City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8267

Planning Commission Final Agenda

Monday, December 9, 2024

5:30 PM

City Hall Room 219

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 November 25, 2024 Planning Commission. - Mirinda Hopkins, Development Coordinator

2. ADM-2024-0051: Administrative Item (963 S. LARAMIE HTS/SOUTHERN WOODS, 557):

Submitted by COMMUNITY BY DESIGN for property located at 963 S. LARAMIE HTS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 17.72 acres. The request is to modify an approved Large Scale Development. - Gretchen Harrison, Senior Planner

3. VAR-2024-0051: Planning Commission Variance (E. FOREVER PL/POWELL, 838):

Submitted by BLACK BEAR REAL ESTATE for property located on E. FOREVER PL. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.00 acres. The request is for a variance to road frontage requirements. - Wesley Frank, Planner

Unfinished Business

4. LSD-2024-0013: Large Scale Development (3360 N. GREGG AVE/MAVERIK, 211):

Submitted by OZARK CIVIL ENGINEERING for property located at 3360 N. GREGG AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.37 acres. The request is for a 5,637-square-foot convenience store and fueling station with associated parking.

THIS ITEM WAS TABLED AT THE SEPTEMBER 23, 2024 PLANNING COMMISSION MEETING. - Jessica Masters, Development Review Manager

5. RZN-2024-0053: Rezoning (15 W. SOUTH ST/SZABO, 523):

Submitted by WESLEY BATES for property located at 15 W. SOUTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES-GENERAL.

THIS ITEM WAS TABLED AT THE NOVEMBER 25, 2024 PLANNING COMMISSION MEETING. - Kylee Cole, Long Range & Preservation Planner

6. PZD-2024-0006: Planned Zoning District (1875 W. HASKELL HTS/THE STATION AT FAYETTEVILLE, 520):

Submitted by CRAFTON TULL for property located at 1875 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.86 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

THIS ITEM WAS TABLED AT THE SEPTEMBER 23,2024, OCTOBER 14,2024, AND THE OCTOBER 28, 2024 PLANNING COMMISSION MEETINGS. APPLICANT HAS REQUESTED TO TABLE THIS ITEM INDEFINITELY. - Gretchen Harrison, Senior Planner

New Business

7. ADM-2024-0052: Administrative Item (125 W. MOUNTAIN ST/REMOVAL OF SUBDIVISION COMMITTEE):

The request is an amendment to the Code of Ordinances Chapter 33 to remove reference to Subdivision Committee, as well as amendments to UDC Chapters 157.02, 166.01, 166.02, and 166.04 to remove the Planning Commission's Subdivision Committee from the public hearing and development review requirements. Amendments are proposed to section 167.04 Tree Preservation And Protection During Development to remove Subdivision Committee from the listing of public meetings for the development review process. - Britin Bostick, Long Range Planning/Special Projects Manager

8. ADM-2024-0053: Administrative Item (125 W. MOUNTAIN ST/NEW ZONING DISTRICT – UN, URBAN NEIGHBORHOOD):

The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.37 called Urban Neighborhood and set zoning regulations for the new district including permitted and conditional uses, lot dimensional standards, setbacks, and building height. Additionally, amendments are proposed to section 160.01 – Establishment of Districts to add the new district, section 164.25 – Tandem Lot Development to establish building setbacks for tandem lots, section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement, and chapter 174 – Signs to establish sign regulations for the new zoning district. - Britin Bostick, Long Range Planning/Special Projects Manager

9. ADM-2024-0048: Administrative Item (SOUTH OF 2861 N. RAVEN LN/RAVEN LANE EXTENSION, 285):

Submitted by HALL ESTILL for property located SOUTH OF 2861 N. RAVEN LN.

The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 48.50 acres. The request is to modify the Master Street Plan. - Gretchen Harrison, Senior Planner

10. VAR-2024-0047: Planning Commission Variance (1006 N. MARVIN AVE/MCEVER LAUNDRY, 440):

Submitted by ODYSSEY ENGINEERING for property located at 1006 N. MARVIN AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.26 acres. The request is for a variance to street design and cross access standards. - Donna Wonsower, Planner

11. PPL-2024-0007: Preliminary Plat (WEST OF S. COBALT DR & E. ROYAL DR/RIVERWALK PH 6, 645):

Submitted by JORGENSEN & ASSOCIATES for property located WEST OF S. COBALT DR & E. ROYAL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 13.77 acres. The request is for the preliminary plat of 14 residential lots and one detention lot. - Donna Wonsower, Planner

12. LSD-2024-0028: Large Scale Development (NORTHWEST OF E. 15TH ST & S. MORNINGSIDE DR/LIVING FAITH CHURCH, 563):

Submitted by CRAFTON TULL for property located NORTHWEST OF E. 15TH ST & S. MORNINGSIDE DR. The property is zoned MSC, MAIN STREET CENTER and contains approximately 3.12 acres. The request is for a 16,500-square-foot expansion of an existing church. - Gretchen Harrison, Senior Planner

13. LSD-2024-0029: Large Scale Development (191 S. HILL AVE/VERVE, 522):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 191 S. HILL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.90 acres. The request is for a multi-family development with 266 residential units. - Donna Wonsower, Planner

14. LSD-2024-0031: Large Scale Development (3145 E. JOYCE BLVD/WOODLAND JR HIGH, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 27.92 acres. The request is for an extension of E. Joyce Boulevard. - Gretchen Harrison, Senior Planner

15. VAC-2024-0026: Vacation (3145 E. JOYCE BLVD/WOODLAND JR HIGH, 177):

Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E.

JOYCE BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 27.92 acres. The request is to vacate a portion of street right-of-way totaling 0.25 acres. - Gretchen Harrison, Senior Planner

16. LSD-2024-0032: Large Scale Development (888 S. RUPPLE RD/JOHN L. COLBERT MIDDLE SCHOOL EXPANSION, 556):

Submitted by JORGENSEN & ASSOCIATES for property located at 888 S. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and CS, COMMUNITY SERVICES and contains approximately 22.82 acres. The request is for a 12,500 sq. ft. addition to an existing school facility, including classrooms, gym, and track and field amenities. - Donna Wonsower, Planner

17. CUP-2024-0047: Conditional Use Permit (2160 N. CROSSOVER RD/DOMINO'S PIZZA, 372):

Submitted by OWN for property located at 2160 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.51 acres. The request is for off-site parking. - Wesley Frank, Planner

18. RZN-2024-0056: Rezoning (1520 W. SLIGO ST/MCDONALD BUILDING GROUP, 599):

Submitted by ENGINEERING SERVICES INC for property located at 1520 W. SLIGO ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.41 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE. - Wesley Frank, Planner

19. ANX-2024-0002: Annexation (1777 N. SUNSHINE RD/ABZD, LLC, 359):

Submitted by WATKINS, BOYER, GRAY, & CURRY for property located at 1777 N. SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.01 acres. The request is to annex the property into the city limits of Fayetteville. - Donna Wonsower, Planner

20. RZN-2024-0057: Rezoning (1777 N. SUNSHINE RD/LEAVITT, 359):

Submitted by WATKINS, BOYER, GRAY, & CURRY for property located at 1777 N. SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.01 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE. - Donna Wonsower, Planner

Items Administratively Approved by Staff

21. LSP-2024-0029: Lot Split (2047 N. PURVA PL/SIMS, 360):

Submitted by SWOPE ENGINEERING for property located at 2047 N. PURVA

PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.33 acres. The request is to split a parcel into two lots containing 0.27 and 0.41 acres, and to adjust the adjacent parcel from 0.67 acres to 0.65 acres. - 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, Telecomminications 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, 11/25/2024							
Time:	5:30 PM							
Staff :	☒ Willa Thomason ☐ John Scott ☒ Jessie Masters ☒ Gretchen Harrison ☒ Donna Wonsower ☒ Wesley Frank							
	☐ Britin Bostick ☒ Kylee Cole ☒ Melissa Boyd ☐ Chris Brown ☒ Alan Pugh ☒ Fire Marshal/Clint Price							
	Roll Call	**1) Minutes (11/12/2024)**	**2) ADM-2024-0048 (RAVEN LANE EXTENSION)**	**3) VAR-2024-0046 (KESSLER CREEK SUBDIVISION)**		**4) VAR-2024-0047 (MCEVER LAUNDRY)**	**5) VAR-2024-0048 (LAW)**	**6) VAR-2024-0049 (WILLIAMS)**
Garlock	**1**	**1**		**1**	**1**		**1**	**0**
Madden	**0**							
McGetrick	**1**	**1**		**1**	**1**		**1**	**1**
Brink	**1**	**1**		**1**	**1**		**1**	**1**
Payne	**0**							
Castin	**1**	**1**		**1**	**1**		**1**	**1**
Gulley	**1**	**1**		**1**	**1**		**1**	**1**
Cabe	**1**	**1**		**1**	**1**		**1**	**1**
Werner	**1**	**1**		**1**	**1**		**1**	**0**
Agenda		**Consent**	**New**	**New**		**New**	**New**	**New**
Action		Approve	Withdrawn	Amend	Approve	Withdrawn	Approve	Approve
Motion By		Castin		Brink	Garlock		Cabe	Werner
Motion 2nd		Garlock		Cabe	McGetrick		Gulley	McGetrick
Vote		7-0-0		7-0-0	7-0-0		7-0-0	5-2-0
Time		5:32 PM		5:45 PM			5:50 PM	6:23 PM
Motion Detail				To allow an alternate residential link.			With all conditions as recommended by staff.	With all conditions as recommended by staff. -Commissioner Werner granted 2 minutes of extra public comment time for Cynthia Alexander.
Public Comment		0	0	0		0	0	4

	7) RZN-2024-0053 (SZABO)		8) RZN-2024-0054 (40 PLUS LLC & ELKINS REAL ESTATE HOLDINGS LLC)	9) RZN-2024-0055 (PAIR)			
Garlock		**0**		**1**			
Madden							
McGetrick		**1**		**1**			
Brink		**1**		**1**			
Payne							
Castin		**1**		**1**			
Gulley		**1**		**1**			
Cabe		**1**		**1**			
Werner		**1**		**1**			
Agenda	**New**		**New**	**New**			
Action	Forward	Table	Withdrawn	Forward			
Motion By	Werner	Brink		Garlock			
Motion 2nd	Cabe	Gulley		Werner			
Vote	No Vote	6-1-0		7-0-0			
Time	7:05 PM			7:10 PM			
Motion Detail		Until the December 9, 2024 Planning Commission Meeting.		With a recommendation of approval.			
Public Comment	10		0	0			

A video of this meeting is accessible through the link below:
https://reflect-fayetteville-ar.cablecast.tv/CablecastPublicSite/show/8664?site=1

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: December 9, 2024

SUBJECT: **ADM-2024-0051: Administrative Item (963 S. LARAMIE HTS/SOUTHERN WOODS, 557):** Submitted by COMMUNITY BY DESIGN for property located at 963 S. LARAMIE HTS. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 17.72 acres. The request is to modify an approved Large Scale Development.

RECOMMENDATION:
Staff recommends approval of **ADM-2024-0051**.

RECOMMENDED MOTION:
"I move to approve **ADM-2024-0051***, determining:*

- *In favor of the request to modify LSD-2022-0042, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located just south of Centennial Park and north of Old Farmington Road. The property contains roughly 17.72 acres and is zoned NC, Neighborhood Conservation. A conditional use permit for 15 cluster housing developments on this property (CUP-2021-000056) was approved by the Planning Commission on January 24, 2022. At the June 13, 2022, Planning Commission meeting, a large scale development (LSD-2022-0014) was approved to develop a three of the cluster housing developments on this property. About a year later, the Planning Commission approved a one-year extension to the conditional use permit (ADM-2023-0010) and the large scale development (ADM-2023-0037). A second large scale development (LSD-2022-0042) for the remaining 12 cluster housing developments was approved by the Planning Commission on August 14, 2023. A second one-year extension to the CUP for the project was granted by the Planning Commission earlier this year, extending its approval until January 24, 2025 (ADM-2024-0003). A one-year extension to LSD-2022-0042 was granted administratively by staff earlier this year as well, extending that item's approval until August 14, 2025. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-family Residential; Centennial Park	R-A, Residential-Agricultural; RSF-4, Residential Single-family, 4 Units per Acre
South	Single-family Residential	R-A, Residential-Agricultural; R-PZD, Residential Planned Zoning District; RSF-4, Residential Single-family, 4 Units per Acre

West	Undeveloped	R-A, Residential-Agricultural; RSF-2, Residential Single-family, 2 Units per Acre
East	Single-family Residential	NC, Neighborhood Conservation

Request: The request is for a major modification to an approved large scale development (LSD-2024-0042). The applicant has indicated that they are specifically requesting to modify floor plans, elevations, and parking counts related to Lots 13-22 to add a third bedroom to 36 units. This change would slightly increase the square footage of each modified unit but not affect building footprints, as described in the applicant's request letter. Parking requirements for Lots 13-22 would be changed from one space per bedroom to two spaces per unit. Six parking spaces have been removed from the plan to align with that change.

Public Comment: To date, staff has received no public comment regarding this request.

DISCUSSION:
Staff is supportive of the applicant's request to amend their large scale development as proposed. The City Fire Marshal and Planning staff have reviewed the proposed modification and verified that fire access, cluster housing, and parking lot design standards are still being met. Individual building plans will also be reviewed by Building Safety and other city divisions at the time of building permit.

RECOMMENDATION: Staff recommends approval of **ADM-2024-0051** subject to the following conditions:

Conditions of Approval:

1. All other conditions of the associated large scale development (LSD-2022-0042) not affected by this modification shall remain in effect.

PLANNING COMMISSION ACTION: Required YES

Date: December 9, 2024 ❒ **Tabled** ❒ **Approved** ❒ **Denied**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- LSD-2022-0042 Conditions of Approval
- LSD-2022-0042 Approved Site Plan
- Applicant Request Letter and Exhibits
- One Mile Map
- Close-up Map
- Current Land Use Map

LSD-2022-0042 Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *Old Farmington Road: Staff recommends right-of-way dedication in the amount of roughly 34 feet from the centerline of the road.*
    b. *Internal Streets: Staff recommends right-of-way dedication in the amount of 34 feet along all interior streets as required by the associated conditional use permit.*

    Subdivision Committee recommended in favor of right-of-way dedication.

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
    a. *Old Farmington Road: Staff recommends that the property's Old Farmington Road frontage be improved with 10-foot sidewalk, six-foot greenspace, and curb and gutter.*
    b. *Internal Streets: Staff recommends that all internal streets be improved with a five-foot sidewalk, curb and gutter, and asphalt paving within the right-of-way, and a five-foot sidewalk with five-foot greenspace in a 10-foot easement adjacent to the right-of-way as required by the associated conditional use permit.*
    c. *Additional Improvements: Staff recommends that the applicant is assessed a $75,875.74 fee in-lieu for planned improvements to the intersection of Martin Luther King Jr. Boulevard and One Mile Road.*

    Subdivision Committee recommended in favor of street improvements.

3. **Planning Commission determination of a variance to UDC §166.08(E): Street Design and Access Management Standards – Block Length/Connectivity.** *Staff recommends approval of the variance for the reasons stated above;*

    Subdivision Committee recommended in favor of this variance.

4. **Planning Commission determination of a variance to UDC §166.11: Conformance to Plans and Regulations.** *Staff recommends approval of this variance for the reasons stated above;*

    Subdivision Committee made no recommendation on this variance.

5. **Planning Commission determination of a variance to UDC §172.04(F)(4)(a)(iv): Parking Lot Design Standards – Effective Curb Radius.** *Staff recommends approval of this variance for the reasons stated above;*

    Subdivision Committee recommended in favor of this variance.

6. **Planning Commission determination of a variance to UDC §172.11(G)(2): Driveway Standards – Driveways Beyond the Property Line.** *Staff recommends denial of this variance for the reasons stated above;*

    Subdivision Committee made no recommendation on this variance.

7. Remaining comments from the Planning Division shall be addressed, including:

a. Each unit must have 250 SF of private open space with no dimension of less than ten feet. There appear to be numerous instances where private open space is significantly less than required.
b. Confirm width of driveways on all lots on the north side of Street E. Driveway widths shall comply with the maximums in UDC §172.11(J).
c. Public sidewalk cannot overlap with common open space. See comment from Engineering about sidewalk location and confirm common open space totals for each cluster development.
d. Dimension width of proposed street R/W from centerline.

8. All conditions of approval of the associated conditional use permit (CUP-2021-000056) shall be met;

9. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto;

Standard Conditions of Approval:

10. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;

11. 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, and Cox Communications);

12. All mechanical/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;

13. Trash enclosures shall be screened on three sides with materials 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 Solid Waste Divisions for review prior to building permit;

14. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;

15. 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 City's current requirements;

16. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;

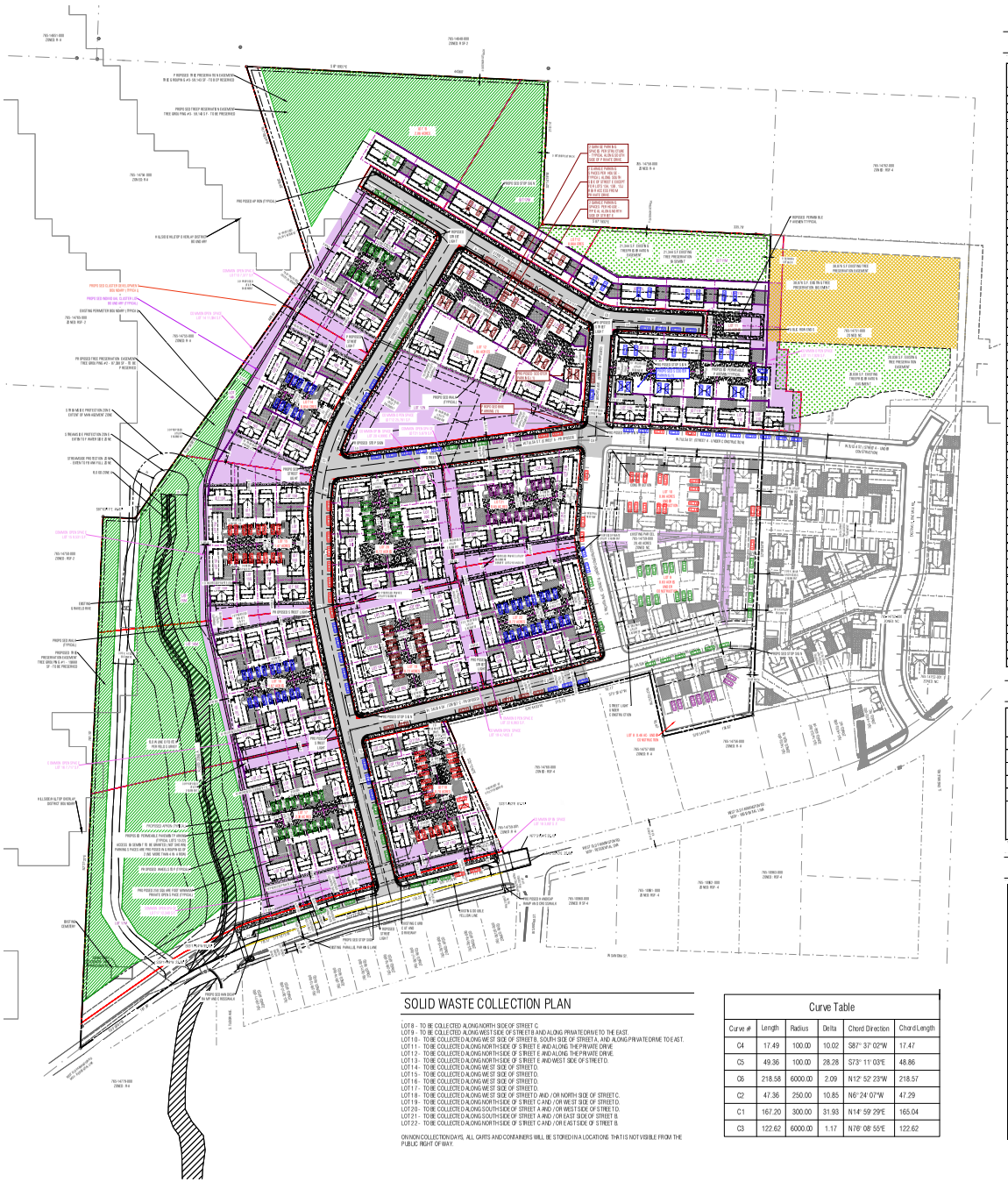
17. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the I-540 Design Overlay District;

18. Large scale development approval shall be valid for one year;

19. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

20. 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

21. 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 the tree preservation area 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.



SOLID WASTE COLLECTION PLAN

LOT 8 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C.
LOT 9 - TO BE COLLECTED ALONG WEST SIDE OF STREET B AND ALONG PRIVATE DRIVE TO THE EAST.
LOT 10 - TO BE COLLECTED ALONG WEST SIDE OF STREET B, SOUTH SIDE OF STREET A, AND ALONG PRIVATE DRIVE TO E AST.
LOT 11 - TO BE COLLECTED ALONG NORTH SIDE OF STREET E AND ALONG THE PRIVATE DRIVE.
LOT 12 - TO BE COLLECTED ALONG NORTH SIDE OF STREET E AND ALONG THE PRIVATE DRIVE.
LOT 13 - TO BE COLLECTED ALONG NORTH SIDE OF STREET E AND WEST SIDE OF STREET D.
LOT 14 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 15 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 16 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 17 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 18 - TO BE COLLECTED ALONG WEST SIDE OF STREET D AND / OR NORTH SIDE OF STREET C.
LOT 19 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C AND / OR WEST SIDE OF STREET D.
LOT 20 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR WEST SIDE OF STREET D.
LOT 21 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR EAST SIDE OF STREET B.
LOT 22 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C AND / OR EAST SIDE OF STREET B.

ON NON COLLECTION DAYS, ALL CARTS AND CONTAINERS WILL BE STORED IN A LOCATIONS THAT IS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	17.49	100.00	10.02	S87° 37' 02"W	17.47
C5	49.36	100.00	28.28	S73° 11' 03"E	48.86
C6	218.58	6000.00	2.09	N12° 52' 23"W	218.57
C2	47.36	250.00	10.85	N6° 24' 07"W	47.29
C1	167.20	300.00	31.93	N14° 59' 29"E	165.04
C3	122.62	6000.00	1.17	N76° 08' 55"E	122.62

PARKING SUMMARY

	Number of Dwelling Units	Number of Bedrooms	Parking Requirement	Parking Required / Provided
Houses 8A-8D	4	8	1 per bedroom	8
Off-street Parking Provided in Association with Houses 8A-8D				8
On-street Parking Provided in Association with Houses 8A-8D				0
Total Parking Provided in Association with Houses 8A-8D				8
Houses 9A-9L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 9A-9L				16
On-street Parking Provided in Association with Houses 9A-9L				8
Total Parking Provided in Association with Houses 9A-9L				24
Houses 10A-10L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 10A-10L				17
On-street Parking Provided in Association with Houses 10A-10L				7
Total Parking Provided in Association with Houses 10A-10L				24
Houses 11A-11L	12	43	1 per bedroom	43
Off-street Parking Provided in Association with Houses 11A-11L				24
On-street Parking Provided in Association with Houses 11A-11L				15
10% Reduction (Cluster Parking)				-4.2
Total Parking Provided in Association with Houses 11A-11L				39
Houses 12A-12L	12	40	1 per bedroom	40
Off-street Parking Provided in Association with Houses 12A-12L				24
On-street Parking Provided in Association with Houses 12A-12L				8
10% Reduction (Bike Parking)				-4.0
10% Reduction (Cluster Parking)				-4.0
Total Parking Provided in Association with Houses 12A-12L				32
Houses 13A-13L	12	28	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 13A-13L				14
On-street Parking Provided in Association with Houses 13A-13L				10
Total Parking Provided in Association with Houses 13A-13L				24
Houses 14A-14J	10	20	1 per bedroom	20
Off-street Parking Provided in Association with Houses 14A-14J				10
On-street Parking Provided in Association with Houses 14A-14J				10
Total Parking Provided in Association with Houses 14A-14J				20
Houses 15A-15L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 15A-15L				16
On-street Parking Provided in Association with Houses 15A-15L				8
Total Parking Provided in Association with Houses 15A-15L				24
Houses 16A-16L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 16A-16L				16
On-street Parking Provided in Association with Houses 16A-16L				8
Total Parking Provided in Association with Houses 16A-16L				24
Houses 17A-17L	10	30	1 per bedroom	30
Off-street Parking Provided in Association with Houses 17A-17L				16
On-street Parking Provided in Association with Houses 17A-17L				14
Total Parking Provided in Association with Houses 17A-17L				30
Houses 18A-18B	9	22	1 per bedroom	22
Off-street Parking Provided in Association with Houses 18A-18B				20
On-street Parking Provided in Association with Houses 18A-18B				2
Total Parking Provided in Association with Houses 18A-18B				22
Houses 19A-19L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 19A-19L				16
On-street Parking Provided in Association with Houses 19A-19L				8
Total Parking Provided in Association with Houses 19A-19L				24
Houses 20A-20L	11	23	1 per bedroom	23
Off-street Parking Provided in Association with Houses 20A-20L				20
On-street Parking Provided in Association with Houses 20A-20L				3
Total Parking Provided in Association with Houses 20A-20L				23
Houses 21A-21L	9	19	1 per bedroom	19
Off-street Parking Provided in Association with Houses 21A-21L				16
On-street Parking Provided in Association with Houses 21A-21L				3
Total Parking Provided in Association with Houses 21A-21L				19
Houses 22A-22K	11	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 22A-22K				19
On-street Parking Provided in Association with Houses 22A-22K				5
Total Parking Provided in Association with Houses 22A-22K				24
Total Parking Required Lots 8-22				373
Reductions				-12
Total Required After Reductions				361
Total On-street Parking Provided				109
Total Off-street Parking Provided				252
Total Parking Provided				361
Bike Storage is Provided Attached to Each House				162

STREET TABLE

	R/W	Street Width BOC-BOC	Sidewalk Width - Both Sides*	Traffic Flow	On-Street Parking	Ownership
Public Street A	34'	28'	5'	two - way	one-side	Public
Public Street B	34'	28'	5'	two - way	one-side	Public
Public Street C	34'	28'	5'	two - way	one-side	Public
Public Street D	34'	28'	5'	two - way	one-side	Public
Public Street E	34'	28'	5'	two - way	one-side	Public
Old Farmington Road	26' from C.L.	35' Proposed	10' North Side	two - way	two sides	Public

*One side in R/W, One side in easement

LAND USE SUMMARY

	Use	Number of Bedrooms	Gross Floor Area (square feet)	Number of Residential Units	Site Area (acres)
Houses 8A-8D, Under Construction	Single-Family	8	4,800	4	0.46
Houses 9A-9L, Under Construction	Single-Family	24	14,400	12	0.83
Houses 10A-10L, Under Construction	Single-Family	24	14,400	12	0.86
Houses 11A-11L	Single-Family	43	25,400	12	1.43
Houses 12A-12L	Single-Family	41	24,150	12	2.61
Houses 13A-13L	Single-Family	28	16,800	12	2.06
Houses 14A-14J	Single-Family	20	12,000	10	0.85
Houses 15A-15L	Single-Family	24	14,400	12	1.47
Houses 16A-16L	Single-Family	24	14,400	12	1.67
Houses 17A-17L	Single-Family	24	14,400	12	2.38
Houses 18A-18B	Single-Family	21	12,500	9	0.70
Houses 19A-19L	Single-Family	24	14,400	12	0.72
Houses 20A-20K	Single-Family	23	13,650	11	0.72
Houses 21A-20J	Single-Family	19	11,050	9	0.65
Houses 22A-22K	Single-Family	24	14,100	11	0.72
Street R/W To Be Dedicated	-	-	-	-	2.27
Totals	-	371	220,950	162	20.40
				Dwelling Units Per Acre =	7.94

ALL DWELLING UNITS PROPOSED ARE MULTI -STORY DETACHED SINGLE -FAMILY HOUSES WITH NO ELEVATOR. THE FAIR HOUSING ACT ONLY APPLIES TO NEW CONSTRUCTION OF MULTI- FAMILY DWELLINGS, THEREFORE NO ACCESSIBLE DWELLING UNITS OR PARKING SPACES ARE REQUIRED OR PROPOSED. PLACES OF PUBLIC ACCOMMODATION AS DEFINED BY THE AMERICAN WITH DISABILITIES ACT (ADA) ARE NOT PROPOSED AND ALL IMPROVEMENTS ARE PRIVATE, ALSO PER ADA THE PROPOSED DWELLING UNITS ARE DETACHED AND CONSIDERED SINGLE- FAMILY DWELLINGS, THEREFORE ACCESSIBLE DWELLING UNITS AND OR SITE IMPROVEMENTS ARE NOT REQUIRED OR PROPOSED.

OWNER INFORMATION:

TOTAL SITE DEVELOPMENT, LLC
PO BOX 199
GOSHEN, AR 72735

REPRESENTATIVE INFORMATION:

MR. BRIAN TEAGUE
COMMUNITY BY DESIGN LLC
100 WEST CENTER STREET, SUITE #300
FAYETTEVILLE, ARKANSAS 72701
PHONE: 479.790.6775

ZONING AND SETBACKS:

EXISTING ZONING: NC

FRONT	25 BTZ
SIDE	05FT
REAR	05FT

PROPOSED AREA WITH IMPERVIOUS SURFACES IS 273,687 SQUARE FEET OR 31% OF DEVELOPED AREA

BOUNDARY DESCRIPTION:

EXISTING PARCEL: 765- 14759-000
A PART OF THE NE1/4 OF THE NW1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID NE1/4 OF THE NW1/4, N87°19'27"W, AT 69.91 FEET PASS A FOUND 1/2 INCH REBAR WITH CAP MARKED "PLS 698", CONTINUING FOR A TOTAL DISTANCE OF 630. 10 FEET TO A FOUND 5/8 INCH REBAR FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH LINE, S02°14'19"W 210.14 FEET TO A FOUND 1/2- INCH REBAR; THENCE S87°19'27"E, AT 314.09 FEET PASS A FOUND 1/2-INCH REBAR, AT 326. 26 FEET PASS A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1035" CONTINUING FOR A TOTAL DISTANCE OF 353.79 FEET TO A FOUND 1 INCH PIPE; THENCE S02°08'53"W, AT 702.21 FEET PASS A FOUND 1/2- INCH REBAR WITH CAP MARKED "PLS 1005", CONTINUING FOR A TOTAL DISTANCE OF 705.88 FEET TO A FOUND 5/8 -INCH REBAR; THENCE S76°54'18"W 134.82 FEET TO A FOUND 5/8 -INCH REBAR; THENCE N12°23'52"W 95.42 FEET TO A FOUND 5/8 -INCH REBAR; THENCE S73°33'47"W 92.17 FEET TO A FOUND 1/2 -INCH PINCHED PIPE; THENCE S76°44'03"W 213.70 FEET TO A FOUND 1/2 -INCH REBAR; THENCE S23°12'42"E 149.33 FEET TO A FOUND 5/8 -INCH BENT REBAR; THENCE S23°12'42"E 61.13 FEET TO A SET 5/8 -INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE N77°31'05"E 35.11 FEET; THENCE S12°55'09"E 24. 99 FEET TO THE CENTERLINE OF W OLD FARMINGTON ROAD; THENCE ALONG SAID CENTERLINE, S75°31'24"W 177.46 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S74°22'04"W 130. 23 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S72°52'51"W 113.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S65°11'05"W, AT 63.09 FEET PASS THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, THE SAME BEING THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 95.57 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S58°14'59"W 33.29 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S53°00'07"W 181.90 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N82°27'22"E, AT 32.42 FEET PASS A FOUND 5/8 -INCH BENT REBAR, AT 139. 56 FEET PASS THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, THE SAME BEING THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 781.15 FEET TO A FOUND 1/2 -INCH REBAR; THENCE S87°00'40"E 46.87 FEET TO A FOUND 1/2 -INCH REBAR; THENCE N34°54'38"E 449.95 FEET TO A FOUND 1 -INCH PINCHED PIPE; THENCE N17°38'34"W, AT 309.07 FEET PASS A FOUND 1/2 -INCH REBAR, CONTINUING FOR A TOTAL DISTANCE OF 309.48 FEET TO THE NORTH LINE OF AFORESAID NE1/4 OF THE NW1/4; THENCE ALONG SAID NORTH LINE, S87°09'27"E 443.60 FEET TO THE POINT OF BEGINNING, CONTAINING 888,678 SQUARE FEET OR 20. 40 ACRES, MORE OR LESS;
SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ADJACENT PROPERTY INFORMATION

WARD, DONNIE
32 40 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14755-000

WARD, DONNIE
32 40 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14754-000

CITY OF FAYETTEVILLE
569 S CENTENNIAL PARK LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14648-000

MERCED, MATTHEW J
751 AND 773 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14758-000

BATES, CHRISTIE L
729 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14762-000

MERTIN, DAVID L
3052 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14756-000

MERTIN, DAVID L
3064 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72701
PARCEL ID: 765-14757-000

BRANDON, MARK L. & DIANE S
3110 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14760-000

LARSEN, KELLY MA DELBERTA L
3074 W SANDRA ST
FAYETTEVILLE, AR 72701
PARCEL ID: 765-10969-000

ROJAS, FRANCISCO
3295 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14777-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14780-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14765-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3185 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EMMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3185 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

SUNLEY INVESTMENTS LLC
3187 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28113-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EMMA CAY LLC
3165 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28115-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3159 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28116-000

EMMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3123 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28119-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

JRWINTERESTS LLC
3030 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14753-001

TOT AL SITE DEVELOPMENT LLC
815-881 S ONE MILE RD, 849 S ONE MILE RD,
FAYETTEVILLE, AR
PARCEL ID: 765-14751-000

TOT AL SITE DEVELOPMENT LLC
W OLD FARMINGTON RD,
840 S ONE MILE RD,
841 S ONE MILE RD, 890 S ONE MILE RD,
891 S ONE MILE RD, 895 S ONE MILE RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-000

VAUGHN, TAMMI LEEANN
3010 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-001

HAUGHEY, PRISCILLA L
3019 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-002

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, A SMALL PORTION OF THIS PROPERTY IS IN ZONE A, A SPECIAL FLOOD HAZARD AREA WITH OUT BASE FLOOD ELEVATION (BFE), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 05143C0215F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2ND, 2008. THE REST OF THE PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

community by design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TEAGUE

COMMUNITY BY DESIGN, L.L.C. # 1504
CERTIFICATE OF AUTHORIZATION
ARKANSAS - ENGINEER

ADM-2024-0051 (SOUTHERN WOODS)
Planning Commission December 9, 2024
Page 6 of 115

REVISION 0
Date
Date
Date
Date
Date
Date

3220 W OLD FARMINGTON RD. LARGE SCALE DEVELOPMENT

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

CITY PLAT PAGE 557

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: AH
DATE: 6/2/23

SCALE: 1" =80

0 80 160
SCALE IN FEET

PARKING ANALYSIS OVERALL SITE PLAN

SHEET 2

October 30, 2024
Via EnerGov

Ms. Gretchen Harrison
Senior Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **LSD 2022 0042 Amendment Request – Lots 13-22**

Ms. Harrison,

Please allow this letter to serve as a request to amend LSD 2022 0042. Specifically floor plans, elevations, and parking related to Lots 13-22. The proposal adds a third bedroom to 19 of the central hall plans and 19 of the bent house plans. The lot house plan matrix has been updated accordingly with changes highlighted in red text. The change adds approximately 79 heated and cooled square feet to each of the associated bent house plans and approximately 37 heated and cooled square feet to each of the associated central hall plans. The proposal does not change the building footprint of either house plan. The proposal changes parking requirements for Lots 13-22 per the submitted site parking analysis document. 6 parking spaces have been removed from the proposed plan in order to match the parking requirement exactly.

Please find the following pdf documents for your review:

- Approved Lot House Plan Matrix 050223
- Approved LSD 2022 0042 Site Parking Analysis Plan 060223
- Approved Central Hall 3L Elevation and Plan 030623
- Approved Central Hall 3R Elevation and Plan 030623
- Approved Central Hall 4L Elevation and Plan 030623
- Approved Central Hall 4R Elevation and Plan 030623
- Approved Bent House 1R Elevation and Plan 030623
- Approved Bent House 1L Elevation and Plan 030623
- Approved Bent House 2R Elevation and Plan 030623
- Approved Bent House 2L Elevation and Plan 030623
- Proposed Lot House Plan Matrix 103024
- Proposed LSD 2022 0042 Site Parking Analysis Plan 103024
- Proposed Central Hall 6L Elevation and Plan 081324
- Proposed Central Hall 7L Elevation and Plan 101524
- Proposed Central Hall 8L Elevation and Plan 092924
- Proposed Central Hall 8R Elevation and Plan 092924
- Proposed Central Hall 9L Elevation and Plan 092924
- Proposed Central Hall 9R Elevation and Plan 092924
- Proposed Bent House 10L Elevation and Plan 102224
- Proposed Bent House 12R Elevation and Plan 102224
- Proposed Bent House 13L Elevation and Plan 102224

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

Please let me know if you have questions or if you need additional information in order to process this request.

Sincerely,

Brian Teague
Community By Design

Community By Design - 5/1/23
3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
8	A	4,377	Duple House	1R	1,120	North
8	B	3,014	Duple House	2R	1,120	North
8	C	3,081	Duple House	3R	1,120	North
8	D	4,021	Prow House	3R	1,225	North
9	A	3,040	Central Hall	3L	1,263	West
9	B	2,777	Central Hall	4L	1,263	North
9	C	3,060	Prow House	3L	1,225	North
9	D	2,729	Central Hall	3R	1,263	East
9	E	2,270	Bent House	1L	1,176	West
9	F	2,553	Bent House	2R	1,176	Elevation Faces West (as shown
9	G	2,747	Prow House	4R	1,225	East
9	H	1,815	Prow House	3R	1,225	South
9	I	2,272	Duple House	3L	1,120	South
9	J	2,349	Duple House	1R	1,120	South
9	K	2,453	Prow House	3R	1,225	South
9	L	2,463	Bent House	3L	1,176	Elevation Faces West (as shown
10	A	3,136	Central Hall	3L	1,263	West
10	B	2,433	Bent House	1L	1,176	North
10	C	2,867	Prow House	3L	1,225	North
10	D	2,336	Prow House	4L	1,225	North
10	E	2,501	Bent House	2L	1,176	West
10	F	2,350	Bent House	3L	1,176	West
10	G	2,262	Prow House	3L	1,225	West
10	H	2,447	Bent House	4R	1,176	Elevation Faces East (as shown
10	I	2,794	Prow House	3R	1,225	South
10	J	3,275	Prow House	4R	1,225	South
10	K	2,414	Bent House	1R	1,176	South
10	L	2,973	Central Hall	4L	1,263	West
11	A	-	Prow House	6R	2,450	South
11	B	-	I-House	6R	2,450	South (Garag
11	C	-	Prow House	9L	2,450	North
11	D	-	Prow House	8L	1,650	South
11	E	-	Bent House	5L	1,650	South
11	F	-	Central Hall	5R	1,650	South
11	G	-	Bent House	5R	1,650	South
11	H	-	Prow House	8R	1,650	South
11	I	-	Prow House	7L	2,450	North
11	J	-	Bent House	8L	2,450	North
11	K	-	I-House	7R	2,450	South
11	L	-	Bent House	6R	2,450	South

Community By Design - 5/1/23
3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
12	A	-	Bent House	6R	2,450	South
12	B	-	Prow House	5R	2,450	South
12	C	-	Prow House	9L	2,450	North
12	D	-	Prow House	8L	1,650	South
12	E	-	Bent House	5L	1,650	South
12	F	-	Central Hall	5R	1,650	South
12	G	-	Bent House	5R	1,650	South
12	H	-	Prow House	8R	1,650	South
12	I	-	Carriage Hous	1	624	North
12	J	-	Prow House	7L	2,450	North
12	K	-	Bent House	8L	2,450	North
12	L	-	Prow House	6R	2,450	South
13	K	-	Prow House	6R	2,450	South
13	L	-	Bent House	6R	2,450	South
13	A	-	Duple House	3R	1,120	North
13	B	-	Prow House	3L	1,225	North
13	C	-	Bent House	1L	1,176	East
13	D	-	Bent House	2R	1,176	East
13	E	-	Prow House	3R	1,225	South
13	F	-	Duple House	3L	1,120	South
13	G	-	Prow House	4R	1,225	South
13	H	-	Central Hall	3R	1,263	West
13	I	-	Central Hall	4R	1,263	West
13	J	-	Prow House	4L	1,225	North
14	A	-	Duple House	3R	1,120	North
14	B	-	Prow House	3L	1,225	North
14	C	-	Bent House	1L	1,176	East
14	D	-	Bent House	2R	1,176	East
14	E	-	Prow House	3R	1,225	South
14	F	-	Duple House	3L	1,120	South
14	G	-	Prow House	4R	1,225	South
14	H	-	Central Hall	3R	1,263	West
14	I	-	Central Hall	4R	1,263	West
14	J	-	Prow House	4L	1,225	North
15	A	-	Duple House	3R	1,120	North
15	B	-	Prow House	3L	1,225	North
15	C	-	Bent House	1L	1,176	East
15	D	-	Bent House	2R	1,176	East
15	E	-	Prow House	3R	1,225	South
15	F	-	Duple House	3L	1,120	South
15	G	-	Duple House	2L	1,120	South
15	H	-	Prow House	4R	1,225	South
15	I	-	Central Hall	3R	1,263	West
15	J	-	Central Hall	4R	1,263	West
15	K	-	Prow House	4L	1,225	North
15	L	-	Duple House	2R	1,120	North

Community By Design - 5/1/23

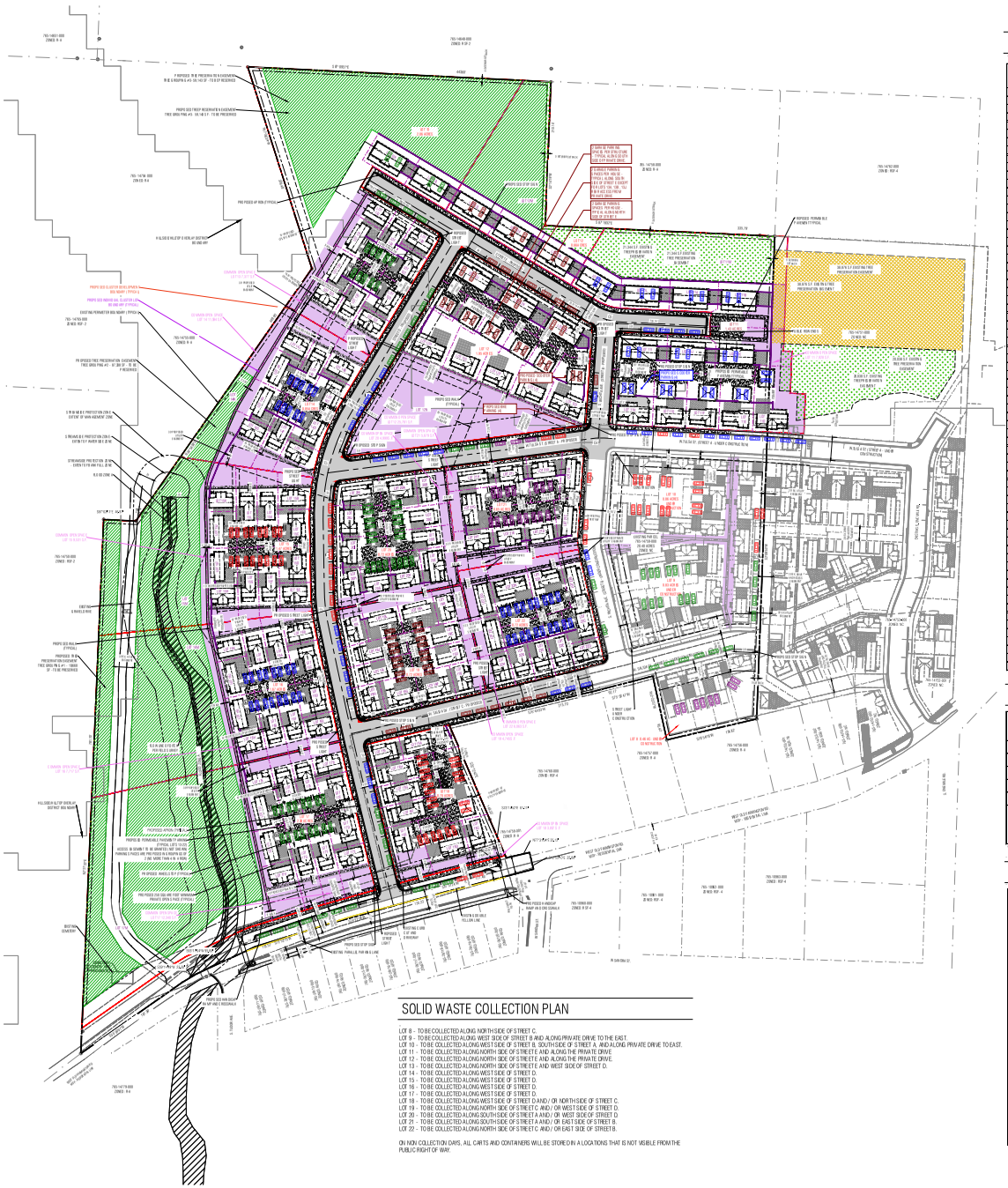
3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
16	A	-	Duple House	3R	1,120	North
16	B	-	Prow House	3L	1,225	North
16	C	-	Bent House	1L	1,176	East
16	D	-	Bent House	2R	1,176	East
16	E	-	Prow House	3R	1,225	South
16	F	-	Duple House	3L	1,120	South
16	G	-	Duple House	2L	1,120	South
16	H	-	Prow House	4R	1,225	South
16	I	-	Central Hall	3R	1,263	West
16	J	-	Central Hall	4R	1,263	West
16	K	-	Prow House	4L	1,225	North
16	L	-	Duple House	2R	1,120	North
17	A	-	Duple House	3R	1,120	North
17	B	-	Prow House	3L	1,225	North
17	C	-	Bent House	1L	1,176	East
17	D	-	Bent House	2R	1,176	East
17	E	-	Prow House	3R	1,225	South
17	F	-	Duple House	3L	1,120	South
17	G	-	Duple House	2L	1,120	South
17	H	-	Prow House	4R	1,225	South
17	I	-	Central Hall	3R	1,263	West
17	J	-	Central Hall	4R	1,263	West
17	K	-	Prow House	4L	1,225	North
17	L	-	Duple House	2R	1,120	North
18	A	-	Prow House	3L	1,225	North
18	B	-	Carriage Hous	1	624	West
18	C	-	Duple House	3L	1,120	South
18	D	-	Prow House	4L	1,225	South
18	E	-	Prow House	3R	1,225	West
18	F	-	Duple House	6L	1,650	West
18	G	-	Duple House	5R	1,650	West
18	H	-	Duple House	4R	1,650	West
18	I	-	Bent House	1R	1,176	West
19	A	-	Central Hall	4R	1,263	North
19	B	-	Prow House	4R	1,225	East
19	C	-	Duple House	2R	1,120	East
19	D	-	Duple House	3R	1,120	East
19	E	-	Prow House	3L	1,225	East
19	F	-	Bent House	1L	1,176	South
19	G	-	Bent House	2R	1,176	South
19	H	-	Prow House	3R	1,225	West
19	I	-	Duple House	3L	1,120	West
19	J	-	Duple House	2L	1,120	West
19	K	-	Prow House	4L	1,225	West
19	L	-	Central Hall	3R	1,263	North

Community By Design - 5/1/23

3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
20	A	-	Bent House	1R	1,176	West
20	B	-	Prow House	4R	1,225	East
20	C	-	Duple House	2L	1,120	East
20	D	-	Duple House	3L	1,120	East
20	E	-	Prow House	8L	1,650	East
20	F	-	Bent House	2L	1,176	South
20	G	-	Prow House	4L	1,225	South
20	H	-	Prow House	3R	1,225	West
20	I	-	Prow House	4R	1,225	West
20	J	-	Bent House	2R	1,176	West
20	K	-	Central Hall	3R	1,263	North
21	A	-	Prow House	3R	1,225	North
21	B	-	Central Hall	3R	1,263	East
21	C	-	Central Hall	4R	1,263	East
21	D	-	Bent House	2L	1,176	North
21	E	-	Prow House	4R	1,225	South
21	F	-	Prow House	3L	1,225	South
21	G	-	Prow House	8R	1,650	West
21	H	-	Central Hall	3R	1,263	North
21	I	-	Bent House	1R	1,176	North
22	A	-	Bent House	5L	1,650	North
22	B	-	Central Hall	3R	1,263	East
22	C	-	Bent House	2R	1,176	East
22	D	-	Prow House	3R	1,225	South
22	E	-	Duple House	1L	1,120	South
22	F	-	Duple House	3L	1,120	South
22	G	-	Duple House	2L	1,120	East
22	H	-	Prow House	4R	1,225	West
22	I	-	Central Hall	4L	1,263	West
22	J	-	Central Hall	3L	1,263	West
22	K	-	Prow House	8L	1,650	West



SOLID WASTE COLLECTION PLAN

LOT 8 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C.
LOT 9 - TO BE COLLECTED ALONG WEST SIDE OF STREET B AND ALONG PRIVATE DRIVE TO THE EAST.
LOT 10 - TO BE COLLECTED ALONG WEST SIDE OF STREET B, SOUTH SIDE OF STREET A, AND ALONG PRIVATE DRIVE TO EAST.
LOT 11 - TO BE COLLECTED ALONG NORTH SIDE OF STREETE AND ALONG THE PRIVATE DRIVE.
LOT 12 - TO BE COLLECTED ALONG NORTH SIDE OF STREETE AND ALONG THE PRIVATE DRIVE.
LOT 13 - TO BE COLLECTED ALONG NORTH SIDE OF STREETE AND WEST SIDE OF STREET D.
LOT 14 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 15 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 16 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 17 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 18 - TO BE COLLECTED ALONG WEST SIDE OF STREET D AND / OR NORTH SIDE OF STREET C.
LOT 19 - TO BE COLLECTED ALONG NORTH SIDE OF STREETC AND / OR WEST SIDE OF STREET D.
LOT 20 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR WEST SIDE OF STREET D.
LOT 21 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR EAST SIDE OF STREET B.
LOT 22 - TO BE COLLECTED ALONG NORTH SIDE OF STREETC AND / OR EAST SIDE OF STREET B.

ON NON COLLECTION DAYS, ALL CARTS AND CONTAINERS WILL BE STORED IN A LOCATIONS THAT IS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY.

PARKING SUMMARY

	Number of Dwelling Units	Number of Bedrooms	Parking Requirement	Parking Required / Provided
Houses 8A-8D	4	8	1 per bedroom	8
Off-street Parking Provided in Association with Houses 8A-8D				8
On-street Parking Provided in Association with Houses 8A-8D				0
Total Parking Provided in Association with Houses 8A-8D				8
Houses 9A-9L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 9A-9L				16
On-street Parking Provided in Association with Houses 9A-9L				8
Total Parking Provided in Association with Houses 9A-9L				24
Houses 10A-10L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 10A-10L				17
On-street Parking Provided in Association with Houses 10A-10L				7
Total Parking Provided in Association with Houses 10A-10L				24
Houses 11A-11L	12	43	1 per bedroom	43
Off-street Parking Provided in Association with Houses 11A-11L				24
On-street Parking Provided in Association with Houses 11A-11L				15
10% Reduction Scooter Parking				-4.0
Total Parking Provided in Association with Houses 11A-11L				39
Houses 12A-12L	12	40	1 per bedroom	40
Off-street Parking Provided in Association with Houses 12A-12L				24
On-street Parking Provided in Association with Houses 12A-12L				8
10% Reduction Bike Parking				-4.0
10% Reduction Scooter Parking				-4.0
Total Parking Provided in Association with Houses 12A-12L				32
Houses 13A-13L	12	28	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 13A-13L				14
On-street Parking Provided in Association with Houses 13A-13L				10
Total Parking Provided in Association with Houses 13A-13L				24
Houses 14A-14J	10	20	1 per bedroom	20
Off-street Parking Provided in Association with Houses 14A-14J				10
On-street Parking Provided in Association with Houses 14A-14J				10
Total Parking Provided in Association with Houses 14A-14J				20
Houses 15A-15L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 15A-15L				16
On-street Parking Provided in Association with Houses 15A-15L				8
Total Parking Provided in Association with Houses 15A-15L				24
Houses 16A-16L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 16A-16L				16
On-street Parking Provided in Association with Houses 16A-16L				8
Total Parking Provided in Association with Houses 16A-16L				24
Houses 17A-17L	10	30	1 per bedroom	30
Off-street Parking Provided in Association with Houses 17A-17L				16
On-street Parking Provided in Association with Houses 17A-17L				14
Total Parking Provided in Association with Houses 17A-17L				30
Houses 18A-18I	9	22	1 per bedroom	22
Off-street Parking Provided in Association with Houses 18A-18I				20
On-street Parking Provided in Association with Houses 18A-18I				2
Total Parking Provided in Association with Houses 18A-18I				22
Houses 19A-19L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 19A-19L				16
On-street Parking Provided in Association with Houses 19A-19L				8
Total Parking Provided in Association with Houses 19A-19L				24
Houses 20A-20L	11	23	1 per bedroom	23
Off-street Parking Provided in Association with Houses 20A-20L				20
On-street Parking Provided in Association with Houses 20A-20L				3
Total Parking Provided in Association with Houses 20A-20L				23
Houses 21A-21I	9	19	1 per bedroom	19
Off-street Parking Provided in Association with Houses 21A-21I				16
On-street Parking Provided in Association with Houses 21A-21I				3
Total Parking Provided in Association with Houses 21A-21I				19
Houses 22A-22K	11	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 22A-22K				19
On-street Parking Provided in Association with Houses 22A-22K				5
Total Parking Provided in Association with Houses 22A-22K				24
Total Parking Required Lot 8-22				373
Reductions				-12
Total Required After Reductions				361
Total On-street Parking Provided				109
Total Off-street Parking Provided				252
Total Parking Provided				361
Bike Storage is Provided Attached to Each House				162

STREET TABLE

	R/W	Street Width BOC-BOC	Sidewalk Width - Both Sides*	Traffic Flow	On-Street Parking	Ownership
Public Street A	34'	28'	5'	two - way	one -side	Public
Public Street B	34'	28'	5'	two - way	one -side	Public
Public Street C	34'	28'	5'	two - way	one -side	Public
Public Street D	34'	28'	5'	two - way	one -side	Public
Public Street E	34'	28'	5'	two - way	one -side	Public
Old Farmington Road	26' from C.L.	35' Proposed	10' North Side	two - way	two sides	Public

*One side in R/W. One side in easement

LAND USE SUMMARY

Use	Number of Bedrooms	Gross Floor Area (square feet)	Number of Residential Units	Site Area (acres)
Houses 8A-8D Under Construction	Single-Family	8	4.800	4	0.46
Houses 9A-9L, Under Construction	Single-Family	24	14,400	12	0.83
Houses 10A-10L, Under Construction	Single-Family	24	14,400	12	0.86
Houses 11A-11L	Single-Family	43	25,400	12	1.43
Houses 12A-12L	Single-Family	41	24,150	12	2.61
Houses 13A-13L	Single-Family	28	16,900	12	2.06
Houses 14A-14J	Single-Family	20	12,000	10	0.85
Houses 15A-15L	Single-Family	24	14,400	12	1.47
Houses 16A-16L	Single-Family	24	14,400	12	1.67
Houses 17A-17L	Single-Family	24	14,400	12	2.38
Houses 18A-18I	Single-Family	21	12,500	9	0.70
Houses 19A-19L	Single-Family	24	14,400	12	0.72
Houses 20A-20K	Single-Family	23	13,650	11	0.72
Houses 21A-20I	Single-Family	19	11,050	9	0.65
Houses 22A-22K	Single-Family	24	14,100	11	0.72
Street R/W To Be Dedicated	-	-	-	-	2.27
Totals	-	371	220,950	162	20.40
				Dwelling Units Per Acre =	7.94

ALL DWELLING UNITS PROPOSED ARE MULTI- STORY DETACHED SINGLE- FAMILY HOUSES WITH NO ELEVATOR. THE FAIR HOUSING ACT ONLY APPLIES TO NEW CONSTRUCTION OF MULTI- FAMILY DWELLINGS. THEREFORE NO ACCESSIBLE DWELLING UNITS OR PARKING SPACES ARE REQUIRED OR PROPOSED. PLACES OF PUBLIC ACCOMMODATION AS DEFINED BY THE AMERICAN WITH DISABILITIES ACT (ADA) ARE NOT PROPOSED AND ALL IMPROVEMENTS ARE PRIVATE. ALSO FER ADA THE PROPOSED DWELLING UNITS ARE BE INCHED AND CONSIDERED SINGLE- FAMILY DWELLINGS. THEREFORE ACCESSIBLE DWELLING UNITS AND/OR SITE IMPROVEMENTS ARE NOT REQUIRED OR PROPOSED.

OWNER INFORMATION:

TOTAL SITE DEVELOPMENT, LLC
PO BOX 199
GOSHEN , AR 72735

REPRESENTATIVE INFORMATION:

MR. BRIAN TEAGUE
COMMUNITY BY DESIGN LLC
100 WEST CENTER STREET, SUITE #300
FAYETTEVILLE, ARKANSAS 72701
PHONE: 479.790.6775

ZONING AND SETBACKS:

EXISTING ZONING: NC

FRONT 25 BTZ
SIDE 05FT
REAR 05FT

PROPOSED AREA WITH IMPERVIOUS SURFACE IS 273,687 SQUARE FEET OR 31% OF DEVELOPED AREA

BOUNDARY DESCRIPTION:

EXISTING PARCEL: 765- 14759-000
A PART OF THE NE1/4 OF THE NW1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID NE1/4 OF THE NW1/4, N87°39'27"W, AT 69.91 FEET PASS A FOUND 1/2 INCH REBAR WITH CAP MARKED "PLS 698", CONTINUING FOR A TOTAL DISTANCE OF 630. 10 FEET TO A FOUND 5/8 INCH REBAR FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH LINE, S02°14'19"W 210.14 FEET TO A FOUND 1/2- INCH REBAR; THENCE S87°19'05"E, AT 314.09 FEET PASS A FOUND 1/2-INCH REBAR, AT 326. 26 FEET PASS A FOUND 1/2-INCH REBAR WITH CAP MARKED "PLS 1035" CONTINUING FOR A TOTAL DISTANCE OF 703.88 FEET TO A FOUND 5/8-INCH REBAR; THENCE S76°54'18"W 134.82 FEET TO A FOUND 5/8-INCH REBAR; THENCE N12°23'57"W 95.42 FEET TO A FOUND 5/8-INCH REBAR; THENCE S73°33'47"W 92.17 FEET TO A FOUND 1/2-INCH PINCHED PIPE; THENCE S76°44'03"W 213.70 FEET TO A FOUND 1/2-INCH REBAR; THENCE S23°12'42"E 149.33 FEET TO A FOUND 5/8-INCH BENT REBAR; THENCE S23°12'42"E 61.13 FEET TO A SET 5/8-INCH REBAR WITH CAP MARKED "PLS 1 7 59"; THENCE N7 7°31'05"E 35.11 FEET; THENCE S12°55'09"E 24. 99 FEET TO THE CENTERLINE OF W OLD FARMINGTON ROAD; THENCE ALONG SAID CENTERLINE, S75°31'24"W 177.46 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S74°22'04"W 130.23 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S72°52'51"W 113.57 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S65°11'05"W, AT 63.09 FEET PASS THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, THE SAME BEING THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 95.57 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S38°14'59"W 33.29 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S53°00'07"W 181.90 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N82°27'22"E, AT 32.42 FEET PASS A FOUND 5/8-INCH BENT REBAR, AT 139. 56 FEET PASS THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, THE SAME BEING THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 781.15 FEET TO A FOUND 1/2-INCH REBAR; THENCE S87°00'40"E 46.87 FEET TO A FOUND 1/2- INCH REBAR; THENCE N34°54'38"E 449.95 FEET TO A FOUND 1-INCH PINCHED PIPE; THENCE N1 7°38'41"W, AT 309.07 FEET PASS A FOUND 1/2-INCH REBAR, CONTINUING FOR A TOTAL DISTANCE OF 309.48 FEET TO THE NORTH LINE OF AFORESAID NE1/4 OF THE NW1/4; THENCE ALONG SAID NORTH LINE, S87°39'27"E 443.60 FEET TO THE POINT OF BEGINNING, CONTAINING 888,678 SQUARE FEET OR 20. 40 ACRES, MORE OR LESS;
SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

ADJACENT PROPERTY INFORMATION

WARD, DONNIE
3240 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14755-000

WARD, DONNIE
3240 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14754-000

CITY OF FAYETTEVILLE
5818 S CENTENNIAL PARK LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14648-000

MERCED, MATTHEW J
751 AND 773 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14758-000

BATES, CHRISTIE L
729 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14762-000

MERTIN, DAVID L
3052 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14756-000

MERTIN, DAVID L
3064 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72701
PARCEL ID: 765-14757-000

BRANDOW, MARK L. & DIANE S
3110 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14760-000

LARSEN, KELLY MA. DELBERTA L
3074 W SANORA ST
FAYETTEVILLE, AR 72701
PARCEL ID: 765-10969-000

ROJAS, FRANCISCO
3295 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14779-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14750-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14765-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3180 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EMUMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3180 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

SUNLEY INVESTMENTS LLC
3187 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28113-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EMUMA CAY LLC
3165 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28115-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3159 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28116-000

EMUMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3123 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28119-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

JRWATERSETS LLC
3030 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14753-000

TOT AL SITE DEVELOPMENT LLC
815-881 S ONE MILE RD, 849 S ONE MILE RD,
FAYETTEVILLE, AR
PARCEL ID: 765-14751-000

TOT AL SITE DEVELOPMENT LLC
W OLD FARMINGTON RD,
840 S ONE MILE RD,
841 S ONE MILE RD, 890 S ONE MILE RD,
891 S ONE MILE RD, 895 S ONE MILE RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-000

VAUGHN, TAMMI LEEANN
3010 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-001

HAUGHEY, PRISCILLA L
3019 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-002

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, A SMALL PORTION OF THIS PROPERTY IS IN ZONE A, A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 05143C0215F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2ND, 2008. THE REST OF THE PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

community by design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12504
JOHN BRIAN TEAGUE

COMMUNITY BY DESIGN, L.L.C. # 1504
CERTIFICATE OF AUTHORIZATION
ARKANSAS - ENGINEER

REVISION 0
Date
Date
Date
Date
Date
Date

3220 W OLD FARMINGTON RD. LARGE SCALE DEVELOPMENT

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

CITY PLAT PAGE 557

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: AH
DATE: 5/22/23

SCALE: 1" =80

0 80 160
SCALE IN FEET

PARKING ANALYSIS

OVERALL SITE PLAN

SHEET 2

Planning Commission (December 9, 2024)
ADM-2024-0051 (SOUTHERN WOODS)
Page 13 of 115

CENTRAL HALL
ELEVATION 3L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

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2020 National Electrical Code
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2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
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A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

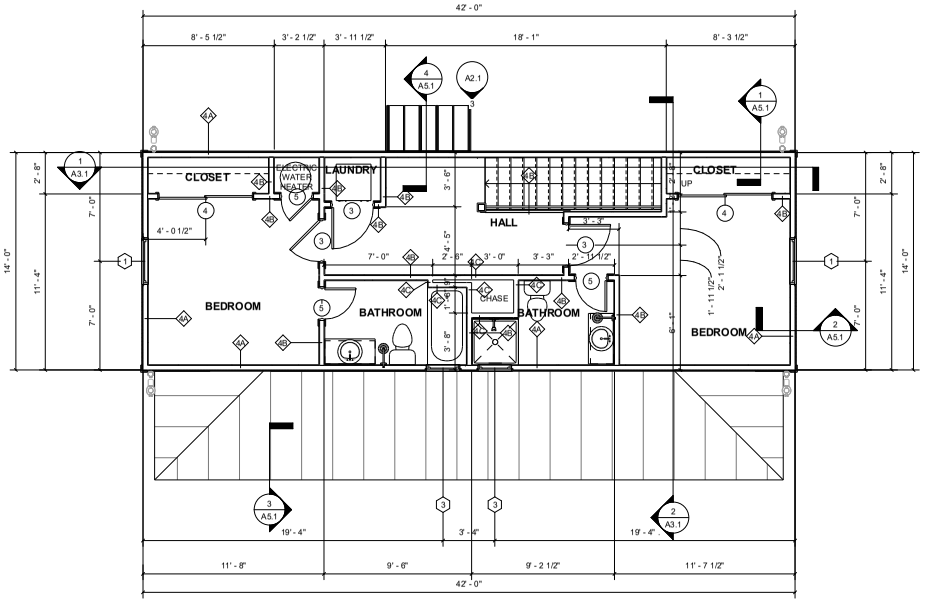
CENTRAL
HALL
ELEVATION 3L

ISSUED FOR
CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

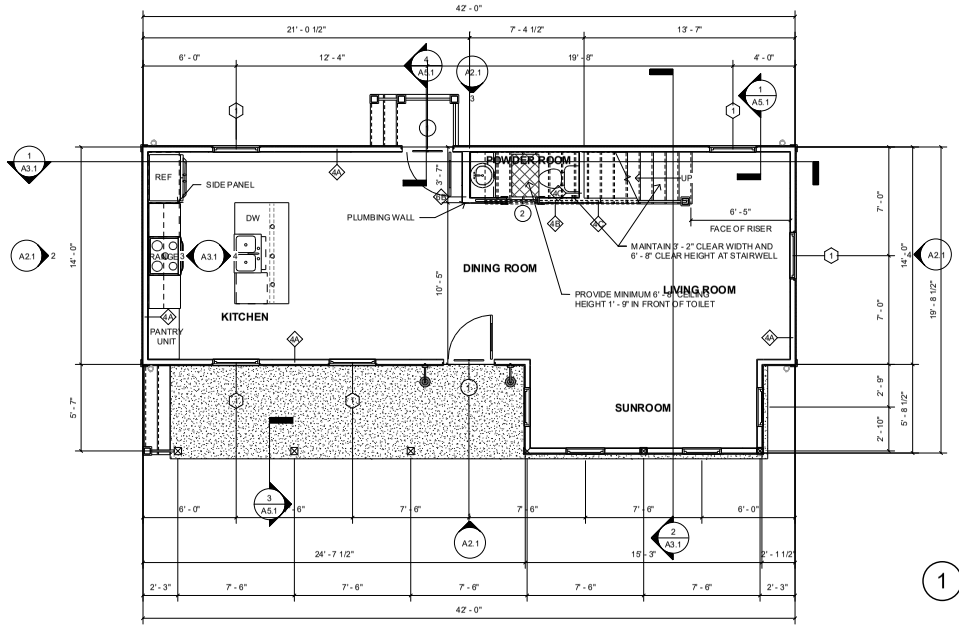
COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN

1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12504 JOHN BRIAN TRAQUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1

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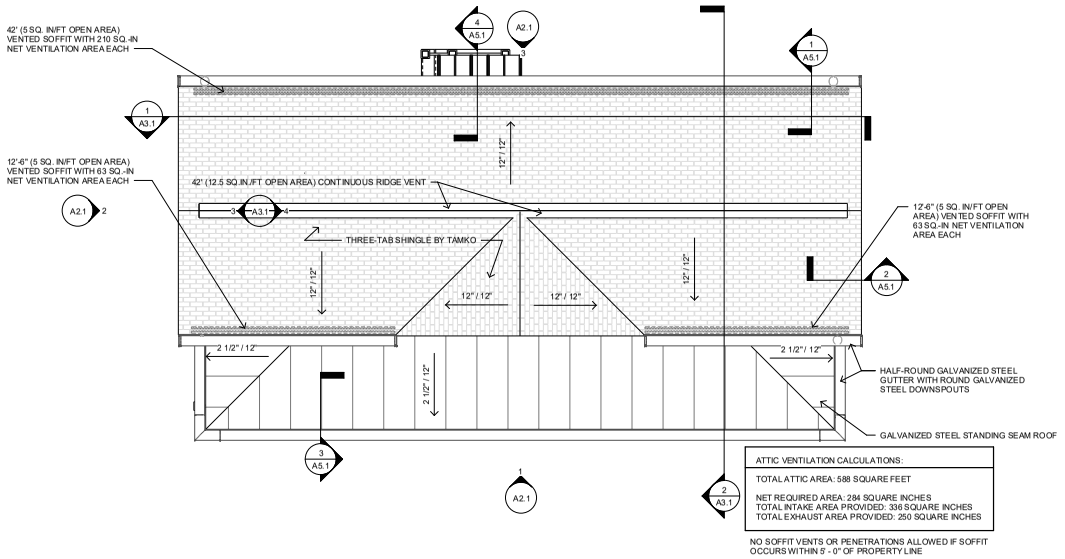
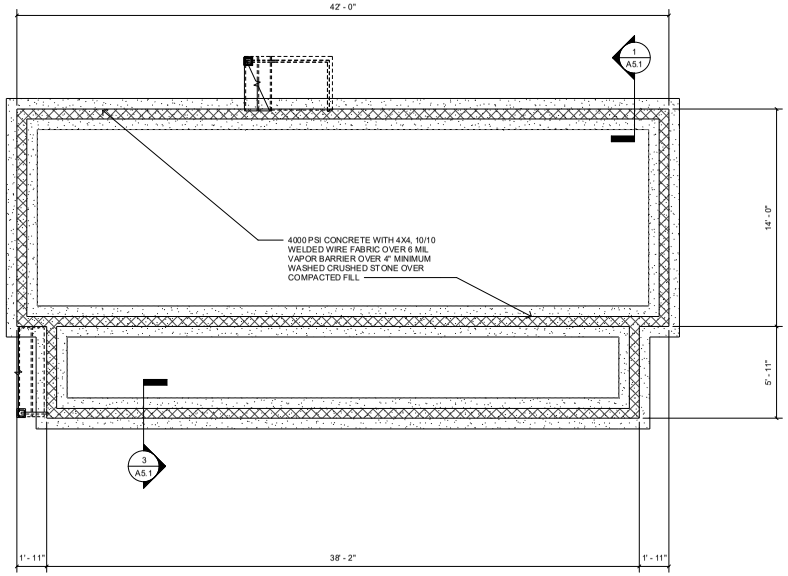


2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2

Planning Commission
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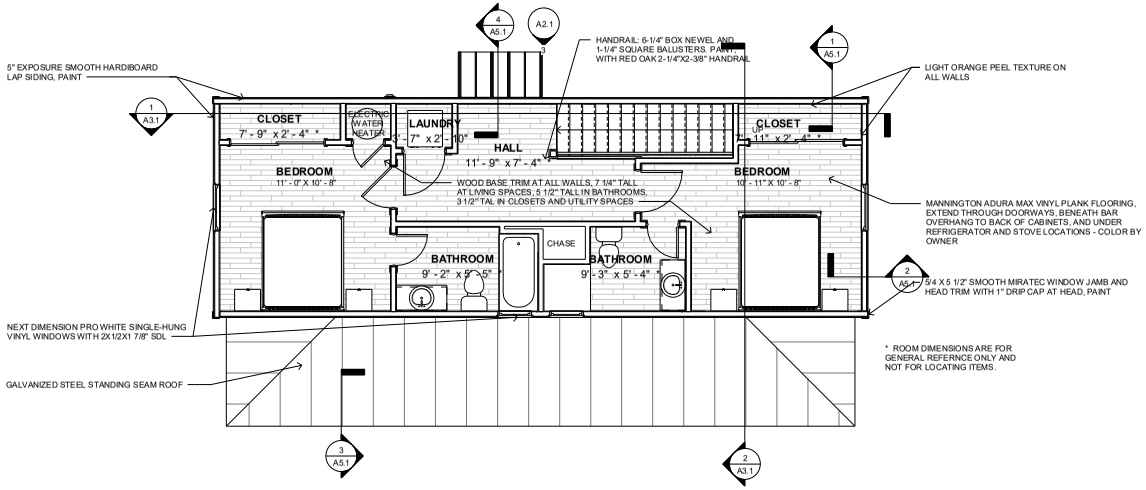
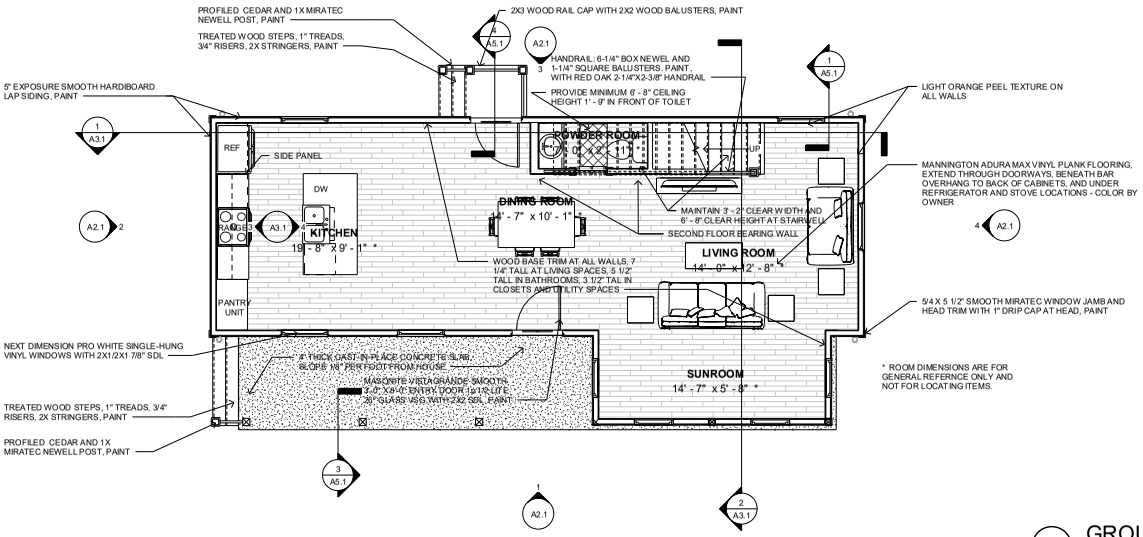


2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

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REVISION 0

CENTRAL HALL ELEVATION 3L

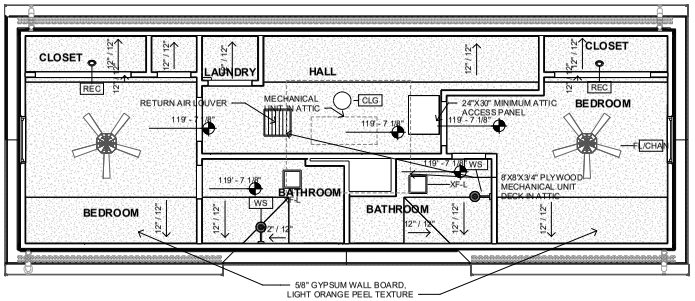
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

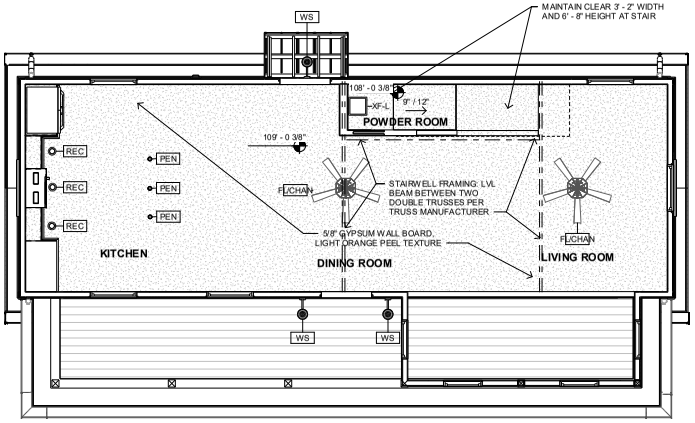
SHEET A1.3

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12504 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

REFLECTED CEILING PLANS

SHEET A1.4

Plan Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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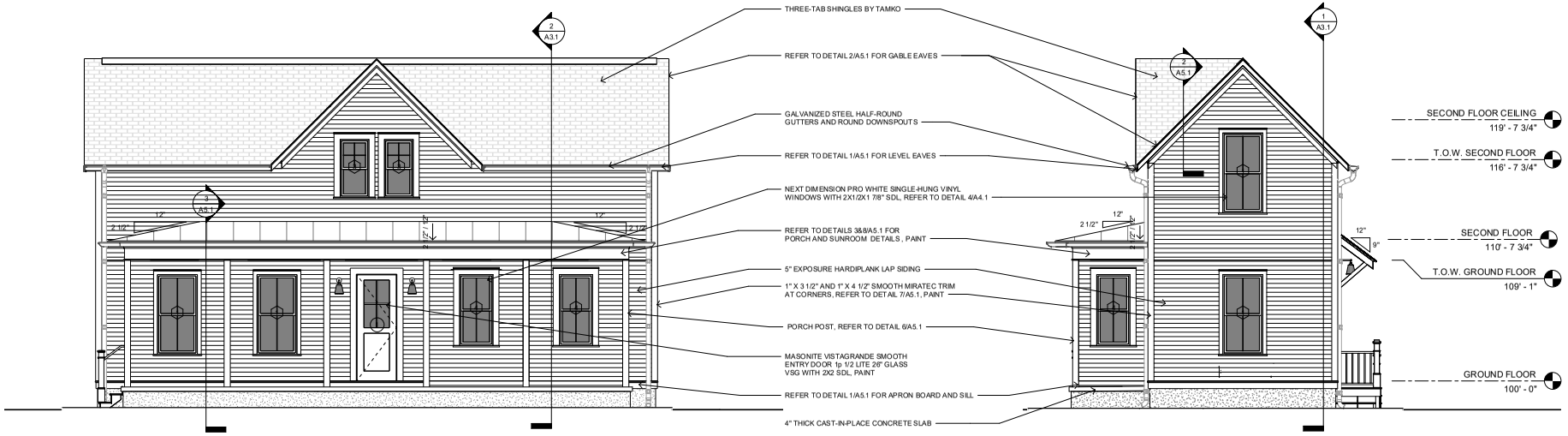

1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
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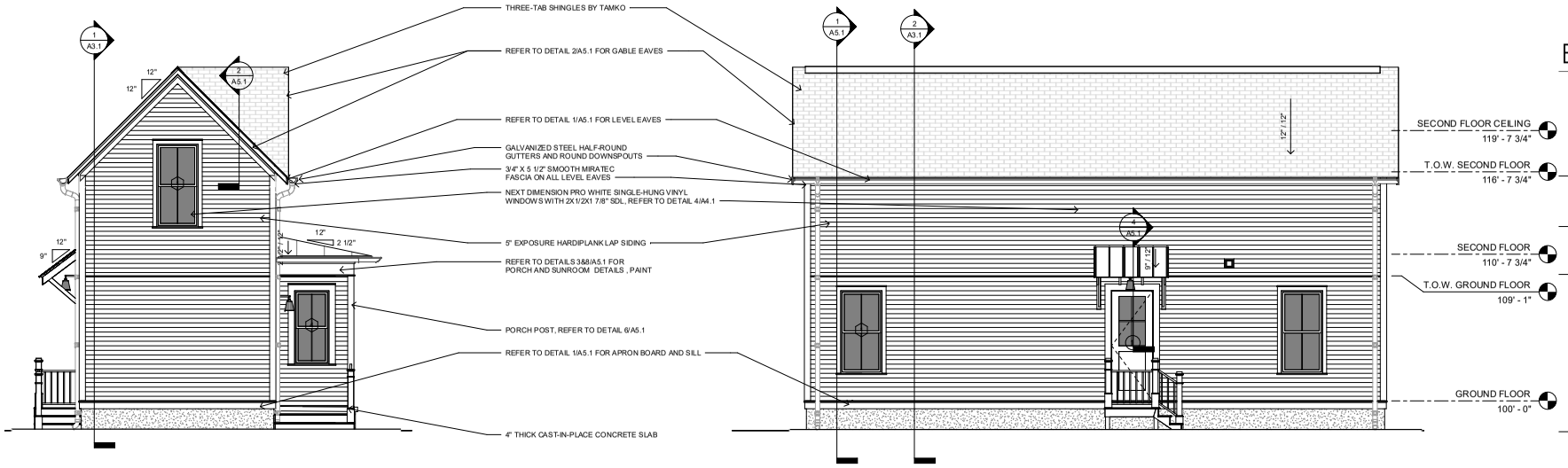

2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3L

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ENGINEER: BT
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DATE: 03/06/2023

ELEVATIONS

SHEET A2.1

Plan Commission
December 9
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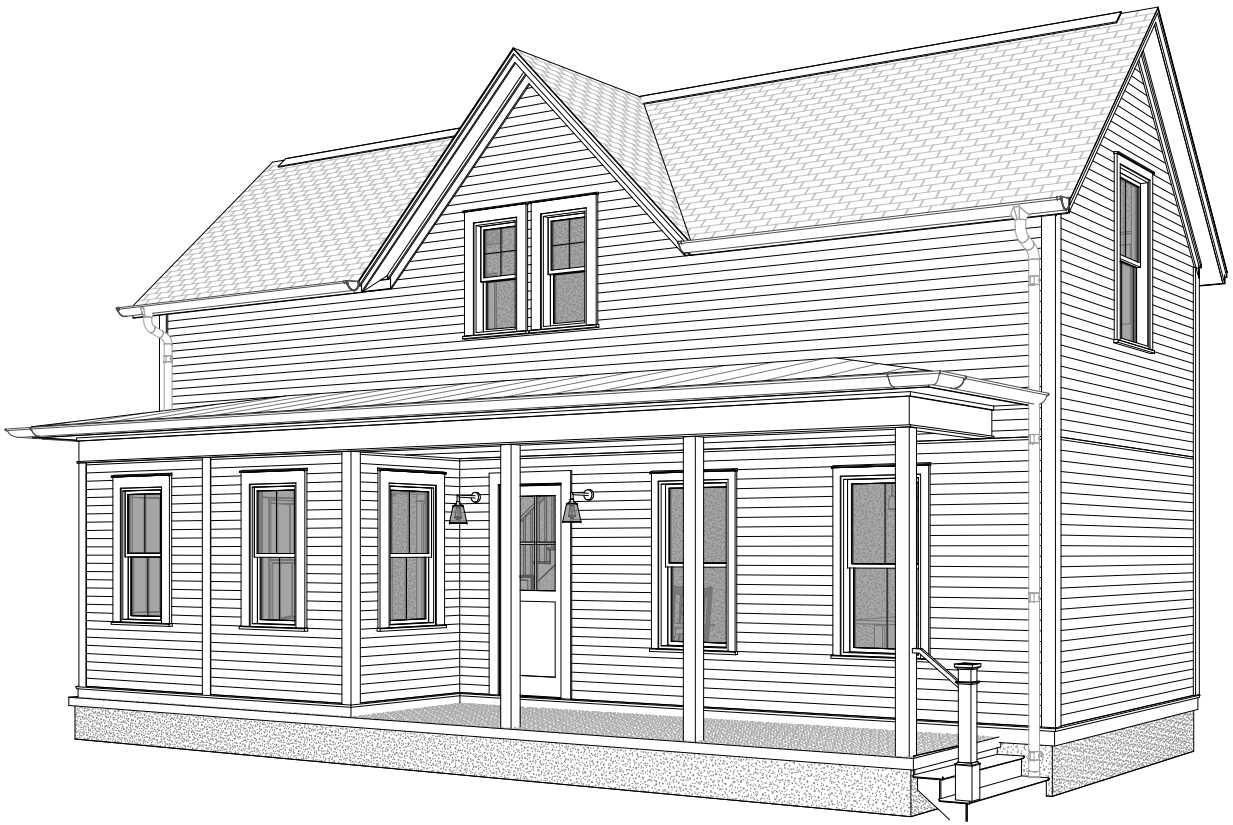

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

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A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

CENTRAL HALL
ELEVATION 3R

community.by.design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

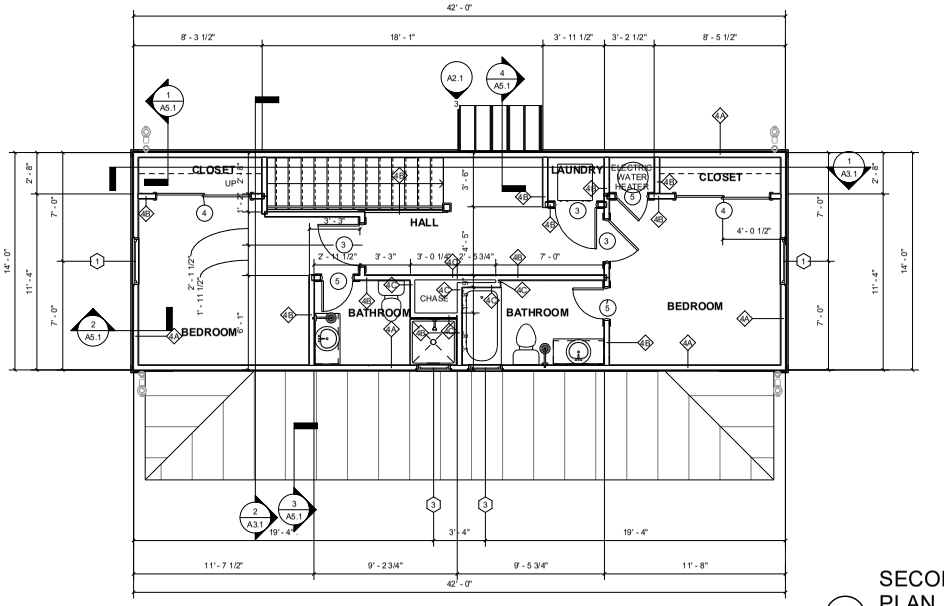
CENTRAL
HALL
ELEVATION 3R

ISSUED FOR
CONSTRUCTION

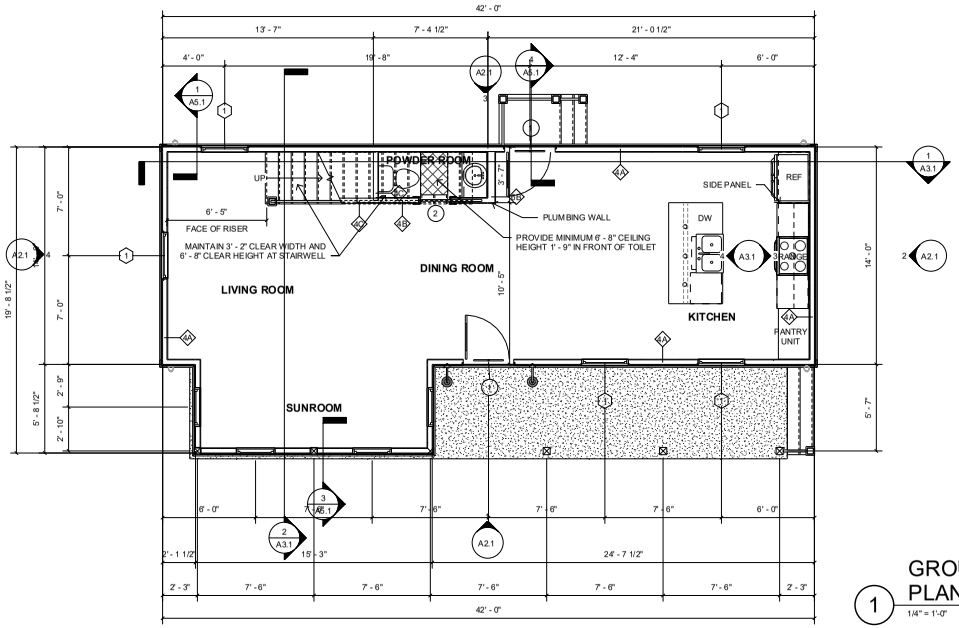
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/23

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12504 JOHN BRIAN TRAUT

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
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DIMENSION PLANS

SHEET A1.1

Plan Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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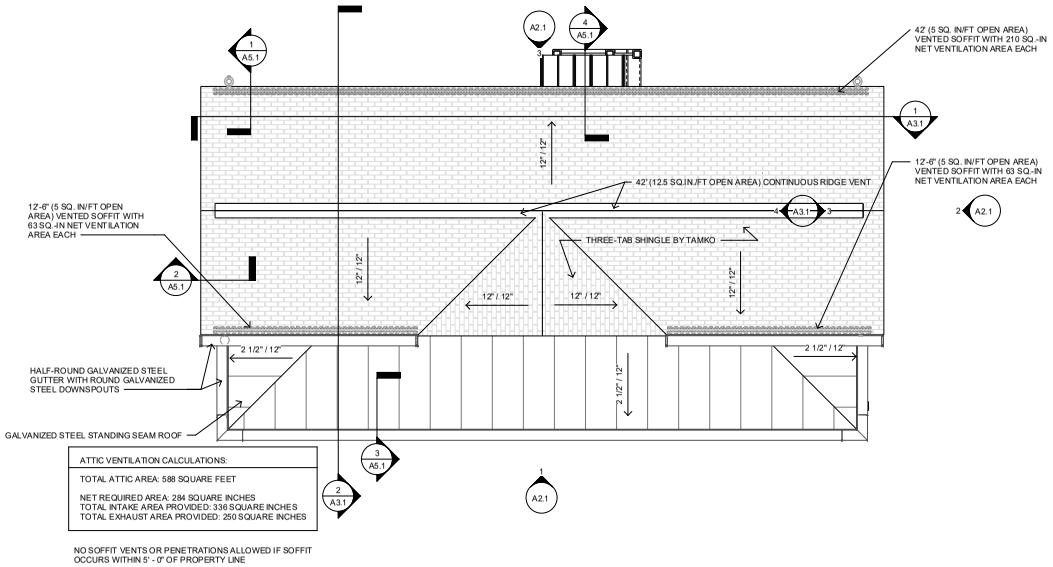


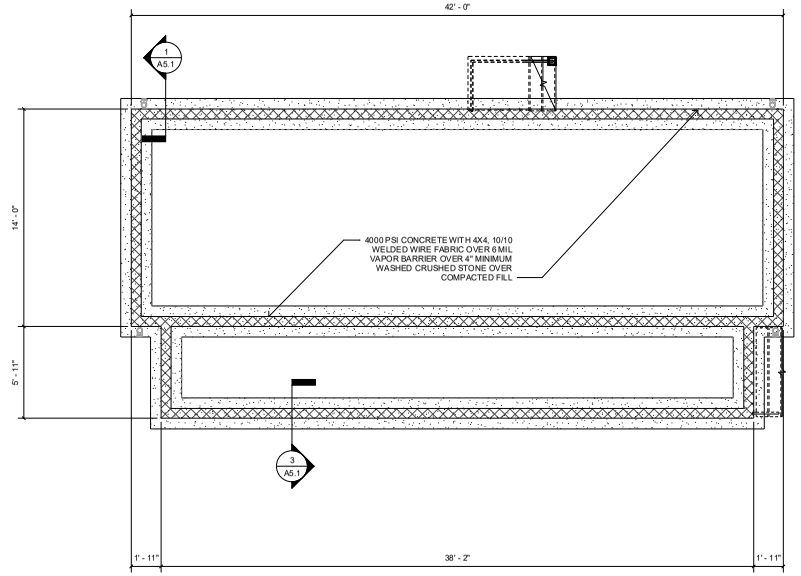
ATTIC VENTILATION CALCULATIONS:

TOTAL ATTIC AREA: 588 SQUARE FEET

NET REQUIRED AREA: 284 SQUARE INCHES
TOTAL INTAKE AREA PROVIDED: 336 SQUARE INCHES
TOTAL EXHAUST AREA PROVIDED: 250 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TRAUT

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
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DATE: 03/06/23

ROOF AND FOUNDATION PLANS

SHEET A1.2

Plan Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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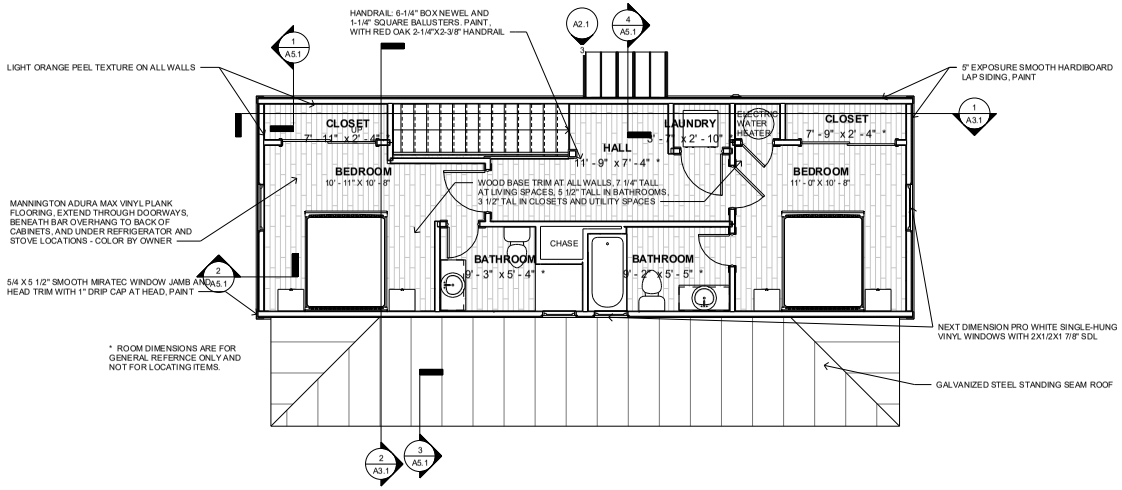
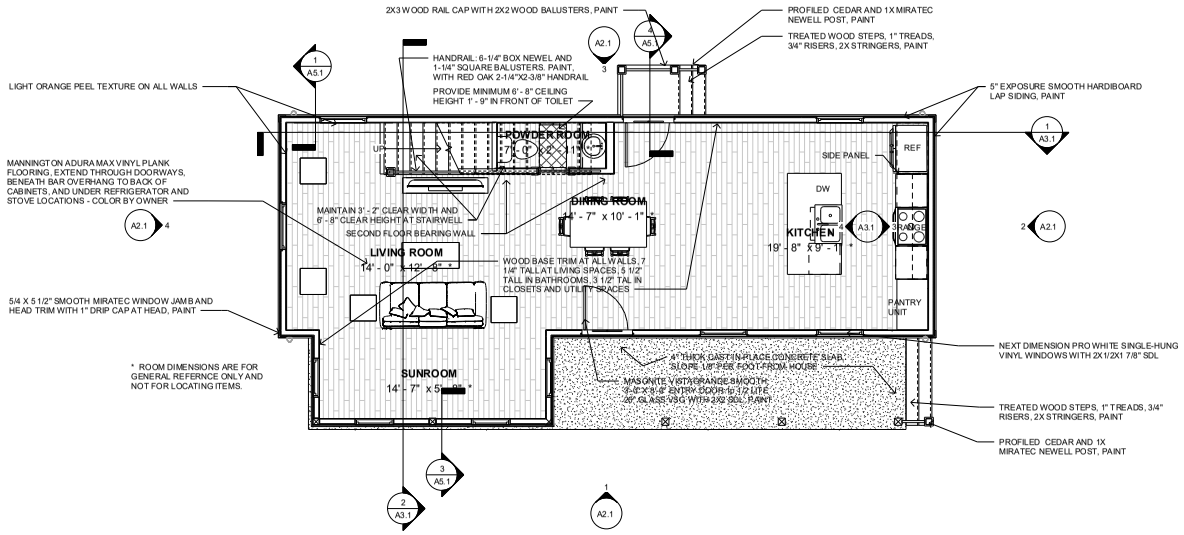


2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03.06/23

FINISH PLANS

SHEET A1.3

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Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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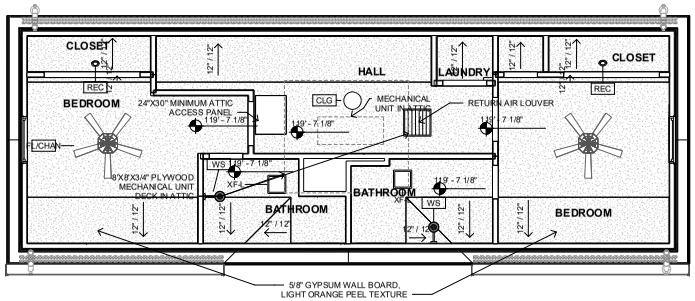
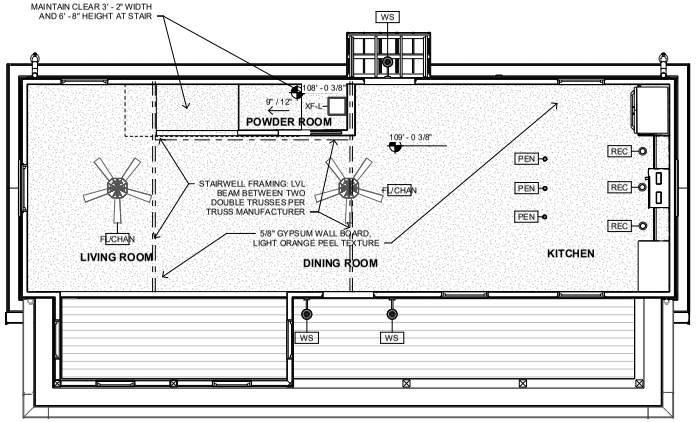
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

2 — 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

REVISION 0

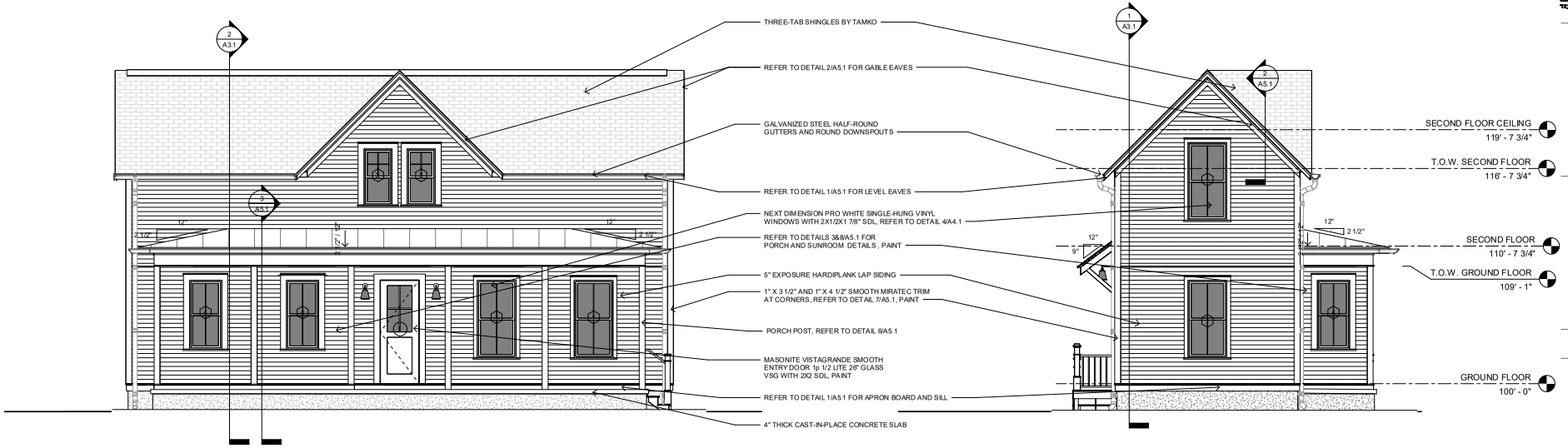
CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03.06/23

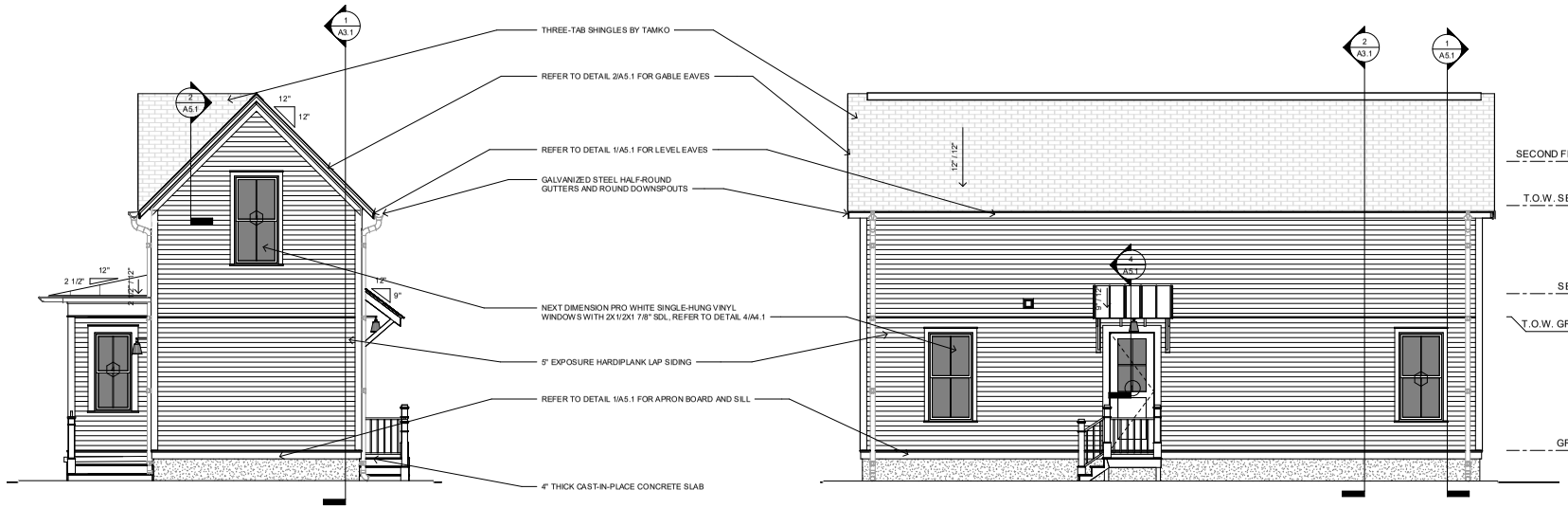
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 3R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/23

ELEVATIONS

SHEET A2.1

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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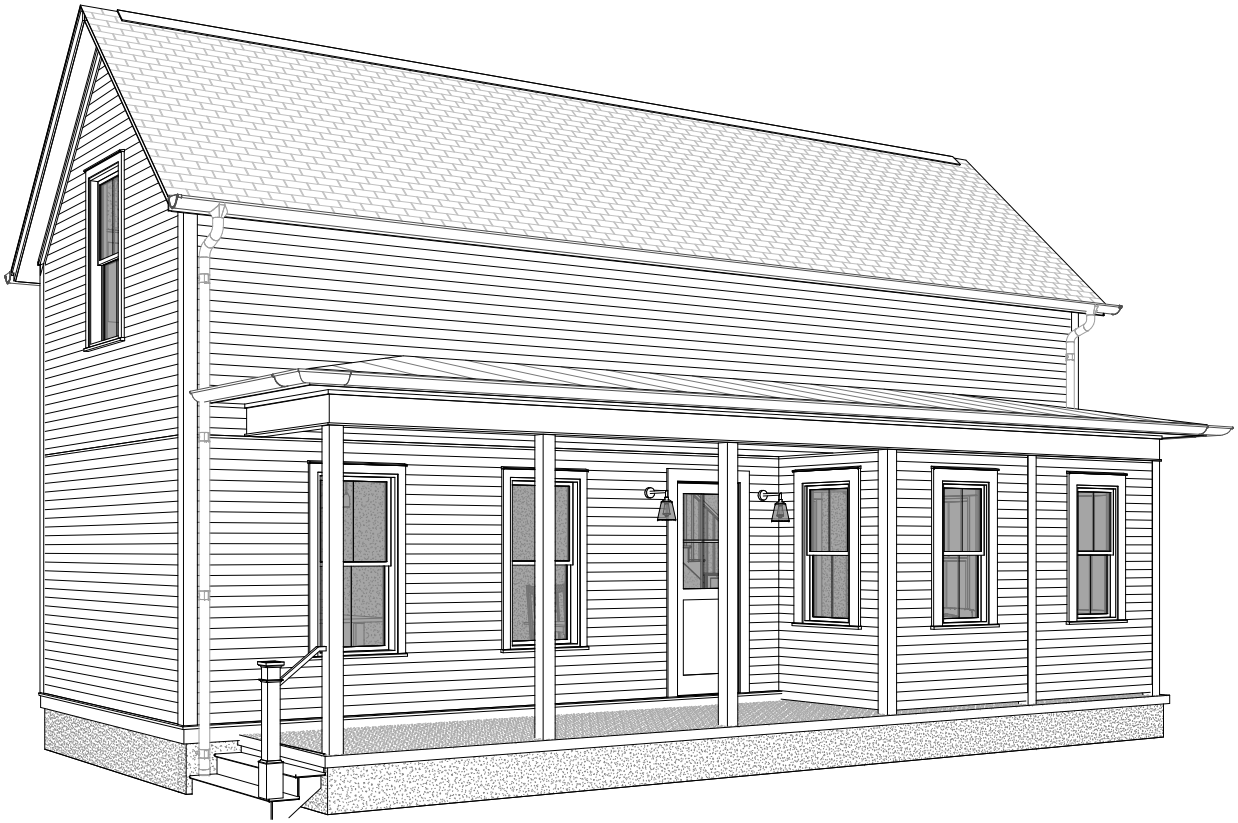

CENTRAL HALL
ELEVATION 4L

GENERAL NOTES:

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2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

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8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

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13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

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APPLICABLE CODES:

2021 International Residential Code
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2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
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2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

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A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	685 SF
SECOND FLOOR AREA	597 SF
	1283 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Plan Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

