, this plan utilizes this site for a commercial use without the inclusion of undesirable uses permitted in other zoning districts.
 - ii. Compatibility – This proposal would not affect the character of the area, since it already contains a variety of residential and nonresidential uses as proposed in this CPZD. The adjacent properties are noted as a fencing contractor and used car lot.
 - iii. No adverse effects – This project does not create negative impacts for existing or future developments on adjacent properties.
 - iv. Coordination – The neighboring property owners were all introduced to the project and our justification for the request.
 - v. Natural features – Several trees occupy the site. Tree preservation shall be at the standard 25% preservation of canopy for a PZD. A undisturbed vegetated buffer area can be maintained along property lines to the west to provide screening between adjacent properties.
 - vi. Future Land Use: This property is designated as a Rural Residential Area in City Plan 2040. The City Plan lays out guiding principles for a Rural Residential Area. Notably, many areas with this designation were once

outside of the City and have historically hosted a variety of agricultural, small-scale commercial, and light industrial uses. The rural residential land future land use designation includes guidelines that proposed development should utilize alternative development patterns such as cluster or conservation subdivisions to achieve compatibility with surrounding areas. Similarly, this proposal will allow allowing for the flexible use of land on the periphery of the city until and orderly transition to urban development can be accomplished.

- vii. Special Features: No special features of geographic location, topography, size or shape are located on this parcel.
- viii. Recognized Zoning Considerations: No other recognized zoning consideration would be violated in this PZD.
- b. Streets, Trail and Pedestrian Connectivity, Lot Layout, Stormwater Detention Areas & Drainage, Fire Access & Fire Code, Site Grading: No development is proposed for the site.
- c. Tree Preservation Areas: No tree preservation easements are proposed, but PZDs require 25% of the canopy to be preserved.

D. Planning Area

The entire 3.85-acre property is proposed as a single planning area.
Site plans and attached below.

E. Existing and Proposed Zoning Standards

Existing Zoning Detail:

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
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(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

Proposed PZD Detail:

(A) *Purposes.* The purpose of this CPZD is to provide opportunities for single-family dwellings, agricultural uses, and low-intensity commercial uses that are typical in formerly unincorporated areas.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
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Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 21	Warehousing and wholesale
Unit 25	Offices, studios, and related services
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)
----------------	--------------

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	5 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the

building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

F. Zoning Comparison

Zoning Standards	Existing Zoning: R-A, Residential-Agricultural	Proposed PZD
Density	½ per acre	½ per acre
Setbacks	Front: 35 Feet Side: 20 Feet Rear: 35 Feet	Front: 35 Feet Side: 5 Feet Rear: 35 Feet
Height	None.	None.
Building Area	None.	None.

G. Site Analysis: Several trees occupy the site. There are no other known natural resources or natural or manmade hazards.

H. Recreational Facilities: None.

I. Reason for Rezoning: The purpose of this rezone is to permit the property to be used as a contractor's office, which is not a currently permitted or conditional use.

J. Relationship to Adjacent Properties:

The property abuts W. Wedington Dr., designated as a Regional Link Street in the Master Street Plan, to the north. To the west is a 5.8-acre residential property. To the east and south is a 10.5-acre commercial property that was the former location of ABC Auto and includes an office, warehouse/shop, and auto salvage yard.

K. Land Use Plan: This property is designated as a Rural Residential Area in City Plan 2040. The City Plan lays out guiding principles for a Rural Residential Area. Notably, many areas with this designation were once outside of the City and have historically hosted a variety of agricultural, small-scale commercial, and light industrial uses. Although not wholly aligned with this plan designation, this project complements the Plan by providing:

- a. An opportunity to preserve and protect small-scale business (similar to principle #4).

This proposal also aligns with Goal #2 of City Plan 2040, to discourage urban sprawl, by allowing for the flexible use of land on the periphery of the city until and orderly transition to urban development can be accomplished.