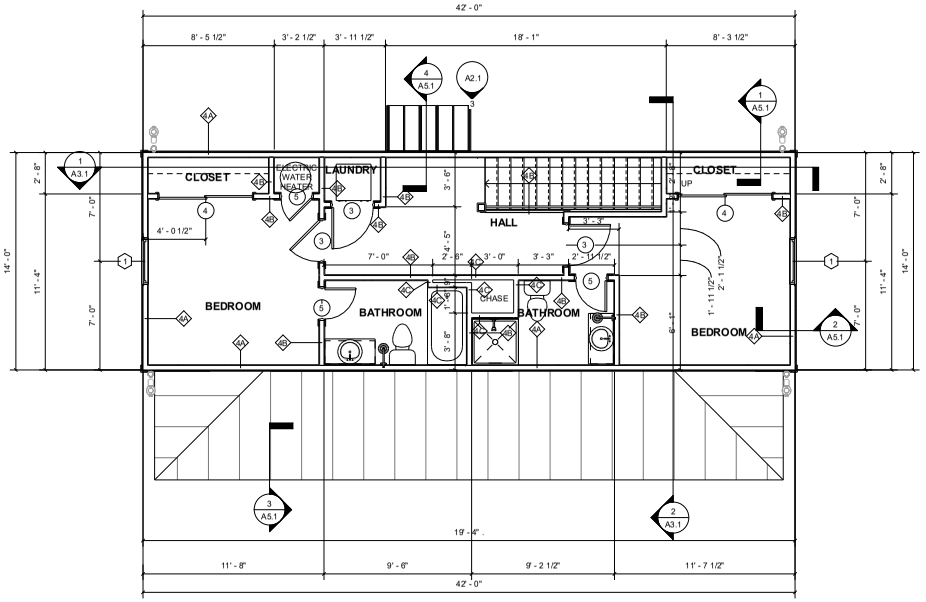
CENTRAL
HALL
ELEVATION 4L

ISSUED FOR
CONSTRUCTION

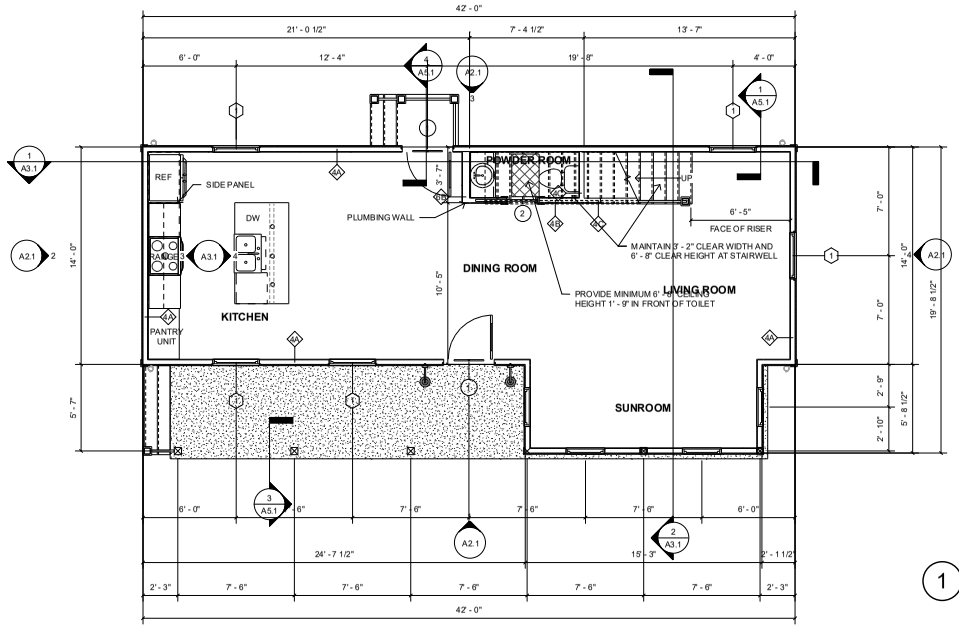
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12504 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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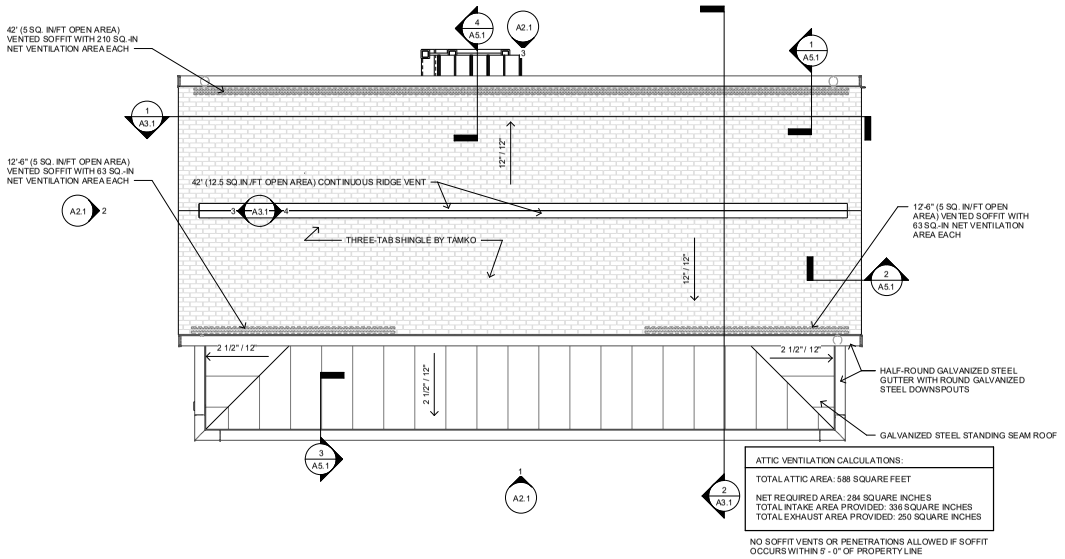
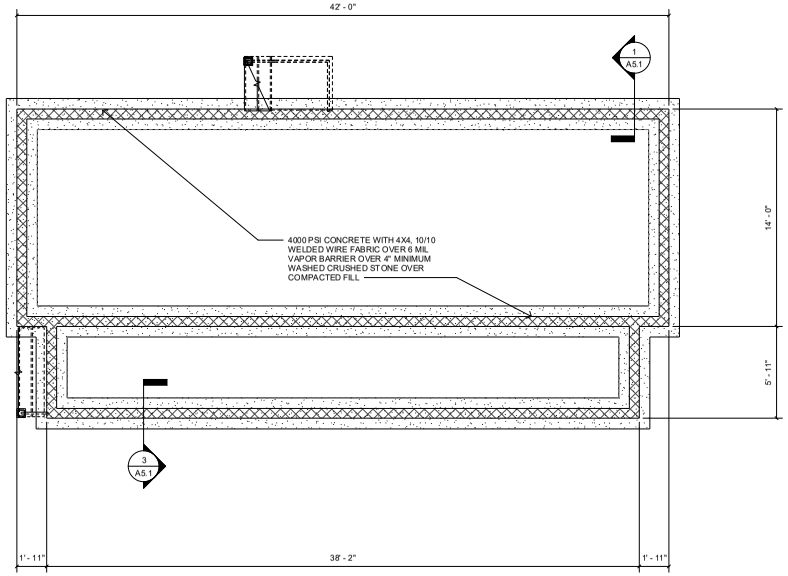


2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2

Plumbing Committee
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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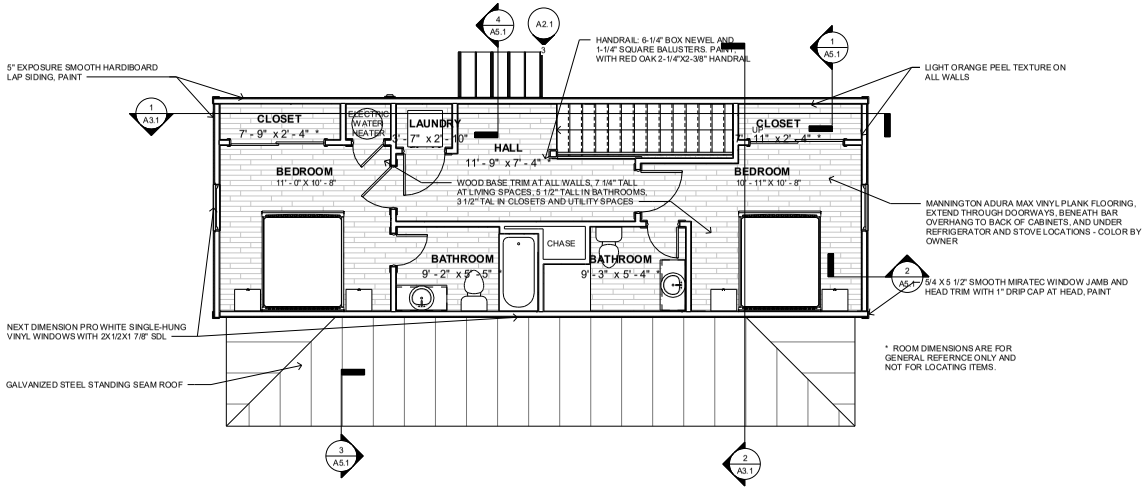
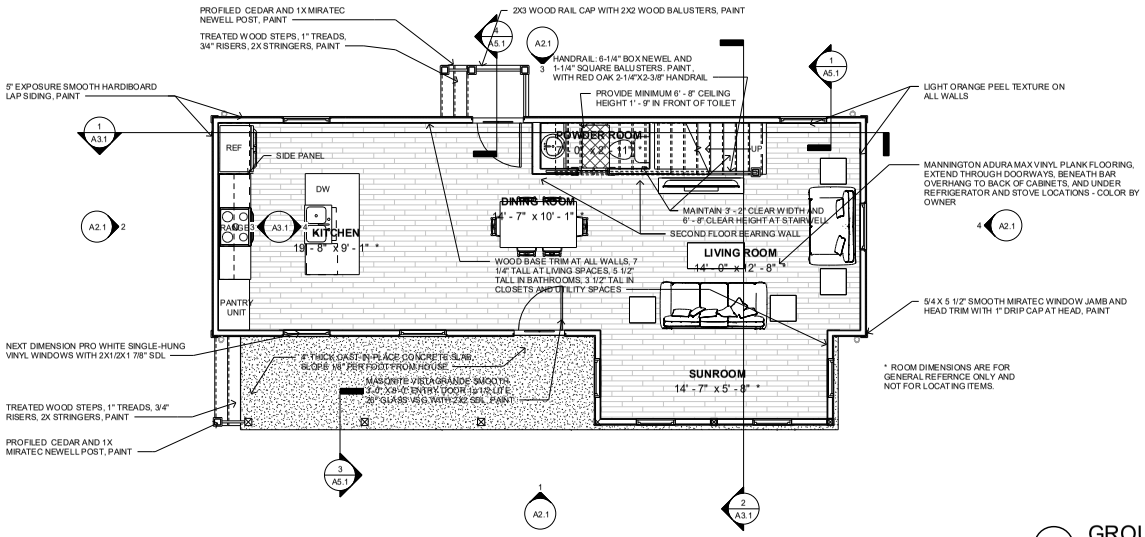


2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Plain Community
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

SHEET A1.3

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
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S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
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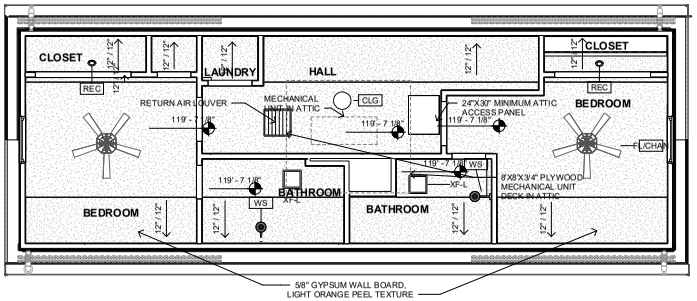
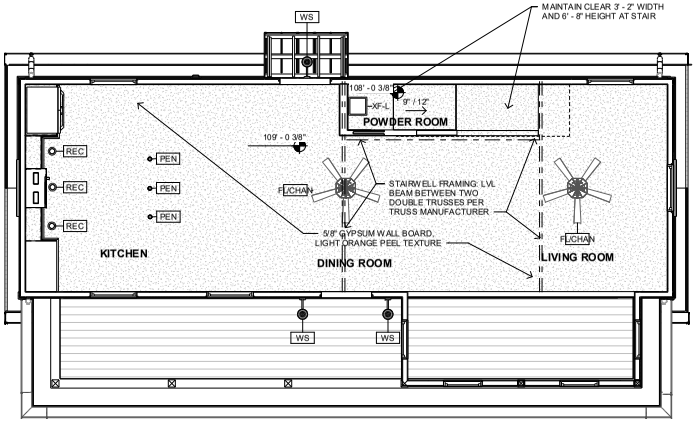


2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

REFLECTED CEILING PLANS

SHEET A1.4

Plan Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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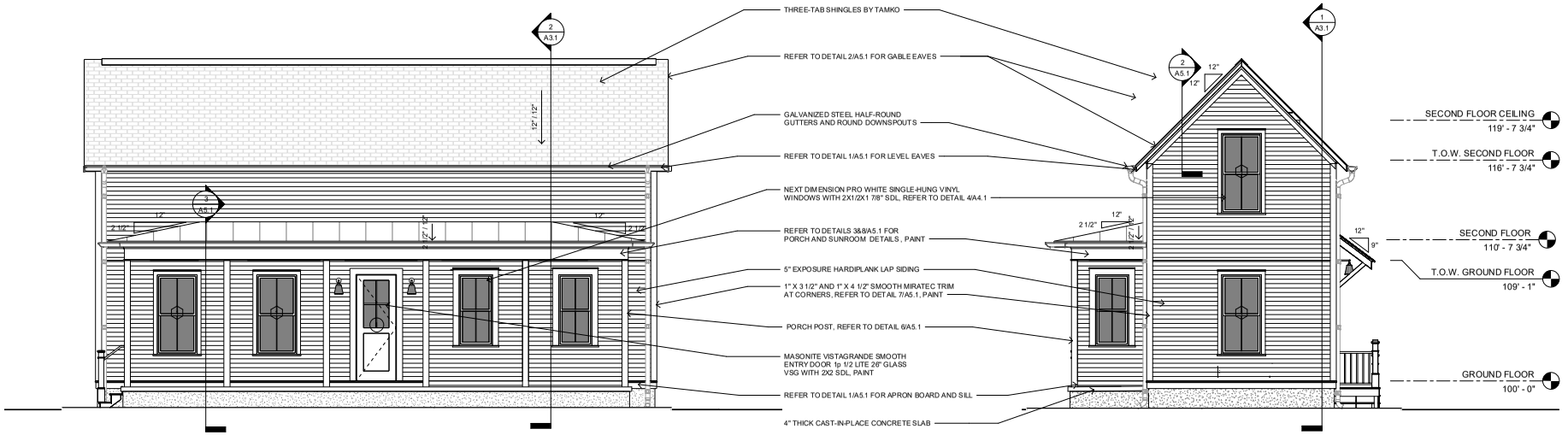
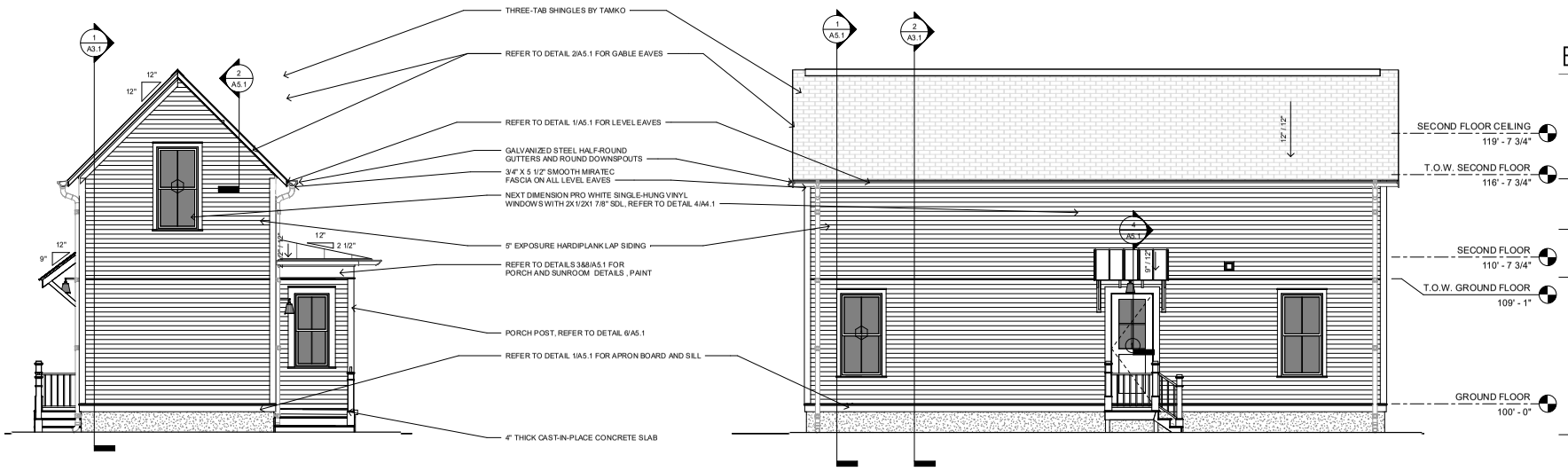


1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

SHEET A2.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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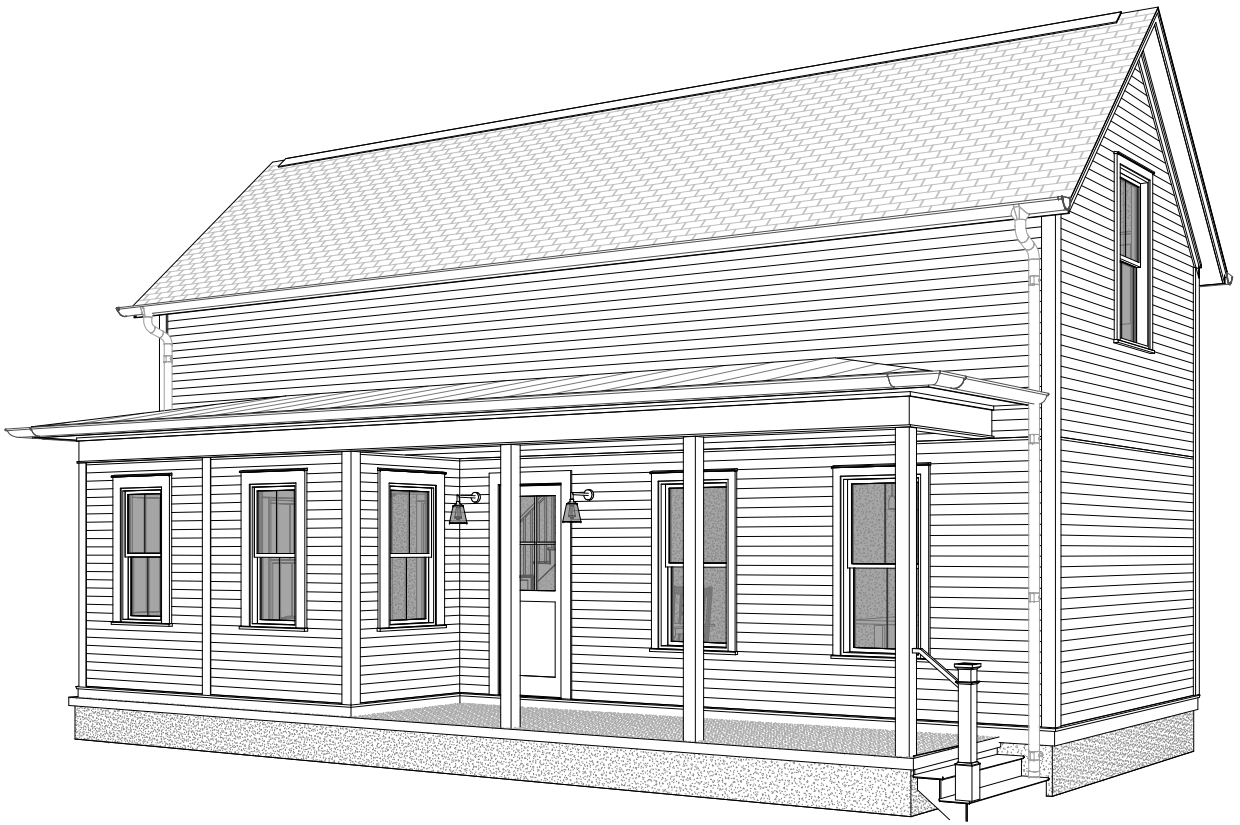

CENTRAL HALL
ELEVATION 4R

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A1.1	DIMENSION PLANS
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A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
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community.by.design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

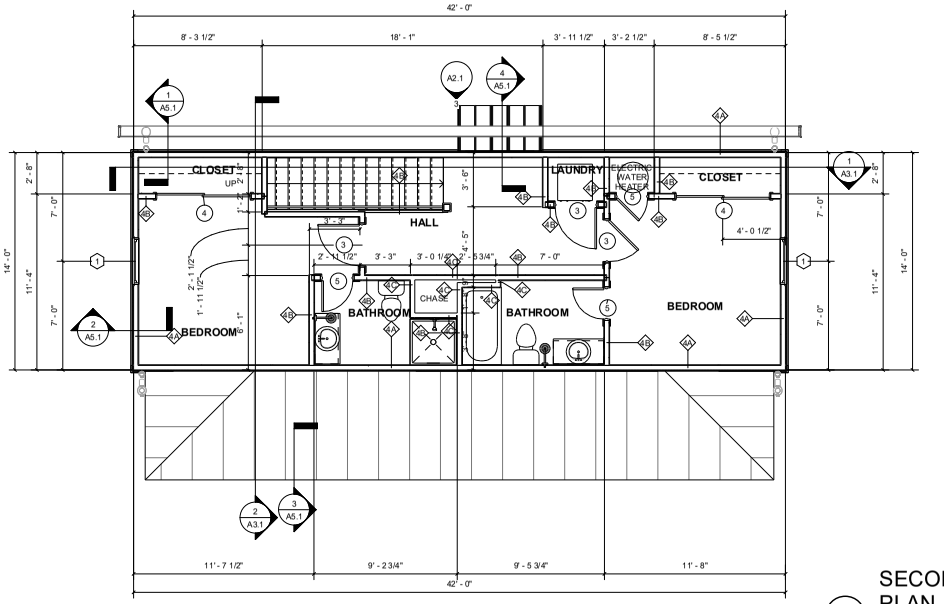
CENTRAL
HALL
ELEVATION 4R

ISSUED FOR
CONSTRUCTION

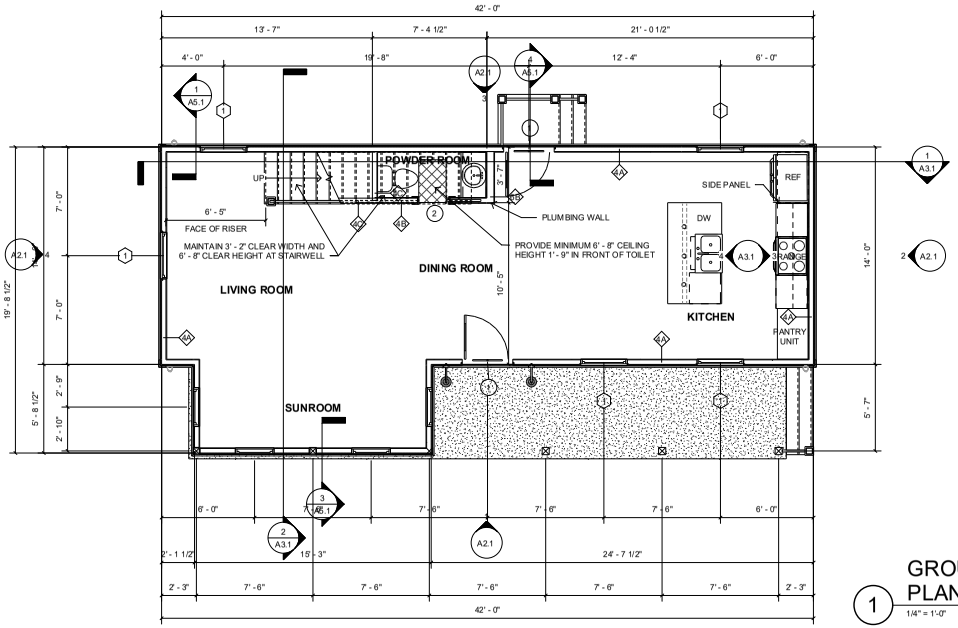
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

community.by.design

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12604 JOHN BRIAN TRAUT

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

DIMENSION PLANS

SHEET A1.1

Planning Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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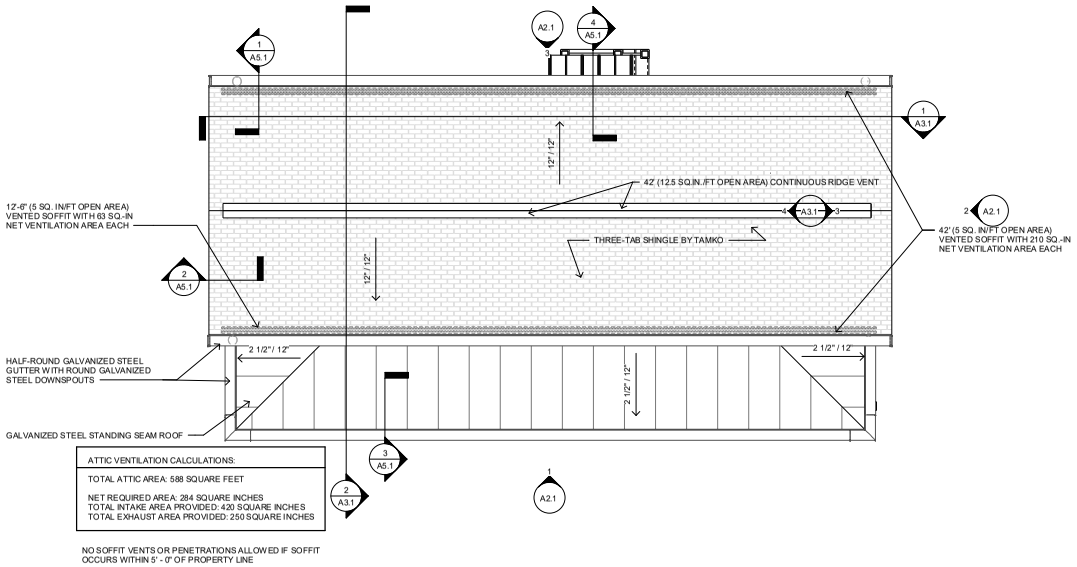
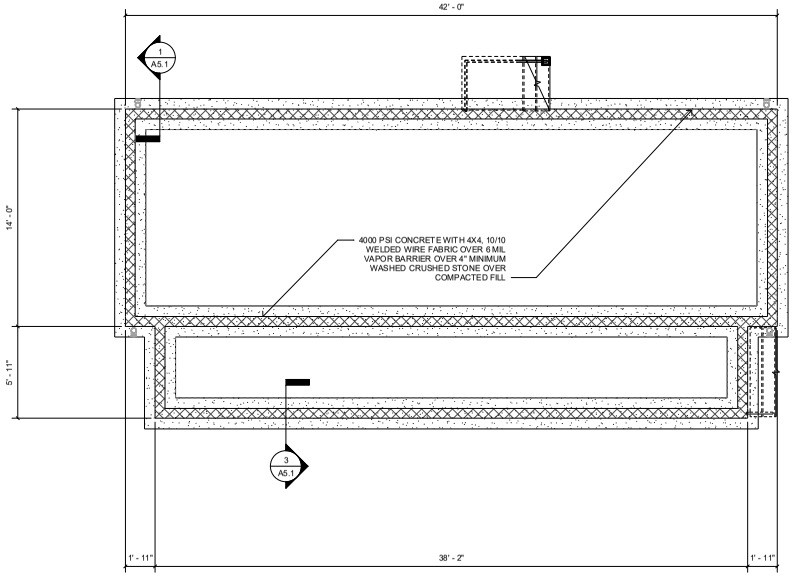


2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12246
JOHN BRIAN TAMKO
12-6-23

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ROOF AND FOUNDATION PLANS

SHEET A1.2

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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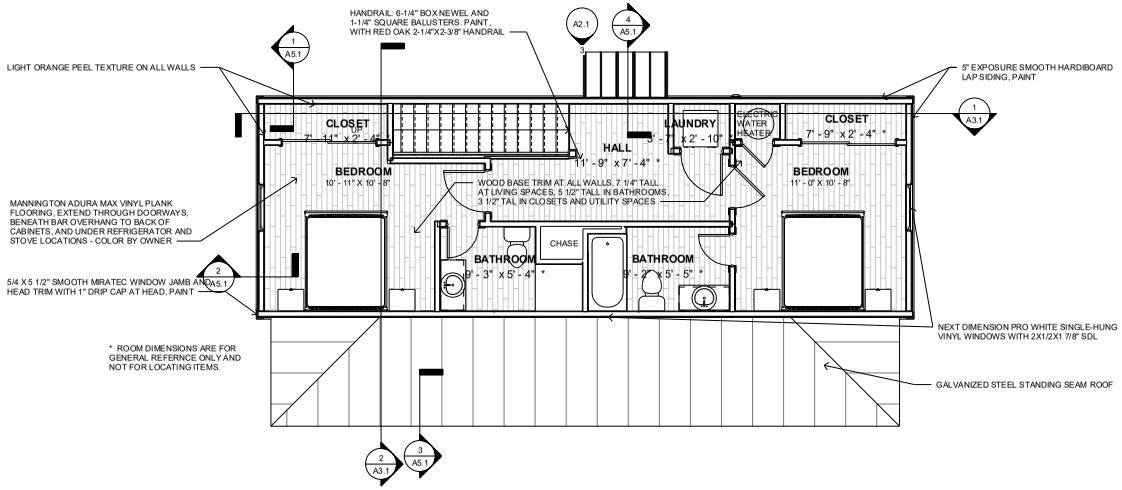
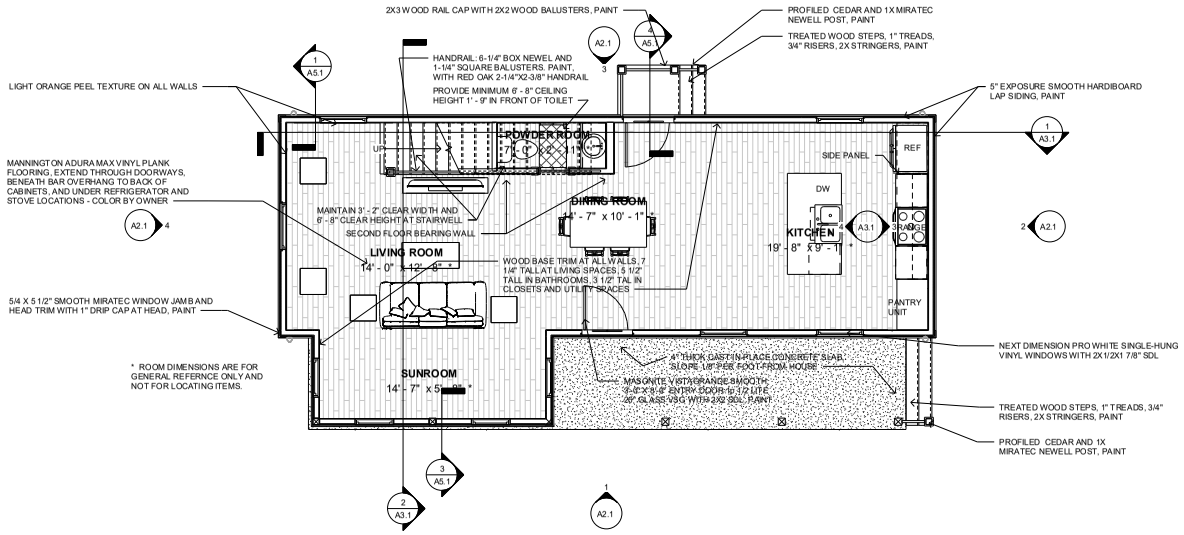


2 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12604 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

FINISH PLANS

SHEET A1.3

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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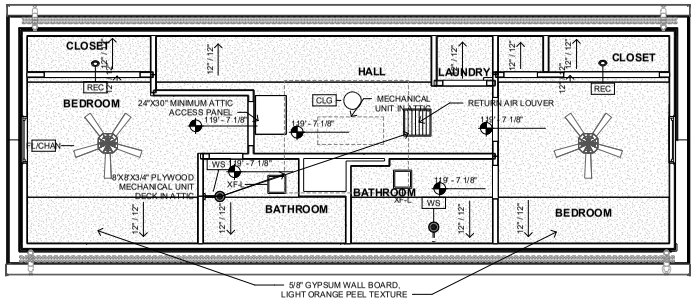
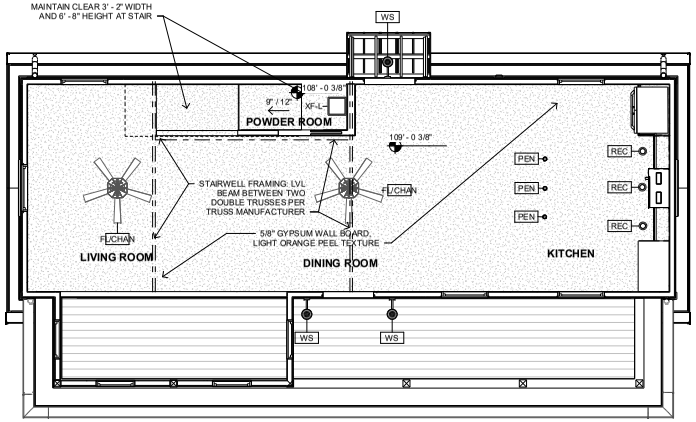
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12504 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

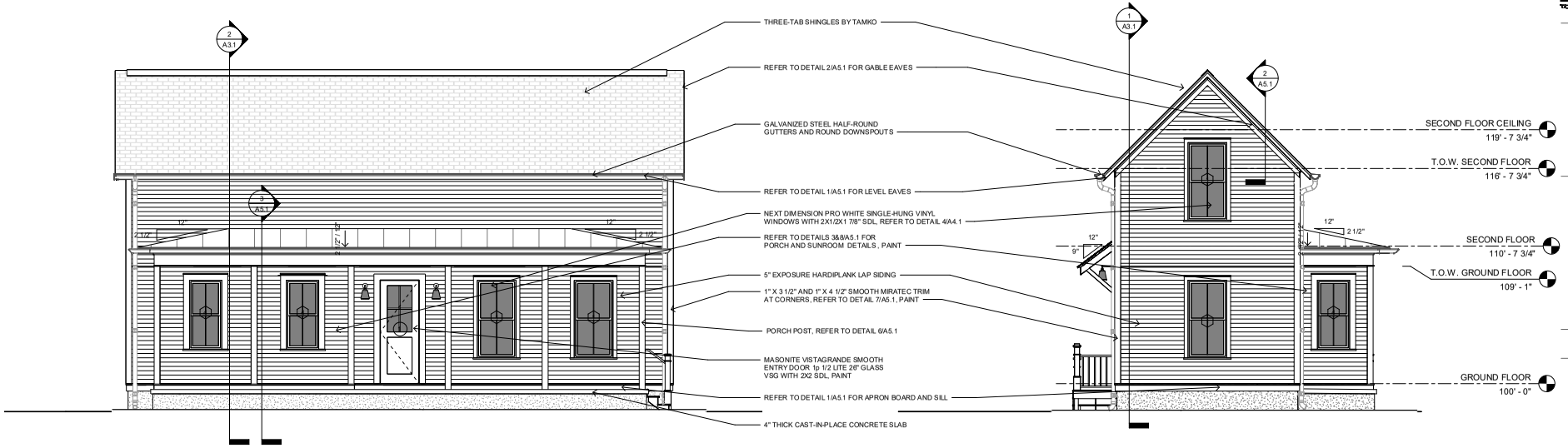
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

REFLECTED CEILING PLANS

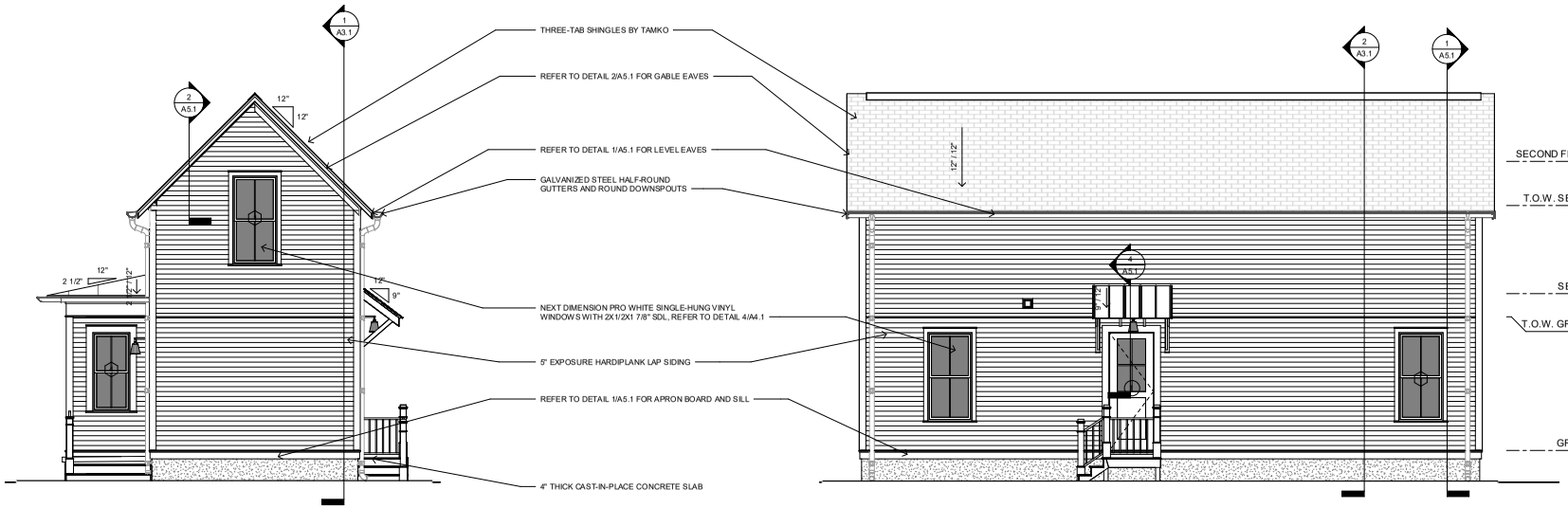
SHEET A1.4

Planning Commission December 9, 2024 ADM-2024-0051 (SOUTHERN WOODS) Page 36 of 115



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

community.by.design

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 4R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

SHEET A2.1

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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BENT HOUSE
ELEVATION 1R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF
	1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

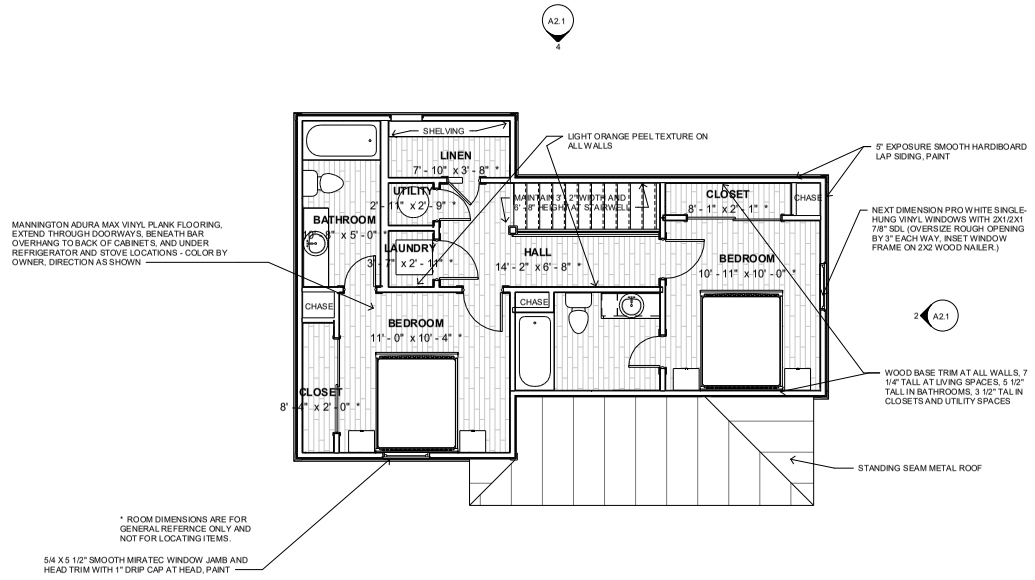
BENT HOUSE
ELEVATION 1R

ISSUED FOR CONSTRUCTION

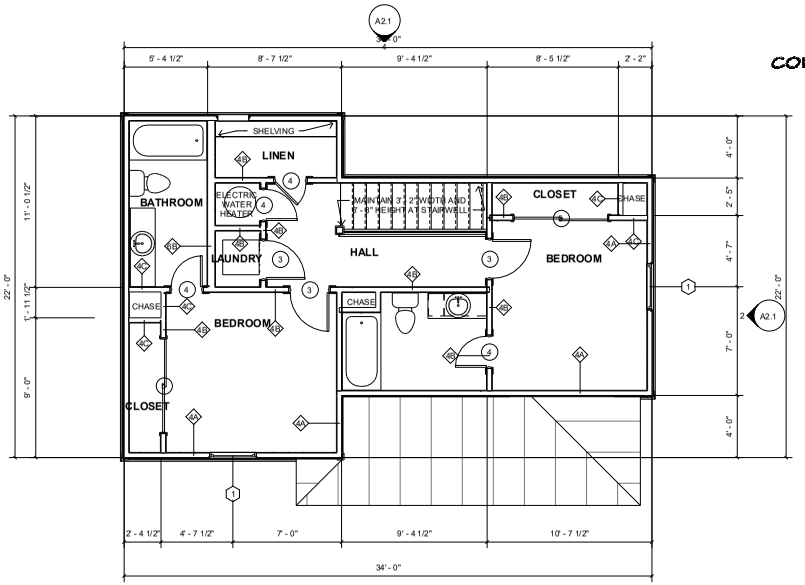
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

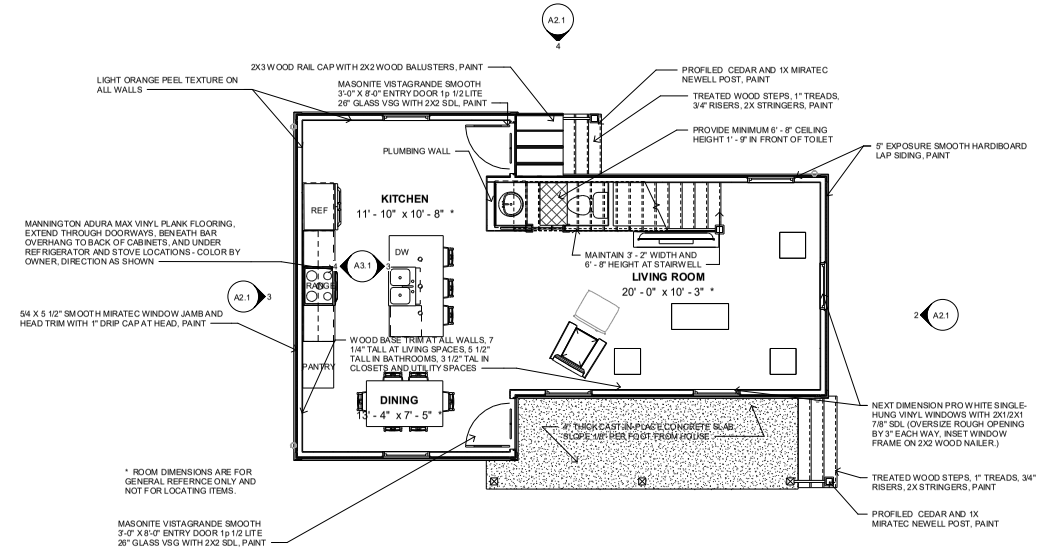
SHEET A0



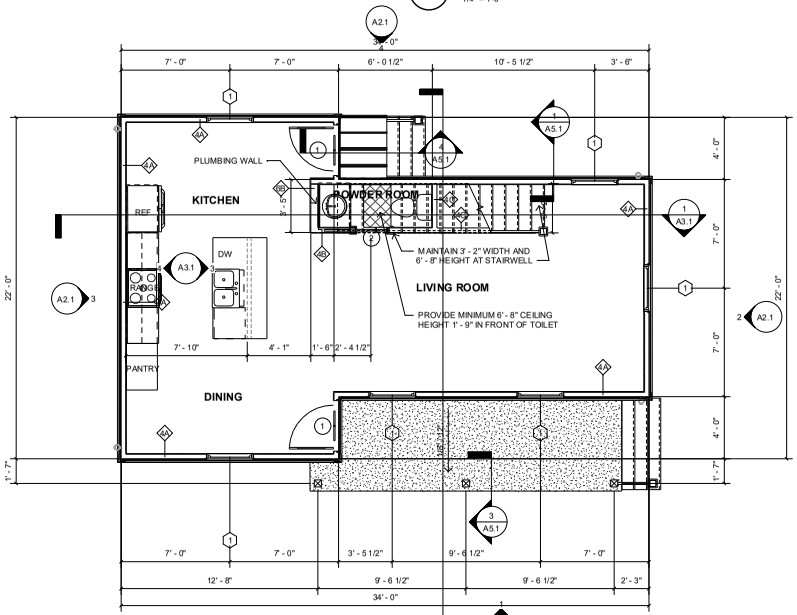
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12506
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9th
ADM-2024-0051 (SOUTHERN WOODS)
Page 39 of 115

REVISION 0

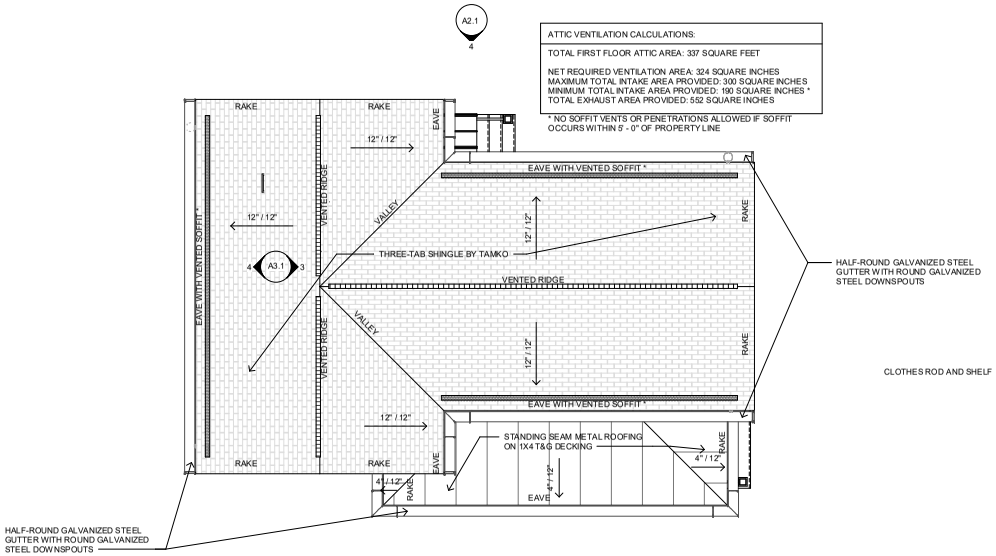
BENT HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1



ATTIC VENTILATION CALCULATIONS:

TOTAL FIRST FLOOR ATTIC AREA: 337 SQUARE FEET

NET REQUIRED VENTILATION AREA: 324 SQUARE INCHES
MAXIMUM TOTAL INTAKE AREA PROVIDED: 300 SQUARE INCHES
MINIMUM TOTAL INTAKE AREA PROVIDED: 190 SQUARE INCHES *
TOTAL EXHAUST AREA PROVIDED: 552 SQUARE INCHES

* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

4 ROOF PLAN
1/4" = 1'-0"

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
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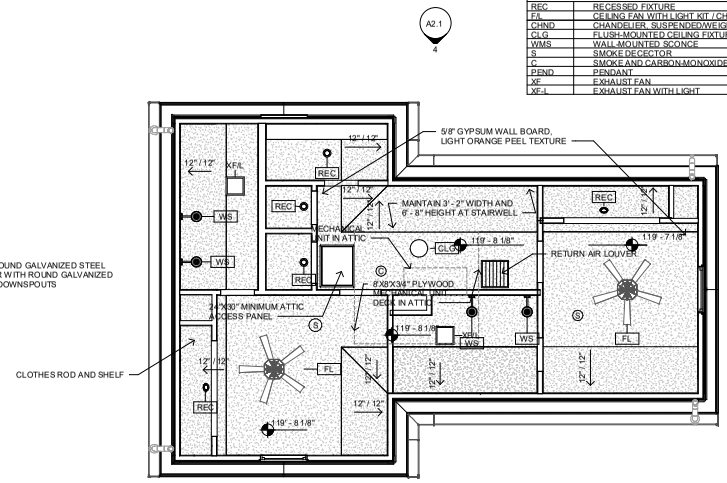
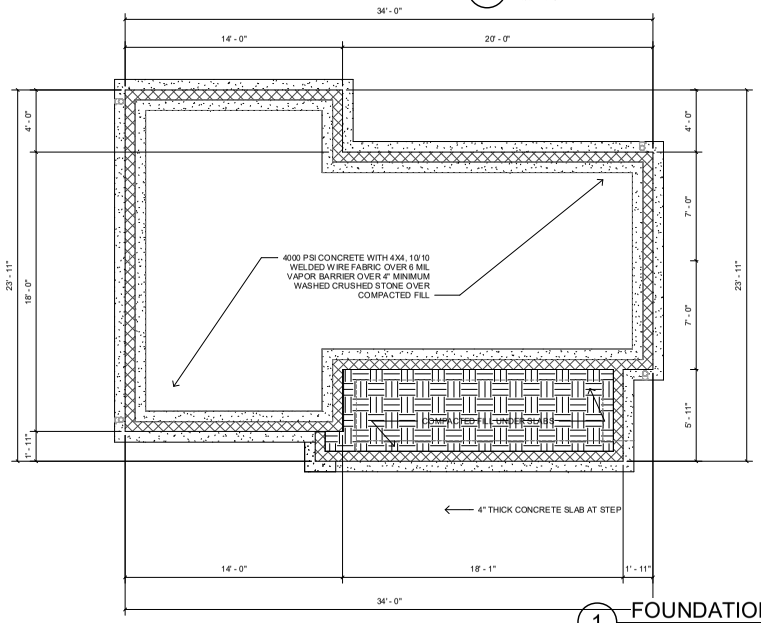
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
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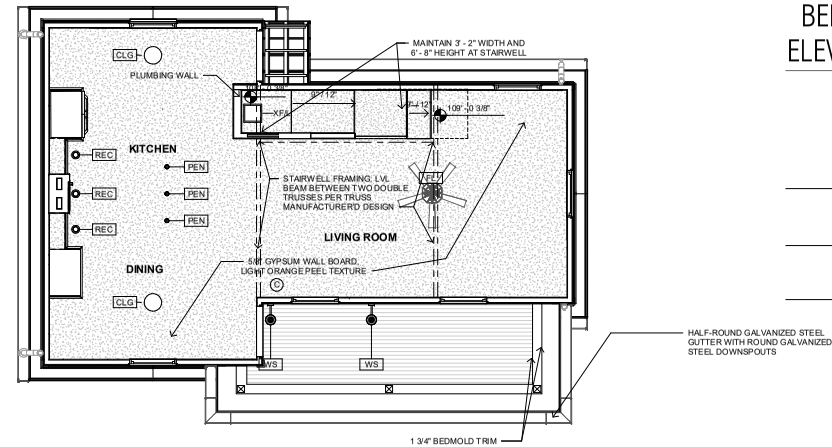

2 GROUND FLOOR REFLECTED CEILING PLAN
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.2

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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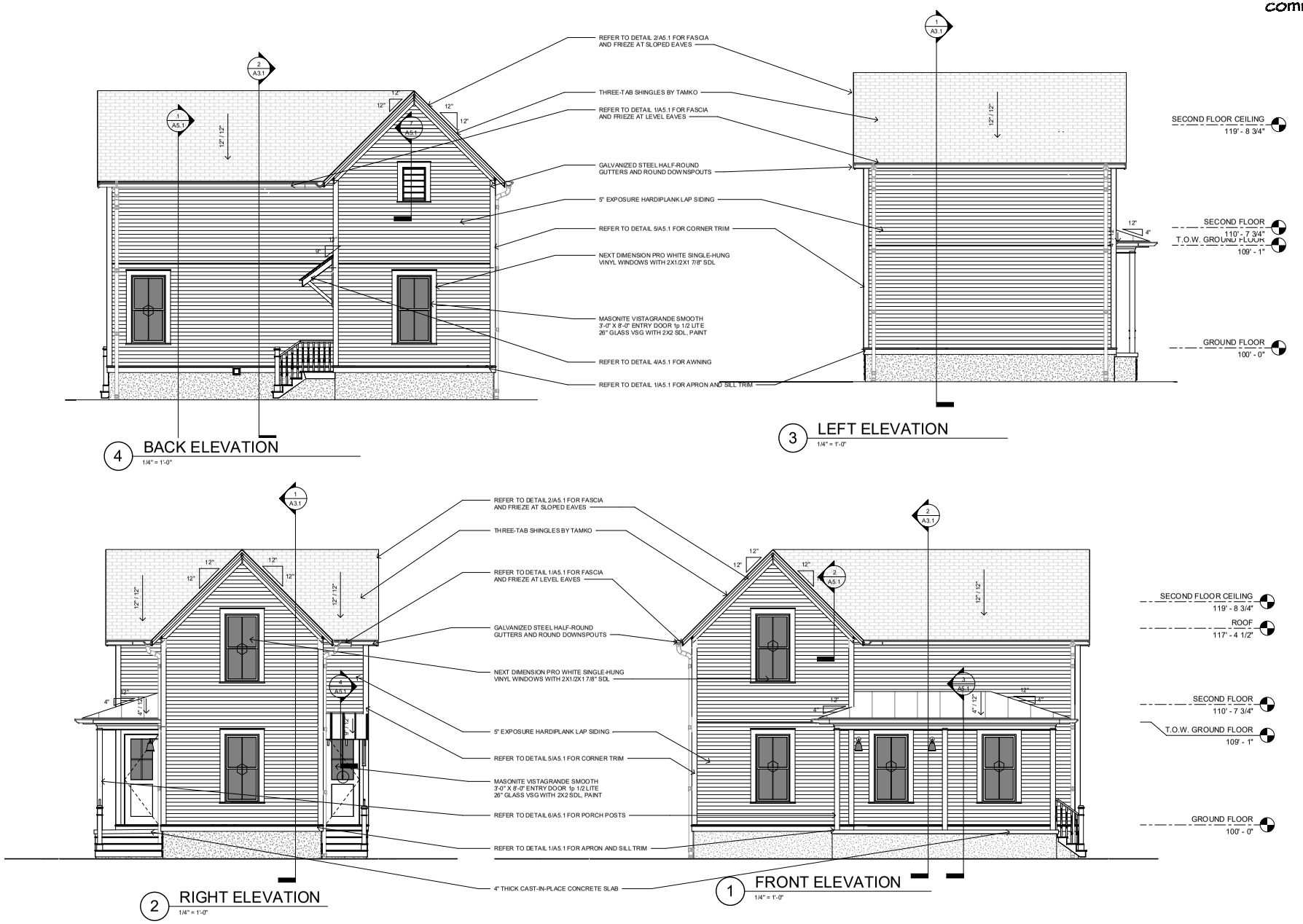

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

SHEET A2.1

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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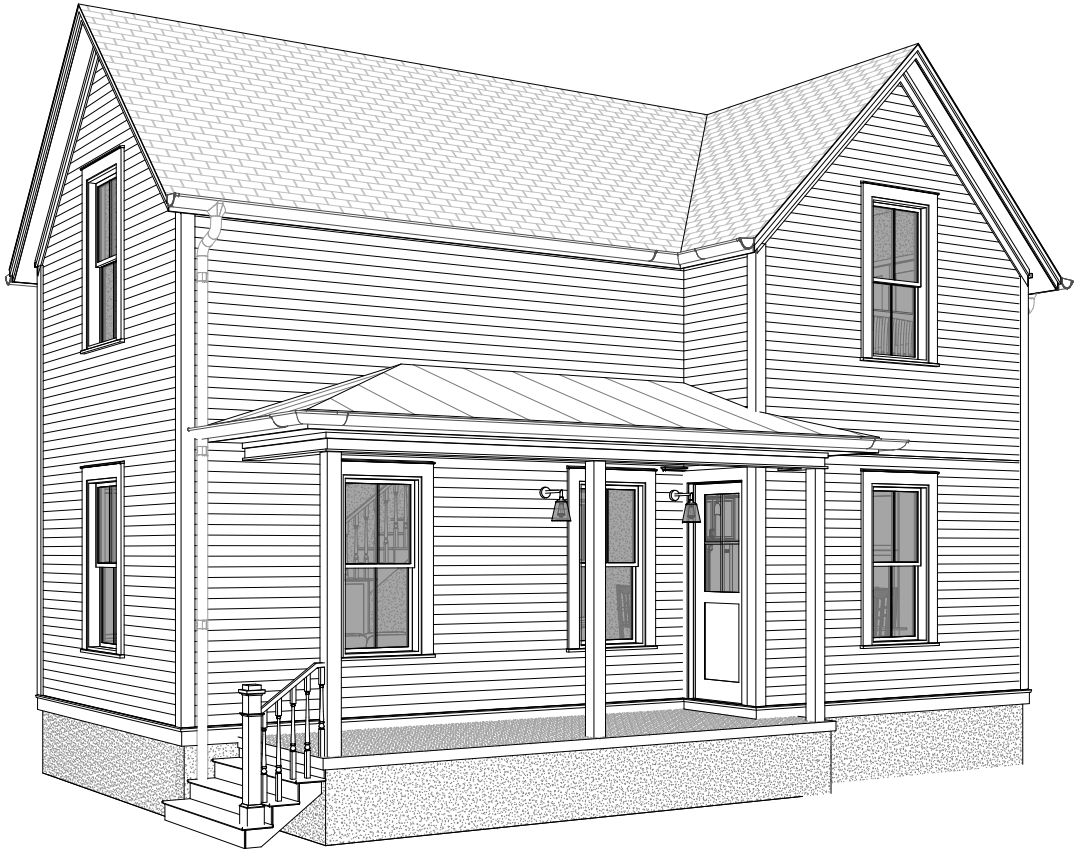

BENT HOUSE
ELEVATION 1L

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A1.2	PLANS
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GROUND FLOOR AREA	597 SF
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	1195 SF

community.by.design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

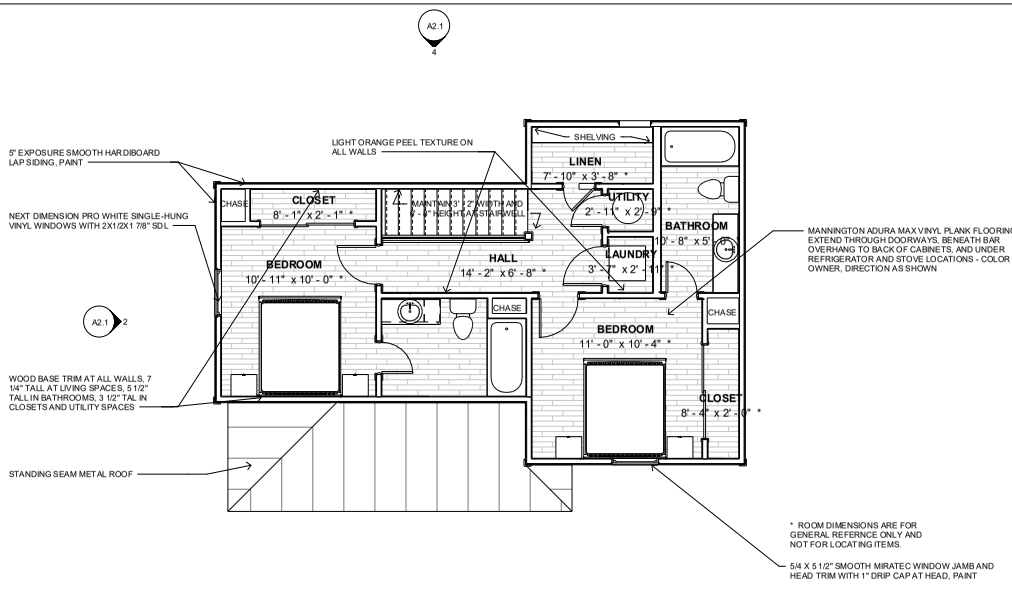
BENT HOUSE
ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

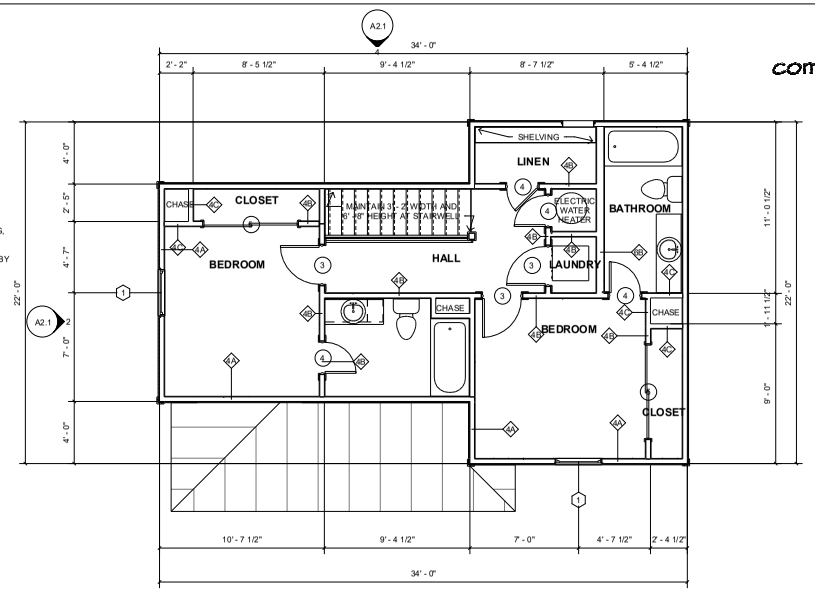
COVER

SHEET A0



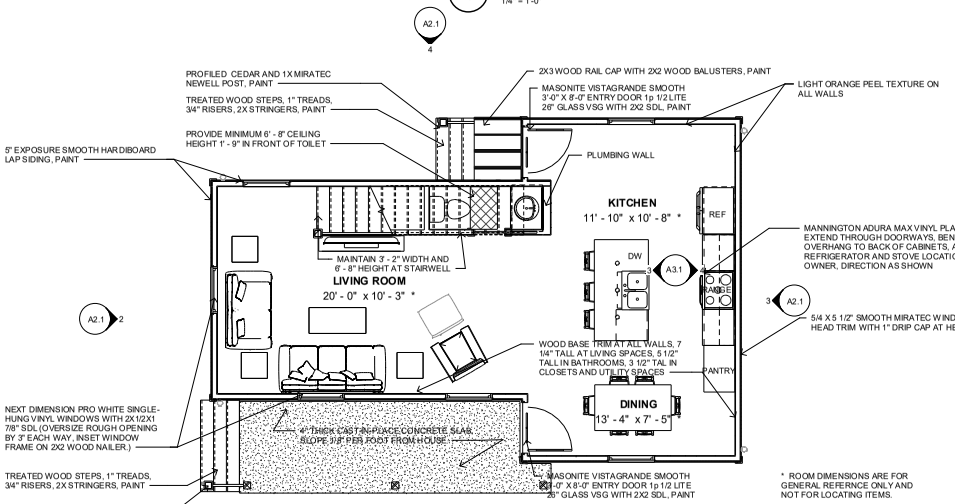
4 SECOND FLOOR FINISH PLAN

1/4" = 1'-0"



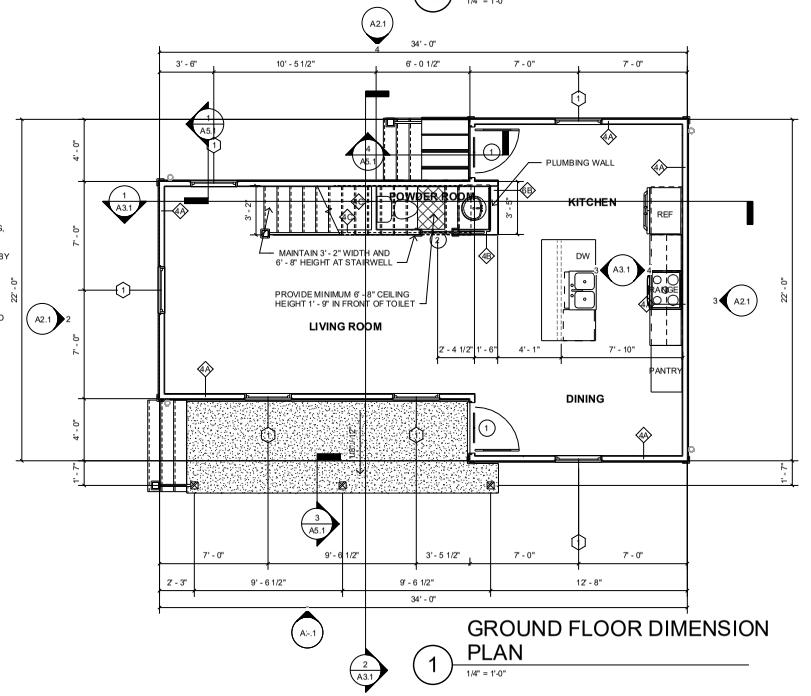
2 SECOND FLOOR DINEMSION PLAN

1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN

1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN

1/4" = 1'-0"

community.by.design

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

Planning Commission December 9th
ADM-2024-0051 (SOUTHERN WOODS)
Page 43 of 115

REVISION 0

BENT HOUSE ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
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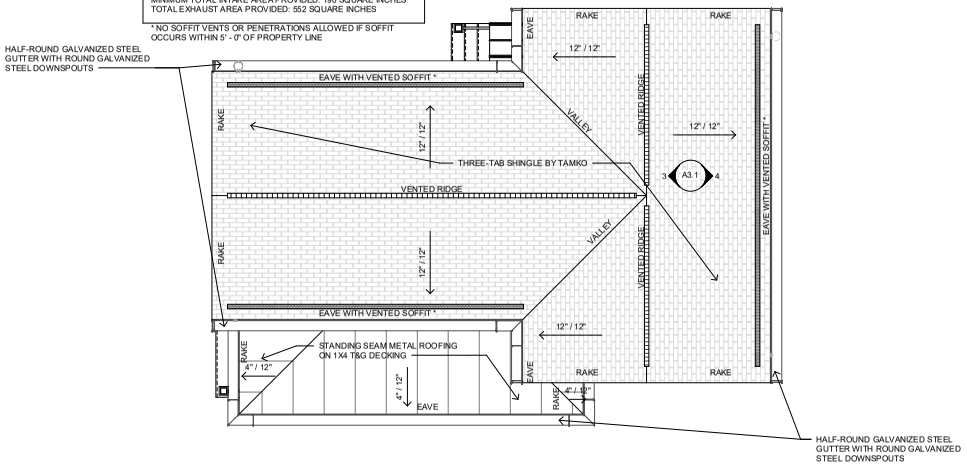
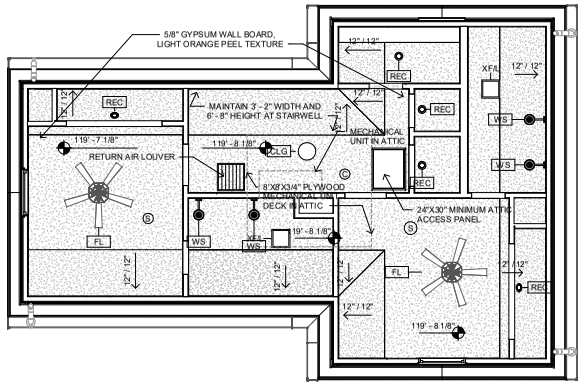
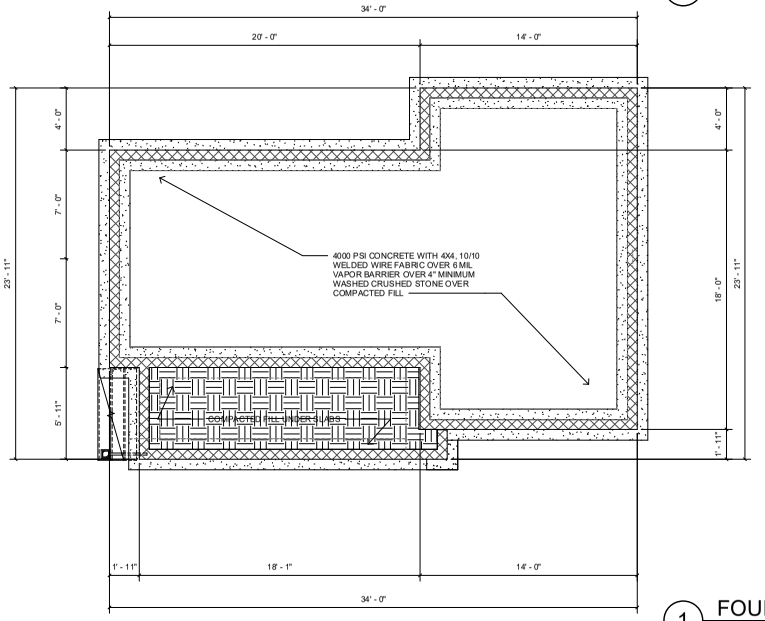


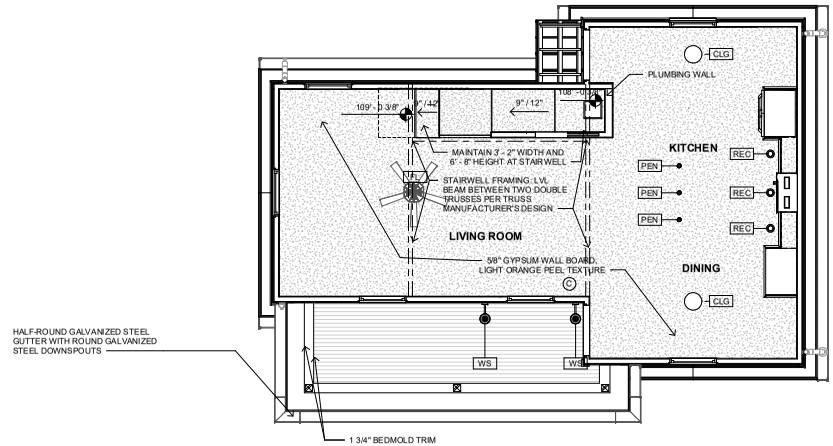
4 ROOF PLAN
1/4" = 1'-0"



3 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

community.by.design

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1L

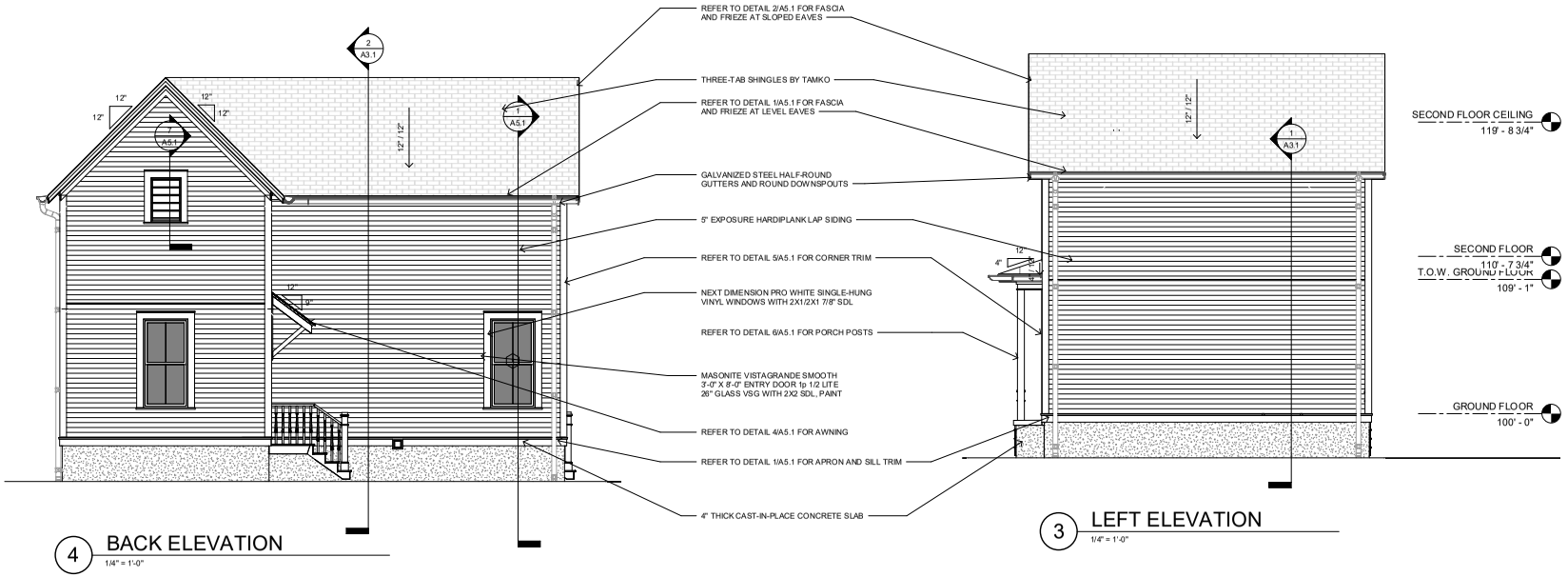
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

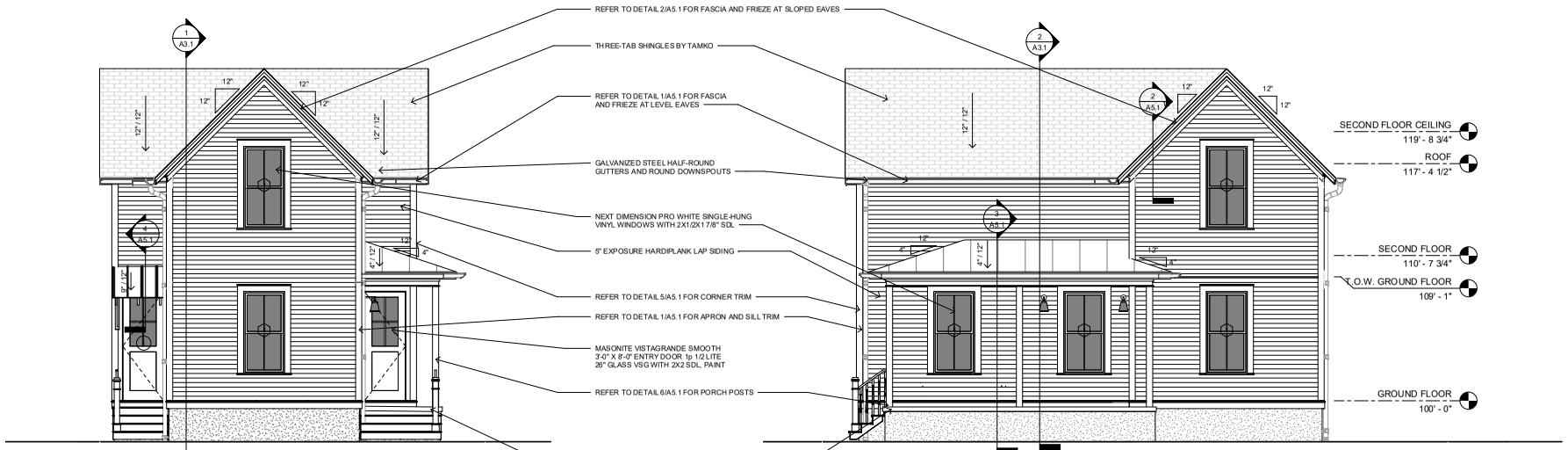
SHEET A1.2

Planning Commission December 9, 2024 ADM-2024-0051 (SOUTHERN WOODS)



4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

community.by.design

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12060 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 1L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

ELEVATIONS

SHEET A2.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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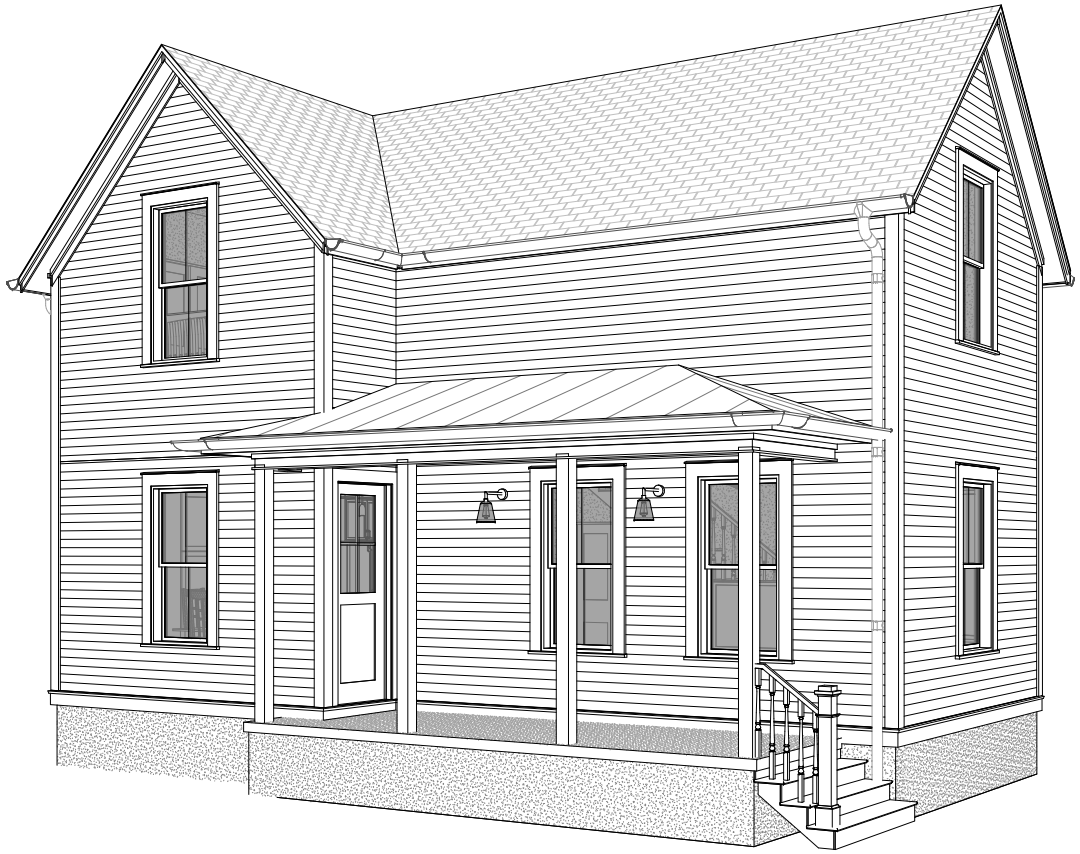

BENT HOUSE
ELEVATION 2R

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15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

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2020 National Electrical Code
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SHEET INDEX	
A0	COVER
A1.1	PLANS
A1.2	PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	597 SF
SECOND FLOOR AREA	597 SF

1195 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

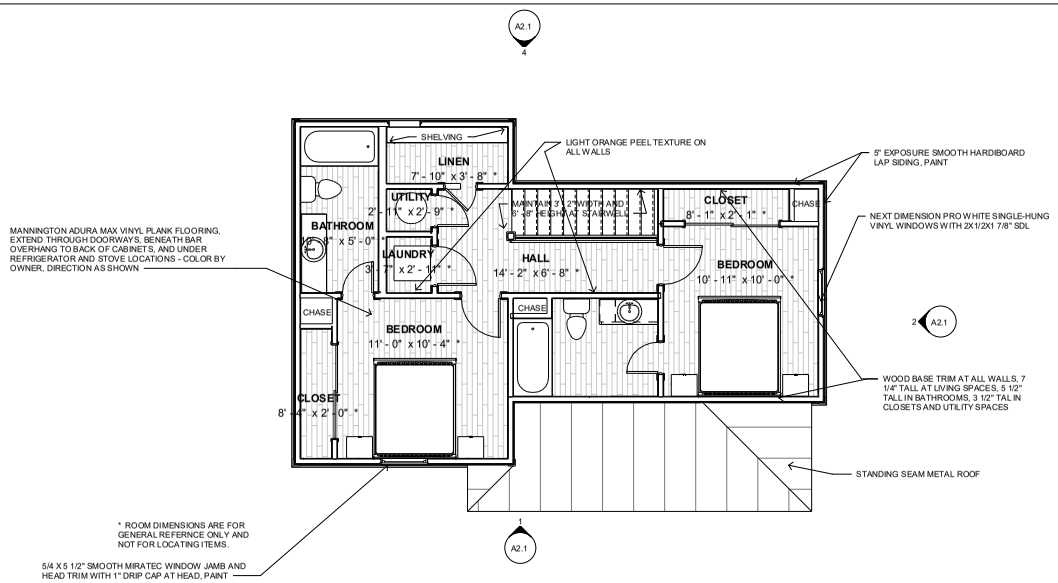
BENT HOUSE
ELEVATION 2R

ISSUED FOR CONSTRUCTION

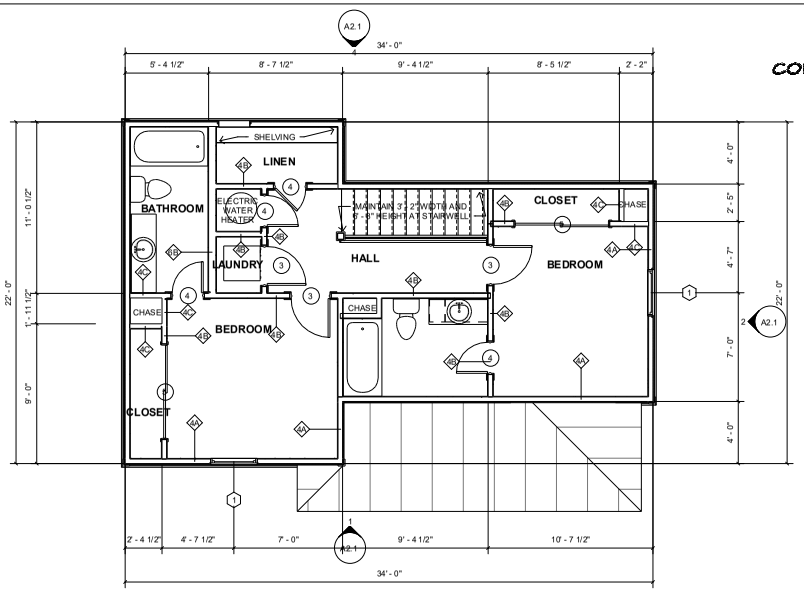
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

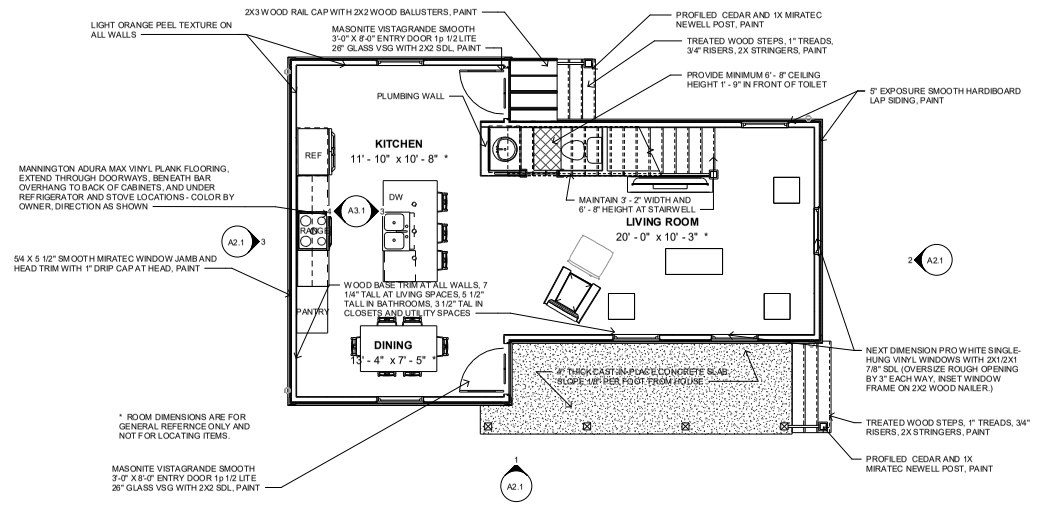
SHEET A0



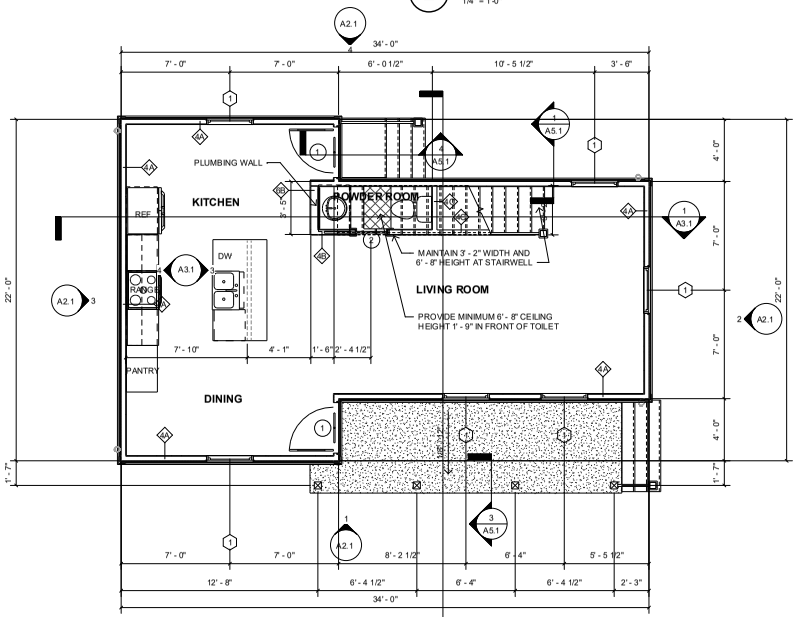
4 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"



2 SECOND FLOOR DINEMSION PLAN
1/4" = 1'-0"



3 GROUND FLOOR FINISH PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR No. 12945

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 47 of 115

REVISION 0

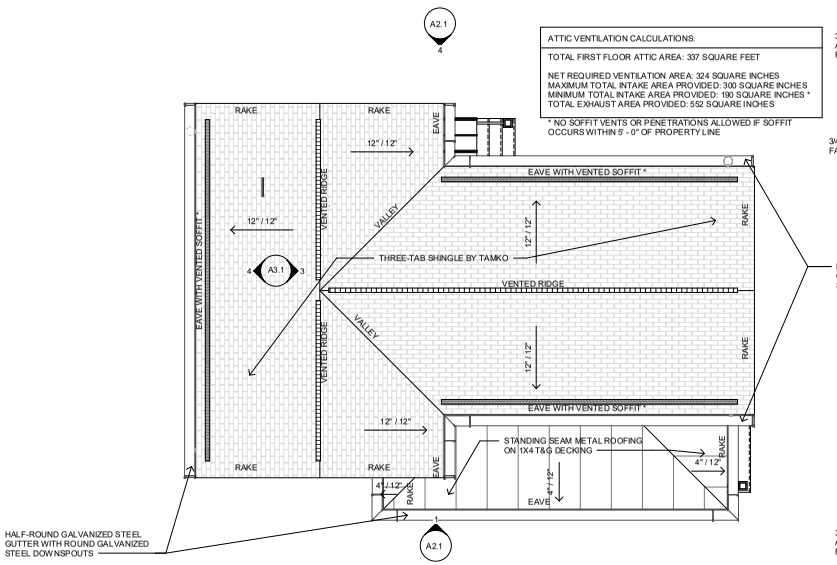
BENT HOUSE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1



ATTIC VENTILATION CALCULATIONS:
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* NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

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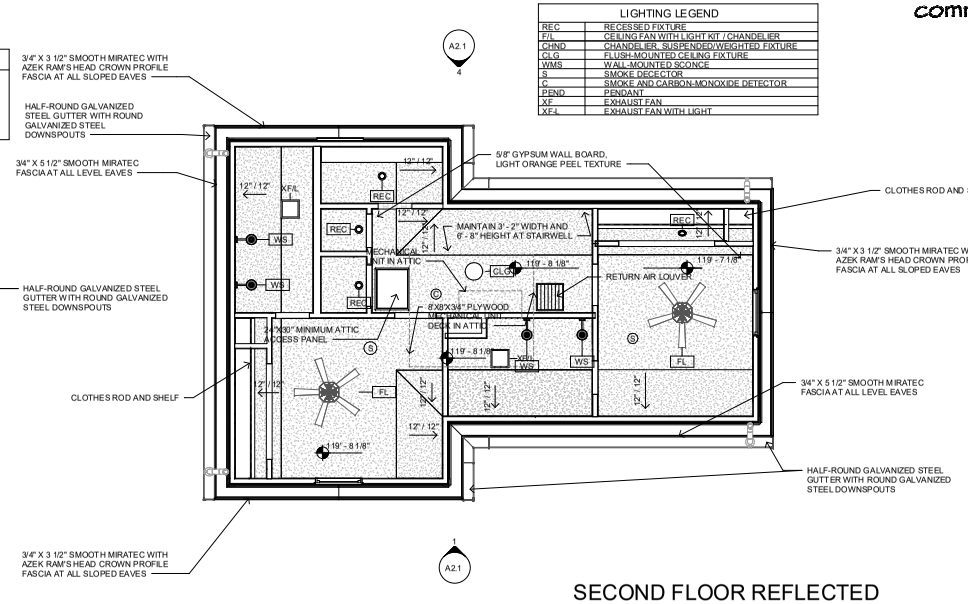
1/4" = 1'-0"



LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
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S	SMOKE DECECTOR
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3 SECOND FLOOR REFLECTED CEILING PLAN
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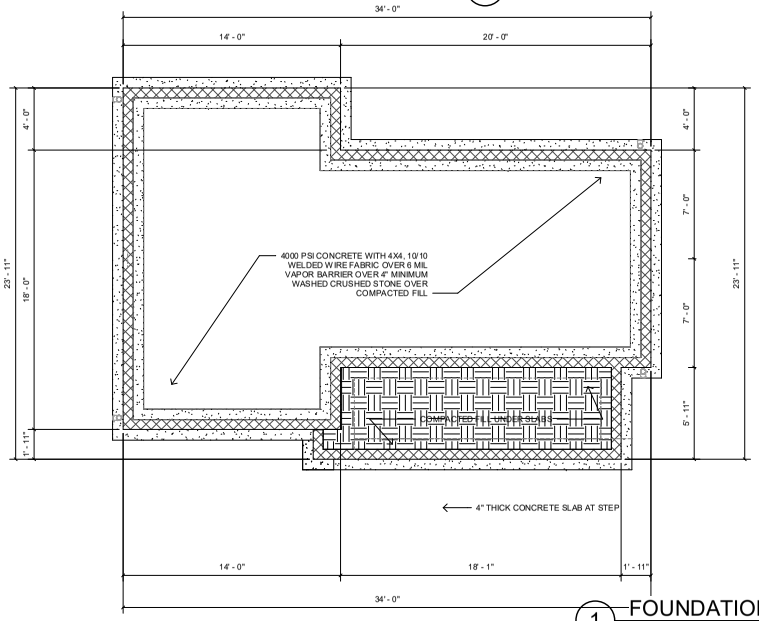

1 FOUNDATION PLAN
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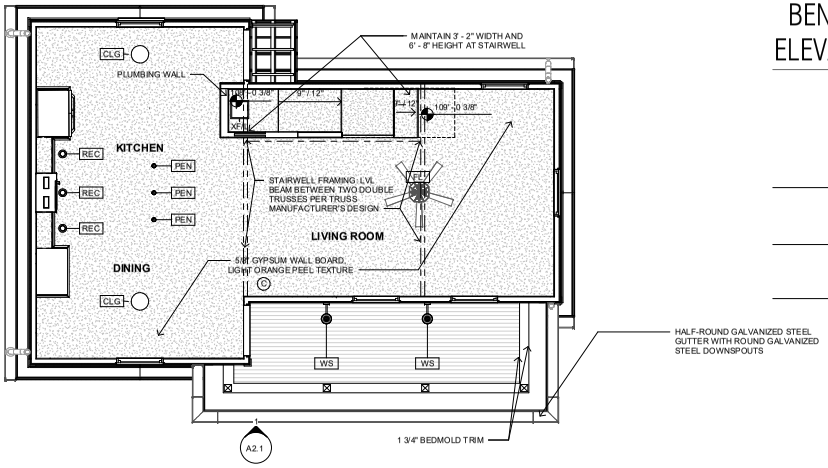

2 GROUND FLOOR REFLECTED CEILING PLAN
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TRAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 2R

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.2

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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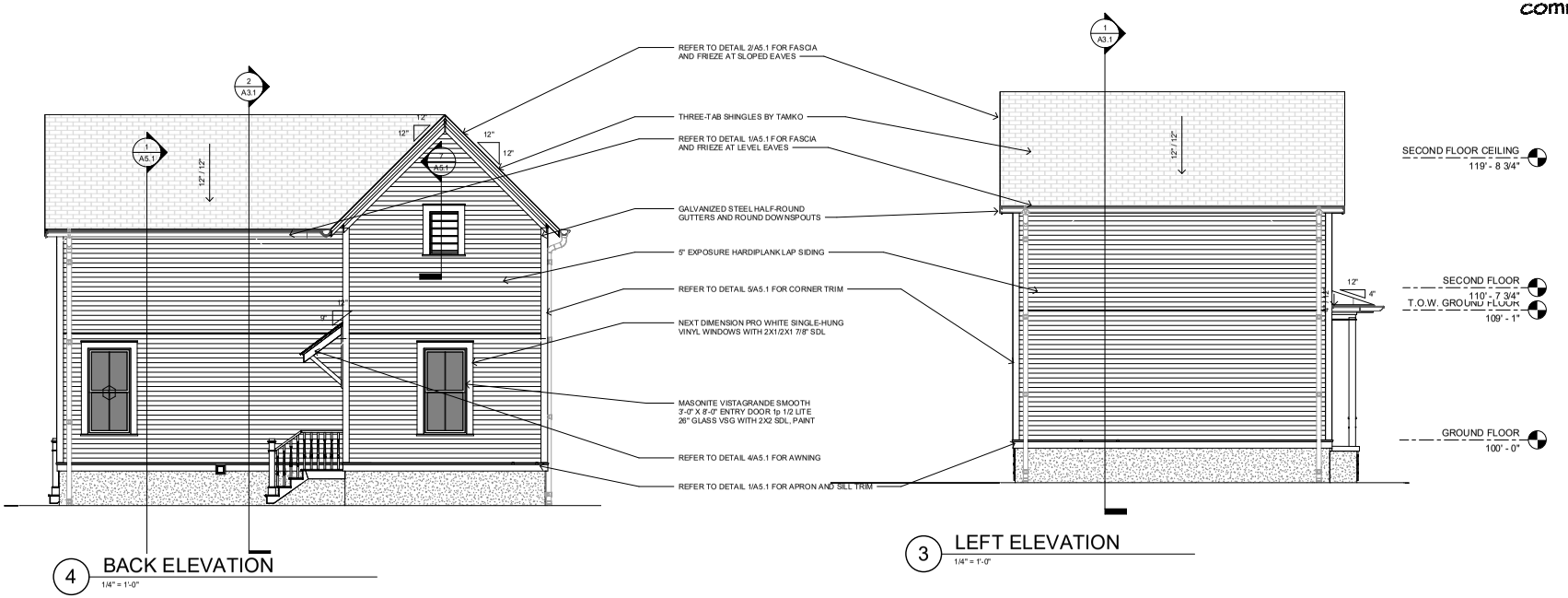
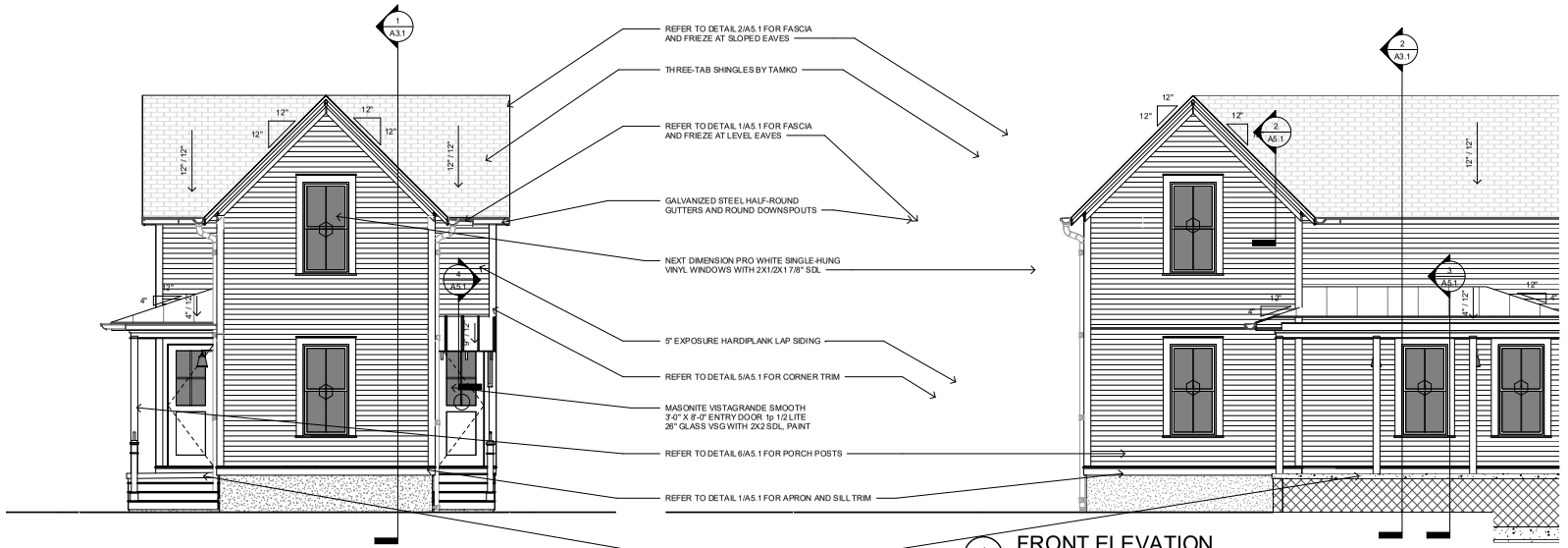


4 BACK ELEVATION
1/4" = 1'-0"

3 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

1 FRONT ELEVATION
1/4" = 1'-0"

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CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 2R

SECOND FLOOR CEILING 119' - 8 3/4"
ROOF 117' - 4 1/2"

ISSUED FOR CONSTRUCTION

SECOND FLOOR 110' - 7 3/4"
ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

T.O.W. GROUND FLOOR 109' - 1"

GROUND FLOOR 100' - 0"

ELEVATIONS

SHEET A2.1

Planning Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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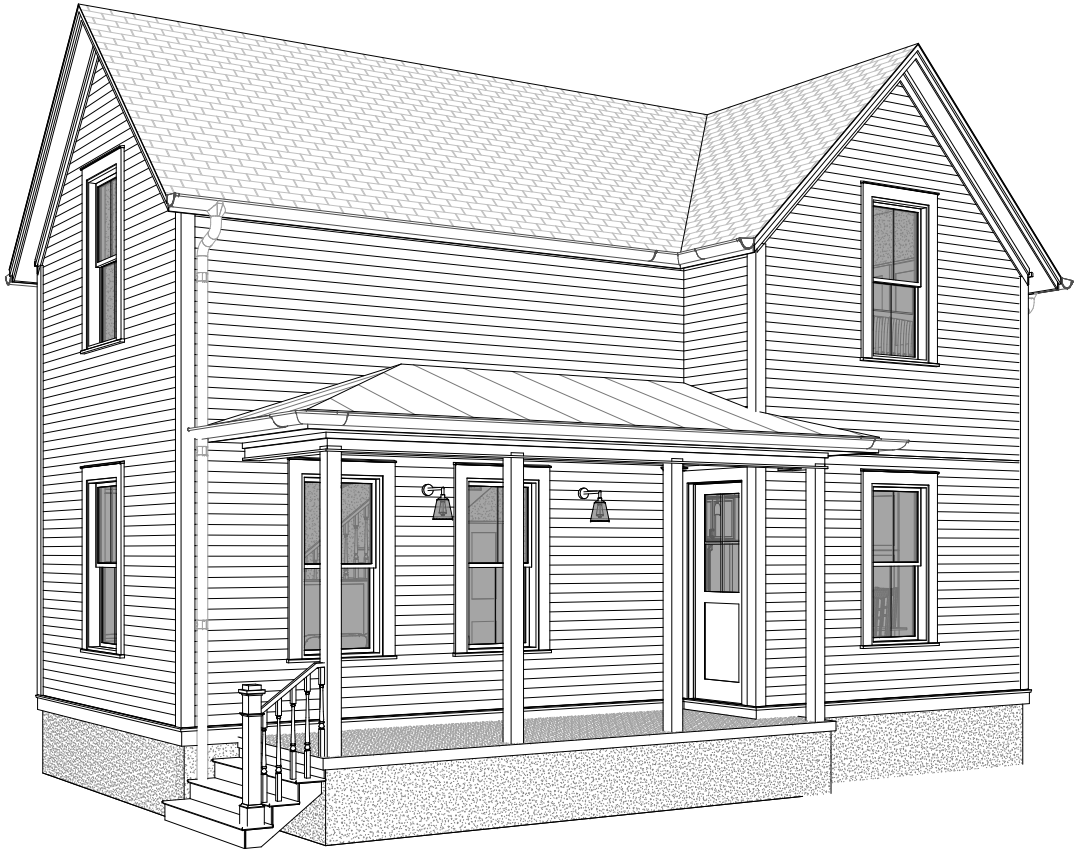

BENT HOUSE
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community.by.design

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ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

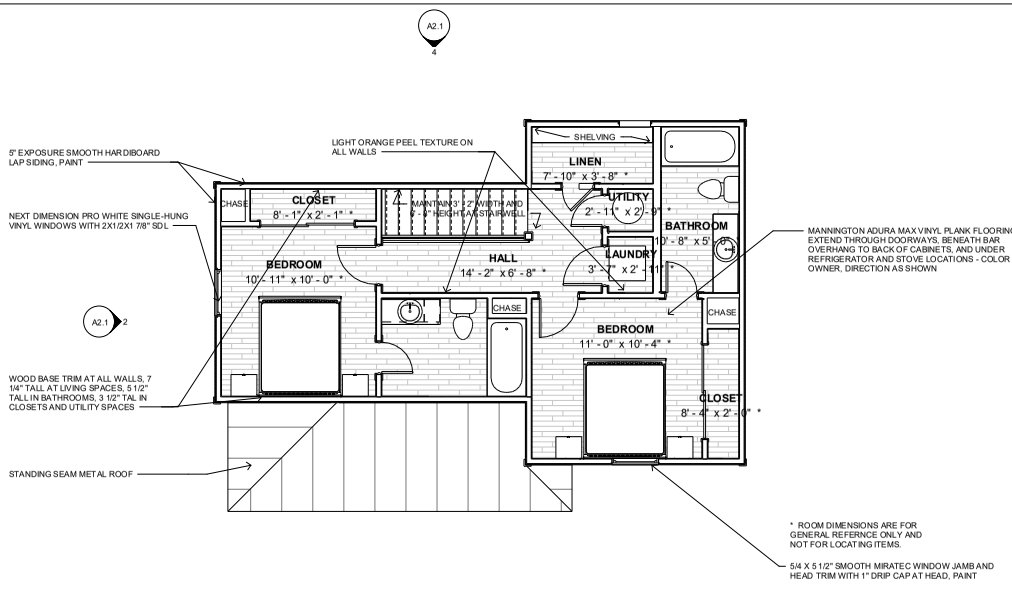
BENT HOUSE
ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

COVER

SHEET A0



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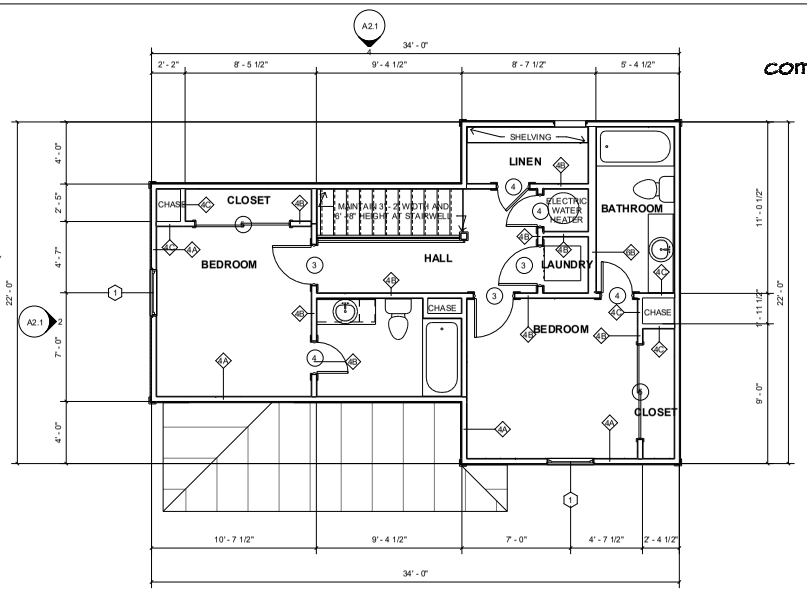
1/4" = 1'-0"



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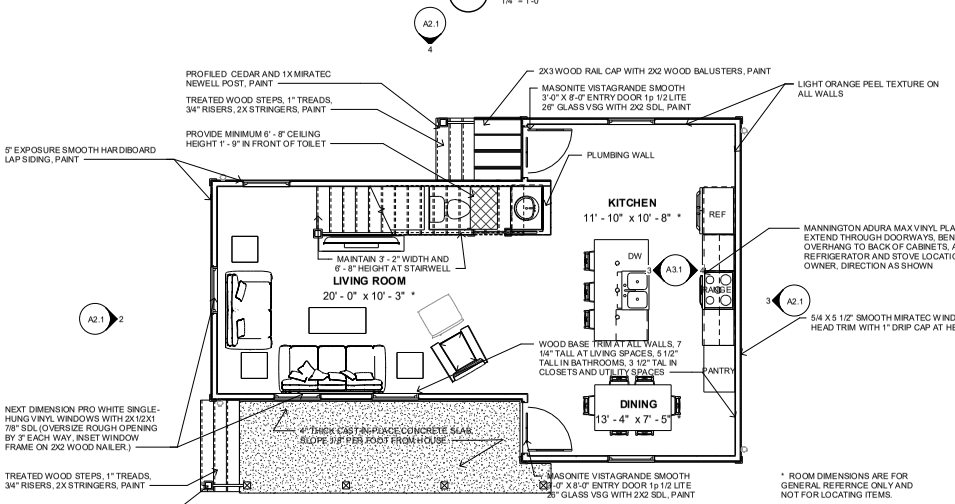

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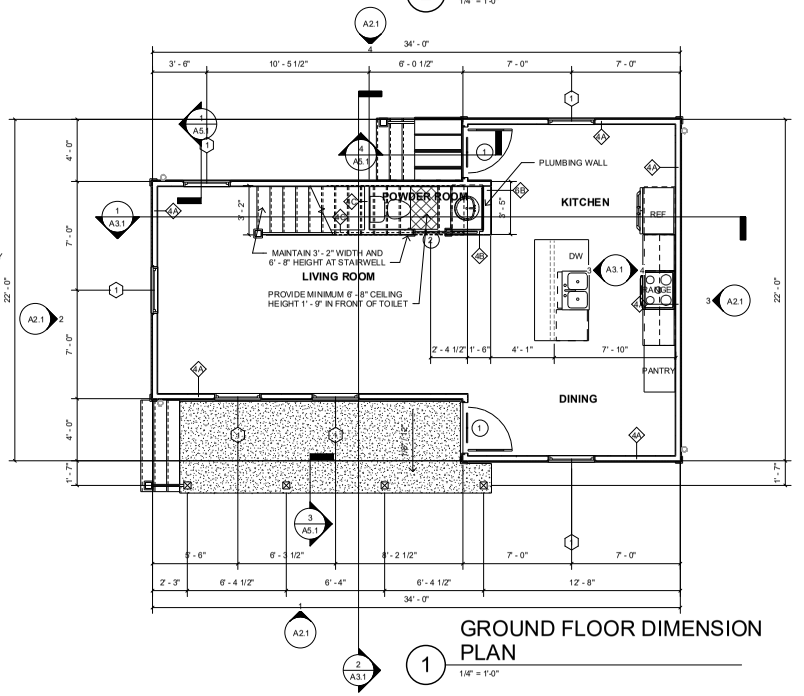

1 GROUND FLOOR DIMENSION PLAN

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER JOHN BRIAN TAYLOR No. 12945

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

Plat Commission December 9th
ADM-2024-0051 (SOUTHERN WOODS)
Page 51 of 115

REVISION 0

BENT HOUSE ELEVATION 2L

ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.1

LIGHTING LEGEND	
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CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
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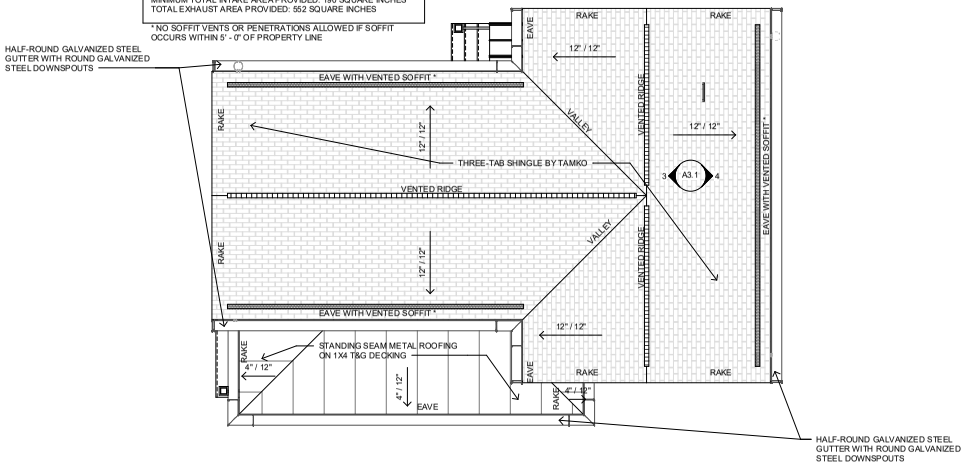

4 ROOF PLAN
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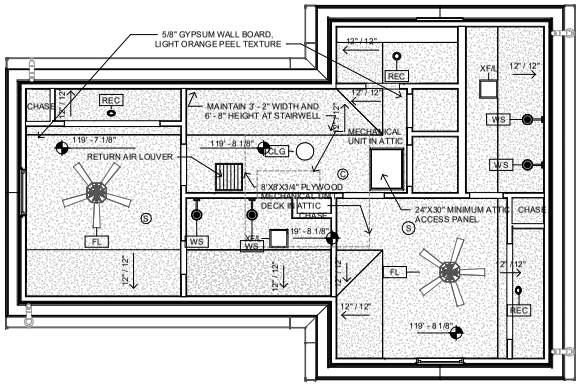

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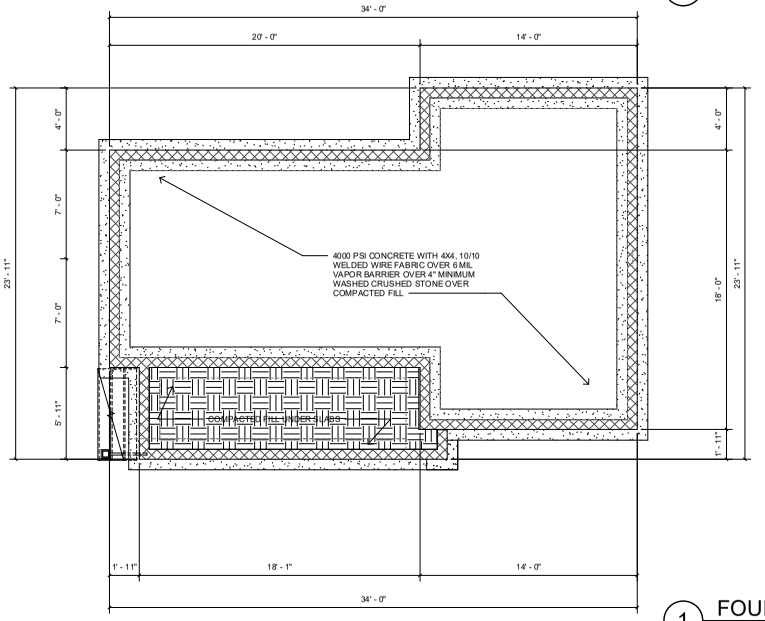
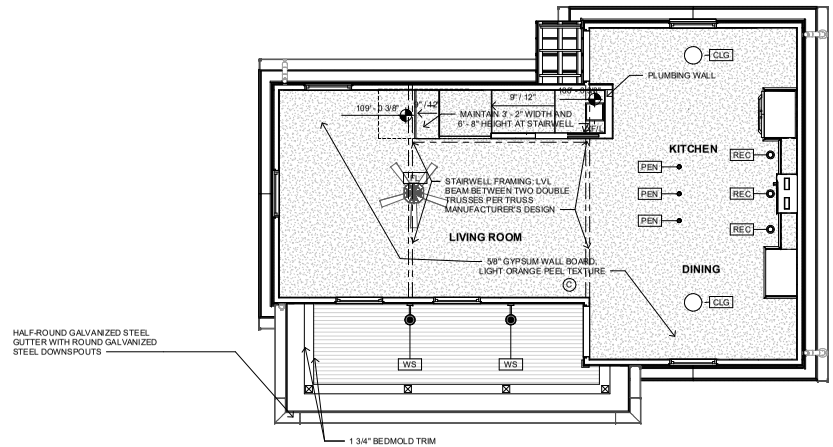


1 FOUNDATION PLAN
1/4" = 1'-0"



2 GROUND FLOOR REFLECTED CEILING PLAN
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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE ELEVATION 2L

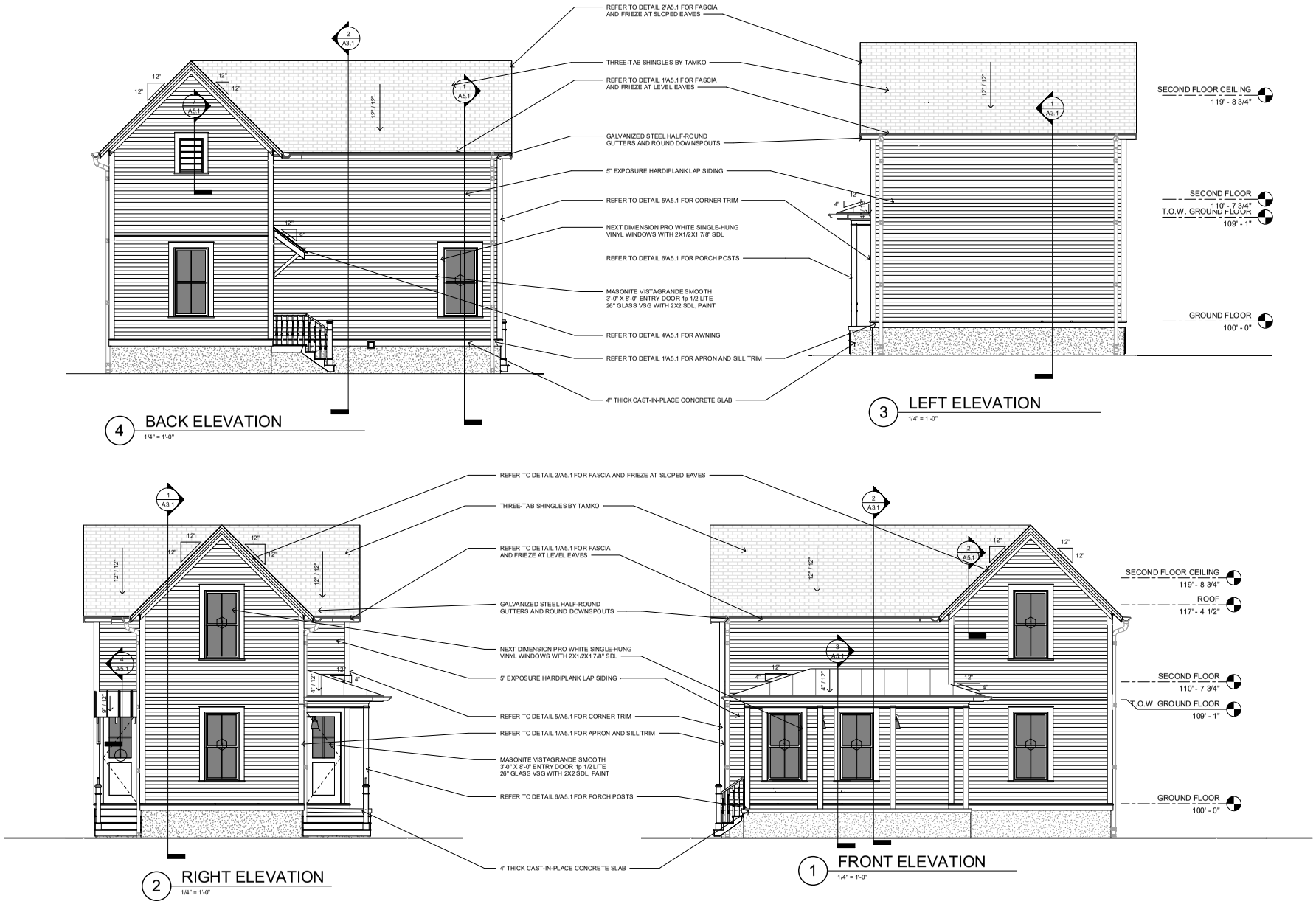
ISSUED FOR CONSTRUCTION

ENGINEER: BT
DRAWN BY: TK
DATE: 03/06/2023

PLANS

SHEET A1.2

Planning Commission December 9, 2024 ADM-2024-0051 (SOUTHERN WOODS)



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REVISION 0

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ELEVATIONS

SHEET A2.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 53 of 115

Community By Design -10/30/24

3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
8	A	4,377	Duple House	1R	1,120	North
8	B	3,014	Duple House	2R	1,120	North
8	C	3,081	Duple House	3R	1,120	North
8	D	4,021	Prow House	3R	1,225	North
9	A	3,040	Central Hall	3L	1,263	West
9	B	2,777	Central Hall	4L	1,263	North
9	C	3,060	Prow House	3L	1,225	North
9	D	2,729	Central Hall	3R	1,263	East
9	E	2,270	Bent House	1L	1,176	West
9	F	2,553	Bent House	2R	1,176	Elevation Faces West (as shown
9	G	2,747	Prow House	4R	1,225	East
9	H	1,815	Prow House	3R	1,225	South
9	I	2,272	Duple House	3L	1,120	South
9	J	2,349	Duple House	1R	1,120	South
9	K	2,453	Prow House	3R	1,225	South
9	L	2,463	Bent House	3L	1,176	Elevation Faces West (as shown
10	A	3,136	Central Hall	3L	1,263	West
10	B	2,433	Bent House	1L	1,176	North
10	C	2,867	Prow House	3L	1,225	North
10	D	2,336	Prow House	4L	1,225	North
10	E	2,501	Bent House	2L	1,176	West
10	F	2,350	Bent House	3L	1,176	West
10	G	2,262	Prow House	3L	1,225	West
10	H	2,447	Bent House	4R	1,176	Elevation Faces East (as shown
10	I	2,794	Prow House	3R	1,225	South
10	J	3,275	Prow House	4R	1,225	South
10	K	2,414	Bent House	1R	1,176	South
10	L	2,973	Central Hall	4L	1,263	West
11	A	-	Prow House	6R	2,450	South
11	B	-	I-House	6R	2,450	South (Garag
11	C	-	Prow House	9L	2,450	North
11	D	-	Prow House	8L	1,650	South
11	E	-	Bent House	5L	1,650	South
11	F	-	Central Hall	5R	1,650	South
11	G	-	Bent House	5R	1,650	South
11	H	-	Prow House	8R	1,650	South
11	I	-	Prow House	7L	2,450	North
11	J	-	Bent House	8L	2,450	North
11	K	-	I-House	7R	2,450	South
11	L	-	Bent House	6R	2,450	South

Community By Design -10/30/24

3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
12	A	-	Bent House	6R	2,450	South
12	B	-	Prow House	5R	2,450	South
12	C	-	Prow House	9L	2,450	North
12	D	-	Prow House	8L	1,650	South
12	E	-	Bent House	5L	1,650	South
12	F	-	Central Hall	5R	1,650	South
12	G	-	Bent House	5R	1,650	South
12	H	-	Prow House	8R	1,650	South
12	I	-	Carriage Hous	1	624	North
12	J	-	Prow House	7L	2,450	North
12	K	-	Bent House	8L	2,450	North
12	L	-	Prow House	6R	2,450	South
13	K	-	Prow House	6R	2,450	South
13	L	-	Bent House	6R	2,450	South
13	A	-	Duple House	3R	1,120	North
13	B	-	Prow House	3L	1,225	North
13	C	-	Bent House	10L	1,274	East
13	D	-	Bent House	12R	1,274	East
13	E	-	Prow House	3R	1,225	South
13	F	-	Duple House	3L	1,120	South
13	G	-	Prow House	4R	1,225	South
13	H	-	Central Hall	9L	1,320	West
13	I	-	Central Hall	8R	1,320	West
13	J	-	Prow House	4L	1,225	North
14	A	-	Duple House	3R	1,120	North
14	B	-	Prow House	3L	1,225	North
14	C	-	Bent House	10L	1,274	East
14	D	-	Bent House	12R	1,274	East
14	E	-	Prow House	3R	1,225	South
14	F	-	Duple House	3L	1,120	South
14	G	-	Prow House	4R	1,225	South
14	H	-	Central Hall	9L	1,320	West
14	I	-	Central Hall	8R	1,320	West
14	J	-	Prow House	4L	1,225	North
15	A	-	Duple House	3R	1,120	North
15	B	-	Prow House	3L	1,225	North
15	C	-	Bent House	10L	1,274	East
15	D	-	Bent House	12R	1,274	East
15	E	-	Prow House	3R	1,225	South
15	F	-	Duple House	3L	1,120	South
15	G	-	Duple House	2L	1,120	South
15	H	-	Prow House	4R	1,225	South
15	I	-	Central Hall	9L	1,320	West
15	J	-	Central Hall	8R	1,320	West
15	K	-	Prow House	4L	1,225	North
15	L	-	Duple House	2R	1,120	North

Community By Design -10/30/24

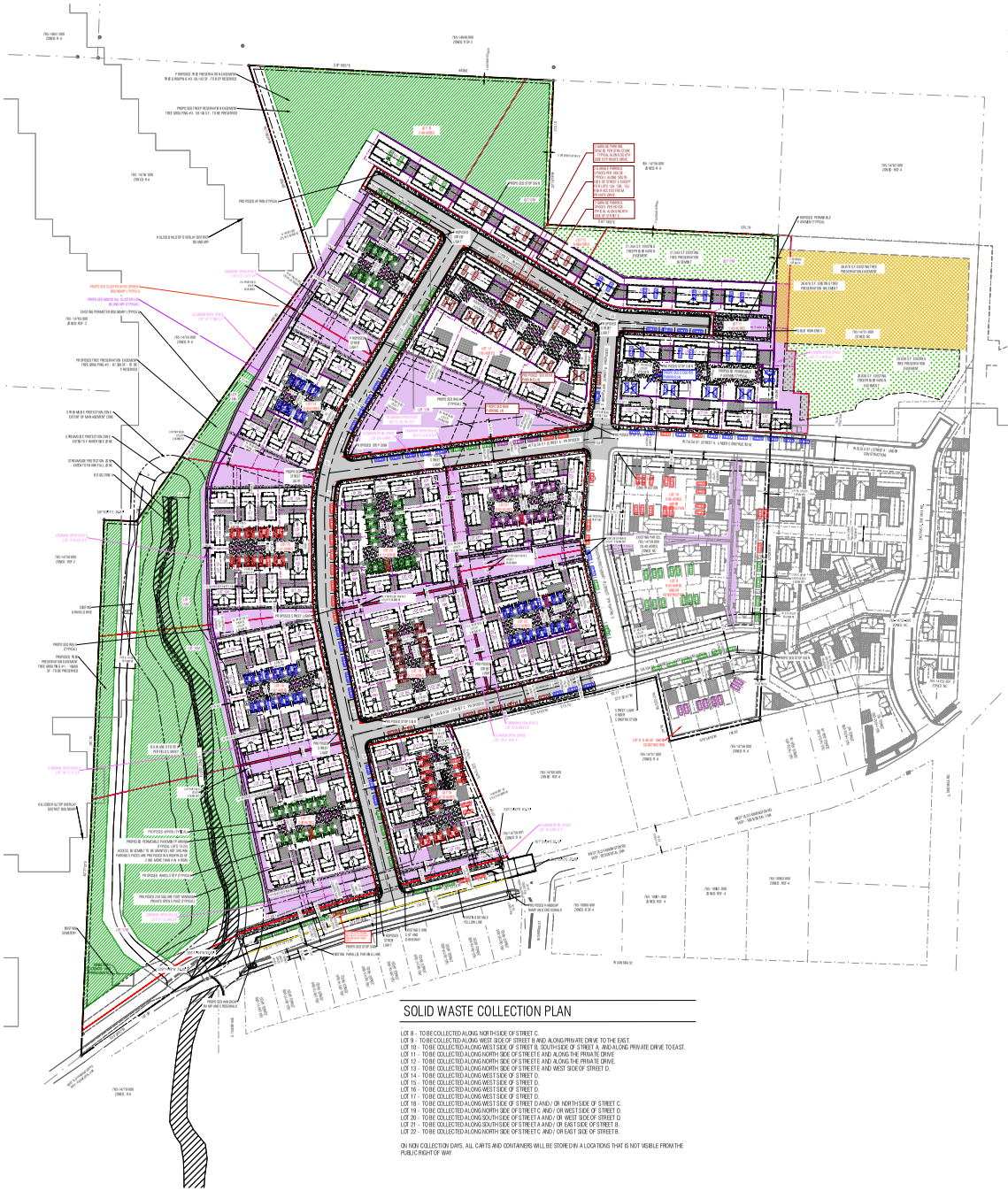
3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
16	A	-	Duple House	3R	1,120	North
16	B	-	Prow House	3L	1,225	North
16	C	-	Bent House	10L	1,274	East
16	D	-	Bent House	12R	1,274	East
16	E	-	Prow House	3R	1,225	South
16	F	-	Duple House	3L	1,120	South
16	G	-	Duple House	2L	1,120	South
16	H	-	Prow House	4R	1,225	South
16	I	-	Central Hall	9L	1,320	West
16	J	-	Central Hall	8R	1,320	West
16	K	-	Prow House	4L	1,225	North
16	L	-	Duple House	2R	1,120	North
17	A	-	Duple House	3R	1,120	North
17	B	-	Prow House	3L	1,225	North
17	C	-	Bent House	10L	1,274	East
17	D	-	Bent House	12R	1,274	East
17	E	-	Prow House	3R	1,225	South
17	F	-	Duple House	3L	1,120	South
17	G	-	Duple House	2L	1,120	South
17	H	-	Prow House	4R	1,225	South
17	I	-	Central Hall	9L	1,320	West
17	J	-	Central Hall	8R	1,320	West
17	K	-	Prow House	4L	1,225	North
17	L	-	Duple House	2R	1,120	North
18	A	-	Prow House	3L	1,225	North
18	B	-	Carriage Hous	1	624	West
18	C	-	Duple House	3L	1,120	South
18	D	-	Prow House	4L	1,225	South
18	E	-	Prow House	3R	1,225	West
18	F	-	Duple House	6L	1,650	West
18	G	-	Duple House	5R	1,650	West
18	H	-	Duple House	4R	1,650	West
18	I	-	Bent House	12R	1,274	West
19	A	-	Central Hall	8R	1,320	North
19	B	-	Prow House	4R	1,225	East
19	C	-	Duple House	2R	1,120	East
19	D	-	Duple House	3R	1,120	East
19	E	-	Prow House	3L	1,225	East
19	F	-	Bent House	10L	1,274	South
19	G	-	Bent House	12R	1,274	South
19	H	-	Prow House	3R	1,225	West
19	I	-	Duple House	3L	1,120	West
19	J	-	Duple House	2L	1,120	West
19	K	-	Prow House	4L	1,225	West
19	L	-	Central Hall	9L	1,320	North

Community By Design -10/30/24

3220 Old Farmington LSD - Lot / House Plan Matrix Lots 8-22

Cluster Lot Number	Individual Lot Number	Lot Area Square Footage	House Plan	Elevation Number	Heated and Cooled Square Footage	Front Orientation
20	A	-	Bent House	12R	1,274	West
20	B	-	Prow House	4R	1,225	East
20	C	-	Duple House	2L	1,120	East
20	D	-	Duple House	3L	1,120	East
20	E	-	Prow House	8L	1,650	East
20	F	-	Bent House	10L	1,274	South
20	G	-	Prow House	4L	1,225	South
20	H	-	Prow House	3R	1,225	West
20	I	-	Prow House	4R	1,225	West
20	J	-	Bent House	13L	1,274	West
20	K	-	Central Hall	9R	1,320	North
21	A	-	Prow House	3R	1,225	North
21	B	-	Central Hall	9R	1,320	East
21	C	-	Central Hall	8R	1,320	East
21	D	-	Bent House	10L	1,274	North
21	E	-	Prow House	4R	1,225	South
21	F	-	Prow House	3L	1,225	South
21	G	-	Prow House	8R	1,650	West
21	H	-	Central Hall	9R	1,320	North
21	I	-	Bent House	12R	1,274	North
22	A	-	Bent House	5L	1,650	North
22	B	-	Central Hall	9R	1,320	East
22	C	-	Bent House	12R	1,274	East
22	D	-	Prow House	3R	1,225	South
22	E	-	Duple House	1L	1,120	South
22	F	-	Duple House	3L	1,120	South
22	G	-	Duple House	2L	1,120	East
22	H	-	Prow House	4R	1,225	West
22	I	-	Central Hall	7L	1,264	West
22	J	-	Central Hall	6L	1,264	West
22	K	-	Prow House	8L	1,650	West



SOLID WASTE COLLECTION PLAN

LOT 8 - TO BE COLLECTED ALONG NORTH SIDE OF STREET C.
LOT 9 - TO BE COLLECTED ALONG WEST SIDE OF STREET B AND ALONG PRIVATE DRIVE TO THE EAST.
LOT 10 - TO BE COLLECTED ALONG WEST SIDE OF STREET B, SOUTH SIDE OF STREET A, AND ALONG PRIVATE DRIVE TO EAST.
LOT 11 - TO BE COLLECTED ALONG NORTH SIDE OF STREETE AND ALONG THE PRIVATE DRIVE.
LOT 12 - TO BE COLLECTED ALONG NORTH SIDE OF STREETE AND ALONG THE PRIVATE DRIVE.
LOT 13 - TO BE COLLECTED ALONG NORTH SIDE OF STREETE AND WEST SIDE OF STREET D.
LOT 14 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 15 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 16 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 17 - TO BE COLLECTED ALONG WEST SIDE OF STREET D.
LOT 18 - TO BE COLLECTED ALONG WEST SIDE OF STREET D AND / OR NORTH SIDE OF STREET C.
LOT 19 - TO BE COLLECTED ALONG NORTH SIDE OF STREETC AND / OR WEST SIDE OF STREET D.
LOT 20 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR WEST SIDE OF STREET D.
LOT 21 - TO BE COLLECTED ALONG SOUTH SIDE OF STREET A AND / OR EAST SIDE OF STREET B.
LOT 22 - TO BE COLLECTED ALONG NORTH SIDE OF STREETC AND / OR EAST SIDE OF STREET B.

ON NON COLLECTION DAYS, ALL CARTS AND CONTAINERS WILL BE STORED IN A LOCATIONS THAT IS NOT VISIBLE FROM THE PUBLIC RIGHT OF WAY.

PARKING SUMMARY

	Number of Dwelling Units	Number of Bedrooms	Parking Requirement	Parking Required / Provided
Houses 8A-8D	4	8	1 per bedroom	8
Off-street Parking Provided in Association with Houses 8A-8D				8
On-street Parking Provided in Association with Houses 8A-8D				0
Total Parking Provided in Association with Houses 8A-8D				8
Houses 9A-9L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 9A-9L				16
On-street Parking Provided in Association with Houses 9A-9L				8
Total Parking Provided in Association with Houses 9A-9L				24
Houses 10A-10L	12	24	1 per bedroom	24
Off-street Parking Provided in Association with Houses 10A-10L				17
On-street Parking Provided in Association with Houses 10A-10L				7
Total Parking Provided in Association with Houses 10A-10L				24
Houses 11A-11L	12	43	1 per bedroom	43
Off-street Parking Provided in Association with Houses 11A-11L				24
On-street Parking Provided in Association with Houses 11A-11L				15
10% Reduction Scooter Parking				-4.0
Total Parking Provided in Association with Houses 11A-11L				39
Houses 12A-12L	12	40	1 per bedroom	40
Off-street Parking Provided in Association with Houses 12A-12L				24
On-street Parking Provided in Association with Houses 12A-12L				8
10% Reduction Bike Parking				-4.0
10% Reduction Scooter Parking				-4.0
Total Parking Provided in Association with Houses 12A-12L				32
Houses 13A-13L	12	24 2.4	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 13A-13L			1 per dwelling unit	14
On-street Parking Provided in Association with Houses 13A-13L				10
Total Parking Provided in Association with Houses 13A-13L				24
Houses 14A-14J	10	20	2 per dwelling unit	20
Off-street Parking Provided in Association with Houses 14A-14J				10
On-street Parking Provided in Association with Houses 14A-14J				10
Total Parking Provided in Association with Houses 14A-14J				20
Houses 15A-15L	12	24 2.0	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 15A-15L				16
On-street Parking Provided in Association with Houses 15A-15L				8
Total Parking Provided in Association with Houses 15A-15L				24
Houses 16A-16L	12	24 2.0	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 16A-16L				16
On-street Parking Provided in Association with Houses 16A-16L				8
Total Parking Provided in Association with Houses 16A-16L				24
Houses 17A-17L	12	99 7.9	1 per bedroom	99 7.9
Off-street Parking Provided in Association with Houses 17A-17L				16 1.3
On-street Parking Provided in Association with Houses 17A-17L				14 1.2
Total Parking Provided in Association with Houses 17A-17L				99 7.9
Houses 18A-18B	9	22 2.2	1 per bedroom	22
Off-street Parking Provided in Association with Houses 18A-18B				20
On-street Parking Provided in Association with Houses 18A-18B				2
Total Parking Provided in Association with Houses 18A-18B				22
Houses 19A-19L	12	24 2.0	2 per dwelling unit	24
Off-street Parking Provided in Association with Houses 19A-19L				16
On-street Parking Provided in Association with Houses 19A-19L				8
Total Parking Provided in Association with Houses 19A-19L				24
Houses 20A-20L	11	22 2.0	2 per dwelling unit	22 2.0
Off-street Parking Provided in Association with Houses 20A-20L				19 1.7
On-street Parking Provided in Association with Houses 20A-20L				3
Total Parking Provided in Association with Houses 20A-20L				22 2.0
Houses 21A-21L	9	18 2.0	2 per dwelling unit	18 2.0
Off-street Parking Provided in Association with Houses 21A-21L				15 1.7
On-street Parking Provided in Association with Houses 21A-21L				3
Total Parking Provided in Association with Houses 21A-21L				18 2.0
Houses 22A-22K	11	24 2.2	2 per dwelling unit	24 2.2
Off-street Parking Provided in Association with Houses 22A-22K				15 1.4
On-street Parking Provided in Association with Houses 22A-22K				9
Total Parking Provided in Association with Houses 22A-22K				24 2.2
Total Parking Required Lot 8-22				373
Reductions				-12
Total Required After Reductions				361
Total On-street Parking Provided				199 (18)
Total Off-street Parking Provided				262 247
Total Parking Provided				361 265
Bike Storage is Provided Attached to Each House				162

STREET TABLE

	R/W	Street Width BOC-BOC	Sidewalk Width - Both Sides*	Traffic Flow	On-Street Parking	Ownership
Public Street A	34'	28'	5'	two - way	one -side	Public
Public Street B	34'	28'	5'	two - way	one -side	Public
Public Street C	34'	28'	5'	two - way	one -side	Public
Public Street D	34'	28'	5'	two - way	one -side	Public
Public Street E	34'	28'	5'	two - way	one -side	Public
Old Farmington Road	26' from C.L.	35' Proposed	10' North Side	two - way	two sides	Public

*One side in R/W. One side in easement

LAND USE SUMMARY

	Use	Number of Bedrooms	Gross Floor Area (square feet)	Number of Residential Units	Site Area (acres)
Houses 8A-8D Under Construction	Single-Family	8	4,800	4	0.46
Houses 9A-9L, Under Construction	Single-Family	24	14,400	12	0.83
Houses 10A-10L, Under Construction	Single-Family	24	14,400	12	0.86
Houses 11A-11L	Single-Family	43	25,400	12	1.43
Houses 12A-12L	Single-Family	41	24,150	12	2.61
Houses 13A-13L	Single-Family	28	16,900	12	2.06
Houses 14A-14J	Single-Family	20	12,000	10	0.85
Houses 15A-15L	Single-Family	24	14,400	12	1.47
Houses 16A-16L	Single-Family	24	14,400	12	1.67
Houses 17A-17L	Single-Family	24	14,400	12	2.38
Houses 18A-18B	Single-Family	21	12,500	9	0.70
Houses 19A-19L	Single-Family	24	14,400	12	0.72
Houses 20A-20K	Single-Family	23	13,650	11	0.72
Houses 21A-20J	Single-Family	19	11,050	9	0.65
Houses 22A-22K	Single-Family	24	14,100	11	0.72
Street R/W To Be Dedicated	-	-	-	-	2.27
Totals	-	371	220,950	162	20.40
				Dwelling Units Per Acre =	7.94

ALL DWELLING UNITS PROPOSED ARE MULTI- STORY DETACHED SINGLE- FAMILY HOUSES WITH NO ELEVATOR. THE FAIR HOUSING ACT ONLY APPLIES TO NEW CONSTRUCTION OF MULTI- FAMILY DWELLINGS. THEREFORE NO ACCESSIBLE DWELLING UNITS OR PARKING SPACES ARE REQUIRED OR PROPOSED. PLACES OF PUBLIC ACCOMMODATION AS DEFINED BY THE AMERICAN WITH DISABILITIES ACT (ADA) ARE NOT PROPOSED AND ALL IMPROVEMENTS ARE PRIVATE. ALSO FER ADA THE PROPOSED DWELLING UNITS ARE BE INCHED AND CONSIDERED SINGLE- FAMILY DWELLINGS. THEREFORE ACCESSIBLE DWELLING UNITS AND/OR SITE IMPROVEMENTS ARE NOT REQUIRED OR PROPOSED.

OWNER INFORMATION:

TOTAL SITE DEVELOPMENT, LLC
PO BOX 199
GOSHEN , AR 72735

REPRESENTATIVE INFORMATION:

MR. BRIAN TEAGUE
COMMUNITY BY DESIGN LLC
100 WEST CENTER STREET, SUITE #300
FAYETTEVILLE, ARKANSAS 72701
PHONE: 479.790.6775

ZONING AND SETBACKS:

EXISTING ZONING: NC

FRONT 25 BTZ
SIDE 05FT
REAR 05FT

PROPOSED AREA WITH IMPERVIOUS SURFACE IS 273,687 SQUARE FEET OR 31% OF DEVELOPED AREA

BOUNDARY DESCRIPTION:

EXISTING PARCEL: 765- 14759-000
A PART OF THE NE1/4 OF THE NW1/4 AND A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 3 INCH ALUMINUM MONUMENT AT THE NORTHEAST CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID NE1/4 OF THE NW1/4, N87°19'27"W, AT 69.91 FEET PASS A FOUND 1/2 INCH REBAR WITH CAP MARKED "PLS 698", CONTINUING FOR A TOTAL DISTANCE OF 630. 10 FEET TO A FOUND 5/8 INCH REBAR FOR THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH LINE, S02°14'19"W 210.14 FEET TO A FOUND 1/2- INCH REBAR; THENCE S87°19'53"E, AT 314.09 FEET PASS A FOUND 1/2- INCH REBAR, AT 326. 26 FEET PASS A FOUND 1/2- INCH REBAR WITH CAP MARKED "PLS 1035", CONTINUING FOR A TOTAL DISTANCE OF 703.88 FEET TO A FOUND 5/8- INCH REBAR; THENCE S76°54'18"W 134.82 FEET TO A FOUND 5/8- INCH REBAR; THENCE N12°23'52"W 95.42 FEET TO A FOUND 5/8- INCH REBAR; THENCE S73°33'47"W 92.17 FEET TO A FOUND 1/2- INCH PINCHED PIPE; THENCE S76°44'03"W 213.70 FEET TO A FOUND 1/2- INCH REBAR; THENCE S23°12'42"E 149.33 FEET TO A FOUND 5/8- INCH BENT REBAR; THENCE S23°12'42"E 61.13 FEET TO A SET 5/8- INCH REBAR WITH CAP MARKED "PLS 1759"; THENCE N77°31'05"E 35.11 FEET; THENCE S12°55'09"E 24. 99 FEET TO THE CENTERLINE OF W OLD FARMINGTON ROAD; THENCE ALONG SAID CENTERLINE, S75°31'24"W 177.46 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S74°22'04"W 130. 23 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S72°52'51"W 113.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S65°11'05"W, AT 63.09 FEET PASS THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, THE SAME BEING THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 95.51 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S38°14'59"W 33.29 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, S53°00'07"W 181.90 FEET TO A FOUND COTTON PICKER SPINDLE; THENCE N82°27'22"E, AT 32.42 FEET PASS A FOUND 5/8- INCH BENT REBAR, AT 139. 56 FEET PASS THE NORTH LINE OF AFORESAID SE1/4 OF THE NW1/4, THE SAME BEING THE SOUTH LINE OF AFORESAID NE1/4 OF THE NW1/4, CONTINUING FOR A TOTAL DISTANCE OF 781.15 FEET TO A FOUND 1/2- INCH REBAR; THENCE S87°00'40"E 46.87 FEET TO A FOUND 1/2- INCH REBAR; THENCE N34°54'38"E 449.95 FEET TO A FOUND 1- INCH PINCHED PIPE; THENCE N1°38'34"W, AT 309.07 FEET PASS A FOUND 1/2- INCH REBAR, CONTINUING FOR A TOTAL DISTANCE OF 309.48 FEET TO THE NORTH LINE OF AFORESAID NE1/4 OF THE NW1/4; THENCE ALONG SAID NORTH LINE, S87°09'27"E 443.60 FEET TO THE POINT OF BEGINNING, CONTAINING 888,678 SQUARE FEET OR 20. 40 ACRES, MORE OR LESS;
SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, A SMALL PORTION OF THIS PROPERTY IS IN ZONE A, A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE), ACCORDING TO FLOOD INSURANCE RATE MAP NO. 05143C0215F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2ND, 2008. THE REST OF THE PROPERTY IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ADJACENT PROPERTY INFORMATION

WARD, DONNIE
32 40 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14755-000

WARD, DONNIE
32 40 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14754-000

CITY OF FAYETTEVILLE
569 S CENTENNIAL PARK LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14648-000

MERCED, MATTHEW J
751 AND 773 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14758-000

BATES, CHRISTIE L
729 S MOUNT MILLSAP LN
FAYETTEVILLE, AR 72704PARCEL ID: 765-14762-000

MERTIN, DAVID L
3052 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14756-000

MERTIN, DAVID L
3064 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72701
PARCEL ID: 765-14757-000

BRANDOW, MARK L. & DIANE S
3110 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14760-000

LARSEN, KELLY MA. DELBERTA L
3074 W SANORA ST
FAYETTEVILLE, AR 72701
PARCEL ID: 765-10969-000

ROJAS, FRANCISCO
3295 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-14779-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14750-000

CITY OF FAYETTEVILLE
3334 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704PARCEL ID: 765-14765-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR 72704
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3185 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EMMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

LOWREY, ERIN A; KNOTT, ANDREW J
3201 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28111-000

DAVID, ANDREW E & RONA J REVOCABLE LIVING TRUST
3185 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28112-000

SUNLEY INVESTMENTS LLC
3187 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28113-000

TAYLOR PROPERTIES OF OLD
3173 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28114-000

EMMA CAY LLC
3165 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28115-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3159 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28116-000

EMMA CAY LLC
3147 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28117-000

HARTMAN, TIMOTHY & MCCOY, LAUREN
3131 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28118-000

BARNES, BLEAUX REV LIVING TRUST;
3123 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28119-000

BARNES, BLEAUX REV LIVING TRUST;
3115 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-28120-000

JRWATERSETS LLC
3030 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14753-000

TOTAL SITE DEVELOPMENT LLC
815-881 S ONE MILE RD, 849 S ONE MILE RD,
FAYETTEVILLE, AR
PARCEL ID: 765-14751-000

TOTAL SITE DEVELOPMENT LLC
W OLD FARMINGTON RD,
840 S ONE MILE RD,
841 S ONE MILE RD, 890 S ONE MILE RD,
891 S ONE MILE RD, 895 S ONE MILE RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-000

VAUGHN, TAMMI LEEANN
3010 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-001

HAUGHEY, PRISCILLA L
3019 W OLD FARMINGTON RD
FAYETTEVILLE, AR
PARCEL ID: 765-14752-002

community by design

PLANNING COMMISSION (December 9, 2024)

ADM-2024-0051 (SOUTHERN WOODS)

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12599
JOHN BRIAN TEAGUE

COMMUNITY BY DESIGN, L.L.C. # 1504
CERTIFICATE OF AUTHORIZATION
ARKANSAS - ENGINEER

REVISION 0
Date
Date
Date
Date
Date
Date
Date

3220 W OLD FARMINGTON RD. LARGE SCALE DEVELOPMENT

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

CITY PLAT PAGE 557

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: AH
DATE: 10/30/24

SCALE: 1" =80

0 80 160
SCALE IN FEET

PARKING ANALYSIS

OVERALL SITE PLAN

SHEET 2

CENTRAL HALL

ELEVATION 6L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
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A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	676 SF
SECOND FLOOR AREA	588 SF
	1264 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12260
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 59 of 115

REVISION 0

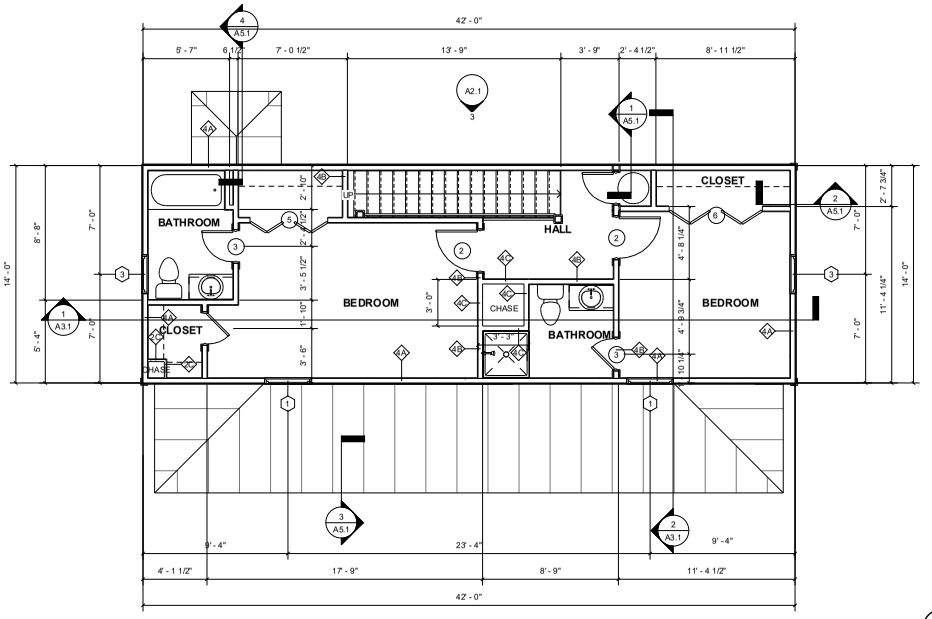
CENTRAL
HALL
ELEVATION 6L

ISSUED FOR
REVIEW

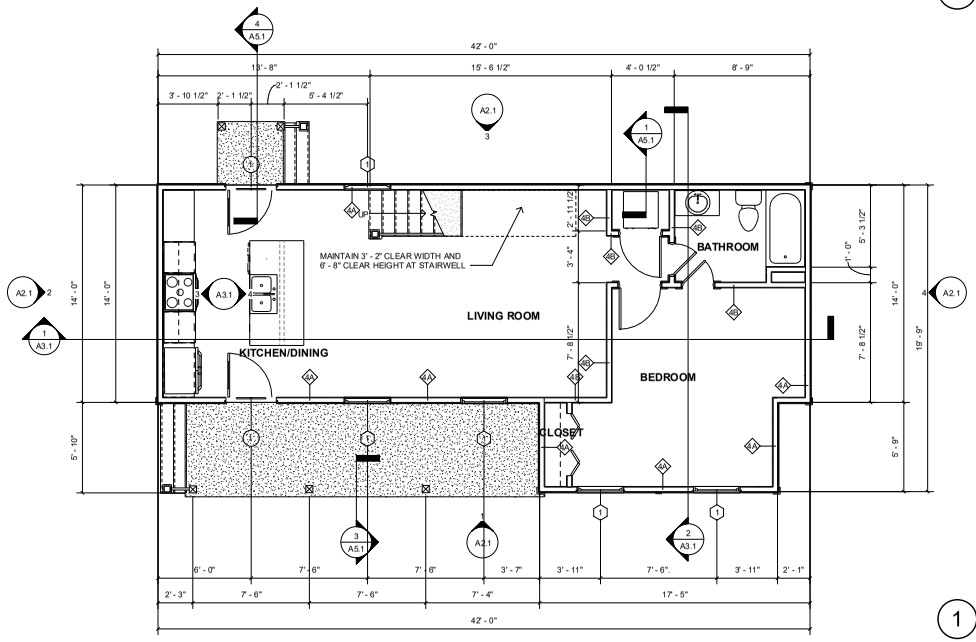
ENGINEER: BT
DRAWN BY: TK
DATE: 08/13/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TRAQUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 6L

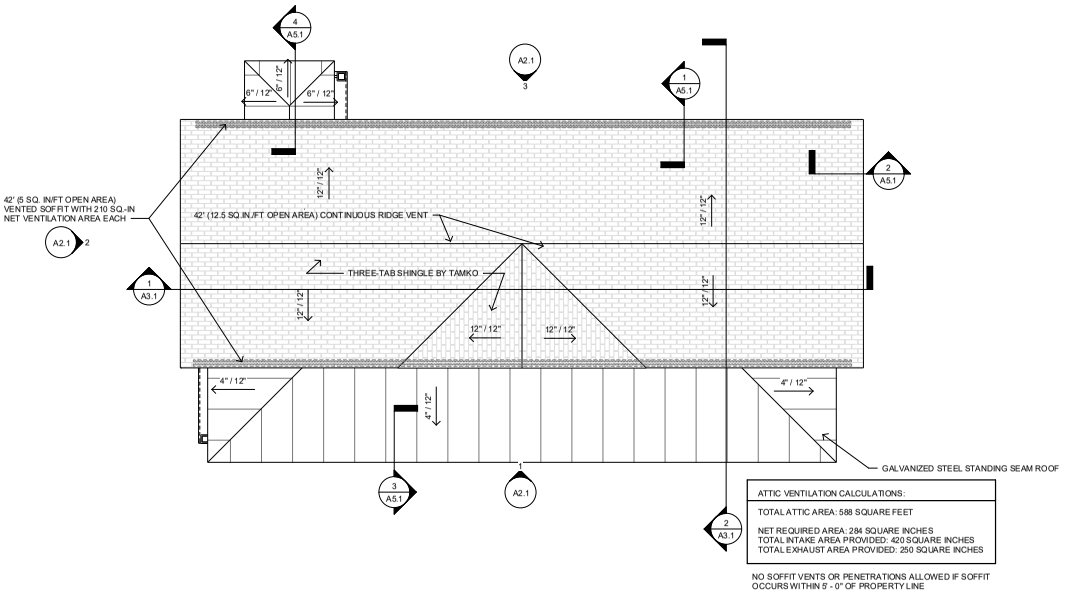
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 08/13/2024

DIMENSION PLANS

SHEET A1.1

Plan Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 60 of 115



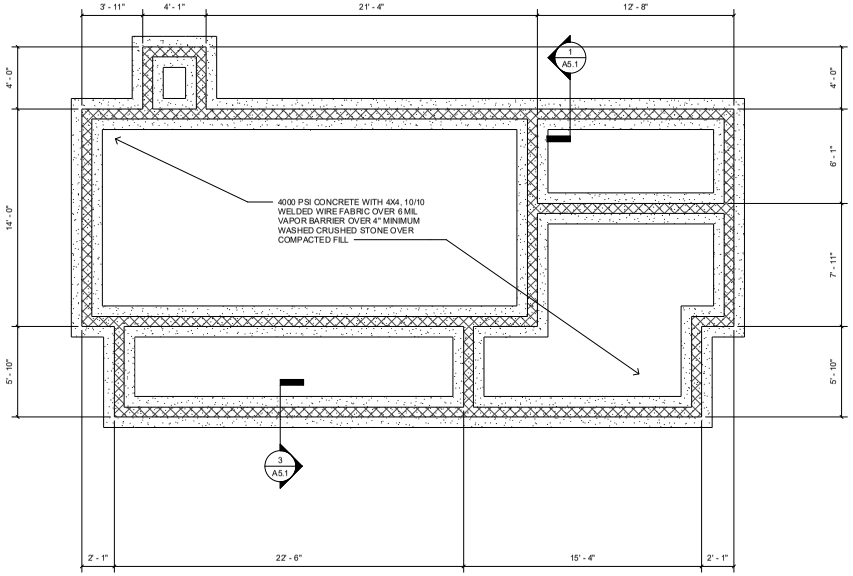
ATTIC VENTILATION CALCULATIONS:

TOTAL ATTIC AREA: 588 SQUARE FEET

NET REQUIRED AREA: 284 SQUARE INCHES
TOTAL INTAKE AREA PROVIDED: 420 SQUARE INCHES
TOTAL EXHAUST AREA PROVIDED: 250 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12604
JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 6L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 08/13/2024

ROOF AND FOUNDATION PLANS

SHEET A1.2

Plan Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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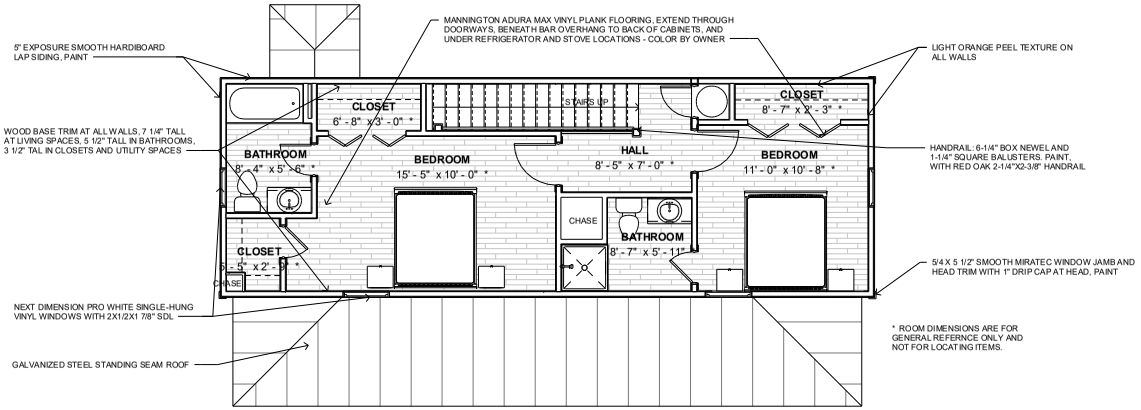
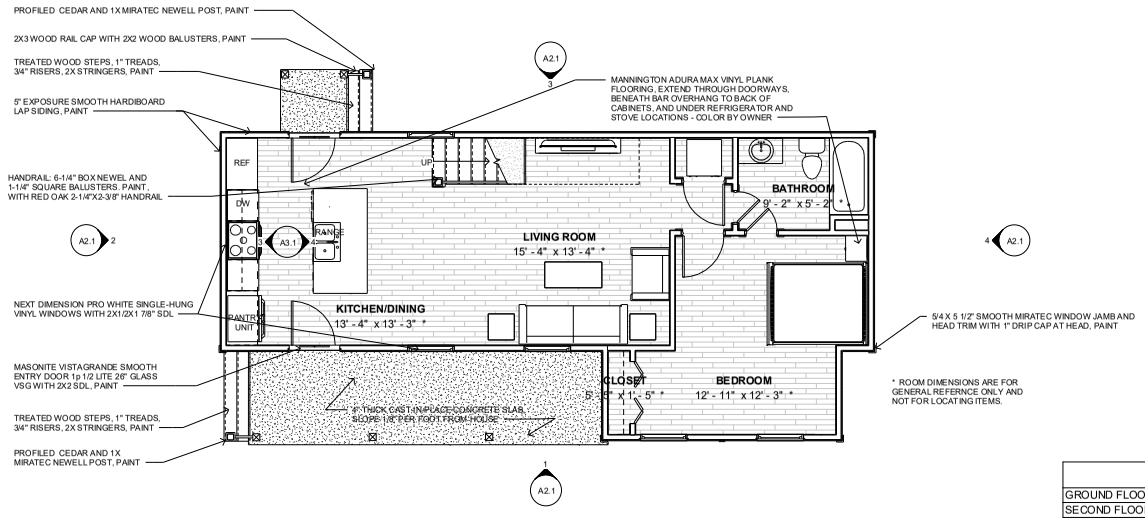


2 SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT DATA - AREA	
GROUND FLOOR AREA	676 SF
SECOND FLOOR AREA	588 SF
	1264 SF

1 GROUND FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12080 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

CENTRAL HALL ELEVATION 6L

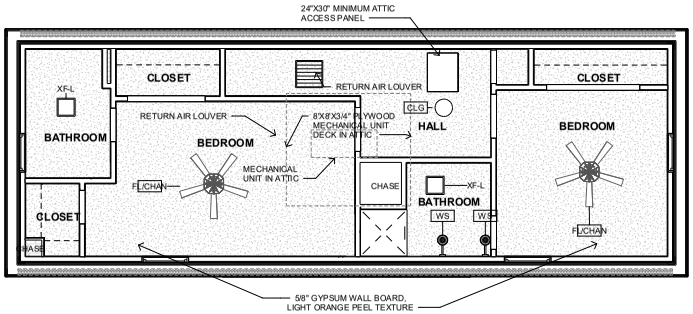
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 08/13/2024

FINISH PLANS

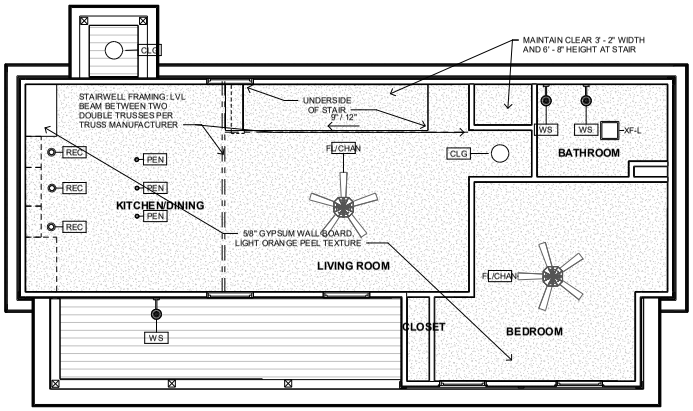
SHEET A1.3

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12504 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 6L

ISSUED FOR REVIEW

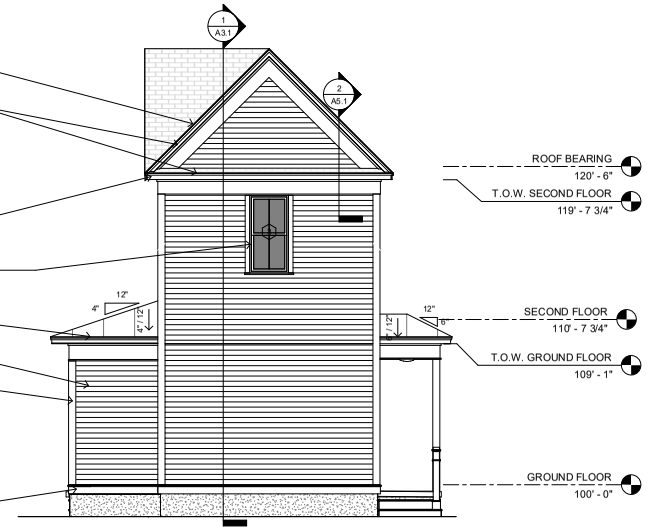
ENGINEER: BT
DRAWN BY: TK
DATE: 08/13/2024

REFLECTED CEILING PLANS

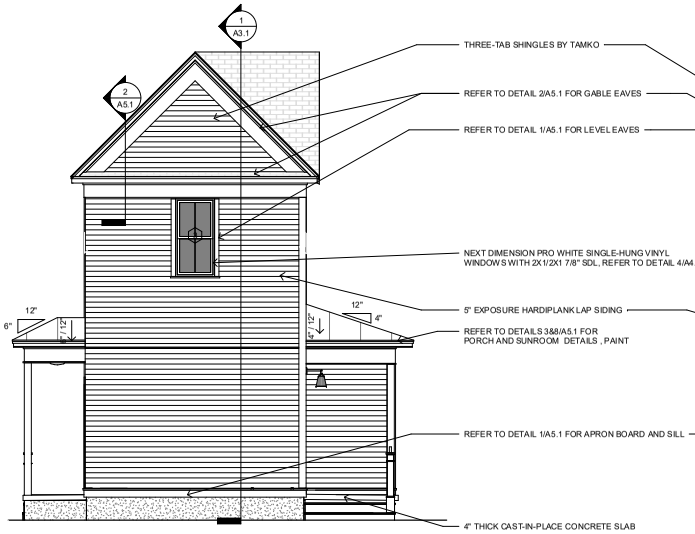
SHEET A1.4

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 63 of 115

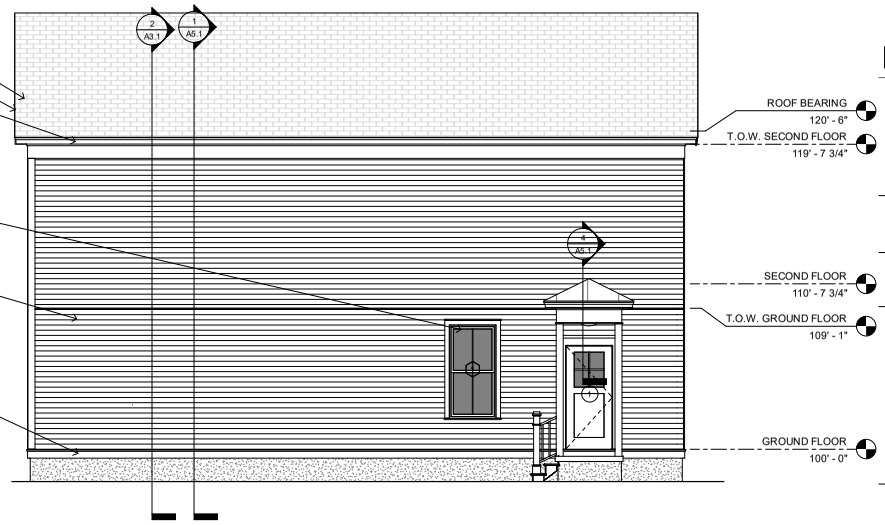
1 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12604 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 6L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 08/13/2024

ELEVATIONS

SHEET A2.1

Plan Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
Page 64 of 115

CENTRAL HALL

ELEVATION 7L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

17. CONTRACTOR TO MAINTAIN A COPY OF TRUSS MANUFACTURER'S SPECIFICATIONS ON SITE FOR BUILDING INSPECTOR'S USE.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
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A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	676 SF
SECOND FLOOR AREA	588 SF
	1264 SF

community.by.design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL
HALL
ELEVATION 7L

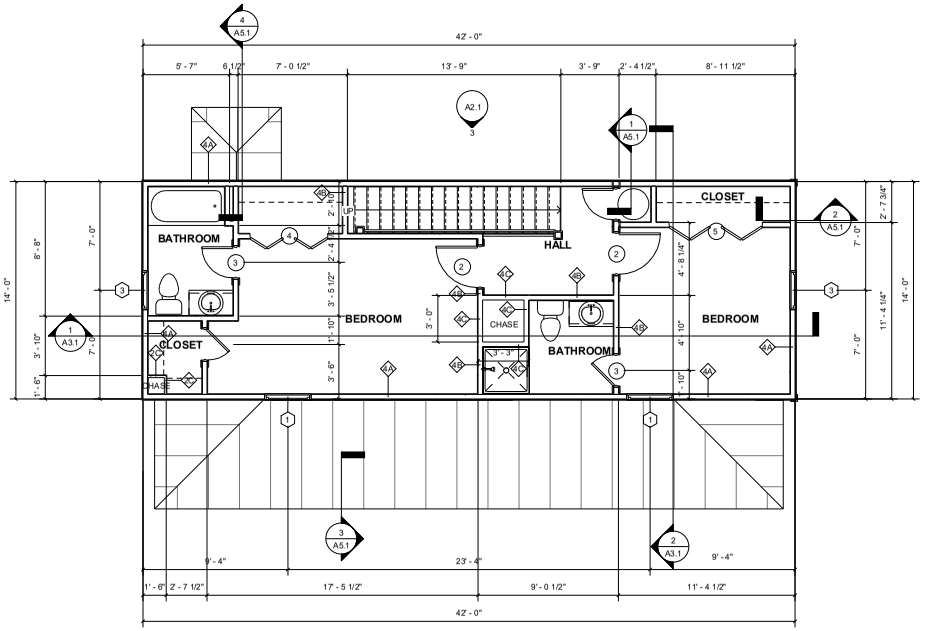
ISSUED FOR
REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/15/2024

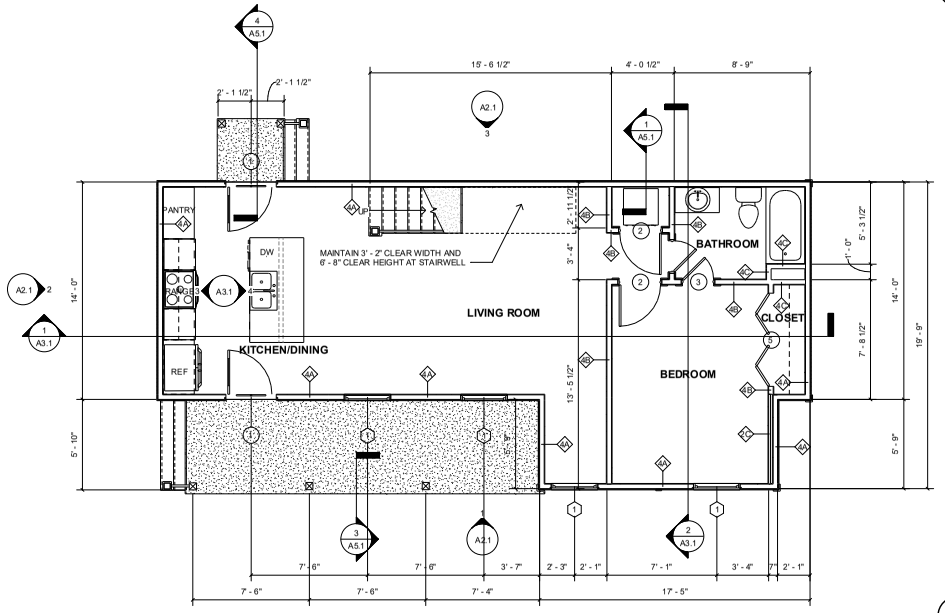
COVER

SHEET A0

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 65 of 115



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES PER 2021 IRC R312.2.
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH PER 2021 IRC R310.
3. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315

1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

community.by.design

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 7L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/15/2024

DIMENSION PLANS

SHEET A1.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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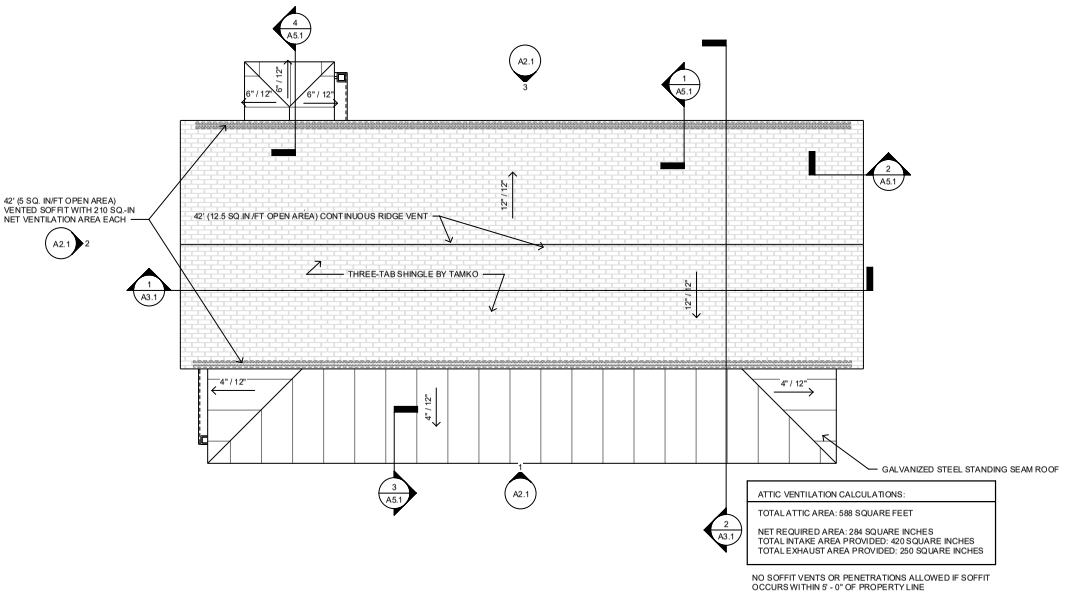


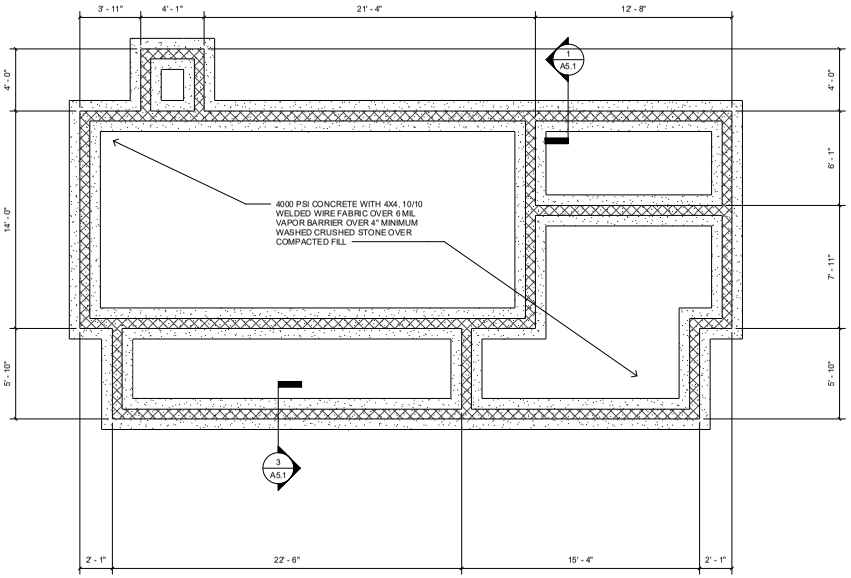
ATTIC VENTILATION CALCULATIONS:

TOTAL ATTIC AREA: 588 SQUARE FEET

NET REQUIRED AREA: 284 SQUARE INCHES
TOTAL INTAKE AREA PROVIDED: 420 SQUARE INCHES
TOTAL EXHAUST AREA PROVIDED: 250 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 7L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/15/2024

ROOF AND FOUNDATION PLANS

SHEET A1.2

Plan Commission
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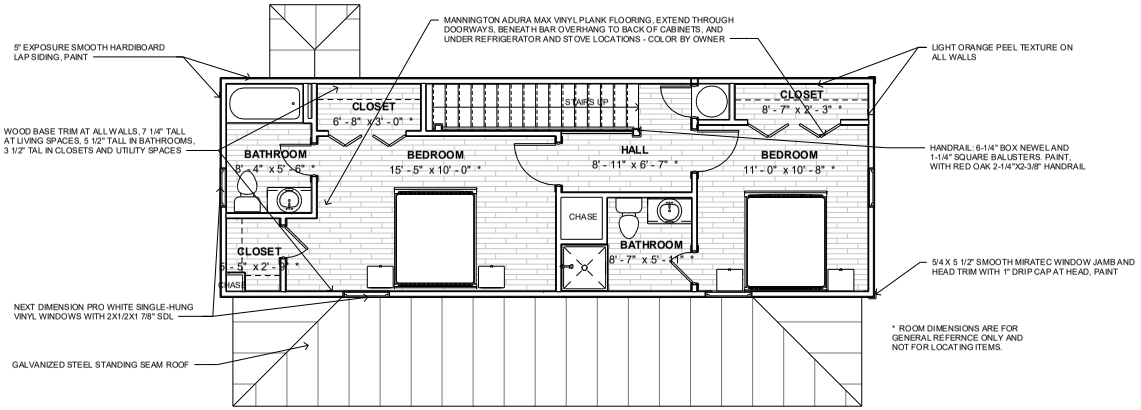
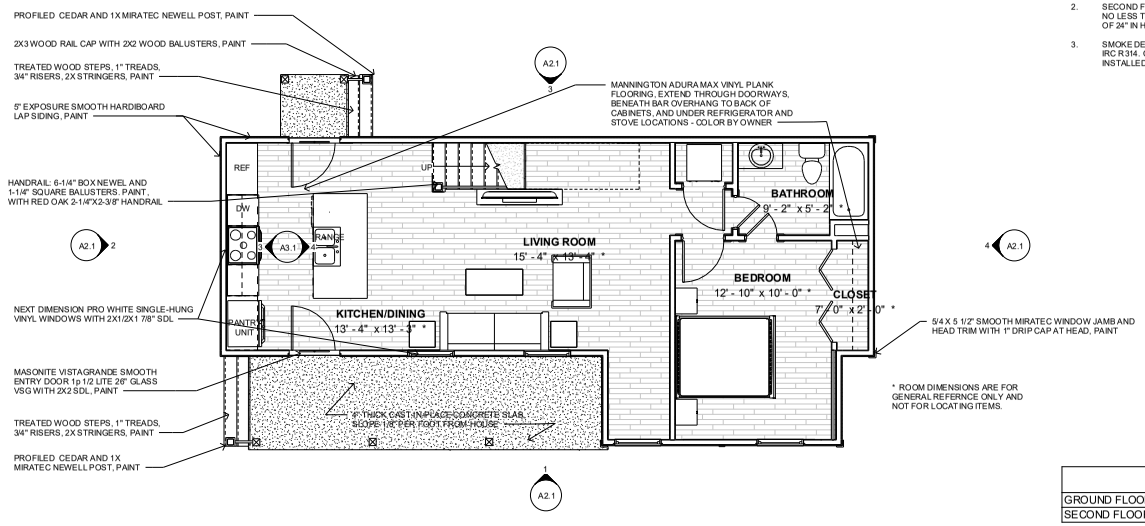


2 SECOND FLOOR PLAN

1/4" = 1'-0"

NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES PER 2021 IRC R312.2.
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH PER 2021 IRC R310.
3. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R 314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315



1 GROUND FLOOR PLAN

1/4" = 1'-0"

PROJECT DATA - AREA	
GROUND FLOOR AREA	676 SF
SECOND FLOOR AREA	588 SF
	1264 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission (December 9, 2024)
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CENTRAL HALL ELEVATION 7L

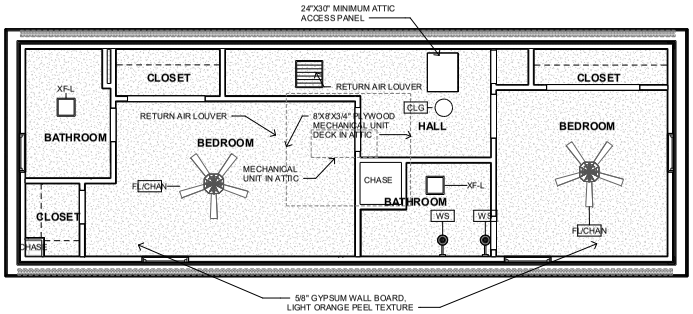
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/15/2024

FINISH PLANS

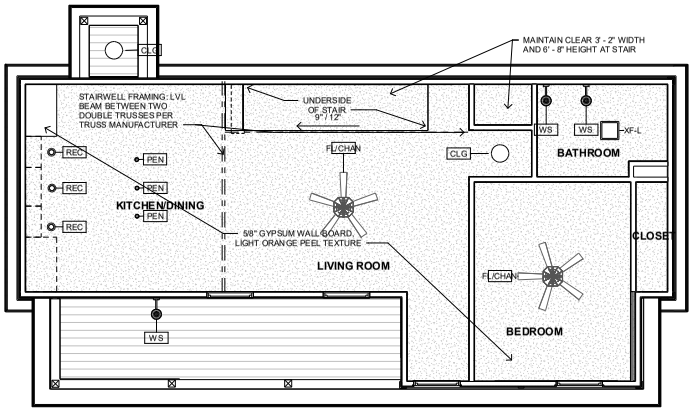
SHEET A1.3

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
P/END	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

2 — 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

ELECTRICAL NOTES

1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR. DISHWASHER/GARBAGE DISPOSAL RECEPTACLES UNDER COUNTER.
3. COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETRY WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
4. ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
5. ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
6. BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
7. LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
8. LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH THE ELECTRIC UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
9. PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES AND EQUIPMENT, INCLUDING RANGE, REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE AND EQUIPMENT SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
10. BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLING WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
11. BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON THE PLANS.
12. PROVIDE LIGHTING WITHIN ATTICS. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
13. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
14. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE DETECTORS AND ALARMS SHALL BE INTERCONNECTED.
15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
16. PROVIDE AUDIO VISUAL AND BUILT-IN SPEAKER WIRING AS REQUESTED BY OWNER.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND THE BUILDER.

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

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CENTRAL HALL ELEVATION 7L

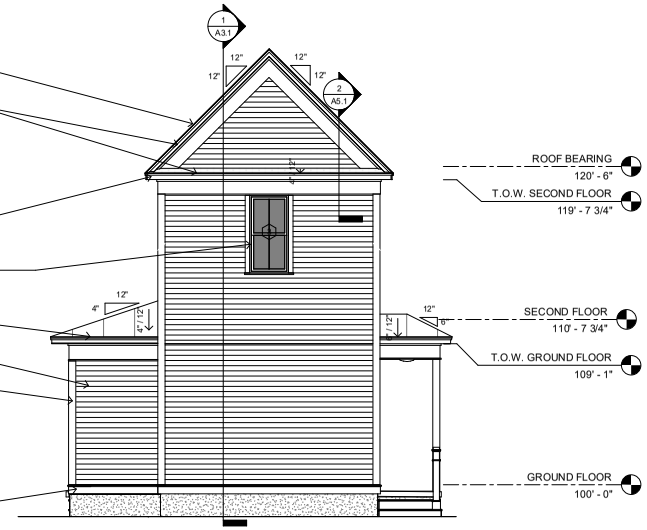
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/15/2024

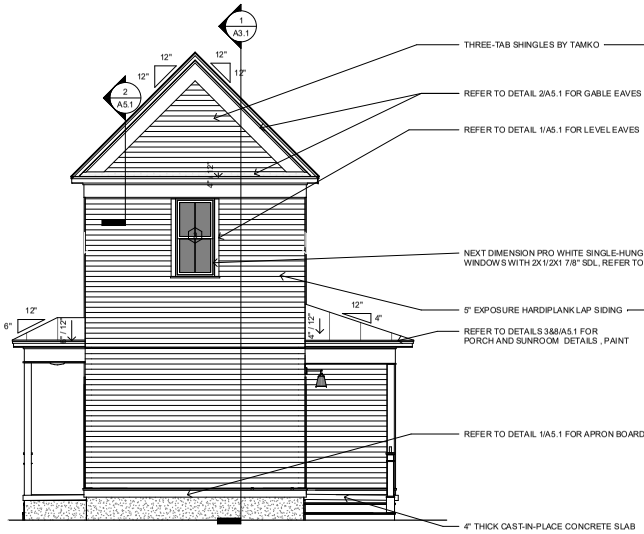
REFLECTED CEILING PLANS

SHEET A1.4

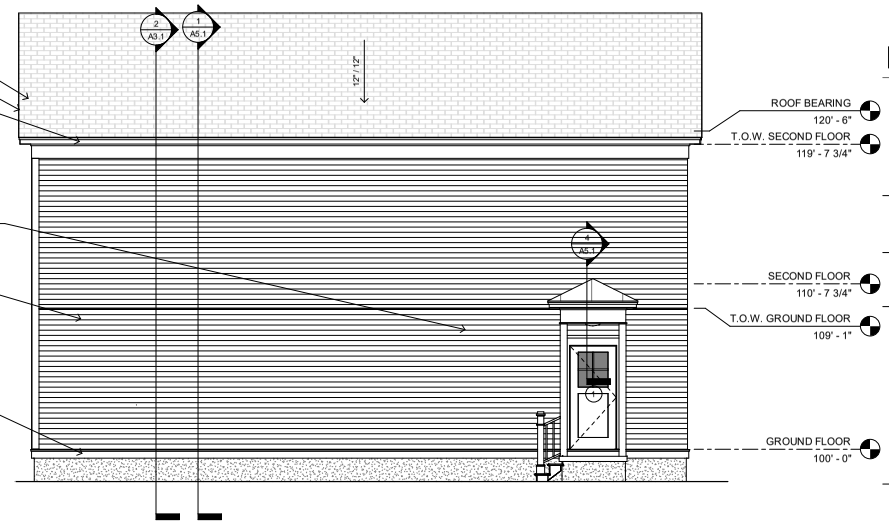
1 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12604 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 7L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/15/2024

ELEVATIONS

SHEET A2.1

Planning Commission
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ADM-2024-0051 (SOUTHERN WOODS)
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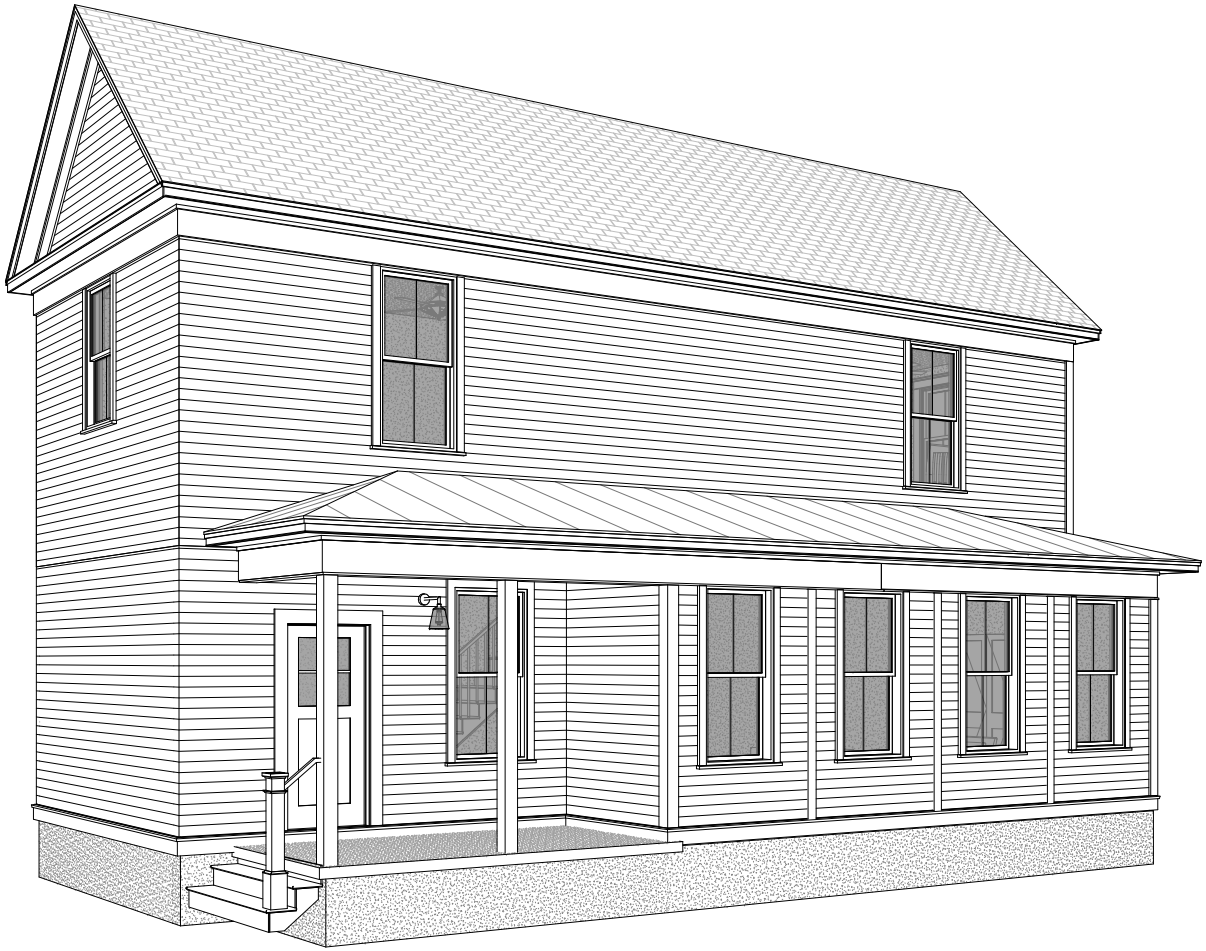

CENTRAL HALL

ELEVATION 8L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Plan Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

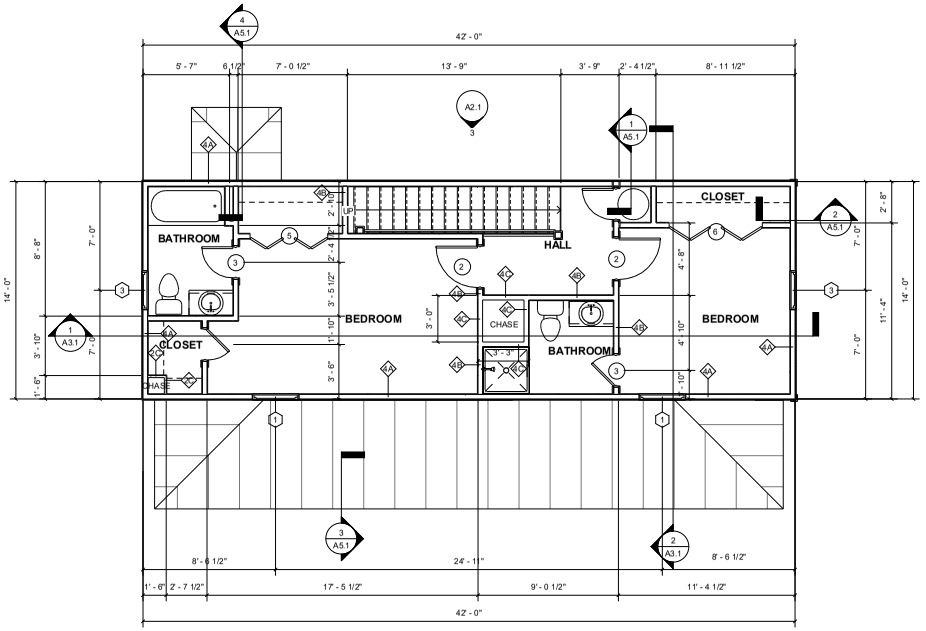
CENTRAL HALL ELEVATION 8L

ISSUED FOR REVIEW

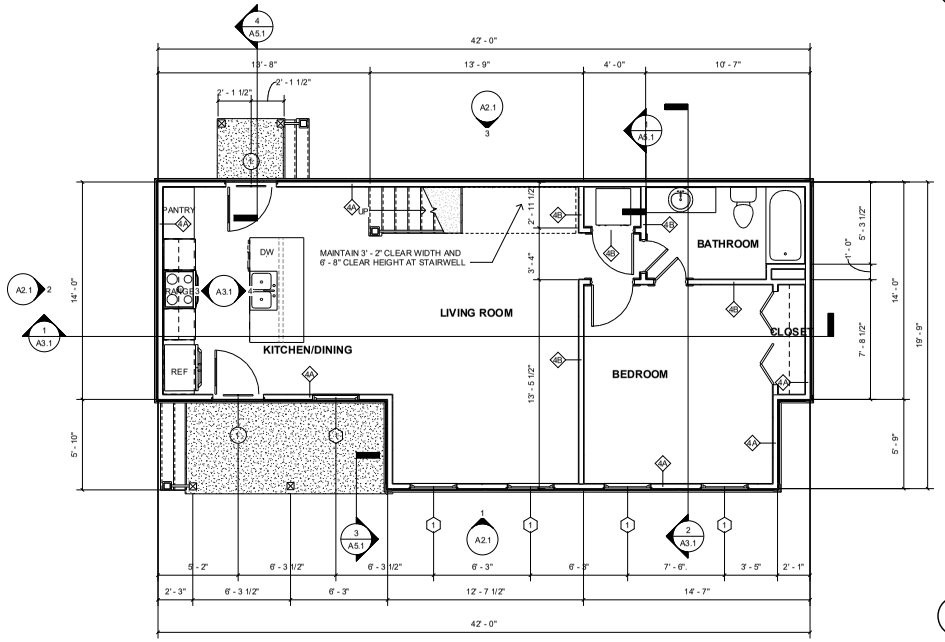
ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

NOTE:

1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES PER 2021 IRC R312.2.
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH PER 2021 IRC R310.
3. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12604 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 8L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

DIMENSION PLANS

SHEET A1.1

Plan Commission December 9, 2024
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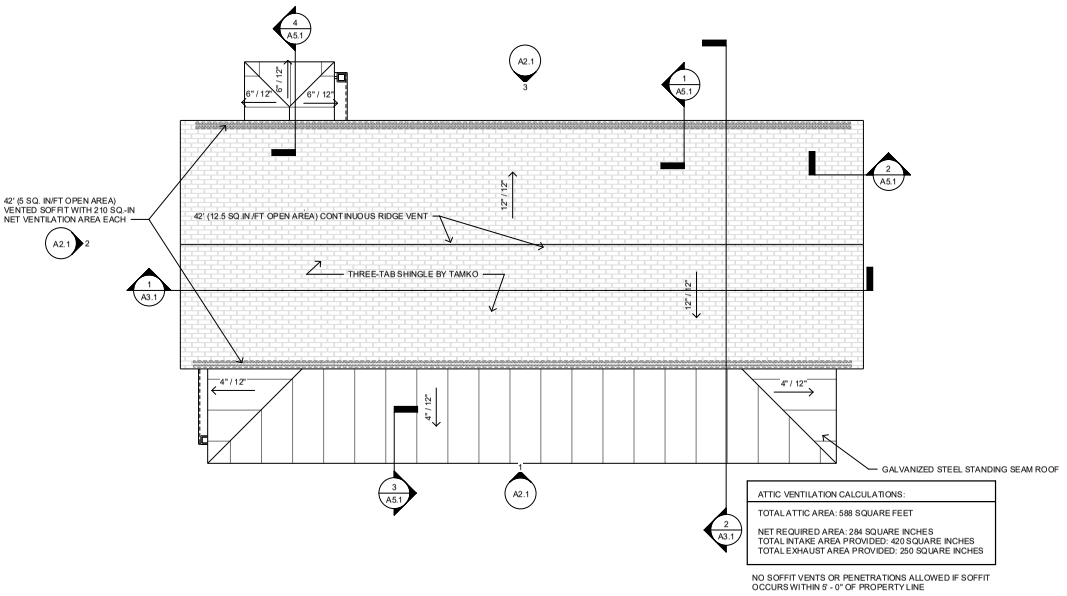

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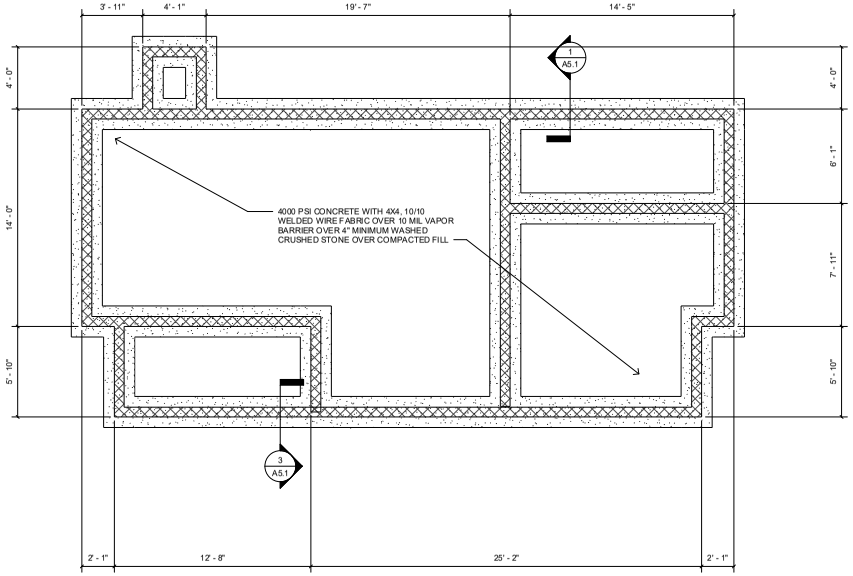
2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 8L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

ROOF AND FOUNDATION PLANS

SHEET A1.2

Planning Commission
December 9
ADM-2024-0051 (SOUTHERN WOODS)
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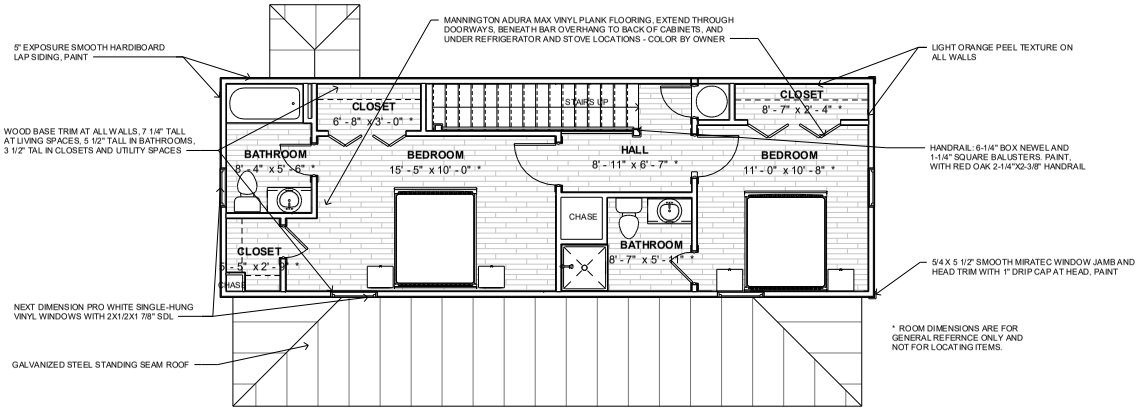
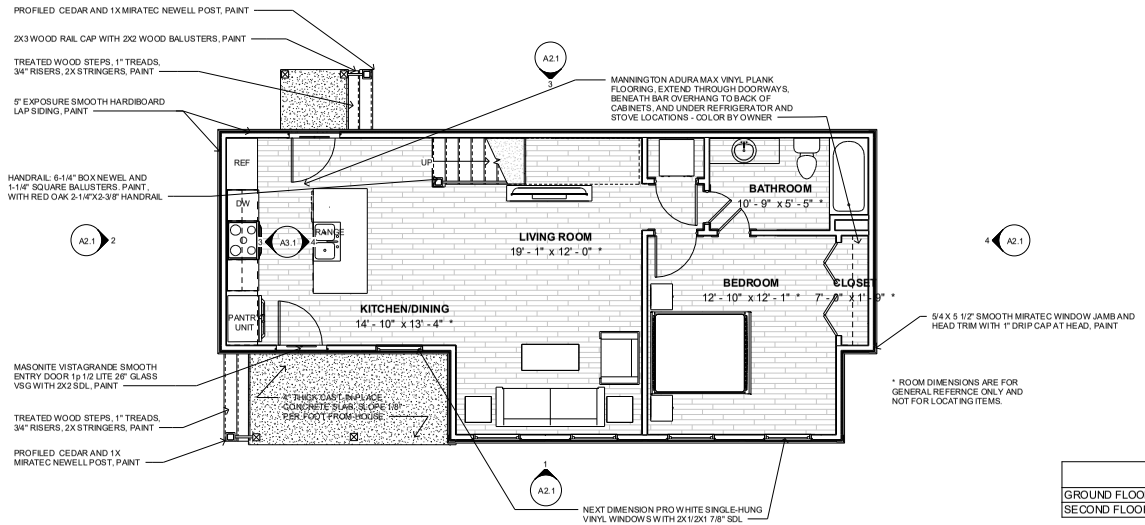


2 SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

1 GROUND FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Planning Commission December 9, 2024

ADM-2024-0051 (SOUTHERN WOODS)

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REVISION 0

CENTRAL HALL ELEVATION 8L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

FINISH PLANS

SHEET A1.3

ELECTRICAL NOTES

1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
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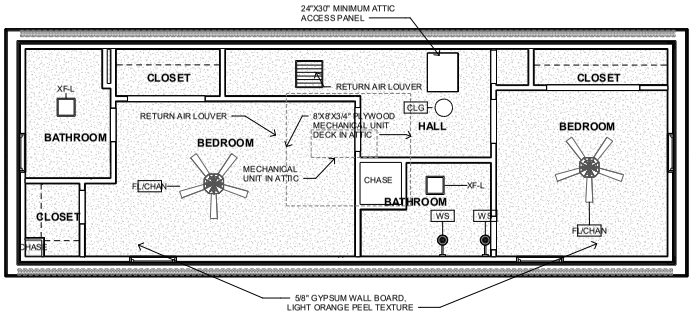
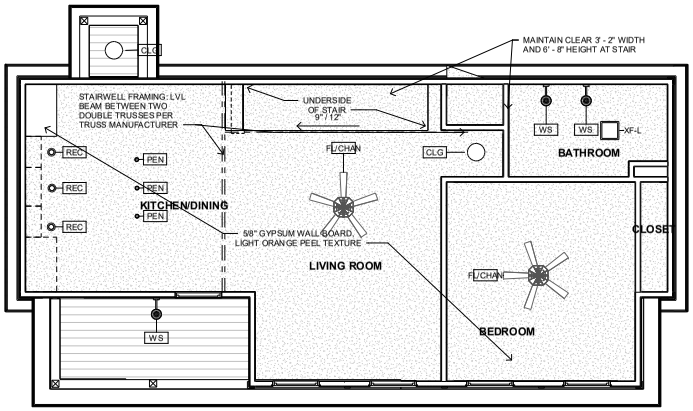
LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

2 — 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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CENTRAL HALL ELEVATION 8L

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ENGINEER: BT
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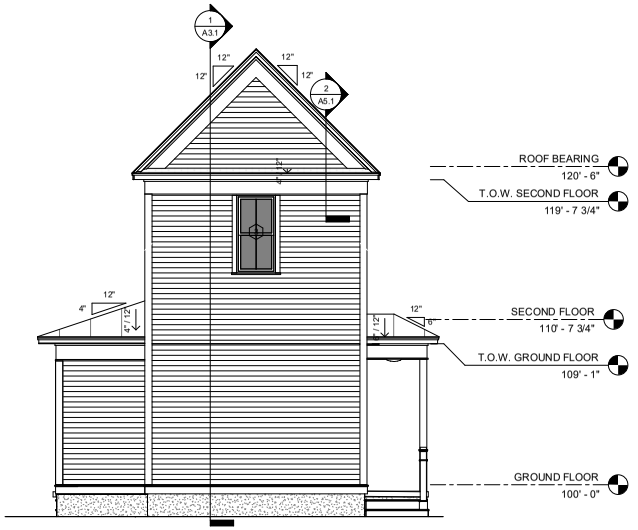
DATE: 09/30/2024

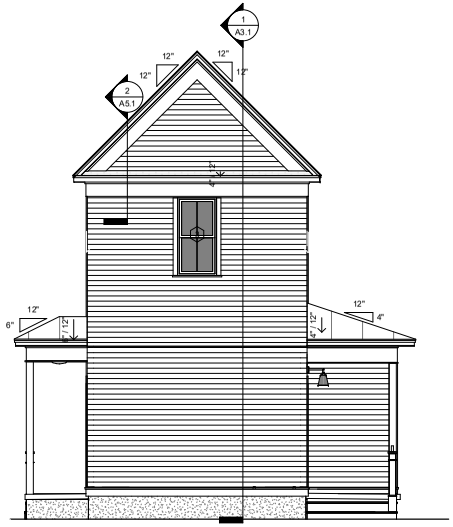
REFLECTED CEILING PLANS

SHEET A1.4

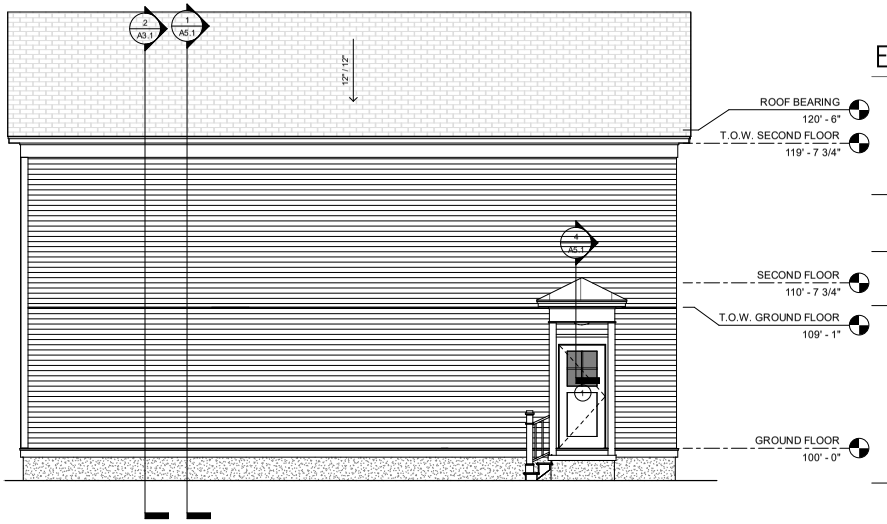
1 FRONT ELEVATION
1/4" = 1'-0"



4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"



3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, LLC.
#1504
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CENTRAL HALL ELEVATION 8L

ISSUED FOR REVIEW

ENGINEER: BT
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ELEVATIONS

SHEET A2.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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CENTRAL HALL
ELEVATION 8R

GENERAL NOTES:

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16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

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SHEET INDEX	
Sheet Number	Sheet Name
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A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13240
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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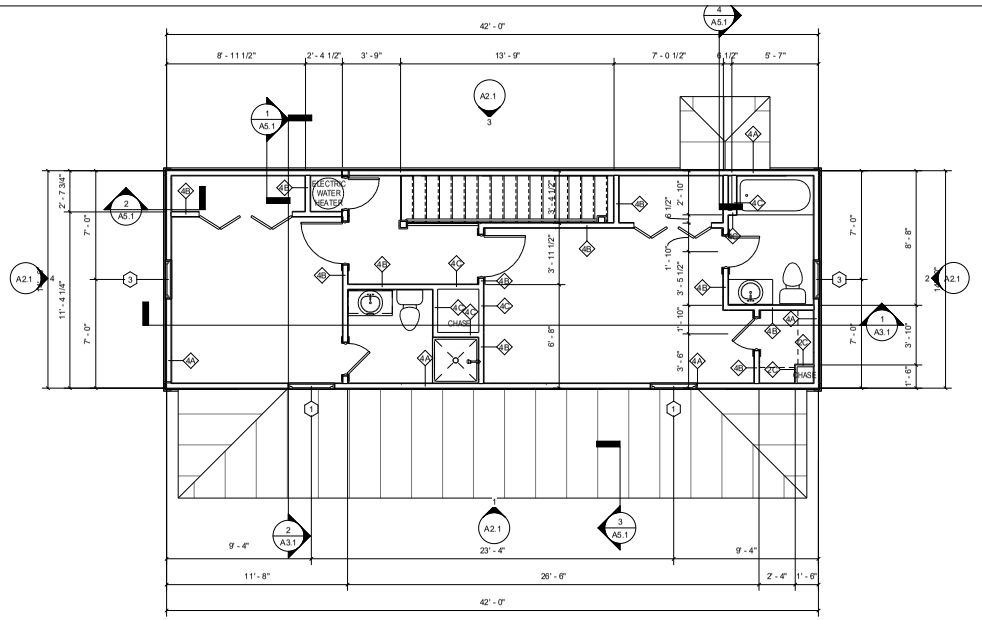
CENTRAL
HALL
ELEVATION 8R

ISSUED FOR
REVIEW

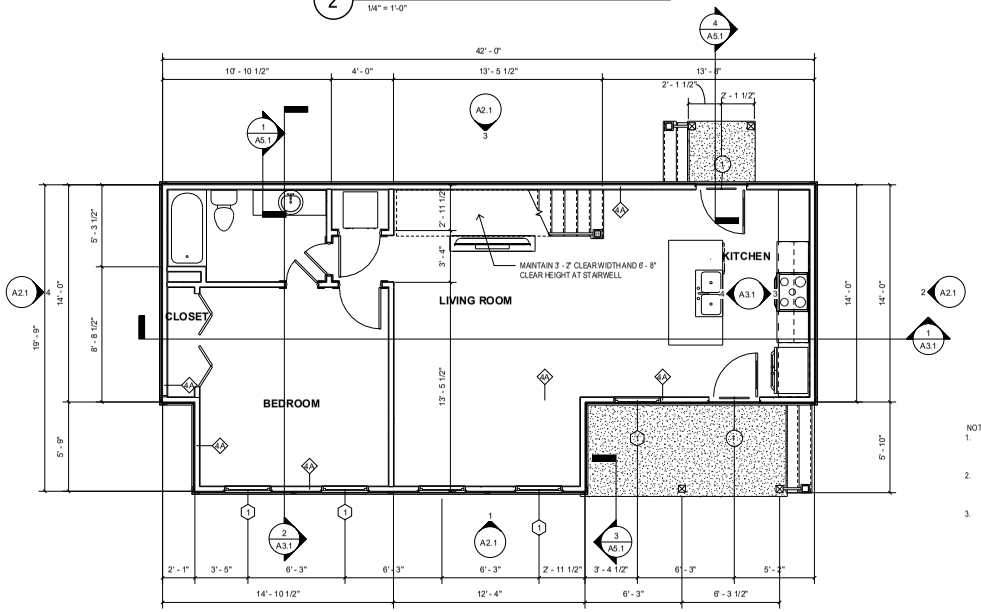
ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

NOTE:

1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES PER 2021 IRC R312.2.
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH PER 2021 IRC R310.
3. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12804 JOHN BRIAN TEAGUE

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CENTRAL HALL ELEVATION 8R

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ENGINEER: BT
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DATE: 09/30/2024

DIMENSION PLANS

SHEET A1.1

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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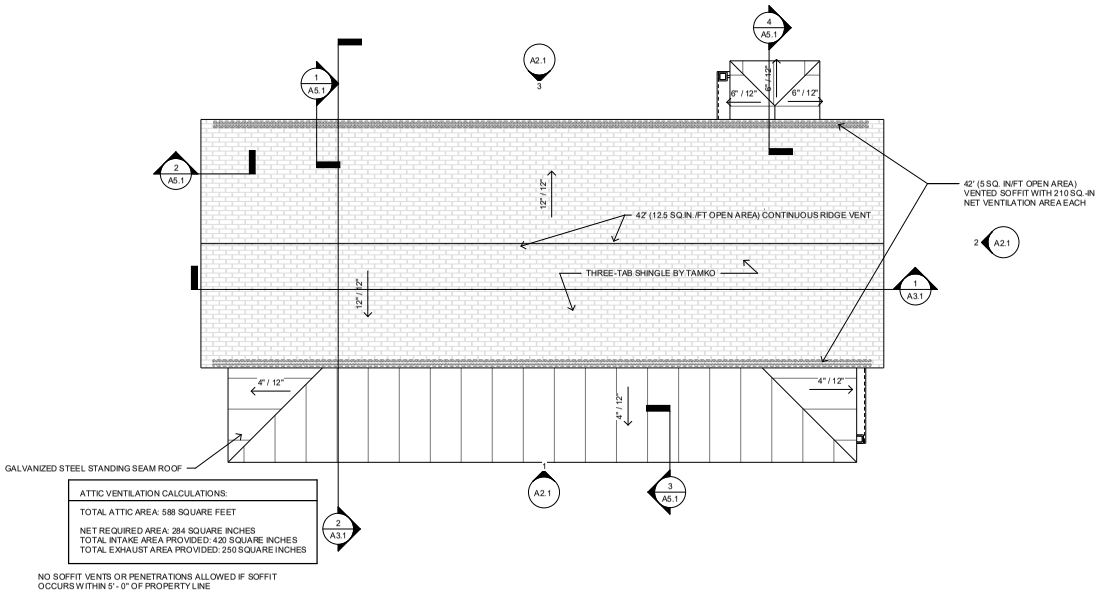
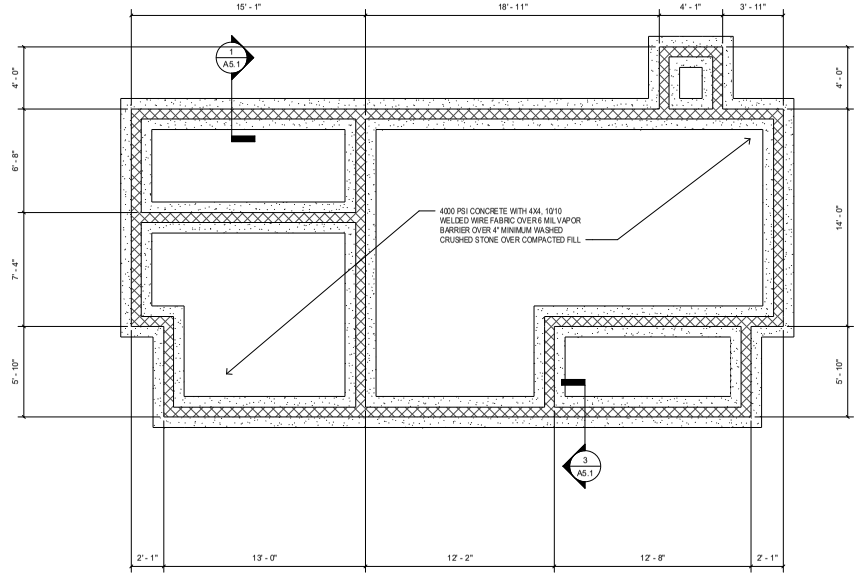


ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 588 SQUARE FEET
NET REQUIRED AREA: 284 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 420 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 250 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

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#1504
ARKANSAS - ENGINEER

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ROOF AND FOUNDATION PLANS

SHEET A1.2

Plan Commission
December 9
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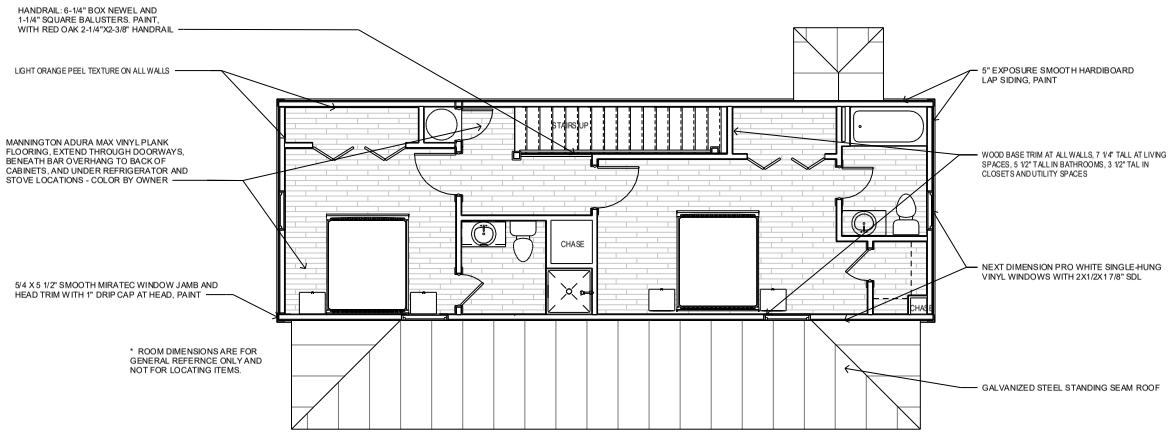
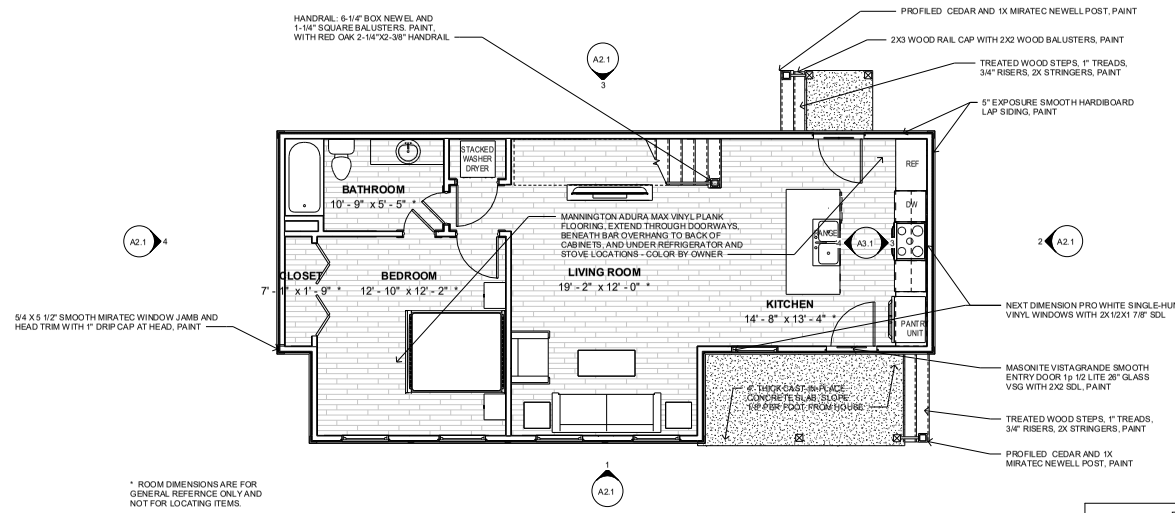


2 SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

1 GROUND FLOOR PLAN
1/4" = 1'-0"

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12080
JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

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CENTRAL HALL ELEVATION 8R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

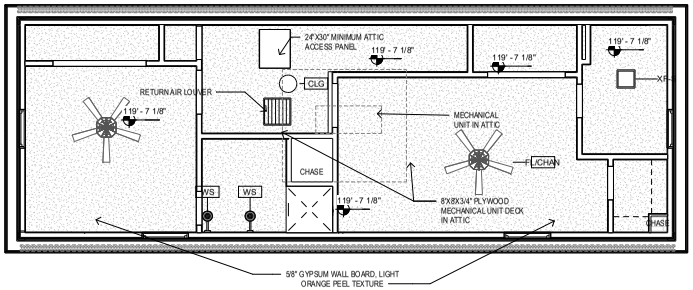
FINISH PLANS

SHEET A1.3

ELECTRICAL NOTES

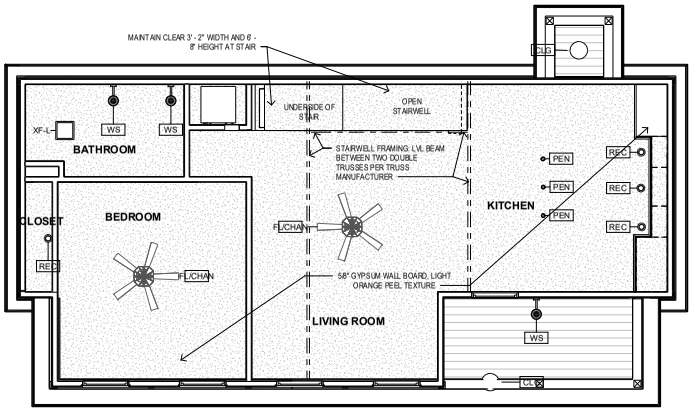
1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR. DISHWASHER/GARBAGE DISPOSAL RECEPTACLES UNDER COUNTER.
3. COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETRY WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
4. ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
5. ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
6. BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
7. LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
8. LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH THE ELECTRIC UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
9. PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES AND EQUIPMENT, INCLUDING RANGE, REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE AND EQUIPMENT SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
10. BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLING WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
11. BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON THE PLANS.
12. PROVIDE LIGHTING WITHIN ATTICS. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
13. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
14. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE DETECTORS AND ALARMS SHALL BE INTERCONNECTED.
15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
16. PROVIDE AUDIO VISUAL AND BUILT-IN SPEAKER WIRING AS REQUESTED BY OWNER.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND THE BUILDER.