L. Existing Infrastructure:

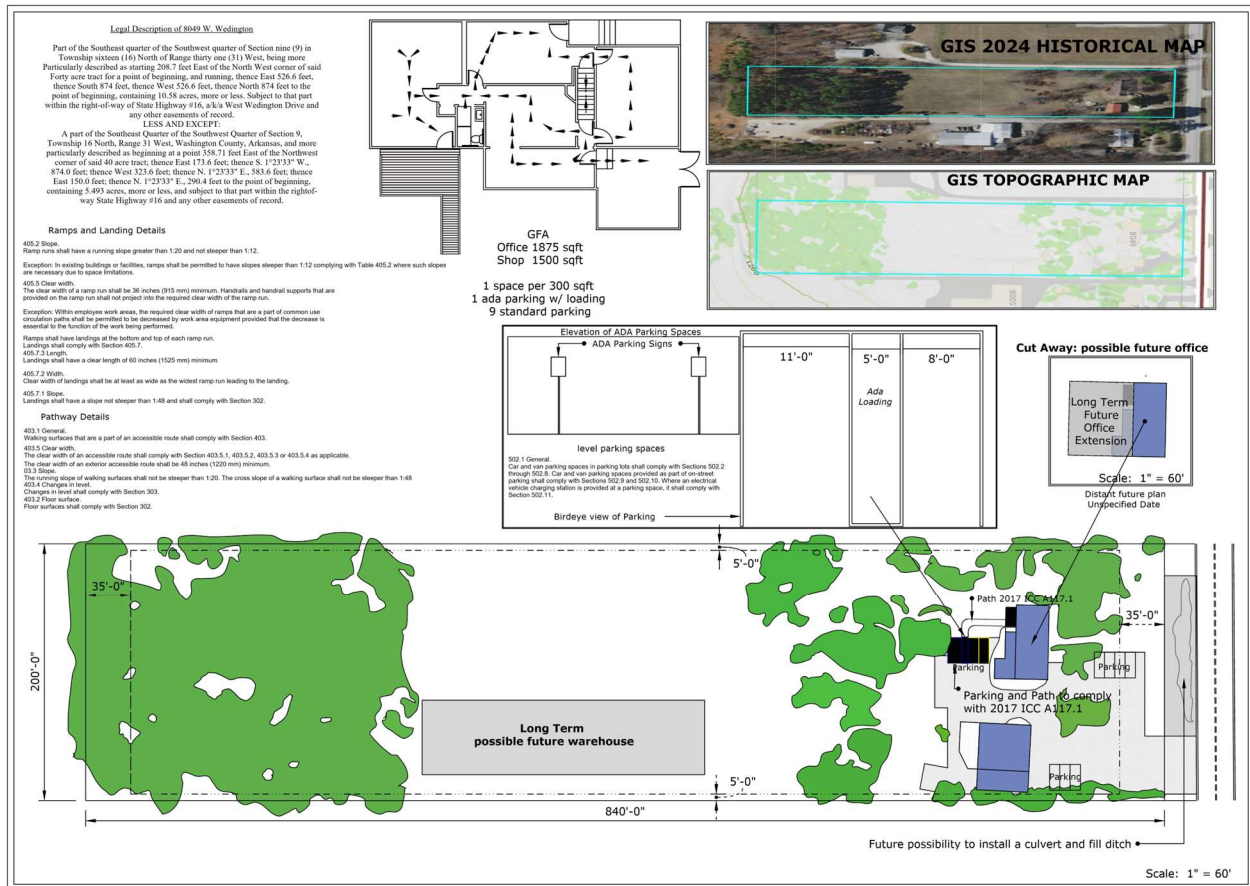
- a. Water: Washington County Water Authority
- b. Sewer: Septic
- c. Streets: The property abuts W. Wedington Dr., designated as a Regional Link Street in the Master Street Plan, to the north.

Legal Description of 8049 W. Wedington

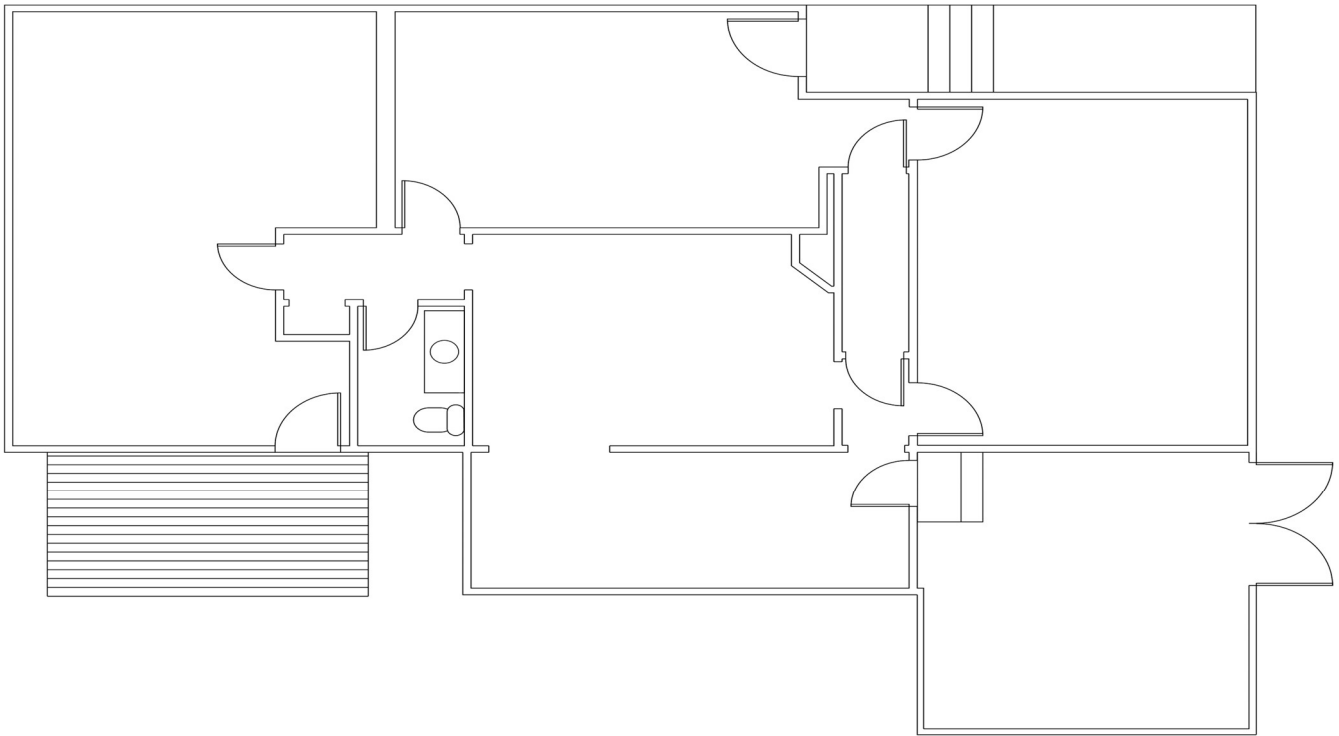
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Existing Floor Plan



Floor Plan