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



SECOND FLOOR REFLECTED CEILING PLAN

2 — 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN

1 — 1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12206
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
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#1504
ARKANSAS - ENGINEER

Plat Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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CENTRAL HALL ELEVATION 8R

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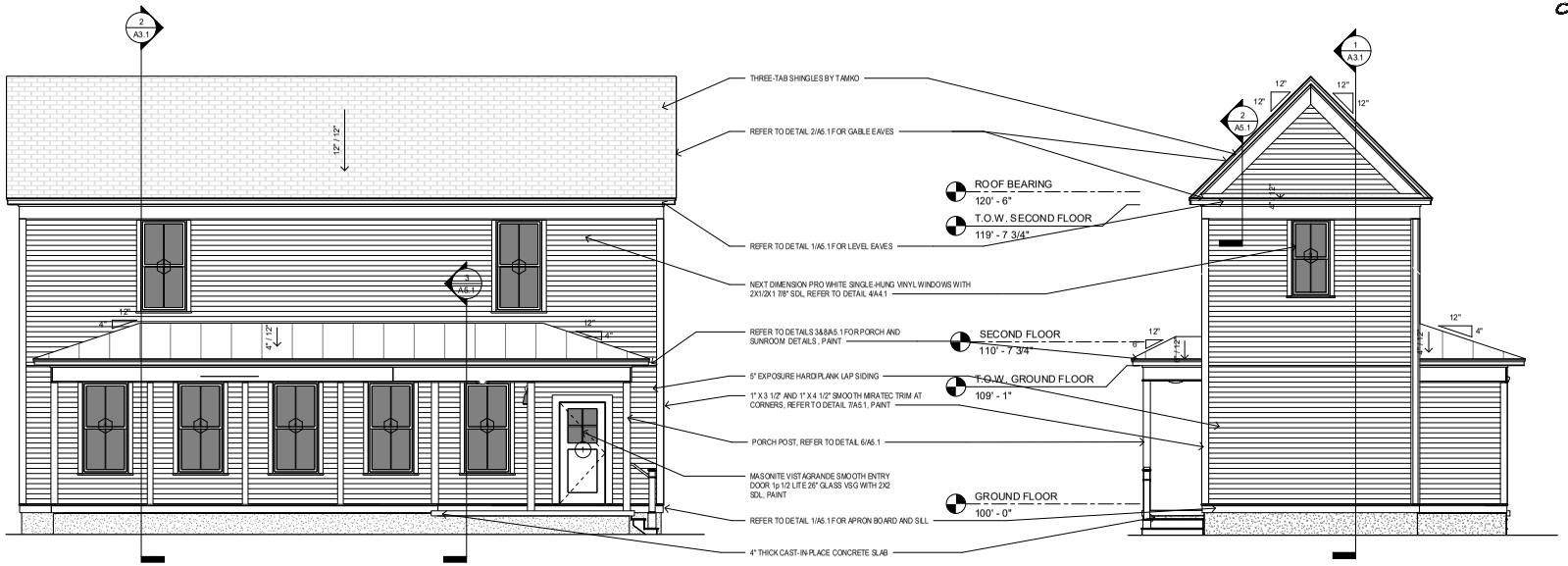
ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

REFLECTED CEILING PLANS

SHEET A1.4



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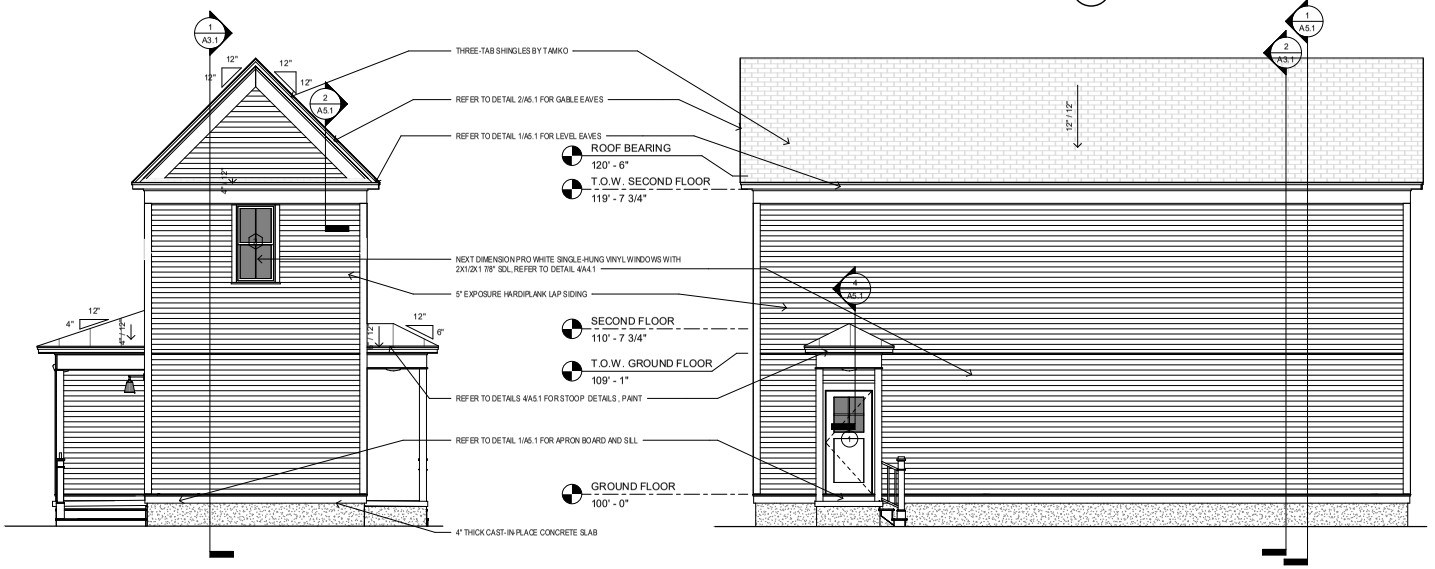

2 RIGHT ELEVATION
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Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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CENTRAL HALL ELEVATION 8R

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ELEVATIONS

SHEET A2.1

CENTRAL HALL
ELEVATION 9L

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A4.1	SCHEDULES
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	1320 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

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COMMUNITY BY DESIGN, L.L.C.
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Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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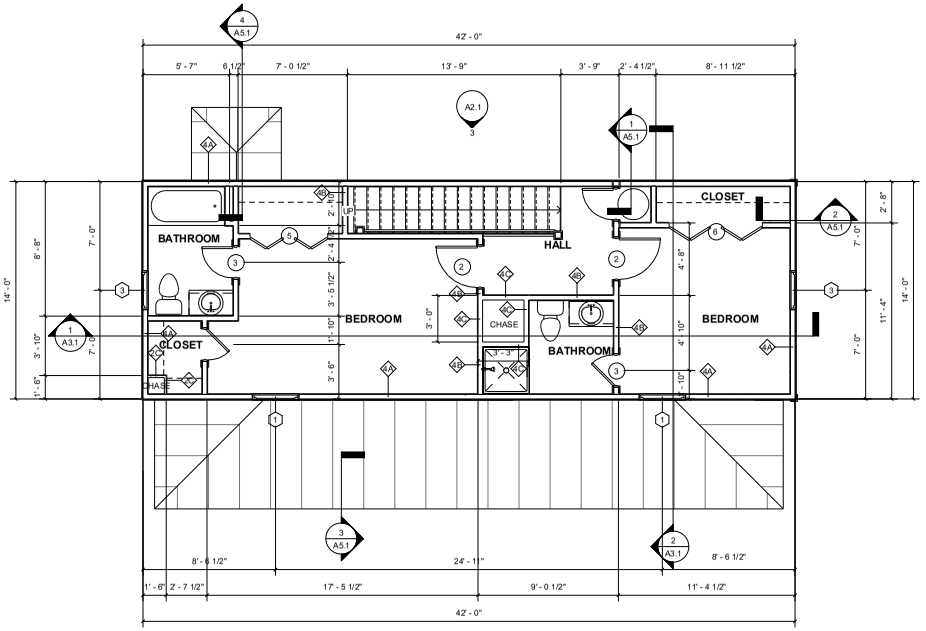
CENTRAL
HALL
ELEVATION 9L

ISSUED FOR
REVIEW

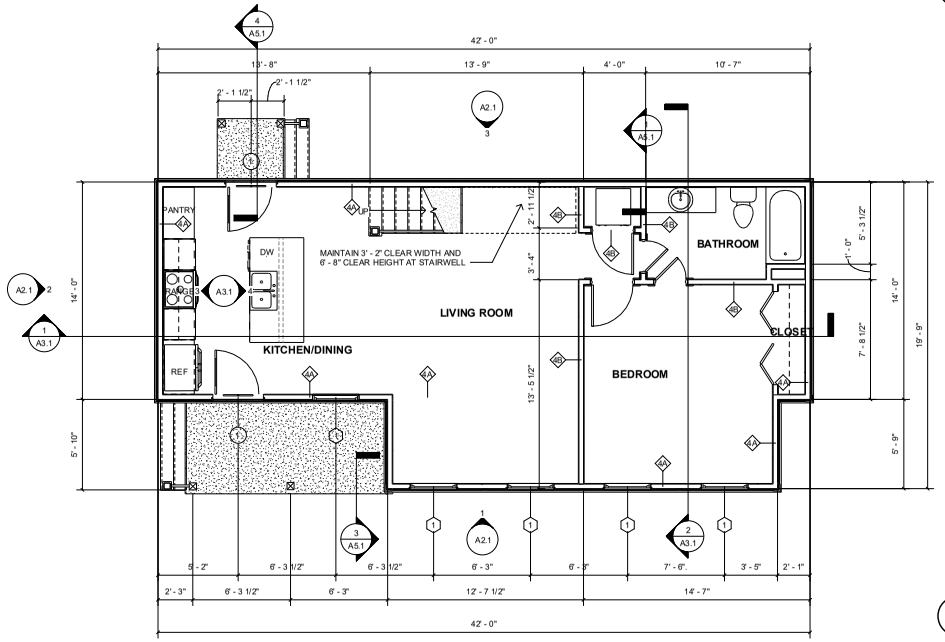
ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



NOTE:
1. ALL WINDOWS LOCATED LESS THAN 24" ABOVE FINISH FLOOR AND GREATER THAN 6' - 0" ABOVE EXTERIOR GRADE OR SURFACE SHALL BE EQUIPPED WITH OPENING CONTROL DEVICES PER 2021 IRC R312.2.
2. SECOND FLOOR WINDOWS SHALL HAVE AN OPEN AREA OF NO LESS THAN 5.7 SQUARE FEET WITH MINIMUM DIMENSIONS OF 24" IN HEIGHT AND 20" IN WIDTH PER 2021 IRC R310.
3. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315

1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12604 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

DIMENSION PLANS

SHEET A1.1

Plan Commission
December 9
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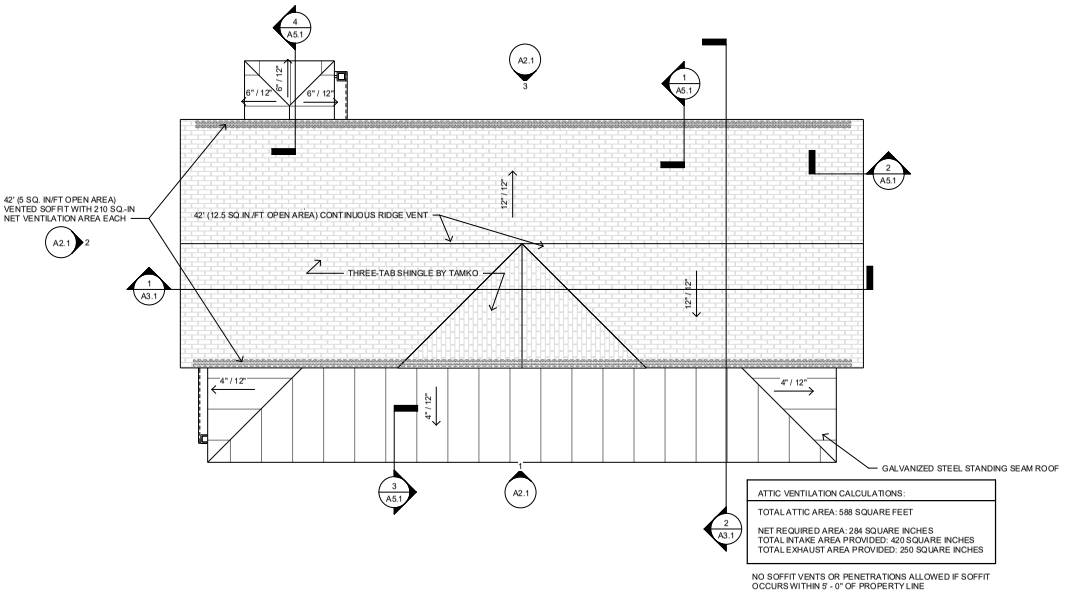


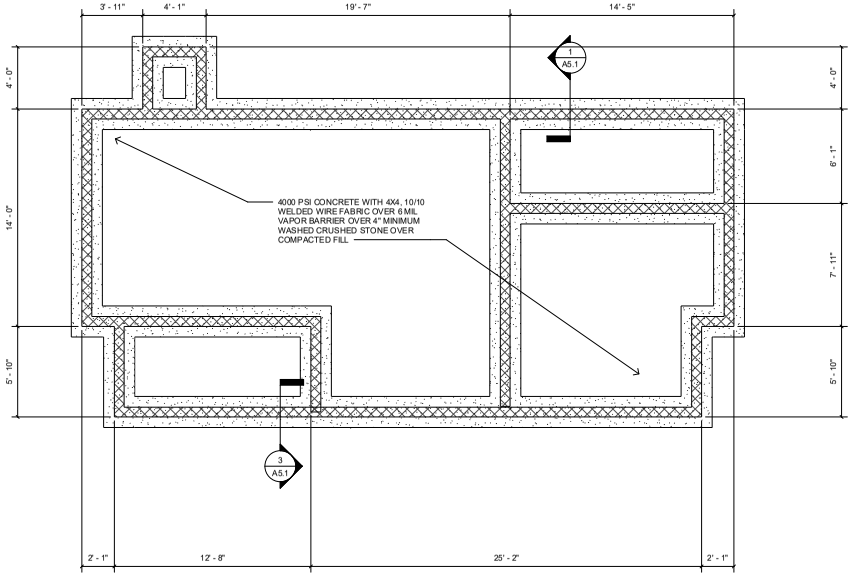
ATTIC VENTILATION CALCULATIONS:

TOTAL ATTIC AREA: 588 SQUARE FEET

NET REQUIRED AREA: 284 SQUARE INCHES
TOTAL INTAKE AREA PROVIDED: 420 SQUARE INCHES
TOTAL EXHAUST AREA PROVIDED: 250 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE

2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12604
JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
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DATE: 09/30/2024

ROOF AND FOUNDATION PLANS

SHEET A1.2

Plan Commission
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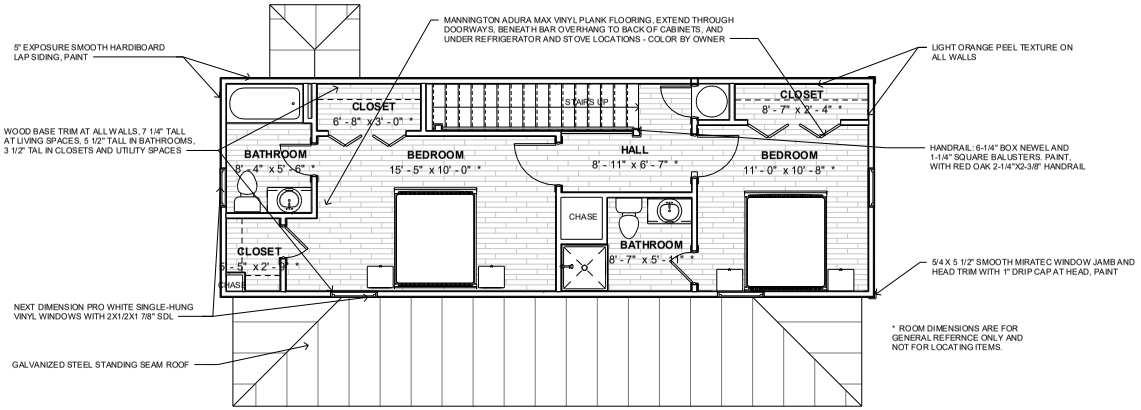
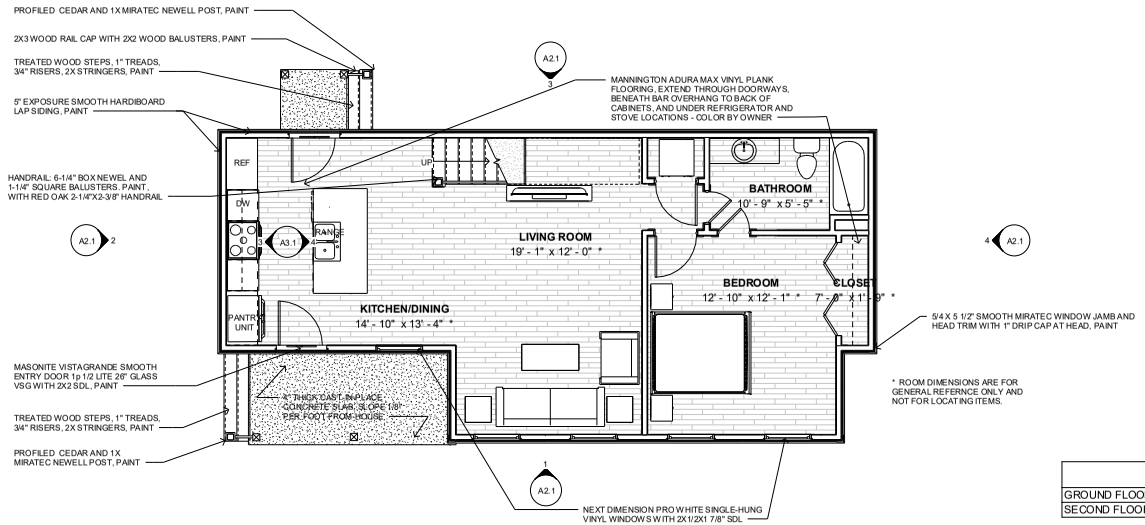


2 SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

1 GROUND FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12040 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

Plan Commission
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REVISION 0

CENTRAL HALL ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

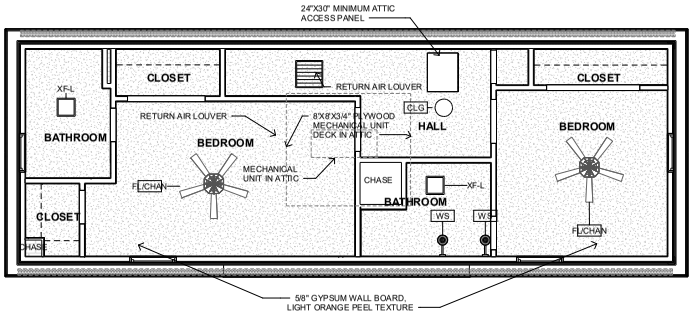
FINISH PLANS

SHEET A1.3

ELECTRICAL NOTES

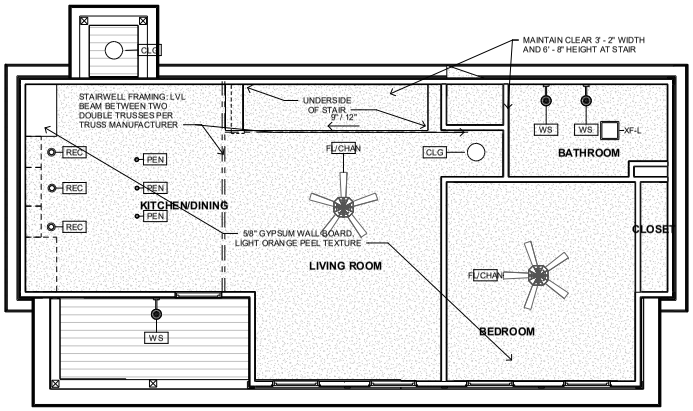
1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR. DISHWASHER/GARBAGE DISPOSAL RECEPTACLES UNDER COUNTER.
3. COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETRY WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
4. ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
5. ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
6. BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
7. LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
8. LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH THE ELECTRIC UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
9. PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES AND EQUIPMENT, INCLUDING RANGE, REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE AND EQUIPMENT SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
10. BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLING WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
11. BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON THE PLANS.
12. PROVIDE LIGHTING WITHIN ATTICS. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
13. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
14. SMOKE AND CARBON-MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE AND CARBON-MONOXIDE DETECTORS AND ALARMS SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315
15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
16. PROVIDE AUDIO VISUAL AND BUILT-IN SPEAKER WIRING AS REQUESTED BY OWNER.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANCIAL CONTRACTOR AND THE BUILDER.

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12245 BRIAN T. KNOLL

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, LLC. #1504 ARKANSAS - ENGINEER

Plan Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

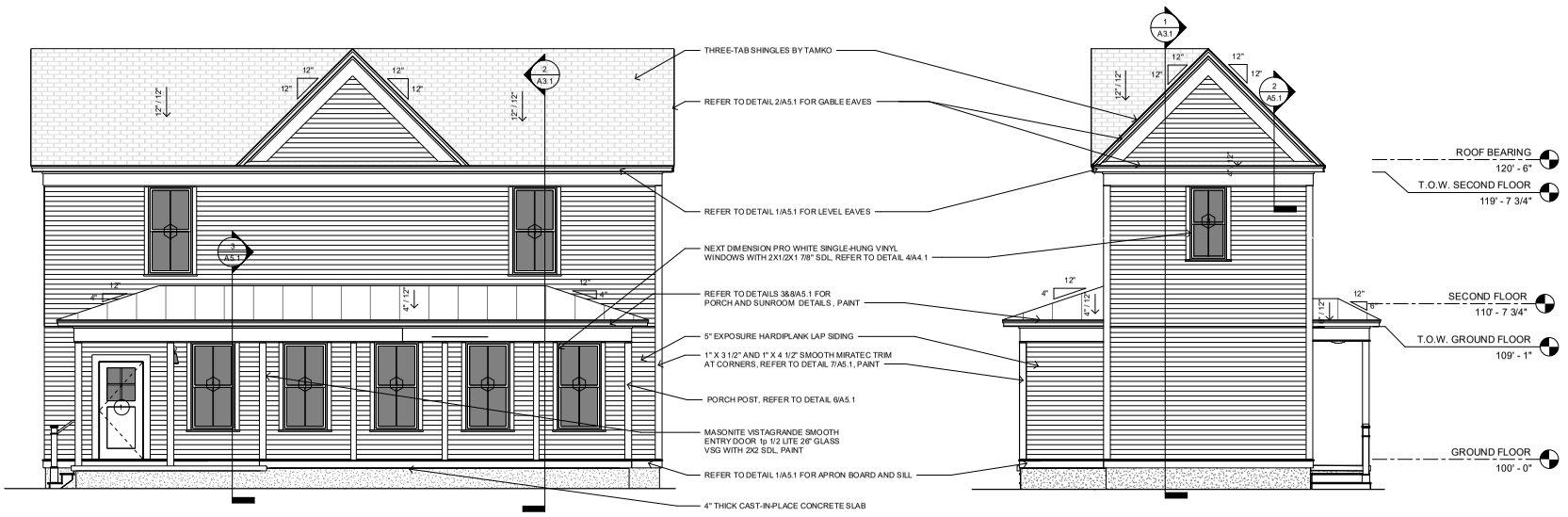
CENTRAL HALL ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

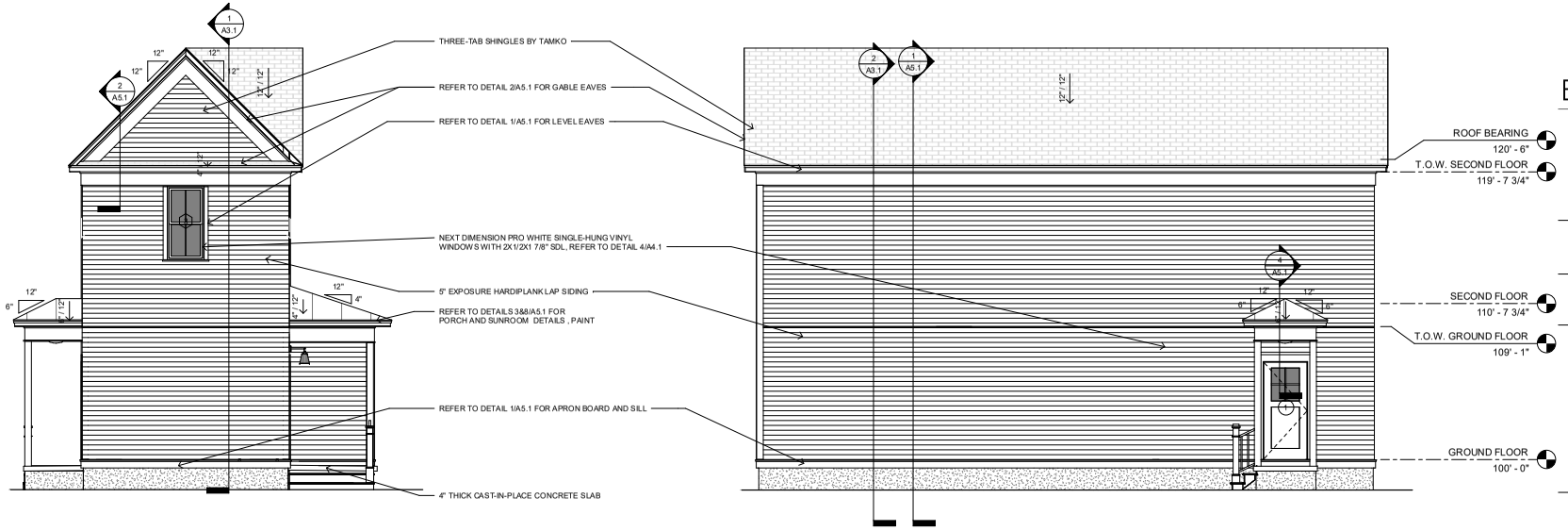
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12000 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION 9L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

ELEVATIONS

SHEET A2.1

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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CENTRAL HALL

ELEVATION 9R

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X6 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	ROOF AND FOUNDATION PLANS
A1.3	FINISH PLANS
A1.4	REFLECTED CEILING PLANS
A2.1	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

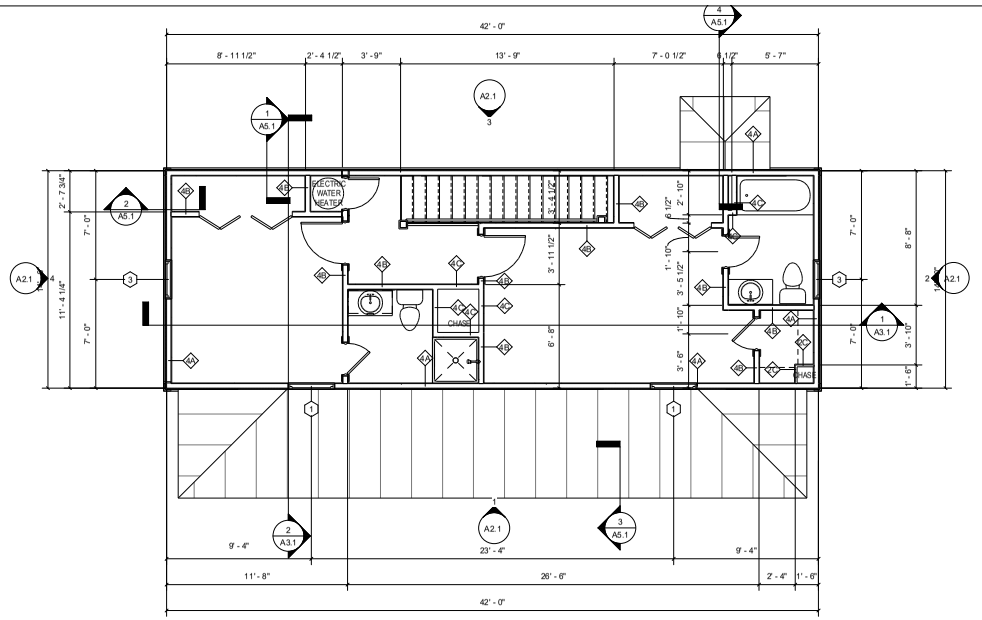
CENTRAL HALL ELEVATION9R

ISSUED FOR REVIEW

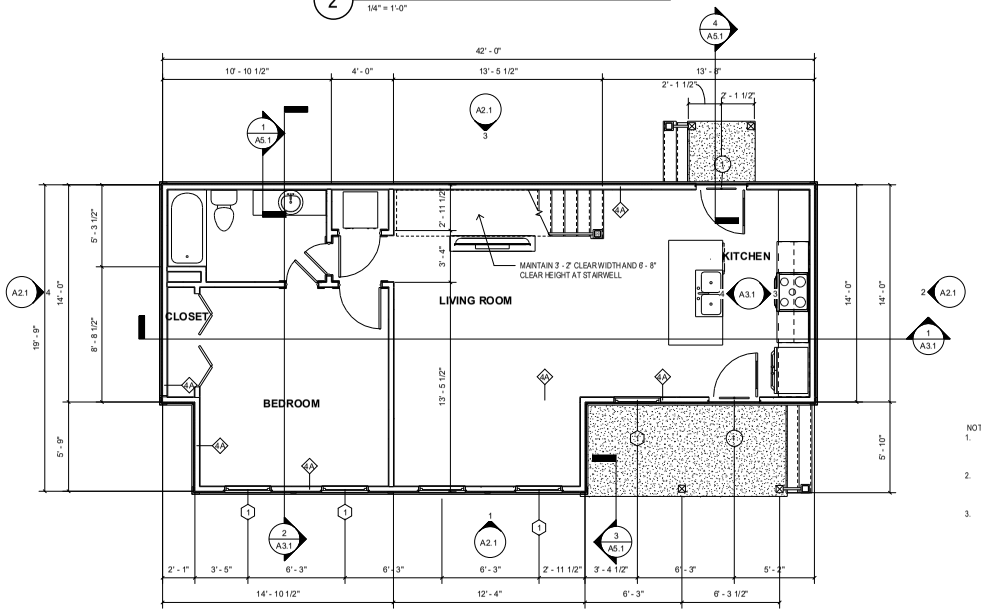
ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

NOTE:

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12804 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION9R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

DIMENSION PLANS

SHEET A1.1

Planning Commission
December 9, 2024
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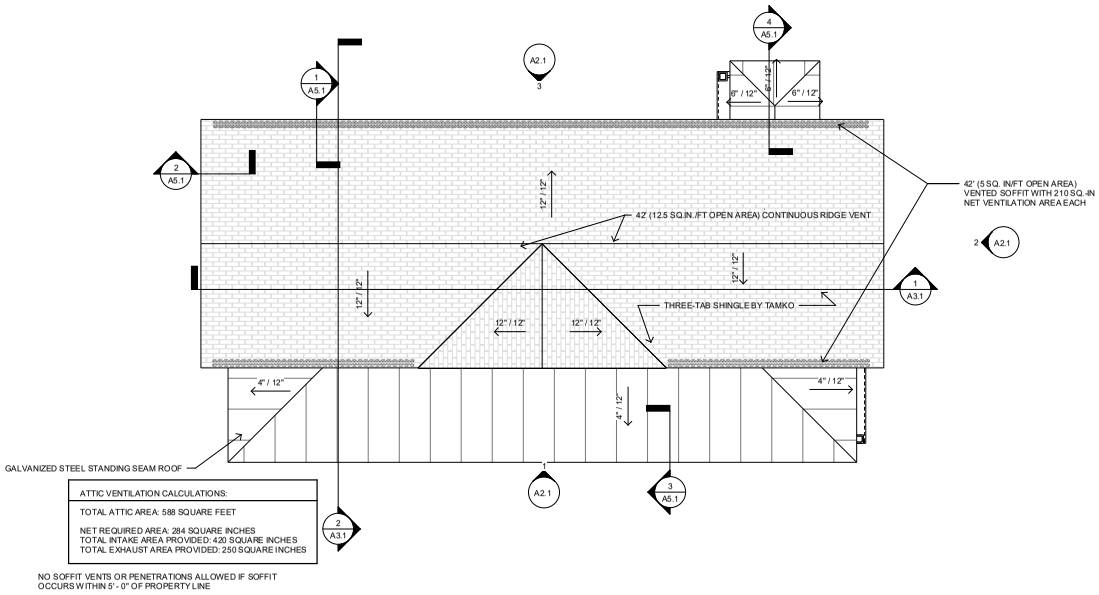
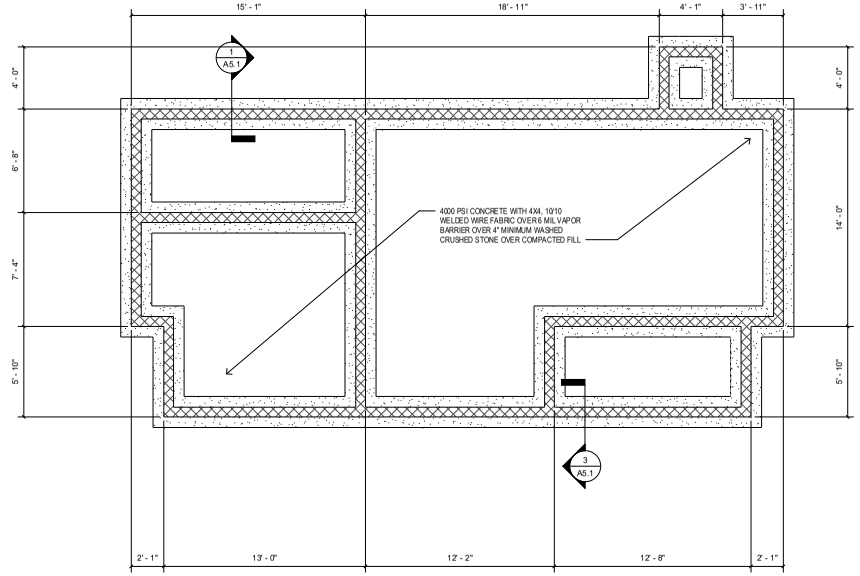


2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION9R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

ROOF AND FOUNDATION PLANS

SHEET A1.2

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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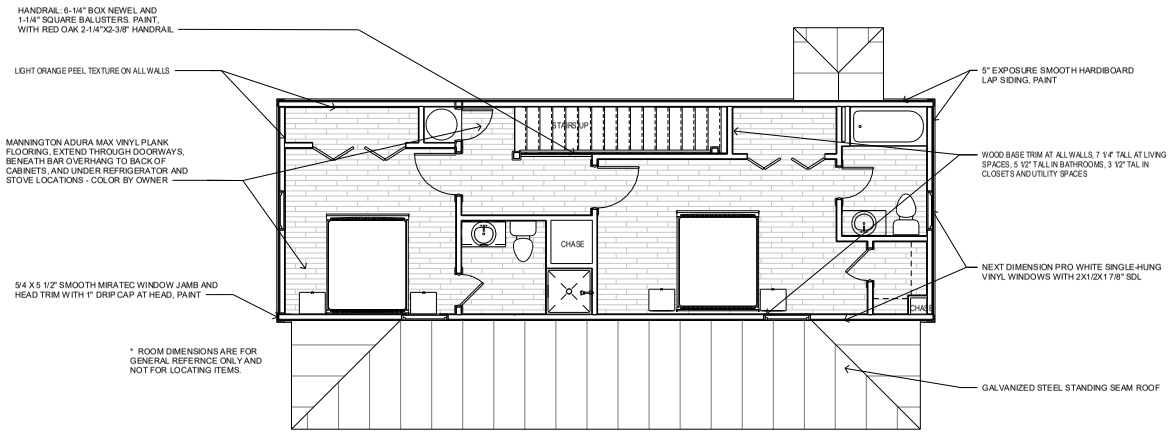
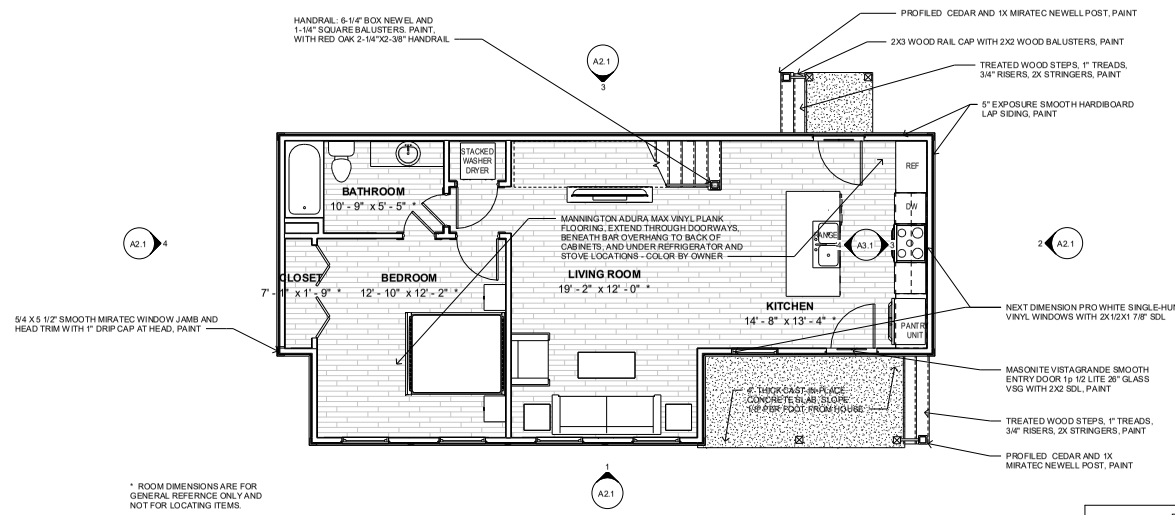


2 SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT DATA - AREA	
GROUND FLOOR AREA	732 SF
SECOND FLOOR AREA	588 SF
	1320 SF

1 GROUND FLOOR PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12080 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

CENTRAL HALL ELEVATION9R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

FINISH PLANS

SHEET A1.3

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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ELECTRICAL NOTES

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15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
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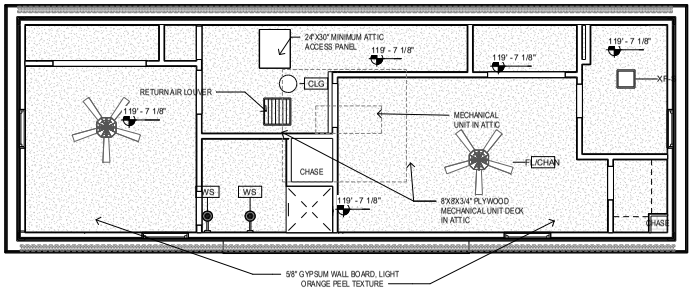
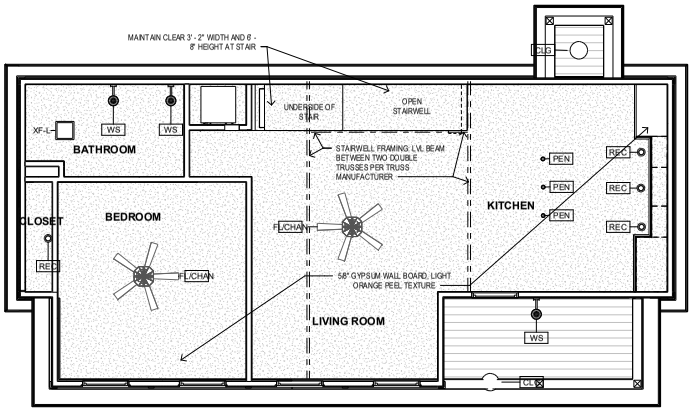
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANCIAL CONTRACTOR AND THE BUILDER.

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12345
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Plan Commission Submittal December 9th
ADM-2024-0051 (SOUTHERN WOODS)
Page 93 of 115

REVISION 0

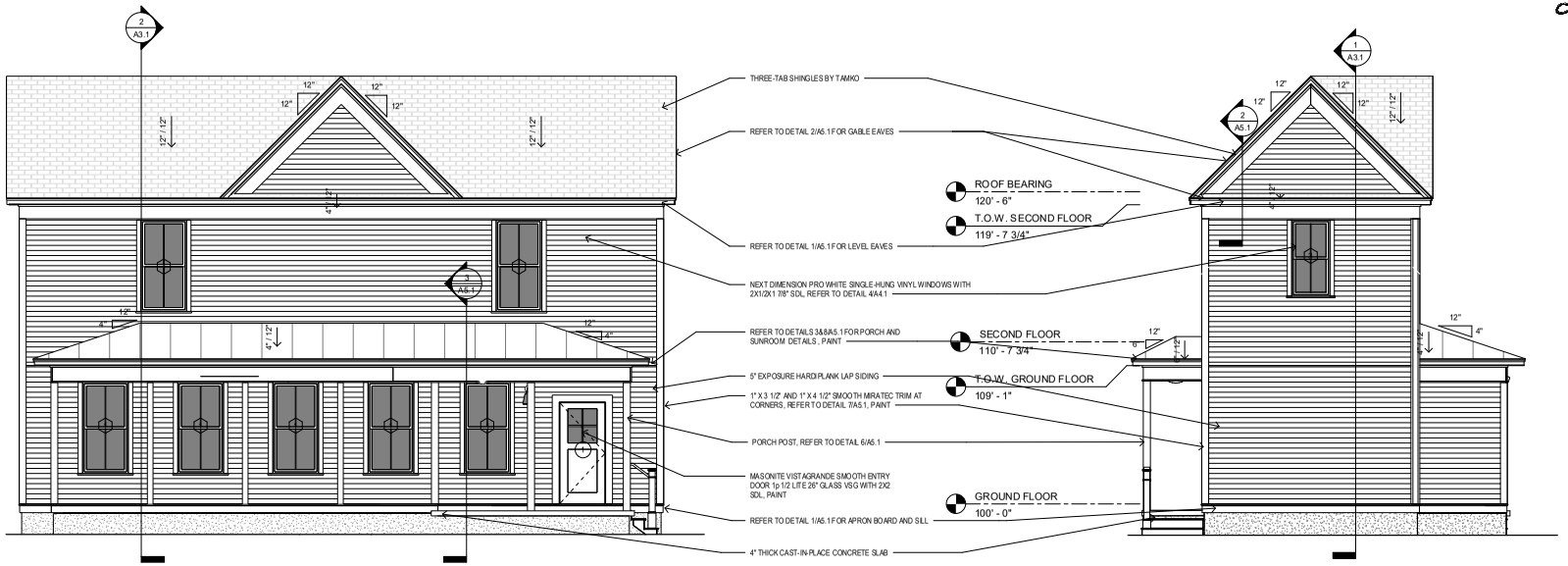
CENTRAL HALL ELEVATION9R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

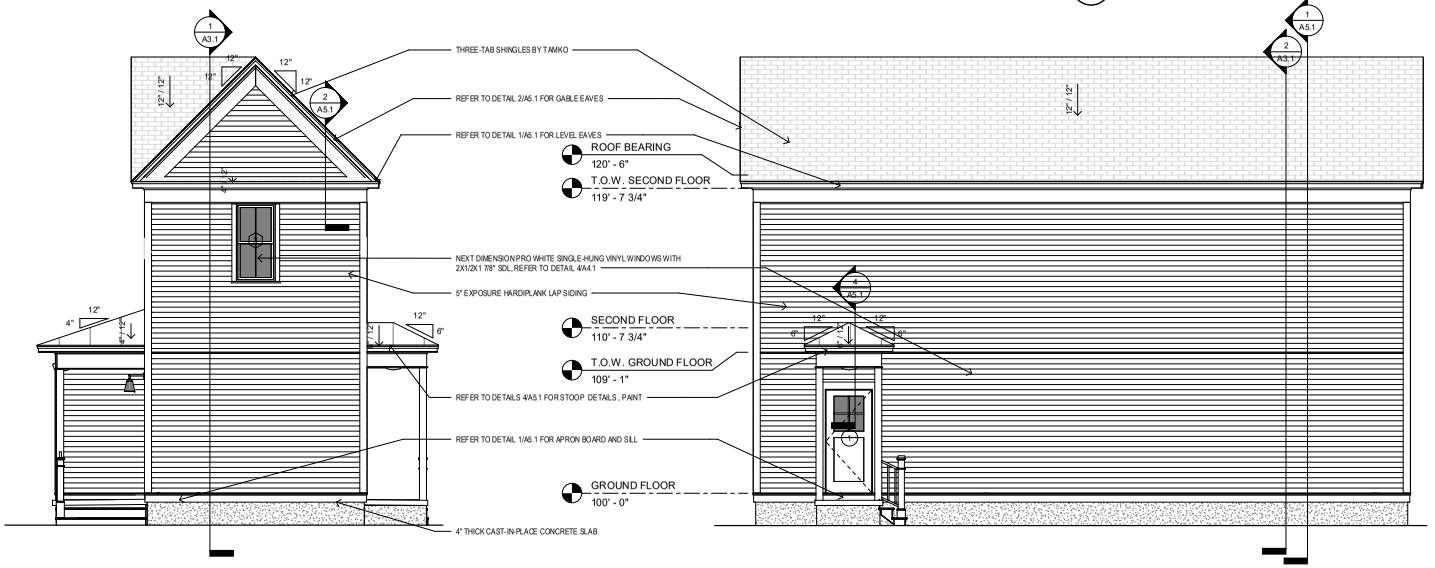
REFLECTED CEILING PLANS

SHEET A1.4



1 FRONT ELEVATION
1/4" = 1'-0"

4 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

3 BACK ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12245
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 94 of 115

REVISION 0

CENTRAL HALL ELEVATION9R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 09/30/2024

ELEVATIONS

SHEET A2.1

BENT HOUSE

ELEVATION 10L

GENERAL NOTES:

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SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FINISH PLANS
A1.3	FOUNDATION AND ROOF PLANS
A1.4	REFLECTED CEILING PLANS
A2	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	657 SF
SECOND FLOOR AREA	617 SF
	1274 SF

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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13504
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION NO.
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

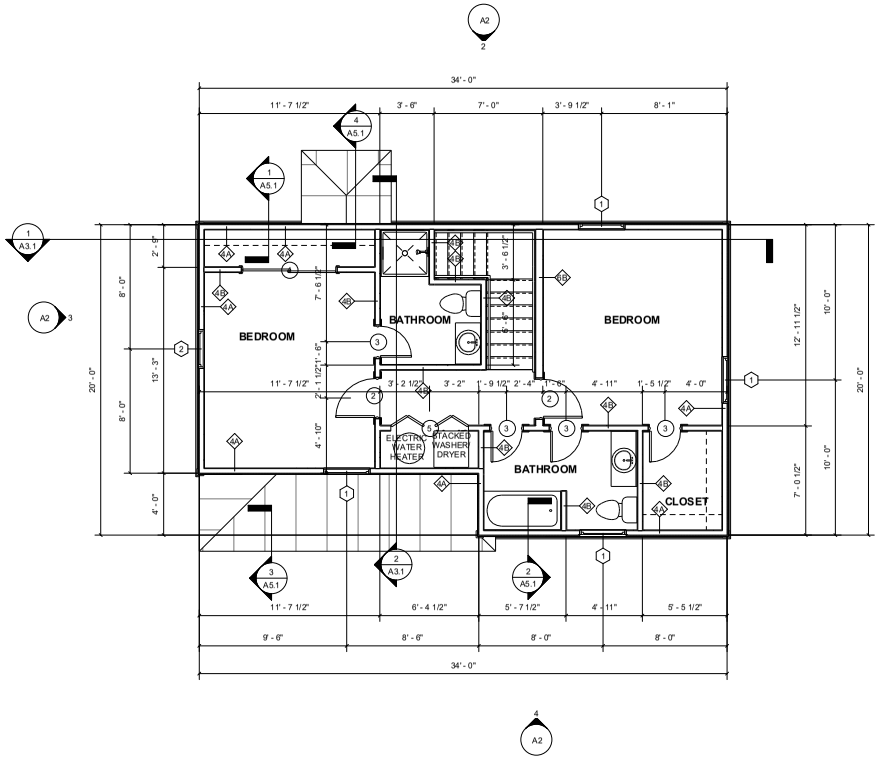
BENT HOUSE
3 BEDROOM
ELEVATION 10L

ISSUED FOR REVIEW

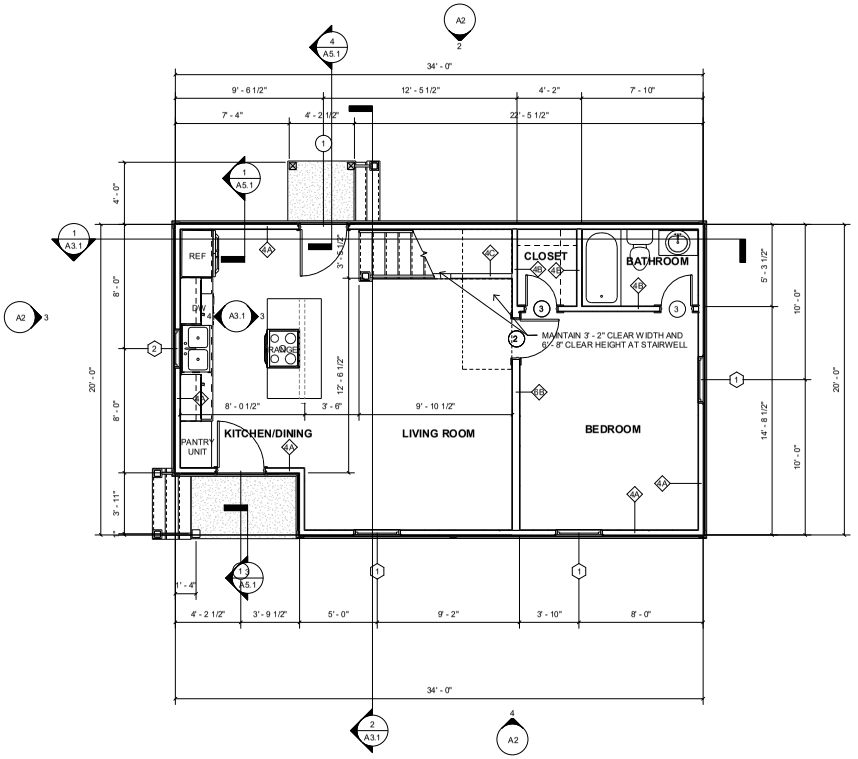
ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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TOWN PLANNING/URBAN ENGINEERING

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE 3 BEDROOM ELEVATION 10L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

DIMENSION PLANS

SHEET A1.1

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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Plan Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 97 of 115

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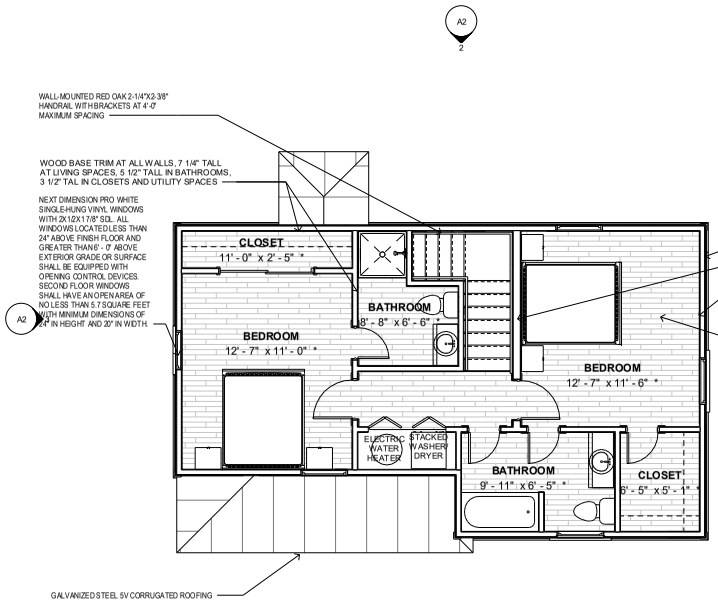
TOWN PLANNING/URBAN ENGINEERING

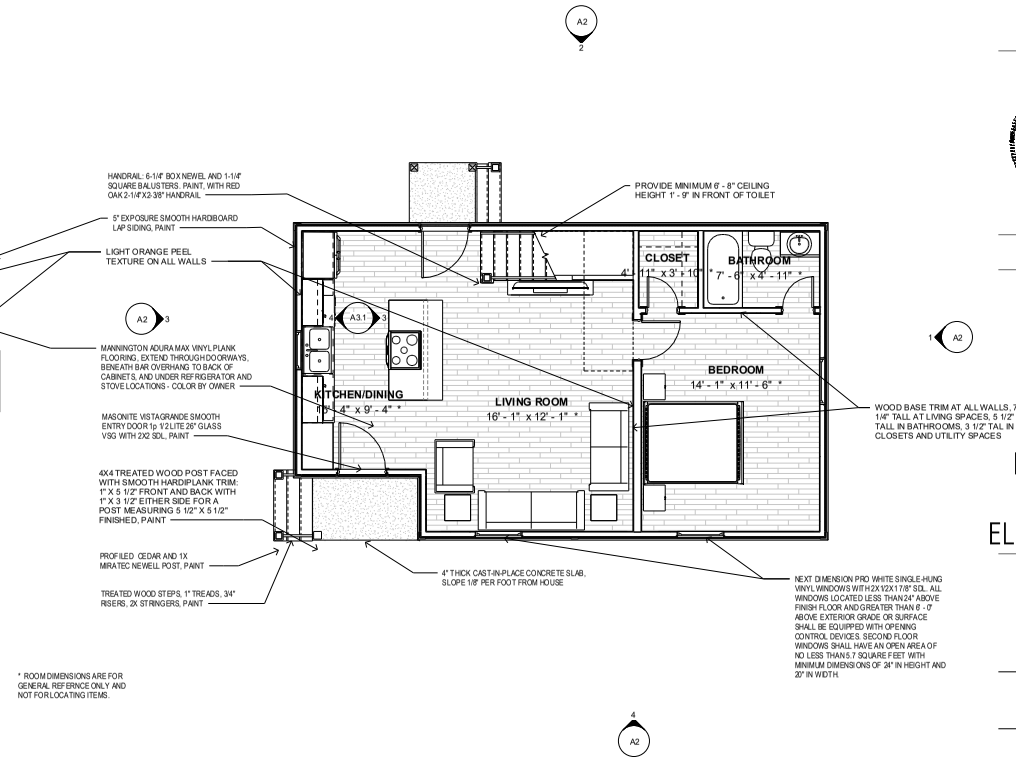
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12040
JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0



2 SECOND FLOOR PLAN
1/4" = 1'-0"



* ROOM DIMENSIONS ARE FOR GENERAL REFERNCE ONLY AND NOT FOR LOCATING ITEMS.

1 GROUND FLOOR PLAN
1/4" = 1'-0"

BENT HOUSE
3 BEDROOM
ELEVATION 10L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

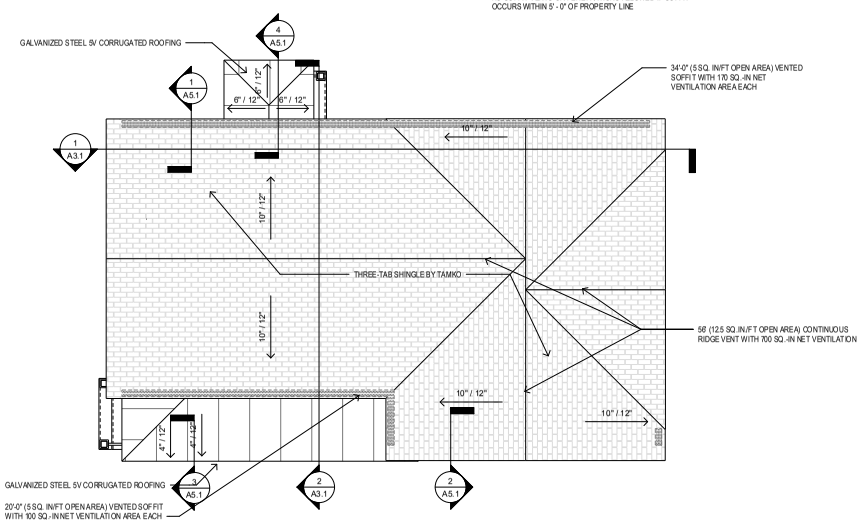
FINISH PLANS

SHEET A1.2

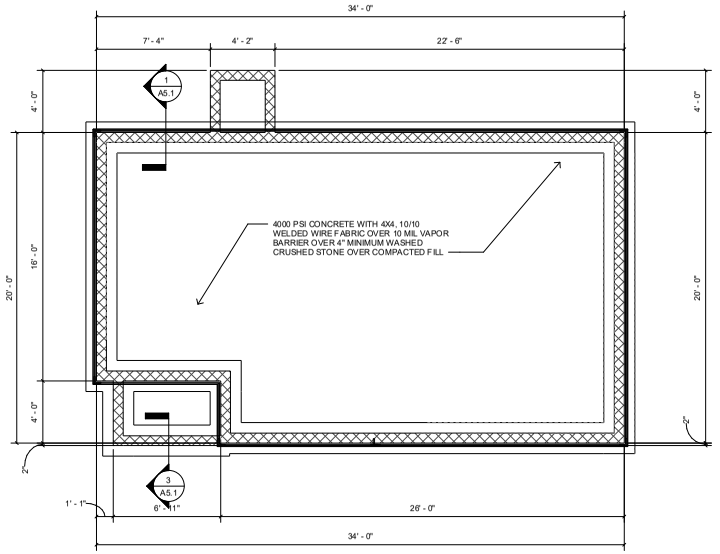
Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 98 of 115

ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 988 SQUARE FEET
NET REQUIRED AREA: 293 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 270 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 700 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' - 0" OF PROPERTY LINE



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

REVISION 0

BENT HOUSE
3 BEDROOM
ELEVATION 10L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

FOUNDATION AND ROOF PLANS

SHEET A1.3

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TOWN PLANNING URBAN DESIGN
Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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ELECTRICAL NOTES

1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR. DISHWASHER/GARBAGE DISPOSAL RECEPTACLES UNDER COUNTER.
3. COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETRY WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
4. ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
5. ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
6. BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
7. LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
8. LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH THE ELECTRIC UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
9. PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES AND EQUIPMENT, INCLUDING RANGE, REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE AND EQUIPMENT SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
10. BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLING WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
11. BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON THE PLANS.
12. PROVIDE LIGHTING WITHIN ATTICS. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
13. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
14. SMOKE AND CARBON-MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE AND CARBON-MONOXIDE DETECTORS AND ALARMS SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315
15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
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LIGHTING LEGEND

REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/W/LIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
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PEND	PENDANT
XF	EXHAUST FAN
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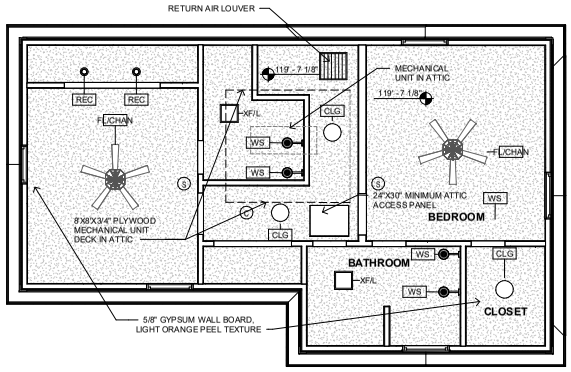
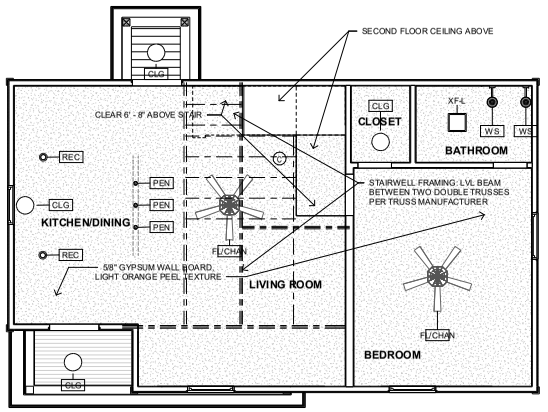


SECOND FLOOR REFLECTED CEILING PLAN
2 1/4" = 1'-0"



GROUND FLOOR REFLECTED CEILING PLAN
1 1/4" = 1'-0"

ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - EXCHEQUER

REVISION 0

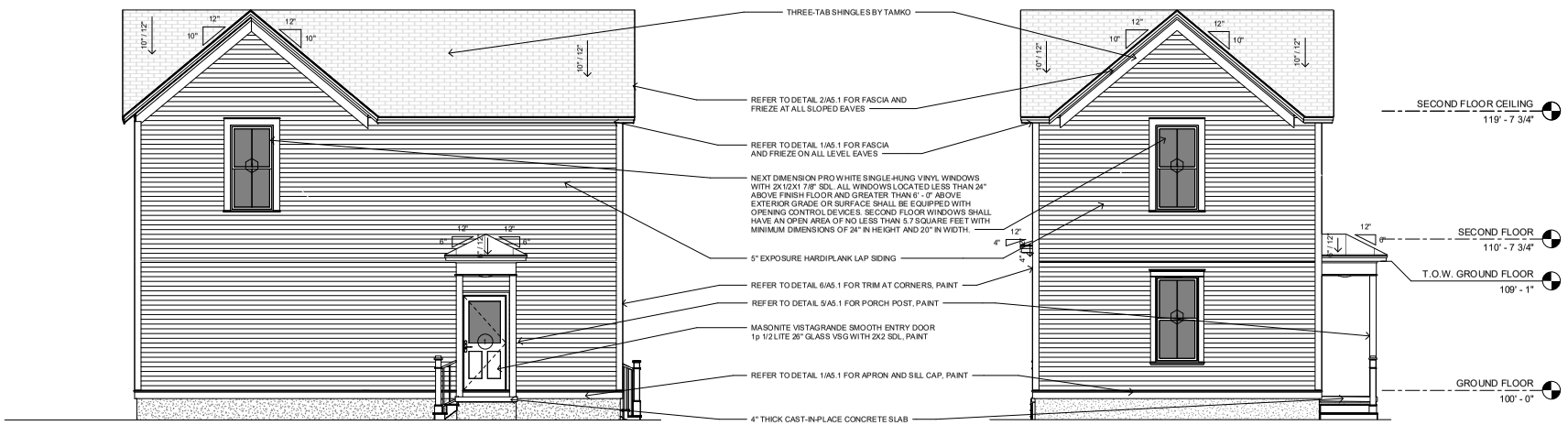
BENT HOUSE
3 BEDROOM
ELEVATION 10L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

REFLECTED CEILING PLANS

SHEET A1.4



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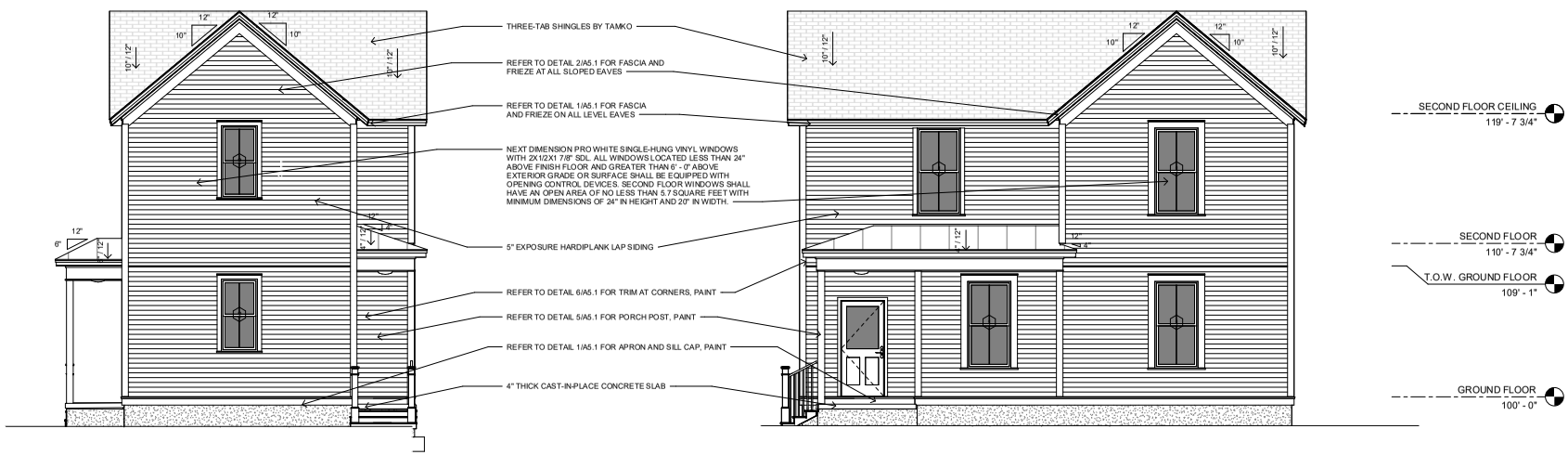

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TOWN PLANNING/URBAN ENGINEERING

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12049 JOHN BRIAN YEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE 3 BEDROOM ELEVATION 10L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

ELEVATIONS

SHEET A2

Public Comment Draft
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 100 of 115

BENT HOUSE

ELEVATION 12R

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community.by.design

TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13504
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - EXPIRES 6/30/2025

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 101 of 115

REVISION 0

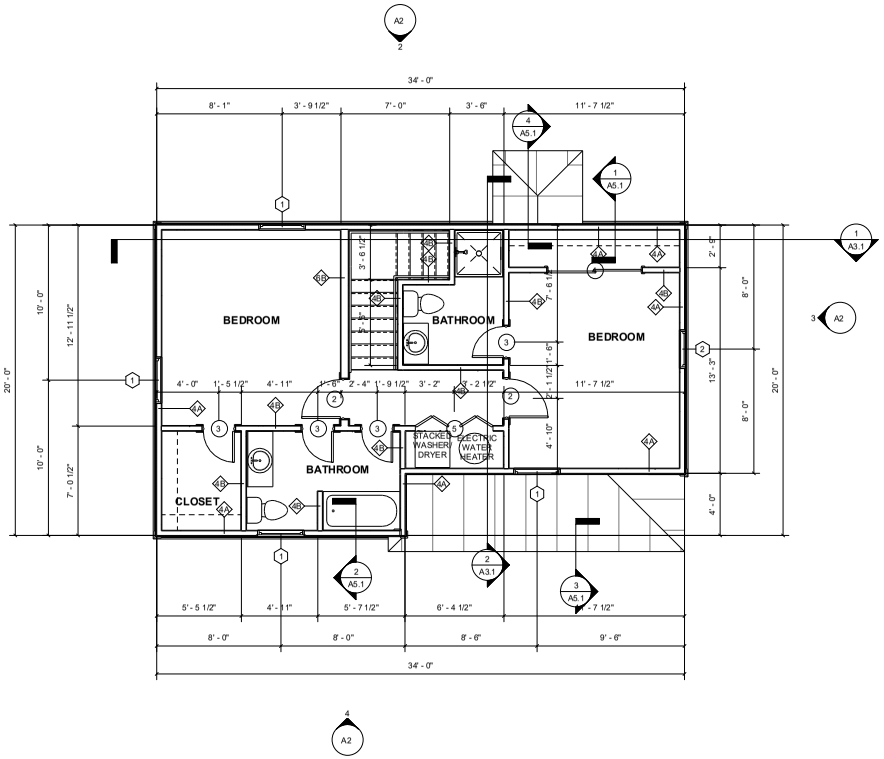
BENT HOUSE
3 BEDROOM
ELEVATION 12R

ISSUED FOR REVIEW

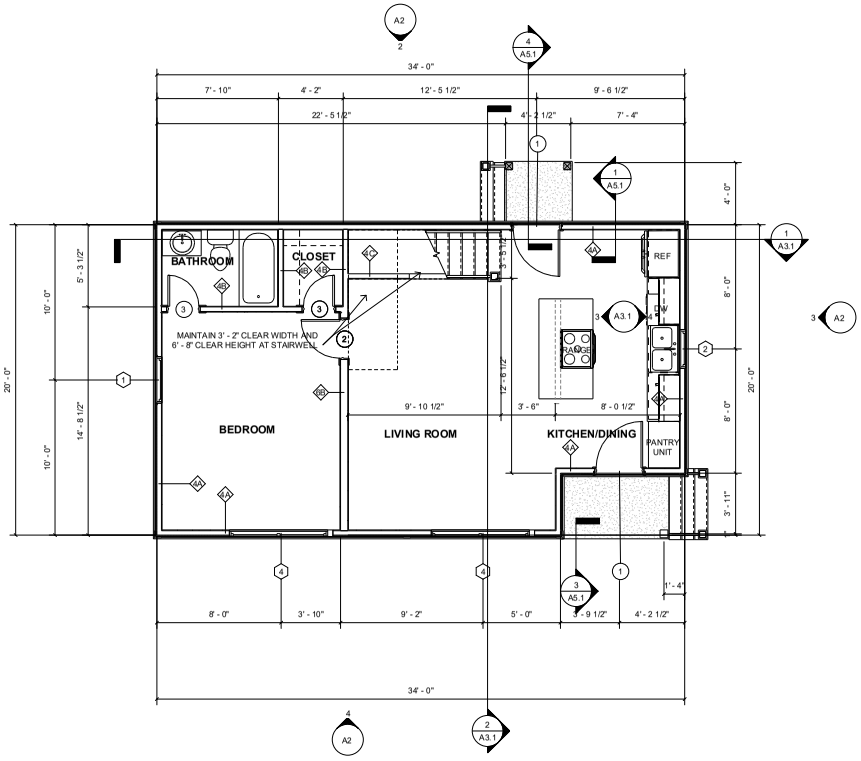
ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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TOWN PLANNING/URBAN ENGINEERING

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12069 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE 3 BEDROOM ELEVATION 12R

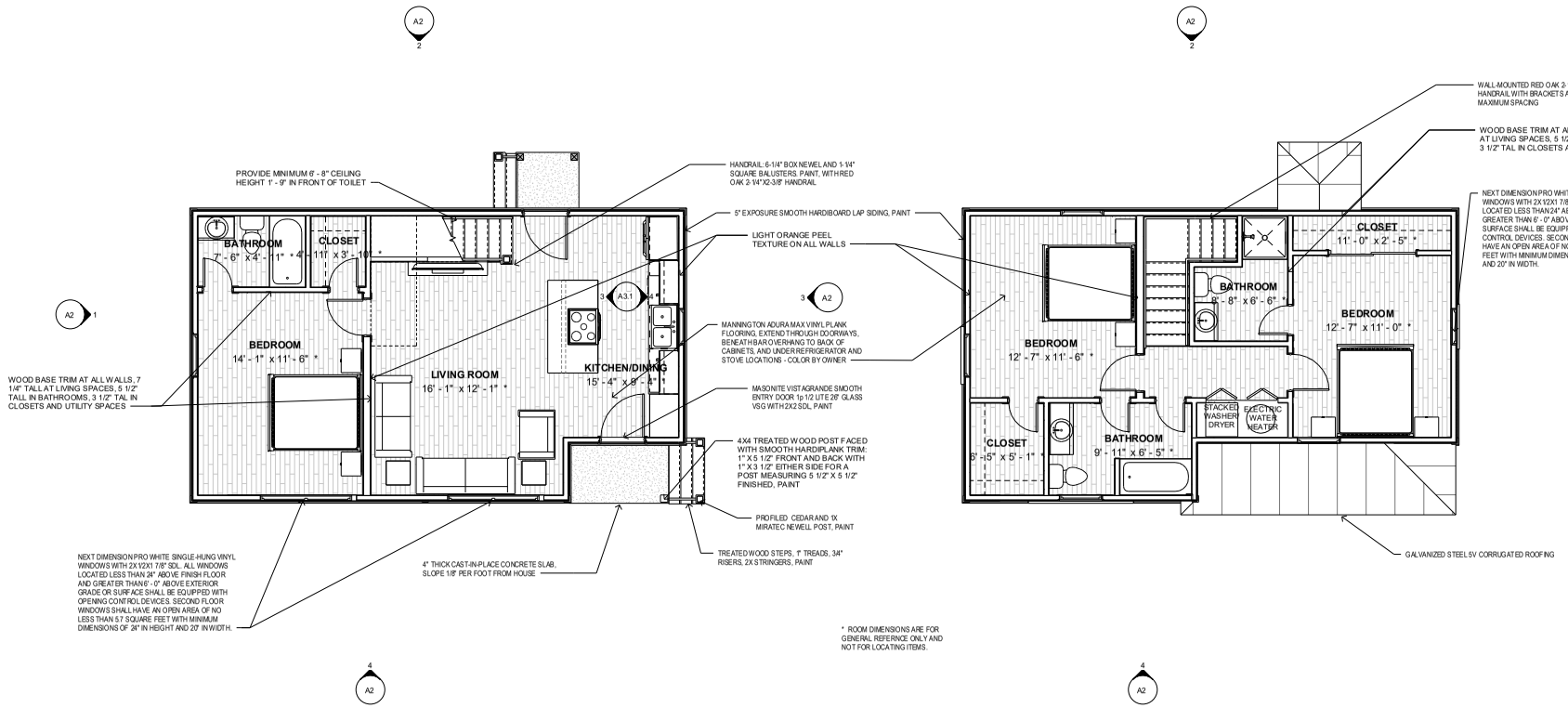
ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

DIMENSION PLANS

SHEET A1.1

Plan Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 102 of 115



2 SECOND FLOOR PLAN
1/4" = 1'-0"

1 GROUND FLOOR PLAN
1/4" = 1'-0"

community.by.design

TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13845
JOHN BRIAN TAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

BENT HOUSE
3 BEDROOM
ELEVATION 12R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

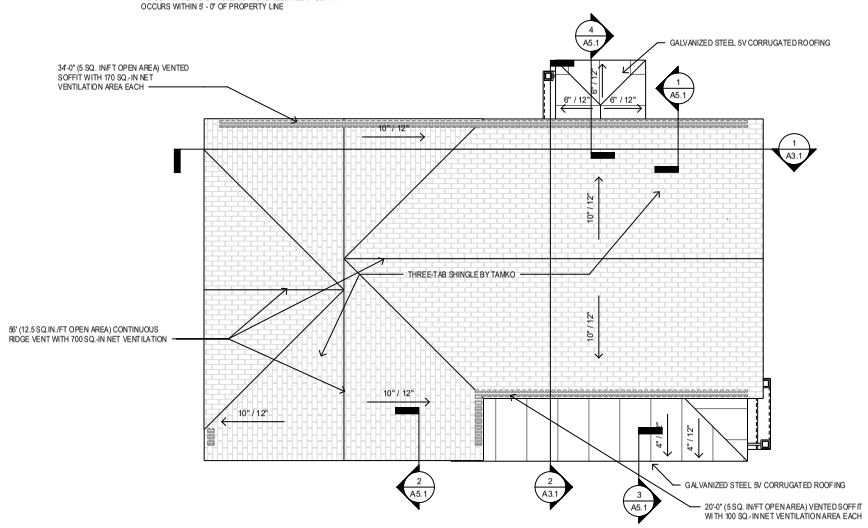
FINISH PLANS

SHEET A1.2

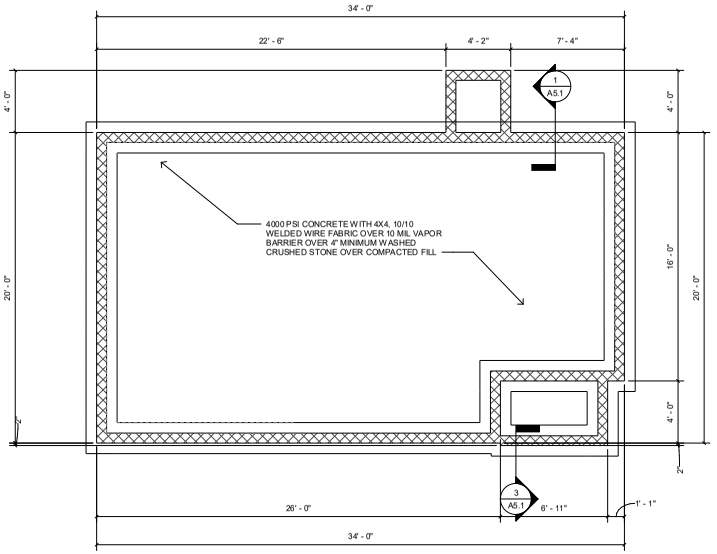
Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 104 of 115

ATTIC VENTILATION CALCULATIONS:
TOTAL ATTIC AREA: 988 SQUARE FEET
NET REQUIRED AREA: 293 SQUARE INCHES TOTAL INTAKE AREA PROVIDED: 270 SQUARE INCHES TOTAL EXHAUST AREA PROVIDED: 700 SQUARE INCHES

NO SOFFIT VENTS OR PENETRATIONS ALLOWED IF SOFFIT OCCURS WITHIN 5' -0" OF PROPERTY LINE



2 ROOF PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

community.by.design

TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
BRIAN T. KING
REGISTERED PROFESSIONAL ENGINEER
No. 13545

CERTIFICATE OF AUTHORIZATION NO.
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - INCORPORATED

REVISION 0

BENT HOUSE
3 BEDROOM
ELEVATION 12R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

FOUNDATION AND ROOF PLANS

SHEET A1.3

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TOWN PLANNING URBAN DESIGN

Planning Commission December 9, 2024
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13845
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - EXPIRES 6/30/2025

REVISION 0

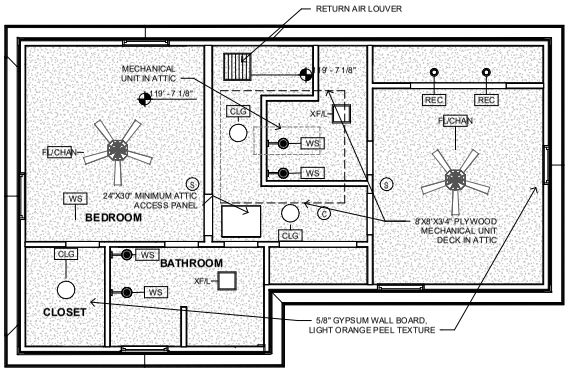
ELECTRICAL NOTES
1. ALL WIRING TO MEET N.E.C. AND ALL STATE AND LOCAL CODES. ELECTRICAL CONTRACTOR TO REVIEW INSTALLATION OF ALL ELECTRICAL, POWER, AND LIGHTING COMPONENENTS WITH BUILDING INSPECTOR PRIOR TO INSTALLATION.
2. COUNTER HEIGHT RECEPTACLES TO BE AT 42" ABOVE FLOOR. DISHWASHER/GARBAGE DISPOSAL RECEPTACLES UNDER COUNTER.
3. COORDINATE INSTALLATION OF ELECTRICAL DEVICES IN CABINETRY WITH CABINET MAKER FOR PROPER CLEARANCE. DEVICES INSTALLED IN CABINETS SHALL BE CENTERED ON THE PANEL OR STILE IN WHICH THEY ARE LOCATED AND HIDDEN FROM VIEW AS MUCH AS POSSIBLE.
4. ALL EXTERIOR RECEPTACLES AND LIGHTING FIXTURES SHALL BE WEATHER RESISTANT AND RATED FOR OUTDOOR USE.
5. ALL LIGHTING FIXTURES SHALL BE SELECTED BY OWNER WITHIN THE LIGHTING ALLOWANCE PROVIDED IN THE SPECIFICATIONS.
6. BATHROOM EXHAUST FANS SHALL BE LOW NOISE UNITS AND SHALL BE VENTED TO THE OUTSIDE.
7. LOCATE PANEL BOX AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF PANEL BOX WITH LOCAL BUILDING INSPECTOR PRIOR TO INSTALLATION. IF ELECTRICAL BOX MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
8. LOCATE ELECTRICAL METER AND SERVICE ENTRANCE AS INDICATED ON THE PLANS. REVIEW INSTALLATION OF ELECTRICAL METER WITH THE ELECTRIC UTILITY COMPANY. IF THE ELECTRICAL METER AND SERVICE ENTRANCE MUST BE RELOCATED, COORDINATE REVISED LOCATION WITH DESIGNER.
9. PROVIDE POWER AND UTILITY HOOKUPS FOR ALL APPLIANCES AND EQUIPMENT, INCLUDING RANGE, REFRIGERATOR, WASHER, DRYER, VENT HOOD, AND MICROWAVE OVEN. BUILDER SHALL COORDINATE ALL APPLIANCE AND EQUIPMENT SELECTIONS WITH THE OWNER AND PROVIDE THIS INFORMATION TO THE ELECTRICAL CONTRACTOR.
10. BUILDER TO COORDINATE INSTALLATION OF TELEVISION CABLE, TELEPHONE WIRING, AND ALL OTHER DATA CABLING WITH THE UTILITY COMPANIES AND THE OWNER. PROVIDE A COMPLETE INSTALLATION OF THESE ITEMS AND SYSTEMS.
11. BUILDER TO PROVIDE CONCEALED BLOCKING FOR ALL LIGHT FIXTURES AND ELECTRICAL DEVICES. BLOCKING FOR WALL MOUNTED LIGHTING SHOULD BE LOCATED SO THAT THE FIXTURES CAN BE CENTERED ON LAVATORIES OR AS OTHERWISE INDICATED ON THE PLANS.
12. PROVIDE LIGHTING WITHIN ATTICS. LOCATE SWITCHES ADJACENT TO ATTIC ACCESS PANELS.
13. THE BUILDER SHALL CONFIRM COLOR OF DEVICES AND SWITCHPLATES WITH THE OWNER PRIOR TO INSTALLATION OF DEVICES.
14. SMOKE AND CARBON-MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE BATTERY BACK UP. SMOKE AND CARBON-MONOXIDE DETECTORS AND ALARMS SHALL BE INTERCONNECTED. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R314. CARBON-MOONOXIDE DETECTORS SHALL BE INSTALLED ACCORDING TO IRC R315
15. PROVIDE SECURITY ALARM WIRING AS REQUESTED BY OWNER.
16. PROVIDE AUDIO VISUAL AND BUILT-IN SPEAKER WIRING AS REQUESTED BY OWNER.
17. ELECTRICAL CONTRACTOR SHALL PROVIDE POWER FOR ALL H.V.A.C. EQUIPMENT INSIDE AND OUTSIDE THE HOUSE. ELECTRICAL CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND THE BUILDER.

LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
WMS	WALL-MOUNTED SCONCE
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT

BENT HOUSE
3 BEDROOM
ELEVATION 12R

ISSUED FOR REVIEW

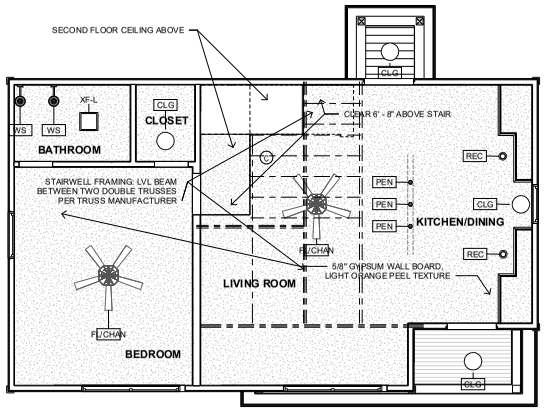
ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024



SECOND FLOOR REFLECTED CEILING PLAN

2

1/4" = 1'-0"



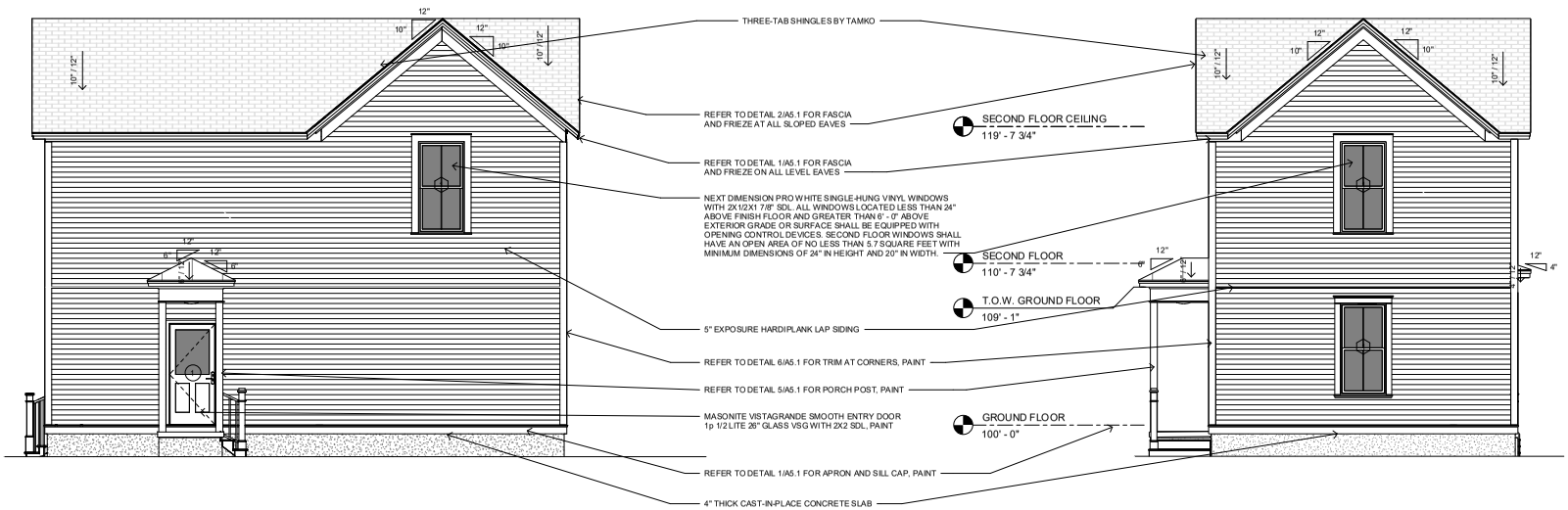
GROUND FLOOR REFLECTED CEILING PLAN

1

1/4" = 1'-0"

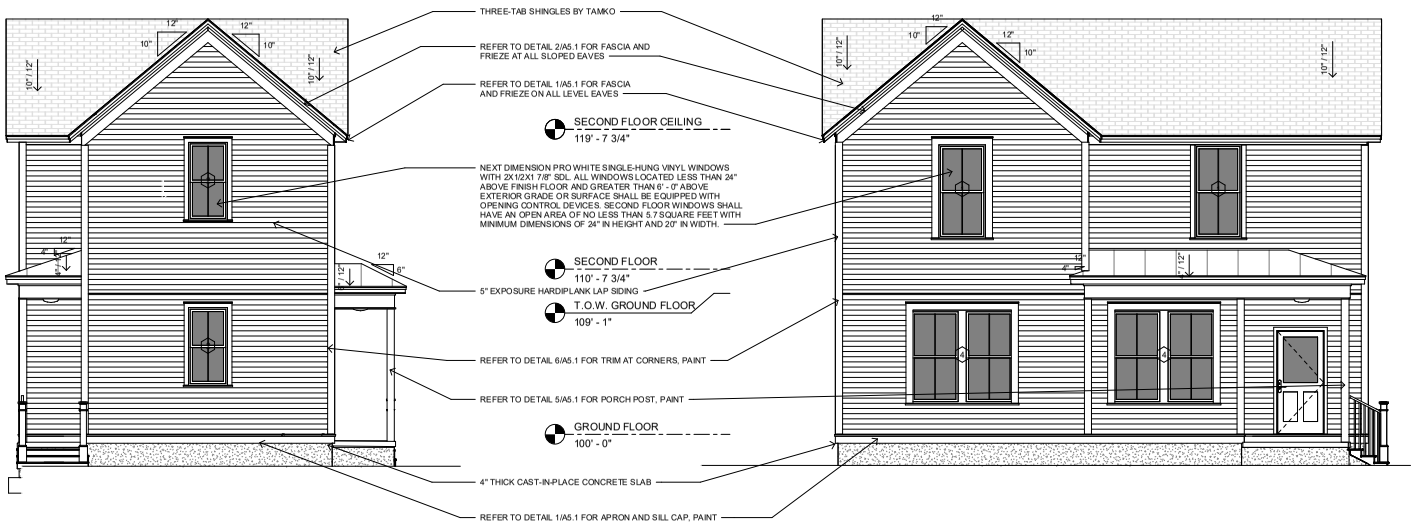
REFLECTED CEILING PLANS

SHEET A1.4



2 BACK ELEVATION
1/4" = 1'-0"

1 LEFT ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"

4 FRONT ELEVATION
1/4" = 1'-0"

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER

COMMUNITY BY DESIGN, L.L.C. #1504 CERTIFICATE OF AUTHORIZATION ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

BENT HOUSE
3 BEDROOM
ELEVATION 12R

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

ELEVATIONS

SHEET A2

BENT HOUSE

ELEVATION 13L

GENERAL NOTES:

1. COORDINATE ALL WORK WITH DRAWINGS AND SPECIFICATIONS.

2. DRAWINGS MAY BE PRINTED AT HALF-SIZE. USERS OF REDUCED DRAWINGS ARE SOLELY RESPONSIBLE FOR DETERMINING THE PROPER SCALE.

3. CONTRACTOR AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.

4. CONTRACTOR AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER.

5. WORK SHALL INCLUDE ALL REQUIRED PERMITS, LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE ALL WORK INDICATED ON DRAWINGS AND AS NECESSARY FOR A COMPLETE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCES, ETC O INSURE SAFE AND EFFECTIVE PROGRESS OF THE PROJECT.

7. ALL PAINTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FINISHES AND CLEANUP.

8. CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP OF WORK AREA AND ALL EXPOSED BUILDING SURFACES AT SUBSTANTIAL COMPLETION.

9. ALL TRASH AND TOOLS SHALL BE REMOVED FROM PREMISES EACH DAY AND THE AREA LEFT CLEAN WHENEVER UNATTENDED. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP. COORDINATE WITH OWNER IF SECURE STORAGE IS NEEDED ONSITE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO FINISHED SURFACES, EQUIPMENT, FURNITURE, EXISTING MATERIALS OR FINISHES, CAUSED AS A RESULT OF HIS WORK. REPAIR OR REPLACE DAMAGED ITEMS AS DIRECTED BY DESIGNER.

11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

12. DIMENSIONS ARE TO FACE OF CMU ON FOUNDATION PLAN AND FACE OF STUD/FRAMING MEMBER ON FLOOR PLANS WITH THE EXCEPTION OF THE CENTERLINE OF THE DEMISING WALL, UNLESS OTHERWISE NOTED OR IMPLIED.

13. THE INFORMATION CONTAINED HEREIN DEMONSTRATES THE GENERAL DESIGN INTENT. THE CONTRACTORS ARE RESPONSIBLE FOR PERFORMING ALL WORK WITHIN STANDARD CONSTRUCTION PRACTICES TO ACHIEVE SOUND STRUCTURAL INTEGRITY, PROPER MOISTURE AND THERMAL BARRRIERS, AND QUALITY WORKMANSHIP IN ACCORDANCE WITH AND TO THE END OF MEETING OR EXCEEDING APLICABLE CODES AND STANDARDS.

14. ALL SIDING AND TRIM TO BE SMOOTH. SIDING TO BE SMOOTH HARDIE PLANK 5/16"X8 1/4". ALL FLAT TRIM PROFILES TO BE SMOOTH FINISH. ALL DOOR FINISHES TO BE SMOOTH. NO WOOD GRAIN TEXTURE ON DOORS, SIDING OR TRIM. TRIM PROFILES TO HAVE MITERED RETURNS AT VISIBLE ENDS.

15. EXTERIOR WALLS, ATTICS AND CRAWL SPACES TO BE INSULATED FOR THERMAL TRANSFER RESISTANCE IN ACCORDANCE WITH THE ENERGY CODE. INSTALL DRAFTSTOPPING AT ALL JOINTS, EDGES, AND PENETRATIONS. INSTALL SOUNDPROOFING INSULATION, MEMBRANCES, AND SEALANTS IN ALL INTERIOR PARTITION AT THE PERIMETERS OF BATHROOMS AND BEDROOMS.

16. SLOPE ALL GRADES AWAY FROM BUILDINGS.

17. CONTRACTOR TO MAINTAIN A COPY OF TRUSS MANUFACTURER'S SPECIFICATIONS ON SITE FOR BUILDING INSPECTOR'S USE.

APPLICABLE CODES:

2021 International Residential Code
2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing Code
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code - Vol III (Based on 2021 IRC)
2021 Arkansas Fire Prevention Code - Vol II (Based on 2021 IBC)

SHEET INDEX	
Sheet Number	Sheet Name
A0	COVER
A1.1	DIMENSION PLANS
A1.2	FINISH PLANS
A1.3	FOUNDATION AND ROOF PLANS
A1.4	REFLECTED CEILING PLANS
A2	ELEVATIONS
A3.1	SECTIONS
A4.1	SCHEDULES
A5.1	DETAILS

PROJECT DATA - AREA	
GROUND FLOOR AREA	657 SF
SECOND FLOOR AREA	617 SF
	1274 SF

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TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13504
JOHN BRIAN TANNER

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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REVISION 0

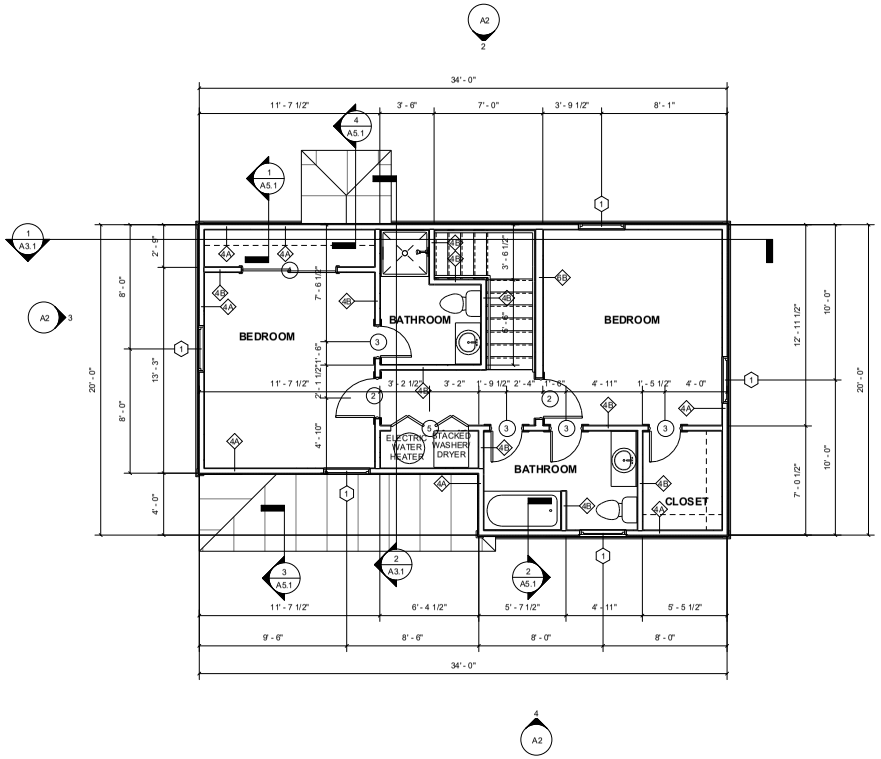
BENT HOUSE
3 BEDROOM
ELEVATION 13L

ISSUED FOR REVIEW

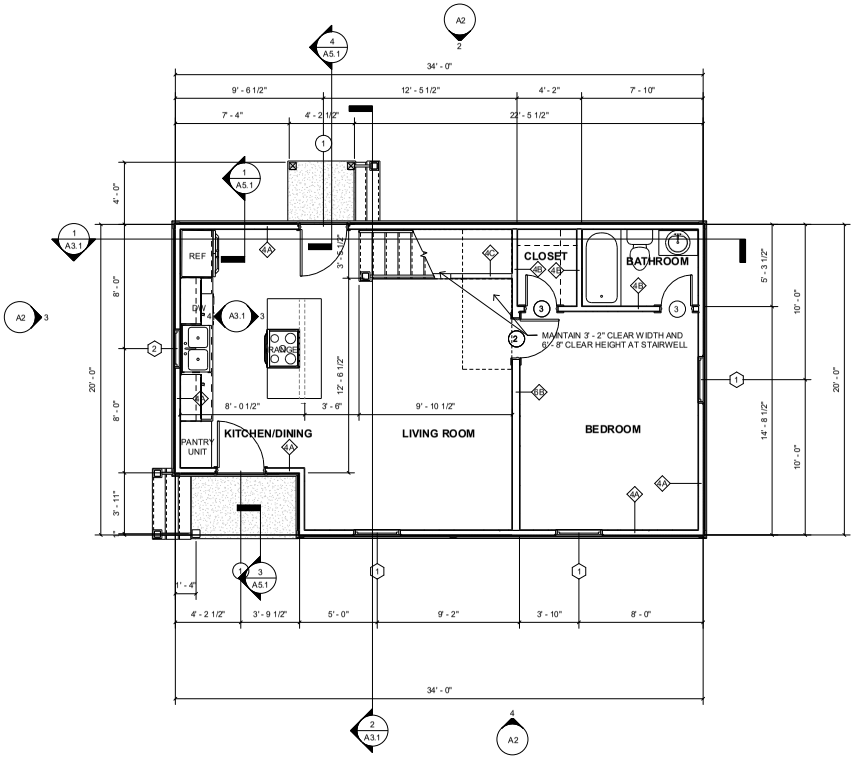
ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

COVER

SHEET A0



2 SECOND FLOOR DIMENSION PLAN
1/4" = 1'-0"



1 GROUND FLOOR DIMENSION PLAN
1/4" = 1'-0"

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TOWN PLANNING/URBAN ENGINEERING

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12345 JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

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DIMENSION PLANS

SHEET A1.1

Planning Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
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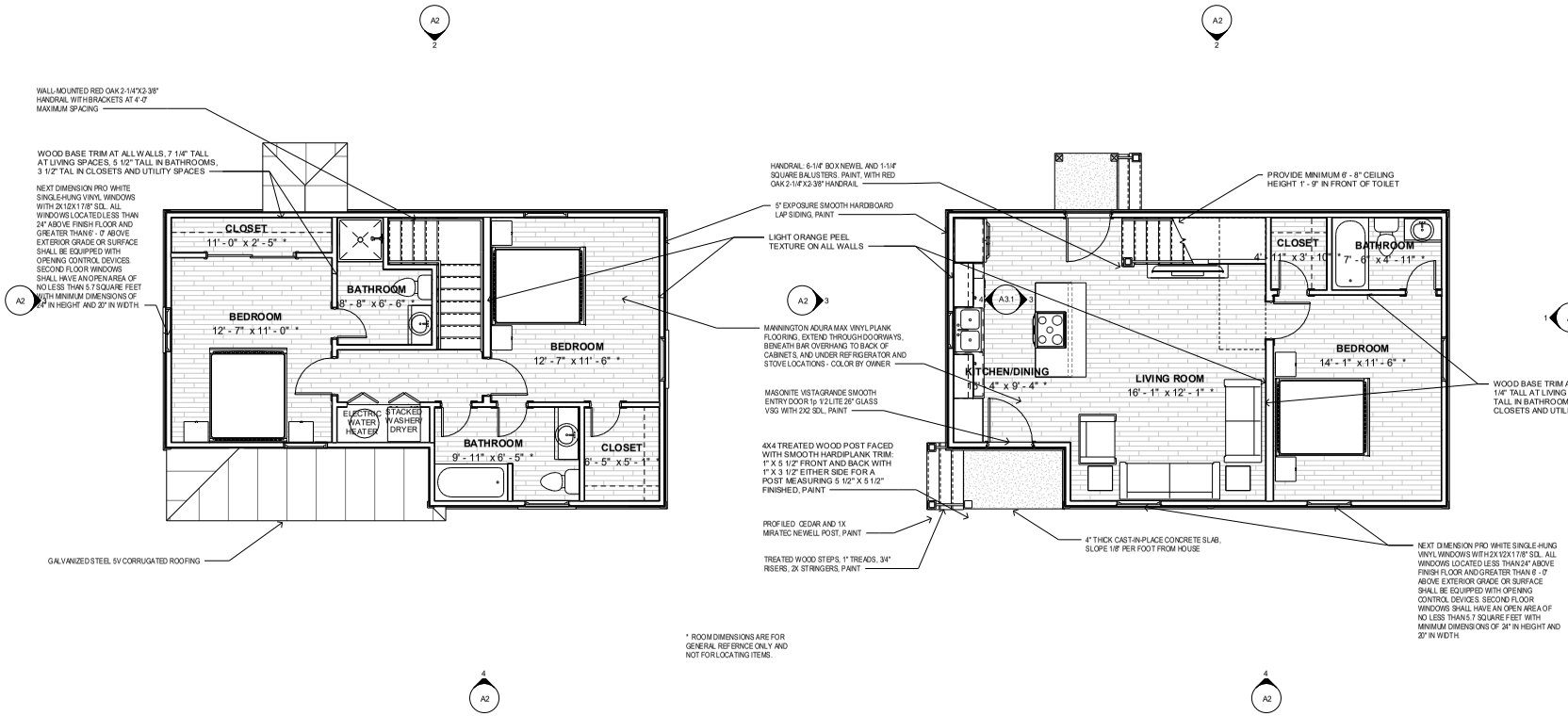

* ROOM DIMENSIONS ARE FOR GENERAL REFERENCE ONLY AND NOT FOR LOCATING ITEMS.

2 SECOND FLOOR PLAN
1/4" = 1'-0"

1 GROUND FLOOR PLAN
1/4" = 1'-0"

community.by.design

TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13545
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
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ARKANSAS - ENGINEER

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Page 109 of 115

REVISION 0

BENT HOUSE
3 BEDROOM
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FINISH PLANS

SHEET A1.2

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Page 110 of 115

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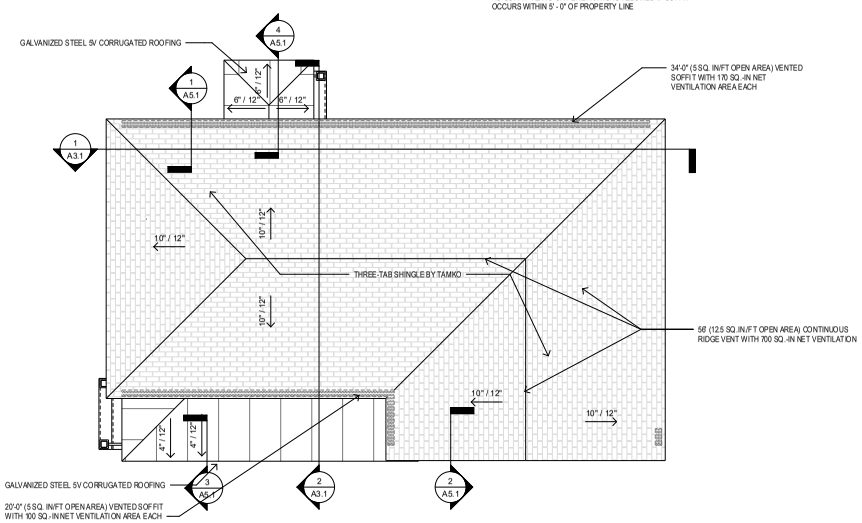

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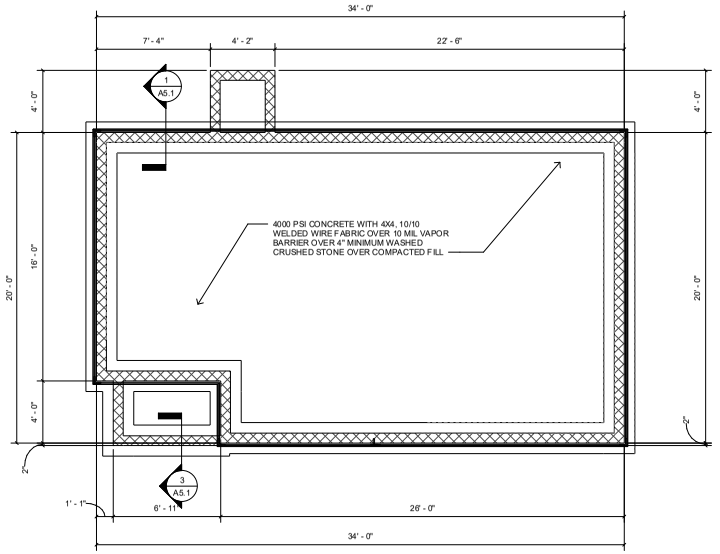

1 FOUNDATION PLAN
1/4" = 1'-0"

REVISION 0

BENT HOUSE
3 BEDROOM
ELEVATION 13L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

FOUNDATION AND ROOF PLANS

SHEET A1.3

ELECTRICAL NOTES

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LIGHTING LEGEND	
REC	RECESSED FIXTURE
F/L	CEILING FAN WITH LIGHT KIT / CHANDELIER
CHND	CHANDELIER, SUSPENDED/WEIGHTED FIXTURE
CLG	FLUSH-MOUNTED CEILING FIXTURE
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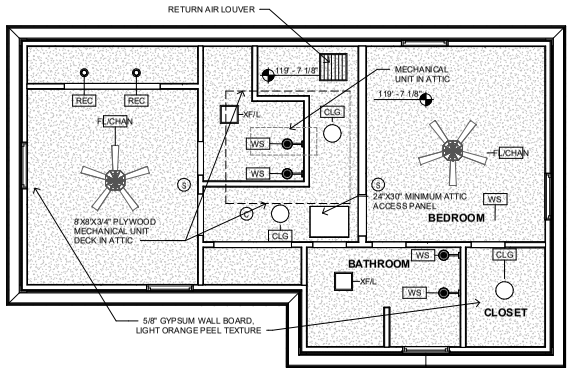
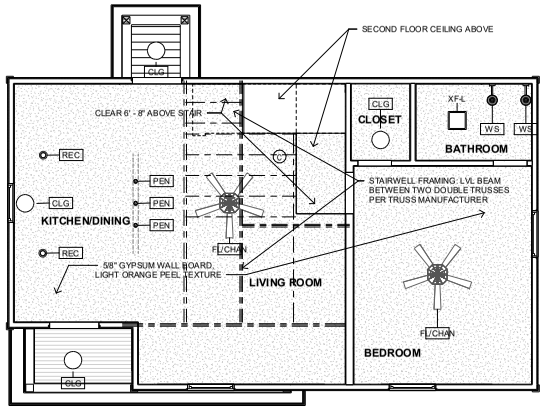
S	SMOKE DECECTOR
C	SMOKE AND CARBON-MONOXIDE DETECTOR
PEND	PENDANT
XF	EXHAUST FAN
XF-L	EXHAUST FAN WITH LIGHT



2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 GROUND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

community.by.design
TOWN PLANNING URBAN DESIGN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13945
JOHN BRIAN TAYLOR

CERTIFICATE OF AUTHORIZATION NO.
COMMUNITY BY DESIGN, L.L.C. #1504
ARKANSAS - INCHES

Planning Commission December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 111 of 115

REVISION 0

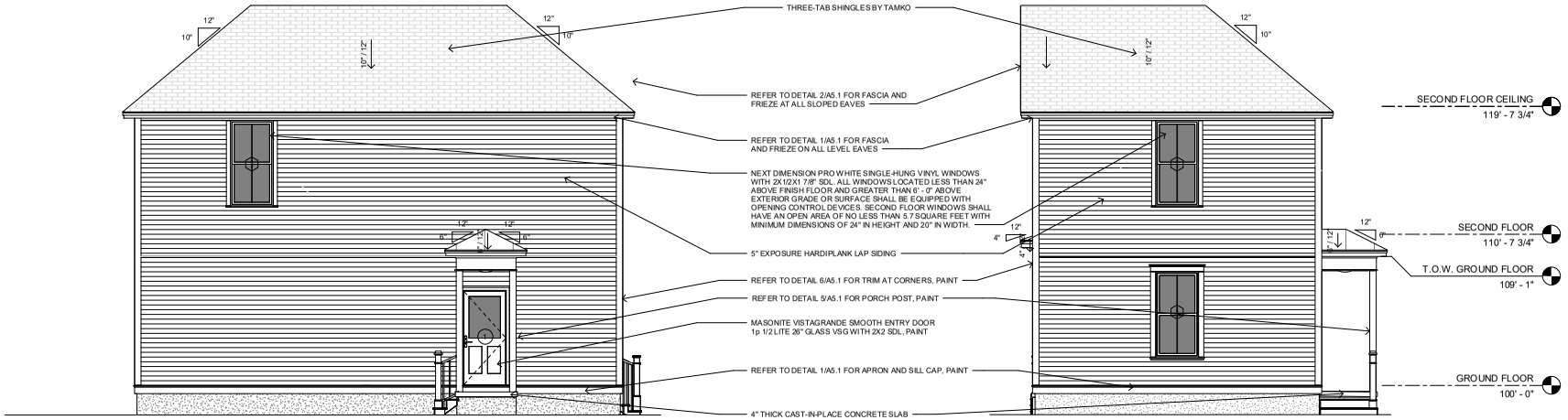
BENT HOUSE
3 BEDROOM
ELEVATION 13L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

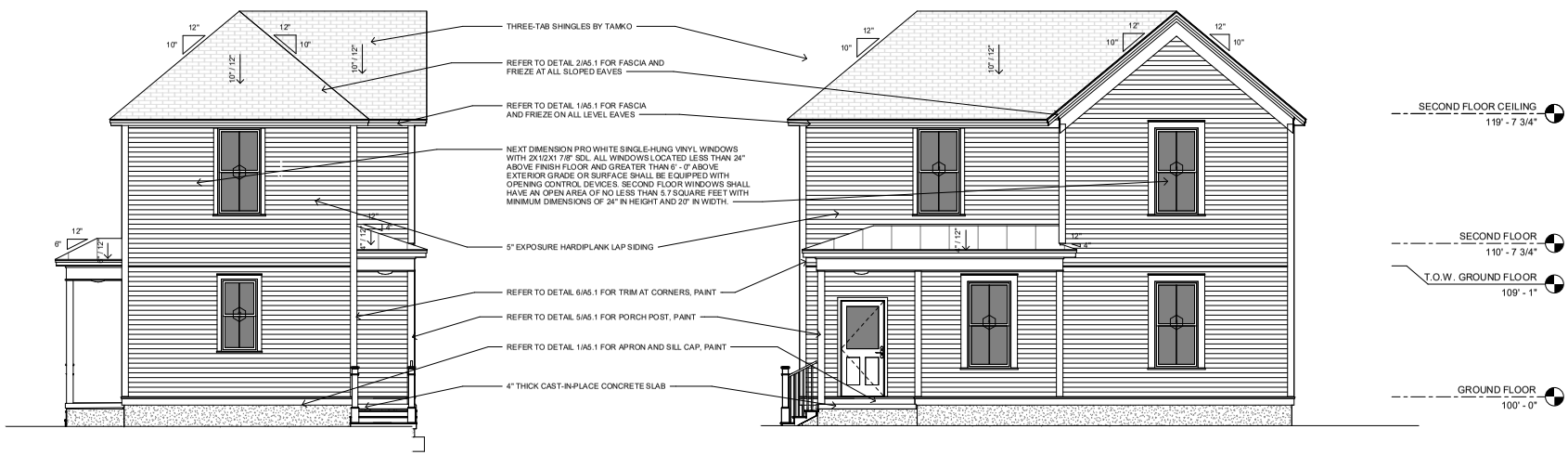
REFLECTED CEILING PLANS

SHEET A1.4



2 BACK ELEVATION
1/4" = 1'-0"

1 LEFT ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"

4 FRONT ELEVATION
1/4" = 1'-0"

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TOWN PLANNING URBAN ENGINEERING

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 12049 JOHN BRIAN YEAGUE

CERTIFICATE OF AUTHORIZATION COMMUNITY BY DESIGN, L.L.C. #1504 ARKANSAS - ENGINEER

REVISION 0

BENT HOUSE 3 BEDROOM ELEVATION 13L

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: TK
DATE: 10/22/2024

ELEVATIONS

SHEET A2

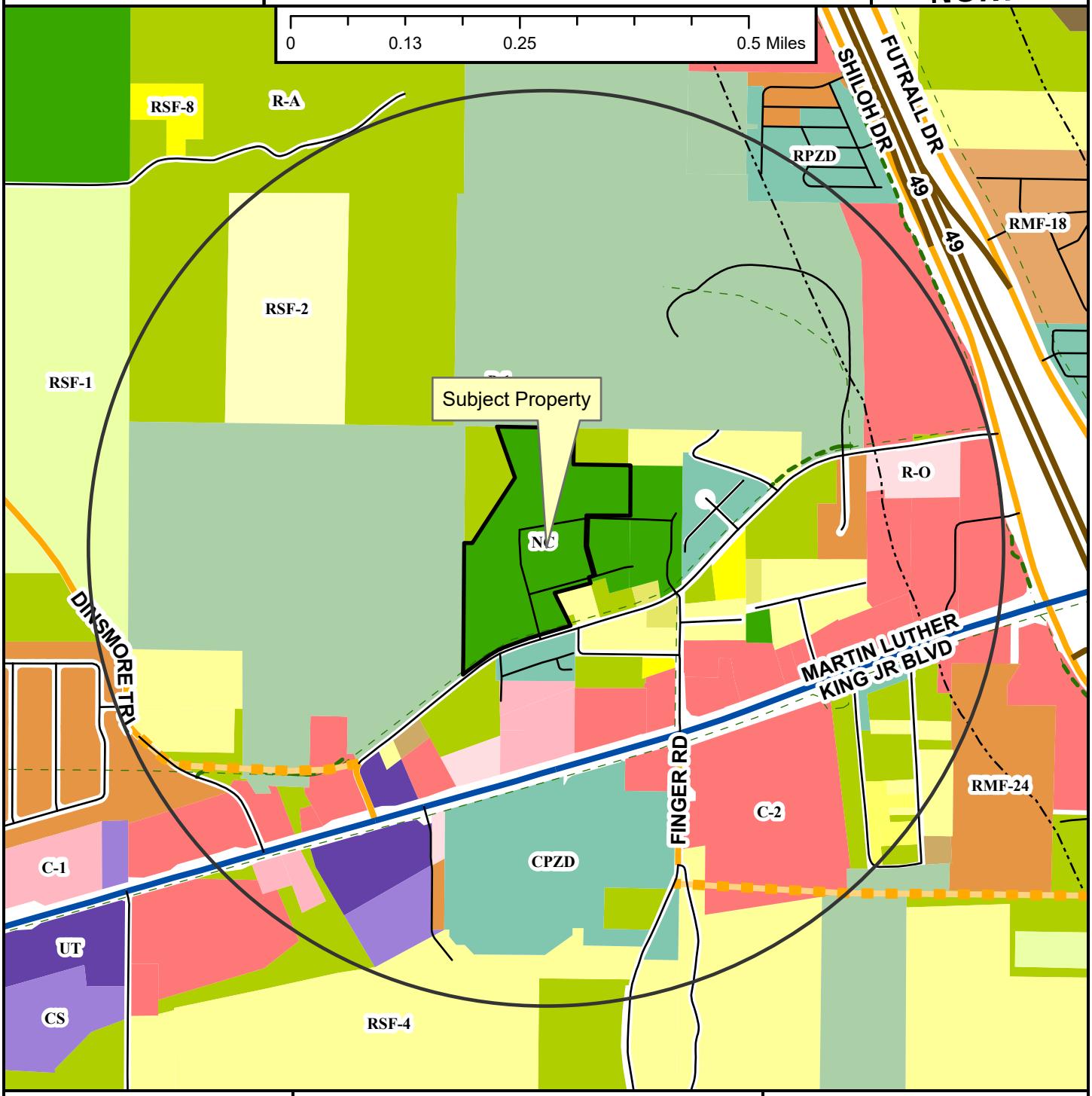
Plan Commission
December 9, 2024
ADM-2024-0051 (SOUTHERN WOODS)
Page 112 of 115

ADM-2024-0051

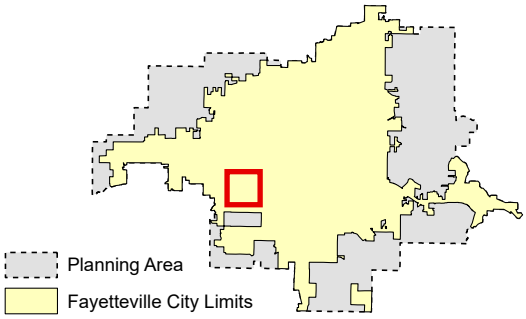
One Mile View

963 S. LARAMIE HTS

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

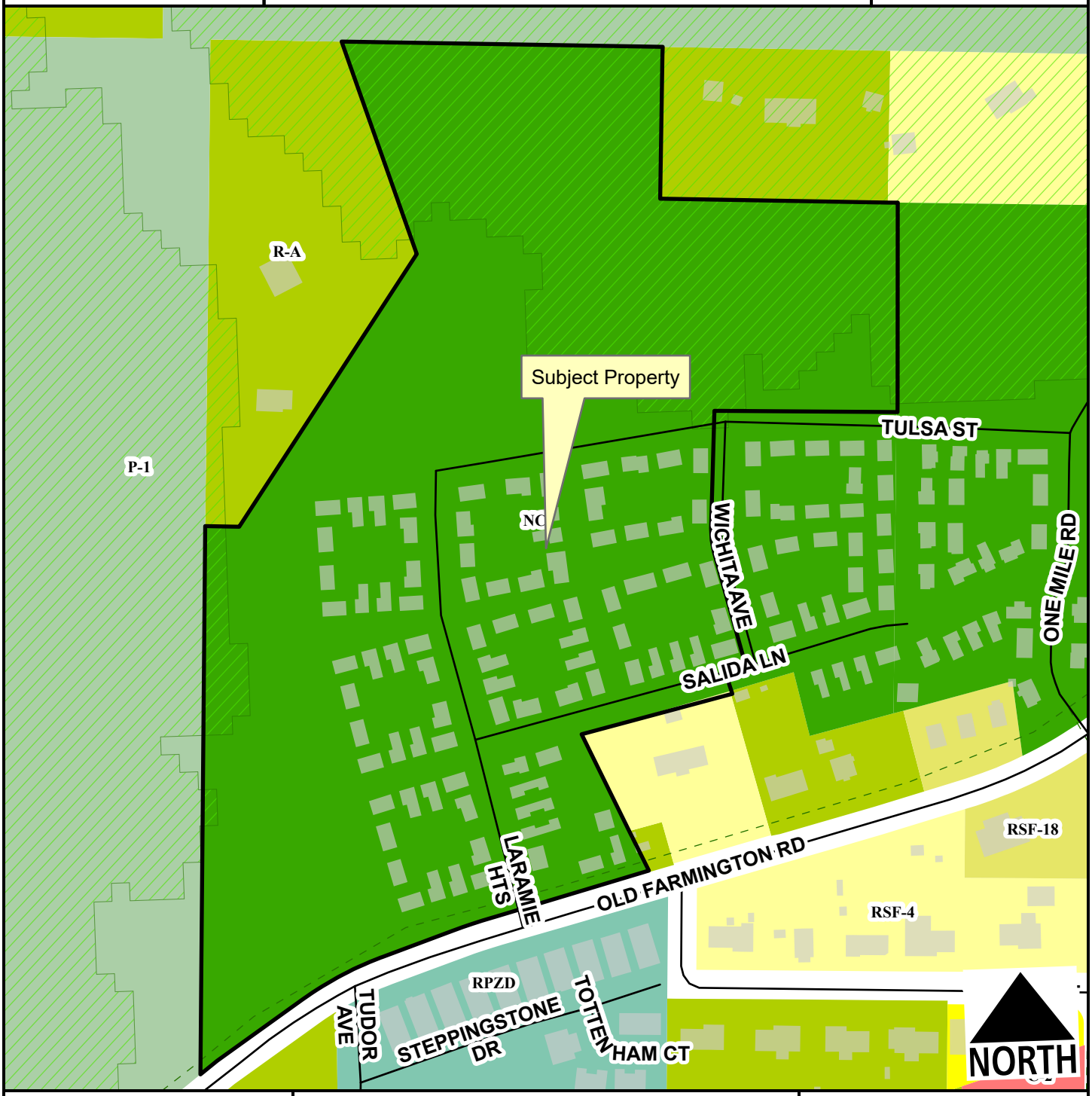
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

ADM-2024-0051

Close Up View

963 S. LARAMIE HTS



Unclassified
Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits
Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

Residential-Agricultural
RSF-4
RSF-8
RSF-18
C-2
Neighborhood Conservation
Commercial, Industrial, Residential
P-1

ADM-2024-0051

Current Land Use

963 S. LARAMIE HTS

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: City of Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Wesley Frank, Planner

MEETING DATE: December 9, 2024

SUBJECT: **VAR-2024-0051: Planning Commission Variance (E. FOREVER PL/POWELL, 838):** Submitted by BLACK BEAR REAL ESTATE for property located at E. FOREVER PLACE. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 40.36 acres. The request is for a variance to road frontage requirements.

RECOMMENDATION:
Staff recommends approval of **VAR-2024-0051**, based on the findings contained in this report.

RECOMMENDED MOTION:
*"I move to approve **VAR-2024-0051** with conditions, determining:*

- *In favor of a variance to UDC §166.05(A)(3), and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located on the south side of Fayetteville just east of Lake Wilson Park and is currently a property with a single-family home. The property has petitioned for a lot split (LSP-2024-0036) to create an additional tract. The location of the parcel is outside of City Limits. The property does not abut any zoning districts and is not located in a FEMA designated floodplain.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential/Agricultural	Washington County; Ag/Res - 1 unit per acre
South	Rural Residential/Agricultural	Washington County; Ag/Res - 1 unit per acre
East	Rural Residential/Agricultural	Washington County; Ag/Res - 1 unit per acre
West	Rural Residential/Agricultural	Washington County; Ag/Res - 1 unit per acre

Request: The applicant is requesting a variance to allow for the allotted street frontage for the newly created tract.

DISCUSSION:
Variance #1: 166.05 (A)(3) Required Infrastructure Improvements and Subdivision Regulations - Development In Planning Area. The applicant is requesting a variance to allow street frontage for Tract B of a Lot Split (LSP-2024-0037) as it is located outside of City Limits (greater than one mile). The proposed street frontage for the proposed property is less than the required amount of Washington County (70ft.) The applicant has proved a 60 ft access easement for the split property.

- *Staff recommendation: Staff supports the applicant's request to provide street frontage via a 60-foot access easement for split tract. This property is located in the county which requires the property to comply with Washington County Code.*

Public Comment: Staff has not received comment from the public.

RECOMMENDATION: Staff recommends approval of **VAR-2024-0051** with the following conditions of approval:

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.05 (A)(3) Required Infrastructure Improvements and Subdivision Regulations - Development In Planning Area.** *Staff recommends in favor of the variance for the reasons outlined above.*

2. Approval of this variance is dependent upon the issuance of the proposed access easement.

3. Approval of this variance does not constitute approval of any associated permits or other variances. The applicant shall obtain all necessary permits associated with the development separately.

PLANNING COMMISSION ACTION: Required YES
Date: December 9, 2024 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Applicant Request Letter
- Proposed Variance Request Exhibit
- One Mile Map
- Close Up Map
- Current Land Use Map

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Kylee Cole, Planner
Melissa Boyd, Staff Engineer
Melissa Evans, Urban Forester
Donna Wonsower, Planner

MEETING: December 9, 2024

SUBJECT: **LSD-2024-0013: Large Scale Development (3360 N. GREGG AVE/MAVERIK, 211):** Submitted by OZARK CIVIL ENGINEERING for property located at 3360 N. GREGG AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 2.37 acres. The request is for a 5,637-square-foot convenience store and fueling station with associated parking.

RECOMMENDATION:
Staff recommends approval of **LSD-2024-0013** with conditions.

RECOMMENDED MOTION:
*"I move to approve **LSD-2024-0013** with conditions:*

- *In favor of recommended right-of-way dedication and street improvements;*
- *In favor of variance to UDC §166.08(F) Access Management;*
- *In favor of variance to UDC §172.04(F)(4) Entrances and Internal Aisle Design for Parking Lots; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in north Fayetteville northeast of the intersection of N. Gregg Ave. and N. Shiloh Dr. The property is zoned C-2, Thoroughfare Commercial, and contains approximately 2.37 acres. It is currently developed with a single-family dwelling constructed around 1901, according to Washington County Assessor records. The property is bordered by W. Gregg Ave., a MSP-designated Neighborhood Link Street to the west, a trail easement along the eastern property line, and N. Shiloh Dr., a Neighborhood Link Street within ArDOT right-of-way to the south. Land uses and zoning surrounding the property 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, 4 Units per Acre
South	N. Fulbright Expy.	ArDOT
East	N. Fulbright Expy./N. Shiloh Dr.	ArDOT
West	Undeveloped	C-3, Central Commercial

Proposal: The applicant requests large-scale development approval to develop the property with a 5,637-square-foot convenience store and fueling station with associated parking. Two variances from the Unified Development Code has been requested as part of this proposal.

Variance #1: §166.08(F) Access Management. Property that fronts onto more than one public street shall place a higher priority on accessing the street with the lowest classification. The applicant requests a variance to access both N. Shiloh Drive and N. Gregg Avenue, which are both MSP-designated Neighborhood Link Streets.

- *Staff recommendation: Staff is supportive of this request finding that accessing both streets will help disperse traffic and allow for necessary site circulation for delivery and fuel trucks. Since N. Shiloh Dr. is within ArDOT right-of-way, staff recommends the access be right-in/right-out only in alignment with ArDOT standards.*

Variance #2: §172.04(F)(4) Entrances and Internal Aisle Design for Parking Lots. Internal aisles within parking lots containing more than nine spaces are limited to 24 feet in width. The applicant requests a variance for a drive aisle at the north end of the development measuring 39 feet in width, and drive aisles to the west, south, and east of the fuel canopy measuring 35 feet in width. The applicant is also requesting a 30-foot-wide access from N. Shiloh Dr.

- *Staff recommendation: Staff is supportive of the request for wider internal aisles as the applicant has provided a turning radius exhibit detailing the additional space needed for maneuvering around the fuel canopy. The applicant also supplied a letter from ArDOT stating that the N. Shiloh Dr. access will need to meet typical requirements of 15-feet-wide per lane (30 feet total). Staff is in favor of this request, finding that the right-in/right-out configuration of the access and the mountable median will reduce opportunities for vehicle conflict and unsafe left-hand turns out of the site.*

Right-of-Way to be Dedicated: Right-of-way along N. Gregg Ave. is variable, between approximately 49 feet to 60 feet from the centerline. N. Gregg Ave. is a Neighborhood Link Street and the existing right-of-way exceeds the Master Street Plan requirement along the entire frontage. ArDOT right-of-way along N. Shiloh Dr. is variable, between approximately 33.61 feet to 118 feet, which exceeds the Master Street Plan requirements for a Neighborhood Link Street. Accordingly, staff does not recommend additional right-of-way be dedicated along either street.

Street Improvements: Staff recommends that the property's N. Gregg Ave. frontage be improved to meet the typical requirements for a Neighborhood Link street, including an eight-foot sidewalk, ten-foot greenspace, and 1.5-foot curb and gutter. Along the property's N. Shiloh Dr. frontage, staff recommends a ten-foot trail, 19-foot greenspace, and 1.5-foot curb and gutter. The ten-foot trail will tie into the existing Scull Creek Trail east of the site. These improvements are reflected in the applicant's civil plans.

Access Management/Connectivity: Staff has determined that the proposed development is not compliant with the City's access management standards. The requested variance to this standard is discussed above.

Design Standards: Staff finds that the project meets UDC §166.25, Commercial, Office and Mixed Use Design and Development Standards.

Water and Sewer System: The applicant is proposing to connect to an existing water main on the southwest corner of the site to provide domestic service. The applicant proposing to connect to an existing 16" sewer trunk line that is present on the south and east side of the site for sanitary

sewer service. There is a 15” sewer trunk line that runs parallel to the line being connected to on the east side of the site.

Parkland dedication or fee in-lieu: N/A; Commercial developments are not subject to parkland dedication or fee-in-lieu.

Tree Preservation:
Canopy minimum requirement: 15%
Existing canopy: 52.3%
Preserved canopy: 11.2%
Mitigation required: 12 2-inch caliper trees.

Public Comment: To date, staff has received one call in opposition to the project citing increased traffic congestion and danger.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0013** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff does not recommend additional right-of-way dedication.*

2. **Planning Commission determination of street improvements.** *Staff recommends that the property’s N. Gregg Ave. frontage be improved to meet the typical requirements for a Neighborhood Link street, including an eight-foot sidewalk, ten-foot greenspace, and 1.5-foot curb and gutter. Along the property’s N. Shiloh Dr. frontage, staff recommends a ten-foot trail, 19-foot greenspace, and 1.5-foot curb and gutter, as detailed on the applicant’s civil plans.*

   Subdivision Committee recommended in favor.

3. **Planning Commission determination of a variance to UDC §166.08(F) Access Management, which requires placing a higher priority on accessing the street with the lowest classification.** *Staff recommends approval of the request as detailed above, with the following condition of approval:*
   a. Access onto N. Shiloh Dr. shall be limited to right-in/right-out only.

   Subdivision Committee recommended in favor.

4. **Planning Commission determination of a variance to UDC §172.04(F)(4) Entrances and Internal Aisle Design for Parking Lots, which requires internal aisles of 24 feet in width.** Staff recommends approval of the request as detailed above.

   Subdivision Committee recommended in favor.

5. A second left-turn lane shall be added for vehicles traveling westbound on Shiloh Drive turning left onto Gregg Ave so the LOS during the PM peak hour does not decrease. This will require coordination with staff during grading permit review to determine exact geometry as well as approval from ArDOT for improvements within State right-of-way.

6. All remaining comments from City division, whether Urban Forestry, Fire, or Engineering shall be addressed.

Standard Conditions of Approval:

7. Impact fees for fire, police, water, and sewer shall be paid in accordance with city ordinance;

8. 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);

9. 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;

10. Trash containers must be stored out of public view and may be screened by the principal structure or vegetation. Container locations for trash pick-up will be submitted to the Planning and Recycling & Trash Collection divisions for review prior to building permit;

11. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;

12. 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;

13. 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;

14. 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;

15. Large scale development approval shall be valid for one year;

16. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

17. 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

18. 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; and
e. 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:	**❒ Denied**	**❒ Tabled**	**❒ Approved**
Meeting Date: December 9, 2024			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code
  - §166.08(F) Access Management
  - §172.04 Parking Lot Design Standards
- Engineering Memo
- Urban Forestry Comments
- Applicant Exhibits
  - Request Letter & Variances
  - Site Plan
  - Elevations
- 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.

172.04 - Parking Lot Design Standards

(E) *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.*

(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

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Kylee Cole, Planner

FROM: Melissa Boyd, Staff Engineer

DATE: September 17, 2024

SUBJECT: **Planning Commission Engineering Comments for LSD-2024-0013 Maverik**

Water: The applicant is proposing to connect to an existing water main on the southwest corner of the site to provide domestic service to the development. There is an existing fire hydrant in the same location that will provide fire protection.

Sewer: The applicant is proposing to connect to an existing 16" sewer trunk line that is present on the south and east side of the site to provide sanitary sewer service. There is a 15" sewer trunk line on the east side of the site that runs parallel to the 16" sewer being connected to.

Significant fill is proposed over portions of the 16" sewer trunk line. Manholes must be replaced to current specifications where fill is being placed to protect the city's ability to access and maintain these lines in the future, and detailed bypass plans must be provided prior to work commencing.

Streets: A traffic study was provided with the Subdivision Committee submittal outlining this development's impact on the adjacent street network and Gregg Ave/Shiloh Drive intersection. The study indicates that left-turn maneuvers from Shiloh Drive to Gregg Ave during the PM peak hour will decrease from a Level of Service (LOS) E to a LOS F when adding trips generated by this development to the surrounding street network, but no recommendations were made within the study. At the Subdivision Committee meeting, staff required additional information be provided prior to Planning Commission pertaining to what improvements will be necessary to maintain the existing LOS E or improve the situation to determine if any street improvements will be recommended. The applicant's traffic consultant provided a response that adding an additional left-turn lane on Shiloh Drive will improve the LOS for the PM peak hour, as well as for the AM peak hour. As part of that response, it was also mentioned that adding a second westbound left-turn lane on Shiloh Drive does not line up with future through lane geometry when considering the City's most recent design from 2020 to reconfigure this intersection from 3-way to 4-way when property west of the railroad develops. The City currently does not have a timeline for when the intersection will be converted to a 4-way as there is no impending development west of the railroad prompting these improvements. As such, staff recommends a second left-turn lane be added for vehicles traveling westbound on Shiloh Drive turning left onto Gregg Ave so the LOS during the PM peak hour does not decrease. This will require coordination with staff during grading permit review to determine exact geometry as well as approval from ArDOT for improvements within State right-of-way. Should the Planning Commission choose to include the addition of a second left-turn lane as a condition of approval, it will not preclude the City from revising the full intersection design in the future to include any improvements that may be required with this development.

Staff recommends approval of the access management variance request for the driveway on Shiloh Dr, being restricted to right-in/right-out as shown on the plans.

Natural Features: Scull Creek, a protected stream, is present on the east side of the site and lies within a FEMA Zone AE floodway and floodplain. The applicant is proposing fill within the floodplain and is showing compensatory storage on site to offset any measurable loss of flood storage. Additional review will be performed with the grading permit application.

GIS indicates the presence of hydric soils on site and the applicant has provided a wetland delineation. The findings of the wetland delineation recommend a jurisdictional determination by the USACE be obtained to verify the extent of jurisdictional features on this site. The jurisdictional determination and any required permits must be provided prior to the grading permit being issued.

Drainage: This project is required to meet the four Minimum Standards outlined in Fayetteville's Drainage Criteria Manual. The applicant is proposing to utilize ADS Stormtech underground detention with isolator rows to meet water quality requirements and sizing the outlet structure to attenuate peak flows to meet channel protection, overbank flood protection, and extreme flood protection requirements.

Plan Comments:

1. Designs by an Arkansas-licensed PE for retaining walls exceeding 4 feet in height must be provided for review with the grading permit submittal.
2. Access ramp width for the northeast corner of Gregg/Shiloh for the future crosswalk across Gregg Ave to be coordinated during permit reviews.

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Michael Clotfelter, Ozark Civil Engineering, Inc.

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 23, 2024

Subject: LSD-2024-0013 3360 N. Gregg Ave. (Maverik) 221

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		
	Square Feet	**Percent of site**
Total Site Area *Minus Right of Way and Easements	67,247	100%
*Zoning Designation * Select Below with drop down arrow*		
UT, Urban Thoroughfare	10,087	15%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	10,087	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	35,185	52.3%
Tree Canopy Preserved	7,557	11.2%
Tree Canopy Removed *On Site	27,628	41.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	27,628	41.1%
Removed Below Minimum	**2,530**	
Mitigation Requirements	**2,530**	

.

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	2,530	12
Low Priority		
Total Mitigation Trees Required	**2,530**	**12**

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 *UDC Chapter 167.04H1and 167.04L1*	Tech Plat	Subdivision Committee	Planning Commission
a. 5-year Aerial Check on Existing Trees	**Yes**		
b. Property Boundary	**Yes**		
c. Natural Features (100ft beyond limits of disturbance)	**Yes**		
d. Existing Topography and Proposed Grading.	**Yes**		
e. Soil Types	**Yes**		
f. Significant Trees	**Yes**		
g. Groupings of Trees	**Yes**		
h. Table Inventory List (species, size, health, priority)	**Yes**		
i. All Existing and Proposed Utilities	**No**		
j. All Existing and Proposed Utility Easements and ROW's	**No**		
k. All Streams (with approximate center line)	**Yes**		
l. Floodplains and floodways	**Yes**		
m. Existing Street, Sidewalk or Bike Path ROW	**No**		
n. Submitted Site Analysis Plan (if required)	**Yes**		
o. Shows ALL Proposed Site Improvements	**Yes**		
p. Delineates trees/canopy to be preserved and removed	**Yes**		
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**Yes**		
Tree Protection Methods			
a. Tree Protection Fencing.	**Yes**		
b. Limits of Root Pruning.	**N/A**		
c. Traffic flow on work site	**Yes**		
d. Location of material storage	**Yes**		
e. Location of concrete wash out	**Yes**		
f. Location of construction entrance/exit.	**Yes**		

6. Site Analysis Report (if required)	*UDC*	Yes	No	N/A
	Chapter 167.04H4			
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	**8/28/24**	**9/12/24**	**9/23/24**
Approved			
Tabled	**5/29/24**		
	7/31/24		
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. Urban Forestry recommends approval of the project, including the request to place 12 street trees into escrow due to the presence of large ARDOT right-of-way and internal easements.
2. Address items above marked “No” and all Redlines provided prior to Subdivision Committee.
3. Ensure all details are legible.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Michael Clotfelter, Ozark Civil Engineering, Inc.

From: Melissa Evans, Urban Forester
Donna Wonsower, Planner

CC: Donna Wonsower, Planner

Meeting Date: September 23, 2024

Subject: LSD-2024-0013 3360 N. Gregg Ave. (Maverik) 221

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified. *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*	X		
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual. *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree: 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			X

c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**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	**12 required,**
	12 provided
Parking Lot Trees	**3 required,**
	3 provided
Street Trees	**26 required,**
	14 provided
	12 escrow
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**5 required,**
	5 provided
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**20 required,**
	20 provided
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**30 required,**
	30 provided

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**8/28/24**	**9/12/24**	**9/23/24**
Approved			
Tabled	**5/29/24**		
	7/31/24		
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. Urban Forestry recommends approval of the project, including the request to place 12 street trees into escrow due to the presence of large ARDOT right-of-way and internal easements.
2. Address items above marked “No” and all Redlines provided.
3. Per engineering comment, all planting within streamside zones shall be native. Maiden grass is not a native species.
4. Ensure all details are legible.

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

April 25, 2024

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

Re: Maverik, 0562 – Fayetteville, Washington County, AR
Large Scale Development Review

Ms. Cole,

Please accept our formal submittal for a city review of a Large-Scale Development plan. As such, Ozark Civil Engineering, Inc. respectfully request to be scheduled for the upcoming Technical Plat Review on May 15, 2024.

Maverik is proposing a convenience store and fueling station to be located at 3360 N. Gregg Avenue, Fayetteville, AR (see attached Vicinity Map). The site will consist of approximately 3.20 acres. The proposed improvements will consist of a 5,637 S.F. convenience store, 7 fuel pumps with a canopy, drainage, water, sanitary sewer services and site lighting to facilitate on-site parking for the proposed development.

The proposed development shall be in accordance with the City of Fayetteville's Code of Ordinance for a C-2 (Thoroughfare Commercial) development project, City Landscaping requirements and the City of Fayetteville's stormwater drainage regulations.

Furthermore, Maverik respectfully requests a Variance from the city's maximum drive isle width requirement for the internal drive isles located on the proposed Maverik site, and a Variance from the city's access management requirements to allow for more than one access to serve the Maverik site (see Variance requests attached).

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.

Michael Clotfelter, Project Manager

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

April 11, 2024

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

Re: Maverik, 562 – Fayetteville, Washington County, AR
Variance Request – Access Management

Ms. Cole,

Per the City's Unified Development Code, Section 166.08(F) – Access Management; property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest function classification. As such, Maverik respectfully requests a Variance be granted to allow for a second access drive. One access is proposed along Shiloh Drive and one access is proposed along Gregg Ave.

Maverik's standard site design is to provide more than one access to the property. By doing so, a second access drive helps to alleviate congestion on adjacent roads. Furthermore, a second access drive allows for the delivery trucks to enter the site and deliver goods to the store while contributing to smoother vehicular movements within the area.

Maverik believes that by not allowing for a second access would cause undue hardship due to circumstances unique to this development. Maverik needs to provide enough space to allow for the delivery trucks to safely maneuver through the site while towing a trailer. Furthermore, there needs to be adequate space to allow patrons and their vehicles to maneuver throughout the site when delivery trucks are present and making deliveries to the store. With only one entrance, there is a higher likelihood of congestion and potential safety hazards, especially during peak hours. A second entrance would provide an alternative access point for vehicles, dispersing traffic and reducing the risk of accidents.

Maverik believes that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance. For this type of development, we feel that allowing two access drives to serve a corner lot would help with vehicular circulation through the site for both customers and delivery trucks alike.

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

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

August 1, 2024

Ms. Kylee Cole
Planner
City of Fayetteville, AR
City Planning Division
125 W. Mountain Street
Fayetteville, AR 72701
PH: (479) 575-8327

Re: Maverik, 562 – Fayetteville, Washington County, AR
Variance Request – Internal Drive Isle & Access Drive Widths

Ms. Cole,

Maverik 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)(4) – Parking Lot Design Standards; Maverik respectfully requests an approval be granted to allow for the increase in the maximum drive isle width of 24 feet.

Maverik's standard store and site prototype is to locate the fuel canopy in front of the store. Due to the fuel delivery trucks' main travel paths being in front of the store and around the proposed fuel canopy, it is typical to provide a larger drive isle to accommodate the movements of these trucks and trailers (see Exhibit attached). As such, Maverik would request the maximum drive isles to be increased from the City's 24 feet to 39 feet in width. Furthermore, it should be noted that the Shiloh Drive access located along the south property line was widened per the request of ARDOT. ARDOT requires a minimum of 15' entrance/drive isles for one-way traffic when located within ARDOT's Right-of-Way (see ARDOT correspondence attached).

Maverik believes that by not allowing for the increase in the drive isle width would cause undue hardship due to circumstances unique to this development. Maverik needs to provide enough space to allow for the delivery trucks to maneuver safely through the site while towing a trailer. Furthermore, there needs to be adequate space to allow patrons and their vehicles to have enough area to maneuver when the delivery trucks are present on site and making deliveries to the store.

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

the site, however, due to the canopy location, Maverik feels that the 24-foot maximum drive isle width will not allow for the delivery trucks to navigate through the site in a safe manner.

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

ARKANSAS DEPARTMENT OF TRANSPORTATION
ARDOT.gov | IDriveArkansas.com | Lorie H. Tudor, P.E., Director
DISTRICT FOUR: 808 Frontier Road | Barling, AR 72923 | P.O. Box 11170 | Fort Smith, AR 72917-1170
Phone: 479.484.5306 | Fax: 479.484.5300
D4 COUNTIES: Crawford, Franklin, Polk, Scott, Sebastian, Washington

August 2, 2024

Maverik, Inc.
1150 Locust Street
Suite 301
Des Moines, IA 50309

ATTN: Dan Garneau Site Development Manager

RE: Maverik, Inc Gas Station
Highway 71, Section 17B
Washington
Fayetteville

Mr. Garneau:

The plans submitted for the Maverik gas station adjacent to Highway 71 In Fayetteville were reviewed.

The following comments are offered with regard to the plans submitted:

- The entrance and exit located along Shiloh Drive (an access to Highway 71) are required to be right in right out only with a design width of 15'.
- Tree planting in the right of way will not be allowed.

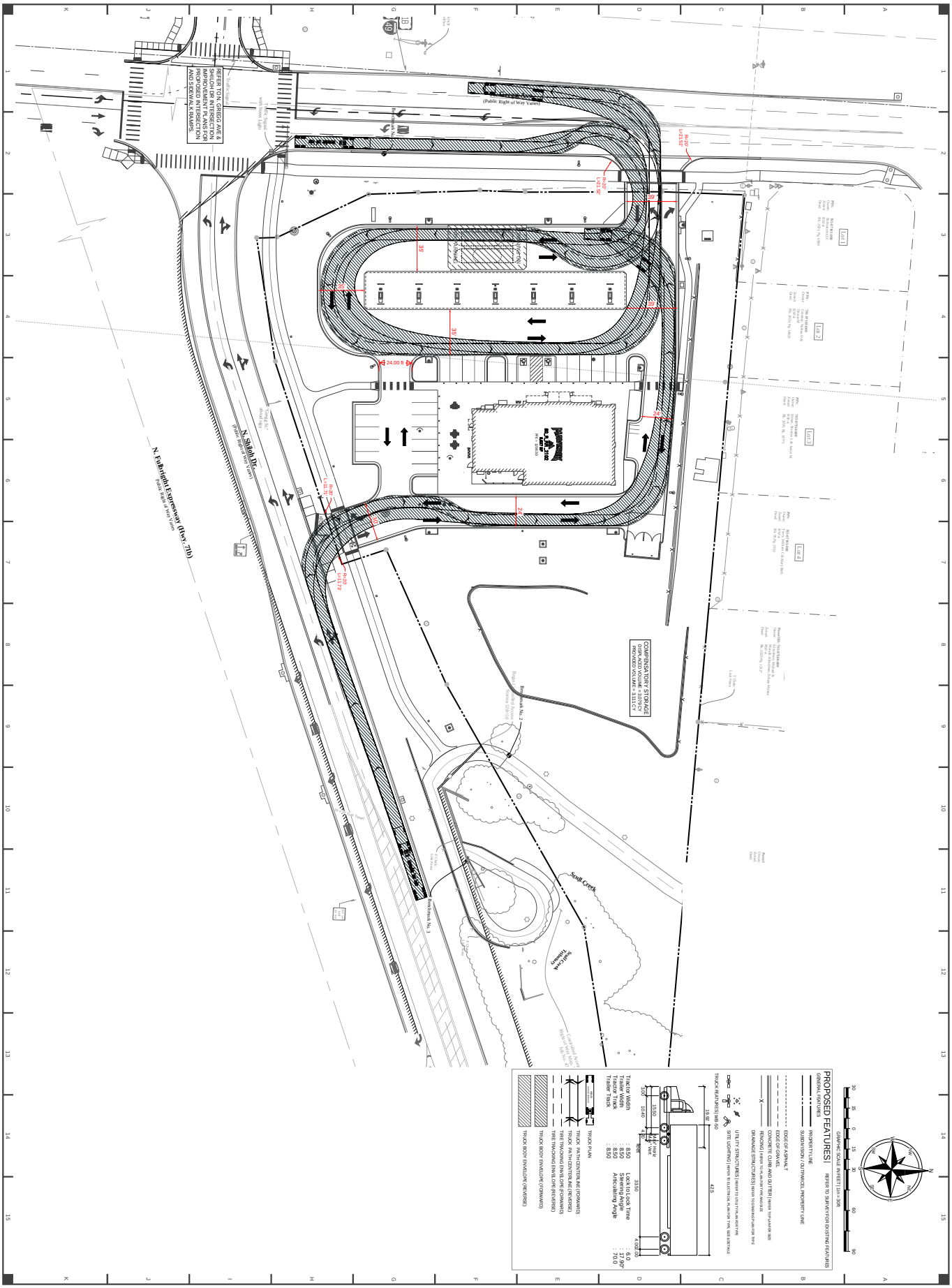
Upon receipt of a complete set of plans (11"x17" preferred) addressing the above comments, this office will consider issuance of a permit for the work to be performed within the highway right of way. No work within the right of way is to be undertaken prior to issuance of a permit by the Department.

If you have any questions regarding this matter, please contact, District Construction Engineer, at (479) 484-5306.

Sincerely,

Jason Marshall

Jason Marshall
District 4 Permit Officer



TRUCK MOVEMENT PLAN

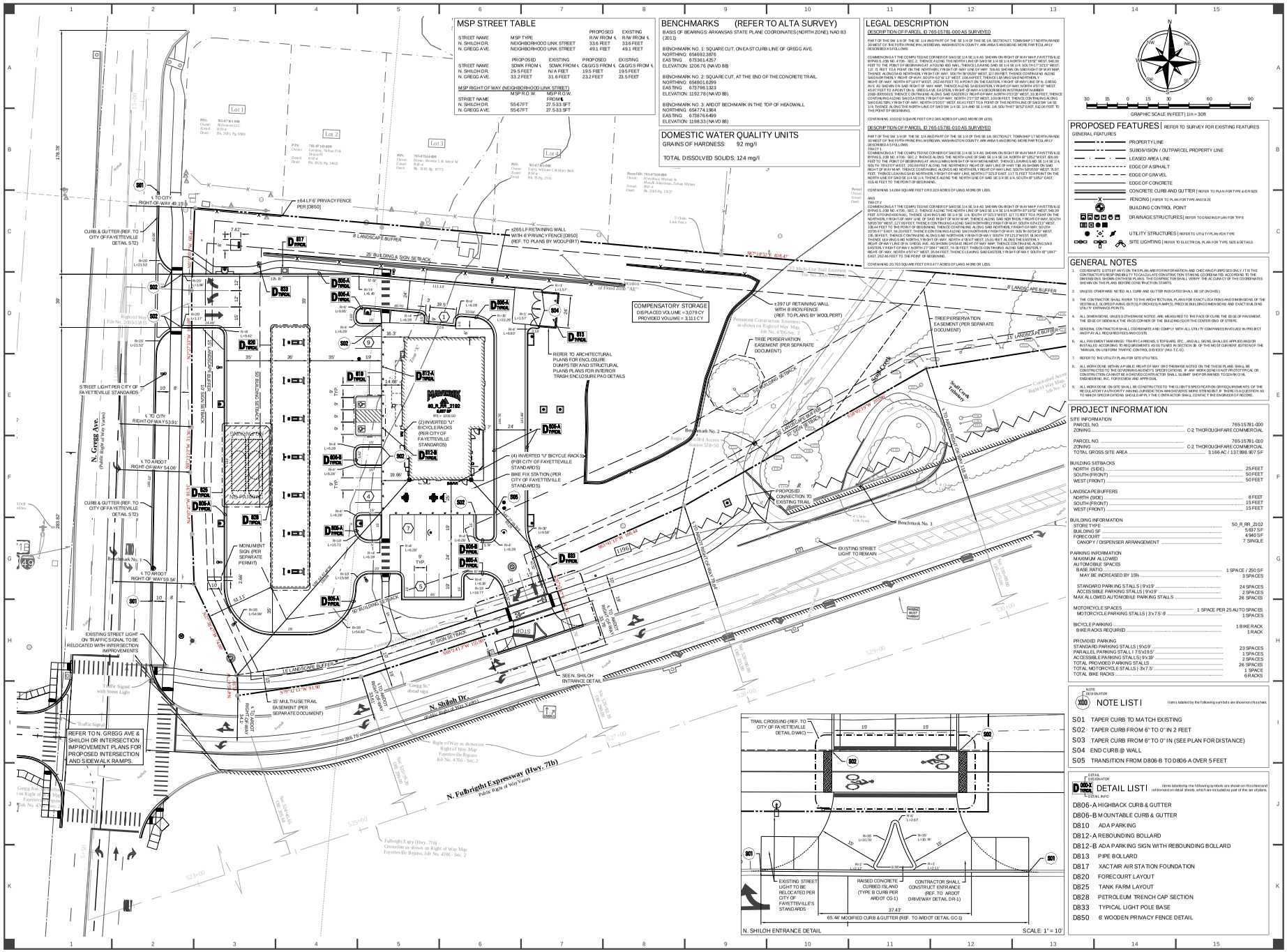
SITE DEVELOPMENT PLANS FOR
MAVERIK, INC.
3360 N GREGG AVE
FAYETTEVILLE, ARKANSAS

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

DRAWN BY: ZDW
JOB #: 24-1427
ORIGINAL ISSUE DATE: 08/01/2024
DESCRIPTION: DESIGN
SHEET #:

REVISIONS
NO. DATE DESCRIPTION

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



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REVISIONS:

Nº	DATE	DESCRIPTION

Planning Commission
December 9, 2024
LSD-2024-0013 (MAVERIK)
Page 21 of 34

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Todd W. Gray 09-04-24

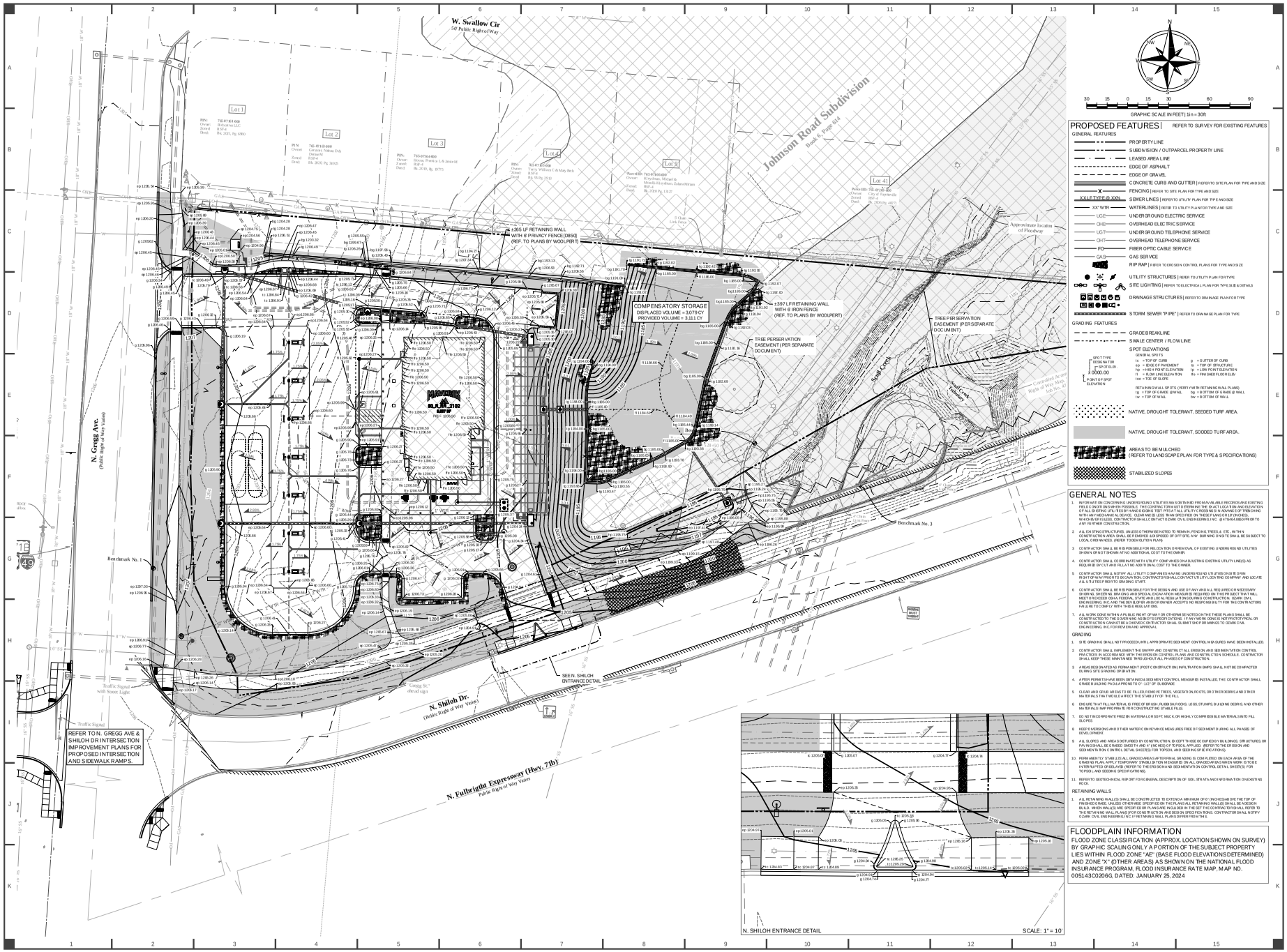
CERTIFICATE OF AUTHORIZATION CSDR CIVIL ENGINEERING, INC. NO. 445 ARKANSAS

Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

SITE PLAN

SITE DEVELOPMENT PLANS FOR
MAVERIK, INC.
3360 N GREGG AVE
FAYETTEVILLE, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	24-1427
ORIGINAL ISSUE DATE:	09/04/2024
DESCRIPTION:	DESIGN
SHEET Nº	C2.0



PROPOSED FEATURES

REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LEASED AREA LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS
- DRAINAGE STRUCTURES | REFER TO DRAINAGE PLAN FOR TYPE
- STORM SEWER "PIPE" | REFER TO DRAINAGE PLAN FOR TYPE

GRADING FEATURES

- GRADE BREAKLINE
- SWALE CENTER / FLOW LINE
- SPOT ELEVATIONS

GENERAL SPOTS

tc = TOP OF CURB
ep = EDGE OF PAVEMENT
hp = HIGH POINT ELEVATION
lp = LOW POINT ELEVATION
fl = FLOW LINE ELEVATION
fe = FINISHED FLOOR ELEV
toe = TOE OF SLOPE

RETAINING WALL SPOTS (VERIFY WITH RETAINING WALL PLANS)

tg = TOP OF GRADE @ WALL
tw = TOP OF WALL
bg = BOTTOM OF GRADE @ WALL
bw = BOTTOM OF WALL

- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA.
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
- AREAS TO BE MULCHED (REFER TO LANDSCAPE PLAN FOR TYPE & SPECIFICATIONS)
- STABILIZED SLOPES

GENERAL NOTES

1. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. CLEARANCES OF LESS THAN SPECIFIED ON THESE PLANS OR LIFE HAZARDS, WHICH EVER IS LESS, CONTRACTOR SHALL CONTACT OZARK CIVIL ENGINEERING, INC. @ 479.464.8850 PRIOR TO ANY FURTHER CONSTRUCTION.
2. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. (REFER TO DEMOLITION PLAN)
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON ADJUSTING EXISTING UTILITY LINE(S) AS REQUIRED BY CUT AND FILL AT NO ADDITIONAL COST TO THE OWNER.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT THAT WILL MEET OR EXCEED OSHA FEDERAL, STATE AND LOCAL REGULATIONS DURING CONSTRUCTION. OZARK CIVIL ENGINEERING, INC. AND THE DEVELOPER AND OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.
7. ALL WORK DONE WITHIN ARKDOT RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PHOTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.

GRADING

1. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
2. CONTRACTOR SHALL IMPLEMENT THE SWPPP AND CONSTRUCT ALL EROSION AND SEDIMENTATION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION CONTROL PLANS AND CONSTRUCTION SCHEDULE. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
3. AREAS DESIGNATED AS PERMANENT (POST-CONSTRUCTION) INFILTRATION BMPS SHALL NOT BE COMPACTED DURING SITE GRADING OPERATION.
4. AFTER PERMITS HAVE BEEN OBTAINED & SEDIMENT CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD & PAVING TO 1" - 1/2" SUBGRADE.
5. CLEAR AND GRUB AREAS TO BE FILLED REMOVE TREES, VEGETATION, ROOTS, OR OTHER DEBRIS AND/OR MATERIALS THAT WOULD AFFECT THE STABILITY OF THE FILL.
6. ENSURE THAT FILL MATERIAL IS FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER MATERIALS THAT WOULD PREVENT PROPER COMPACTING STABLE FILLS.
7. DO NOT INCORPORATE FROZEN MATERIAL OR SOFT, MUCK, OR HIGHLY COMPRESSIBLE MATERIALS INTO FILL SLOPES.
8. KEEP DIVERSIONS AND OTHER WATER CONVEYANCE MEASURES FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
9. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION AND SEDIMENTATION CONTROL DETAIL SHEETS FOR TOPSOIL AND SEEDING SPECIFICATIONS).
10. PERMANENTLY STABILIZE ALL GRADED AREAS AFTER FINAL GRADING IS COMPLETED ON EACH AREA OF THE GRADING PLAN. APPLY TEMPORARY STABILIZATION MEASURES ON ALL GRADED AREAS WHEN WORK IS TO BE INTERRUPTED OR DELAYED (REFER TO THE EROSION AND SEDIMENTATION CONTROL DETAIL SHEETS) FOR TOPSOIL AND SEEDING SPECIFICATIONS).
11. REFER TO GEOTECHNICAL REPORT FOR GENERAL DESCRIPTION OF SOIL STRATA AND INFORMATION ON EXISTING ROCK.

RETAINING WALLS

1. ALL RETAINING WALLS SHALL BE CONSTRUCTED TO EXTEND A MINIMUM OF 6" (INCHES) ABOVE THE TOP OF FINISHED GRADE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL RETAINING WALLS SHALL BE A DESIGN BUILD. WHEN WALLS ARE SPECIFIED ON PLANS ARE INCLUDED IN THE SET THE CONTRACTOR SHALL REFER TO THE RETAINING WALL PLANS (STOCKING TRUCTION AND DESIGN SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OZARK CIVIL ENGINEERING INC. IF RETAINING WALL PLANS IS PREFERENTIAL THIS.

FLOODPLAIN INFORMATION

FLOOD ZONE CLASSIFICATION (APPROX. LOCATION SHOWN ON SURVEY) BY GRAPHIC SCALING ONLY A PORTION OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (OTHER AREAS) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NO. 05143C0206G, DATED: JANUARY 25, 2024

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

REVISIONS:

Nº	DATE	DESCRIPTION

Planning Commission
December 9, 2024
LSD-2024-0013 (MAVERIK)

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER Tyler J. Wood 09-04-24

CERTIFICATE OF AUTHORIZATION OZARK CIVIL ENGINEERING, INC. NO. 445 ARKANSAS

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 | OFFICE 479.464.9040 | FAX

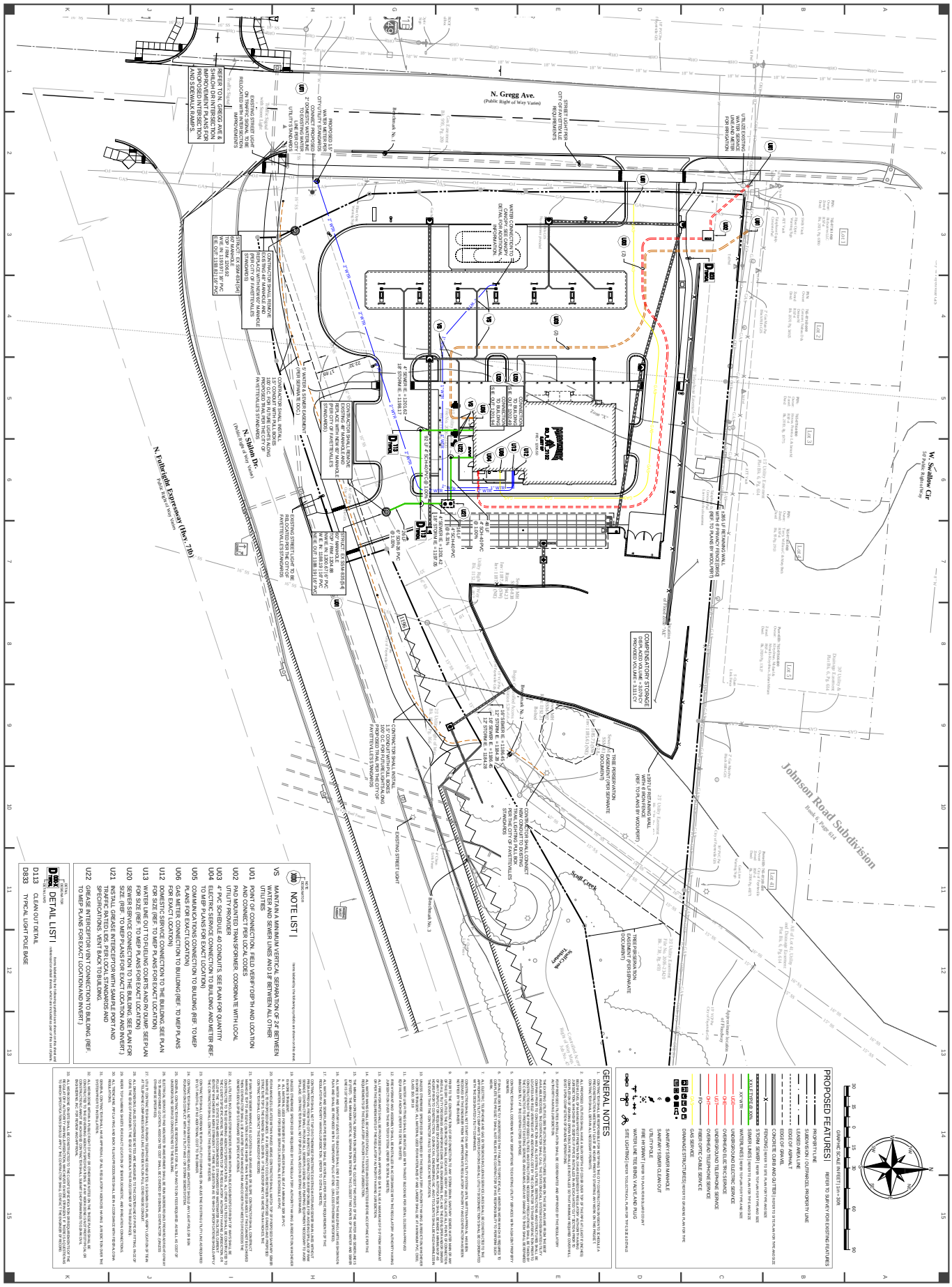
GRADING PLAN

SITE DEVELOPMENT PLANS FOR
MAVERIK, INC.
3360 N GREGG AVE
FAYETTEVILLE, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	24-1427
ORIGINAL ISSUE DATE:	09/04/2024
DESCRIPTION:	DESIGN

SHEET Nº

C5.0


N. Gregg Ave.
(Public Right of Way Varies)
W. Swallow Cir.
50' Public Right-of-Way
N. Fulbright Expressway (Hwy. 71B)
(Public Right of Way Varies)
N. Sutton Dr.
(Public Right of Way Varies)
Johnson Road Subdivision
Book E, Page 61A
Scott Creek
Tributary
Benchmark No. 1
Benchmark No. 2
Benchmark No. 3
SHEOH DR INTERSECTION
PROPOSED INTERSECTION
AND SIDEWALK RAMPS.
REFER TO N. GREGG AVE. &
CONTRACTOR SHALL REMOVE
EXISTING SIDEWALK AND
REPLACE WITH NEW 60' MANHOLE
STRUCT. EX 5944-84[54]
RIM = 1199.97
W/E IN = 1193.71 18" PVC
E/E OUT = 1188.63 18" PVC

CITY OF FAYETTEVILLE STD. LANDSCAPE NOTES

1. OWNER WILL PROVIDE A 3-YEAR MAINTENANCE GUARANTEE ON ALL LANDSCAPING PROVIDED.
2. CONTRACTOR TO PROVIDE AN IRRIGATION PLAN FOR THIS SITE WITH 100% HEAD-TO-HEAD COVERAGE FOR REVIEW BY THE LANDSCAPE ARCHITECT.

CITY OF FAYETTEVILLE STANDARD TREE & NATURAL AREA PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE, FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT ON CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING.

A. SOIL COMPACTION IN THE ROOT ZONE OF AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.

C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT

D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.

6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.

B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OTHER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).

C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE.

D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.

7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO HEIGHT OF FIRST ORDER LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REQUIRED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.

DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

CITY OF FAYETTEVILLE STD. LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL TRUNK. MULTI-TRUNK TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 2" FROM ROOT COLLAR AT THE BASE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAIN ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE AN HOSE BIBB SUPPLY UNIT AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. ANY STRUCTURAL SOIL REQUIRED MUST BE INDICATED ON PLAN, HAVE CERTIFIED DOCUMENTATION, AND BE INSPECTED BY URBAN FORESTER AT TIME OF INSTALLATION.
25. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
26. ALL PLANTING DETAILS ARE ACCORDING TO FAYETTEVILLE LANDSCAPE MANUAL.

CITY OF FAYETTEVILLE LANDSCAPE CALCULATIONS

Landscape Requirements for Stormewater Facilities (Detention Ponds)

Area of Storm Water Facility SQ. FT. *	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
14,979	5	20	30

Landscape Requirements for Parking Lot Trees

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
34	4	0	0	3

Mitigation Requirements			
Canopy Below Requirements Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
2,530	High Priority	200	12
0	Low Priority	100	0

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	67,247	51%
Zoning Designation * Select Below with drop down arrow		
DT, Urban Thoroughfare	10,087	15%
MHDO * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	10,087	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	35,185	52.3%
Tree Canopy Preserved	7,557	11.2%
Tree Canopy Removed *On Site	27,628	41.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	27,628	41.1%
Removed Below Minimum	2,530	
Mitigation Requirements	2,530	

Street Tree Requirements	
Linear Feet minus driveways	Required Trees
770	26

BECAUSE OF EXISTING EASEMENT & ROW CONSTRAINTS, ONLY 14 STREET TREES ARE PROVIDED. FEE-IN-LIEU WILL BE REQUESTED FOR MISSING TREES

LANDSCAPE TREE KEY

M - MITIGATION TREE
S - STREET TREE
D - DETENTION TREE
S - STREET TREE

PROPOSED FEATURES

REFER TO SURVEY FOR EXISTING FEATURES

GENERAL FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE CURB AND GUTTER | REFER TO SITE PLAN FOR TYPE AND SIZE
- FENCING | REFER TO SITE PLAN FOR TYPE AND SIZE
- STORM SEWER | REFER TO DRAINAGE PLAN FOR TYPE AND SIZE
- SEWER LINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- WATERLINES | REFER TO UTILITY PLAN FOR TYPE AND SIZE
- UNDERGROUND ELECTRIC SERVICE
- OVERHEAD ELECTRIC SERVICE
- UNDERGROUND TELEPHONE SERVICE
- OVERHEAD TELEPHONE SERVICE
- FIBER OPTIC CABLE SERVICE
- GAS SERVICE
- RIP RAP | REFER TO EROSION CONTROL PLANS FOR TYPE AND SIZE
- DRAINAGE STRUCTURES | REFER TO DRAINAGE PLAN FOR TYPE
- UTILITY STRUCTURES | REFER TO UTILITY PLAN FOR TYPE
- WATER LINE TEE, BEND, VALVE, AND PLUG
- SITE LIGHTING | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

LANDSCAPING FEATURES

- STEEL EDGING
- LANDSCAPE BUFFER AREA
- NATIVE, DROUGHT TOLERANT, SEEDED TURF AREA
- NATIVE, DROUGHT TOLERANT, SODDED TURF AREA.
- AREAS TO BE MULCHED WITH 4" (INCH) TO 6" (INCH) ROUNDED RIVER BED GRAVEL, MULCH AT 8" MIN. DEPTH OVER A TOP QUALITY WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER.
- STABILIZED SLOPES | REFER TO GRADING PLAN
- EXISTING AND / OR PROPOSED UTILITY EASEMENTS

GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW ALL LOCAL CODES THAT PERTAIN TO LANDSCAPE INSTALLATION, AND SHALL NOTIFY THE LANDSCAPE ARCHITECT (LA) OR DESIGNATED REPRESENTATIVE (DR) REGARDING ANY DISCREPANCIES BETWEEN LOCAL CODES, PLANS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL NOTIFY (LA) OR (DR) OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
3. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES, UNDERGROUND UTILITIES AND SITE LIGHTING CONDUITS WITHIN THE PROJECT SITE BEFORE LANDSCAPE CONSTRUCTION BEGINS.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS ASSOCIATED WITH THE WORK AT ALL TIMES. ALL UNUSED MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM A WATER PERMEABILITY TEST TO DETERMINE SOIL QUALITY. TEST IS PERFORMED BY DIGGING A SHARP SHOOTER SPADE 15" (INCHES) INTO THE GROUND. FILL THE HOLE WITH WATER. RETURN TO THE TEST SITE AFTER 15 HOURS TO VISUALLY CONFIRM IF THE HOLE STILL RETAINS WATER. IF THE HOLE RETAINS WATER, THE SOIL IS DETERMINED TO BE TO POOR FOR PLANTING CONDITIONS. TO REMEDY POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO OVER EXCAVATE THE SOIL TO THE DEPTH OF THE ROOT BALL PLUS 12" (INCHES). THE SOIL WITH QUALITY PLANTING SOIL AS SPECIFIED ON THE PLANS PRIOR TO PLANTING TREES OR SHRUBS.
6. ALL LANDSCAPE MATERIALS TO BE WATERED BY CONTRACTOR UNTIL ESTABLISHED.
7. PLANT MATERIAL
   a. SHALL BE INSTALLED BY THE CONTRACTOR PER DETAILS (REFER TO DETAIL SHEETS) AND CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT.
   3. THE CONTRACTOR ACCEPTS ALL LIABILITY FOR THE INSTALLATION LANDSCAPING DEPICTED ON THESE PLANS AND SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS AFTER SUBSTANTIAL COMPLETION LETTER IS ISSUED BY LANDSCAPE ARCHITECT. ALL PLANTS REJECTED OR DAMAGED BY ANY NATURAL SHALL BE REPLACED ONE TIME WHEN DISCOVERED AT THE CONTRACTOR'S EXPENSE.
   4. QUALITY SHALL COMPLY TO THE HIGHEST STANDARDS IN THE NURSERY INDUSTRY. GRASS SOD AND PLANTS SHALL BE REASONABLY CLEAN AND FREE OF WEEDS, PESTS, DISEASES.
   4. SHALL NOT BE PLANTED IN FROZEN GROUND.
8. ANY EXISTING TREES INDICATED TO BE SAVED MUST BE PRESERVED DURING CONSTRUCTION.
9. ALL PLANTING BEDS AND TREE PLANTING PITS TO BE FILLED WITH A MIXTURE OF 30% COMPOST (COW, MUSHROOM OR COTTON BURR), 20% PEAT MOSS AND 50% TOPSOIL BY VOLUME. ALSO, MIX IN 1LB 10-20-10 SLOW RELEASE PLANT FERTILIZER PER 10 SQ FT. OR AS RECOMMENDED BY THE SOIL TEST.
10. TREE STAKING IS NOT PERMITTED ON THIS SITE UNLESS A HIGH WIND CONDITION EXISTS.
11. ALL PLANTING BEDS AS DESIGNATED ON THESE PLANS SHALL BE BORDERED BY 4" (4" PAINTED BROWN STEEL EDGING AND INVERSION OR APPROVED EQUAL WITH INTEGRATED STAKES THROUGH SLOTS IN THE EDGING. (REFER TO DETAIL SHEETS FOR ACCEPTED EDGING MATERIAL).
12. MULCH ALL TREE PLANTINGS AND PLANTING BEDS WITH 4" OF EITHER SHREDDED HARDWOOD BARK MULCH OR CEDAR MULCH. IN THE CLEONA PLANNED AREA, USE EITHER CEDAR OR PINE BARK MULCH. DO NOT USE HARDWOOD MULCH IN SEASONAL FLOWER BEDS.
13. ALL PLANTING AREAS SHALL RECEIVE A THREE INCH (3") TOP DRESSING OF MULCH. USE A 10 MIL WEED MAT EQUAL TO "WEEDBLOCK" FABRIC BY "EASY GARDENER" OR DEWITT WEED BARRIER. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (REFER TO PLANTING DETAILS).
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY BUILDINGS, STRUCTURES, OR PAVING SHALL BE GRADED SMOOTH AND 4" (INCHES) OF TOPSOIL APPLIED. (REFER TO THE EROSION CONTROL DETAIL SHEETS FOR SPECIAL SEEDING SPECIFICATIONS).
15. CONTRACTOR SHALL FERTILIZE ALL SHRUBS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER. TREES ON THIS SITE SHALL NOT BE FERTILIZED.
16. LANDSCAPE CONTRACTOR SHALL OBTAIN AN ORIGINAL PRINT OF THIS PLAN TO ENSURE THAT ALL LINE WEIGHTS, LINE TYPES AND SHADED COLORS ARE COMPLETELY LEGIBLE AS ORIGINALLY PRINTED.

PLANT SCHEDULE

SYM.	KEY	QTY	COMMON NAME / Botanical Name	ROOT BALL	SIZE	SPACING
	QS	5	SHUMARD OAK / Quercus shumardi	B&B	3" CAL	AS SHOWN
	AS	7	SUGAR MAPLE / Acer saccharum	B&B	3" CAL	AS SHOWN
	QP	6	WILLOW OAK / Quercus phellos	B&B	3" CAL	AS SHOWN
	CC	6	AMERICAN HORNBEAM / Carpolis caroliniana	B&B	3" CAL	AS SHOWN
	TD	6	BALD CYPRESS / Taxodium distichum	B&B	3" CAL	AS SHOWN
	GB	4	GINKO / Ginko biloba	B&B	2" CAL	AS SHOWN
	FM	10	MEADOWLARK FORSYTHIA / Forsythia 'Meadowlark'	Cont.	3 GAL	AS SHOWN
	CA	15	KARL FOERSTER REED GRASS / Calamagrostis acutiflora	Cont.	3 GAL	AS SHOWN
	BS	95	WINTERGREEN BOXWOOD / Buxus sempervirens	Cont.	5 GAL	AS SHOWN
	CS	13	RED TWIG DOGWOOD / Cornus sericea	Cont.	5 GAL	AS SHOWN
	MA	94	MAIDEN GRASS / Miscanthus 'Maiden'	Cont.	3 GAL	AS SHOWN

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

REVISIONS:

Nº	DATE	DESCRIPTION

Planning Commission
December 9, 2024
LSD-2024-0013 (MAVERIK)

Registered Landscape Architect Christopher M. Cabot 01/01/2025 04-04-2024

Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 OFFICE 479.464.9040 FAX

LANDSCAPE PLAN

SITE DEVELOPMENT PLANS FOR
MAVERIK, INC.
3360 N GREGG AVE
FAYETTEVILLE, ARKANSAS

DRAWN BY: ZDW
JOB Nº: 24-1427
ORIGINAL ISSUE DATE: 09/04/2024
DESCRIPTION: PERMITTING
SHEET Nº: L1.0

c:\ozark civil dropbox\03_design\maverik projects\24-1427 fayetteville ar-0950\design\03_permitting\04-04-1427 landscape.dwg - Plotted on 9/3/2024 4:34:28 PM to pdf-xchange standard.pc3 by Zach Wilhite

TREE LIST

Tag #	Description	Size	Significant Tree	Canopy	Priority	Location
T1	Sweet Gum	22"		380	High	On Site
T2	Maple	7"		39	Low	Off-Site
T3	Pear	8"		26	Low	On Site
T4	Pine	19"		60	High	On Site
T5	Pine	17"		181	High	Off-Site
T6	Pear	10'		78	Low	Off-Site
T7	Oak	38"	Yes	1134	High	On Site
T8	Maple	12"		38	High	Off-Site
T9	Maple	8"		26	High	Off-Site
T10	Oak	16.5"		226	High	Off-Site
T11	Chestnut	11"		96	Low	Off-Site
T12	Locust	11"		78		On Site
T13	Locust	8"		25	Low	On Site
T14	Osage Orange	14"		205	High	On Site
T15	Locust	9"				On Site
T16	Chestnut	13.5"				On Site
T17	Cherry	13"				On Site
T18	Locust	8"		337	High	On Site
T19	Locust	5"				On Site
T20	Elm	11"				On Site
T21	Sourwood	13"				On Site
T22	Locust	6"		29	Low	On Site
T23	Pear	8"				On Site
T24	Pear	8"				On Site
T25	Hackberry	7"		344	High	On Site
T26	Hackberry	9"				On Site
T27	Hackberry	10.5"				On Site
T28	Locust	6"				On Site
T29	Locust	6"		56	Low	On Site
T30	Locust	6"				On Site
T31	Hackberry	6"		28	Low	On Site
T32	Locust	13"		29	High	On Site
T33	Hackberry	6"				On Site
T34	Elm	13"				On Site
T35	Locust	19"				On Site
T36	Locust	13"		518	High	On Site
T37	Locust	13.5"				On Site
T38	Locust	14"				On Site
T39	Hackberry	7.5"				On Site
T40	Hackberry	9.5"		366	High	On Site
T41	Oak	16"				On Site
T42	Locust	10.5"				On Site
T43	Locust	21.5"		236	Low	On Site
T44	Locust	13"				On Site
T45	Hackberry	8"		358	Low	On Site
T46	Hackberry	5"				On Site
T47	Oak	6"		28	Low	On Site
T48	Elm	15.5"				On Site
T49	Elm	6"		Part of Group 57-60	High	On Site
T50	Elm	15"				On Site
T51	Elm	15"				On Site
T52	Oak	30"		176	High	On Site
T53	Locust	14.5"				On Site
T54	Cottonwood	19"		381	High	On Site
T55	Hackberry	13.5"				On Site
T56	Oak	5"		116	Low	On Site
T57	Oak	17"				On Site
T58	Oak	25"	Yes	1010	High	On Site
T59	Oak	19"				On Site
T60	Elm	44"	Yes			On Site
T61	Oak	24"	Yes			On Site
T62	Oak	20"		2249	High	On Site
T63	Oak	25"				On Site
T64	Oak	17"				On Site
T65	Maple	31"	Yes	582	Low	On Site
T66	Maple	24"	Yes			On Site
T67	Maple	31"	Yes			On Site
T68	Maple	28"	Yes	1757	High	On Site
T69	Pear	8"				On Site
T70	Oak	27"	Yes			On Site
T71	Oak	38"	Yes	572	High	On Site
T72	Oak	30.5"	Yes			On Site
T73	Elm	44.5"	Yes	1134	High	On Site
T74	Pear	21"		346	Low	On Site
T75	Maple	11.5"		132	High	On Site
T76	Pear	11.5"				On Site
T77	River Birch	7"		427	High	Off-Site
T78	Redbud	4.5"				Off-Site
T79	Locust	6"		53	Low	Off-Site
T80	Locust	5"				Off-Site
T81	IronWood	7"		51	Low	On/Off
T82	Maple	6"		28	Low	On/Off
T83	Locust	4"				Off-Site
T84	Redbud	6"				Off-Site
T85	Maple	13.5"				Off-Site
T86	Cottonwood	31.5"	Yes			Off-Site
T87	Sycamore	15"				Off-Site
T88	Maple	9"				
T89	Maple	5"		129	High	Off-Site
T90	Cherry	9"				
T91	Sycamore	15"		176	High	On/Off
T92	Cherry	20"		314	High	On Site
T93	Twin Elm	28"				
T94	Oak	14"				
T95	Twin Elm	24"		1270	High	On/Off
T96	Walnut	16"				
T97	Hackberry	28"				
T98	Cherry	10"				
T99	Twin Elm	16"		201	High	On Site
T100	Sycamore	24"	Yes	452	High	On/Off
T101	River Birch	16"		201	High	Off-Site

TREE LIST GROUPING

REMOVED TREES

Tag # or Group	Description	Size	Significant Tree's	Canopy - On	Canopy - Off(ROW & Easements)	Priority	Tree Condition
Group A	T-1-4	Varies	No	796	1162	High	Good
Group B	T-5-7	Varies	No	2709	680	High	Good
Group C	T10-51 & T53-94	Varies	No	12,051	9612	High	Good
	T-52	20" Oak	No	1029		High	Good
	T-65	31" Maple	Yes	1340		High	Good
Group D	T-66-73	Varies	Yes	8322		High	Good
	T 8 & 9	12" & 8" Maple	No		835	High	Good

TOTAL TREES REMOVED	ON-SITE	OFF-SITE
	26247	12289

RETAINED TREES

Tag # or Group	Description	Size	Significant Tree's	Canopy - On	Canopy - Off(ROW & Easements)	Priority	Tree Condition
	T-74	21" Pear	No	1035		Low	Good
	T-75	11.5" Maple	No	398		High	Good
Group E	T77-82	Varies	No	2583		High	Good
	T-83	4" Locust	No	925		Low	Good
Group F	T84-86	Varies	Yes	1390		High	Good
Group G	T87-100	Varies	Yes	6860	3252	High	Good

TOTAL TREES RETAINED	ON-SITE	OFF-SITE
	12156	3252

CITY OF FAYETTEVILLE STD. LANDSCAPE NOTES

1. OWNER WILL PROVIDE A 1-YEAR MAINTENANCE GUARANTEE ON ALL LANDSCAPING PROVIDED.
2. CONTRACTOR TO PROVIDE AN IRRIGATION PLAN FOR THIS SITE WITH 100% HEAD-TO-HEAD COVERAGE FOR REVIEW BY THE LANDSCAPE ARCHITECT.

CITY OF FAYETTEVILLE STANDARD TREE & NATURAL AREA PROTECTION NOTES

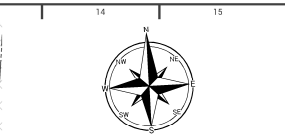
1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE STAT OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW TI E LIMIT ON CONSTRUCTION IN ORDER TO PREVENT TI IE FOLLOWING.

A. SOIL COMPACTION IN THE ROOT ZONE OF AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.

6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OTHER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE.
D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRAFT SIZE OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO HEIGHT OF 8 FEET OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.

DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

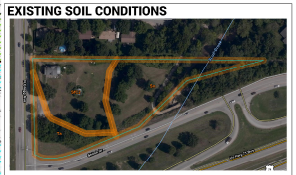


PROPOSED FEATURES

REFER TO SURVEY FOR EXISTING FEATURES

- PROPERTY LINE
- SUBDIVISION / OUTPARCEL PROPERTY LINE
- LIMITS OF DEMOLITION / CONSTRUCTION
- LIMITS OF SAWCUT
- EXISTING TREE TO BE REMOVED (ON-SITE)
- EXISTING TREE TO BE REMOVED WITHIN EXISTING UE OR ROW. NOT INCLUDED IN CALCULATIONS.
- EXISTING TREE CANOPY TO BE PRESERVED (ON SITE)
- EXISTING TREE CANOPY TO BE PRESERVED WITHIN UE OR ROW. NOT INCLUDED IN PRESERVATION TOTAL
- EXISTING AND / OR PROPOSED UTILITY EASEMENTS

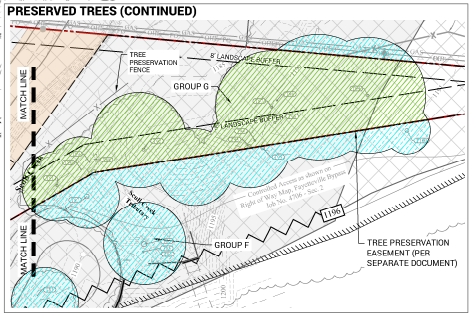
EXISTING SOIL CONDITIONS



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
402	Enders-Mountainburg complex, 3 to 8 percent slopes, stony	1.1	30.6%
501	Steprock-Rock outcrop complex, 3 to 20 percent slopes	1.3	37.4%
502	Steprock-Rock outcrop complex, 20 to 60 percent slopes	1.1	32.0%
Totals for Area of Interest		3.5	100.0%

PRESERVED TREES (CONTINUED)



TREE MITIGATION CALCULATIONS

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	67,247	51%
*Zoning Designation * Select Below with drop down arrow*		
UT, Urban Thoroughfare	10,087	15%
*HWOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	10,087	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	35,185	52.3%
Tree Canopy Preserved	7,557	11.2%
Tree Canopy Removed *On Site	27,628	41.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	27,628	41.1%
Removed Below Minimum	2,530	
Mitigation Requirements	2,530	

Mitigation Requirements			
Canopy Below Requirements Sq. Ft.	Preservation Priority Type	Forestation Base Density /Acre	Number of 2" Caliper Trees to be Planted
2,530	High Priority	200	12
0	Low Priority	100	0

Street Tree Requirements	
Linear Feet minus driveways	Required Trees
770	26

BECAUSE OF EXISTING EASEMENT & ROW CONSTRAINTS, ONLY 14 STREET TREES ARE PROVIDED. FEE-IN-LIEU WILL BE REQUESTED FOR MISSING TREES

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

REVISIONS:		
Nº	DATE	DESCRIPTION

Planning Commission
December 9, 2024
LSD-2024-0013 (MAVERIK)

Registered Landscape Architect ANTHONY W. BOLDEN 8018 STATE OF ARKANSAS 04-04-2024

CERTIFICATE OF AUTHORIZATION CIVIL ENGINEERING, INC. NO. 445 STATE OF ARKANSAS

Ozark Civil Engineering Inc.
3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.464.8850 OFFICE 479.464.9040 I FAX

TREE PRESERVATION PLAN

SITE DEVELOPMENT PLANS FOR
MAVERIK, INC.
3360 N GREGG AVE
FAYETTEVILLE, ARKANSAS

DRAWN BY:	ZDW
JOB Nº	24-1427
ORIGINAL ISSUE DATE:	09/04/2024
DESCRIPTION:	PERMITTING
SHEET Nº	L1.2

c:\ozark civil dropbox\03_design\maverik projects\24-1427 fayetteville ar-0950\design\03_permitting\04\24-1427 lscp_04.dwg - Plotted on 9/3/2024 4:39:15 PM to pdf:xchange standard.pc3 by Zach Wilhite

2 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:

PROPOSED MAVERIK C-STORE

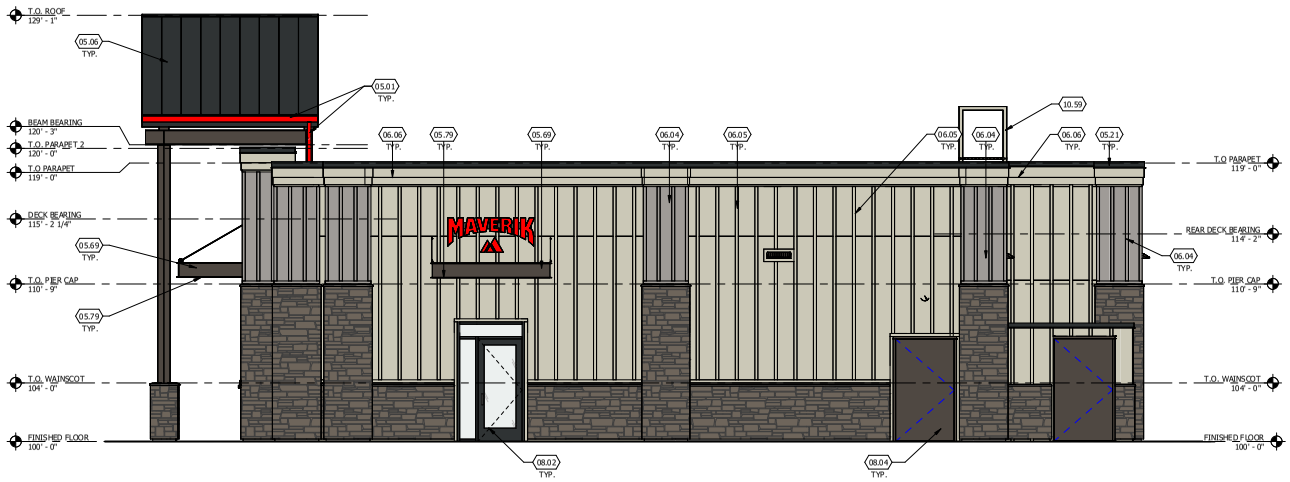
Prototype Version: 50_R_RR_2401
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS

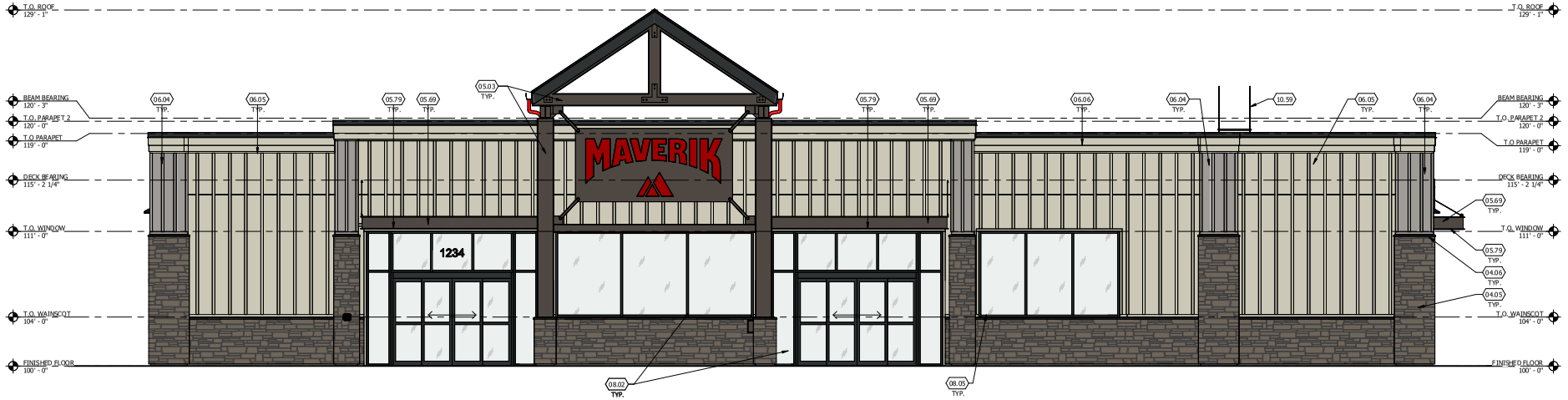
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.69	STEEL AWNING, COLOR P-9
05.79	3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
08.04	HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH SIDING
08.05	WINDOW, SEE SCHEDULE
10.59	ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

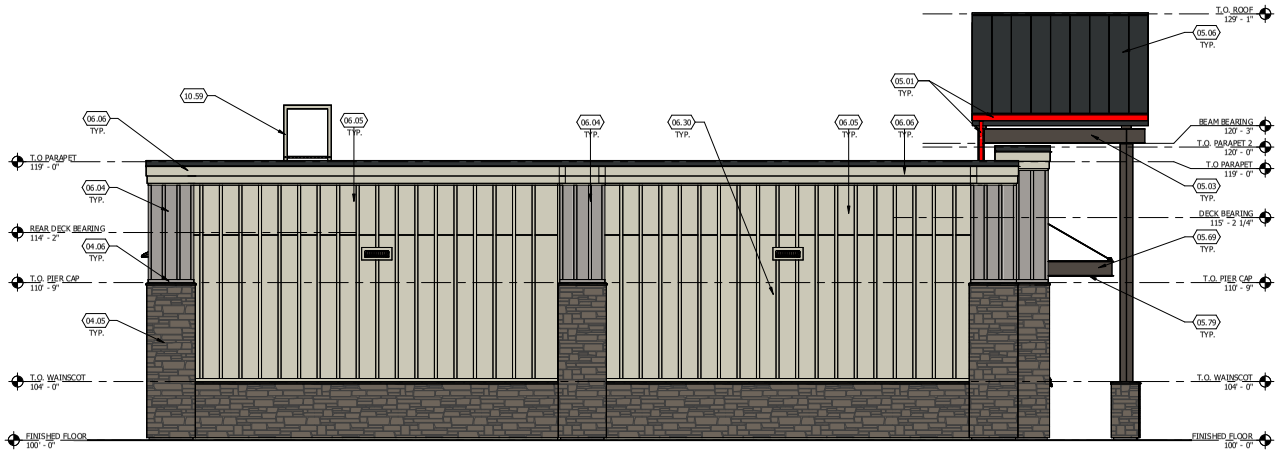
Prototype Version: 50_R_RR_2401
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

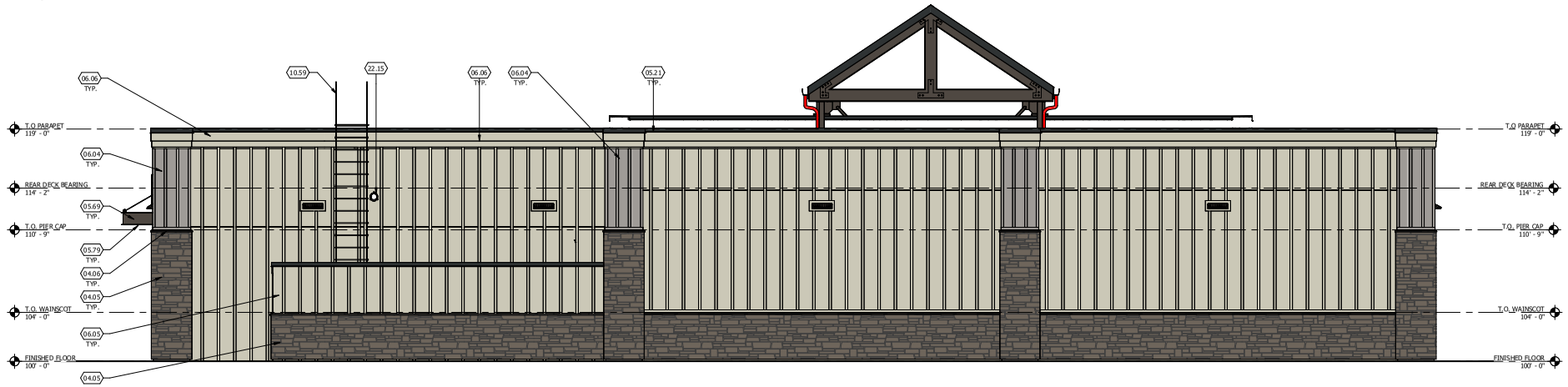
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

04.05	CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
04.06	CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
05.01	PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.06	MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
05.69	STEEL AWNING, COLOR P-9
05.79	3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
06.04	FIBER CEMENT BOARD & BATTEN SIDING, BB-2
06.05	FIBER CEMENT BOARD & BATTEN SIDING, BB-1
06.06	FIBER CEMENT TRIM BB-3
06.30	HORIZONTAL JOINT IN SIDING
10.59	ROOF ACCESS LADDER W/ SECURITY GATE. POWDER COATED COLOR TO MATCH SIDING BB-1
22.15	ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



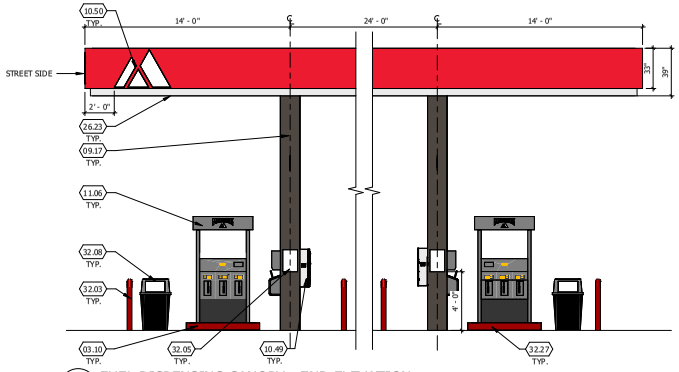
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

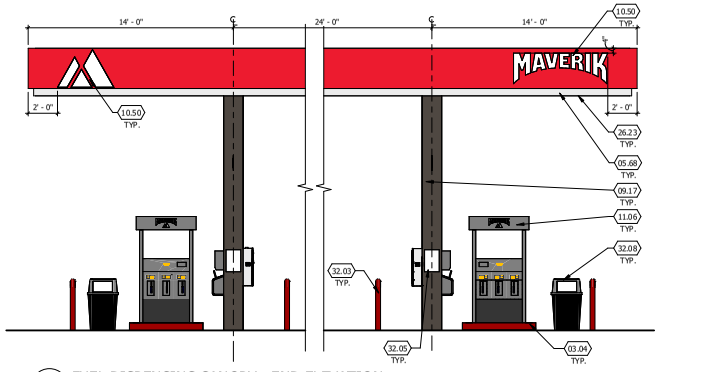
Prototype Version: 50_R_RR_2401
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111



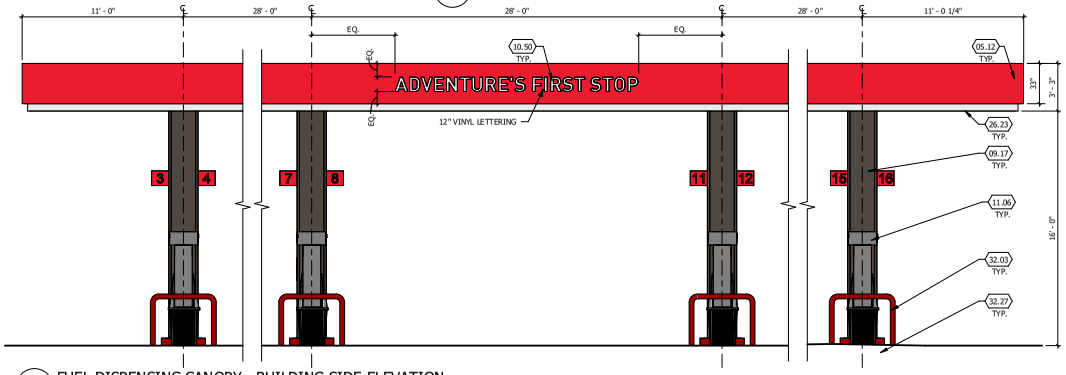
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



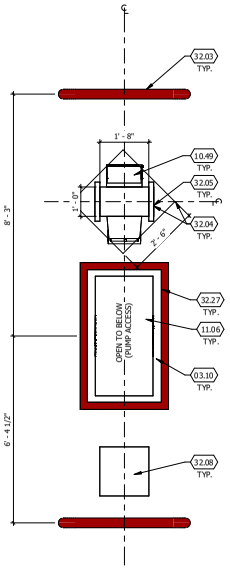
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

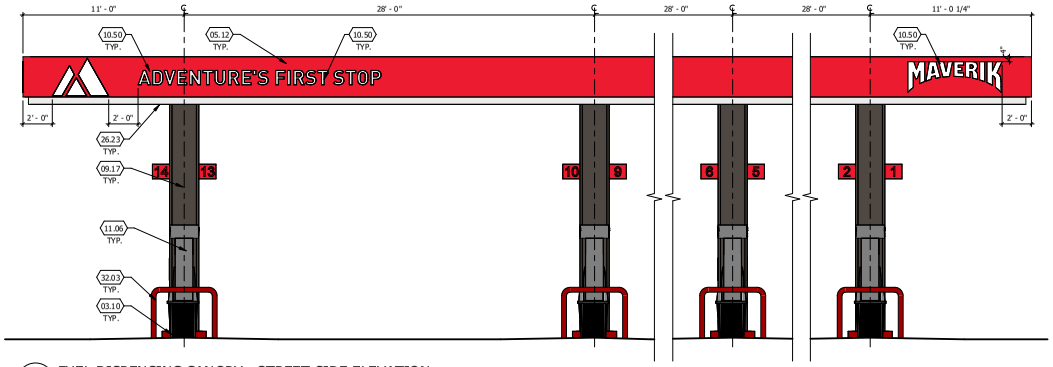
03.04	REINFORCED CONCRETE PAD
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
26.23	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.27	PAINT CONCRETE CURB EDGE P-4



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50_R_RR_2401
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | CANOPY ELEVATIONS

MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

Planning Commission
December 9, 2024
LSD-2024-0013 (MAVERIK)
Page 29 of 34

BB-1 & BB-3 Fiberboard - Worldly Gray

BB-2 Fiberboard - Gauntlet Gray

C-1 MBCI Midnight Bronze

Anodized - Dark Bronze

Paint P-9 - Black Fox

C-2 MBCI Brite Red

ACM - Eastman Red

Paint P-4 - Safety Red

Cultured Stone - Skyline, Country Ledgestone

CMU - Canvas

PROPOSED MAVERIK C-STORE

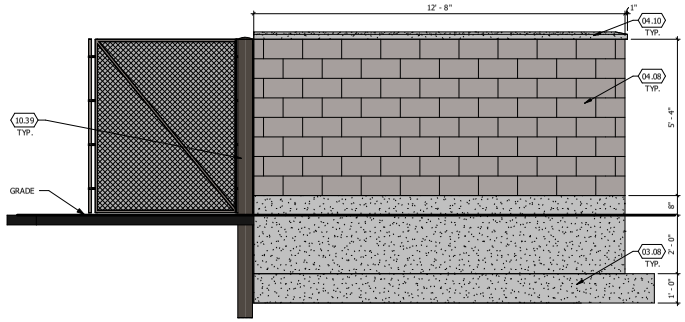
Prototype Version: 50_R_RR_2401
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | EXTERIOR MATERIALS BOARD

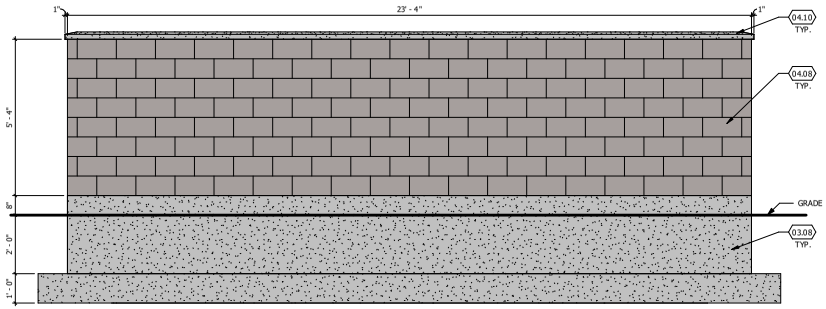
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

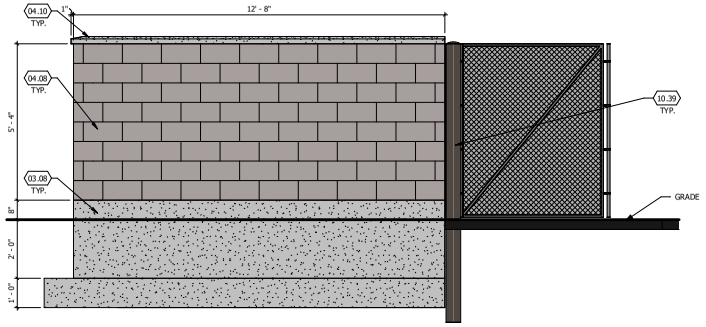
03.08	CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 6'-0" HIGH WITH CONCRETE CAP
04.10	SPLIT FACE CAP
10.38	WELD BRACES TO GATE AS REQUIRED
10.39	6" METAL POST, CONCRETE FILLED AND CAPPED. PAINTED P-9
10.40	CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
10.41	5/8" DROP ROD TO CONCRETE, PAINTED P-9
10.42	3/4" DRILLED HOLE FOR DROP ROD, 3" MIN. DEPTH



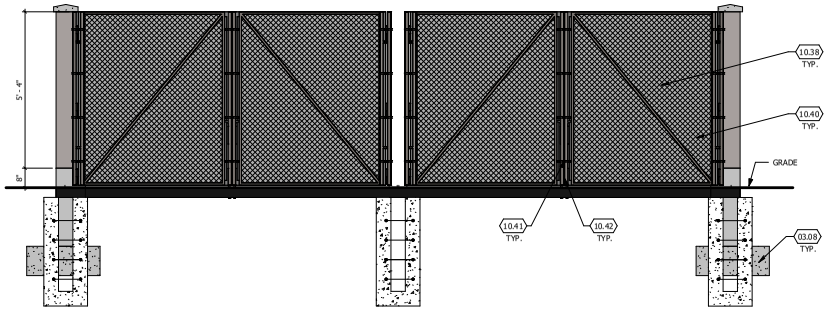
4 TRASH ENCLOSURE - LEFT ELEVATION
SCALE: 1/2" = 1'-0"



3 TRASH ENCLOSURE - BACK ELEVATION
SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 50_R_RR_2401
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-8 | TRASH ENCLOSURE ELEVATIONS

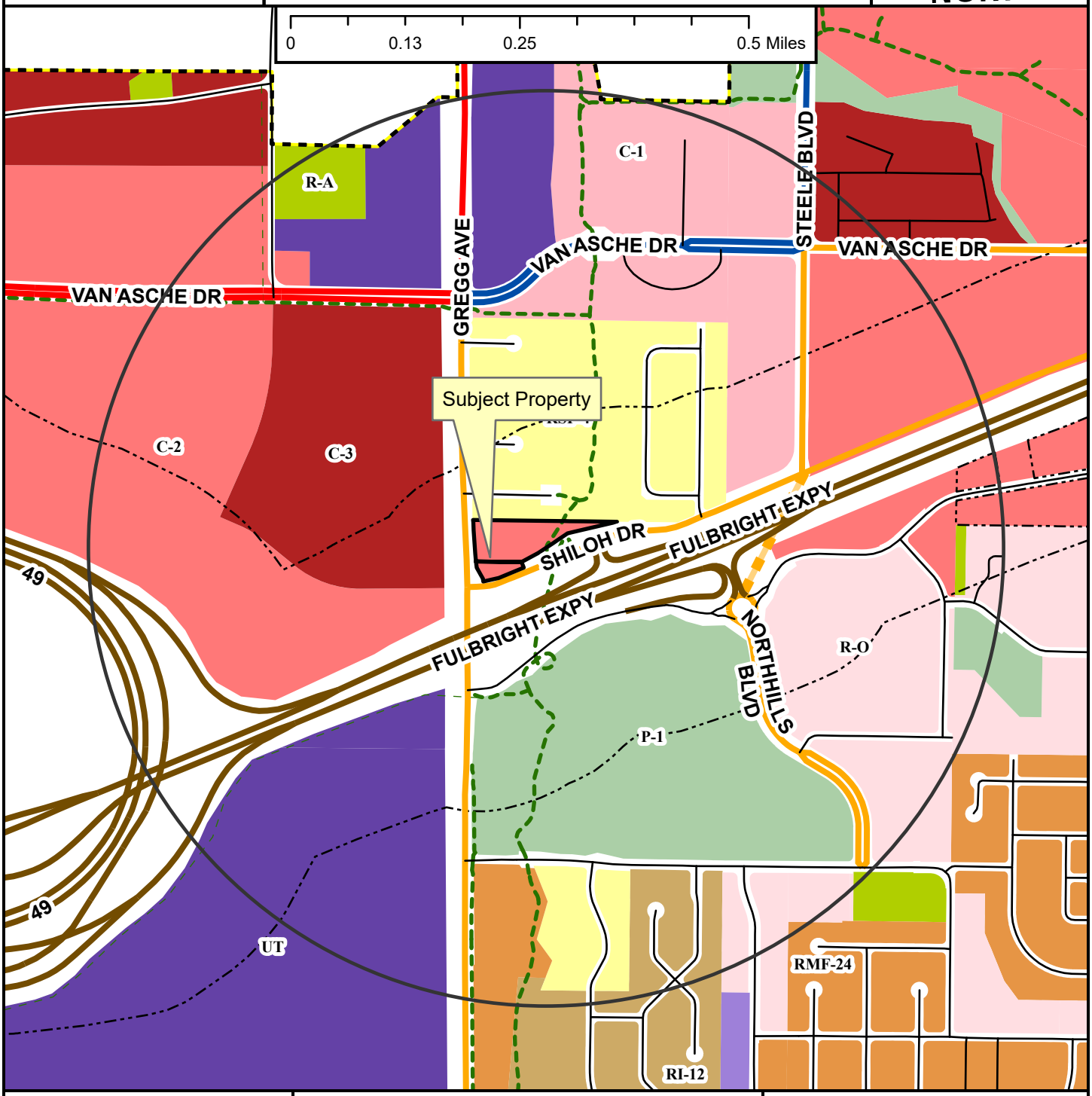
MAVERIK
185 S. State Street
Salt Lake City, Utah 84111

LSD-2024-0013

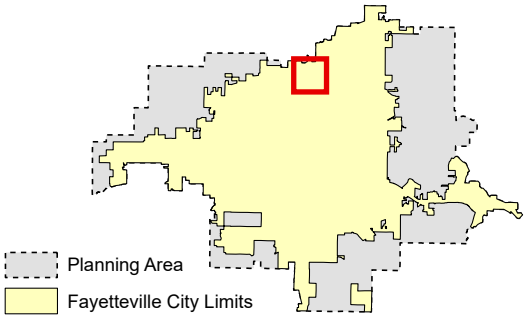
One Mile View

3360 N. GREGG AVE

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

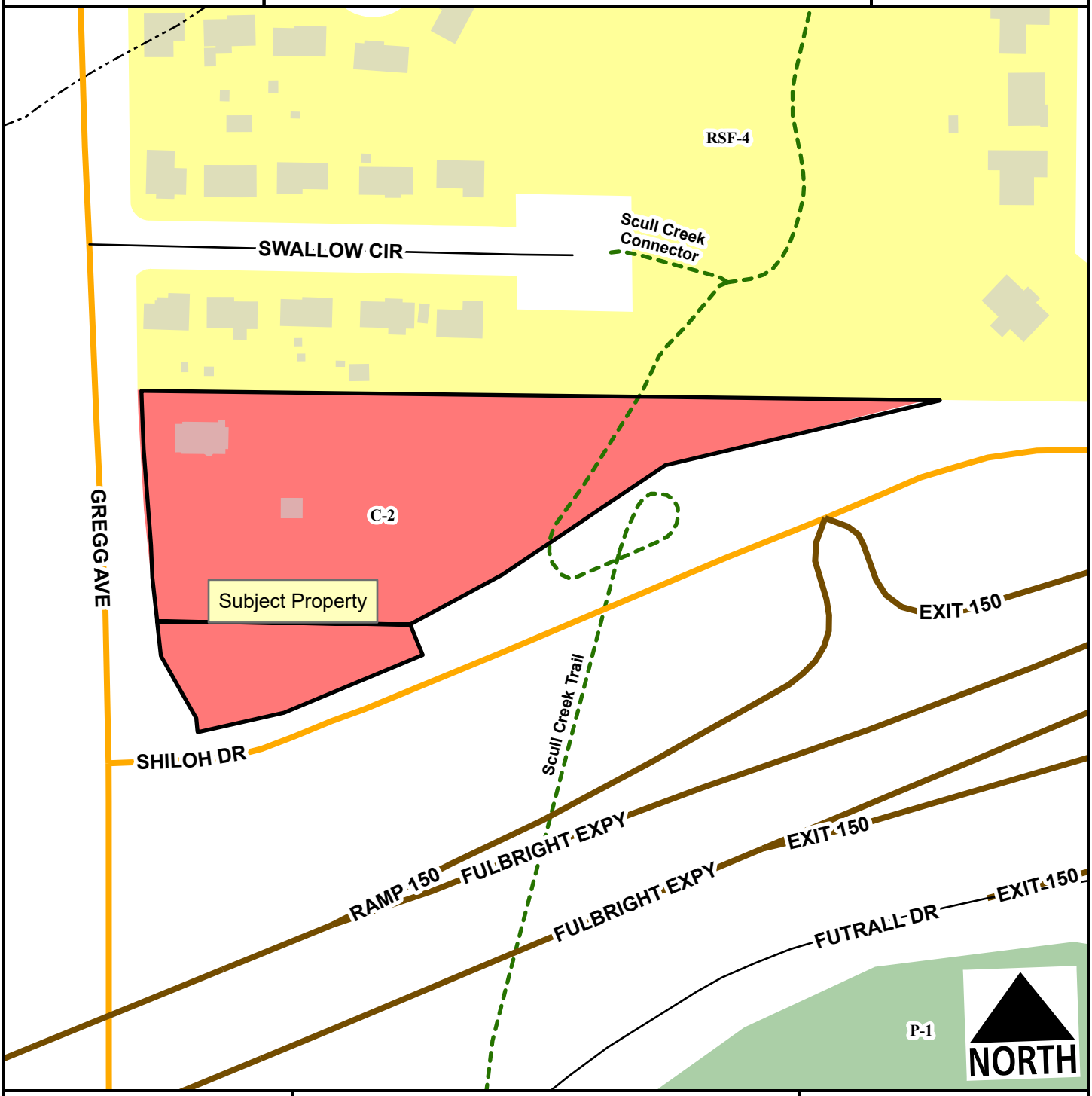
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

LSD-2024-0013

Close Up View

3360 N. GREGG AVE



- Neighborhood Link
- Freeway/Expressway
- Residential Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Design Overlay District

Feet

0 55 110 220 330 440

1:1,800

- RSF-4
- C-2
- P-1

LSD-2024-0013

Current Land Use

3360 N. GREGG AVE

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: December 9, 2024

SUBJECT: **RZN-2024-0053: Rezoning (15 W. SOUTH ST/SZABO, 523):** Submitted by WESLEY BATES for property located at 15 W. SOUTH ST. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is to rezone the property to NS-G, NEIGHBORHOOD SERVICES - GENERAL.

NOVEMBER 25, 2024 Planning Commission Meeting:
The Commission tabled the applicant's request and provide an opportunity to revise their request from DG to a less intense option. The applicant has since requested the property be rezoned to NS-G, Neighborhood Services – General.

RECOMMENDATION:
Staff recommend forwarding **RZN-2024-0053** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0053** to City Council with a recommendation of approval."*

BACKGROUND:
The subject area contains a 0.10-acre parcel at the southeast corner of the intersection of W. South St. and S. Block Ave. The parcel received its current zoning designation in 2006 with the implementation of the Downtown Master Plan (Ord. 4930). The parcel is currently developed with one dwelling. The property is within the Downtown Master Plan area and 71B Corridor Plan area. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	DG, Downtown General
South	Single-Family Residential	NC, Neighborhood Conservation
East	Single-Family Residential	NC, Neighborhood Conservation
West	Undeveloped	DG, Downtown General

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to NS-G, Neighborhood Services – General.

Public Comment: To date, staff has received ten public comments in opposition to the original request for DG. They cited concerns about the potential 5 story height and potential "zone creep" into the residential area but some did not object to small-scale commercial use on the property. These same concerns were echoed at the November 25 Planning Commission meeting where

10 neighbors spoke in opposition to the original request. Staff have received one inquiry related to the revised request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The property has frontage along W. South St. and S. Block Ave., both partially improved Urban Center Streets, with asphalt paving, curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There are 6-inch water mains present in W. South St. and S. Block Ave.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present in S. Block Ave. There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 230 linear feet downstream of this property.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District or a FEMA-designated floodplain and no protected streams or hydric soils are present. Any improvements or requirements for drainage would be determined at the time of development submittal.

Fire: Station 1, located at 303 W. Center St. protects this site. The property is located approximately 0.4 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 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 six minutes for an engine and eight 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 current zoning district of NC, Neighborhood Conservation requires **20% minimum canopy preservation.** The proposed zoning district of NS-G, Neighborhood Services - General, requires **20% 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 **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **12** for this site with a weighted score of **14**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (8-inch main, S. Block Ave.)
- Near Water Main (6-inch main, S. Block Ave. and W. South St.)
- Near Grocery Store (Walmart Neighborhood Market, 660 W. MLK Blvd.)
- Near U of A Campus
- Near City Park (Lower Ramble; Jefferson Park; Buddy Hayes Park; YRCC; Walker Park)
- Near Paved Trail (Nelson Hackett Bike Lane)
- Near ORT Bus Stop (School & Nelson Hackett – 32695)
- Near Razorback Bus Stop (Fayetteville Library)
- Within Masterplan Area (Downtown Master Plan Area; 71B Corridor Plan)
- Near 71B Corridor
- Sufficient Intersection Density

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 proposed rezoning to be compatible with the surrounding area, both historically and at present. The subject property is adjacent to DG-zoned single-family and undeveloped properties to the north and west, and NC-zoned single-family properties to the east and south.**

Historically, the subject property was used commercially as early as 1930 (Figures 1-3). The commercial use of the property appears to have continued until the property was purchased by the current owner in 2015, when it transitioned to a single-family dwelling.

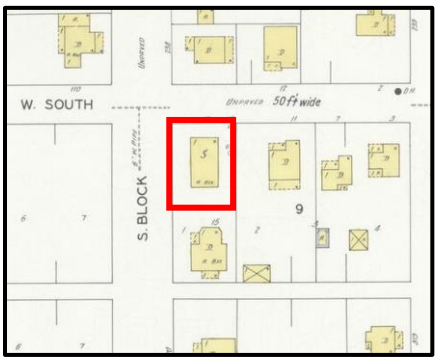


Figure 1. Sanborn Fire Insurance Map, 1930. Note the building is labeled "S," indicating the building was used as a store.

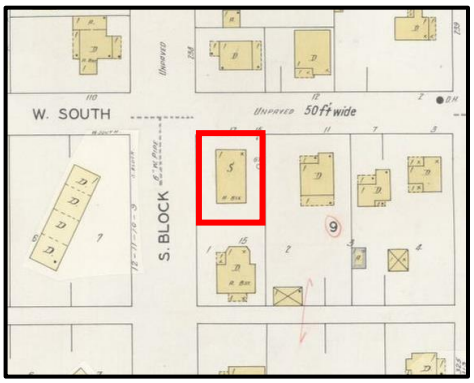


Figure 2. Sanborn Fire Insurance Map, 1948.

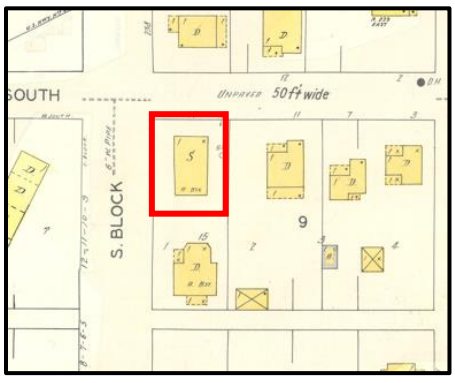


Figure 3. Sanborn Fire Insurance Map, 1955.

Neighborhood Services – General "promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale,

aesthetics, and use with surrounding land uses." A rezoning to NS-G would allow for a wider variety commercial and residential uses than those permitted under the property's current zoning designation. Specifically, a rezoning to NS-G would permit the development of a greater variety of dwellings, including the by-right development of single- to four-family dwellings. NS-G would also provide opportunities for commercial uses, like sidewalk cafes, offices, or small-scale retail, which is appropriate on a corner site and in alignment with how the property has been used historically.

Table 2. Zoning Comparison

	Current Zoning – NC	**Proposed Zoning – NS-G**
Density	10 units/acre	18 units/acre
Lot Width Minimum	40'	35'
Lot Area Minimum	4,000 sq. ft.	4,000 sq. ft. (single-family) 3,000 sq. ft. (two-family+) None (all other uses)
Setbacks	F: 0'-25' BTZ S: 5' R: 5'	F: 0'-25' BTZ S: 5' R: 5'/15'
Building height	3 stories	3 stories
Permitted Uses	Single-Family Dwellings	Single- to Four-Family Dwellings General Business Home Occupations Sidewalk Cafes Cluster Housing

Notably, any future redevelopment of the site would be limited by the small size at 0.10-acre and the property's topography, generally sloping downward from northeast to southwest, with approximately the lower one-half of the site featuring a slope of 15% or greater (Figure 4). On the balance of considerations, staff finds the requested rezoning to be compatible with surrounding land use.

Land Use Plan Analysis: **The subject property has had a few different planning approaches applied to it in the last 20 years.**

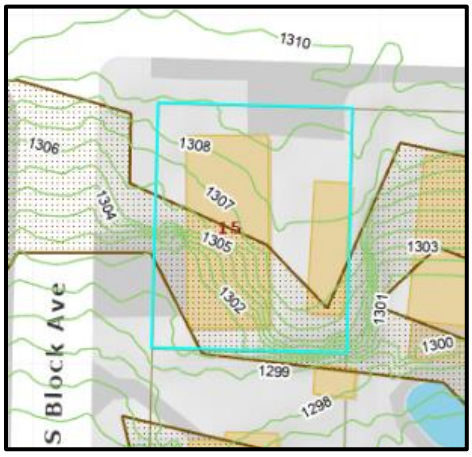


Figure 4. Site topography. Areas with slopes more than 15% shown by brown hatch.

The Downtown Master Plan, adopted in 2004, identifies the subject property as mixed use in the Plan's Future Land Use Map, specifically DG, Downtown General. NS-G is a less intense and dense district than DG, but it does meet the intent of providing a mixed-use transition into the neighborhood to the south and east., Whereas retaining the property's current NC zoning which permits only single-family dwellings by right would not.

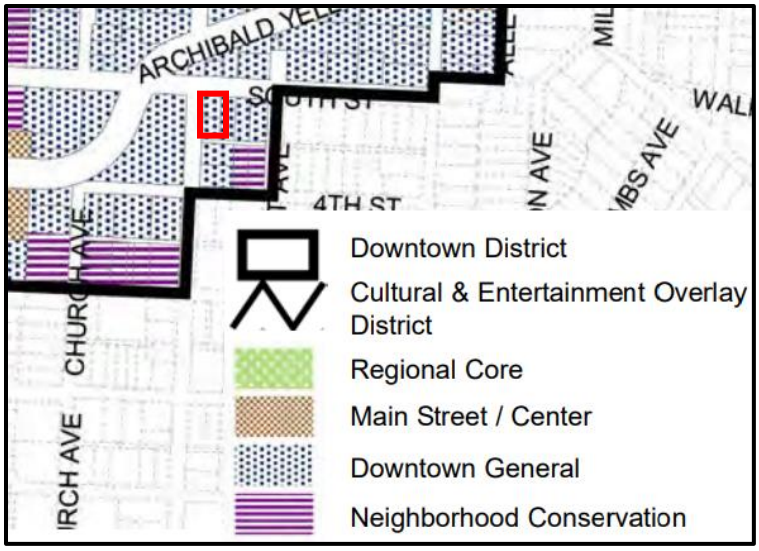


Figure 5. Proposed Downtown District Regulating Plan.

A new planning approach was proposed with the 71B Corridor Master Plan, adopted in 2018. The 71B Plan identified the subject property as an area of single-family conservation, but also included it in an "Urban Node" appropriate for higher density development (Figure 6).

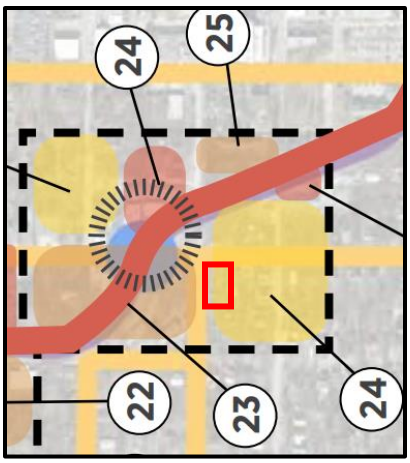


Figure 6. 71B Corridor Plan, pg. 96-97. (North @ top)

The illustrative plan for the subject area shows the area west of the subject property as being split between medium density townhomes and small-lot single-family infill (Figure 7). Small-lot single-family infill is development on lots less than 5,000 square feet. Rezoning to NS-G somewhat aligns with this plan as it would permit single-family residential development on slightly smaller lots (35-foot lot width minimum and 4,000 sq.ft. minimum area), but it would also permit slightly more intense development than recommended by the 71B Plan for this area. Retaining the property's current NC zoning would also somewhat align with this plan.

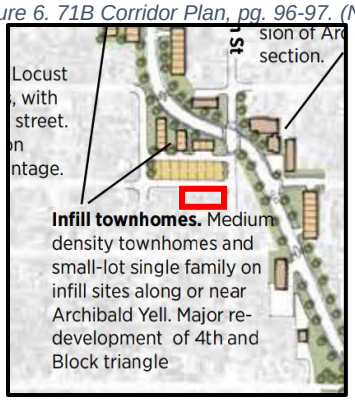


Figure 7. 71B Corridor Plan illustrative plan.(North @ right)

In 2019, City Plan 2040 was adopted which outlined additional recommendations for the subject property. The property is within one of the city's two Tier One Centers (located at the Downtown Square) on the Growth Concept Map. Tier One Centers "are the

most urban places in the region," and "include multi-story residential and commercial [buildings] with a dense mix of shops, homes, and amenities." The site has a high infill score of 12, with a weighted score of 14, indicating that it is a prime site for higher density and intensity infill development. City Plan 2040 also designated the subject property as a Residential Neighborhood Area, which "encourages traditional neighborhood development that incorporates low-intensity non-residential uses." The proposed rezoning is compatible with these designations.

Additionally, City Plan 2040 lays out six goals, four of which can be applicable for staff's recommendation in favor of the proposed rezoning:

1. **We will make appropriate infill and revitalization our highest priority**
2. **We will discourage urban sprawl**
3. **We will make compact, complete, and connected development the standard**
4. **We will create opportunities for attainable housing**

The proposed rezoning would align with the Tier One designation, high infill score, and goals established in City Plan 2040. On the balance of considerations, staff finds the proposed rezoning to be aligned with most of our land use plans for the area.

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

Finding: **Staff finds that there is sufficient justification to rezone the property from NC to NS-G since the rezoning would be consistent with the property's location within a Tier One Center and it supports several goals of City Plan 2040.**

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

Finding: **A rezoning from NC to NS-G does have the potential to slightly increase traffic danger and congestion due to an increase in density and/or intensity of use, however the size of the parcel will limit the density on the site. Access management will be reviewed at the time of development.**

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.

Finding: **The proposed rezoning has the potential to slightly alter the population density since it would allow for more intense residential development. However, the property currently has access to public streets, water, and sewers, and any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

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

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0053 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required	**YES**		
Date: December 9, 2024	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.19 NS-G, Neighborhood Services - General
  - §161.29 Neighborhood Conservation
  - §164.11 Height Or Setback Regulations; Exceptions And Home Protection Requirements
- Request Letter
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.19 NS-G, Neighborhood Services - General

(A) *Purpose.* The Neighborhood Services, General district is designed to serve as a mixed use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Neighborhood Services district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings

Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two (2) family or more	3,000 square feet per dwelling unit
All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

All dwelling types	40 feet

(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

164.11 Height Or Setback Regulations; Exceptions And Home Protection Requirements

(C) *Home Protection Requirements.* Regardless of any other setback or build-to zone regulations, new multifamily, commercial, office, parking deck, or mixed use construction exceeding 24 feet in height which adjoins or abuts a single family home being used primarily as a single family residence within the Downtown General or Main Street Center Zoning Districts must at a minimum be set back from the side or rear adjoining property line at least 15 feet. The maximum height of the new building from the 15-foot setback shall be 36-feet for an additional 15-foot stepback from the residence's property line. These setback and stepback requirements are minimums so that, if larger setbacks or stepbacks are required by other zoning laws, the larger setback/stepbacks are controlling.

Statement of Compatibility for Proposed Rezoning

The proposed rezoning of this property from Neighborhood Conservation to NS-G is compatible with surrounding land uses and will not unreasonably adversely affect neighboring properties. Properties across Block and South Street are already zoned as DG, which supports mixed-use development in the immediate area.

Historically, this property operated as a store for at least 25 years, as shown on fire insurance maps, demonstrating a longstanding commercial use in the neighborhood. Currently, it is being used as a residential space without bedrooms, limiting its potential under the existing zoning. The rezoning to NS-G will allow for a more versatile use of the property, aligning with the adjacent properties that benefit from this zoning designation.

Additionally, the property is in close proximity to Nelson Hackett Boulevard, a key urban thoroughfare that supports increased connectivity and accessibility. The future use of the property could introduce an amenity that benefits the neighborhood, providing services or commercial opportunities that enhance the local quality of life while complementing the surrounding area.

By rezoning, the property can better serve both the economic and social needs of the community, contributing to the growth and vitality of the neighborhood without disrupting its character or conflicting with surrounding land uses.

Cole, Kylee

From: Planning Shared
Sent: Thursday, November 21, 2024 8:22 AM
To: Cole, Kylee
Subject: FW: Request to deny rezoning of South and Block RZN 2024-0053

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Molly R Jensen <MJensen@walton.uark.edu>
Sent: Wednesday, November 20, 2024 10:11 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>; Planning Shared <planning@fayetteville-ar.gov>; Mayor <Mayor@fayetteville-ar.gov>
Subject: Request to deny rezoning of South and Block RZN 2024-0053

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Request denial for a zoning change for 15 W. South Street

My name is Molly Jensen. I live at the property immediately to the south and share a property line with the property in question. My address is 312 S Block Ave. I have owned this property since 2001 and I have resided at this address since 2004 and raised two children here along with various cats, dogs and my chickens. As a 36-year resident of Fayetteville, I understand the power and draw of the downtown. I have always lived within walking distance of downtown and the university.

The planning office, planning commission and the city council should reject this request for a zoning change to the property at 15th W. South Street for the following reasons:

1. Spot Zoning to Downtown General is incompatible and inappropriate in this existing neighborhood.

a. All surrounding properties are Neighborhood conservation

b. The city used (and uses) the streets as boundaries for zoning changes- SOUTH STREET is the border for the zoning change and should remain a firm boundary to ensure our neighborhood conservation zone.

c. A zoning change would allow ZONING CREEP which is contrary to the City's goal to preserve neighborhoods while encouraging growth.

2. The "COMMECIAL CORNER" is South Street and Nelson Hackett, not here.

    a. This occurred in the 1950's when Nelson Hackett was built as a "Bypass" to allow big trucks to circumvent the downtown. Since that time South and Nelson Hackett have remained the commercial corner.

    b. All the property surrounding the new stoplight at this intersection is appropriately zoned and is the proper place for commercial activity

3. This property, the corner of S Block and W South BEGINS the neighborhood. The north side of W South Street is DG, as it should be.

4. In the past 40 years, this property has been used as a residential use for 25 years and as an office, Zoning Use Unit 25, (15 Years).

    a. This previous usage of the property as an office is allowed within the neighborhood conservation code as a conditional use. As with the previous office usage, the neighborhood welcomes this type of activity.

NEIGHBORHOOD CONSERVATION ZONE

Unit 1 City-wide uses by right

Unit 8 Single-family dwellings

Unit 41 Accessory dwellings

Unit 46 Short-term rentals

(2) Conditional Uses.

Unit 2 City-wide uses by conditional use permit

Unit 3 Public protection and utility facilities

Unit 4 Cultural and recreational facilities

Unit 9 Two (2) family dwellings

Unit 10 Three (3) and four (4) family dwellings

Unit 12a Limited business*

Unit 24 Home occupations

Unit 25 Offices, studios, and related services

Unit 28 Center for collecting recyclable materials

Unit 36 Wireless communication facilities

Unit 44 Cluster Housing Development

a. We currently have many existing businesses with in the NC area of our neighborhood boundaries: a custom guitar craftsman, a drainage consultant, a dance studio, a professional photographer, a small home based florist, and multiple other neighbors who have home offices and other small businesses.

1. Our neighborhood has been a sleepy little hidden hamlet in the rapidly growing downtown area of Fayetteville. As with the property across the street from this property to the west, Urban Lofts. This new development will increase our parking issues by adding an additional 70 cars to the streets since there is not enough parking being provided by the developer.

2. We welcome appropriate development and changes to the neighborhood: multifamily dwellings and business by right or condition Use approval within the NC zone.

3. We have seen increased traffic with the intersection upgrade at Nelson Hackett and Rock Street. Now, residents who live behind the old courthouse now must access their homes by using South Street, resulting in an increase of traffic along South Street.

4. Finally, I live downhill from this property. Currently with a one-story building, the current resident LOOKS DOWN on my property. There is not a high enough fence to block that property. As with other sites in the vicinity, the topography causes many issues. Downtown general would allow FIVE STORIES. This would mean my little house – directly abutting this property, would have zero setbacks and have a potential 70-foot building looming over my home.

I appreciate your time and your focus on our neighborhood, we love that people see us and want to be a part of what we have created. In my heart I know the city wants to encourage growth and housing in a responsible way. As a residential neighborhood, we have seen much growth and ADU's put in place, single homes torn down and replaced by two and three homes. We want continued appropriate growth. We want families to have what we have, a walkable, warm and welcoming neighborhood. However, for that to happen we cannot have SPOT ZONING and CREEP.

Best

M

11/19/2024

Hello,

My family is asking you to please deny the request to rezone 15 W. South Street (RZN 2024-0053)

My wife and I have lived in and owned property in the South Square Neighborhood for over 30 years. Our daughter and her family live in the house that we own at 24 E. Fifth Street.

There already is more than enough property that is zoned Downtown General in our neighborhood.

15 W. South needs to remain zoned Neighborhood Conservation so it can help buffer the rest of the neighborhood from the Downtown General zoned property that is immediately west and north of it.

Under its current zoning 15 W. South can be developed as light commercial, residential office, and small multi-family residential (missing middle housing). It doesn't need to be spot zoned to Downtown General.

If this property is rezoned it will allow commercial creep to begin in this safe, walkable, family neighborhood.

Our neighborhood has been appropriately and gently infilling since it was rezoned to Neighborhood Conservation in 2008 when the Walker Park Neighborhood Master Plan was approved.

As small older houses are sold, they usually are replaced with 2 or 3 larger houses on that same lot.

Our neighborhood streets will soon be flooded and overwhelmed with parking spillover and traffic from the Urban Lofts apartments that are expected be built just across Block Street from 15 W. South. We ask that you do not allow this rezoning to compound the situation.

The South Square Neighborhood has been doing more than its share to help Fayetteville grow.

Please vote to deny RZN 2024-0053.

Thank you for your consideration.

Sincerely,

Ron & Martha Hollingshead

22, 24, and 50 E. Fifth Street.

Cole, Kylee

From: Planning Shared
Sent: Wednesday, November 20, 2024 3:43 PM
To: Cole, Kylee
Subject: FW: Vote No on RZN 2024-0053

You 😊

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Alan Ostner <alan@drainagedoctornwa.com>
Sent: Wednesday, November 20, 2024 3:33 PM
To: Planning Shared <planning@fayetteville-ar.gov>; Alan Ostner <alan@drainagedoctornwa.com>
Subject: Vote No on RZN 2024-0053

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Vote NO on upzoning for 15 W. South Street

My name is Alan Ostner. I live at the property immediately to the south and share a property line with the subject property. My address is 312 S Block Ave. As a 34-year resident of Fayetteville, I understand the power and draw of downtown. I have always lived within walking distance of downtown and the university.

The planning office, planning commission and the city council should reject this request for a zoning change to the property at 15th W. South Street for the following reasons:

1. Spot Zoning to Downtown General is incompatible and inappropriate in this existing neighborhood.
    a. All adjoining properties around the subject property are zoned Neighborhood Conservation and it is working great
    b. The city used (and uses) the streets as boundaries for zoning changes- SOUTH STREET is the border for the zoning change and should remain a firm boundary to ensure our neighborhood conservation zone.

c. This zoning change would allow ZONING CREEP which is contrary to the City's goal to preserve neighborhoods while encouraging growth.

2. The "COMMECIAL CORNER" is South Street and Nelson Hackett, not here.

    a. This occurred in the 1950's when Nelson Hackett was built as a "Bypass" to allow big trucks to circumvent the downtown. Since that time South Street and Nelson Hackett have remained the commercial corner.

    b. All the property surrounding the new stoplight at this intersection is appropriately zoned and is the proper place for commercial activity

3. This property, the corner of S Block and W South BEGINS the neighborhood. The north side of W South Street is DG, as it should be.

4. In the past 40 years, this property has been used as a residential use for 25 years and as an office, Zoning Use Unit 25, (15 Years).

    a. This previous usage of the property as an office is allowed within the neighborhood conservation code as a conditional use. As with the previous office usage, the neighborhood welcomes this type of activity.

NEIGHBORHOOD CONSERVATION ZONE

Unit 1 City-wide uses by right

Unit 8 Single-family dwellings

Unit 41 Accessory dwellings

Unit 46 Short-term rentals

(2) Conditional Uses.

Unit 2 City-wide uses by conditional use permit

Unit 3 Public protection and utility facilities

Unit 4 Cultural and recreational facilities

Unit 9 Two (2) family dwellings

Unit 10 Three (3) and four (4) family dwellings

Unit 12a Limited business*

Unit 24 Home occupations

Unit 25 Offices, studios, and related services

Unit 28 Center for collecting recyclable materials

Unit 36 Wireless communication facilities

Unit 44 Cluster Housing Development

We currently have many existing businesses within the NC area of our neighborhood boundaries: a custom guitar craftsman, a drainage consultant, a dance studio, a professional photographer, a small home based florist, and multiple other neighbors who have home offices and other small businesses.

1. Our neighborhood has been a sleepy little hidden hamlet in the rapidly growing downtown area of Fayetteville. As with the property across the street from this property to the west, Urban Lofts. This new development will increase our parking issues by adding an additional 50 cars to the streets since there is not enough parking being provided by current city parking rules.

2. We welcome appropriate development and changes to the neighborhood: multifamily dwellings and business by right or condition Use approval within the NC zone.

3. We have seen increased traffic with the intersection upgrade at Nelson Hackett and Rock Street. Now, residents who live behind the old courthouse now must access their homes by using South Street, resulting in an increase of traffic along South Street.

4. Finally, I live downhill from this property. Currently with a one-story building, the current resident LOOKS DOWN on my property. There is not a high enough fence to block that property. As with other sites in the vicinity, the topography causes many issues. Downtown general would allow FIVE STORIES. This would mean my little house – directly abutting this property, would have zero setbacks and have a potential 70-foot building looming over my home.

I appreciate your time and your focus on our neighborhood, we love that people see us and want to be a part of what we have created. In my heart I know the city wants to encourage growth and housing in a responsible way. As a residential neighborhood, we have seen much growth and ADU's put in place, single homes torn down and replaced by two and three homes. We want continued appropriate growth. We want families to have what we have, a walkable, warm and welcoming neighborhood. However, for that to happen we cannot have SPOT ZONING and CREEP.

Best,

Alan Ostner, ASLA, PLA
DRAINAGE DOCTOR NWA, PLLC
Licensed Landscape Architect
Ark. LA License #5204
Ark. Contractor's Lic. #0428970724
BSA Scoutmaster
Member: Ark. Better Business Bureau
Member: Ark. Master Gardeners
Member: Ark. Native Plant Society Education Committee
C: 479.387.7900
W: www.drainagedoctornwa.com
E: alan@drainagedoctornwa.com

I reply to texts and emails from 8am-6pm M-F

Cole, Kylee

From: Bostick, Britin
Sent: Monday, October 28, 2024 3:07 PM
To: Cole, Kylee
Subject: FW: Resining request # 2024-0053 / 15 West South Street

Here's more communication on the DG zoning on South Street.

Britin Bostick
Long Range Planning/Special Projects Manager
Long Range Planning
City of Fayetteville, Arkansas
479-575-8262
fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

From: Franklin Evarts <fevarts56@gmail.com>
Sent: Monday, October 28, 2024 1:52 PM
To: Bostick, Britin <bbostick@fayetteville-ar.gov>
Cc: Louise L. Rozier <Rozier@uark.edu>
Subject: Resining request # 2024-0053 / 15 West South Street

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Britin,

Good afternoon. My name is Franklin Evarts and my wife, Louise Rozier, and I live at 11 West South Street. I just left you a voice mail and plan to talk with you as well. It has come to our attention that our next door neighbor Aaron living at 15 West South street is selling his property and has requested a zoning change request from Neighborhood Conservation to Downtown General. I want to go on record to say that we are strongly against this change as are many of our neighbors. We have lived in our home in this wonderful little neighborhood for over 40 years. I have absolutely no problem with Aaron selling his property but he will not have to deal with the reality of what a change to Downtown General will do to our property and our neighbors property. I am very concerned with this "zone creep" and a so called pocket zone. Aren't streets accepted buffers between different zoning? Aarons property is only .8 acres. We are fine with the multi-uses that NC already provides. I know that the north side of our street is already zoned DG. I don't want a five story business looking into our back yard. #15 has actually housed a couple of small business over the years without any disruption. A small business such the water filter company that used to be there or maybe doctors office would not be objectionable. We as neighbors are already dealing with the Urban Lofts project and the problems we perceive with its current size. Please understand that I am not against change but this seems very unnecessary and I don't want this precedent set so near to our home in this beautiful eclectic neighborhood . I apologize for going on so long and taking up this much of your time.

We love living in this neighborhood even as it changes. This one change seems so unnecessary to those of us that will remain after Aaron has sold. Please let me know who else I can contact. I plan to contact the planning commission and the Council as well if this goes forward. I truly appreciate your time and hard work for our city.

Franklin Evarts

Cole, Kylee

From: Planning Shared
Sent: Monday, November 18, 2024 8:26 AM
To: Cole, Kylee
Subject: FW: Opposition to RZN 2024 0053

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Louise L Rozier <rozier@uark.edu>
Sent: Sunday, November 17, 2024 11:57 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Opposition to RZN 2024 0053

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning Commission:

My family and I have lived at 11, West South Street for the past 40 years. It has come to my attention that a rezoning has been requested for the property located at 15, West South Street from Neighborhood Conservation to Downtown General. We share a property line with that property and I am strongly opposed to its rezoning for the following reasons:

1. The property has been residential for the past 10 years. Before that, it housed two offices with fewer than 3 employees each, and both had little interaction with the public. We are not opposed to the previous usage and welcome any office within the Neighborhood Conservation code as a conditional use.
2. The requested zoning doesn't fit and will harm the neighborhood: it will put more pressure on traffic, especially on parking, thus negatively affecting the quality of life of the residents.
3. The commercial corner of the neighborhood is Nelson Hackett and South Street. The property at 15, West South Street marks the corner of Neighborhood Conservation. A zoning change will break the contiguity of the neighborhood, which would be a clear example of spot zoning and zone creep.

We are not opposed to appropriate growth. We are a small residential neighborhood that already faces drastic changes due to the planned construction of the Urban Lofts. Rezoning this property will add additional stresses. Consequently, I respectfully ask that you deny the request.

Sincerely,

Louise Rozier

Cole, Kylee

From: Planning Shared
Sent: Monday, November 18, 2024 8:26 AM
To: Cole, Kylee
Subject: FW: Opposition to Re-zoning request by #15 West South Street

Also concerning RZN-2024-0053

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Franklin Evarts <fevarts56@gmail.com>
Sent: Sunday, November 17, 2024 11:58 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Opposition to Re-zoning request by #15 West South Street

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Fayetteville Planning Commission,

My name is Franklin Evarts. My wife Louise and I and our family have lived at 11 West South Street fo 40 years. Our home shares a property line with #15 West South Street. I want to go on record as opposing the property owner of #15's re-zoning request from Neighborhood Conservation to Downtown General. Over the past 40 years #15 has housed a couple of small offices and for the past 10 years has been used as a residence. The small offices that have been at this property had maybe 2 or 3 employees and were never any problem. We've liked our neighbors. I am very worried about what can be built on this property if the zoning changes. I am not against change. Our neighborhood is in the process of a pretty drastic change already with the advent of the Urban Lofts project. #15 is on the corner directly across the street from the Urban Lofts property and #15 is now the beginning our little residential neighborhood. I am not opposed to any of the potential uses of this property allowed in the NC zoning. I'm afraid that if the zoning changes zone "creep" will begin affecting our property and our like minded neighbors properties in the future . This seems to be an unnecessary example of spot zoning. I am very concerned with parking and street safety. I also don't want to potentially be looking at a 5 story building that overlooks our back yard which we've worked so hard to create and enjoy. We love the privacy.

We love our little neighborhood. We raised our family here. Watching it evolve from a mostly rental to a wonderful committed family owned neighborhood has been so nice to live through. Those of us that call it home are proud of its eclectic and friendly vibe. I am afraid that once the genie is out of the bottle bigger changes will become possible.

In closing I want to say please hear us and our neighbors. We are not against change. Once the current owner sells and leaves, he won't be dealing with the negative changes we foresee. We will.

Thank you so much for your time and your work for our city. I truly appreciate it.

Franklin Evarts
11 West South Street.

Cole, Kylee

From: Planning Shared
Sent: Thursday, November 21, 2024 8:23 AM
To: Cole, Kylee
Subject: FW: Please Vote No on the rezoning of 15 W. South

Follow Up Flag: Follow up
Flag Status: Flagged

Also for you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Alison Taylor <a.n.taylor838@gmail.com>
Sent: Wednesday, November 20, 2024 10:49 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Please Vote No on the rezoning of 15 W. South

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of South St., (I live 2 houses down from the property that is being considered for rezoning), I'm asking you to vote NO on the up zoning for 15 W. South St.

The planning office, planning commission and the city council should reject this request for a zoning change to the property at 15th W. South Street for the following reasons:

1. Spot Zoning to Downtown General is incompatible and inappropriate in this existing neighborhood.
2. This zoning change would allow ZONING CREEP which is contrary to the City's goal to preserve neighborhoods while encouraging growth.
3. This previous usage of the property as an office is allowed within the neighborhood conservation code as a conditional use. As with the previous office usage, the neighborhood welcomes this type of activity.
4. Existing infrastructure cannot support the increased traffic or parking needed for a business zoned as downtown general.

Thanks for your consideration,
Alison Taylor
7 W. South St

Cole, Kylee

From: Planning Shared
Sent: Monday, November 18, 2024 11:55 AM
To: Cole, Kylee
Subject: FW: RZN-2024-0053 (15 W. SOUTH ST)

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

-----Original Message-----
From: Kelley Schwarting <adorned@me.com>
Sent: Monday, November 18, 2024 11:41 AM
To: Planning Shared <planning@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-ar.gov>
Subject: RZN-2024-0053 (15 W. SOUTH ST)

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and City Council,

Please reject zoning change to 15 W South St. I live at 324 S East Ave and I did not buy a house in Downtown General. This will adversely affect my property. I expect this area to remain Neighborhood Conservation protecting the nature of our area.

This zoning change is being requested by the Realtor not for benefit of the current owner or for the future owner? Why?

Urban Lofts has the potential to take all available parking in our neighborhood therefore this should be considered for all future planning.

The City of Fayetteville does not have the resources to enforce current codes. The parking reduction allowances code should be changed in order to grow Fayetteville in a positive way.

Please do not change this property to Downtown General, we need to maintain the single family housing with associated parking that we have in our neighborhoods.

Kelley Schwarting

Cole, Kylee

From: Planning Shared
Sent: Monday, November 18, 2024 8:24 AM
To: Cole, Kylee
Subject: FW: REZONE 2024-053

Concerning RZN-2024-0053

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Tony <twappel@gmail.com>
Sent: Sunday, November 17, 2024 2:58 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: REZONE 2024-053

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This email is in response to the proposed rezoning of 15 West South Street. I am opposed to this request.

Back in 2007, many residents of this neighborhood participated in preparing a master plan for the Walker Park Neighborhood, of which this is a part. We strongly recommended, and the planning commission concurred, that South Street would be the border between Downtown General and Neighborhood Conservation; the north side being Downtown General and the south side of the street being Neighborhood Conservation. This was a compromise that the neighborhood supported, as we knew back then that there would be some commercial development on the south/southeast side of 71B. These residents, including myself, still live in this neighborhood. We were involved with the planning process back in 2007 so that we could keep our neighborhood from losing its residential character. We did not plan for the neighborhood to become a commercial center. Rezoning this property will go against the neighborhood's wishes and will cause a slow but definite commercial creep in the neighborhood's zone.

If you do not want Fayetteville residents to be a part of the master planning process, don't ask us to partake and then pretend to listen to our wishes. 2007 is less than 20 years ago and our neighborhood spent a lot of time discussing with the city what we wanted. So please keep 15 West

South Street and the rest of the neighborhood south of the south side of South street Neighborhood Conservation.

Thank you.

Anthony J Wappel
11 East South Street

Cole, Kylee

From: Planning Shared
Sent: Wednesday, November 20, 2024 4:10 PM
To: Cole, Kylee
Subject: FW: Requesting denial for zoning change at 15 W. South St.

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

-----Original Message-----
From: Karen Mueller <karen@karenmueller.net>
Sent: Wednesday, November 20, 2024 3:59 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Requesting denial for zoning change at 15 W. South St.

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I've lived at 321 S. East Avenue for almost 10 years, am 76 years old and plan to live in this wonderful house and neighborhood until I die. I have strong concerns regarding the rezoning of the South Street property.

A commercial property is inappropriate at that location. We already have parking problems on our streets and are bracing for more dangerous traffic with the development of 138 units on Block Street. A commercial property would only add to the dangerous traffic situation.

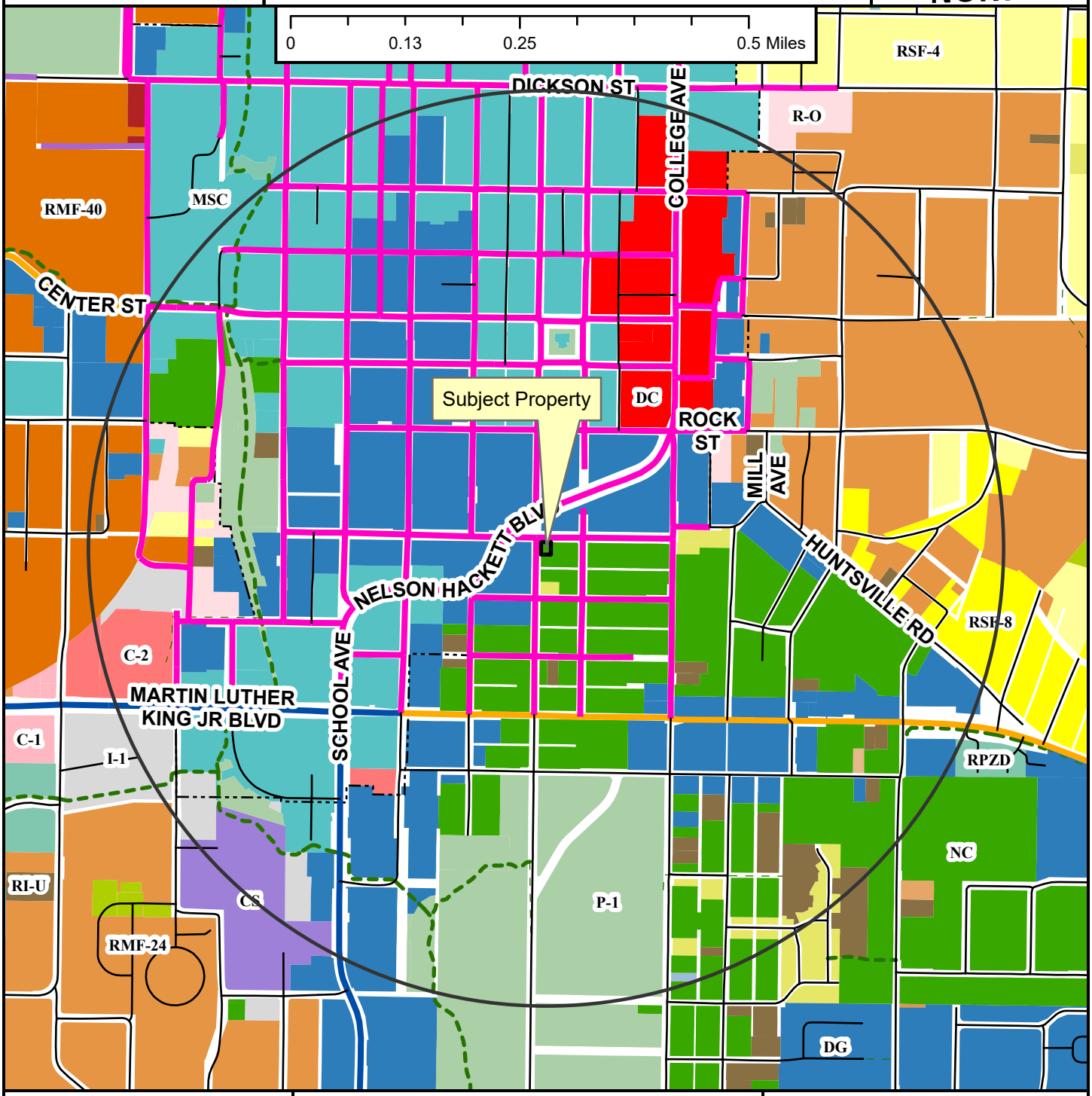
Please deny the request for rezoning of this property.
Thank you,
Karen Mueller

RZN-2024-0053

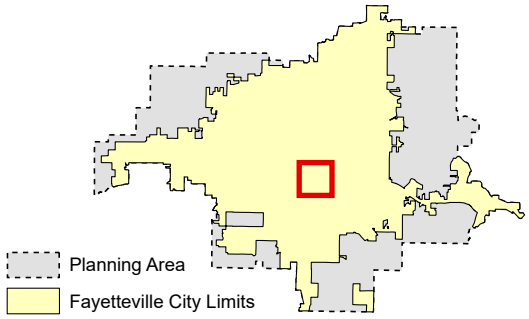
One Mile View

15 W. SOUTH ST

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

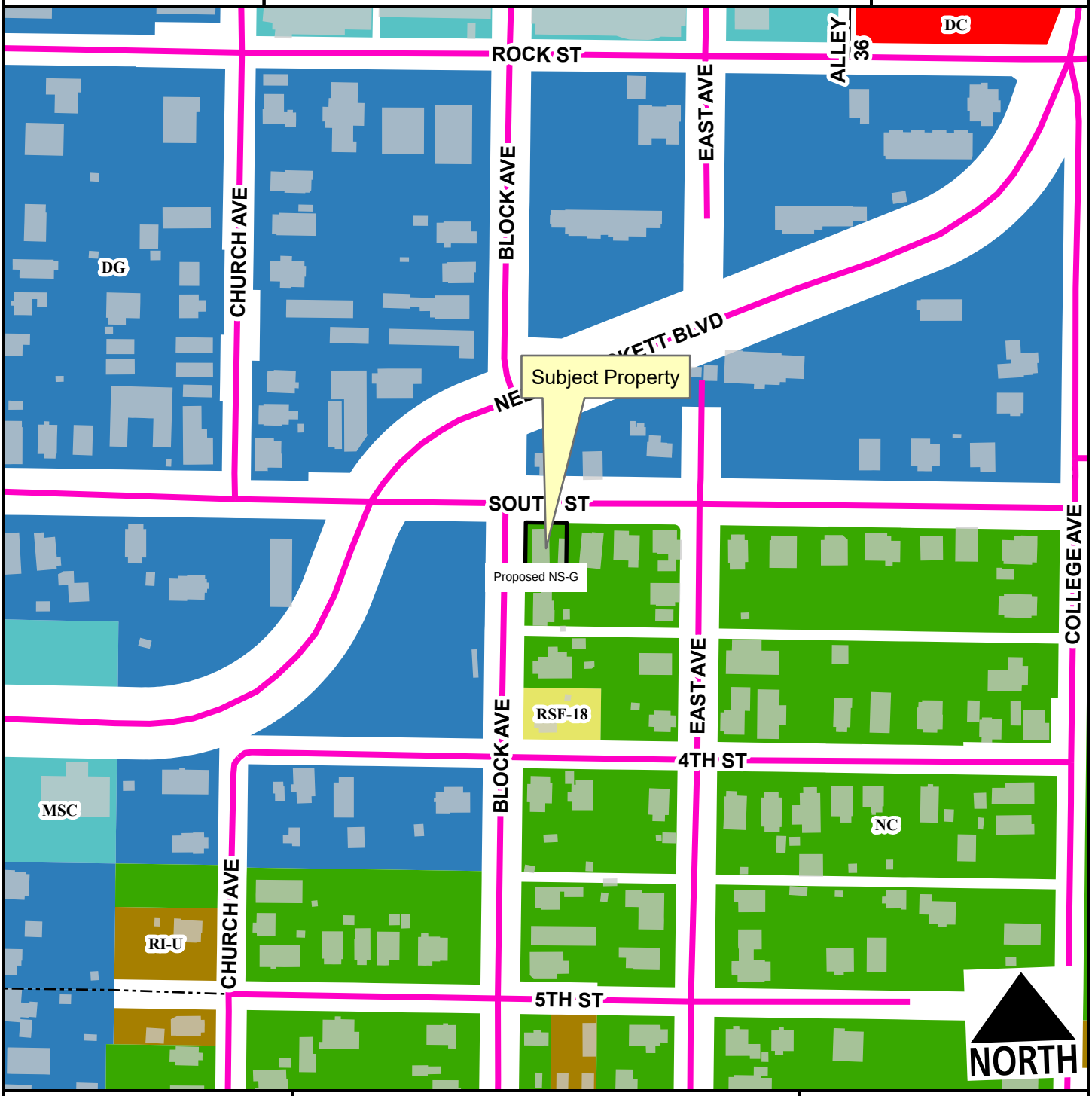
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

RZN-2024-0053

Close Up View

15 W. SOUTH ST



- Urban Center
- Alley
- Design Overlay District
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NS-G	0.0	0.1
NC	0.1	0.0

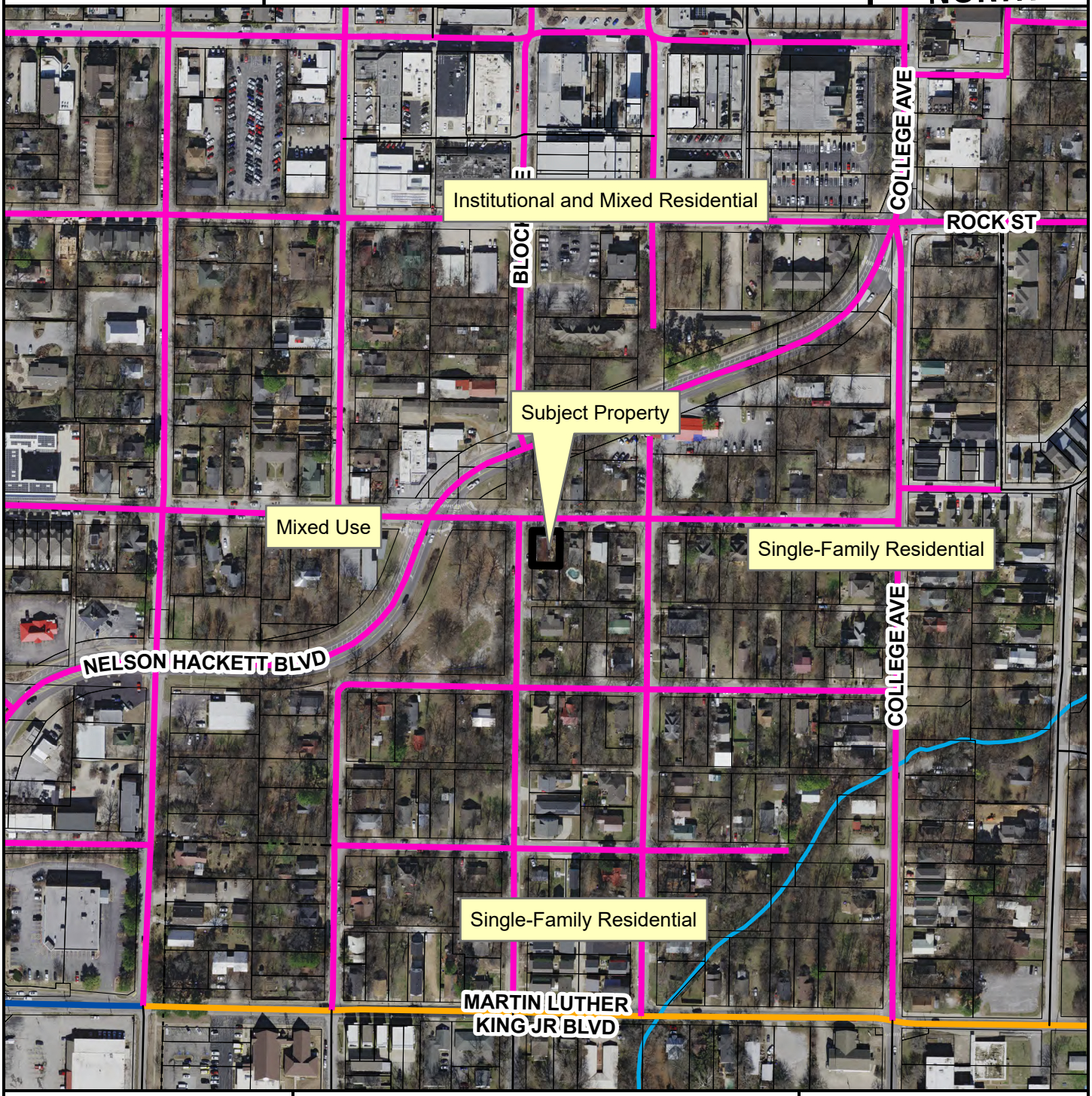
Total 0.1 ac

RZN-2024-0053

Current Land Use

15 W. SOUTH ST

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

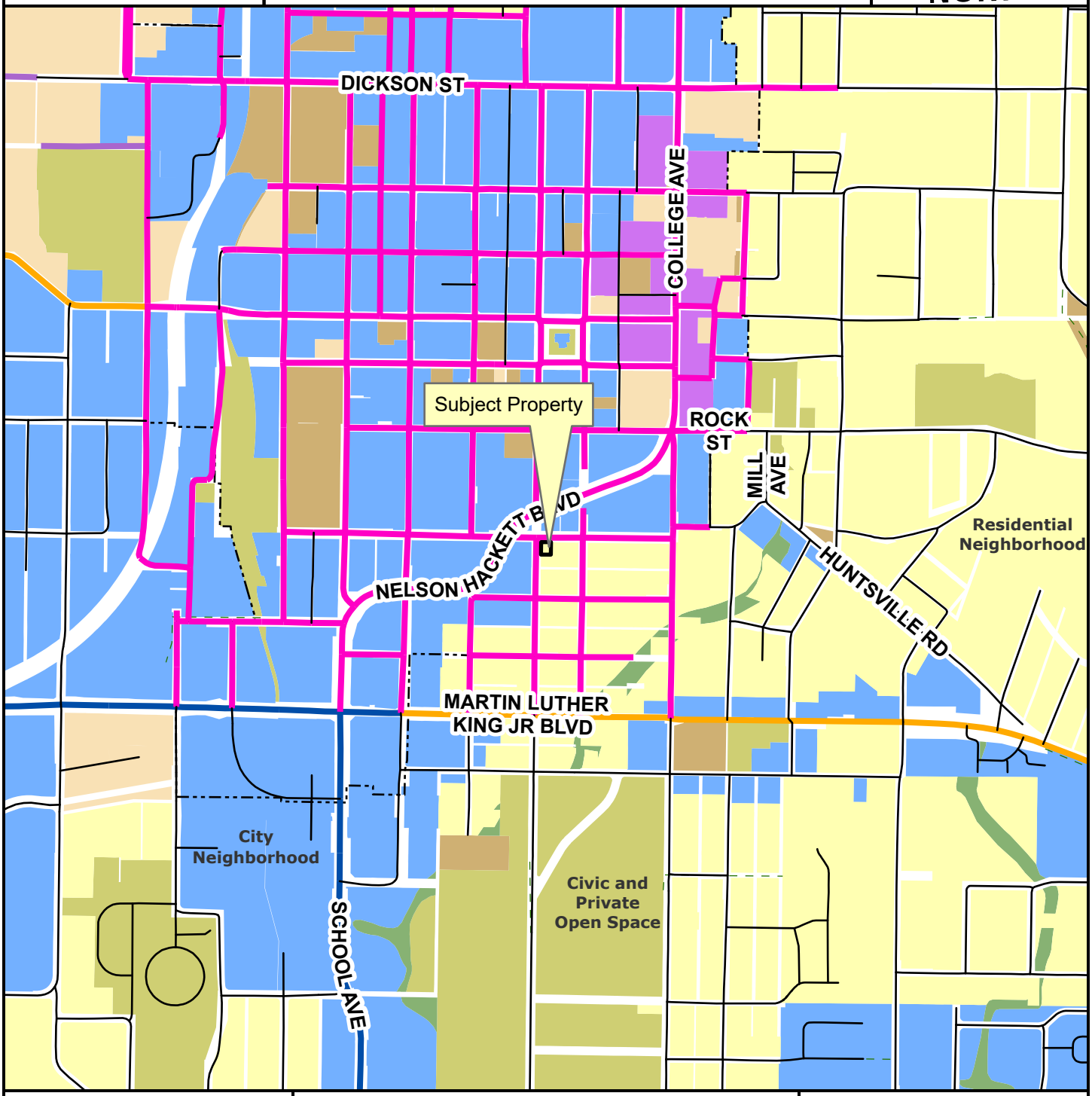
- 100-Year Floodplain
- Floodway

RZN-2024-0053

Future Land Use

15 W. SOUTH ST

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District

Feet

0 305 610 1,220 1,830 2,440

1:10,000

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: December 9, 2024

SUBJECT: **PZD-2024-0006: Planned Zoning District (1875 W. HASKELL HTS./THE STATION AT FAYETTEVILLE, 520):** Submitted by CRAFTON TULL for property located at 1875 W. HASKELL HTS. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 34.86 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

SEPTEMBER 23, 2024 PLANNING COMMISSION MEETING:
At the September 23, 2024 Planning Commission meeting, this item was tabled until October 14 to provide additional time for the applicant to address comments from staff, commissioners, and members of the public. Seven members of the public spoke at the meeting on September 23, expressing their opposition to the applicant's request.

OCTOBER 14, 2024 PLANNING COMMISSION MEETING:
At the October 14, 2024 Planning Commission meeting, this item was tabled until October 28 at the applicant's request to allow time for them to address feedback from two public input sessions and one workshop with the Planning Commission. Three members of the public spoke at the meeting on October 14, sharing their ongoing concerns about the applicant's request.

OCTOBER 28, 2024 PLANNING COMMISSION MEETING:
At the October 28, 2024 Planning Commission meeting, this item was tabled until December 9 to provide additional time for the applicant to address comments from staff, commissioners, and members of the public. No new information has been provided in the interim, and the applicant has requested that the item be tabled until January 13, 2025.

RECOMMENDATION:
Staff recommends, and the applicant has requested, tabling **PZD-2024-0006** indefinitely.

RECOMMENDED MOTION:
*"I move to table **PZD-2024-0006** indefinitely."*

PLANNING COMMISSION ACTION:	**Required**	**YES**		
Date: December 9, 2024	**❒ Tabled**	**❒ Approved**	**❒ Denied**	
Motion:				
Second:				
Vote:				

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Long Range Planning Committee
Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: December 9, 2024

SUBJECT: **ADM-2024-0052: Administrative Item (Amend Code of Ordinances Chapter 33 – Departments, Boards, Commissions, and Authorities; UDC Chapter 157 – Notification and Public Hearings; UDC Chapter 166 – Development; and UDC Chapter 167 – Tree Preservation and Protection):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to the Code of Ordinances Chapter 33 to remove reference to Subdivision Committee, as well as amendments to UDC Chapters 157.02, 166.01, 166.02, and 166.04 to remove the Planning Commission's Subdivision Committee from the public hearing and development review requirements. Amendments are proposed to section 167.04 Tree Preservation And Protection During Development to remove Subdivision Committee from the listing of public meetings for the development review process.

RECOMMENDATION:
Staff recommends forwarding **ADM-2024-0052** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
"I move to forward **ADM-2024-0052** to the City Council with a recommendation of approval."

BACKGROUND:
Post World War II Fayetteville experienced considerable population and land area growth from decade to decade, particularly from 1960-1970. In that decade the city's population grew from 20,274 to 30,729, an increase of just over 50%. From 1990 to 2000 the city grew by a larger number of people, though a somewhat lower percentage – the city's population was 42,099 in 1990 and 58,047 in 2000. Land annexations in the 1960s drastically increased the land area in the city limits. At the start of 1960 Fayetteville covered approximately 4,019 acres or 6.3 square miles. By 1970 the city encompassed 18,250 acres or 28.5 square miles, an increase of more than four times the land area in just a decade. Today the city is approximately double that size, with just under 36,000 acres and 56.2 square miles of land in the city limits.

Development review requirements were revised in response to growth, with lessons learned captured in a series of ordinances adopted by the Fayetteville Board of Directors (now City Council) over those decades of growth. In 1974, large scale developments had to be approved by the Board of Directors prior to the issuance of a building permit, although the plans were first submitted to the Planning Commission. Ordinance 1998 from that year identified a Street Superintendent and a City Engineer in city staff roles.

On October 20, 1987 the Fayetteville Board of Directors approved Ordinance 3302, which stated that all large scale developments must be reviewed by the Plat Review Committee and the Subdivision Committee and must be approved by the Planning Commission. In the minutes for that meeting, it was noted that "Director Hess said he has harped many times on the need for a City planner and said the Board would have access to communication immediately through a staff member being at the Planning Commission meeting."

In 1998 Ordinance 4099 codified the role of both a Plat Review Committee and a Subdivision Committee. Plat Review Committee listed city staff roles and utility representatives for committee membership, including an Inspection Superintendent, Street Superintendent, City Engineer, Fire Chief, Traffic Superintendent, City Planner, and City Planning Consultant. The duties of the committee were to advise the developer of technical problems, recommended solutions to such problems, and outline mandatory requirements. The role of the Subdivision Committee was not defined in ordinance, just their composition – three or more members of the Planning Commission. The Commission's Subdivision Committee's role and procedures are detailed in the Planning Commission's Rules of Order and Procedure.

In today's development review process, the Plat Review Committee meets at the Tech Plat meeting, a public meeting held approximately two weeks following the submittal of development applications. Development Review staff, which includes Building Safety, Engineering, the Fire Marshal, Urban Forestry, Solid Waste, and Planning, provide technical comments and feedback prior to an application going forward to the Planning Commission for consideration. Franchise utility providers also issue comments that are provided to project applicants.

Since January 2023 the Planning Commission's Subdivision Committee has reviewed just over 80 projects, with some reviewed multiple times due to the application being tabled for further review. Some applications require three commissioners to vote in approval of a project, however approximately 40% of meetings have had fewer than three commissioners in attendance. Subdivision Committee meetings are held at 9:00am on Thursdays, which may conflict with both commissioner and applicant work schedules. From January 2023 through August 2024, 55 projects were forwarded to the Planning Commission while only 9 projects were approved at the Subdivision Committee meeting. The Subdivision Committee has averaged just over two applications per meeting, as many application types such as rezonings, conditional use permits, annexations, variances, and others go straight to the Planning Commission.

DISCUSSION:

The purpose of this amendment is to streamline the development review process, support quality development review by city staff, make application timeline improvements, and recognize professional staff resources that did not exist when Subdivision Committee was established. At its inception and for several decades after, the Planning Commission served as the development review team for the city, with a subcommittee structure that enabled detailed discussion and review of subdivision plats, large scale developments, and other technical applications. Development review today includes a much larger group of professional staff that provide this critical review function, with the Planning Commission's Subdivision Committee occasionally serving as an approval body but more frequently acting as a stop point in the process before an application is considered by the whole Planning Commission. While the Subdivision Committee does offer a public meeting opportunity for some development applications, the frequency with which applications are forwarded to the full Planning Commission indicates that consideration and discussion at public meetings and opportunities for public comment may be better served at the

point of decision, which is the Planning Commission's regular meetings on Monday evenings twice per month.

To continue to provide consistent and prompt consideration of development applications while maintaining or in some cases improving the development application review schedule, as well as to respond to requests from the Planning Commission for process improvements, staff views the elimination of Subdivision Committee from the development review process required by the Unified Development Code to be an important step. The added benefits of improving the timeline for several application types, which staff anticipates to be available once this change is fully approved, have benefits to the development community as well, and staff received strong support from customers during outreach on the proposed changes in the weeks leading up to the public hearing. From 2020-October 2024 the Planning Commission considered 1,051 applications for just rezonings, conditional use permits, and vacations. With a two-week timeline improvement for consideration of those application types, the benefit to the city's customers overall is measured in years. While development application numbers remain high for Development Services, the timing of staff review for these applications types has been carefully assessed, with items of a legislative nature deemed appropriate for more prompt consideration, while technical items (subdivision plats, large scale developments, etc.) typically need additional review, feedback, and revisions and are more appropriately reviewed through the current six week timeline.

At their September 23, 2024 meeting the Planning Commission's Long Range Committee received a presentation by Long Range Planning staff on the proposal to eliminate Subdivision Committee in response to a longstanding request to look at how that might be accomplished. Staff laid out the two text changes that would be required, one being an ordinance to remove Subdivision Committee from both the listing of city boards, commissions, and committees and one to the Commission's Bylaws. Staff offered to bring the item back to the next meeting following outreach to the development community. At their October 28, 2024 meeting the Planning Commission's Long Range Committee considered this item again, with staff updating commissioners on proposed additional changes to the development review schedule and application paths. These additional changes could potentially shorten the time between application and public hearing for certain application types (rezonings, conditional use permits, etc.) and replace Subdivision Committee with a deadline for revisions to items being considered at an upcoming Planning Commission meeting. This would provide staff additional time for review of final materials and completion of staff reports and afford an opportunity to fulfill another longstanding request from Planning Commissioners to receive meeting packets including staff reports further in advance of their agenda session meetings. Commissioners present at the October 24 meeting voted to forward the item to the next available Planning Commission meeting with a motion made by Commissioner Brink and a second by Commissioner Werner. A unanimous vote followed.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: December 9, 2024 ❒ Tabled ❒ Forwarded ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:
None

Attachments:

- §33.111, Removal of Planning Commissioners, Strikethrough
- §33.270, Article XIV Subdivision Committee, Strikethrough
- §157.02, Development, Strikethrough
- §166.01, Development Categories, Strikethrough
- §166.02, Development Review Process, Strikethrough
- §166.04, Required Infrastructure Improvements – Development In City Limits, Strikethrough
- §167.04, Tree Preservation and Protection During Development, Strikethrough
- §33.111, Removal of Planning Commissioners, Clean
- §157.02, Development, Clean
- §166.01, Development Categories, Clean
- §166.02, Development Review Process, Clean
- §166.04, Required Infrastructure Improvements – Development In City Limits, Clean
- §167.04, Tree Preservation and Protection During Development, Clean

33.111 Removal Of Planning Commissioners

By a vote of two-thirds (⅔) of the City Council, any Planning Commissioner may be removed from the office for cause. Cause shall include, but not be limited to, the following:

(A) Chronic discourteous behavior to other commissioners, staff, or members of the public.

(B) Ongoing lack of familiarity with staff-prepared material.

(C) Planning Commissioners must attend at least 60% of agenda setting sessions and tours ~~unless that commissioner is currently on the Subdivision Committee~~. If job requirements do not permit a member to attend agenda meetings or tours prior to 5:00 P.M., the meetings and tours will be scheduled for after normal working hours or such member shall be excused from the requirements of attending the agenda meetings and tours.

~~(D) Planning Commissioners shall serve on the Subdivision Committee for one-third (⅓) of their service on the Planning Commission when requested by the Chairman of the Planning Commission.~~

(D~~E~~) During the second quarter of each year, Planning Staff shall designate and all Planning Commissioners shall attend one (1) evening training and review session to ensure the legal and proper functioning of the Planning Commission.

~~ARTICLE XIV SUBDIVISION COMMITTEE~~

~~33.270 Composition; Membership~~

~~The Subdivision Committee shall consist of three (3) or more members of the Planning Commission appointed by the chairman of said commission.~~

~~(Code 1965; App. A, Art. IV, §J; Ord. No. 1998, 5-7-74; Ord. No. 2724, 5-19-81; Ord. No. 2935, 8-2-83; Ord. No. 3302, 10-20-87; Code 1991, §154(3); Ord. No. 4099, 6-16-98)~~

33.27~~0~~1—33.279 Reserved

157.02 Development

Notification of public hearings for development applications shall occur as follows:

(A) *Public Hearing Required.* A public hearing shall be held at the meeting of the ~~Subdivision Committee and/or~~ Planning Commission, in accordance with the Unified Development Code the established bylaws of the Planning Commission.

(B) *Applicability.* Development applications include, for the purpose of notification, preliminary plats, concurrent plats, large scale developments, variances from development requirements as listed in Section 156.03(C) and Section 156.07(A), and administrative items. If an application does not require a public hearing, notification is not required.

(C) *Notice of Public Hearing.* For all development applications related to specific properties, the applicant shall provide the following notice:

(1) *Who Gets Notice.* Notice of the proposed action shall be given to all landowners and residents with separate addresses within 200 feet of the boundary line of the property on which the use is proposed. Residents with separate addresses shall be notified by first class letter addressed to the 'current resident' to each address found in the city's address point file.

(2) *Methods of Notice.* Notice shall be provided by the following methods, as required by this chapter:

(a) Written Notice. Written notice shall be provided ~~at least seven (7) days prior to Subdivision Committee and~~ at least fifteen (15) days prior to Planning Commission. Proof of notice shall be provided as required by this chapter.

(b) Posted Notice. The applicant shall post notice ~~at least seven (7) days prior to Subdivision Committee and~~ at least fifteen (15) days prior to Planning Commission. Proof of notice shall be provided as required by this chapter.

(D) Large Scale Development applications that are subject to administrative approval are exempt from the notification requirements of this code subsection, however, they are subject to and shall complete the public notification requirements for a Large Site Improvement Plan application.

166.01 Development Categories

(A) *Property Line Adjustment.* A property line adjustment is a transfer or adjustment of a property line or lines between adjoining property owners which does not create a separate, new lot. A property line adjustment ~~cannot~~ is not required to dedicate new easements or right-of-way.

(B) *Subdivision of Land.*

(1) *Lot Split.* When a property is to be subdivided into two (2), three (3) or four (4) lots, parcels the application may be processed as a lot split. Except for lot splits created pursuant §164.22 Cluster Housing Development, (C) *Development Review Process,* after the creation of more than four (4) lots from an original parent tract as established under Washington County's countywide 1985 reappraisal. Any subsequent subdivision of the parent or resulting tracts is required to be processed as a preliminary/final plat or concurrent plat. A lot split may dedicate new easements or right-of-way and may be combined with an easement plat.

(2) *Preliminary Plat.* When a property is to be subdivided into more than four (4) lots or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, the application shall be processed as preliminary plat. A preliminary plat establishes the preliminary location of lot lines, streets, and utility infrastructure, and allows for the applicant to request construction plan approval and install required improvements.

(3) *Final Plat.* After completion of the required infrastructure (water, sewer, storm drainage, utilities, street improvements, etc.) for a preliminary plat, the entity subdividing may submit an application for approval of the final plat. The final plat application may not be submitted until the final inspection for the required infrastructure has been scheduled with City Engineering staff.

(4) *Concurrent Plat.* A concurrent plat combines the preliminary and final plat into one (1) step. A concurrent plat is permitted when a property is to be subdivided into more than four (4) lots, or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, and the existing and new parcels do not require construction of new infrastructure.

(C) *Site Plan.*

(1) *Large Scale Development.* A large scale development is generally intended for development on a site of 1 acre or greater in size and proposes to create more than 10,000 square feet of impervious area and where a corresponding subdivision of land is not proposed.

(a) *Requirement.* The development of the following must be processed in accordance with the requirements for a large-scale development:

(i) A site 1 acre or greater in size and creating more than 10,000 square feet of new impervious area;

(ii) Facilities emitting odors or handling explosives; and

(b) *Excluded Developments.* Developments creating less than 10,000 square feet of new impervious area or a development on a lot or parcel in a zoning district subject to administrative approval.

(2) *Large Site Improvement Plan.* A large site improvement plan review is intended for a large scale development that is located on a site within a zoning district that permits administrative approval. A large site improvement plan is subject to the requirements and excluded developments for a large scale development listed in Fayetteville Unified Development Code §166.01(C)(1).

(3) *Small Site Improvement Plan.* A small site improvement plan review is intended for development on a site that is less than 1 acre in size with greater than 10,000 square feet of new impervious area.

(a) *Requirement.* The development of the following must be processed in accordance with the requirements for a small site improvement plan:

(i) A development that is excluded from large scale development or large site improvement plan review and requires review by multiple city divisions;

(ii) The creation of more than 10,000 square feet of impervious area for a development on site of less than 1 acre within any zoning district.

(b) *Excluded Developments.* The construction of less than or equal to 10,000 square feet of new impervious area shall be exempt from the site improvement plan requirements and shall be submitted in accordance with the requirements of §166.02(E) and §166.15.

(4) *Concept Plan.* When a developer intends to subdivide property within the city or city's planning area boundary, he/she shall submit a concept plan to obtain feedback and recommendations from city staff prior and the Planning Commission to submitting a fully engineered development plan for review. When a developer intends to develop greater than 10,000 square feet of new impervious area within the city or city's planning area boundary, they may submit a concept plan to obtain feedback and recommendations from city staff prior to submitting a fully engineered development plan for review.

(D) *Modifications.*

(1) *Minor Modifications.* The Zoning and Development Administrator may authorize minor modifications in an approved subdivision of land or site plan. Minor modifications shall include, but are not limited to, substitutions of one approved structural type for another, minor variations in placement of buildings in such a way that the overall limits of approved floor area, open space, or rooms per acre are not increased, and minor shifts in property line locations.

(2) *Major Modifications.* In the event that a developer wishes to make major modifications to an approved development, such modifications shall be submitted to the approving body of the subdivision or site plan, whether staff, ~~Subdivision Committee,~~ or the Planning Commission. After submission, the approving body shall approve or disapprove the requested modification.

166.02 Development Review Process

(A) *Application Submittal*

(1) *Submittal.* All development applications shall be submitted to the Planning Division and will be processed for review in accordance with Planning Division operating procedures.

(B) *Public Meetings.* Development applications are required to be processed through the Technical Plat Review Committee, Subdivision Committee, and Planning Commission as follows:

(1) *Technical Plat Review Committee.* The following development applications are required to be reviewed by the Technical Plat Review Committee: Lot split, small site improvement plans, large site improvement plans, large scale development, planned zoning district, preliminary plat, final plat, and concurrent plat. After the Technical Plat Review Committee meeting staff may administratively approve lot splits, final plats, small site improvement plans, and large site improvement plans after review for compliance with all applicable codes subject to UDC 166.02(C).

~~(2) *Subdivision Committee.* The following development applications are required to be reviewed by the Subdivision Committee: Large scale development, planned zoning district with development, preliminary plat, and concurrent plat. From these applications, the Subdivision Committee may approve only large scale developments. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Subdivision Committee.~~

(2~~3~~) *Planning Commission.* The following development applications are required to be reviewed by the Planning Commission. Preliminary plat, concurrent plat, and planned zoning district with development. The Planning Commission may approve, deny, table, or approve development applications with conditions. A planned zoning district cannot be approved by the Planning Commission, but may be forwarded to City Council. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Planning Commission.

(C) *Approval and Denial Criteria*

(1) *Administrative Approval.* The following applications shall be approved administratively by the Planning Division as long as the proposal meets all requirements of the Unified Development Code: Property line adjustment, lot split, final plat, small site improvement plan, and large site improvement plan. Approval by the Planning Commission for these applications is not required unless an appeal is filed in accordance with Ch. 156 of the UDC.

(a) *Reasons for Denial.* The Planning Division may refuse administrative approval based on the following criteria:

(i) *Property Line Adjustment; Lot Split.* The application does not comply with zoning and development requirements including, but not limited to: Lot width, lot area, setback requirements, buildable area, required parking, impervious surface, dedication of required right-of-way or easements, etc., or the requested action would make an existing non-conforming property or structure more non-conforming.

(ii) *Final Plat.* The conditions of approval of the preliminary plat have not been met, the proposed plat does not meet the zoning and development requirements of the UDC, and/or the required improvements have not been completed or guaranteed in accordance with Fayetteville Unified Development Code Chapter 158.

(iii) *Small or Large Site Improvement Plans.* The Planning Division may refuse to approve a small or large site improvement plan for any of the following reasons:

(a) The development plan is not submitted in accordance with the requirements of this chapter.

(b) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(c) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(d) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factor such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(e) City water and sewer is not readily available to the property within the site improvement plat area and the developer has made no provision for extending such service to the development.

(f) The developer refused to comply with ordinance requirements or condition of approval for on-site and off-site improvements.

(2) ~~*Subdivision Committee and*~~ *Planning Commission Approval.* The following applications shall be approved by the ~~Subdivision Committee or~~ Planning Commission, subject to the criteria listed below: Large scale development, preliminary plat and concurrent plat.

(a) *Reasons For Denial.* The ~~Subdivision Committee or~~ Planning Commission may refuse to approve a large scale development, preliminary plat or concurrent plat for any of the following reasons:

(i) The plat or development plan is not submitted in accordance with the requirements of this chapter.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development, preliminary plat, or concurrent plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with ordinance requirements or conditions of approval for on-site and off-site improvements.

(D) *Plat Recordation or Construction Plan Approval.* After obtaining approval by the appropriate governing body, the applicant shall follow the procedures set forth below in order to record the plat or obtain construction plan approval.

(1) *Property Line Adjustment, Lot Split, Building Permit, Final Plat, Concurrent Plat.* The applicant shall submit copies of the approved plats containing all required signatures to the Planning Division for final approval. The plats shall be recorded by the applicant and copies of the recorded plats provided to the Planning Division as required.

(2) *Preliminary Plat, Large Scale Development and Small or Large Site Improvement Plan.* Receipt of the approval authorizes the applicant to proceed with:

(a) The preparation of plans, reports and specifications in accordance with City Engineering requirements including but not limited to:

(i) Street plans, profiles and specification accompanied by soil analyses and design calculations;

(ii) Storm drainage plans, profiles and specifications accompanied by soil analyses and design calculations; and

(iii) Water and sewer plans, profiles and specifications, accompanied by design calculations, to be reviewed and approved by City Engineering.

(iv) Final site plans, landscape plans, and other plans, reports and specifications required by the city to obtain approval.

(b) Once all approvals that are required have been obtained, the applicant may proceed with site preparation and construction in accordance with the permitted plans.

(E) *Building Permits.*

(1) Before a building permit is issued the developer shall:

(a) Dedication of Right-of-Way. Dedicate right-of-way in compliance with the city's Master Street Plan, and in compliance with the requirements for on or off-site improvements.

(b) Dedicate all easements necessary to serve the development as required by the utility providers and the city. This may be completed by easement plat or separate easement document(s), with approval of the Planning Division.

(c) Comply with all applicable zoning and development codes.

(d) In addition, for small site improvement plans, large site improvement plans and large scale developments, the developer shall:

(i) Obtain approval from the appropriate governing body.

(ii) On and Off-Site Improvements. Construct or guarantee required on- and off-site improvements in accordance with UDC Chapter 158.

(iii) Complete applicable conditions of approval.

(2) In addition to §166.02(E), before a building permit is issued for site that creates between 1,201 and 10,000 square feet of new impervious area, where a corresponding subdivision of land is not proposed, the developer shall complete, and receive approval of, appropriate grading and drainage documentation demonstrating compliance with UDC Chapters 169 and 170 as well as the current City Drainage Criteria Manual per the table below. Impervious areas will be considered as existing only if they are in place on March 3, 2021 which corresponds with the City of Fayetteville 2021 imagery.

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures
Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design

		via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed additional impervious and gravel areas.
Level 3	6,001—10,000 sf of IA	Same as Level 2.	• Same as Level 2. • As needed GSP measures from Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

(F) *Completion of Development/Certificate of Occupancy.* No certificate of occupancy for a large-scale development, large site improvement plan, or small site improvement plan shall be issued, and no final plat or concurrent plat shall be signed for recordation until the following have been completed:

(1) The requirements for on and off-site improvements have been completed, and maintenance bonds/guarantees deposited to city specifications.

(2) An "as built" plot plan has been approved by the City Engineer (where applicable) showing:

(a) The location of all buildings and the setback distance for said buildings from street right-of-way and adjoining property lines;

(b) The location of any freestanding signs and the setback distance of said signs from street right-of-way and adjoining property lines;

(c) The location, number, dimensions, and surfacing of all parking spaces and of all screens or fences;

(d) The location and size of all water, sewer, gas, electric, telephone, and television cable lines;

(e) The location and size of all stormwater features with associated drainage easements demarcated, where applicable; and

(f) The location and quantity of existing and new impervious area on the property.

(3) The development has been inspected and approved by all applicable city divisions.

(4) All applicable conditions of approval have been completed.

166.04 Required Infrastructure Improvements — Development In City Limits

(A) *Generally.* Required of developer.

(1) *On and Off-Site Improvements.* On-site improvements are adjacent to or within a project site; such as widening the street along the project street frontage, constructing interior streets and utilities, etc. Off-site improvements are not adjacent to a project; such as the extension of an off-site sewer line to the property boundary, off-site storm drainage improvements, or an off-site intersection improvement, etc.

(2) *Standards Applicable.* Any required on or off-site improvements in the city and within one (1) mile of the city limits shall be installed according to the city's standards; provided on or off-site improvements to roads located outside one mile of the city limits shall be installed to the county's standards. The developer shall be required to bear that portion of the cost of off-site improvements which bears a rational nexus to the needs created by the development.

(3) *Required Infrastructure Improvements.* On and off-site improvements that are roughly proportional and bear a rational nexus to the impact of the development are required for all development within the City of Fayetteville. The developer shall be required to install on and off-site improvements where the need for such improvements is created in whole or in part by the proposed development.

(4) *Planning Commission and Planning Division.* At the time the Planning Commission or Planning Division (where applicable for administrative approval) grants development approval, the Planning Commission or Planning Division shall determine whether the proposed development creates a need for off-site improvements and the portion of the cost of any needed off-site improvements which the developer shall be required to bear; provided, that portion of the cost of off-site improvements to roads located outside the city's corporate limits but within the city's planning area shall be determined by the county. In determining that portion of the cost of off-site improvements which the developer shall be required to bear, the Planning Commission or Planning Division (where applicable for administrative approval) shall consider the acreage within the proposed development as a percentage of all the acreage which, when fully developed, will benefit from the off-site improvements; provided, the Planning Commission or Planning Division may use a different method of measurement if it determines that use of the acreage standard will not result in the developer bearing that portion of the cost which bears a rational nexus to the needs created by the development.

(5) *Determining Necessity for Off-Site Improvements*.

(a) When a proposed development has access to paved streets or roads only by way of substandard or unimproved roads or streets leading from the development to the paved streets or roads, the developer shall be responsible for contributing this proportionate share of the cost of improving the substandard access roads or streets to existing city or county standards. The developer's proportionate share of said costs shall be determined by the Planning Commission or Planning Division (where applicable for administrative approval) in accordance with the provisions of 166.04(A) above.

(b) When a proposed development has direct access to, or fronts on an existing road or street, which is below current standards, the developer shall be responsible for contributing his/her proportionate share of the cost of improving said street or road to existing city or county standards. The Planning Commission or Planning Division (where applicable for administrative approval) shall determine the developer's proportionate share of said costs in accordance with the provisions of 166.04(A) above.

(c) Off-site drainage improvements shall be required whenever a proposed development causes the need for such improvements.

(6) *Delayed Improvements.* The Planning Commission or Planning Division may determine a required on-site or off-site improvement shall be delayed or payment-in-lieu contributed instead in accordance with Chapter 158 of the UDC.

(7) *Variances.* A variance of off-site improvements may be granted in accordance with Chapter 156 Variances.

(8) *State Highways.* The developer shall be required to dedicate sufficient right-of-way to bring those state highways which the Master Street Plan shows to abut or intersect the proposed subdivision into conformance with the right-of-way requirements of the Master Street Plan. The developer shall be required to install a sidewalk adjacent to that portion of a state highway abutting the proposed development; and provided that the Planning Commission or Engineering Division (where applicable for administrative approval) may waive the sidewalk requirement prescribed by this subsection upon application by the developer and a determination by the Planning Commission or Engineering Division (where applicable for administrative approval) that the topography of the proposed development where it abuts a state highway is such that installation of a sidewalk is not practical. Any other improvements required of the developer by the Planning Commission or Engineering Division (where applicable for administrative approval) shall be coordinated with the Arkansas Highway and Transportation Department.

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

(1) *Property Line Adjustment or Exempted Properties of Less Than or Equal to 1,200 Square Feet of Impervious Area.* No improvements are required unless the action would create or exacerbate a nonconforming infrastructure situation such as cutting off a lot from public water, sewer, or street frontage. In such as case the property may not be filed of record until the required infrastructure is first constructed to city specifications, or a variance or waiver is granted by the Planning Commission.

(2) *Building Permit with No Required Grading Review.*

(a) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, general procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats. The City Council retains the right to grant a lesser dedication of the right-of-way than is normally required by the Master Street Plan without the ~~Subdivision Committee's or~~ Planning Commission's recommendation.

(b) *Water, Sewer, or Street Frontage.* Any lot that is created shall have adequate street frontage or street access that meets the minimum requirements of the zoning code, and access to public water and sewer as required by city and state code.

(c) *Grading and Storm Drainage System.* The developer shall install water quality, flood, and tree mitigation measures after approval of the corresponding grading and drainage/stormwater documentation found in §166.02(F).

(i) All drainage facilities shall be so designed to serve the entire drainage area per the specifications found in Chapter 170 and the current versions of the city's *Drainage Criteria Manual*.

(3) *Lot Split, Building Permit Requiring Grading Review.*

(a) *Dedication of Right-of-Way.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property into conformance with the right-of-way requirements of the Master Street Plan for said streets; provided, the ~~Subdivision Committee or~~ Planning Commission may recommend a lesser dedication in the event of undue

hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

(i) *Dedications.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission~~/Subdivision Committee~~. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission~~/Subdivision Committee~~.

(b) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, General Procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats.

(c) *Water, Sewer, or Street Frontage.* Any lot that is created shall have adequate street frontage or street access that meets the minimum requirements of the zoning code, and access to public water and sewer as required by city and state code. If a lot split would create or exacerbate a nonconforming situation (such as cutting off a lot from public water, sewer, street frontage, or street access), the lot split may not be filed of record until the required easement is dedicated and/or the infrastructure is first constructed to city specifications, or a variance or waiver is granted by the Planning Commission.

(d) *Parkland Dedication.* Parks fees shall be assessed for each new residential unit that is constructed on the additional lot(s) in accordance with the parkland dedication requirements outlined in Fayetteville Unified Development Code Chapter 166. Said fees shall be paid prior to issuance of a building permit for construction on the new lot.

(4) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

(a) *Dedication of Right-of-Way.*

(i) *On-Site.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property and new streets proposed interior to the property, into conformance with the right-of-way requirements of the Master Street Plan for said streets, shall be approved by the Planning Commission ~~or Subdivision Committee~~; provided, the Planning Commission ~~or Subdivision Committee~~ may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

(ii) *Council Acceptance of Streets and Alleys.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission~~/Subdivision Committee~~. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission~~/Subdivision Committee~~.

(b) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, General Procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats.

(c) *Streets.*

(i) *On-Site.* Widening the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan standards. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Street widening and/or new street construction off-site may be required to address traffic impacts based on the rough proportion and rational nexus of the impacts of the project. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(iii) *Private Street Name Signs.* Where a structure is addressed on a private street or drive, the developer or property owner(s) shall be required to install, maintain, repair and replace all private street name signs. Any private street name sign existing at the time of passage of this ordinance shall be maintained, repaired and replaced as required by this section. Signs shall meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD) and shall be installed at all street/drive intersections. Unless approved otherwise, all signs shall be retroreflective and utilize a white legend on a green background.

(d) *Curbs and Gutters.*

(i) *On-Site.* Curbs and gutters adjacent to the project frontage according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Curbs and gutters off-site may be required to address drainage and/or traffic impacts based on the rough proportion and rational nexus to impacts of the project. Curbs and gutters according to existing city standards and specifications as adopted by the City Council.

(e) *Traffic Signals.* As determined to be needed based on the rough proportionality and rational nexus of the impacts of the development.

(f) *Sidewalks.*

(i) *On-Site.* Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.

(ii) *Off-Site.* Sidewalks may be required to be installed off-site based on the rough proportionality and rational nexus of the impacts of the development.

(g) *Streetlights.* Standard 8,000 lumen streetlights (or equal alternative approved by the Planning Division) shall be installed at each intersection or cul-de-sac and along one side of each street or cul-de-sac at intervals of no more than 300 feet; provided, streetlights of higher intensity may be required at intersections with collector streets or arterial streets. Developers are encouraged to utilize high-efficiency (LED or similar) streetlights where possible).

(h) *Grading and Storm Drainage System.*

(i) The developer shall install storm drainage facilities, including drains, sewers, catch basins, and culverts necessary for the proper drainage of all surface water.

(ii) All drainage facilities shall be so designed to serve the entire drainage area per the specifications found in Chapter 170 and the current versions of the city's *Drainage Criteria Manual*.

(iii) All surface water drainage shall be transported to existing storm sewers, drainage facilities, or natural drainage ditches approved by the City Engineer.

(iv) The City Engineer shall approve all drainage features.

(v) *Culverts and Bridges.* Culverts and bridges shall be installed where needed in accordance with existing Arkansas State Highway Department standards and specifications.

(i) *Water Supply.*

(i) *Accessible Public Water Supply.* When an approved public water supply is reasonably accessible, the developer shall install a system of water mains and shall connect to such supply so that each lot within the subdivision or development shall be provided with a connection to said public water supply. All connections shall be approved by the City Engineer. Individual service lines shall be installed, and individual connections shall be made prior to the paving of the street, if possible.

(ii) *Nonaccessible Public Water Supply.* Where an approved public water supply is not reasonably accessible, any private water supply system proposed by the developer must be approved by the county sanitarian and the City Engineer in order to assure that the private water supply system will provide an adequate supply of potable water to every lot in the subdivision or development. Individual service lines shall be installed, and individual connections shall be made prior to the paving of the street, if possible.

(iii) *Fire Hydrants.* Fire hydrants for single-family dwellings and duplexes shall be installed so that the distance between two (2) consecutive fire hydrants does not exceed 800 feet, and no lot is more than 400 feet from a fire hydrant. Fire hydrants for apartment complexes, commercial structures, and industrial structures shall be installed so that the distance between two (2) consecutive fire hydrants does not exceed 600 feet; provided, the Fire Chief shall have the authority to require additional fire hydrants upon a determination that such additional fire hydrants are necessary to provide adequate fire protection. The Fire Chief shall develop written criteria to be applied in determining whether additional fire hydrants shall be required.

(j) *Sanitary Sewer System.*

(i) *Public Sanitary Sewer Accessible.* Where a public sanitary sewer is reasonably accessible, the developer shall connect with such sewer, and each lot within the subdivision or development shall be provided with a connection thereto. All connections shall be subject to the approval of the City Engineer. Individual service lines shall be installed, and individual connections shall be made prior to the paving of the street if possible.

(ii) *Public Sanitary Sewer Not Accessible.* Where a subdivision, lot split, or other development is proposed to utilize either individual septic systems or an onsite wastewater treatment system the following is required:

(a) *Lot Splits Resulting in Lots Less Than 1.5 acres.* Prior to the city stamping the lot split document for approval, a letter from the Arkansas Department of Health is required verifying approval of soil tests and that the property could be developed with a septic system.

(b) Prior to the city signing a final or concurrent plat a letter from the Arkansas Department of Health is required indicating approval of the overall plan for the utilization of either onsite wastewater systems or individual septic permits.

(c) Existing septic systems, sewage disposal fields (leach fields), alternate disposal fields required by state law and water wells on-site or off-site within 100 feet shall be shown on all proposed subdivisions, lot splits, and development plans.

(d) *Community Sewage Systems.* The construction of community sewage systems or decentralized sewer systems shall be prohibited within the City unless expressly permitted by resolution of the City Council.

(e) *Annexation of Community Sewage Systems.* Where a community sewage system is annexed into the city, then the following shall apply:

(1) *Unconstructed Systems.* The wastewater system shall be designed such that the entire collection system is a traditional-style gravity sewer system that carries all wastewater flow to centralized treatment facilities and shall meet city standards for design construction. The system must also be designed such that there is one (1) single point of connection from which a future gravity connection can be made to the city sanitary sewer system when the latter becomes available. This connection shall be made at the expense of the owner of the decentralized wastewater system.

(2) *Constructed Systems.* Systems constructed prior to annexation into the city must tie to the city sanitary sewer system when a city sanitary sewer main is constructed within 300 feet of the community sewage system and such main is reasonably available to the community sewage system. This connection shall be made at the expense of the owner of the decentralized wastewater system.

(k) *Trail Linkages/Corridor/Easements.* The developer may be required to construct a trail linkage or corridor or grant a multi-use trail easement for trails shown on the Master Transportation Plan that abut, intersect, or traverse the project site, if it is determined that the improvements bear a rational nexus and rough proportionality to the needs created by the development.

(l) *Parkland Dedication.*

(i) *Applicability.* The requirements of this subsection shall apply to development that creates one (1) or more additional lots upon which residential dwelling units may be constructed and to development on an existing lot to create one (1) or ore additional residential dwelling units.

(ii) *Residential Development.*

(a) *Dedication or Fee-in-Lieu.* When a proposed residential development does not provide an area or areas for a public park based on the most recent Fayetteville Park and Recreation System Master Plan, the developer shall be required to make a reasonable dedication of land for public park facilities, or to make a reasonable equivalent contribution in lieu of dedication of land, such contribution to be used for the acquisition and development of park land that serves the subdivision or development.

(b) *Parks, Natural Resources and Cultural Affairs Advisory Board.* Prior to the submittal of a preliminary plat, large scale development plan, or large site improvement plan the developer shall submit to the Parks, Natural Resources and Cultural Affairs Advisory Board a conceptual development plan. If land dedication is being requested by the developer, a small site improvement plan shall also be submitted to the Parks, Natural Resources and Cultural Affairs Advisory Board.

(c) *Planning Commission.* The developer and the Parks, Natural Resources and Cultural Affairs Advisory Board shall make a joint recommendation to the Planning Commission as to the land dedication or contribution in lieu of dedication for a preliminary plat or large scale development. With the agreement of the Parks, Natural Resources and Cultural Affairs Advisory Board and developer, dedication or fee-in-lieu associated with small or large site improvement plans subject to administrative approval shall be accepted as a condition of approval. In the event that they are unable to agree, the developer

and advisory board shall make separate recommendations to the Planning Commission who shall determine the issue.

(d) *Decision.* If the developer proposes to dedicate land for a public park after consultation with the Parks, Natural Resources and Cultural Affairs Advisory Board which the Planning Commission determines is suitable for park purposes, the proposed dedication shall be accepted. Upon consent and consultation with the developer and the Parks, Natural Resources and Cultural Affairs Advisory Board, a developer may dedicate a portion of the required park land dedication and make a contribution of money in lieu of land dedication for the remaining park land dedication requirement. This monetary contribution may be used to develop the park land in the development or elsewhere within the quadrant consistent with the most recent Fayetteville Parks and Recreation System Master Plan.

(e) *Approval.* The Planning Commission's decision must be incorporated into the developer's preliminary plat or large scale development. Dedication or fee-in-lieu associated with small or large site improvement plans or other plans subject to administrative approval must also be incorporated into the developer's final approval.

(f) *Dedication Ratios.* Land shall be dedicated at a ratio of 0.023 acres of land for each single-family dwelling unit and 0.020 acres of land for each multi-family dwelling unit.

(g) *Fee-in-Lieu formulas.* A contribution in lieu of land dedication shall be made according to the following formula:

$1,089.00 for each single-family unit.

$952.00 for each multi-family unit.

The Parks, Natural Resources and Cultural Affairs Department shall review the contribution formula every two (2) years and make recommendations to the City Council following such review.

(h) *Dedication in Excess.* If a developer wishes to dedicate park land which exceeds the requirement of this subsection, the developer shall make a written request to the Planning Commission who may grant the developer a credit equivalent to said excess. Said credit shall be applied toward the developer's obligation under this subsection for any subsequent development located in the same park quadrant.

(iii) *Timing of Dedication and/or Contribution.* All dedications of land must be made before the city signs the final plat or issues building permits for developments that create one (1) or more additional residential dwelling unit. A final plat shall not be released for recordation until the deed for a land dedication is received. Deeded land is dedicated public park land and not subject to any right of reversion or refund. A cash contribution in lieu of required land dedication shall be payable before the city signs the final plat, or issues building permits for a development that creates one (1) or more additional residential dwelling units. With the approval of the Planning Commission a developer may pay such contribution in three (3) equal installments to be paid in full within one (1) year of final plat approval. If a developer makes a cash contribution in lieu of land dedication, the developer shall be entitled to a pro rata refund, together with the accrued interest therefrom, in the event actual density is less than the density used as the basis for the developer's contribution; provided, no refund shall be made unless application therefore is made in

writing to the Zoning and Development Administrator within one (1) year from the date of final plat approval. In the event actual density is more than the density used as the basis for a dedication of land or case contribution the developer must make an additional land dedication or contribution in lieu of dedication.

(iv) *Zoning Requirements.* Lots created for the purpose of park land dedication shall not be required to meet the standards for lot size, bulk and area within any zoning district. Lots created for the purpose of park land dedication to serve the residents of the surrounding area shall not be subject to POA/HOA dues or other fees established for maintenance or other purposes within the neighborhood.

(v) *Fee-in-Lieu Allocation.* All parkland fees received under this subsection shall be deposited in an interest bearing account. This money together with its earned interest shall be expended within five (5) calendar years of the last date of the calendar year in which it was received for the acquisition and/or development of parkland that services the subdivision or development for which the contribution in lieu of dedication was made. If this money has not been expended within the allowed period, the unexpended money together with any of its remaining earned interest shall be refunded to the present owner of the property that was the subject of the new development and against which the parkland fee was assessed and collected.

(C) *Other Infrastructure Improvements.* Other infrastructure improvements may be required where the need for such improvements is created in whole or in part by the proposed development as determined by the City Engineer.

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead

of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be

implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee~~, Subdivision Committee~~ and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(I) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(c) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(f) Refunds shall be paid to the applicant who made the original contribution.

(g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

33.111 Removal Of Planning Commissioners

By a vote of two-thirds (⅔) of the City Council, any Planning Commissioner may be removed from the office for cause. Cause shall include, but not be limited to, the following:

(A) Chronic discourteous behavior to other commissioners, staff, or members of the public.

(B) Ongoing lack of familiarity with staff-prepared material.

(C) Planning Commissioners must attend at least 60% of agenda setting sessions and tours. If job requirements do not permit a member to attend agenda meetings or tours prior to 5:00 P.M., the meetings and tours will be scheduled for after normal working hours or such member shall be excused from the requirements of attending the agenda meetings and tours.

(D) During the second quarter of each year, Planning Staff shall designate and all Planning Commissioners shall attend one (1) evening training and review session to ensure the legal and proper functioning of the Planning Commission.

157.02 Development

Notification of public hearings for development applications shall occur as follows:

(A) *Public Hearing Required.* A public hearing shall be held at the meeting of the Planning Commission, in accordance with the Unified Development Code the established bylaws of the Planning Commission.

(B) *Applicability.* Development applications include, for the purpose of notification, preliminary plats, concurrent plats, large scale developments, variances from development requirements as listed in Section 156.03(C) and Section 156.07(A), and administrative items. If an application does not require a public hearing, notification is not required.

(C) *Notice of Public Hearing.* For all development applications related to specific properties, the applicant shall provide the following notice:

(1) *Who Gets Notice.* Notice of the proposed action shall be given to all landowners and residents with separate addresses within 200 feet of the boundary line of the property on which the use is proposed. Residents with separate addresses shall be notified by first class letter addressed to the 'current resident' to each address found in the city's address point file.

(2) *Methods of Notice.* Notice shall be provided by the following methods, as required by this chapter:

(a) Written Notice. Written notice shall be provided at least fifteen (15) days prior to Planning Commission. Proof of notice shall be provided as required by this chapter.

(b) Posted Notice. The applicant shall post notice at least fifteen (15) days prior to Planning Commission. Proof of notice shall be provided as required by this chapter.

(D) Large Scale Development applications that are subject to administrative approval are exempt from the notification requirements of this code subsection, however, they are subject to and shall complete the public notification requirements for a Large Site Improvement Plan application.

166.01 Development Categories

(A) *Property Line Adjustment.* A property line adjustment is a transfer or adjustment of a property line or lines between adjoining property owners which does not create a separate, new lot. A property line adjustment is not required to dedicate new easements or right-of-way.

(B) *Subdivision of Land.*

(1) *Lot Split.* When a property is to be subdivided into two (2), three (3) or four (4) lots, parcels the application may be processed as a lot split. Except for lot splits created pursuant §164.22 Cluster Housing Development, (C) *Development Review Process,* after the creation of more than four (4) lots from an original parent tract as established under Washington County's countywide 1985 reappraisal. Any subsequent subdivision of the parent or resulting tracts is required to be processed as a preliminary/final plat or concurrent plat. A lot split may dedicate new easements or right-of-way and may be combined with an easement plat.

(2) *Preliminary Plat.* When a property is to be subdivided into more than four (4) lots or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, the application shall be processed as preliminary plat. A preliminary plat establishes the preliminary location of lot lines, streets, and utility infrastructure, and allows for the applicant to request construction plan approval and install required improvements.

(3) *Final Plat.* After completion of the required infrastructure (water, sewer, storm drainage, utilities, street improvements, etc.) for a preliminary plat, the entity subdividing may submit an application for approval of the final plat. The final plat application may not be submitted until the final inspection for the required infrastructure has been scheduled with City Engineering staff.

(4) *Concurrent Plat.* A concurrent plat combines the preliminary and final plat into one (1) step. A concurrent plat is permitted when a property is to be subdivided into more than four (4) lots, or when a parent or resulting tract has been subdivided three (3) or more times and is proposed to be further subdivided, and the existing and new parcels do not require construction of new infrastructure.

(C) *Site Plan.*

(1) *Large Scale Development.* A large scale development is generally intended for development on a site of 1 acre or greater in size and proposes to create more than 10,000 square feet of impervious area and where a corresponding subdivision of land is not proposed.

(a) *Requirement.* The development of the following must be processed in accordance with the requirements for a large-scale development:

(i) A site 1 acre or greater in size and creating more than 10,000 square feet of new impervious area;

(ii) Facilities emitting odors or handling explosives; and

(b) *Excluded Developments.* Developments creating less than 10,000 square feet of new impervious area or a development on a lot or parcel in a zoning district subject to administrative approval.

(2) *Large Site Improvement Plan.* A large site improvement plan review is intended for a large scale development that is located on a site within a zoning district that permits administrative approval. A large site improvement plan is subject to the requirements and excluded developments for a large scale development listed in Fayetteville Unified Development Code §166.01(C)(1).

(3) *Small Site Improvement Plan.* A small site improvement plan review is intended for development on a site that is less than 1 acre in size with greater than 10,000 square feet of new impervious area.

(a) *Requirement.* The development of the following must be processed in accordance with the requirements for a small site improvement plan:

(i) A development that is excluded from large scale development or large site improvement plan review and requires review by multiple city divisions;

(ii) The creation of more than 10,000 square feet of impervious area for a development on site of less than 1 acre within any zoning district.

(b) *Excluded Developments.* The construction of less than or equal to 10,000 square feet of new impervious area shall be exempt from the site improvement plan requirements and shall be submitted in accordance with the requirements of §166.02(E) and §166.15.

(4) *Concept Plan.* When a developer intends to subdivide property within the city or city's planning area boundary, he/she shall submit a concept plan to obtain feedback and recommendations from city staff prior and the Planning Commission to submitting a fully engineered development plan for review. When a developer intends to develop greater than 10,000 square feet of new impervious area within the city or city's planning area boundary, they may submit a concept plan to obtain feedback and recommendations from city staff prior to submitting a fully engineered development plan for review.

(D) *Modifications.*

(1) *Minor Modifications.* The Zoning and Development Administrator may authorize minor modifications in an approved subdivision of land or site plan. Minor modifications shall include, but are not limited to, substitutions of one approved structural type for another, minor variations in placement of buildings in such a way that the overall limits of approved floor area, open space, or rooms per acre are not increased, and minor shifts in property line locations.

(2) *Major Modifications.* In the event that a developer wishes to make major modifications to an approved development, such modifications shall be submitted to the approving body of the subdivision or site plan, whether staff, or the Planning Commission. After submission, the approving body shall approve or disapprove the requested modification.

166.02 Development Review Process

(A) *Application Submittal*

(1) *Submittal.* All development applications shall be submitted to the Planning Division and will be processed for review in accordance with Planning Division operating procedures.

(B) *Public Meetings.* Development applications are required to be processed through the Technical Plat Review Committee, Subdivision Committee, and Planning Commission as follows:

(1) *Technical Plat Review Committee.* The following development applications are required to be reviewed by the Technical Plat Review Committee: Lot split, small site improvement plans, large site improvement plans, large scale development, planned zoning district, preliminary plat, final plat, and concurrent plat. After the Technical Plat Review Committee meeting staff may administratively approve lot splits, final plats, small site improvement plans, and large site improvement plans after review for compliance with all applicable codes subject to UDC 166.02(C).

(2) *Planning Commission.* The following development applications are required to be reviewed by the Planning Commission. Preliminary plat, concurrent plat, and planned zoning district with development. The Planning Commission may approve, deny, table, or approve development applications with conditions. A planned zoning district cannot be approved by the Planning Commission, but may be forwarded to City Council. Large scale development applications that are subject to administrative approval shall not be required to be reviewed by the Planning Commission.

(C) *Approval and Denial Criteria*

(1) *Administrative Approval.* The following applications shall be approved administratively by the Planning Division as long as the proposal meets all requirements of the Unified Development Code: Property line adjustment, lot split, final plat, small site improvement plan, and large site improvement plan. Approval by the Planning Commission for these applications is not required unless an appeal is filed in accordance with Ch. 156 of the UDC.

(a) *Reasons for Denial.* The Planning Division may refuse administrative approval based on the following criteria:

(i) *Property Line Adjustment; Lot Split.* The application does not comply with zoning and development requirements including, but not limited to: Lot width, lot area, setback requirements, buildable area, required parking, impervious surface, dedication of required right-of-way or easements, etc., or the requested action would make an existing non-conforming property or structure more non-conforming.

(ii) *Final Plat.* The conditions of approval of the preliminary plat have not been met, the proposed plat does not meet the zoning and development requirements of the UDC, and/or the required improvements have not been completed or guaranteed in accordance with Fayetteville Unified Development Code Chapter 158.

(iii) *Small or Large Site Improvement Plans.* The Planning Division may refuse to approve a small or large site improvement plan for any of the following reasons:

(a) The development plan is not submitted in accordance with the requirements of this chapter.

(b) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(c) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(d) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factor such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(e) City water and sewer is not readily available to the property within the site improvement plat area and the developer has made no provision for extending such service to the development.

(f) The developer refused to comply with ordinance requirements or condition of approval for on-site and off-site improvements.

(2) *Planning Commission Approval.* The following applications shall be approved by the Planning Commission, subject to the criteria listed below: Large scale development, preliminary plat and concurrent plat.

(a) *Reasons For Denial.* The Planning Commission may refuse to approve a large scale development, preliminary plat or concurrent plat for any of the following reasons:

(i) The plat or development plan is not submitted in accordance with the requirements of this chapter.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by this chapter.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development, preliminary plat, or concurrent plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with ordinance requirements or conditions of approval for on-site and off-site improvements.

(D) *Plat Recordation or Construction Plan Approval.* After obtaining approval by the appropriate governing body, the applicant shall follow the procedures set forth below in order to record the plat or obtain construction plan approval.

(1) *Property Line Adjustment, Lot Split, Building Permit, Final Plat, Concurrent Plat.* The applicant shall submit copies of the approved plats containing all required signatures to the Planning Division for final approval. The plats shall be recorded by the applicant and copies of the recorded plats provided to the Planning Division as required.

(2) *Preliminary Plat, Large Scale Development and Small or Large Site Improvement Plan.* Receipt of the approval authorizes the applicant to proceed with:

(a) The preparation of plans, reports and specifications in accordance with City Engineering requirements including but not limited to:

(i) Street plans, profiles and specification accompanied by soil analyses and design calculations;

(ii) Storm drainage plans, profiles and specifications accompanied by soil analyses and design calculations; and

(iii) Water and sewer plans, profiles and specifications, accompanied by design calculations, to be reviewed and approved by City Engineering.

(iv) Final site plans, landscape plans, and other plans, reports and specifications required by the city to obtain approval.

(b) Once all approvals that are required have been obtained, the applicant may proceed with site preparation and construction in accordance with the permitted plans.

(E) *Building Permits.*

(1) Before a building permit is issued the developer shall:

(a) Dedication of Right-of-Way. Dedicate right-of-way in compliance with the city's Master Street Plan, and in compliance with the requirements for on or off-site improvements.

(b) Dedicate all easements necessary to serve the development as required by the utility providers and the city. This may be completed by easement plat or separate easement document(s), with approval of the Planning Division.

(c) Comply with all applicable zoning and development codes.

(d) In addition, for small site improvement plans, large site improvement plans and large scale developments, the developer shall:

(i) Obtain approval from the appropriate governing body.

(ii) On and Off-Site Improvements. Construct or guarantee required on- and off-site improvements in accordance with UDC Chapter 158.

(iii) Complete applicable conditions of approval.

(2) In addition to §166.02(E), before a building permit is issued for site that creates between 1,201 and 10,000 square feet of new impervious area, where a corresponding subdivision of land is not proposed, the developer shall complete, and receive approval of, appropriate grading and drainage documentation demonstrating compliance with UDC Chapters 169 and 170 as well as the current City Drainage Criteria Manual per the table below. Impervious areas will be considered as existing only if they are in place on March 3, 2021 which corresponds with the City of Fayetteville 2021 imagery.

Required Mitigation Measures and Documentation by Development Threshold			
Development Threshold	City-wide Standard	Grading and Drainage/ Stormwater Documentation	Water Quality, Flood, and Tree Mitigation Measures
Level 1	< or = 1,200 sf of IA	Exempt from Grading and Drainage provisions except for those still associated with the Building Permit process such as HHOD	Exempt
Level 2	1,201—6,000 sf of IA	• Completed Green Stormwater Practice (GSP) Worksheet, demonstrating Runoff Reduction via Better Site Design. • GSP Operation & Maintenance (O & M) Agreement to ensure the long-term functionality of these practices.	• 2 or more measures from Step 1 of Table 2 that Reduce Runoff via Better Site Design • 1 or more Green Stormwater Practices (GSPs) measures from Step 2 of Table 2 as required to treat 100% of the proposed

			additional impervious and gravel areas.
Level 3	6,001—10,000 sf of IA	Same as Level 2.	• Same as Level 2. • As needed GSP measures from Step 3 to further reduce runoff referred to as extended detention • Abbreviated Tree Preservation Plan

(F) *Completion of Development/Certificate of Occupancy.* No certificate of occupancy for a large-scale development, large site improvement plan, or small site improvement plan shall be issued, and no final plat or concurrent plat shall be signed for recordation until the following have been completed:

(1) The requirements for on and off-site improvements have been completed, and maintenance bonds/guarantees deposited to city specifications.

(2) An "as built" plot plan has been approved by the City Engineer (where applicable) showing:

(a) The location of all buildings and the setback distance for said buildings from street right-of-way and adjoining property lines;

(b) The location of any freestanding signs and the setback distance of said signs from street right-of-way and adjoining property lines;

(c) The location, number, dimensions, and surfacing of all parking spaces and of all screens or fences;

(d) The location and size of all water, sewer, gas, electric, telephone, and television cable lines;

(e) The location and size of all stormwater features with associated drainage easements demarcated, where applicable; and

(f) The location and quantity of existing and new impervious area on the property.

(3) The development has been inspected and approved by all applicable city divisions.

(4) All applicable conditions of approval have been completed.

166.04 Required Infrastructure Improvements — Development In City Limits

(A) *Generally.* Required of developer.

(1) *On and Off-Site Improvements.* On-site improvements are adjacent to or within a project site; such as widening the street along the project street frontage, constructing interior streets and utilities, etc. Off-site improvements are not adjacent to a project; such as the extension of an off-site sewer line to the property boundary, off-site storm drainage improvements, or an off-site intersection improvement, etc.

(2) *Standards Applicable.* Any required on or off-site improvements in the city and within one (1) mile of the city limits shall be installed according to the city's standards; provided on or off-site improvements to roads located outside one mile of the city limits shall be installed to the county's standards. The developer shall be required to bear that portion of the cost of off-site improvements which bears a rational nexus to the needs created by the development.

(3) *Required Infrastructure Improvements.* On and off-site improvements that are roughly proportional and bear a rational nexus to the impact of the development are required for all development within the City of Fayetteville. The developer shall be required to install on and off-site improvements where the need for such improvements is created in whole or in part by the proposed development.

(4) *Planning Commission and Planning Division.* At the time the Planning Commission or Planning Division (where applicable for administrative approval) grants development approval, the Planning Commission or Planning Division shall determine whether the proposed development creates a need for off-site improvements and the portion of the cost of any needed off-site improvements which the developer shall be required to bear; provided, that portion of the cost of off-site improvements to roads located outside the city's corporate limits but within the city's planning area shall be determined by the county. In determining that portion of the cost of off-site improvements which the developer shall be required to bear, the Planning Commission or Planning Division (where applicable for administrative approval) shall consider the acreage within the proposed development as a percentage of all the acreage which, when fully developed, will benefit from the off-site improvements; provided, the Planning Commission or Planning Division may use a different method of measurement if it determines that use of the acreage standard will not result in the developer bearing that portion of the cost which bears a rational nexus to the needs created by the development.

(5) *Determining Necessity for Off-Site Improvements*.

(a) When a proposed development has access to paved streets or roads only by way of substandard or unimproved roads or streets leading from the development to the paved streets or roads, the developer shall be responsible for contributing this proportionate share of the cost of improving the substandard access roads or streets to existing city or county standards. The developer's proportionate share of said costs shall be determined by the Planning Commission or Planning Division (where applicable for administrative approval) in accordance with the provisions of 166.04(A) above.

(b) When a proposed development has direct access to, or fronts on an existing road or street, which is below current standards, the developer shall be responsible for contributing his/her proportionate share of the cost of improving said street or road to existing city or county standards. The Planning Commission or Planning Division (where applicable for administrative approval) shall determine the developer's proportionate share of said costs in accordance with the provisions of 166.04(A) above.

(c) Off-site drainage improvements shall be required whenever a proposed development causes the need for such improvements.

(6) *Delayed Improvements.* The Planning Commission or Planning Division may determine a required on-site or off-site improvement shall be delayed or payment-in-lieu contributed instead in accordance with Chapter 158 of the UDC.

(7) *Variances.* A variance of off-site improvements may be granted in accordance with Chapter 156 Variances.

(8) *State Highways.* The developer shall be required to dedicate sufficient right-of-way to bring those state highways which the Master Street Plan shows to abut or intersect the proposed subdivision into conformance with the right-of-way requirements of the Master Street Plan. The developer shall be required to install a sidewalk adjacent to that portion of a state highway abutting the proposed development; and provided that the Planning Commission or Engineering Division (where applicable for administrative approval) may waive the sidewalk requirement prescribed by this subsection upon application by the developer and a determination by the Planning Commission or Engineering Division (where applicable for administrative approval) that the topography of the proposed development where it abuts a state highway is such that installation of a sidewalk is not practical. Any other improvements required of the developer by the Planning Commission or Engineering Division (where applicable for administrative approval) shall be coordinated with the Arkansas Highway and Transportation Department.

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

(1) *Property Line Adjustment or Exempted Properties of Less Than or Equal to 1,200 Square Feet of Impervious Area.* No improvements are required unless the action would create or exacerbate a nonconforming infrastructure situation such as cutting off a lot from public water, sewer, or street frontage. In such as case the property may not be filed of record until the required infrastructure is first constructed to city specifications, or a variance or waiver is granted by the Planning Commission.

(2) *Building Permit with No Required Grading Review.*

(a) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, general procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats. The City Council retains the right to grant a lesser dedication of the right-of-way than is normally required by the Master Street Plan without the Planning Commission's recommendation.

(b) *Water, Sewer, or Street Frontage.* Any lot that is created shall have adequate street frontage or street access that meets the minimum requirements of the zoning code, and access to public water and sewer as required by city and state code.

(c) *Grading and Storm Drainage System.* The developer shall install water quality, flood, and tree mitigation measures after approval of the corresponding grading and drainage/stormwater documentation found in §166.02(F).

(i) All drainage facilities shall be so designed to serve the entire drainage area per the specifications found in Chapter 170 and the current versions of the city's *Drainage Criteria Manual*.

(3) *Lot Split, Building Permit Requiring Grading Review.*

(a) *Dedication of Right-of-Way.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property into conformance with the right-of-way requirements of the Master Street Plan for said streets; provided, the Planning Commission may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

(i) *Dedications.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission.

(b) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, General Procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats.

(c) *Water, Sewer, or Street Frontage.* Any lot that is created shall have adequate street frontage or street access that meets the minimum requirements of the zoning code, and access to public water and sewer as required by city and state code. If a lot split would create or exacerbate a nonconforming situation (such as cutting off a lot from public water, sewer, street frontage, or street access), the lot split may not be filed of record until the required easement is dedicated and/or the infrastructure is first constructed to city specifications, or a variance or waiver is granted by the Planning Commission.

(d) *Parkland Dedication.* Parks fees shall be assessed for each new residential unit that is constructed on the additional lot(s) in accordance with the parkland dedication requirements outlined in Fayetteville Unified Development Code Chapter 166. Said fees shall be paid prior to issuance of a building permit for construction on the new lot.

(4) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

(a) *Dedication of Right-of-Way.*

(i) *On-Site.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property and new streets proposed interior to the property, into conformance with the right-of-way requirements of the Master Street Plan for said streets, shall be approved by the Planning Commission; provided, the Planning Commission may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

(ii) *Council Acceptance of Streets and Alleys.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission.

(b) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, General Procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats.

(c) *Streets.*

(i) *On-Site.* Widening the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan standards. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Street widening and/or new street construction off-site may be required to address traffic impacts based on the rough proportion and rational nexus of the impacts of the project. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(iii) *Private Street Name Signs.* Where a structure is addressed on a private street or drive, the developer or property owner(s) shall be required to install, maintain, repair and replace all private street name signs. Any private street name sign existing at the time of passage of this ordinance shall be maintained, repaired and replaced as required by this section. Signs shall meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD) and shall be installed at all street/drive intersections. Unless approved otherwise, all signs shall be retroreflective and utilize a white legend on a green background.

(d) *Curbs and Gutters.*

(i) *On-Site.* Curbs and gutters adjacent to the project frontage according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Curbs and gutters off-site may be required to address drainage and/or traffic impacts based on the rough proportion and rational nexus to impacts of the project. Curbs and gutters according to existing city standards and specifications as adopted by the City Council.

(e) *Traffic Signals.* As determined to be needed based on the rough proportionality and rational nexus of the impacts of the development.

(f) *Sidewalks.*

(i) *On-Site.* Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.

(ii) *Off-Site.* Sidewalks may be required to be installed off-site based on the rough proportionality and rational nexus of the impacts of the development.

(g) *Streetlights.* Standard 8,000 lumen streetlights (or equal alternative approved by the Planning Division) shall be installed at each intersection or cul-de-sac and along one side of each street or cul-de-sac at intervals of no more than 300 feet; provided, streetlights of higher intensity may be required at intersections with collector streets or arterial streets. Developers are encouraged to utilize high-efficiency (LED or similar) streetlights where possible).

(h) *Grading and Storm Drainage System.*

(i) The developer shall install storm drainage facilities, including drains, sewers, catch basins, and culverts necessary for the proper drainage of all surface water.

(ii) All drainage facilities shall be so designed to serve the entire drainage area per the specifications found in Chapter 170 and the current versions of the city's *Drainage Criteria Manual*.

(iii) All surface water drainage shall be transported to existing storm sewers, drainage facilities, or natural drainage ditches approved by the City Engineer.

(iv) The City Engineer shall approve all drainage features.

(v) *Culverts and Bridges.* Culverts and bridges shall be installed where needed in accordance with existing Arkansas State Highway Department standards and specifications.

(i) *Water Supply.*

(i) *Accessible Public Water Supply.* When an approved public water supply is reasonably accessible, the developer shall install a system of water mains and shall connect to such supply so that each lot within the subdivision or development shall be provided with a connection to said public water supply. All connections shall be approved by the City

Engineer. Individual service lines shall be installed, and individual connections shall be made prior to the paving of the street, if possible.

(ii) *Nonaccessible Public Water Supply.* Where an approved public water supply is not reasonably accessible, any private water supply system proposed by the developer must be approved by the county sanitarian and the City Engineer in order to assure that the private water supply system will provide an adequate supply of potable water to every lot in the subdivision or development. Individual service lines shall be installed, and individual connections shall be made prior to the paving of the street, if possible.

(iii) *Fire Hydrants.* Fire hydrants for single-family dwellings and duplexes shall be installed so that the distance between two (2) consecutive fire hydrants does not exceed 800 feet, and no lot is more than 400 feet from a fire hydrant. Fire hydrants for apartment complexes, commercial structures, and industrial structures shall be installed so that the distance between two (2) consecutive fire hydrants does not exceed 600 feet; provided, the Fire Chief shall have the authority to require additional fire hydrants upon a determination that such additional fire hydrants are necessary to provide adequate fire protection. The Fire Chief shall develop written criteria to be applied in determining whether additional fire hydrants shall be required.

(j) *Sanitary Sewer System.*

(i) *Public Sanitary Sewer Accessible.* Where a public sanitary sewer is reasonably accessible, the developer shall connect with such sewer, and each lot within the subdivision or development shall be provided with a connection thereto. All connections shall be subject to the approval of the City Engineer. Individual service lines shall be installed, and individual connections shall be made prior to the paving of the street if possible.

(ii) *Public Sanitary Sewer Not Accessible.* Where a subdivision, lot split, or other development is proposed to utilize either individual septic systems or an onsite wastewater treatment system the following is required:

(a) *Lot Splits Resulting in Lots Less Than 1.5 acres.* Prior to the city stamping the lot split document for approval, a letter from the Arkansas Department of Health is required verifying approval of soil tests and that the property could be developed with a septic system.

(b) Prior to the city signing a final or concurrent plat a letter from the Arkansas Department of Health is required indicating approval of the overall plan for the utilization of either onsite wastewater systems or individual septic permits.

(c) Existing septic systems, sewage disposal fields (leach fields), alternate disposal fields required by state law and water wells on-site or off-site within 100 feet shall be shown on all proposed subdivisions, lot splits, and development plans.

(d) *Community Sewage Systems.* The construction of community sewage systems or decentralized sewer systems shall be prohibited within the City unless expressly permitted by resolution of the City Council.

(e) *Annexation of Community Sewage Systems.* Where a community sewage system is annexed into the city, then the following shall apply:

(1) *Unconstructed Systems.* The wastewater system shall be designed such that the entire collection system is a traditional-style gravity sewer system that carries all wastewater flow to centralized treatment facilities and shall meet city standards for design construction. The system must also be designed such that there is one (1) single point of connection

from which a future gravity connection can be made to the city sanitary sewer system when the latter becomes available. This connection shall be made at the expense of the owner of the decentralized wastewater system.

(2) *Constructed Systems.* Systems constructed prior to annexation into the city must tie to the city sanitary sewer system when a city sanitary sewer main is constructed within 300 feet of the community sewage system and such main is reasonably available to the community sewage system. This connection shall be made at the expense of the owner of the decentralized wastewater system.

(k) *Trail Linkages/Corridor/Easements.* The developer may be required to construct a trail linkage or corridor or grant a multi-use trail easement for trails shown on the Master Transportation Plan that abut, intersect, or traverse the project site, if it is determined that the improvements bear a rational nexus and rough proportionality to the needs created by the development.

(l) *Parkland Dedication.*

(i) *Applicability.* The requirements of this subsection shall apply to development that creates one (1) or more additional lots upon which residential dwelling units may be constructed and to development on an existing lot to create one (1) or ore additional residential dwelling units.

(ii) *Residential Development.*

(a) *Dedication or Fee-in-Lieu.* When a proposed residential development does not provide an area or areas for a public park based on the most recent Fayetteville Park and Recreation System Master Plan, the developer shall be required to make a reasonable dedication of land for public park facilities, or to make a reasonable equivalent contribution in lieu of dedication of land, such contribution to be used for the acquisition and development of park land that serves the subdivision or development.

(b) *Parks, Natural Resources and Cultural Affairs Advisory Board.* Prior to the submittal of a preliminary plat, large scale development plan, or large site improvement plan the developer shall submit to the Parks, Natural Resources and Cultural Affairs Advisory Board a conceptual development plan. If land dedication is being requested by the developer, a small site improvement plan shall also be submitted to the Parks, Natural Resources and Cultural Affairs Advisory Board.

(c) *Planning Commission.* The developer and the Parks, Natural Resources and Cultural Affairs Advisory Board shall make a joint recommendation to the Planning Commission as to the land dedication or contribution in lieu of dedication for a preliminary plat or large scale development. With the agreement of the Parks, Natural Resources and Cultural Affairs Advisory Board and developer, dedication or fee-in-lieu associated with small or large site improvement plans subject to administrative approval shall be accepted as a condition of approval. In the event that they are unable to agree, the developer and advisory board shall make separate recommendations to the Planning Commission who shall determine the issue.

(d) *Decision.* If the developer proposes to dedicate land for a public park after consultation with the Parks, Natural Resources and Cultural Affairs Advisory Board which the Planning Commission determines is suitable for park purposes,

the proposed dedication shall be accepted. Upon consent and consultation with the developer and the Parks, Natural Resources and Cultural Affairs Advisory Board, a developer may dedicate a portion of the required park land dedication and make a contribution of money in lieu of land dedication for the remaining park land dedication requirement. This monetary contribution may be used to develop the park land in the development or elsewhere within the quadrant consistent with the most recent Fayetteville Parks and Recreation System Master Plan.

(e) *Approval.* The Planning Commission's decision must be incorporated into the developer's preliminary plat or large scale development. Dedication or fee-in-lieu associated with small or large site improvement plans or other plans subject to administrative approval must also be incorporated into the developer's final approval.

(f) *Dedication Ratios.* Land shall be dedicated at a ratio of 0.023 acres of land for each single-family dwelling unit and 0.020 acres of land for each multi-family dwelling unit.

(g) *Fee-in-Lieu formulas.* A contribution in lieu of land dedication shall be made according to the following formula:

$1,089.00 for each single-family unit.

$952.00 for each multi-family unit.

The Parks, Natural Resources and Cultural Affairs Department shall review the contribution formula every two (2) years and make recommendations to the City Council following such review.

(h) *Dedication in Excess.* If a developer wishes to dedicate park land which exceeds the requirement of this subsection, the developer shall make a written request to the Planning Commission who may grant the developer a credit equivalent to said excess. Said credit shall be applied toward the developer's obligation under this subsection for any subsequent development located in the same park quadrant.

(iii) *Timing of Dedication and/or Contribution.* All dedications of land must be made before the city signs the final plat or issues building permits for developments that create one (1) or more additional residential dwelling unit. A final plat shall not be released for recordation until the deed for a land dedication is received. Deeded land is dedicated public park land and not subject to any right of reversion or refund. A cash contribution in lieu of required land dedication shall be payable before the city signs the final plat, or issues building permits for a development that creates one (1) or more additional residential dwelling units. With the approval of the Planning Commission a developer may pay such contribution in three (3) equal installments to be paid in full within one (1) year of final plat approval. If a developer makes a cash contribution in lieu of land dedication, the developer shall be entitled to a pro rata refund, together with the accrued interest therefrom, in the event actual density is less than the density used as the basis for the developer's contribution; provided, no refund shall be made unless application therefore is made in writing to the Zoning and Development Administrator within one (1) year from the date of final plat approval. In the event actual density is more than the density used as the basis for a dedication of land or case contribution the developer must make an additional land dedication or contribution in lieu of dedication.

(iv) *Zoning Requirements.* Lots created for the purpose of park land dedication shall not be required to meet the standards for lot size, bulk and area within any zoning district. Lots created for the purpose of park land dedication to serve the residents of the surrounding area shall not be subject to POA/HOA dues or other fees established for maintenance or other purposes within the neighborhood.

(v) *Fee-in-Lieu Allocation.* All parkland fees received under this subsection shall be deposited in an interest bearing account. This money together with its earned interest shall be expended within five (5) calendar years of the last date of the calendar year in which it was received for the acquisition and/or development of parkland that services the subdivision or development for which the contribution in lieu of dedication was made. If this money has not been expended within the allowed period, the unexpended money together with any of its remaining earned interest shall be refunded to the present owner of the property that was the subject of the new development and against which the parkland fee was assessed and collected.

(C) *Other Infrastructure Improvements.* Other infrastructure improvements may be required where the need for such improvements is created in whole or in part by the proposed development as determined by the City Engineer.

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead

of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be

implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(I) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(c) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(f) Refunds shall be paid to the applicant who made the original contribution.

(g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Long Range Planning Committee
Britin Bostick, Long Range Planning/Special Projects Manager

MEETING DATE: December 9, 2024

SUBJECT: **ADM-2024-0053: Administrative Item (Amend UDC Chapter 161 – Zoning Regulations):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to UDC Chapter 161 to create a new zoning district section 161.37 called Urban Neighborhood and set zoning regulations for the new district including permitted and conditional uses, lot dimensional standards, setbacks, and building height. Additionally, amendments are proposed to section 160.01 – Establishment of Districts to add the new district, section 164.25 – Tandem Lot Development to establish building setbacks for tandem lots, section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement, and chapter 174 – Signs to establish sign regulations for the new zoning district.

RECOMMENDATION:
Staff recommends forwarding **ADM-2024-0053** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:
"I move to forward **ADM-2024-0053** to the City Council with a recommendation of approval."

BACKGROUND:
Since 2018 the Planning Commission has considered 400 rezoning applications, providing commissioners with a thorough knowledge of zoning districts as well as familiarity with public concerns on both proposed rezonings and developments. When an existing zoning district does not fit development or use goals it is typical for a property or business owner or a developer to request a new zoning district that would permit the intended development or use, however with an infinite number of possible configurations, and a finite number of options for zoning districts, applicants at times request zoning districts that are overall more than is required for the project but that have key components that offer needed entitlements. A Bill of Assurance is a long-used option to constrain zoning district entitlements, however it can only be offered voluntarily and requires additional entitlement tracking. In light of these issues Planning Commission Chair Andrew Brink proposed a new zoning district to staff and fellow Planning Commissioners to fill an observed gap in the current set of zoning district entitlements and constraints.

DISCUSSION:
The purpose of this amendment is to establish a new zoning district titled "Urban Neighborhood" (UN). Through discussion with the Planning Commission at their September and October Long Range Planning Committee meetings, staff detailed standards for existing zoning districts that are

often thought of as mixed-use districts suitable for walkable neighborhoods and provided a side by side comparison. The UN zoning district is intended to bridge existing zoning districts (primarily the Neighborhood Services – General (NS-G) and Downtown General (DG) zoning districts) by adding higher-density housing types as permitted uses and while limiting building height to three stories, as concerns about taller building heights are frequently heard in public comment on development applications.

A site design advantage to the proposed UN zoning district is that no minimum lot size is proposed, and minimum lot width would be a narrow 12', which would permit a single driveway width or could potentially accommodate a narrow townhouse. No street frontage for non-residential uses is proposed, meaning lots would not have a zoning requirement to have street frontage, although street frontage may be required for utility connections depending on the lot, site, and utility configuration. The zoning district is not proposed to have a front setback, usually associated with large front parking lots and buildings set back from the street. Instead a 0'-25' front build-to zone is proposed, meaning future buildings would need to be located within the front 25' of the property where it abuts a public right-of-way. Siting buildings closer to the street creates shorter connections to building entrances for cyclists and pedestrians and creates a more urban streetscape when fully built out. Buildings would need to be built across a minimum of 50% of the lot frontage but could still utilize up to half of the frontage for vehicle circulation and site design elements. No side setbacks are proposed, and rear setbacks are 5' from the property line or 12' from the centerline of an alley, which is common to existing zoning districts. The building height maximum is proposed to be 3 stories.

With the addition of a new zoning district comes amendments to other sections of the Unified Development Code (UDC). In this instance amendments are also needed to:

- Section 160.01 – Establishment of Zoning Districts to add UN to the list of zoning districts.
- Section 164.25 – Tandem Lot Development to establish building setbacks of 5 feet from all property lines for tandem lots, the same as for the mixed-use zoning districts listed in Section 164.25(B)(5)(e).
- Section 167.04 – Tree Preservation and Protection During Development to establish a minimum canopy requirement for the UN zoning district in Section 167.04(C) Table 1. This is proposed to be 15%, the middle ground between tree canopy protection percentages for NS-G (20%) and DG (10%).
- Chapter 174 – Signs to establish sign regulations for the new zoning district:
    - 174.10(A)(3), 174.10(B)(2)(c), 174.10(C)(1), 174.10(D)(1), and 174.12 (C) to add "UN" to define which sign regulations are applicable for the new district.

At their October 24, 2024 Long Range Planning Committee meeting Commissioners present discussed the proposed zoning district and comparison to existing zoning districts, with consensus from commissioners present that the new zoning district would be a beneficial option and they would like to see it established in the UDC. Motion to forward the new zoning district to the Planning Commission with a name determined by staff was made by Commissioner Brink and seconded by Commissioner Madden. A unanimous vote of 6-0-0 followed. Commissioners requested that Long Range Planning staff work with Urban Forestry staff to propose a tree preservation requirement when the additional UDC amendments for the zoning district are presented to the full Planning Commission at their next available regular meeting.

One additional change proposed to multiple places in 174.10 is to edit "RT" to RI" to correct a typo. "RI" is for the two "Residential Intermediate" zoning districts.

PLANNING COMMISSION ACTION:	**Required** **YES**
Date: December 9, 2024	**❒ Tabled** **❒ Forwarded** **❒ Denied**
Motion:	
Second:	
Vote:	

BUDGET/STAFF IMPACT:
None

Attachments:

- Proposed Ordinance §161.37, Urban Neighborhood
- §160.01, Establishment of Zoning Districts, Strikethrough
- §164.25, Tandem Lot Development, Strikethrough
- §167.04, Tree Preservation and Protection During Development, Strikethrough
- §174.10, On Site Freestanding Signs, Strikethrough
- §174.12, Wall Signs, Strikethrough
- §160.01, Establishment of Zoning Districts, Clean
- §164.25, Tandem Lot Development, Clean
- §167.04, Tree Preservation and Protection During Development, Clean
- §174.10, On Site Freestanding Signs, Clean
- §174.12, Wall Signs, Clean

161.37 Urban Neighborhood

(A) *Purpose.* The Urban Neighborhood District is designed to serve as a mixed use area of medium intensity and provide a transition into residential neighborhoods from more intense, mixed-use districts. Urban Neighborhood promotes a walkable, pedestrian-oriented neighborhood development form with a variety of housing options and complementary neighborhood businesses that are compatible in scale and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Urban Neighborhood district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 13	Eating places
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 14	Hotel, motel and amusement services
Unit 15	Neighborhood shopping goods
Unit 36	Wireless communication facilities
Unit 45	Small scale production

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

All dwellings	12 feet
All other uses	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

160.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-.5	Residential Single-family - One-Half (½) Unit per Acre
RSF-1	Residential Single-family - One (1) Unit per Acre
RSF-2	Residential Single-family - Two (2) Units per Acre
RSF-4	Residential Single-family - Four (4) Units per Acre
RSF-7	Residential Single-family - Seven (7) Units per Acre
RSF-8	Residential Single-family - Eight (8)Units per Acre
RSF-18	Residential Single-family - Eighteen (18) Units per Acre
RI	Residential Intermediate, Twelve (12) Units Per Acre
RI-U	Residential Intermediate - Urban
RMF-6	Residential Multi-family - Six (6) Units per Acre
RMF-12	Residential Multi-family - Twelve (12) Units per Acre
RMF-18	Residential Multi-family - Eighteen (18) Units per Acre
RMF-24	Residential Multi-family - Twenty-Four (24) Units per Acre
RMF-40	Residential Multi-family - Forty (40) Units per Acre
R-O	Residential-Office
NS-L	Neighborhood Services - Limited
NS-G	Neighborhood Services - General
C-1	Neighborhood Commercial
CS	Community Services
C-2	Thoroughfare Commercial
C-3	Central Business Commercial
UN	Urban Neighborhood
UC	Urban Corridor
UT	Urban Thoroughfare
DC	Downtown Core
MSC	Main Street Center
DG	Downtown General
NC	Neighborhood Conservation
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
P-1	Institutional
E-1	Extraction
DOD	Design Overlay District
PZD	Planned Zoning District

164.25 Tandem Lot Development

(A) *Where Allowed.* Tandem lot development shall be permitted for a single-family dwelling and customary accessory structure and/or dwelling unit only and shall be permitted in all districts where single-family dwellings are permitted. The development of one (1) tandem lot behind another tandem lot shall be prohibited.

(B) *Requirements.* Development of a tandem lot shall be subject to the following requirements:

(1) The tandem lot shall have access to a public street by way of a private drive with a minimum width and specification, such as a vehicular turnaround, as determined by emergency response providers in accordance with applicable local, state, and federal codes. The tandem lot owner shall be responsible for maintaining said private drive so that emergency vehicles have safe access to the dwelling located on the lot. Parking of vehicles in the designated private drive for emergency vehicle access shall not be permitted. The tandem lot owner shall have title to, or a perpetual private easement in, the private drive. If the private drive intersects a paved street, the private drive shall be paved for a minimum distance of 18 feet from said right-of-way in accordance with the driveway design standards in Fayetteville Unified Development Code Chapter 172.

(2) The distance between the private drive of a tandem lot and any adjacent driveway shall not be less than the minimum distance between curb cuts in Fayetteville Unified Development Code Chapter 166 Street Design and Access Management Standards.

(3) Solid waste service for the tandem lot shall be provided by customers placing standard residential garbage carts, recycling bins, and yard waste at a designated collection point on trash day in accordance with City of Fayetteville Code of Ordinances Chapter 50.20(B). The designated collection point shall be identified at the time the tandem lot is created, in coordination with the City Solid Waste Division. Garbage carts and recycling bins shall not be placed at the collection point more than twelve (12) hours before or after regular trash pickup in accordance with Chapter 50.20(B).

(4) *Lot Width and Area.* The tandem lot, excluding the private drive, shall conform to the minimum lot width and lot area requirements of the zoning district in which it is located, unless a variance is otherwise granted by the Board of Adjustment.

(5) *Setback.* Each tandem lot shall have a minimum building setback requirement as follows:

(a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-.5, and RSF-1 zoning districts.

(b) Tandem lots shall have a minimum building setback requirement of 30 feet from all property lines in the RSF-2 zoning district.

(c) Tandem lots shall have a minimum building setback requirement of 15 feet from all property lines in the RSF-4 and RSF-7 zoning districts.

(d) Tandem lots shall have a minimum building setback requirement of 10 feet from all property lines in the R-O zoning district.

(e) Tandem lots shall have a minimum building setback requirement of 5 feet from all property lines in the RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NS-L, NS-G, CS, UN, UC, UT, DC, MSC, DG, and NC zoning districts.

(f) Any variance to the minimum building setback requirement may only be granted by the Board of Adjustment.

(C) *Variances.* Variances to the requirements in (B)(1)—(B)(3) of this section shall be administered as development regulations to be considered by the Planning Commission. All other variances to zoning

regulations, including those in (8)(4) and (B)(5), shall be administered as zoning regulations for variance purposes.

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UN, Urban Neighborhood	15%
UC, Urban Corridor	20%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(I) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the

applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(c) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(f) Refunds shall be paid to the applicant who made the original contribution.

(g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

174.10 On-Site Freestanding Signs

On-Site Freestanding signs shall be permitted to be erected in the city subject to the following:

Only one (1) freestanding sign shall be permitted on a lot, except where otherwise described herein. It shall be unlawful to erect any off-site freestanding sign or any freestanding sign that does not meet the sign type, size, display surface area, setback, height, or illumination as described herein.

(A) *Pole Signs.* The following regulations pertain to signs identified as "pole signs". It shall be unlawful to erect any pole sign which total height is greater than 17.5 feet, unless further limited herein, above the level of the street upon which the sign faces; provided the pole supported sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet. On-site pole signs shall be permitted to be erected in the city subject to the following:

(1) *R-A District*.

(a) *Number of Signs.* Only one (1) pole sign shall be permitted at an agricultural or permitted business located on one (1) or more adjoining lots.

(b) *Display Surface Area.* The maximum display surface area shall not exceed 16 square feet.

(c) *Illumination.* Sign may be illuminated by indirect illumination only.

(d) *Setback from Right-of-Way.* Sign shall be setback 35 feet from street right-of-way and 25 feet from any R or R-O District.

(2) *RSF and R*~~*T*~~ *Districts.* Except pursuant to §174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF and R~~T~~ Districts of the City.

(3) *RMF, R-O, NC,* ~~*and*~~ *NS, and UN Districts.*

(a) *Number of Signs.* Only one (1) on-site freestanding sign shall be permitted on a lot or at a business operating on two (2) or more adjoining lots.

(b) *Display Surface Area.* The maximum display surface area shall not exceed 4 square feet;

(c) *Setback from Right-of-Way.* The sign shall be setback a minimum of 15 feet from street right-of-way.

(d) *Setback from Adjoining Property.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF District and 15 feet from all other zoning districts.

(e) *Height.* The height of the sign shall not be greater than six (6) feet above the level of the street upon which the sign faces.

(f) *Illumination.* The sign shall be illuminated by indirect illumination only.

(4) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*

(a) *Number of signs.* Only one (1) pole sign shall be permitted on a lot, at a shopping center, or at a mall; provided only one (1) on-site pole sign shall be permitted for any business operating on two (2) or more adjoining lots.

(b) *Display Surface Area and Setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

(c) *Setback from Adjoining Property.* Setback shall be a minimum of 25 feet from the boundary of any adjoining property.

(B) *Monument Sign.* The following regulations pertain to signs identified as "monument signs", which are freestanding signs whose entire base is in contact with and supported by the ground.

(1) *Number of Signs.* Where a monument sign is permitted, only one (1) sign shall be erected on a lot or at a business operating on two (2) or more adjoining lots.

(2) *Display Surface Area*.

(a) *RSF and R*l*~~T~~ Districts.* Prohibited on individual lots.

(b) *NC District.* Where a conditional use permit has been approved for a nonresidential use within the Neighborhood Conservation zoning district the display surface area of the monument sign shall not exceed 10 square feet.

(c) *NS*, *~~and~~ RMF*, *and UN Districts.* The display surface area shall not exceed 16 square feet.

(d) *R-A District.* The display surface area shall not exceed 32 square feet.

(e) *R-O Districts.* The display surface area shall not exceed 50 square feet.

(f) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.* The display surface area shall not exceed 75 square feet.

(3) *Setback from right-of-way.* The sign shall be setback a minimum of 10 feet from the right-of-way.

(4) *Setback from Adjoining Property Lines.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.

(5) *Height.* The maximum height of a sign shall be 6 feet from the surrounding grade.

(C) *Joint Identification Sign.* The following regulations pertain to signs identified as joint identification signs:

Joint identification signs must provide area for the display of a minimum of two (2) person(s) or business(s) and may be located at no more than two (2) remote entrance locations, as approved by the Planning Division. The permit applicant shall provide a recorded legal document as approved by the Planning Division indicating ownership and responsibility for maintenance of sign and subject to the following:

(1) *R-A, RSF, R*l*~~T~~, RMF, P, NC,~~ *~~and~~ NS*, *and UN Districts.* Prohibited.

(2) *R-O District.* Monument joint identification sign permitted only.

(a) *Display Surface Area.* Display surface area shall not exceed 50 square feet.

(b) *Setback from Right-of-Way.* Signs shall be setback a minimum of 10 feet from the right-of-way.

(c) *Setback from Adjoining Property.* Setback shall be a minimum of 10 feet from adjoining non-residential property and 25 feet from adjoining residential property.

(d) *Height.* The maximum height of a sign shall be six (6) feet from the surrounding grade.

(3) *C, I, DG, MSC, DC, CS, UC, and UT Districts.*

(a) *Monument.* The following regulations apply to a monument joint identification sign, whose entire base is in contact with and supported by the ground:

(i) *Multi-tenant Building Containing 37,500 Square Feet or Less of Leasable Tenant Space:*

a. *Display Surface Area and Setback from Right-of-Way.* Display surface area shall not exceed 75 square feet and the sign shall be setback 10 feet or more from the right-of-way.

b *Height.* The maximum height of a sign shall be six (6) feet above the level of the surrounding grade.

(ii) *Multi-Tenant Building Containing More Than 37,500 Square Feet:*

a. *Display Surface Area.* Display surface area shall not exceed 75 square feet; provided the display surface area of a joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.

b. *Height and Setback from Right-of-Way.* The maximum height of the sign shall be 6 feet above the level of the surrounding grade when setback 10 feet or more from the right-of-way; provided, the maximum height of the sign may increase to 10 feet above the surrounding grade when setback 20 feet or more from the right-of-way.

c. *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.

(b) *Pole.* The following regulations apply to pole-mounted joint identification signs:

(i) *Display Surface Area and setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

a. *Exception.* Display surface area shall not exceed 75 square feet, provided the display surface area of joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.

(ii) *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.

(iii) *Height.* The height of a sign shall be a maximum of 17.5 feet, provided the pole-mounted sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet.

(D) *Area signs.* The location of the fence, wall, or other structure which will contain the area identification sign must be approved by the Planning Division, which will approve such structure upon the criterion of traffic safety sight lines. Area signs shall not be located within the Master Street Plan right-of-way.

(1) *R-A, RSF, R~~I~~T, RMF, NC, NS, ~~and~~ R-O, and UN Districts*.

(a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.

(b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 32 square feet.

(2) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts*.

(a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.

(b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 75 square feet.

(E) *Bulletin Boards.* The following regulations pertain to signs identified as "bulletin boards", which are erected for the purposes of announcing events which are held on the premises:

(1) *RSF, RI~~T~~, and NC Districts.* Where a conditional use permit has been approved for a charitable, educational, or religious institution or a public body within these districts, the following limitations shall apply:

(a) *Number of Signs.* Only one (1) on-site bulletin board shall be permitted on a lot or for a use operating on two (2) or more adjoining lots.

(b) *Display Surface Area.* Monument sign only, with a display surface area not to exceed 16 square feet.

(c) *Setback from Right-of-Way.* The bulletin board shall be setback a minimum of 10 feet from the street right-of-way.

(d) *Setback from Adjoining Properties.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.

(e) *Height*.The height of the bulletin board shall not be greater than 6 feet above the level of the street upon which the sign faces.

(f) *Ilumination.* Electronic message boards shall be prohibited.

174.12 Wall Signs

Wall signs shall not project more than 18 inches from the surface upon which they are mounted. The upper edge of a wall sign mounted on a mansard roof may project more than 18 inches so long as the sign is perpendicular to the ground. The allowable display surface area of a wall sign is determined by the wall on which it is located.

(A) *NC and~~,~~ RSF and RI~~T~~ Districts.* Where a conditional use permit has been approved for a nonresidential use within these zoning districts, the following limitations shall apply:

(1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one wall sign on any one (1) wall.

(2) *Display Surface Area.* Display surfaces of each sign shall not exceed 8 square feet.

(3) *Illumination.* The color of the sign shall be compatible with the colors of the structure, and only indirect external lighting is permitted.

(4) *Exceptions:*

(a) *Home Occupations.* Signage for a home occupation in an RSF districts shall be prohibited except where it is required by the applicable licensing board, subject to proof of said requirement.

(B) *RMF Districts.*

(1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one (1) street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one (1) wall sign on any wall.

(2) *Display Surface Area.* Display surfaces of each sign shall not exceed 16 square feet.

(C) *R-A, R-O, ~~and~~ NS, and UN Districts.*

(1) *Number of signs.* Limit of two (2) on-site wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.

(2) *Display Surface Area.* The display surface area of a sign shall not exceed 16 square feet where the wall adjoins a residential land use, or 50 square feet where the wall adjoins a nonresidential land use, or street right-of-way.

(D) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*

(1) *Number of Signs*.

(a) *Single Tenant.* Where a building houses only one (1) business, a maximum of four (4) wall signs may be placed on one wall, but no more than four (4) wall signs may be placed on the building.

(b) *Multiple Tenants.* Where a building houses more than one business, each business shall be entitled to a maximum of one (1) wall sign per business on each wall of the building, with a maximum of four (4) total wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.

(2) *Display Surface Area.*

(a) *Single Tenant.* The display surface area shall not exceed 20% of the first 1,000 square feet of wall area and 5% of any additional wall area.

(b) *Multiple Tenants.* Where a building houses more than one (1) business, the display surface area of each tenant's allowable wall sign(s) shall not exceed 150 square feet. Furthermore, the display surface area for all wall signs on any one wall may not exceed 20% of that total wall area.

(E) *Off-Site Wall Signs.* Off-site wall signs shall be prohibited in all zoning districts.

160.01 Establishment Of Districts

The following zoning districts are hereby established:

ZONING DISTRICTS

R-A	Residential - Agricultural
RSF-.5	Residential Single-family - One-Half (½) Unit per Acre
RSF-1	Residential Single-family - One (1) Unit per Acre
RSF-2	Residential Single-family - Two (2) Units per Acre
RSF-4	Residential Single-family - Four (4) Units per Acre
RSF-7	Residential Single-family - Seven (7) Units per Acre
RSF-8	Residential Single-family - Eight (8)Units per Acre
RSF-18	Residential Single-family - Eighteen (18) Units per Acre
RI	Residential Intermediate, Twelve (12) Units Per Acre
RI-U	Residential Intermediate - Urban
RMF-6	Residential Multi-family - Six (6) Units per Acre
RMF-12	Residential Multi-family - Twelve (12) Units per Acre
RMF-18	Residential Multi-family - Eighteen (18) Units per Acre
RMF-24	Residential Multi-family - Twenty-Four (24) Units per Acre
RMF-40	Residential Multi-family - Forty (40) Units per Acre
R-O	Residential-Office
NS-L	Neighborhood Services - Limited
NS-G	Neighborhood Services - General
C-1	Neighborhood Commercial
CS	Community Services
C-2	Thoroughfare Commercial
C-3	Central Business Commercial
UN	Urban Neighborhood
UC	Urban Corridor
UT	Urban Thoroughfare
DC	Downtown Core
MSC	Main Street Center
DG	Downtown General
NC	Neighborhood Conservation
I-1	Heavy Commercial and Light Industrial
I-2	General Industrial
P-1	Institutional
E-1	Extraction
DOD	Design Overlay District
PZD	Planned Zoning District

164.25 Tandem Lot Development

(A) *Where Allowed.* Tandem lot development shall be permitted for a single-family dwelling and customary accessory structure and/or dwelling unit only and shall be permitted in all districts where single-family dwellings are permitted. The development of one (1) tandem lot behind another tandem lot shall be prohibited.

(B) *Requirements.* Development of a tandem lot shall be subject to the following requirements:

(1) The tandem lot shall have access to a public street by way of a private drive with a minimum width and specification, such as a vehicular turnaround, as determined by emergency response providers in accordance with applicable local, state, and federal codes. The tandem lot owner shall be responsible for maintaining said private drive so that emergency vehicles have safe access to the dwelling located on the lot. Parking of vehicles in the designated private drive for emergency vehicle access shall not be permitted. The tandem lot owner shall have title to, or a perpetual private easement in, the private drive. If the private drive intersects a paved street, the private drive shall be paved for a minimum distance of 18 feet from said right-of-way in accordance with the driveway design standards in Fayetteville Unified Development Code Chapter 172.

(2) The distance between the private drive of a tandem lot and any adjacent driveway shall not be less than the minimum distance between curb cuts in Fayetteville Unified Development Code Chapter 166 Street Design and Access Management Standards.

(3) Solid waste service for the tandem lot shall be provided by customers placing standard residential garbage carts, recycling bins, and yard waste at a designated collection point on trash day in accordance with City of Fayetteville Code of Ordinances Chapter 50.20(B). The designated collection point shall be identified at the time the tandem lot is created, in coordination with the City Solid Waste Division. Garbage carts and recycling bins shall not be placed at the collection point more than twelve (12) hours before or after regular trash pickup in accordance with Chapter 50.20(B).

(4) *Lot Width and Area.* The tandem lot, excluding the private drive, shall conform to the minimum lot width and lot area requirements of the zoning district in which it is located, unless a variance is otherwise granted by the Board of Adjustment.

(5) *Setback.* Each tandem lot shall have a minimum building setback requirement as follows:

(a) Tandem lots shall have a minimum building setback requirement of 35 feet from all property lines in the R-A, RSF-.5, and RSF-1 zoning districts.

(b) Tandem lots shall have a minimum building setback requirement of 30 feet from all property lines in the RSF-2 zoning district.

(c) Tandem lots shall have a minimum building setback requirement of 15 feet from all property lines in the RSF-4 and RSF-7 zoning districts.

(d) Tandem lots shall have a minimum building setback requirement of 10 feet from all property lines in the R-O zoning district.

(e) Tandem lots shall have a minimum building setback requirement of 5 feet from all property lines in the RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NS-L, NS-G, CS, UN, UC, UT, DC, MSC, DG, and NC zoning districts.

(f) Any variance to the minimum building setback requirement may only be granted by the Board of Adjustment.

(C) *Variances.* Variances to the requirements in (B)(1)—(B)(3) of this section shall be administered as development regulations to be considered by the Planning Commission. All other variances to zoning

regulations, including those in (8)(4) and (B)(5), shall be administered as zoning regulations for variance purposes.

167.04 Tree Preservation And Protection During Development

(A) *Applicability.* The provisions of this section shall apply to proposed developments as defined by the Unified Development Code as follows:

(1) *Large Scale Developments.*

(2) *Large Site Improvement Plan.*

(3) *Small Site Improvement Plan.*

(4) *Preliminary Plat.*

(5) *Final Plat.*

(6) *Concurrent Plat.*

(7) *Planned Zoning Districts.*

(8) *Parking Lots.* Tree preservation requirements apply to all permit applications for the construction of parking lots with five (5) or more spaces. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for permits on projects that are required to go through the subdivision or large scale development process.

(9) *Hillside/Hilltop Overlay District.* Undeveloped land located within the Hillside/Hilltop Overlay District shall submit a tree preservation plan with the preliminary plat or site plan. Single and two (2) family residential development shall submit an abbreviated tree preservation and site plan at the time of applying for a building permit.

(10) *Grading Permit.* A tree preservation plan or an abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for grading permits on projects that are not required to go through the development process.

(11) *Building Permits.* Tree preservation requirements apply to all permit applications for developments of greater than 6,000 square feet of impervious area. An abbreviated tree preservation plan, as set forth in §167.04(H)(3), shall be submitted with the application for building permits on projects that are not required to go through the subdivision or large scale development process. There shall be no land disturbance, grading, or tree removal until an abbreviated tree preservation plan has been submitted and approved, and the tree protection measures at the site inspected and approved.

(12) *Exemptions.* Projects not listed above or not impacting tree canopy are not required to submit a tree preservation plan or review from Urban Forestry.

(a) Persons seeking to construct 6,000 square feet or less of impervious area are specifically exempt from the provisions of this section except when the land is located within the Hillside/Hilltop Overlay District; then all the provisions of this ordinance shall apply.

(b) Structural changes to buildings located in the Hillside/Hilltop Overlay District that do not result in an enlargement of the building footprint or roof dripline shall not require an abbreviated tree preservation plan.

(B) *Tree Preservation Criteria.* The Urban Forester shall consider the following factors, and any other relevant information, when evaluating tree preservation plans:

(1) The desirability of preserving a tree or group of trees by reason of age, location, size, or species.

(2) Whether the design incorporates the required tree preservation priorities.

(3) The extent to which the area would be subject to environmental degradation due to removal of the tree or group of trees.

(4) The impact of the reduction in tree cover on adjacent properties, the surrounding neighborhood and the property on which the tree or group of trees is located.

(5) Whether alternative construction methods have been proposed to reduce the impact of development on existing trees.

(6) Whether the size or shape of the lot reduces the flexibility of the design.

(7) The general health and condition of the tree or group of trees, or the presence of any disease, injury, or hazard.

(8) The placement of the tree or group of trees in relation to utilities, structures, and the use of the property.

(9) The need to remove the tree or group of trees for the purpose of installing, repairing, replacing, or maintaining essential public utilities.

(10) Whether proposed roads and proposed utilities are designed in relation to the existing topography, and routed, where possible, to avoid damage to existing canopy.

(11) Construction requirements of on-site and off-site drainage.

(12) The effects of proposed on-site mitigation or off-site alternatives.

(13) The effect other chapters of the Unified Development Code, or city policies have on the development design.

(14) The extent to which development of the site and the enforcement of this chapter are impacted by state and federal regulations.

(15) The impact a substantial modification or rejection of the application would have on the applicant.

***Note—**The above items are not presented in any particular order of importance. The weight each is given will depend in large part on the individual characteristics of each project.

(C) *Canopy Area.* In all proposed developments that are required to submit a tree preservation plan or abbreviated tree preservation plan, trees shall be preserved as outlined in Table 1 under Percent Minimum Canopy, unless the applicant has been approved for on-site mitigation or off-site alternatives as set forth in §167.04(I) and (J) below. The square foot percentage of canopy area required for preservation in new development is based on the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. An applicant shall not be required to plant trees in order to reach the percent minimum canopy requirement on land where less than the minimum exists prior to development.

Table 1
Minimum Canopy Requirements

ZONING DESIGNATIONS	PERCENT MINIMUM CANOPY
R-A, Residential — Agricultural (nonagricultural uses)	25%
RSF-.5, Single-family Residential — One-Half Unit per Acre	25%
RSF-1, Single-family Residential — One Unit per Acre	25%
RSF-2, Single-family Residential — Two Units per Acre	20%
RSF-4, Single-family Residential — Four Units per Acre	25%
RSF-7, Single-family Residential — Seven Units per Acre	20%
RSF-8, Single-family Residential — Eight Units per Acre	20%
RSF-18, Single-family Residential — Eighteen Units per Acre	20%
R-O, Residential — Office	20%

RI-12, Residential Intermediate — Twelve Units Per Acre	20%
RI-U, Residential Intermediate — Urban	15%
RMF-6, Multi-family Residential — Six Units per Acre	20%
RMF-12, Multi-family Residential — Twelve Units per Acre	20%
RMF-18, Multi-family Residential — Eighteen Units per Acre	20%
RMF-24, Multi-family Residential — Twenty-Four Units per Acre	20%
RMF-40, Multi-family Residential — Forty Units per Acre	20%
NS-L, Neighborhood Services — Limited	20%
NS-G, Neighborhood Services — General	20%
C-1, Neighborhood Commercial	20%
CS, Community Services	20%
C-2, Thoroughfare Commercial	15%
UN, Urban Neighborhood	15%
UC, Urban Corridor	20%
UT, Urban Thoroughfare	15%
C-3, Central Business Commercial	15%
DC, Downtown Core	10%
MSC, Main Street Center	10%
DG, Downtown General	10%
NC, Neighborhood Conservation	20%
I-1, Heavy Commercial and Light Industrial	15%
I-2, General Industrial	15%
P-1, Institutional	25%
PZD, Planned Zoning District (HHOD)	25% (30%)

All residential zoning districts and C-1 districts within the Hillside/Hilltop Overlay District shall have their percent minimum canopy requirements increased by 5% to a total requirement of either 30% or 25%.

(D) *Prior Tree Removal.*

(1) If trees have been removed below the required percent minimum canopy within the five (5) years preceding application for a development, the site must be forested to meet the Percent Minimum Canopy requirements set forth in Table 1, plus an additional 10% of the total area of the property for which the applicant is seeking approval, less the right-of-way and park land dedications. The number of trees required to be planted shall be calculated using the base density for high priority trees.

(2) *Waiver.* If an applicant is able to demonstrate to the Planning Commission's satisfaction that the trees were removed for a bona fide agricultural purpose, and not with the intent to thwart enforcement of this chapter, the additional 10% reforestation requirement shall be waived.

(E) *Tree Preservation Priorities.*

(1) *Percent Minimum Canopy.* Proposed designs must meet the percent minimum canopy requirements for the particular zoning designation, emphasizing the preservation and protection of high priority trees on the site. Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement and such utilities shall be routed, wherever possible, to avoid existing canopy.

(2) *Existing Natural Features.* Each design shall consider the existing natural features of the site, the preservation priorities for the trees, and the impact their proposed removal may have both on and off-site.

(3) *Priority Trees.* The preservation and protection of high priority trees shall be enforced most stringently to meet the minimum percentage of canopy preservation. High priority trees are alive, healthy, greater than or equal to an 8-inch diameter at breast height for large and medium species of trees. High priority for small species of trees is greater than or equal to a 4-inch diameter. Low priority trees are invasive species or unhealthy as determined by a tree care professional pursuant to §167.07. Low priority trees are less than an 8-inch diameter at breast height for larger and medium species and less than a 4-inch diameter at breast height for smaller trees species.

(F) *Tree Preservation Requirements for Proposed Residential and Non-Residential Developments.*

(1) *Residential Developments.* The percent minimum canopy in residential developments shall be located in areas that have the least possibility of impact as public infrastructure and proposed utilities are installed and homes built. The intent is to leave undisturbed as many existing trees as possible for the use and enjoyment of prospective lot owners. Residential developments requesting tree removal below the percent minimum canopy requirement may choose either residential on-site mitigation, or to contribute to the Tree Escrow Account as set forth in §167.04(J)(4)(a). Trees in existing and not to be vacated utility easements shall not be counted toward the percent minimum canopy requirement, and such proposed utilities shall be routed to avoid existing canopy and shall count toward the percent minimum canopy requirement.

(2) *Nonresidential Developments.* Two (2) options are available for establishing a tree preservation plan for the development of nonresidential developments. The Urban Forester shall recommend to the Planning Commission the option that will potentially preserve the largest amount of high priority canopy based upon the tree preservation criteria set forth in §167.04(B) above.

(a) *Preservation Plan for Entire Development.* The developer may choose to preserve the percent minimum canopy required for the entire development. With this option, the preserved canopy shall be located in areas that will not be impacted by future development of the individual lots. Canopy to be preserved shall be noted on the final plat, and shall be protected as set forth in §167.04(L) below. Should the entire percent minimum canopy requirement for the site be so protected, the preserved canopy shall be placed in a tree preservation easement and the final plat shall include a statement that the individual lots, as represented thereon, shall not require separate tree preservation plans.

(b) *Preservation Plan for Infrastructure Only.* The developer, in consultation with city staff, shall delineate the area required for the construction of the infrastructure and improvements for the development. This area should include street rights-of-way, and utility and drainage easements. Proposed lot lines, streets, and easements shall be located to avoid placing a disproportionate percentage of existing canopy in any one (1) proposed lot. This option shall not allow the removal of trees during the grading of individual lots, unless shown by the developer to be essential to the project's engineering design. The developer will be required to compensate for the canopy removed from defined individual lots by making the appropriate payment into the Tree Escrow Account. On all other areas of the development, the developer shall protect the existing canopy during the construction phase in accordance with §167.05 below. The final plat shall include a statement that the individual lots shall require separate tree preservation plans.

(3) *Hillside/Hilltop Overlay District.* Individual parcels or lots located within the Hillside/Hilltop Overlay District boundary shall submit a tree preservation plan or an abbreviated tree preservation plan as set forth in §167.04(H)(3) indicating the location of the structure and the preservation of the minimum tree canopy requirement.

(4) Developers have the option of creating cluster development, such as a Planned Zoning District, which would encourage more open space and tree preservation. In this pattern of development, the trees preserved or open space on each lot can be transferred to a larger Tree Preservation Easement instead of individual lots required to meet minimum percent requirements. The Tree Preservation Easements shall be clearly depicted on easement plats or final plats.

(G) *Initial Review.*

(1) *Meeting with the Urban Forester*. It is strongly recommended that prospective applicants meet with the Urban Forester for an initial review of the proposed tree preservation plan for the site prior to submitting a proposed development to the city. During the initial review, the Urban Forester shall make recommendations to ensure the proposed subdivision or development complies with the requirements of this chapter. These recommendations shall be nonbinding. However, applicants proceed at the risk of higher costs and longer approval times due to changes required by a noncompliant submittal should they choose not to have the initial review or to disregard the recommendations of the Urban Forester.

(2) *Confirmation.* The Urban Forester shall document whether the applicant participated in the initial review meeting in the Tree Preservation and Protection staff report given to applicants going through the development review process. If the applicant chooses to attend an initial review meeting, the staff report shall also document any recommendations made. The Urban Forester shall ensure that a copy of the report or email becomes part of the permanent file for the project.

(H) *Submittal of Plans.* Applicants should bear in mind that all plans will be evaluated according to the tree preservation criteria and percent minimum canopy requirements as set forth under §167.04(B) and (C).

(1) *Tree Preservation Plan.* On sites with existing tree canopy, the applicant shall conduct a tree preservation analysis to determine the approximate age, health, size and species distribution of the trees, noting each on a tree preservation plan, and clearly showing the locations and types of all natural features on a site, including features 100 feet beyond the property lines. The tree preservation plan shall also specifically depict the applicable preservation priority level for each tree or group of trees on the site. The plan should include, but not be limited to, delineation of the following features as they exist on the site:

(a) The existing topography of the site highlighting slopes of 15% or greater, and indicating the natural drainage patterns;

(b) The property line boundaries of the site;

(c) Soils identified according to the Unified Soil Classification System;

(d) Any significant trees, as defined in the City of Fayetteville's Tree Preservation, Protection and Landscape Manual, existing on the site, and the location of trunks, spread of the canopy, species, diameter at breast height (DBH), and the overall health of each significant tree;

(e) Groupings of trees, delineating the edges of the overall canopy, noting the predominate species, average height, diameter at breast height (DBH), and general health of the trees.

(f) All existing utilities and utility easements;

(g) All features, including trees, buildings, perennial and intermittent streams and creeks that exist on the site or within 100 feet of the limits of disturbance;

(h) Floodplains and floodways on the site;

(i) All existing rights-of-way within and surrounding the project site, including any designated trails or bike paths; and,

(j) Any other factors that may impact the design of the site.

(2) *Additional Tree Preservation Plan Content.* The applicant shall indicate all proposed site improvements, and delineate in the tree preservation plan the trees to be retained on-site, and the measures to be implemented for their protection. These measures shall include, but need not be limited to, fencing, limits of root pruning, as well as restrictions on traffic and material storage. The plan shall also clearly depict the limits of soil disturbance to include all areas to be graded both on and off-site, as well as the proposed location of utilities. The applicant should consult the City of Fayetteville Tree Preservation, Protection and Landscape Manual for details, examples and specific checklists. Examples can be provided upon request to the Urban Forester.

(3) *Abbreviated Tree Preservation Plan.* Applicants requesting approval of development projects for between 6,001 to 10,000 square feet of impervious area that require building permits, grading, or parking lot permits, but that do not fall under the requirements for developments required to go through the development review process of Technical Plat Review Committee, Subdivision Committee and Planning Commission, shall prepare and submit an abbreviated tree preservation plan. The information for an abbreviated tree preservation plan may be combined with the site plan, plat drawing, or grading plan. The applicant is expected to show the general location of all existing groups of trees, individual significant trees, and to clearly depict the limits of soil disturbance to include all areas to be graded, both on and off-site, as well as the proposed location of utilities. Protective measures such as fencing, limits of root pruning, restriction on traffic and materials storage shall be depicted on the plan. A preliminary site visit with the Urban Forester is highly recommended before applying for any of the above-mentioned permits. The applicant should consult the City of Fayetteville Tree Preservation, Protection, and Landscape Manual for details, and specific checklists. Applicants submitting abbreviated tree preservation plans shall not be required to submit an analysis report, nor shall they be required to hire architects, engineers, or landscape architects to prepare the abbreviated tree preservation plan.

(4) *Analysis Report.* The applicant shall submit an analysis report when minimum percent canopy is not met. The report shall detail the design approaches used to minimize damage to or removal of existing canopy that were considered in arriving at the proposed design. Written justification shall be presented as to why individual trees or canopy must be removed. The report shall also detail proposed on-site mitigation options or off-site alternatives, as detailed below.

(5) *Grading and Utility Plans.* All subsequent grading and utility plans shall depict Tree Preservation Areas, preserved trees, and the physical limits of all protective measures on site required during construction.

(6) *Submittal Requirements.* The applicant shall submit a tree preservation plan. Development plans with removal of tree canopy below percent minimum canopy shall submit an analysis report to the Urban Forester, concurrently with their tree preservation plan. Applicants submitting abbreviated tree preservation plans shall not be required to submit analysis report.

(7) *Tree Preservation Easements.* The City of Fayetteville shall encourage the use of Tree Preservation Easements for the added protection of trees preserved to meet percent minimum canopy requirements or trees planted, in those instances where such would be of mutual benefit to the applicant and the City of Fayetteville.

(I) *Request for On-Site Mitigation.*

(1) *Timing of Request for On-Site Mitigation.* Requests to remove trees below the percent minimum canopy requirement must be incorporated with the applicant's tree preservation plan.

(2) *Plan Requirements.* The tree preservation plan must graphically represent the species and location for all existing trees on-site. It shall also include a chart clearly stating the following information:

(a) The number of trees requested for removal;

(b) The percentage below the percent minimum canopy requirement they represent; and

(c) The species and number of trees to be planted based on the forestation requirements below.

(3) *Planting Details and Notes.* Planting details and notes shall be included on the tree preservation plan or landscape plan as set forth in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(4) *Forestation Requirements.* The number and species of trees required for forestation shall be based upon the quality of the canopy lost:

(a) *High Priority Canopy.* When removing high priority canopy below the percent minimum canopy required, the canopy square footage removed shall be forested at a base density of two hundred (200), 2-inch caliper trees per acre removed.

(b) *Low Priority Canopy.* When removing low priority canopy below the percent minimum required, the canopy square footage removed shall be forested at a base density of one hundred (100), 2-inch caliper trees per acre removed.

(5) *Base Density.* Compensating for the environmental damage caused by removing tree canopy shall be accomplished by forestation on a per acre basis. The base density formula used above is based on 2-inch caliper trees. However, the urban forester may approve the use of trees with less than 2-inch caliper for the planting of smaller tree species required by spatial constraints on the site. In such cases, the number of trees to be planted may be adjusted in accordance with the species table to be found in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual.

(6) *Preferred Species.* All trees to be planted shall be species native to the Ozark region or native cultivars, when available, or selected from the list of preferred tree species set forth in the City of Fayetteville Tree Preservation, Protection and Landscape Manual. Species selection shall be based upon the amount of space available for proper growth on the site, and must be approved by the Urban Forester.

(7) *Placement of Trees*. The applicant is expected to plant trees in locations on the site where the environmental benefits of canopy cover are most likely to offset the impact of development. Trees shall not be placed within utility easements, or in other locations where their future protection cannot be assured.

(8) *Residential On-Site Mitigation.* Applicants requesting on-site mitigation for residential developments shall comply with all the provisions of §167.04(I), as well as the following:

(a) The applicant's mitigation plan shall meet or exceed the required number of mitigation trees based on the forestation requirements as set forth at §167.04(I)(4).

(b) All plans requesting residential on-site mitigation shall include a binding three (3) year maintenance and monitoring plan, which shall hold the applicant responsible for the health of all planted trees.

(i) Approval of a plan requesting residential on-site mitigation shall be contingent upon the applicant depositing with the city an irrevocable letter of credit in an amount equal to the estimated cost of materials and labor for all trees at the time of planting. The irrevocable letter of credit must cover the entire three (3) year maintenance and monitoring period. Applicant shall submit cost estimates to the Urban Forester for approval.

(ii) Upon completion of the three (3) year landscape establishment period, the Urban Forester shall inspect the site and determine whether 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the city shall release the letter of credit.

(iii) In the absence of such a finding, the applicant shall be notified to replace any unhealthy or dead trees, or take other appropriate action as approved by the Urban Forester. If the

applicant does not take remedial steps to bring the property into compliance, the city shall use the necessary moneys from the landscape establishment guarantee to do so.

(iv) In the event trees are injured or destroyed by natural disasters, including but not limited to, tornadoes, straight-line winds, ice storms, fire, floods, hail, or lightning strikes, or through the independent actions of third parties, the applicant shall be relieved of the responsibility of replanting the tree or trees so affected.

(c) Developers requesting mitigation trees be planted along the street right-of-way of residential developments shall submit a landscape plan that complies with the standards outlined in the City of Fayetteville Tree Preservation, Protection, and Landscape Manual in order to ensure that new trees planted are of the highest quality, require low maintenance, and do not interfere with public safety. The species of trees to be planted shall be selected from the approved street tree species list, or be otherwise specifically approved by the Urban Forester. The applicant's mitigation plan for planting street trees shall describe in detail the method for tracking the development of the individual lots, which shall best ensure that required number and species of mitigation trees are planted.

(9) *Request for On-Site Mitigation Alternatives (Green Roofs or Green Façades).*

(a) *Intent.* The intent is to allow previously developed sites with at least 50% existing impervious area and limited space for planting trees to use on-site mitigation alternatives to meet the mitigation requirements and still contribute beneficial plant materials that provide positive ecosystem services.

(b) *Applicability.* On-Site Mitigation Alternatives shall only be allowed as alternatives to planting trees in form-based zoning districts that allow for mixed-use and do not have a building area maximum requirement. On-Site Mitigation Alternatives may not be utilized on sites that have adequate space to meet landscape requirements.

(c) *Timing of Request for On-Site Mitigation Alternatives.* Requests for on-site alternatives must be incorporated and submitted concurrently with the applicant's tree preservation plan.

(d) *Intensive Green Roof.* A green roof with 6 inches or great soil medium that can sustain plant species with deeper root systems.

(e) *Extensive Green Roof.* A green roof with 2 to 5 inches of soil medium that can sustain plant species with shallow root systems.

(f) *Green Façade.* A green façade is created by growing climbing plants up and across the façade of a building, either from plants grown directly in the ground or a large container of at least 12 inches of soil medium. Plants can attach directly to the building or be supported with a 12-inch by 12-inch trellis system connected to the building.

(g) *Mitigation Alternative Calculations.* The applicant's plan to install an extensive green roof, intensive green roof, and green façade in lieu of a mitigation tree shall be based from square footage of tree canopy.

(i) The calculation for an extensive green roof shall be based from a ratio of 1 square foot of tree canopy to 2.5 square feet of extensive green roof.

(ii) The calculation for an intensive green roof shall be based from a ratio of 1 square foot of tree canopy to 1.4 square feet of intensive green roof.

(iii) The calculation for a green façade shall be done based from a ratio of 1 square foot of tree canopy to 2.5 square feet of green façade.

(J) *Request for Off-Site Alternatives.*

(1) *Timing of Request for Off-Site Alternatives.* Requests for off-site alternatives must be incorporated in, and submitted concurrently with the applicant's tree preservation plan.

(2) *Off-Site Preservation*. The applicant may seek approval of the Urban Forester to preserve an equal or greater amount of canopy cover at a site within the city limits.

(3) *Off-Site Forestation.*

(a) If off-site preservation cannot be achieved, the applicant may seek approval from the Urban Forester to plant the required number of trees on another site owned by the applicant and located within the city limits. A tree preservation easement must be conveyed concurrently with or prior to submission of a final plat by the applicant to the city to protect any off-site preservation or forestation and the legal description of the tree preservation easement shall also appear on the final plat.

(b) An applicant may plant and maintain mitigation trees needed for the applicant's development as to fulfill the obligation set forth in Chapter 167, Tree Preservation and Protection, in a nearby city park or public right-of-way if expressly approved by City Council resolution. The City Council shall seek advice from the Urban Forester, Parks and Recreation Department staff and citizens about the advisability of forestation of the nearby city park and may apply express conditions including requiring irrigation to be installed and regular maintenance to be performed by the applicant.

(4) *Tree Escrow Account.* Tree preservation on-site is always the preferred option, with on-site mitigation, off-site preservation, off-site forestation, and on-site mitigation alternatives to be considered in descending order only if the more preferred option cannot be fully achieved. If none of these options can completely fulfill a developer's obligation under this Tree Preservation and Protection Chapter, the developer shall pay into the City Tree Escrow Account $250.00 for each tree required to meet the Base Density requirements which fairly represents the costs of material and labor to plant a tree. The developer shall also pay into the Tree Escrow Fund $425.00 as three (3) years of maintenance costs to ensure each tree survives for that period of time. Tree planting and maintenance costs should be reviewed at least every four (4) years to ensure it remains the fair market costs for tree planting and maintenance for three (3) years.

(a) Residential developments which cannot achieve the base density tree requirements through preservation or mitigation shall contribute to the Tree Escrow Account. The city shall use the money paid into the Tree Escrow Account to plant trees within the development along rights-of-way, detention ponds, common areas or other areas where trees can be protected and have a high probability of survival to a mature tree. This shall be accomplished once the development is built out or as approved by the Urban Forester.

(b) Money contributed in lieu of on-site mitigation or off-site forestation shall be paid prior to issuance of a building permit on all commercial, industrial, or multi-family residential buildings and prior to final plat acceptance for all residential and non-residential subdivisions.

(c) Money contributed under this section:

(i) May be used for canopy mitigation, including planting site identification, tree acquisition, planting, and maintenance, utilizing either city staff or contract labor;

(ii) Shall not revert to the general fund for ongoing operations.

(d) If it is not possible to plant trees within the development, planting locations will be sought in appropriate sites within a 1 mile radius of where the original project is located, but if this cannot be achieved, the moneys shall be used to plant the trees in the park quadrant in which the development took place, or pursuant to §167.04(J)(2) and (3). Data extracted from the urban forest analysis should be consulted when identifying appropriate locations to plant escrow funded trees.

(e) The City of Fayetteville shall refund the portion of the money contributed under this section, including the accrued interest that has not been expended seven (7) years from the date of the contribution. Interest shall be based on a 4% annual rate.

(f) Refunds shall be paid to the applicant who made the original contribution.

(g) Notice of the right to a refund, including the amount of the refund and the procedure for applying for and receiving the refund, shall be sent or served in writing to the applicant no later than thirty (30) days after the date which the refund becomes due. The sending by regular mail of the notices to the applicant shall be sufficient to satisfy the requirement of notice.

(h) The refund shall be made on a pro rata basis, and shall be paid in full no later than ninety (90) days after the date certain upon which the refund becomes due.

(i) At the time of the contribution to the Tree Escrow Account, the Urban Forester shall provide the applicant with written notice of those circumstances under which refunds of such fees will be made. Failure to deliver such written notice shall not invalidate any contribution to the Tree Escrow Account under this ordinance.

(K) *Tree Preservation Plan Review Form.* The Urban Forester shall use a standardized form for all recommendations or administrative determinations made regarding an applicant's tree preservation plan.

(1) The form shall clearly indicate whether the Urban Forester is making a final administrative determination, or a recommendation to the Planning Commission or City Council.

(2) The form shall also clearly indicate the applicant's plan is "APPROVED," "DISAPPROVED," or "CONDITIONALLY APPROVED," and explain the reasoning therefore.

(3) A statement shall appear on the form explaining the process by which a final administrative determination may be appealed in accordance with Chapter 155 of the Unified Development Code.

(4) The Urban Forester shall sign and date the form, and ensure that a copy becomes part of the permanent file for the project.

(L) *Continuing Preservation and Protection Under Approved Tree Preservation Plans and Tree Preservation Easements.*

(1) Large scale developments, large scale site improvements, and commercial preliminary plats are required to dedicate a tree preservation easement, if any existing tree are to be preserved. The tree preservation easement shall be the size of the minimum canopy preservation requirement, if possible. If the minimum tree preservation canopy is not available, the applicant will not be required to dedicate the minimum canopy preservation. The applicant will have to dedicate a tree preservation easement that is agreed upon with The Urban Forester. In order to ensure that an applicant's heirs, successors, assigns, or any subsequent purchasers of the subject property are put on notice as to the existence and extent of approved tree preservation easements which shall be clearly depicted and noted on the easement plats for large scale developments, large scale site improvements, commercial final plats, and any plats with a tree preservation easement. This shall be accompanied by a narrative statement describing the nature of the protection afforded, and bearing the signature of the Urban Forester. If it is impractical to include the actual depiction of the canopy in a tree preservation easement on the easement plat, or final plat itself, a note cross referencing an accompanying document shall suffice.

(2) The geographic extent and location of tree preservation easements, once recorded, may only be modified, or abolished with the express approval of the City Council. Applicants requesting such action shall bear the burden of proving to the City Council's satisfaction that such modification or abolition is in the best interest of the City of Fayetteville. Such requests shall be submitted to the urban forester, who shall ask the City Clerk to place it on the agenda of the next regularly scheduled City Council meeting.

(3) Property owners wishing to remove diseased or dead trees from within a recorded tree preservation easement shall seek prior approval from the Urban Forester, who shall determine if such removal is consistent with sound arboricultural and horticultural practices, as well as the intent of this chapter. Any tree so removed shall be replaced with a tree of like or similar species, unless the Urban Forester determines that natural replacements of sufficient health and vigor are already present in the tree preservation easement.

174.10 On-Site Freestanding Signs

On-Site Freestanding signs shall be permitted to be erected in the city subject to the following:

Only one (1) freestanding sign shall be permitted on a lot, except where otherwise described herein. It shall be unlawful to erect any off-site freestanding sign or any freestanding sign that does not meet the sign type, size, display surface area, setback, height, or illumination as described herein.

(A) *Pole Signs.* The following regulations pertain to signs identified as "pole signs". It shall be unlawful to erect any pole sign which total height is greater than 17.5 feet, unless further limited herein, above the level of the street upon which the sign faces; provided the pole supported sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet. On-site pole signs shall be permitted to be erected in the city subject to the following:

(1) *R-A District*.

(a) *Number of Signs.* Only one (1) pole sign shall be permitted at an agricultural or permitted business located on one (1) or more adjoining lots.

(b) *Display Surface Area.* The maximum display surface area shall not exceed 16 square feet.

(c) *Illumination.* Sign may be illuminated by indirect illumination only.

(d) *Setback from Right-of-Way.* Sign shall be setback 35 feet from street right-of-way and 25 feet from any R or R-O District.

(2) *RSF and RI Districts.* Except pursuant to §174.03, pole signs shall be prohibited and no pole signs shall be erected in RSF and RI Districts of the City.

(3) *RMF, R-O, NC, NS, and UN Districts.*

(a) *Number of Signs.* Only one (1) on-site freestanding sign shall be permitted on a lot or at a business operating on two (2) or more adjoining lots.

(b) *Display Surface Area.* The maximum display surface area shall not exceed 4 square feet;

(c) *Setback from Right-of-Way.* The sign shall be setback a minimum of 15 feet from street right-of-way.

(d) *Setback from Adjoining Property.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF District and 15 feet from all other zoning districts.

(e) *Height.* The height of the sign shall not be greater than six (6) feet above the level of the street upon which the sign faces.

(f) *Illumination.* The sign shall be illuminated by indirect illumination only.

(4) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*

(a) *Number of signs.* Only one (1) pole sign shall be permitted on a lot, at a shopping center, or at a mall; provided only one (1) on-site pole sign shall be permitted for any business operating on two (2) or more adjoining lots.

(b) *Display Surface Area and Setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

(c) *Setback from Adjoining Property.* Setback shall be a minimum of 25 feet from the boundary of any adjoining property.

(B) *Monument Sign.* The following regulations pertain to signs identified as "monument signs", which are freestanding signs whose entire base is in contact with and supported by the ground.

(1) *Number of Signs.* Where a monument sign is permitted, only one (1) sign shall be erected on a lot or at a business operating on two (2) or more adjoining lots.

(2) *Display Surface Area*.

(a) *RSF and RI Districts.* Prohibited on individual lots.

(b) *NC District.* Where a conditional use permit has been approved for a nonresidential use within the Neighborhood Conservation zoning district the display surface area of the monument sign shall not exceed 10 square feet.

(c) *NS, RMF, and UN Districts.* The display surface area shall not exceed 16 square feet.

(d) *R-A District.* The display surface area shall not exceed 32 square feet.

(e) *R-O Districts.* The display surface area shall not exceed 50 square feet.

(f) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.* The display surface area shall not exceed 75 square feet.

(3) *Setback from right-of-way.* The sign shall be setback a minimum of 10 feet from the right-of-way.

(4) *Setback from Adjoining Property Lines.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.

(5) *Height.* The maximum height of a sign shall be 6 feet from the surrounding grade.

(C) *Joint Identification Sign.* The following regulations pertain to signs identified as joint identification signs:

Joint identification signs must provide area for the display of a minimum of two (2) person(s) or business(s) and may be located at no more than two (2) remote entrance locations, as approved by the Planning Division. The permit applicant shall provide a recorded legal document as approved by the Planning Division indicating ownership and responsibility for maintenance of sign and subject to the following:

(1) *R-A, RSF, RI, RMF, P, NC, NS, and UN Districts.* Prohibited.

(2) *R-O District.* Monument joint identification sign permitted only.

(a) *Display Surface Area.* Display surface area shall not exceed 50 square feet.

(b) *Setback from Right-of-Way.* Signs shall be setback a minimum of 10 feet from the right-of-way.

(c) *Setback from Adjoining Property.* Setback shall be a minimum of 10 feet from adjoining non-residential property and 25 feet from adjoining residential property.

(d) *Height.* The maximum height of a sign shall be six (6) feet from the surrounding grade.

(3) *C, I, DG, MSC, DC, CS, UC, and UT Districts.*

(a) *Monument.* The following regulations apply to a monument joint identification sign, whose entire base is in contact with and supported by the ground:

(i) *Multi-tenant Building Containing 37,500 Square Feet or Less of Leasable Tenant Space:*

a. *Display Surface Area and Setback from Right-of-Way.* Display surface area shall not exceed 75 square feet and the sign shall be setback 10 feet or more from the right-of-way.

b *Height.* The maximum height of a sign shall be six (6) feet above the level of the surrounding grade.

(ii) *Multi-Tenant Building Containing More Than 37,500 Square Feet:*

a. *Display Surface Area.* Display surface area shall not exceed 75 square feet; provided the display surface area of a joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.

b. *Height and Setback from Right-of-Way.* The maximum height of the sign shall be 6 feet above the level of the surrounding grade when setback 10 feet or more from the right-of-way; provided, the maximum height of the sign may increase to 10 feet above the surrounding grade when setback 20 feet or more from the right-of-way.

c. *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.

(b) *Pole.* The following regulations apply to pole-mounted joint identification signs:

(i) *Display Surface Area and setback from Right-of-Way.* The display surface area shall not exceed 10 square feet and shall be setback 15 feet or more from the right-of-way; provided, the display surface area may be increased 2 square feet for each 1 foot of additional setback from the right-of-way beyond 15 feet; provided further, the maximum display surface area for a sign which is setback from the street right-of-way 40 feet or more shall be 75 square feet.

a. *Exception.* Display surface area shall not exceed 75 square feet, provided the display surface area of joint identification signs may be increased one additional square foot per 500 square feet of gross leaseable building area over 37,500 square feet, as approved by the Planning Division. Total display surface area shall not exceed 300 square feet.

(ii) *Setback from Adjoining Property.* Signs shall be setback a minimum of 25 feet from the boundary of any adjoining property.

(iii) *Height.* The height of a sign shall be a maximum of 17.5 feet, provided the pole-mounted sign may be increased in height ½ foot for every foot of additional setback beyond the required 15 feet from the right-of-way with a maximum height of 30 feet.

(D) *Area signs.* The location of the fence, wall, or other structure which will contain the area identification sign must be approved by the Planning Division, which will approve such structure upon the criterion of traffic safety sight lines. Area signs shall not be located within the Master Street Plan right-of-way.

(1) *R-A, RSF, RI, RMF, NC, NS, R-O, and UN Districts*.

(a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.

(b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 32 square feet.

(2) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts*.

(a) *Number of Signs.* Areas with one (1) entrance may not have more than one (1) sign. Areas with more than one (1) entrance may not have a sign at more than two (2) locations.

(b) *Display Surface Area.* An area sign with display on one (1) side located on each side of an entrance street may be substituted for a single sign with display on both sides. The display surface area shall not exceed 75 square feet.

(E) *Bulletin Boards.* The following regulations pertain to signs identified as "bulletin boards", which are erected for the purposes of announcing events which are held on the premises:

(1) *RSF, RI, and NC Districts.* Where a conditional use permit has been approved for a charitable, educational, or religious institution or a public body within these districts, the following limitations shall apply:

(a) *Number of Signs.* Only one (1) on-site bulletin board shall be permitted on a lot or for a use operating on two (2) or more adjoining lots.

(b) *Display Surface Area.* Monument sign only, with a display surface area not to exceed 16 square feet.

(c) *Setback from Right-of-Way.* The bulletin board shall be setback a minimum of 10 feet from the street right-of-way.

(d) *Setback from Adjoining Properties.* The sign shall be setback a minimum of 25 feet from the boundary of any RSF district and 15 feet from all other zoning districts.

(e) *Height*.The height of the bulletin board shall not be greater than 6 feet above the level of the street upon which the sign faces.

(f) *Ilumination.* Electronic message boards shall be prohibited.

174.12 Wall Signs

Wall signs shall not project more than 18 inches from the surface upon which they are mounted. The upper edge of a wall sign mounted on a mansard roof may project more than 18 inches so long as the sign is perpendicular to the ground. The allowable display surface area of a wall sign is determined by the wall on which it is located.

(A) *NC and RSF and RI Districts.* Where a conditional use permit has been approved for a nonresidential use within these zoning districts, the following limitations shall apply:

(1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one wall sign on any one (1) wall.

(2) *Display Surface Area.* Display surfaces of each sign shall not exceed 8 square feet.

(3) *Illumination.* The color of the sign shall be compatible with the colors of the structure, and only indirect external lighting is permitted.

(4) *Exceptions:*

(a) *Home Occupations.* Signage for a home occupation in an RSF districts shall be prohibited except where it is required by the applicable licensing board, subject to proof of said requirement.

(B) *RMF Districts.*

(1) *Number of Signs.* Limit of one (1) on-site wall sign per business per building; provided, when a building abuts more than one (1) street, the limit shall be one (1) on-site wall sign per business per building for each wall which faces an abutting street. In no case shall a business have more than one (1) wall sign on any wall.

(2) *Display Surface Area.* Display surfaces of each sign shall not exceed 16 square feet.

(C) *R-A, R-O, NS, and UN Districts.*

(1) *Number of signs.* Limit of two (2) on-site wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.

(2) *Display Surface Area.* The display surface area of a sign shall not exceed 16 square feet where the wall adjoins a residential land use, or 50 square feet where the wall adjoins a nonresidential land use, or street right-of-way.

(D) *C, I, DG, MSC, DC, CS, P-1, UC, and UT Districts.*

(1) *Number of Signs*.

(a) *Single Tenant.* Where a building houses only one (1) business, a maximum of four (4) wall signs may be placed on one wall, but no more than four (4) wall signs may be placed on the building.

(b) *Multiple Tenants.* Where a building houses more than one business, each business shall be entitled to a maximum of one (1) wall sign per business on each wall of the building, with a maximum of four (4) total wall signs per business per building. In no case shall a business have more than one (1) wall sign on any wall.

(2) *Display Surface Area.*

(a) *Single Tenant.* The display surface area shall not exceed 20% of the first 1,000 square feet of wall area and 5% of any additional wall area.

(b) *Multiple Tenants.* Where a building houses more than one (1) business, the display surface area of each tenant's allowable wall sign(s) shall not exceed 150 square feet. Furthermore, the display surface area for all wall signs on any one wall may not exceed 20% of that total wall area.

(E) *Off-Site Wall Signs.* Off-site wall signs shall be prohibited in all zoning districts.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: December 9, 2024

SUBJECT: **ADM-2024-0048: Administrative Item (SOUTH OF 2861 N. RAVEN LN/RAVEN LANE EXTENSION, 285):** Submitted by HALL ESTILL for property located SOUTH OF 2861 N. RAVEN LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 48.50 acres. The request is to modify the Master Street Plan.

RECOMMENDATION:
Staff recommends forwarding **ADM-2024-0048** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **ADM-2024-0048** to City Council with a recommendation of approval."*

BACKGROUND:
The subject area is located in northwest Fayetteville and situated between Underwood Park and the Gary Hampton Softball Complex. This area encompasses three undeveloped parcels, totaling approximately 48.00 acres. Clabber Creek and the Clabber Creek Trail run east to west through the center of the property. A significant portion of the site lies within a FEMA-designated floodplain, and hydric soils are present throughout the area. 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	RSF-4, Residential Single-Family, Four Units per Acre CPZD, Commercial Planned Zoning District
West	Undeveloped	RSF-4, Residential Single-Family, Four Units per Acre
East	Undeveloped	RSF-4, Residential Single-Family, Four Units per Acre

Proposal: The applicant is requesting an amendment to the 2040 Master Street Plan to remove a 0.20-mile section of a planned Residential Link Street, extending from Raven Lane to just south of Clabber Creek.

DISCUSSION:
Staff is supportive of the applicant's request. The planned connection has been on the Master Street Plan since 1995 (Resolution 147-95) where it was originally classified as a Collector Street in General Plan 2020's Future Land Use Plan; this is the equivalent of a Neighborhood Link Street

under 2040 Master Street Plan standards. After being reaffirmed as a Collector Street in 2007 under the 2025 Master Street Plan (Resolution 161-07) and again in 2011 under the 2030 Master Street Plan (Resolution 166-11), the connection was downgraded to a Residential Link Street with the adoption of the 2040 Master Street Plan in 2019 (Resolution 15-20).

The Master Street Plan is intended to serve as a policy document to help guide decisions regarding location, form, function, design, and classifications of streets. The Plan considers infrastructure and anticipates where new building developments might occur to plan for possible street connections and capital expenditures. The Master Street Plan is not intended to serve as a formal land acquisition, an allocation of funding, or a construction document, nor does it establish a final alignment.

Given the proposed connection's location on property owned by the Northwest Arkansas Land Trust and its path through a protected stream largely within a FEMA-designated floodplain, staff does not anticipate the construction of this extension in the near future. The proposed connection is intended to enhance north-south connectivity between Salem Road and Deane Solomon Road. While staff acknowledges the City's goal of improving connectivity with a complete, connected grid of streets, Salem and Dean Solomon already provide sufficient north-south access, especially when considering that they are less than a mile apart and have a higher functional classification.

Public Comment: To date, staff has not received any public comment regarding this request.

RECOMMENDATION: Staff recommends forwarding this item to City Council with a recommendation of approval with the following conditions:

Conditions of Approval:

1. Approval of the removal of this segment of the Master Street Plan connection does not reflect approval of any associated lot split or other planned development; any planned developments must be submitted according to the allowances in relevant city code.

PLANNING COMMISSION ACTION: Required YES			
Date: December 9, 2024	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Applicant Request Letter
- General Plan 2020 Future Land Use Map
- 2007 Master Street Plan Exhibit
- 2030 Master Street Plan Exhibit
- 2040 Master Street Plan Exhibit
- Current Land Use Map

HALL ESTILL
ATTORNEYS AT LAW

Robert K. Rhoads
75 N. East Ave., Suite 500
Fayetteville, AR 72701-5388
Direct Dial: (479) 973-5202
rrhoads@hallestill.com

October 15, 2024

Jonathan Curth
Director of Development Services
Email: jcurth@fayetteville-ar.gov

Planning Commission
via Portal

Re: ADM-2024-_____
Removal from the Master Street Plan of part of N. Raven Ln.

Dear Jonathan:

As I mentioned to you when we met on this issue, I represent the Underwoods and NWA Land Trust in this request. If you recall, we discussed their desire to delete from the MSP that extension of N. Raven Lane going south past 2861 N. Raven Lane. Please see the attached screenshot of the GIS Master Street Plan, where the proposed portion to be removed has been encased in a red rectangle.

As we discussed in your office, here are the reasons we believe the City should delete this portion from the MSP: 1) Putting this road in and over Clabber Creek would require cutting through the property owned by the Northwest Arkansas Land Trust. This notion seems expensive and contrary to the City's objectives. 2) Building a bridge to cross the creek would be incredibly expensive. 3) The neighbors to the North have already expressed a lot of concern over the potentiality of building the bridge and extending the street. 4) This extension of North Raven is not necessary for connectivity, one of the City's priorities, as there are two perfectly good North to South streets that already exist, Dean Solomon Road to the East and Salem Road to the West. 5) Both of these aforementioned roads are designated as "neighborhood link" streets allowing for higher traffic and these two parallel arteries are less than 8/10ths of a mile apart. If you recall my clients, at the Parks Department's request, when they gifted Underwood Park, they also provided to the City an East to West access across the property that my client's plan to develop. Again, providing easy access from Dean Solomon into Underwood Park. 6) This road would be going through the floodplain and through a very environmentally sensitive area of natural springs.

Upon receiving an invoice, we shall hand-deliver a check to cover the application fee for this ADM. Procedurally, please tell me if I'm correct that this application, after hopefully garnering staff support, will then go to the Planning Commission for a recommendation and either before or after that go to the Transportation Committee for a recommendation and then finally after that go

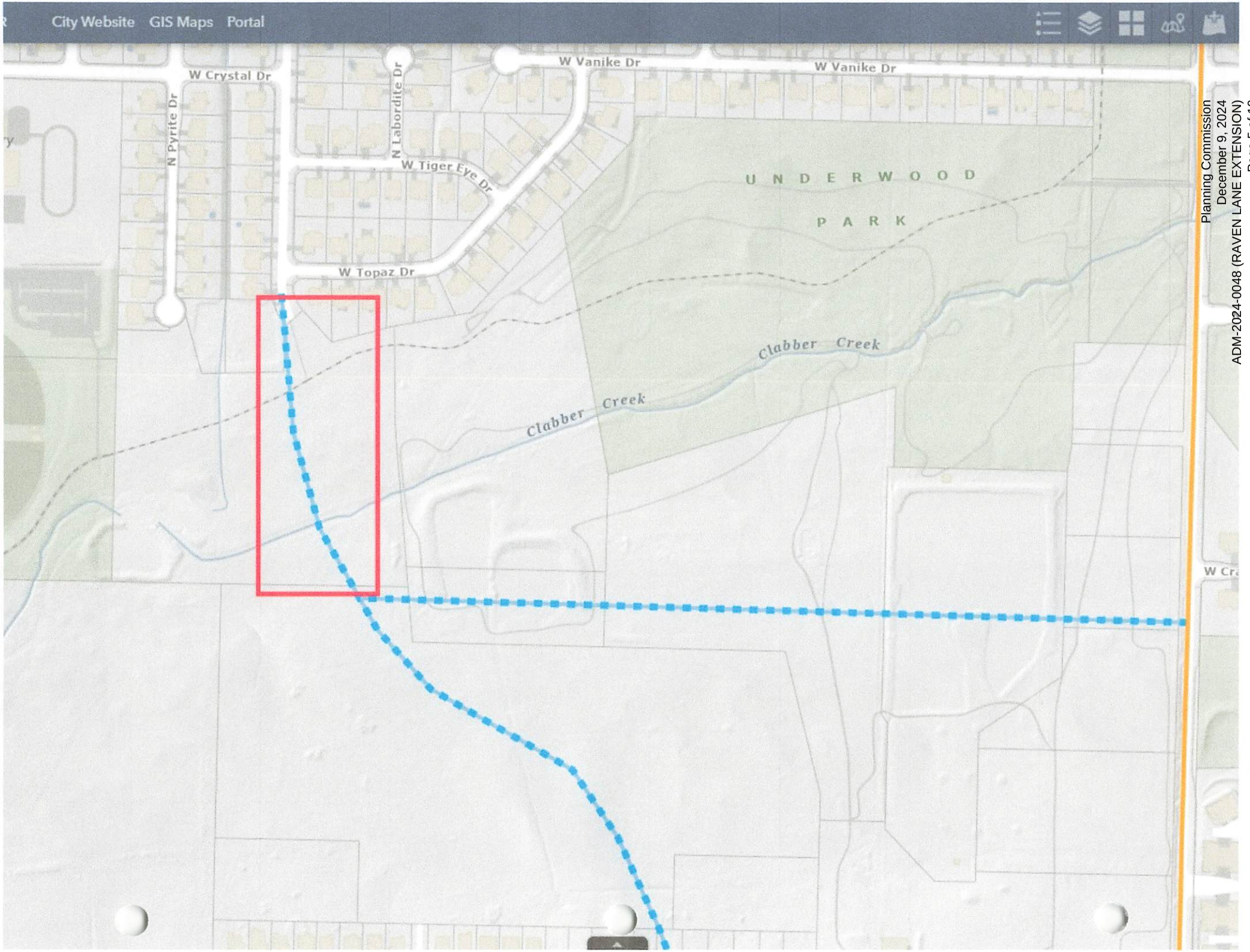
to City Council for a vote. I thank you in advance and look forward to answering any questions you or the staff may have.

Sincerely,

/s/ Robert K. Rhoads

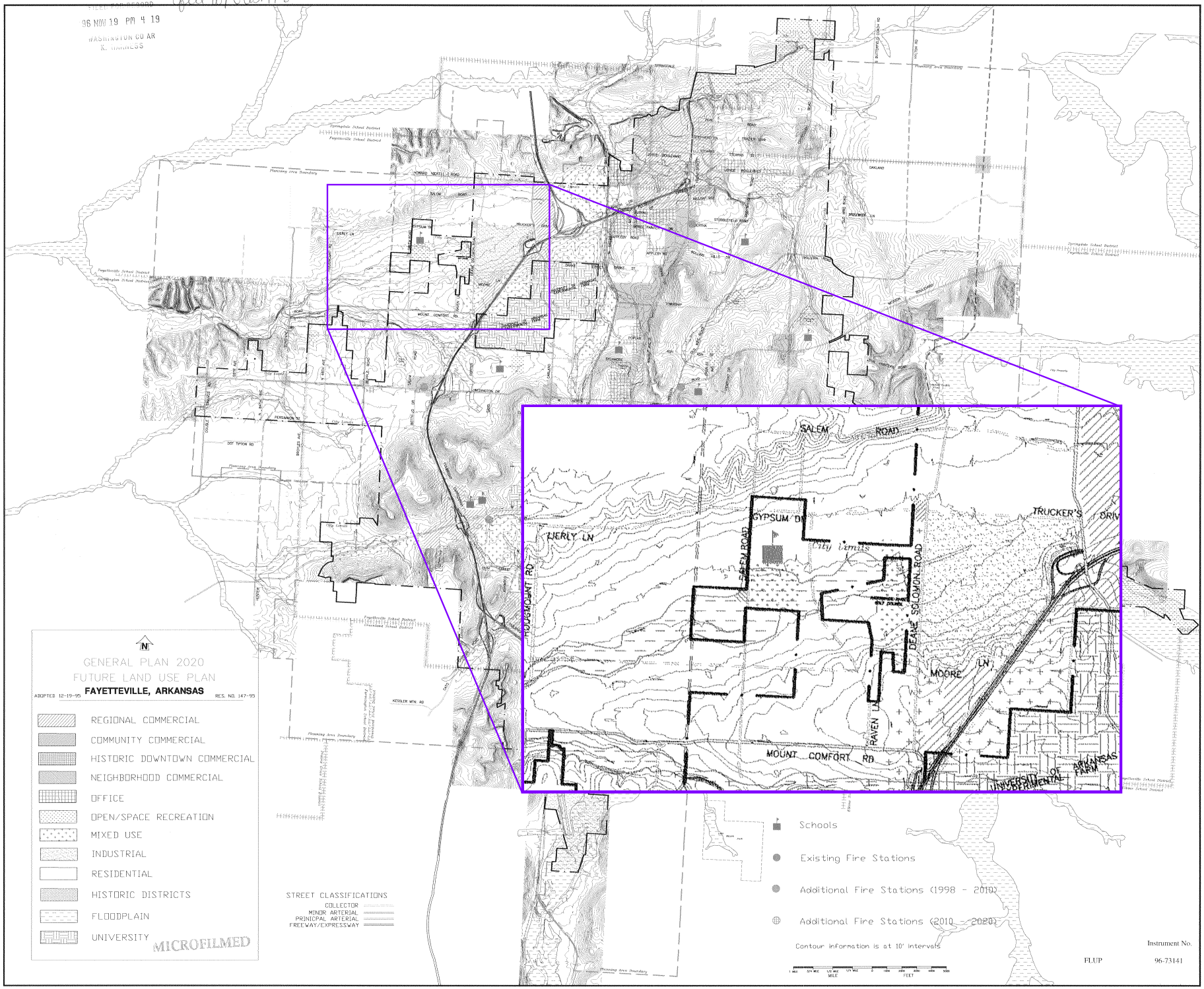
Robert K. Rhoads

RKR:mcm
20586981.1:014788.00001


City Website
GIS Maps
Portal
W Crystal Dr
N Pyrite Dr
N Labordite Dr
W Vanike Dr
W Vanike Dr
W Tiger Eye Dr
W Topaz Dr
U N D E R W O O D
P A R K
Clabber Creek
Clabber Creek

FILED FOR RECORD
96 NOV 19 PM 4 19
WASHINGTON CO AR
K. HARNESS

file w/ ru014798



CITY OF FAYETTEVILLE, ARKANSAS

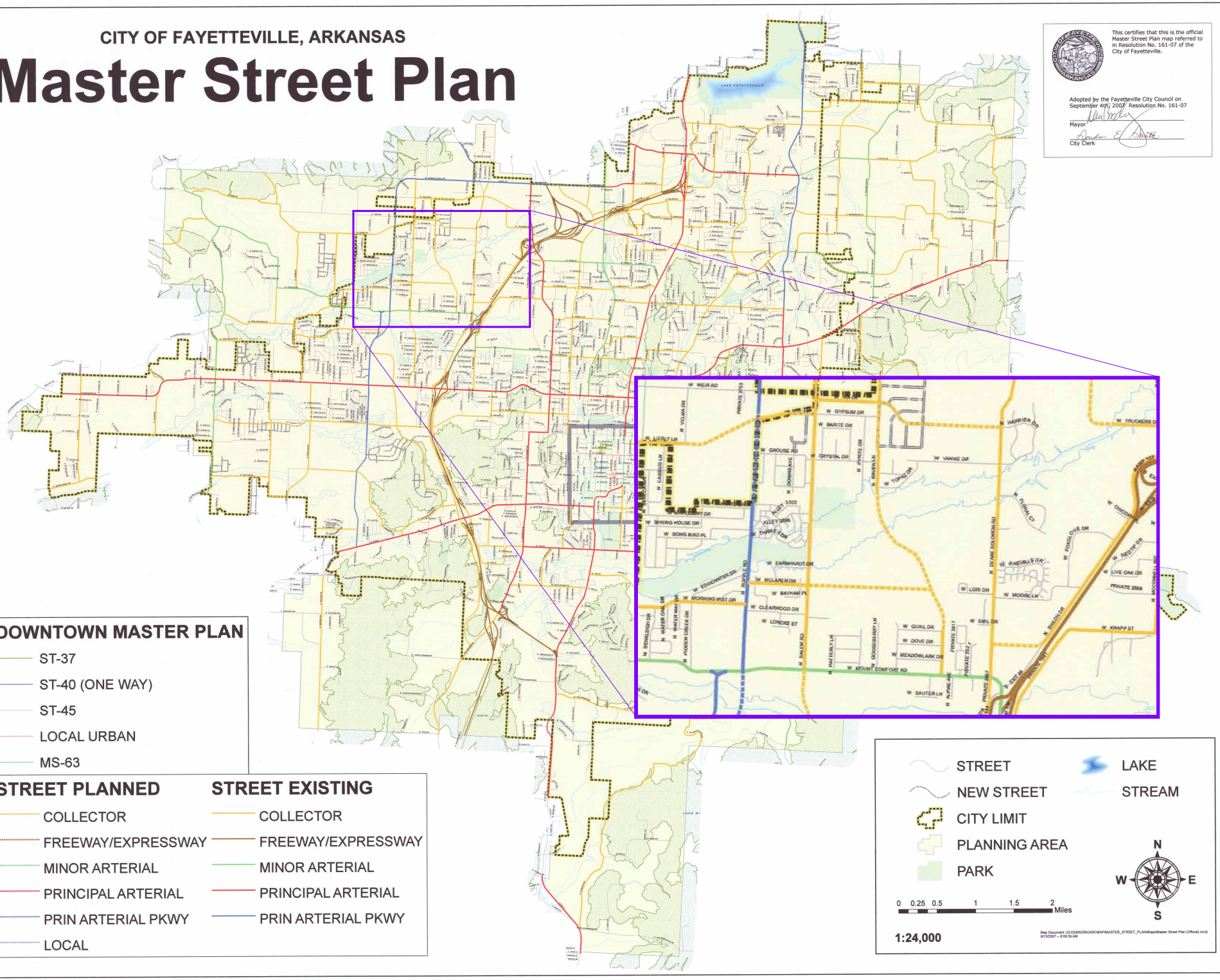
Master Street Plan

This certifies that this is the official Master Street Plan map referred to in Resolution No. 161-07 of the City of Fayetteville.

Adopted by the Fayetteville City Council on September 4th, 2007 Resolution No. 161-07

Mayor

City Clerk



DOWNTOWN MASTER PLAN

- ST-37
- ST-40 (ONE WAY)
- ST-45
- LOCAL URBAN
- MS-63

STREET PLANNED

- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY
- LOCAL

STREET EXISTING

- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY

- STREET
- NEW STREET
- CITY LIMIT
- PLANNING AREA
- PARK
- LAKE
- STREAM

N W E S

0 0.25 0.5 1 1.5 2 Miles

1:24,000

Map Document: (Q:\GISWORK\ARCMAP\MASTER_STREET_PLAN\Maps\Master Street Plan (Official).mxd) 9/13/2007 -- 8:59:39 AM

Planning Commission
December 9, 2024
ADM-2024-0048 (RAVEN LANE EXTENSION)
Page 7 of 10

City Plan 2030
Master Street Plan

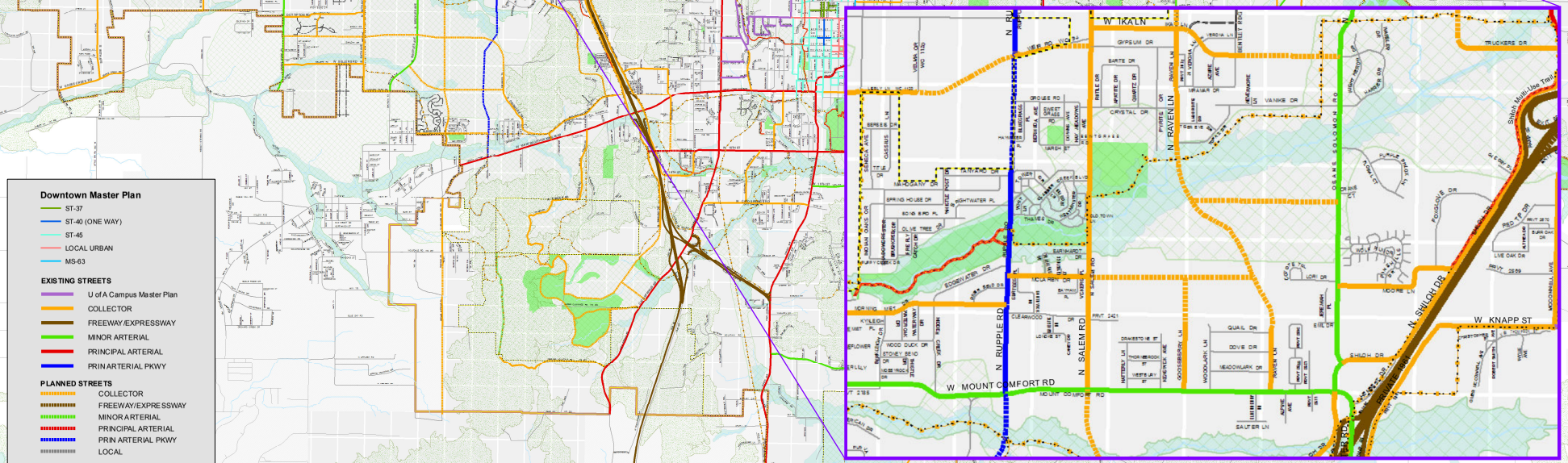
Fayetteville
ARKANSAS

Adopted by the Fayetteville City Council on
August 16, 2011 Resolution No. 146-11

Mayor

City Clerk

Planning Commission
December 9, 2024
ADM-2024-0048 (RAVEN LANE EXTENSION)



Downtown Master Plan
- ST-37
- ST-40 (ONE WAY)
- ST-45
- LOCAL URBAN
- MS-63

EXISTING STREETS
- U of A Campus Master Plan
- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY

PLANNED STREETS
- COLLECTOR
- FREEWAY/EXPRESSWAY
- MINOR ARTERIAL
- PRINCIPAL ARTERIAL
- PRIN ARTERIAL PKWY
- LOCAL
- Future Trails
- Multi-Use Trails--Existing
- Platted Street
- Enduring Green Network
- Stream_Polygons
- 100 YEAR FLOOD
- Planning Area Boundary
- Hillside/Hilltop Overlay District
- PARK
- Other Cities
- Quarter Mile Grid

0 0.5 1 Mile

N

Map Document: (G:\GIS\2Core Maps\Master Street Plan\2030Master\MSP_2030_FINAL_Edits.mxd)
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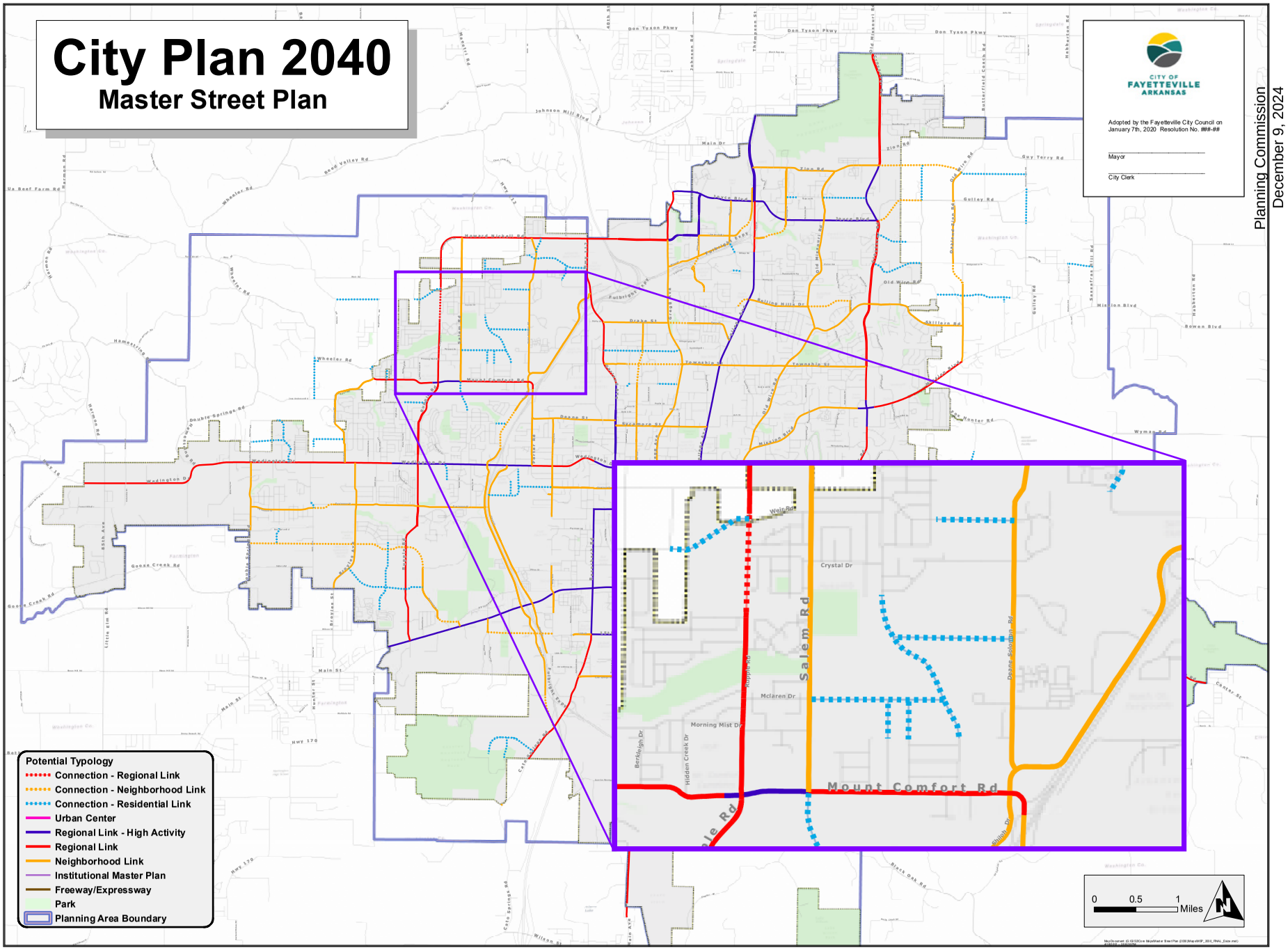


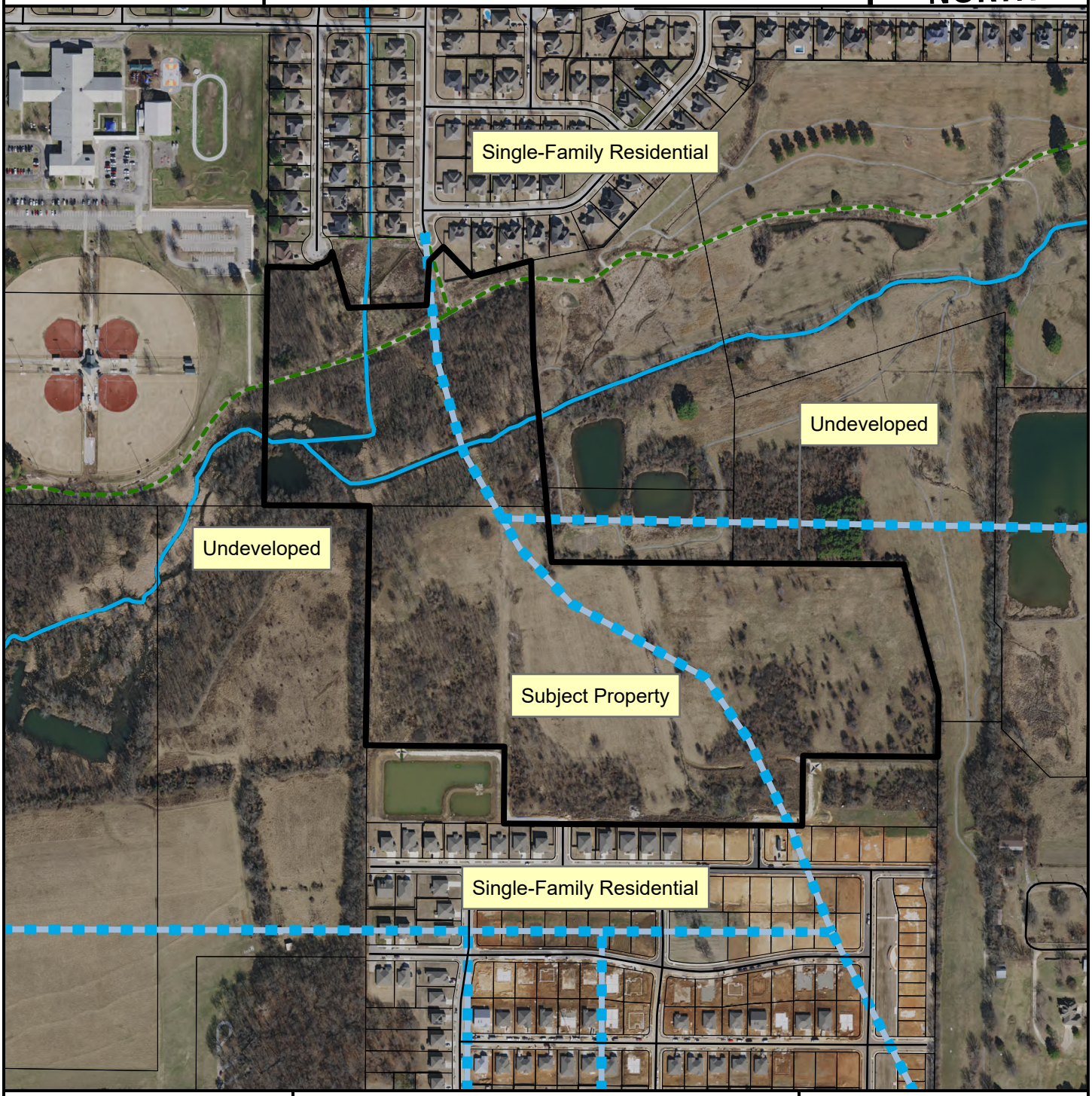
Figure 12.7 - Master Street Plan Map

ADM-2024-0048

Current Land Use

2861 N. RAVEN LN

NORTH



- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 170 340 680 1,020 1,360

1:5,625

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: December 9, 2024

SUBJECT: **VAR-2024-0047: Planning Commission Variance (1006 N. MARVIN AVE./MCEVER LAUNDRY, 440):** Submitted by ODYSSEY ENGINEERING for property located at 1006 N. MARVIN AVE. The property is zoned C-2, THOUROUGHFARE COMMERCIAL and contains approximately 0.26 acres. The request is for a variance from street design and cross access standards.

RECOMMENDATION:
Staff recommends approval of **VAR-2024-0047** with conditions.

RECOMMENDED MOTION:
"I move to approve VAR-2024-0047, recommending:

- *In denial of the requested variance to UDC §166.25(D)(2) Cross Access;*
- *In favor of the requested variance to UDC §166.21(A) Conformance to Plans and Regulations; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in west Fayetteville, roughly ¼ mile west of the I-49 and W. Wedington Dr. interchange. The site is currently developed with a carwash which is now vacant. The property is part of the Wedington Corridor Master Plan area, as well as the I-49 Sign Overlay district. No protected streams or FEMA floodplain are located on the property, though it does contain hydric soils. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Gas Station	C-2, Thoroughfare Commercial
South	Multifamily Residential	RMF-24, Residential Multifamily, 24 Units per Acre
West	Restaurant	RMF-24, Residential Multifamily, 24 Units per Acre
East	Multifamily Residential	C-2, Thoroughfare Commercial

Request: The applicant is requesting two variances from the Unified Development Code in association with a proposed redevelopment of the site from a car wash to a laundromat. Each variance is described further below alongside staff's recommendations.

DISCUSSION

Variance #1: §166.25(D)(2), Cross access shall be required to adjacent developed and undeveloped properties. The applicant is proposing a development with no cross connectivity to the east or south and proposes to remove the existing cross access to the north.

Staff recommendation: Staff does not support the variance as requested. The existing site includes two driveways to the adjacent parking lot to the north that the applicant intends to remove. The applicant states that there is currently no shared access easement or agreement in place but have not provided evidence of any correspondence with the adjacent property owner in regard to trying to acquire one over the existing shared access. Additionally, the current site includes a drive aisle adjacent to the eastern property line. While cross access does not currently exist to the property to the east, the proposed site design will eliminate the potential for vehicular cross access by placing a structure at the rear of the property and removing that drive lane. Removing the existing cross access to the north and the potential for full cross access to the east runs counter to city goals to address issues oof traffic and safety. Additionally, this area is part of the Wedington Corridor Master Plan area, which calls for connecting missing linkages in streets, sidewalks, and trails. If approved, staff recommends that pedestrian connections shall be provided to the north, east, and south, and that a minimum 20-foot access easement shall be dedicated to enable future cross access to the south if and when that parcel redevelops.

Variance #2: §166.21(A), Conformance to Plans and Regulations. Typical improvements require adjacent streets to be improved per Master Street Plan Standards. Typical street width for a Residential Link is 28 feet from back of curb to back of curb. The existing street is approximately 31.4' and the applicants requests a variance in order to not narrow the street.

Staff recommendation: Staff supports the variance request. The property has approximately 60 linear feet of frontage, and staff finds that narrowing the street for a distance this short would not generally be recommended. Additionally, because of the narrow width of the lot and proposed driveway reconstruction, narrowing the street is likely to have minimal impact. Plans will be fully reviewed for compliance with street standards, access management, and parking lot design standards with submittal of development plans. No conditions are recommended.

Public Comment: Staff has not received any public comment at this time.

RECOMMENDATION: Staff recommend approval of VAR-2024-0047 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.25(D)(2), Cross Access.** *Staff recommends denial of the requested variance for the reasons outlined above. If approved, staff recommends the following conditions:*
    a. *Sidewalk connections shall be installed to the north, east, and south property lines.*
    b. *An access easement of at least 20 feet in width shall be provided to the southern property line to enable future cross access.*

2. **Planning Commission determination of a variance to §166.21(A) Conformance to Plans and Regulations.** *Staff recommends approval of the requested variance for the reasons outlined with no added conditions:*

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.

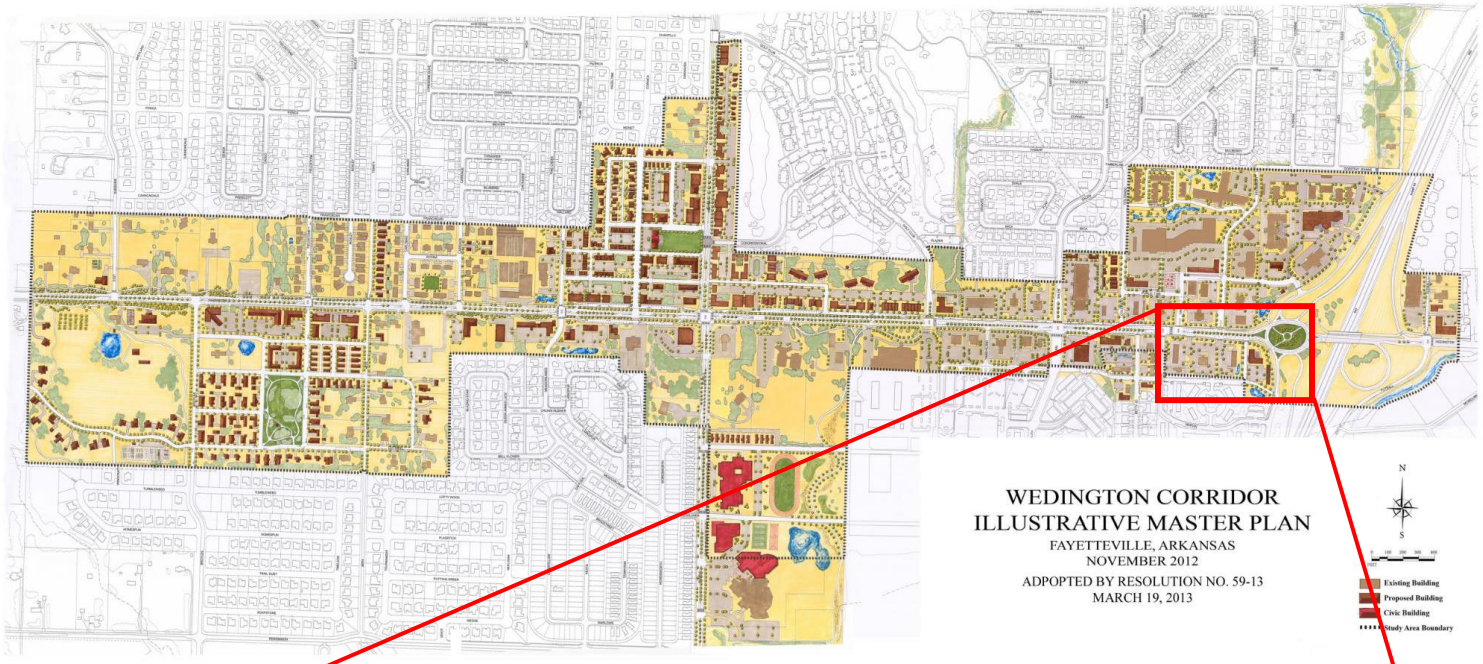
PLANNING COMMISSION ACTION: Required YES
Date: December 9, 2024 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:
None

Attachments:

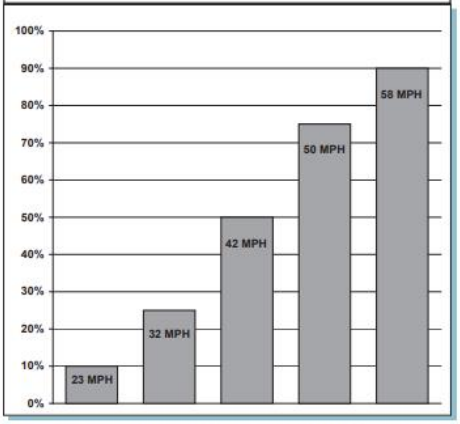
- Staff Exhibits
    - Wedington Corridor Master Plan Excerpts
    - Existing and Proposed Cross Access
    - Alternative Concept Plans Provided by Applicant during Pre-Application Meetings
- Applicant Exhibits
    - Request Letter
    - Site Plan
- One Mile Map
- Close-up Map
- Current Land Use Map

Staff Exhibit: Wedington Corridor Master Plan Excerpts



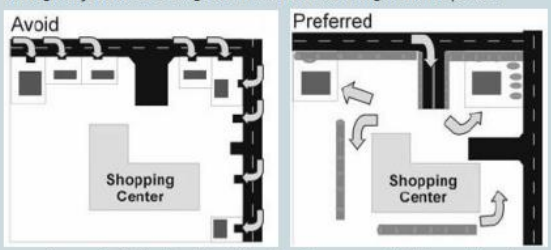
MANAGE SPEED, ACCESS & CONGESTION

Reduced vehicle speed on streets improves safety for all road users; motorists, pedestrians and cyclists. Vehicular accidents are less likely at lower speeds and when they do occur they are less injurious. Lower speed collisions between vehicles and pedestrians or cyclists are also much less likely to result in a fatality. The graph to the right illustrates a pedestrian's chance of death if hit by a motor vehicle at varying speeds.



Data Source: 2011 AAA Foundation for Traffic Safety

Access management is a term used by planners and traffic engineers that refers to the regulation of intersections, driveways and median openings to a roadway. The objective of an access management plan is to allow access to adjacent land uses while maintaining safety by controlling access locations, spacing and design. This is especially important for major throughways that have large traffic volumes and high traffic speeds.



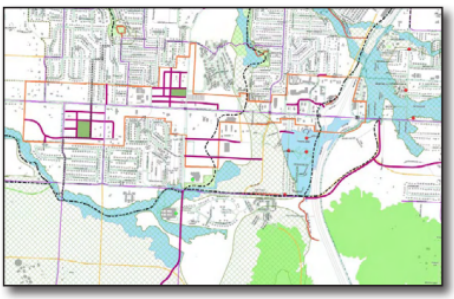
Source: Guide for Analysis of Corridor Management Policies and Practices, Florida Department of Transportation, 2007.

An access management plan is a key tool in managing both safety and congestion along major thoroughfares. Access management can be accomplished by combining multiple entrances/exits into one combined driveway. The use of a boulevard cross-section can help reduce congestion and accidents by controlling left turns from thoroughfares into developments.

WEDINGTON CORRIDOR PLAN

CONNECT MISSING LINKS – STREETS, SIDEWALKS AND TRAILS

The street network of a neighborhood determines the way those streets are utilized. In traditional development patterns an interconnected street network provided opportunities for all modes of transportation due to the short blocks laid out in a grid. Traditional residential blocks were welcoming to vehicles, bicycles and pedestrians by their slow speed design. The disconnected nature of the post war suburban development pattern interrupted the grid with cul-de-sac subdivisions that had limited access thereby funneling traffic onto the higher classification streets. This leads to the need to provide expansive collector and arterial streets to handle large volumes of traffic that otherwise could have been dispersed through a well connected street network.



MasterTransportation Connections Map

Therefore, a consciously designed, well-connected network of streets, sidewalks and trails is essential for the dispersal of traffic into, out-of and through the corridor. For the most part, the current street network that intersects Wedington Drive is fragmented. This is principally due to the incremental nature of development that has happened in the last two decades. A number of opportunities for increased street connectivity were missed in the past, for instance the dead-end of Steamboat Drive. Fortuitously this area is only partially built out, thereby providing the City with the opportunity to plan for completing a street network that addresses these missing connections. In 2008 the City adopted an Access Management and Street Connectivity ordinance that mandates curb-cut separation distance requirements and requires an interconnected public street network prohibiting cul-de-sac streets. In the proposed Wedington Illustrative Plan the larger un-developed parcels located in the plan area represent a model for creating an interconnected local street network.

The proposed interchange design and the conversion of Wedington Drive into a boulevard cross-section will change traffic patterns and access along the corridor. The removal of the center turning lane will restrict left turn movements to street intersections and major access points to the adjacent properties. This makes the need for cross access and a connected street grid very important. Pedestrian infrastructure such as sidewalks and crosswalks are required for any proposed street design.

The trail infrastructure that is proposed to cross Wedington Drive at Salem Road will create the opportunity to penetrate the Wedington corridor with off-street active transportation facilities. Trail infrastructure serves multiple purposes including transportation options, health benefits and preserving natural or open spaces through the use of greenways. Trail and street transportation connections both within and into/out of the Wedington Area are shown on the Master Transportation Connections Map.

Variance Request

November 7, 2024

City of Fayetteville
113 West Mountain Street
Fayetteville, AR 72701

RE: McEver Laundry; CPL-2024-0009
1006 Marvin Avenue

Fayetteville Staff,

This letter is to request variances for the McEver Laundry Mat development from the City of Fayetteville Unified Development Code, Section 166.08 (E)(3), Street Design and Access Management Block Layout/Connectivity, from the COF access management standards Section 166.08 (F), and Typical street section requirements.

Connectivity. 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.

The reasoning for this request is to allow for additional parking spaces to meet the anticipated demand for the business. The lot is narrow, and by granting this variance to negate the cross access requirement to the property to north, additional parking spaces can be placed on the site. We are providing a pedestrian access to the south as there already exists an apartment complex that is built out. We will provide pedestrian cross connection to the east, as a 20' drive isle to the east would be too much of a burden on the buildable area due to the narrow lot.

Staff has also provided us with an alternate design plan, However, it is not a viable option primarily because it relies on a shared access with the property to the north. There is no access easement or shared access agreement currently in place. If we were allowed a driveway accessing Marvin Ave with staffs design layout, the driveway approach would be even closer to the drive for the gas station that what we are proposing.

The last variance we are requesting from staff is a variance from typical ROW improvements. The frontage on this property is viewed as a residential link which calls for 52' of ROW with 28' Back of Curb to Back of Curb, 6' greenspace and a 6' sidewalk. The existing street, at 31.4' wide, exceeds the current MSP standard. We propose to widen the current 5' sidewalk to 6' and dedicate the appropriate amount of ROW, but do not think its appropriate to demo the current street to narrow the pavement.

I appreciate your consideration of this variance. Please don't hesitate to contact me with any questions at mattmcever3@gmail.com.

Respectfully,

Matthew McEver
_____
Matt McEver

KEY NOTES:	
1	PROPOSED STANDARD CONCRETE DRIVEWAY PER DETAIL DW4
2	PROPOSED SIDEWALK.
3	HANDICAP ACCESS UNLOADING ZONE: SLOPE 2% MAX, EACH WAY (ADA COMPLAINT) AND STRIPE AS SHOWN. 4' STRIPES @ 24' O.C. AT 45 DEGREES. PAINT COLOR TO BE PER ADJ.
4	INSTALL ADA SYMBOL.
5	INSTALL ADA POLE MOUNTED SIGNAGE.
6	INSTALL 1/2' CURB AND GUTTER.
7	INSTALL TRUNCATED DOMES
8	PROPOSED BIKE RACKS

PARKING INFORMATION:

PARKING REQUIRED: 1 PER 3 MACHINES. PROPOSED TO HOUSE 15 WASHERS AND 15 DRIERS.

PARKING PROVIDED: 1 ADA PARKING SPACE
9 STANDARD PARKING SPACES
10 TOTAL PARKING SPACES

BUILDING INFORMATION

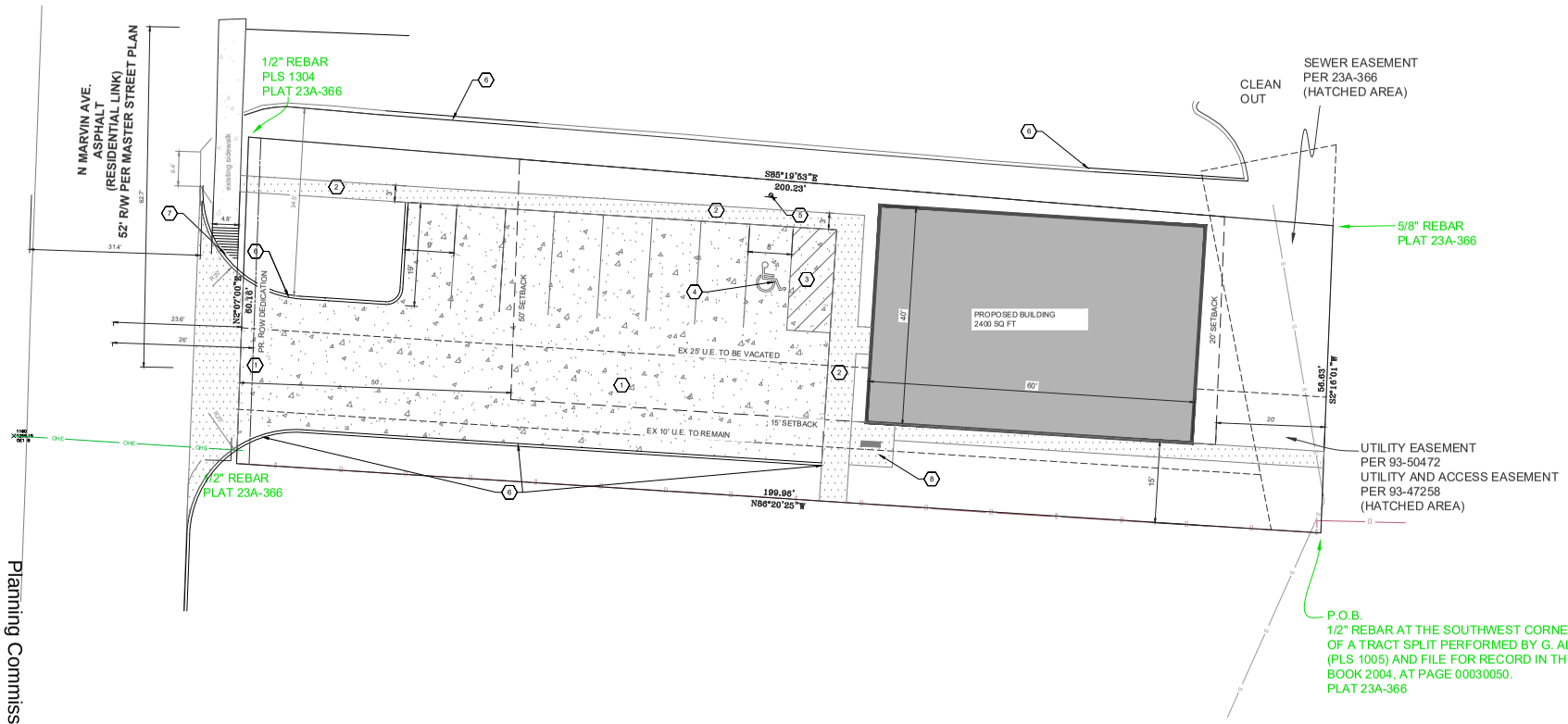
AREA INFORMATION:	
TOTAL SITE AREA:	16068 SQ. FT. (0.30+/-)
PROPOSED IMPERMEABLE AREA:	7970 SQ. FT
PROPOSED GREEN SPACE:	8098 Q.FT
BUILDING COVERAGE:	2400 SQ. FT
SURFACES AREA COVERAGE:	7970 SQ. FT.

EXISTING LEGEND	
	PROPERTY LINE
	EXISTING PAVEMENT
	EXISTING SETBACK
	EXISTING EASEMENT
OHE	EXISTING ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING WATER MAIN
	EXISTING WATER SYMBOLS
	EXISTING SEWER MAIN
S	EXISTING SEWER SYMBOLS

PROPOSED LEGEND	
	PROPOSED BUILDING
	PROPOSED STANDARD DUTY CONCRETE
	PROPOSED SIDEWALK/ CONCRETE APPROACH
	PROPOSED CURB & GUTTER

SPECIAL NOTE:

ANY DAMAGE TO EXISTING SIDEWALKS SHALL BE REPAIRED AND REPLACED BY THE DEVELOPER.



SITE LAYOUT PLAN

1" = 10'

Know what's below. Call before you dig.

PROFESSIONAL SEAL:

REVISIONS

NO.	DATE	REVISION

ODYSSEY ENGINEERING
117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

McEVER
LAUNDRY MAT
N MARVIN AVE,
FAYETTEVILLE, AR 72704

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0037	GM	JC
PLAN DATE:	8/1/2024	

SHEET NAME:
SITE LAYOUT PLAN

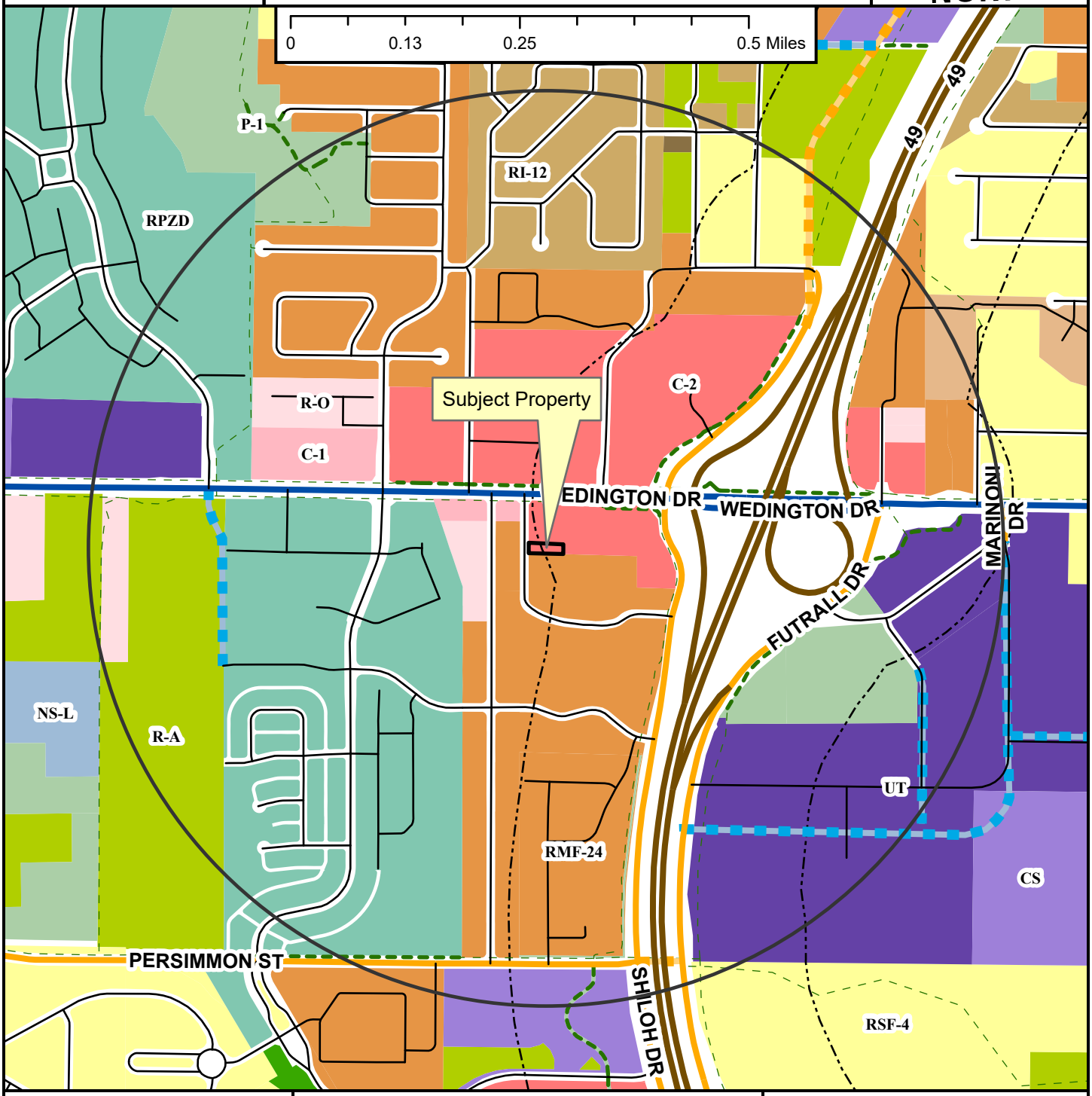
SHEET NO.:
C1.1

VAR-2024-0047

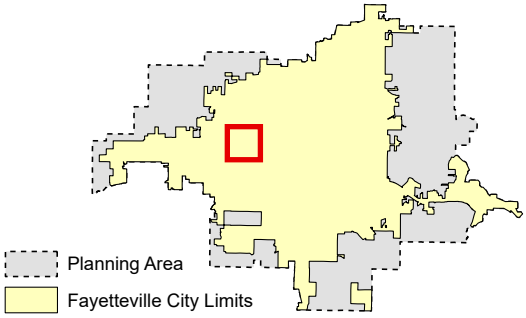
One Mile View

1006 N. MARVIN AVE

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

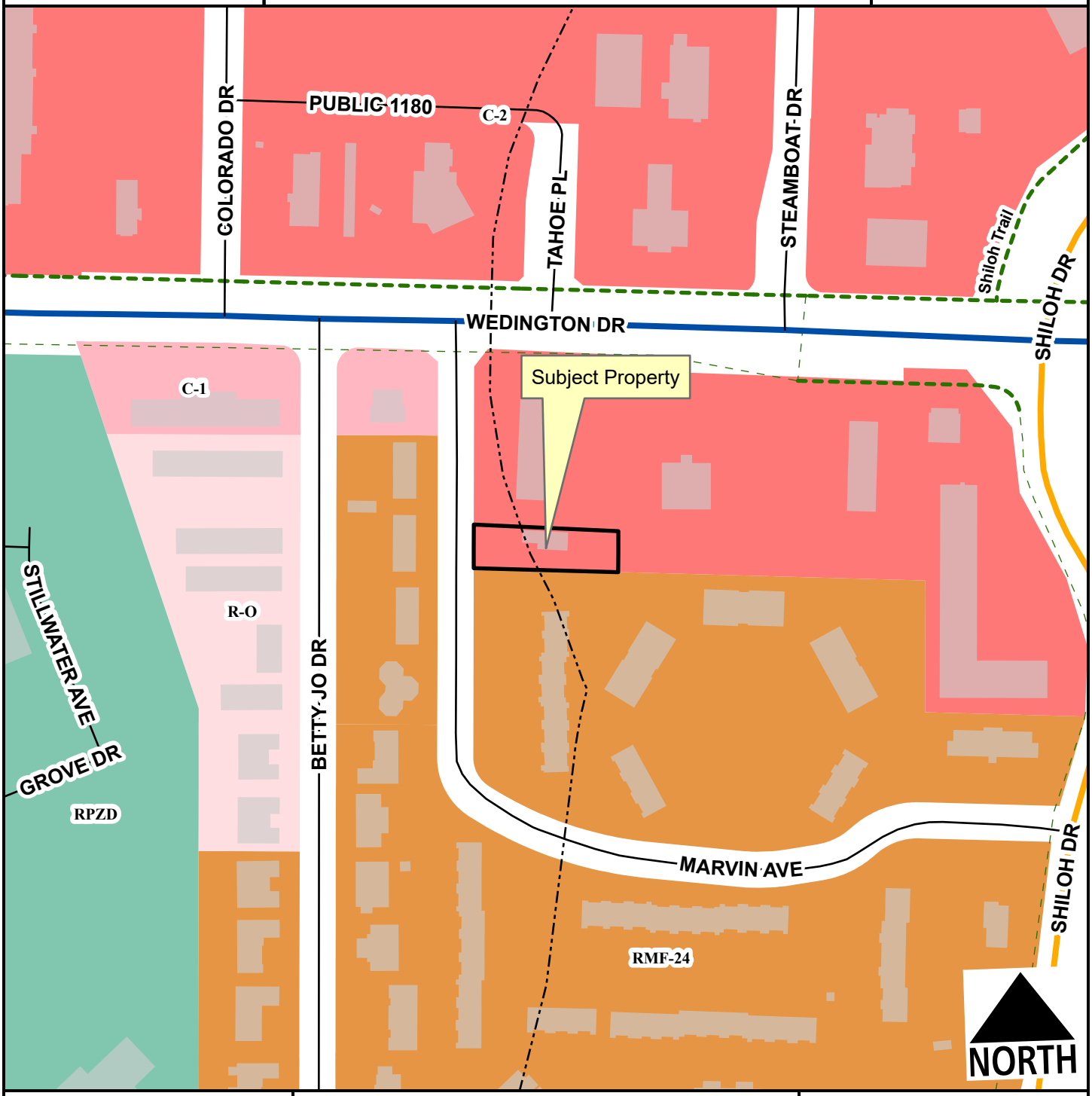
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

VAR-2024-0047

Close Up View

1006 N. MARVIN AVE



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

Feet

0 75 150 300 450 600

1:2,400

- RMF-24
- Residential-Office
- C-1
- C-2
- Commercial, Industrial, Residential

VAR-2024-0047

Current Land Use

1006 N. MARVIN AVE

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

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

MEETING: December 9, 2024

SUBJECT: **PPL-2024-0007: Preliminary Plat (WEST OF S COBALT DR. AND E. ROYAL DR./RIVERWALK PHASE 6, 645):** Submitted by JORGENSEN & ASSOCIATES for property located at WEST OF S. COBALT DR. AND E. ROYAL DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 13.77 acres. The request is for the preliminary plat of 14 residential lots and one detention pond lot.

RECOMMENDATION:
Staff recommends approval of **PPL-2024-0007**, with conditions.

RECOMMENDED MOTION:
"I move to approve PPL-2024-0007, recommending:

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

BACKGROUND:
The subject property includes 13.77 acres located in south Fayetteville approximately ¼ mile east of Combs River Park. The property is encumbered by FEMA floodplain, streamside protection zones, and Army Corp of Engineers wetlands. This will be the sixth phase of the Riverwalk subdivision, which currently has 293 single-family lots from all previous phases. Phase I received final plat approval in 2013 for 57 single-family lots. Phase 2 received final plat approval in 2019 for 48 single-family lots. Phase 3 received final plat approval in 2021 for 57 single-family lots. Phase 4 received final plat approval in 2022 for 96 single-family lots. Phase 5 received final plat approval in 2023 for 35 single-family lots. Surrounding land use and zoning is 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	Tree Preservation Easement	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential (Riverwalk Ph. 1)	RSF-4, Residential Single-Family, Four Units per Acre
West	Undeveloped/Natural Area	R-A, Residential Agricultural

Proposal: The applicant is proposing a residential subdivision with 11 buildable single-family lots and one detention pond lot. The applicant intends to apply for a LOMR to adjust the floodplain boundaries, which would allow for the creation of an additional three buildable lots (total of 14) if approved. A separate lot split application would be required at that time.

Street Improvements:
Internal Streets: The internal street system includes two Residential Link streets with proposed 45-foot total right-of-way, expanding to 60.5-feet of right-of-way from the centerline of the proposed cul-de-sacs. These are proposed with improvements in accordance with the Master Street Plan administrative allowances to remove on-street parking lanes.

The city recently received a grant to construct a trail on the parcel just north of the subject area. As such, staff also recommends a trail access easement be dedicated along the western portion of the property as shown on the site plans in order to accommodate construction of this portion of the trail by the city.

Block Length/Connectivity: As a part of the proposal, this phase of the subdivision will connect with E. Peaceful Dr. and E. Royal Dr. to the east. Both street extensions comply with block length standards. That said, both extensions are proposed as approximately 350-foot-long dead-end streets. These streets align with UDC 166.08(E)(5)'s requirement that dead-end streets "should only be used in situations … where proximity to floodplains, creeks, difficult topography or existing barriers warrant their use" given the proximity of both floodplain and wetlands on the western portion of the property. The plans have been reviewed by the fire marshal's office and determined to meet access requirements.

Water and Sewer System: New 8" water lines will be extended from stub outs in Peaceful Drive and Royal Drive to provide domestic service and fire hydrants will be installed for fire protection. A new 8" sanitary sewer main is proposed to be installed to provide sewer service to the new lots.

Tree Preservation:
Canopy minimum requirement: 25.0%
Existing canopy: 8.1%
Preserved canopy: 7.6%
Mitigation required: 10 2" caliper trees

Parks: In July of 2024, the Parks Recreation and Advisory Board reviewed this project and determined that the proposed residential units are covered under previous dedications, including two land dedications, a cash payment to construct a trail, and from two projects where the developer overpaid the required PLD fee-in-lieu amount. No additional dedication or fee-in-lieu is required.

Public Comment: Staff has received 11 written comments and several verbal comments, including four verbal comments at Subdivision Committee, on the request. Concerns generally included the presence of floodplain and wetlands, negative impacts to trees, wildlife, and the nearby White River due to increased development in a sensitive natural area, potential for increased drainage and flooding issues, incompatibility with the existing neighborhood, increased demand on existing amenities, and increased vehicular and construction traffic throughout the narrow streets of the neighborhood and adjacent larger streets. Several stated that residents were previously promised fewer phases of development and that this area would be developed as a neighborhood park or otherwise remain natural. Also cited was the inability of residents to maintain control over, and access financial records of, their HOA until all construction of Riverwalk is completed.

RECOMMENDATION: Staff recommends approval of PPL-2024-0007, with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the amount of 45 feet for E. Peaceful Dr. and E. Royal Dr., increasing to 60.5' from centerline within the proposed cul-de-sacs.*

   Subdivision Committee recommended in favor.

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
   a. *E. Peaceful Drive: 6-foot sidewalk, 6-foot greenspace, 21-feet of pavement measured from back of curb to back of curb to include two 10-foot drive lanes*
   b. *E. Royal Drive: 6-foot sidewalk, 6-foot greenspace, 21-feet of pavement measured from back of curb to back of curb to include two 10-foot drive lanes*
   c. *A multi-use trail easement shall be dedicated along the western portion of the property as shown on the site plans.*

   Subdivision Committee recommended in favor.

3. Streetlights shall be installed in accordance with code at all street intersections and spaced every 300 feet.

4. No additional parkland dedication or fee-in-lieu is required.

5. Conditions of approval from Engineering, Urban Forestry, and Parks are included in the official conditions of approval.

Standard conditions of approval:

6. All existing overhead utility lines 12kV and under shall be relocated underground. All proposed utilities shall be located underground;

7. Sidewalk along all commonly owned lots (detention ponds, etc.) shall be constructed prior to final plat. All other sidewalks shall be constructed or guaranteed prior to final plat;

8. All street names shall be approved by the 911 Coordinator and indicated on the final plat. All streets require naming for final addresses. Contact the addressing office at (479) 575-8380 for more details;

9. All lots shall be labeled with addresses as approved by the 911 Coordinator on the final plat;

10. A floodplain development permit is required prior to construction for any grading or structures in the flood zone;

11. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his/her representative, and all comments from utility representative: Black Hills Energy, SWBT, Ozarks, SWEPCO, Cox Communication);

12. 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 City's current requirements; and

13. Preliminary Plat approval shall be valid for one calendar year.

Planning Commission Action:	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Meeting Date: December 9, 2024			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:
- Staff Exhibits
  - City Engineering Memo
  - Urban Forestry Memos
  - Parks Memo
  - Trail Easement Exhibit
- Request Letter
- Site Plans
- Public Comment
- One Mile Map
- Close-up Map
- Current Land Use Map

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Planner

FROM: Melissa Boyd, Staff Engineer

DATE: December 3, 2024

SUBJECT: Planning Commission Engineering Comments for PPL-2024-0007 Riverwalk Phase 6

Water: New 8" water lines will be extended from stub outs in Peaceful Drive and Royal Drive to provide domestic service and fire hydrants will be installed for fire protection.

Sewer: A new 8" sanitary sewer main is proposed to be installed to provide sewer service to the new lots.

Streets: Peaceful Drive and Royal Drive are proposed to be extended and dead end at cul-de-sacs. Cul-de-sacs must meet Minimum Street Standards and Fire Code requirements.

Natural Features: There is a protected stream, un an unnamed tributary of the West Fork of the White River, on the northwest side of the subject property and approximately half of the property lies within the 100-year floodplain boundary of a FEMA Zone AE floodplain with an established floodway and base flood elevations.

Following Subdivision Committee, the applicant provided a revised flood study. Staff's remaining comments are relatively minor and is comfortable with Planning Commission approval of this project.

A wetland delineation has been performed for this site. Any potential jurisdictional waterways that will be disturbed by construction must be submitted to the U.S. Army Corps of Engineers for a determination and any necessary permits must be provided prior to the grading permit being issued.

Drainage: This development is required to meet the four Minimum Standards of the City's Drainage Criteria Manual. A hydrodynamic separator will be used to meet Minimum Standard 1. The detention pond will be sized to detain the increased runoff generated by the additional impervious area added to the site, and the pond's outlet will be sized so that peak flows post-development do not exceed pre-development peak flows, meeting Minimum Standards 3-4.

Plan Comments:

1. Additional plan review will be performed with subsequent submittals.

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Blake Jorgensen, Jorgensen and Associates, blake@horgensenassoc.com

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: December 9, 2024

Subject: PPL-2024-0007 West of E. Royal Dr. (Riverwalk Phase 6) 645

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 Acres		
	Acres	**Percent of site**
Total Site Area *Minus Right of Way and Easements	11.64	100%
*Zoning Designation * Select Below with drop down arrow*		
RSF-4 Single-Family Residential, Four Units Per Acre	2.91	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	2.91	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	0.94	8.1%
Tree Canopy Preserved	0.89	7.6%
Tree Canopy Removed *On Site	0.05	0.4%
Tree Canopy Removed *Off Site	0.00	
Tree Canopy Removed Total	0.05	0.4%
Removed Below Minimum	**2.02**	
Mitigation Requirements	**0.05**	
Mitigation Requirements in Square Feet	**2,178**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	2178	10
Low Priority		
Total Mitigation Trees Required	**2178**	**10**

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** *UDC Chapter 167.04H1and 167.04L1*	**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.	**Yes**	**Yes**	**Yes**
e.	Soil Types	**Yes**	**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	**No**	**No**	**Yes**
k.	All Streams (with approximate center line)	**N/A**	**N/A**	**N/A**
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)	**N/A**	**N/A**	**N/A**
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	**N/A**	**N/A**	**N/A**
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**	**Yes**	**Yes**
b.	Limits of Root Pruning	**N/A**	**N/A**	**N/A**
c.	Traffic flow on work site	**N/A**	**N/A**	**N/A**
d.	Location of material storage	**Yes**	**Yes**	**Yes**
e.	Location of concrete wash out	**Yes**	**Yes**	**Yes**
f.	Location of construction entrance/exit	**Yes**	**Yes**	**Yes**
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**N/A**	**N/A**	**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	**7/31/24**	**11-25-2024**	**12-03-2024**
		10/16/24		
	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. Several previous comments not addressed.
2. You must add in the 10 additional mitigation trees required.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Blake Jorgensen, Jorgensen and Associates, blake@horgensenassoc.com

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: December 9, 2024

Subject: PPL-2024-0007 West of E. Royal Dr. (Riverwalk Phase 6) 645

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified. See comments *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			

c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**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	**10 required** **0 provided**
	Parking Lot Trees	**N/A**
	Street Trees	**14 Required,** **14 Provided**

Detention Pond – Large Trees (1 Tree/3,000 square feet)	**16 Required,** **16 Provided**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**65 Required,** **65 Provided**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**97 Required,** **97 Provided**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**7/31/24** **10/16/24**	**11-25-2024**	**12-03-2024**
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. Project is forwarded from subdivision committee by Urban Forestry. Address items above marked “No” and all Redlines provided. Several previous comments not addressed.
2. You need to plan for 10 additional mitigation trees to account for removal in the new tree preservation calculations.

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Zach Foster, Parks Planning

DATE: July 30, 2024

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

PRAB Meeting Date:	November 1, 2021
Project Title:	Riverwalk Subdivision (Phase 6)
Project Number:	PPL-2024-0007
Project Location:	E of S Cobalt Ave
Plat Page:	684
Park Quadrant:	SE
Billing Name & Address:	D R Horton – NW Arkansas LLC 5502 W Walsh Ln, Rogers, AR 72758

☒ **Land Dedication** ☐ **Fee-in-Lieu** ☐ **Combination**

LAND DEDICATION

								TOTAL Acres
Single Family:	14	units	x	0.023	acres per unit =	N/A	acres	0
Multi Family:	0	units	x	0.020	acres per unit =	0.00	acres	

FEE-IN-LIEU

							TOTAL Fees
Single Family:	0	units	x	$1,089	per unit =	$ 0	$ 0
Multi Family:	0	units	x	$952	per unit =	$ 0	

SUMMARY:

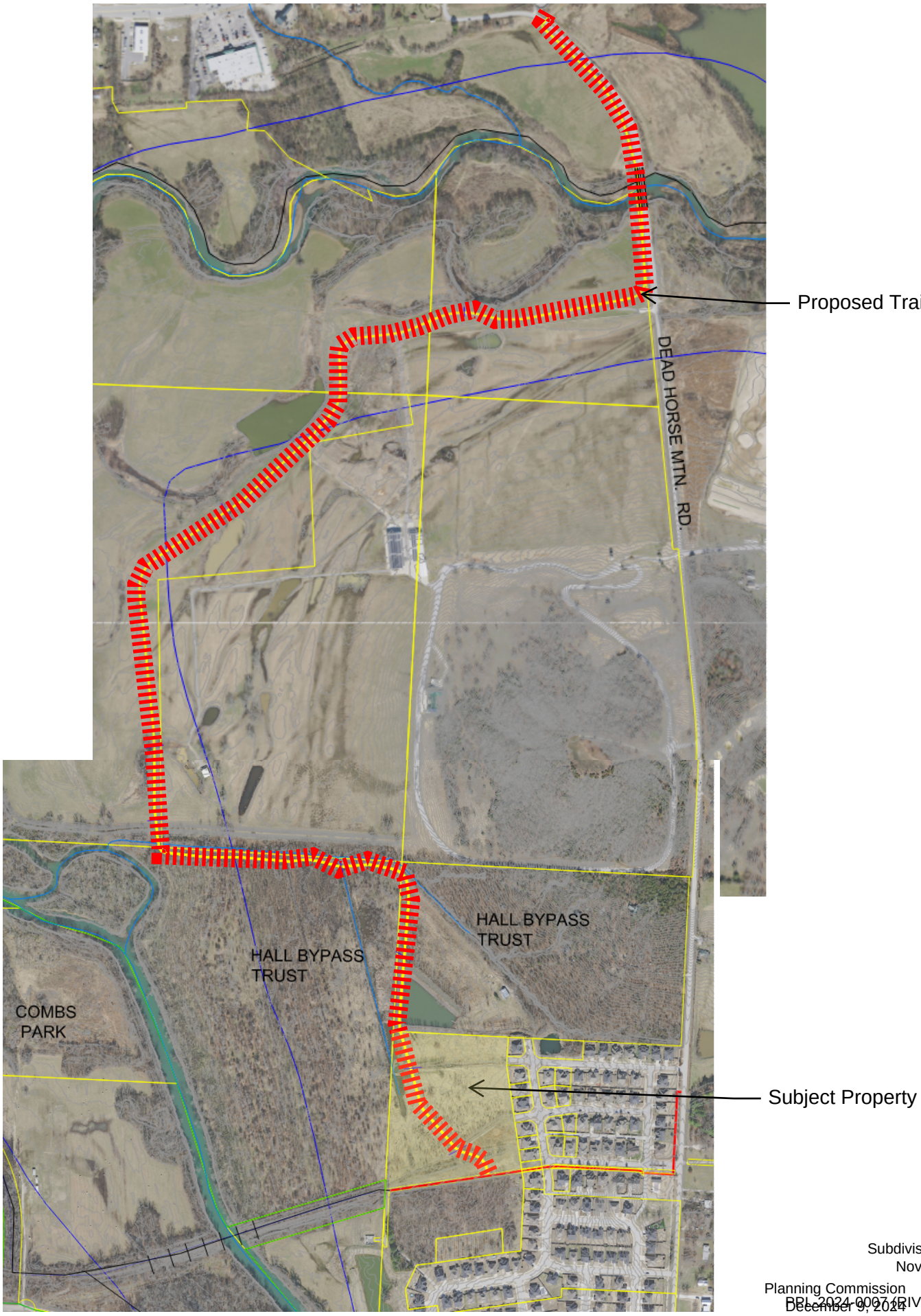
- Project proposes **14** SF units and **0** MF units.
- This project presently has banked a total of 46 Single-Family credits. These banked credits originate from two land dedications, a cash payment to construct a trail, and from two projects where the developer overpaid the required PLD fee-in-lieu amount.
- This project will use 14 of the aforementioned 46 SF credits, leaving a total of 32 SF credits remaining for use by future projects within this development:
    - 46 SF Credits – 14 SF units = 32 SF Credits

- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of the Final Plat.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:
    - Approved by the City's Land Agent in the Engineering Division.
    - Recorded at the Washington County Courthouse.
- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

ASSOCIATED PROJECTS:

- PPL-10-3616 (Phase 1)
- FPL-12-4192 (Phase 1)
- PPL-17-5805 (Phase 2)
- FPL-19-6593 (Phase 2)
- PPL-19-6740 (Phase 3 and 4)
- FPL-2020-000002 (Phase 3)
- LSP-2021-000077 (Phase 3)
- PPL-2021-000019 (Phase 5)
- FPL-2022-0007 (Phase 4)
- FPL-2022-0014 (Phase 5)
- See Attached Timeline for Additional Information

STAFF EXHIBIT:
APPROXIMATE TRAIL LOCATION
WHITE RIVER GREENWAY: ST. PAUL TO RIVER COMMONS



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

October 2, 2024

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Preliminary Plat for Riverwalk Phase 6

This letter is in regards to a proposed Preliminary Plat for Riverwalk Phase 6. This is the last phase of this overall development and will consist of 11 buildable lots on ~ 13 acres (Lot 10 will be broken into three lots upon approval of a LOMR-F via a Concurrent Plat) A large part of this development is being left undisturbed due to the requirement to create a development that does not create an Adverst Impact upon the floodplain. Previous attemepts to develop more of the property and connect the two existing stub out streets rendered an Adverse Impact; therefore, we are proposing two end streets with lots around them. This was found the be the only way we could feasibly develop this property.

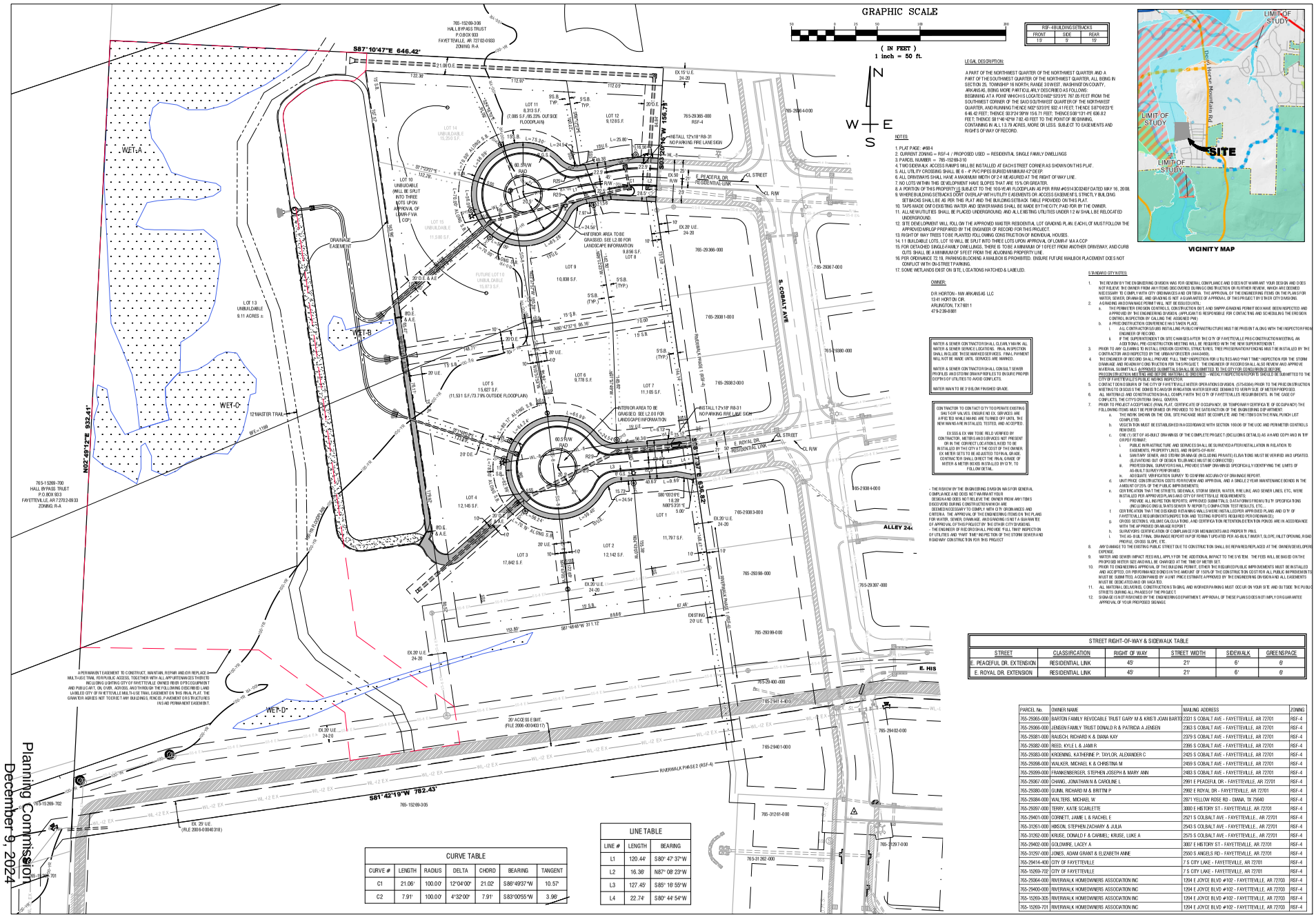
Water and Sewer are currently at the site. We will be adding our stormwater facility on the west side, and no trees are intended to come out with this development.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

Blake Jorgensen, PE


GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
RSF-4 BUILDING SETBACKS
FRONT 15' SIDE 5' REAR 15'
LEGAL DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL BEING IN SECTION 25, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS LOCATED N02° 53'3"E 767.05 FEET FROM THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, AND RUNNING THENCE N02° 53'3"E 932.41 FEET; THENCE S87°0'823"E 646.42 FEET; THENCE S02°24'39"W 156.71 FEET; THENCE S08°10'1"-4"E 606.82 FEET; THENCE S81°42'19"W 782.43 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 13.79 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.
NOTES:
1. PLAT PAGE: #68-4
2. CURRENT ZONING = RSF-4 / PROPOSED USED = RESIDENTIAL SINGLE FAMILY DWELLINGS
3. PARCEL NUMBER = 765-15269-310
4. TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
5. ALL UTILITY CROSSING SHALL BE 6' - 4" PVC PIPES BURIED MINIMUM 42" DEEP
6. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' AS MEASURED AT THE RIGHT OF WAY LINE.
7. NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
8. A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER: RRM #05143C0240F DATED MAY 16, 2008.
9. WHERE BUILDING SETBACKS CONFLICT OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
10. TAPS MADE ON EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY, PAID FOR BY THE OWNER.
11. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
12. SITE DEVELOPMENT WILL FOLLOW THE APPROVED MASTER RESIDENTIAL LOT GRADING PLAN. EACH LOT MUST FOLLOW THE APPROVED MRLGP PREPARED BY THE ENGINEER OF RECORD FOR THIS PROJECT.
13. RIGHT OF WAY TREES TO BE PLANTED FOLLOWING CONSTRUCTION OF INDIVIDUAL HOUSES.
14. 11 BUILDABLE LOTS, LOT 10 WILL BE SPLIT INTO THREE LOTS UPON APPROVAL OF LOWR-F MA A CCP
15. FOR DETACHED SINGLE-FAMILY DWELLINGS, THERE IS TO BE A MINIMUM OF 10 FEET FROM ANOTHER DRIVEWAY, AND CURB CUTS SHALL BE A MINIMUM OF 5FEET FROM THE ADJOINING PROPERTY LINE.
16. PER ORDINANCE 72.19, PARKING BLOCKING A MAILBOX IS PROHIBITED. ENSURE FUTURE MAILBOX PLACEMENT DOES NOT CONFLICT WITH ON-STREET PARKING.
17. SOME WETLANDS EXIST ON SITE, LOCATIONS HATCHED & LABELED.
OWNER:
D R HORTON - NW ARKANSAS LLC
13-41 HORTON CIR.
ARLINGTON, TX 76011
479-2-39-8881
WATER & SEWER CONTRACTOR SHALL CLEARLY MARK ALL WATER & SEWER SERVICE LOCATIONS. FINAL INSPECTION SHALL INCLUDE THESE MARKED SERVICES. FINAL PAVEMENT WILL NOT BE MADE UNTIL SERVICES ARE MARKED.
WATER & SEWER CONTRACTOR SHALL CONSULT SEWER PROFILES AND STORM DRAIN PROFILES TO ENSURE PROPER DEPTHS OF UTILITIES TO AVOID CONFLICTS.
WATER MAIN TO BE 3' BELOW FINISHED GRADE.
CONTRACTOR TO CONTACT CITY TO PRIVATE EXISTING SHUT OFF VALVES. ENGINEER OF EX. SERVICES ARE AFFECTED WHILE MAINS ARE TURNED OFF UNTIL THE NEW MAINS ARE INSTALLED, TESTED, AND ACCEPTED.
EX SSS & EX WM TO BE FIELD VERIFIED BY CONTRACTOR. METERS AND SERVICES NOT PRESENT OR IN THE CORRECT LOCATIONS NEED TO BE INSTALLED BY THE CITY AT THE COST OF THE OWNER. EX METER SETS TO BE ADJUSTED TO FINAL GRADE. CONTRACTOR SHALL DIRECT THE FINAL GRADE OF METER & METER BOXES INSTALLED BY CITY, TO FOLLOW DETAIL.
- THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THE PROJECT BY THE OTHER CITY DIVISIONS.
- THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION OF UTILITIES AND "PART TIME" INSPECTION OF THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT
STANDARD CITY NOTES:
1. THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THE PROJECT BY OTHER CITY DIVISIONS.
2. A) THE PERIMETER EROSION CONTROLS, CONSTRUCTION EXIT, AND SWPPP (GRADING PERMIT BOX) HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEERING DIVISION. (APPLICANT IS RESPONSIBLE FOR CONTACTING AND SCHEDULING THE EROSION CONTROL INSPECTION BY CALLING THE ASSIGNED PM.)
B) A PRE-CONSTRUCTION CONFERENCE HAS TAKEN PLACE.
i. ALL CONTRACTORS/SUBS INSTALLING PUBLIC INFRASTRUCTURE MUST BE PRESENT ALONG WITH THE INSPECTOR FROM ENGINEER OF RECORD.
ii. IF THE SUPERINTENDENT ON SITE CHANGES AFTER THE CITY OF FAYETTEVILLE PRE-CONSTRUCTION MEETING, AN ADDITIONAL PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH THE NEW SUPERINTENDENT.
3. PRIOR TO ANY CLEARING TO INSTALL EROSION CONTROL STRUCTURES, TREE PRESERVATION FENCING MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE URBAN FORESTER (444-3466).
4. THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR CONCURRENCE BEFORE PRECONSTRUCTION MEETING AND BEFORE MATERIAL IS ORDERED - WEEKLY INSPECTION REPORTS SHOULD BE SUBMITTED TO THE CITY OF FAYETTEVILLE STAFF & INSPECTOR.
5. CONTACT DIG SAFE PRIOR TO THE CITY OF FAYETTEVILLE WATER OPERATIONS DIVISION, (575-8366) PRIOR TO THE PRE-CONSTRUCTION MEETING TO DISCUSS THE DEMISE BLOCK OR IRRIGATION WATER SERVICE DEMAND TO VERIFY SIZE OF METER PROPOSED.
6. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF FAYETTEVILLES REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
7. PRIOR TO PROJECT ACCEPTANCE (FINAL PLAT, CERTIFICATE OF OCCUPANCY, OR TEMPORARY CERTIFICATE OF OCCUPANCY) THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:
a. THE WORK SHOWN ON THE CIVIL SITE PACKAGE MUST BE COMPLETE AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
b. VEGETATION MUST BE ESTABLISHED IN ACCORDANCE WITH SECTION 169.06 OF THE UDC AND PERIMETER CONTROLS REMOVED.
c. ONE (1) SET OF AS-BUILT DRAWINGS OF THE COMPLETE PROJECT (INCLUDING DETAILS) AS AN AND COPY AND IN TIF OR PDF FORMAT.
i. PUBLIC INFRASTRUCTURE AND SERVICES SHALL BE SURVEYED AFTER INSTALLATION IN RELATION TO EASEMENTS, PROPERTY LINES, AND RIGHTS-OF-WAY.
ii. SANITARY SEWER, AND STORM DRAINAGE (INCLUDING PRIVATE) ELEVATIONS MUST BE VERIFIED AND UPDATED. (SUBMITTED OUT OF DESIGN TOLERANCE MUST BE CORRECTED.)
iii. PROFESSIONAL SURVEYORS SHALL PROVIDE STAMP DRAWINGS SPECIFICALLY IDENTIFYING THE LIMITS OF AS-BUILT SURVEY PERFORMED.
iv. ADEQUATE VERIFICATION SURVEY TO CONFIRM ACCURACY OF DRAINAGE REPORT.
d. UNIT PRICE CONSTRUCTION COSTS FOR REVIEW AND APPROVAL AND A SINGLE 2 YEAR MAINTENANCE BONDS IN THE AMOUNT OF 25% OF THE PUBLIC IMPROVEMENTS.
e. CERTIFICATION THAT THE STREETS, SIDEWALK, STORM SEWER, WATER, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS.
i. PROVIDE ALL INSPECTION REPORTS, APPROVED SUBMITTALS, DATA FORMS FROM UTILITY SPECIFICATIONS (INCLUDING DEFLECTION TESTS SEWER TV REPORT) COMPACTION TEST RESULTS, ETC.,
f. CERTIFICATION THAT THE DETENTION RETAINING WALLS WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS(INSPECTION AND TESTING REPORTS REQUIRED PER DRAINAGE).
g. CROSS SECTIONS, VOLUME CALCULATIONS, AND CERTIFICATION RETENTION/DETENTION PONDS ARE IN ACCORDANCE WITH THE APPROVED DRAINAGE REPORT.
h. SURVEYORS CERTIFICATION OF COMPLIANCE FOR MONUMENTS AND PROPERTY PINS.
i. THE AS-BUILT FINAL DRAINAGE REPORT IF ANY CHANGES UPDATED PER AS-BUILT INVERT, SLOPE, INLET OPENING, ROAD PROFILE, CROSS SLOPE, ETC.
8. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
9. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITION AL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET.
10. PRIOR TO ENGINEERING APPROVAL OF THE BUILDING PERMIT, EITHER THE REQUIRED PUBLIC IMPROVEMENTS MUST BE INSTALLED AND ACCEPTED, OR PERFORMANCE BOND IS IN THE AMOUNT OF 150% OF THE CONSTRUCTION COST FOR ALL PUBLIC IMPROVEMENTS MUST BE SUBMITTED, ACCOMPANIED BY A UNIT PRICE ESTIMATE APPROVED BY THE ENGINEERING DIVISION AND ALL EASEMENTS MUST BE DEDICATED OR VACATED.
11. ALL MATERIAL DELIVERIES, CONSTRUCTION STAGING, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSIDE THE PUBLIC STREETS DURING ALL PHASES OF THIS PROJECT.
12. SIGNAGE IS NOT REVIEWED BY THE ENGINEERING DEPARTMENT. APPROVAL OF THESE PLANS DOES NOT IMPLY OR GUARANTEE APPROVAL OF YOUR PROPOSED SIGNAGE.
765-15269-306 HALL BYPASS TRUST P.O.BOX 933 FAYETTEVILLE, AR 72702-0933 ZONING: R-A
765-15269-700 HALL BYPASS TRUST P.O.BOX 933 FAYETTEVILLE, AR 72702-0933 ZONING: R-A
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GRADING NOTES/ OPERATIONS AND MAINTENANCE PLAN:

1) ALL GRADES ARE AS INDICATED BY CONTOURS.
2) CUTS AND FILLS ARE AS INDICATED BY FINISHED CONTOURS AND SPOT ELEVATIONS. SLOPES SHALL NOT EXCEED 3:1 UNLESS ADDITIONAL SLOPE TREATMENT IS PROPOSED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF FAYETTEVILLE ENGINEERING DEPARTMENT.
3) GRADING WILL BE LIMITED TO THE EXTENTS OF THE PROPOSED CONTOURS.
4) ALL DISTURB AREAS SHALL BE REVEGETATED IN ACCORDANCE TO ORDINANCE 169.06(F) (REFERENCE LANDSCAPE PLAN):
   (A) ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING.SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
   (B) 10% TO 15% GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND/OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
   (C) 15% TO 20% GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUNDCOVER AS SET FORTH IN (B) ABOVE.
   (D) MORE THAN 20% GRADE: ANY FINISH GRADE OVER 20% SHALL BE STABILIZED WITH RETAINING WALLS, CRIBBING, TERRACES, LANDSCAPE FABRIC, VEGETATION, OR RIPRAP. IF RIPRAP IS USED THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
5) IF EXCESSIVE DUST BECOMES A PROBLEM, A PLAN FOR WATERING HEAVILY TRAVELED AREAS WILL BE SUBMITTED TO THE CITY ENGINEER BY THE CONTRACTOR.
6) ALL FINISHED SLOPES ARE AS SHOWN BY THE FINISHED CONTOURS.
7) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PRIMARY GRADING. DURING CONSTRUCTION HAY BALES SHALL BE PLACED AROUND ALL INLETS UNTIL PAVEMENT IS INSTALLED TO PREVENT SILT BUILD UP IN PIPES.
8) THERE ARE NO KNOWN EROSION PROBLEMS ON THIS SITE OR THE PROPERTY DOWNSTREAM.
9) EROSION CONTROL MEASURES AS OUTLINED BY THIS PLAN SHALL BE IN PLACE AND INSPECTED BY THE CITY OF FAYETTEVILLE PRIOR TO ANY CONSTRUCTION.
10) ALL AREAS WHICH RECEIVE CONCENTRATED RUNOFF SHALL BE STABILIZED WITH STONE CHECK DAMS
11) ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12 INCHES IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.
12) FILL SHALL NOT BE PLACED ON EXISTING SLOPES WITH A GRADE STEEPER THAN 15% UNLESS KEYED INTO STEPS IN THE EXISTING GRADE AND THOROUGHLY STABILIZED BY MECHANICAL COMPACTION.
13) REMOVE AND DISPOSE OF EXCAVATED MATERIAL OFF SITE. IT IS ILLEGAL TO DISPOSE OF EXCAVATED MATERIAL WITHIN THE CITY LIMITS WITHOUT AN OPEN GRADING PERMIT FOR THE DISPOSAL SITE. IF IN THE CITY LIMITS, PROVIDE A PERMIT NUMBER OF THE RECEIVING SITE.
14) IF TOP SOIL OR OTHER SOILS IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
15) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50 LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
16) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
17) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

* ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABALIZED WITHIN 14 DAYS IMMEDIATELY AFTER THE GRADING OR DISTURBANCE HAS BEEN COMPLETED.

GRADING NOTES:
SHEET FLOW WILL NOT BE PERMITTED TO FLOW ACROSS LOTS AND DIVERTED BY HOUSES. FLOW MUST BE PERPENDICULAR TO THE NEIGHBOWN PROPERTY LINES.
- INDICATE INDIVIDUAL LOT DRAINAGE WITH THE USE OF SPOT ELEVATIONS AND FLOW ARROWS.
- IN GENERAL, DRAINAGE SHOULD BE ROUTED ON THE SHORTEST PRACTICABLE FLOW PATH TO THE PUBLIC RIGHT OF WAY OR DRAINAGE EASEMENT.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE GRADED AND SHAPED IN ACCORDANCE WITH THE MASTER LOT GRADING PLAN DURING PRELIMINARY PLAT CONSTRUCTION. PROVISIONS WILL BE CONSIDERED TO ACCOMMODATE POSITIVE DRAINAGE UNTIL BUILD OUT OCCURS.

SLOPE GRADING IN PUBLIC UTILITY EASEMENTS SHALL NOT EXCEED 15% GRADE.

CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ONSITE, AND MODIFYING AND ADDING NECESSARY EROSION CONTROL MEASURES.

EROSION CONTROL NOTES:

- ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- WHEN SILT FENCE OR WATTLES ARE NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE U" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
- ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
- PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
  - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
  - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
  - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
  - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
  - MORE THAN 3:1 GRADE: ANY RINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
    - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
    - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
- PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
- DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
- CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
- DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

JORGENSEN +ASSOCIATES
Civil Engineering - Surveying
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: RIVERWALK PHASE 6

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 11/01/2024
DRAWN BY: PHM/BJP
PROJECT #2021137
FILE PATH: Z:\SUB\2021137.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEERING

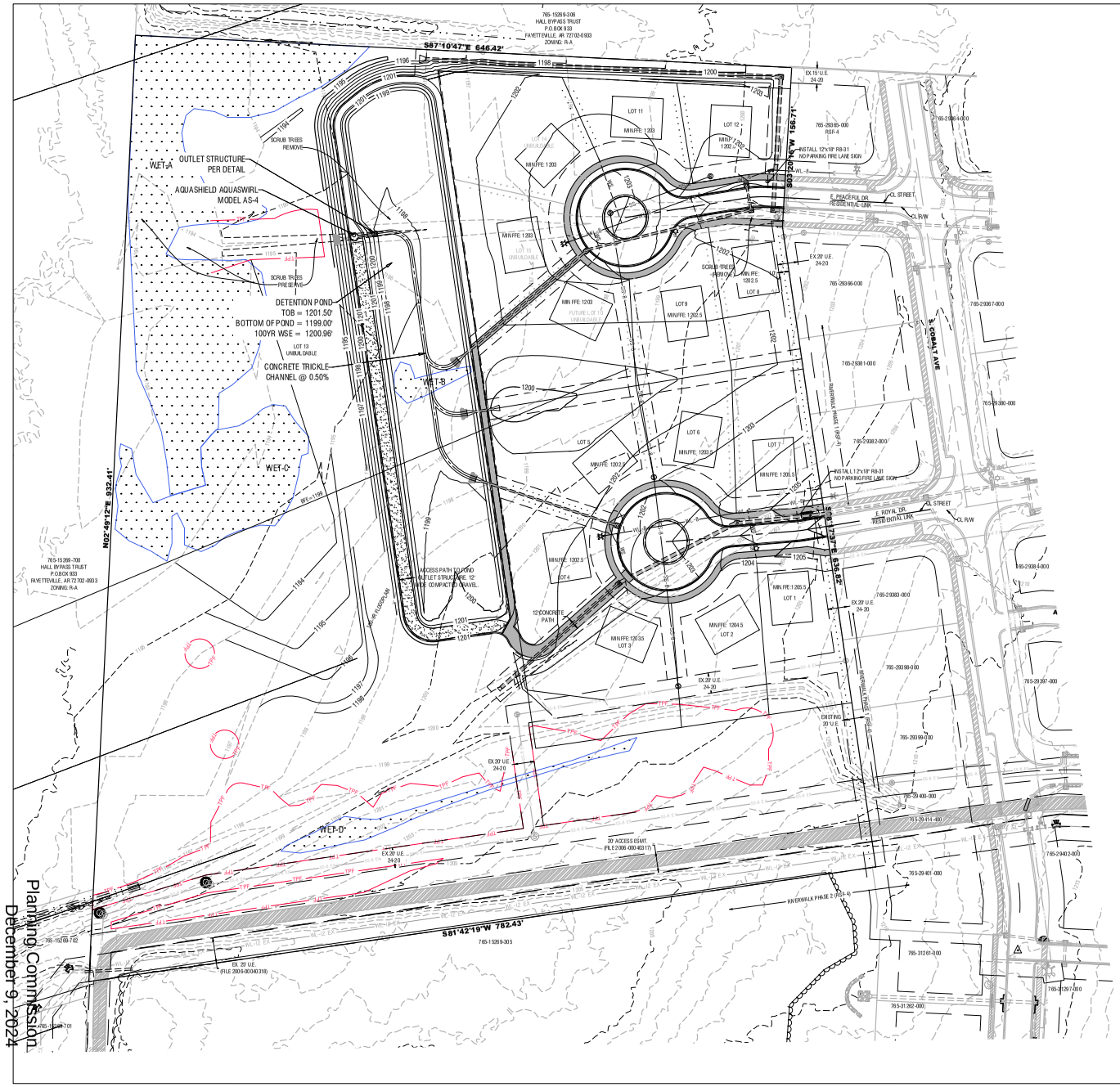
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13843 — BLAKE E. JORGENSEN

SHEET TITLE

GRADING & EROSION CONTROL PLAN PHASE II

SHEET NUMBER

C1.03



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GRAPHIC SCALE

50 0 25 50 100 150

(IN FEET)
1 inch = 50 ft.

GRADING NOTES:
-SHEET FLOW WILL NOT BE PERMITTED TO FLOW ACROSS LOTS AND DIVERTED BY HOUSES. FLOW MUST BE PERPENDICULAR TO THE NEIGNOWN PROPERTY LINES.
- INDICATE INDIVIDUAL LOT DRAINAGE WITH THE USE OF SPOT ELEVATIONS AND FLOW ARROWS.
- IN GENERAL, DRAINAGE SHOULD BE ROUTED ON THE SHORTEST PRACTICABLE FLOW PATH TO THE PUBLIC RIGHT OF WAY OR DRAINAGE EASEMENT.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE GRADED AND SHAPED IN ACCORDANCE WITH THE MASTER LOT GRADING PLAN DURING PRELIMINARY PLAT CONSTRUCTION. PROVISIONS WILL BE CONSIDERED TO ACCOMODATE POSITIVE DRAINAGE UNTIL BUILD OUT OCCURS.

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- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: RIVERWALK PHASE 6

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 12/02/2024
DRAWN BY: PM/MB/JP
PROJECT #2021137
FILE PATH: Z:\SUB\2021137.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEERS

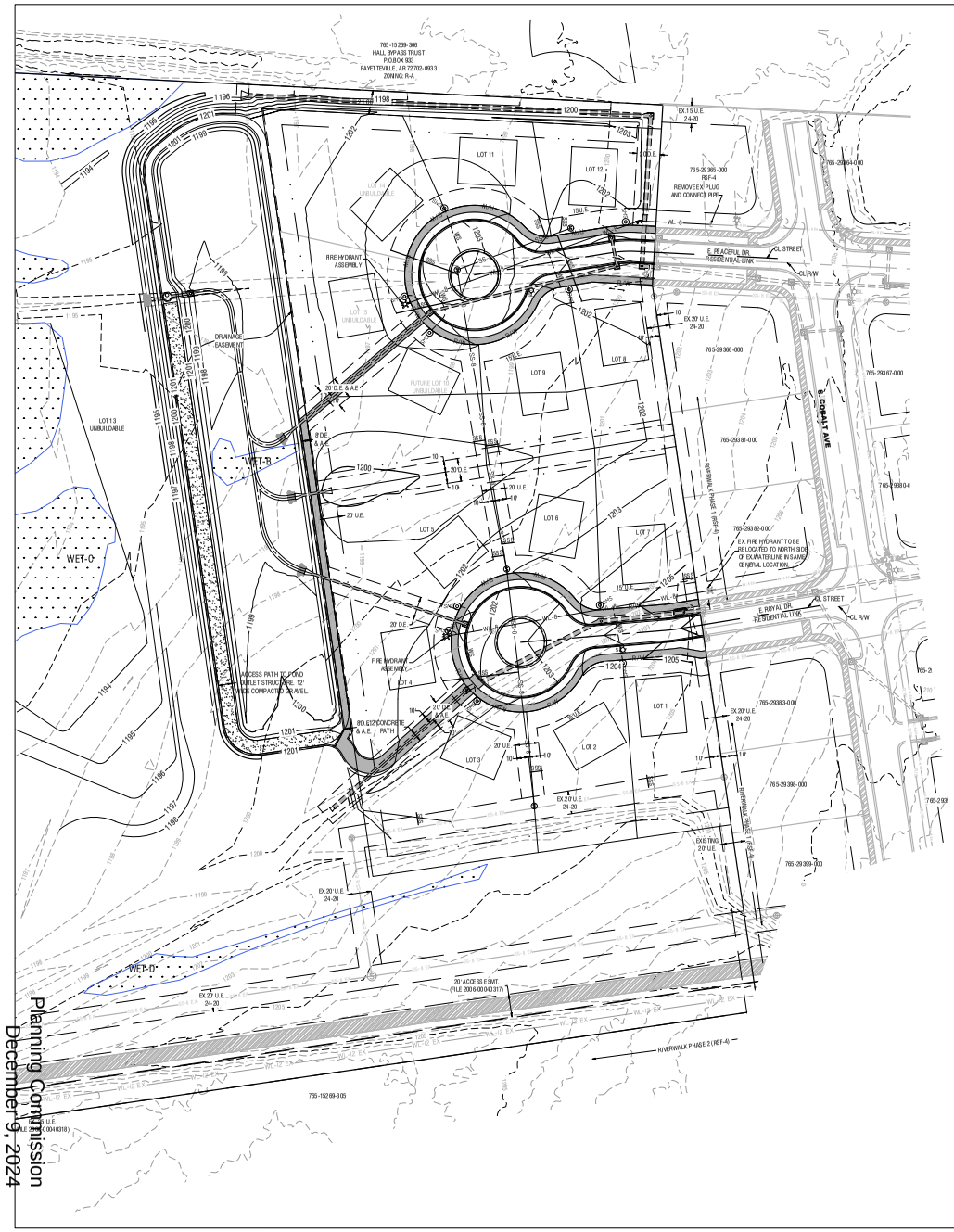
STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13843 — BLAKE E. JORGENSEN

SHEET TITLE

MASTER RESIDENTIAL LOT GRADING PLAN

SHEET NUMBER

C1.04



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

OWNER:

D R HORTON - NW ARKANSAS LLC
1341 HORTON CIR.
ARLINGTON, TX 76011
479-239-8881

NOTE: ALL FRANCHISE UTILITIES SHALL BE PLACED ON LOT FRONTAGE.

Civil Engineering · Surveying

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
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- BUILDING SETBACK
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- NEW 5' SIDEWALK
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- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
RIVERWALK PHASE 6

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 12/02/2024
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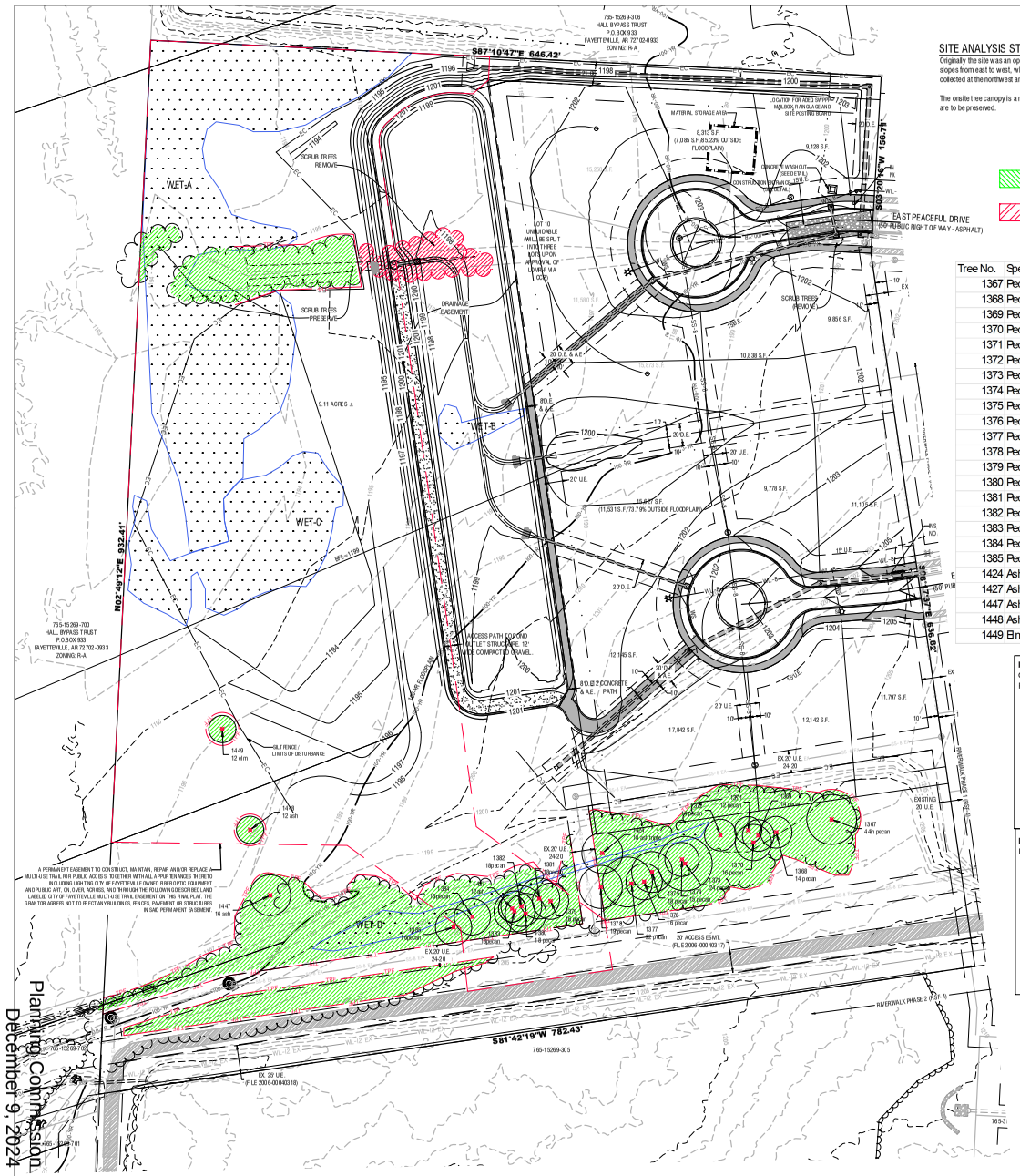
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEERS

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C1.05


S87°10'47"E 646.42'
N02°49'12"E 932.41'
S81°42'19"W 782.43'
S02°10'47"W 166.71'
EAST PEACEFUL DRIVE
(50' PUBLIC RIGHT OF WAY - ASPHALT)
RIVERWALK PHASE 2 (RSF-4)
WET-A
WET-B
WET-C
WET-D
SCRUB TREES REMOVE
SCRUB TREES PRESERVE
DRAINAGE EASEMENT
9.11 ACRES ±
765-15269-306
HALL BYPASS TRUST
P.O.BOX 933
FAYETTEVILLE, AR 72702-0933
ZONING: R-A
765-15269-700
HALL BYPASS TRUST
P.O.BOX 933
FAYETTEVILLE, AR 72702-0933
ZONING: R-A
765-15269-305
LOT 10
UNAVAILABLE
(WILLOW SPLIT
INTO 3 TREE
NOTS UPON
REMOVAL OF
LOWER VIA
CCR)
MATERIAL STORAGE AREA
LOCATION FOR ADDITIONAL SIGNAGE AND SITE POSTING BOARD
CONCRETE WASHOUT (SEE DETAIL)
CONSTRUCTION ENTRANCE (SEE DETAIL)
8,313 S.F.
(7,085 S.F./85.23% OUTSIDE FLOODPLAIN)
9,128 S.F.
9,778 S.F.
15,647 S.F.
(11,531 S.F./73.79% OUTSIDE FLOODPLAIN)
10,838 S.F.
9,856 S.F.
11,105 S.F.
11,797 S.F.
12,142 S.F.
12,195 S.F.
17,942 S.F.
SILT FENCE/
LIMITS OF DISTURBANCE
ACCESS PATH TO POND
OUTLET STRUCTURE - 12'
WIDE COMPACTED GRAVEL.
8'Ø @ 2' CONCRETE
& A.E. / PATH
A PERMANENT EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE A MULTI-USE TRAIL FOR PUBLIC ACCESS, TOGETHER WITH ALL APPURTENANCES THERETO INCLUDING LIGHTING BY CITY OF FAYETTEVILLE OWNED FIBER OPTIC EQUIPMENT AND PUBLIC ART, ON, OVER, ACROSS, AND THROUGH THE FOLLOWING DESCRIBED LAND LABELED CITY OF FAYETTEVILLE MULTI-USE TRAIL EASEMENT ON THIS FINAL PLAT. THE GRANTOR AGREES NOT TO ERECT ANY BUILDINGS, FENCES, PAVEMENT OR STRUCTURES IN SAID PERMANENT EASEMENT.
20' ACCESS ESMT.
(FILED 2006-00040318)
EX. 20' U.E.
(FILE 2006-00040318)
EXISTING 20' U.E.
EX.30' U.E.
24-20
EX. 20' U.E.
EX. 10' U.E.
20' U.E.
10' U.E.
20' D.E.
10' D.E.
8' D.E.
& A.E.
1196
1197
1198
1199
1200
1201
1202
1203
1204
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1234
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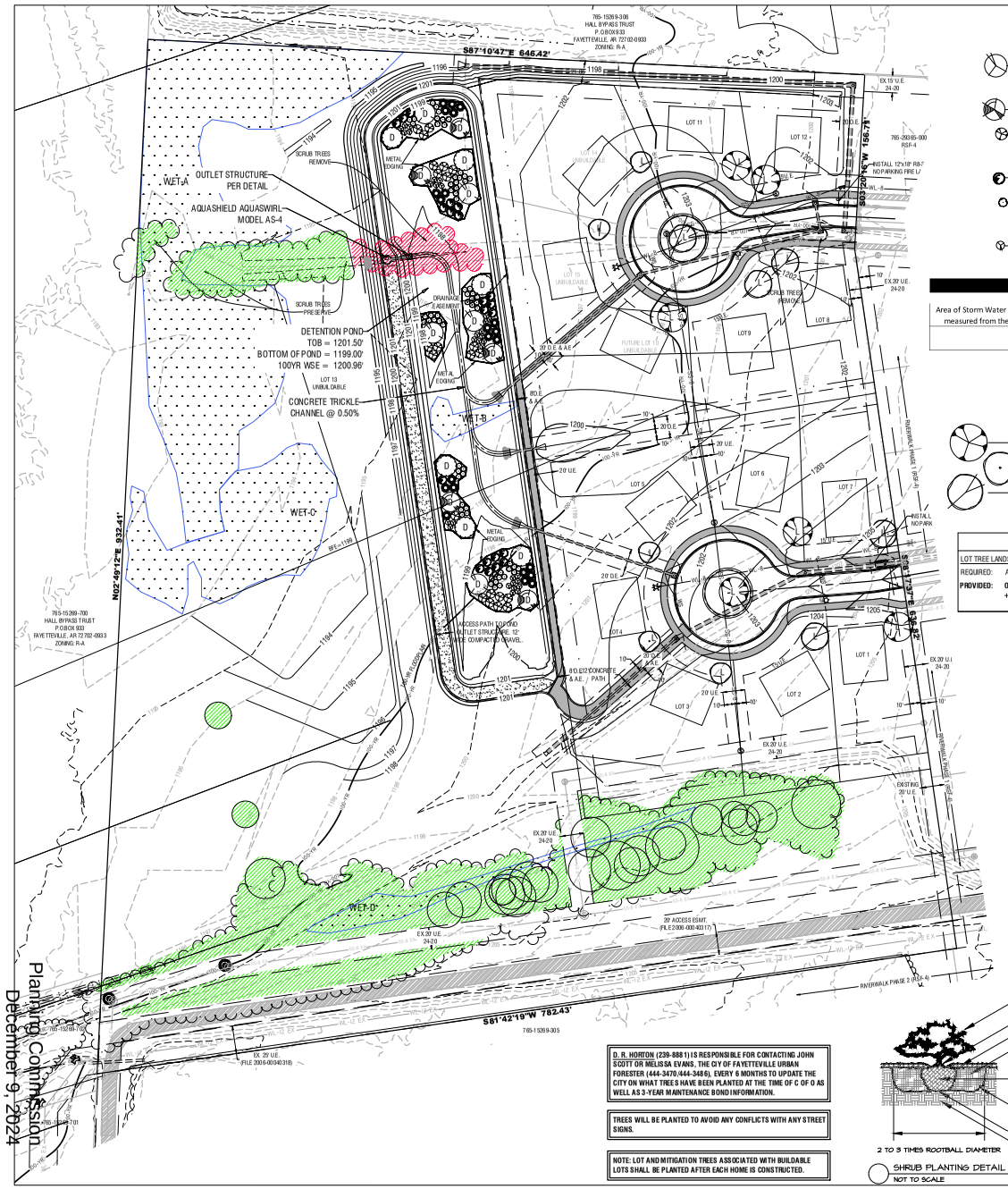


PLANT LIST (STORMWATER)

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE
5	BALD CYPRESS Taxodium distichum	B&B	2.5" CAL.
6	RIVER BIRCH Betula nigra	B&B	2.5" CAL.
5	SWAMP WHITE OAK Quercus bicolor	B&B	2.5" CAL.
22	BUTTONBUSH Cephalanthus occidentalis		3 GAL.
22	ARROWWOOD VIBURNUM Viburnum dentatum		3 GAL.
21	INKBERRY HOLLY Ilex glabra		3 GAL.
32	BUSHY BLUESTEM Andropogon glomeratus		1 GAL.
33	PRAIRIE SEDGE Carex bicknellii		1 GAL.
32	SWAMP MILKWEED Asclepias incarnata		1 GAL.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

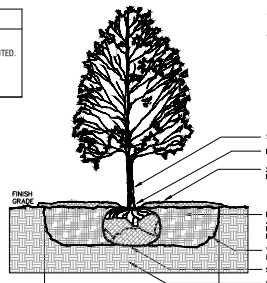
N
W E
S

Area of Storm Water Facility SQ. FT. *This area is measured from the top contour plus 10 feet	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
48700	16	65	97

PLANT LIST (LOT, STREET & MITIGATION)

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
6	THORNLESS HONEY LOCUST 'SHADEMASTER' Gleditsia triacanthos 'Shademaster'	B&B	2.5" CAL.	
5	TULIP TREE Liriodendron tulipifera	B&B	2.5" CAL.	
5	FRONTIER ELM Ulmus x 'Frontier'	B&B	2.5" CAL.	

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE

CITY LANDSCAPE REQUIREMENTS

LOT TREE LANDSCAPING (LABELED WITH AN "L"):

REQUIRED: A MINIMUM OF ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT SHALL BE PLANTED.

PROVIDED: **ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT (14 BUILDABLE LOTS), +2 PER CORNER LOT: 16 TREES.**

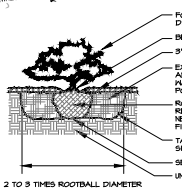
CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND ARRANGING ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "ALL TREES IN FAYETTEVILLE" AND "RECOMMENDED VARIETIES FOR PLANTING IN FAYETTEVILLE" SHALL BE FOLLOWED FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CLEARLY SHOWN ON INSTALLED AND AS-BUILT PLANS. BE INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINANT CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE EITHER TRANSPLANTED OR NURSERY GROWN. UNLESS SPECIFIED ON THE PLANS, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREE BASES SHALL BE INSTALLED PER FAYETTEVILLE STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION IF NOT CITED TO THE OWNER.
11. ALL PLANTING AREAS SHALL BE INSTALLED WITH IRRIGATION. ALL LANDSCAPED AREAS SHALL BE WATERED, EITHER BY AUTOMATIC IRRIGATION OR BY HAND, AS NECESSARY TO KEEP PLANTS ALIVE AND HEALTHY.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION IF NOT CITED TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE THE TIME OF BIDDING.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, REPLACING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING ONE OR ALL THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND SHEETING ALL PLANT LIST SPECIFICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY LANDSCAPE DESIGN IMAGES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND VERIFY LIGHTING CONFLICTS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% MEADOW GRASS AT A RATE OF NOT LESS THAN 5 LBS/1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE A 4" TOPSOIL, AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100 AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE DATE OF NOTICE FROM THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PREPARED BY APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO URBAN FORESTRY. A PERFORMANCE LANDSCAPE SURETY IN THE AMOUNT OF 125% OF THE APPROVED LANDSCAPE ESTIMATE SHALL THEN BE SUBMITTED WITH LANDSCAPE SURETY FORM.
26. DURING CONSTRUCTION, ENSURE THE PRESERVATION AND MAINTENANCE BARRIERS REMAIN INTACT AS MASTER BARRIERS BY URBAN FORESTRY AND FULLY PRIOR TO RELEASING PERMIT.
27. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT INSTALLED IRRIGATION DELIVERS PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.
28. MAINTAIN 8' MIN. VISION TRIA. SEPARATION BETWEEN TREES AND STREETSIGNS AND UTILITY LINES.
29. ALL PLANTING DETAILS ARE ACCORDING TO FAYETTEVILLE LANDSCAPE MANUAL.

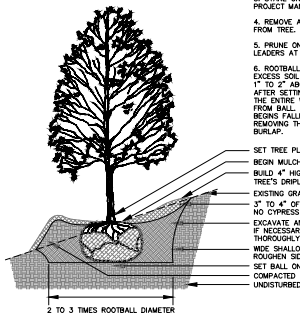
D. R. HORTON (239-8881) IS RESPONSIBLE FOR CONTACTING JOHN SCOTT OR MELISSA EVANS, THE CIY OF FAYETTEVILLE URBAN FORESTER (444-3470/444-3486), EVERY 6 MONTHS TO UPDATE THE CITY ON WHAT TREES HAVE BEEN PLANTED AT THE TIME OF C OF O AS WELL AS 3-YEAR MAINTENANCE BOND INFORMATION.

TREES WILL BE PLANTED TO AVOID ANY CONFLICTS WITH ANY STREET SIGNS.

NOTE: LOT AND MITIGATION TREES ASSOCIATED WITH BUILDABLE LOTS SHALL BE PLANTED AFTER EACH HOME IS CONSTRUCTED.



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE

JORGENSEN +ASSOCIATES
Civil Engineering · Surveying
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
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- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: RIVERWALK PHASE 6

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 12/02/2024
DRAWN BY: PHM/BJP
PROJECT #2021137
FILE PATH: Z:\SUB\2021137.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEER

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.00

Wonsower, Donna

From: Curth, Jonathan
Sent: Thursday, July 25, 2024 8:43 AM
To: Wonsower, Donna
Cc: Masters, Jessica
Subject: FW: Concerns Regarding Excessive Neighborhood Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

Donna,

Will you please attach the below to any staff documentation once PPL-2024-0007 gets forwarded from Tech Plat?

Thanks,

Jonathan Curth, AICP
Development Services Director
Development Services Department
City of Fayetteville, Arkansas
jcurth@fayetteville-ar.gov
479.575.8308

Website | Facebook | Twitter | Youtube

-----Original Message-----
From: Mayor <Mayor@fayetteville-ar.gov>
Sent: Thursday, July 25, 2024 7:41 AM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Cc: Jordan, Lioneld <ljordan@fayetteville-ar.gov>
Subject: FW: Concerns Regarding Excessive Neighborhood Expansion

fyi

-----Original Message-----
From: Jami Reed <jamireed44@gmail.com>
Sent: Thursday, July 25, 2024 7:38 AM
To: Mayor <Mayor@fayetteville-ar.gov>
Cc: Norton, Susan <snorton@fayetteville-ar.gov>
Subject: Concerns Regarding Excessive Neighborhood Expansion

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

My family and I live at 2395 S Cobalt Avenue, Fayetteville AR 72701 in the Riverwalk housing addition. Originally developed by Riggins, D.R. Horton has since taken over. What was originally marketed as 2 or 3 phases has turned into 5 with upcoming plans for phase 6.

I am emailing regarding the plans for Riverwalk phase 6. The preliminary plat for this phase does not take the flood zone, wet land, or new trees into account, nor does it address the large tributary of the White River and EPA concerns.

We assume large amounts of dirt will have to be moved through our neighborhood to elevate these new homes. Furthermore, not only can our neighborhood not support more homes (small pool and green space), but the surrounding roads cannot support this traffic without improved infrastructure.

Not only are we concerned about these environmental and structural impacts, but we are upset that things promised and marketed to us have not been upheld: size of the neighborhood, size of homes, and amenities. Furthermore, until building stops, we have no control over our HOA and the dues we pay annually. In fact, we are denied access to these financial records.

As someone who loves Fayetteville and our neighborhood, we realize the need for homes; we just don't think sacrificing infrastructure and destroying existing neighborhoods is the way the problem should be solved.

We appreciate you looking into these matters.

Thank you for your time and help,

Jami Reed

Wonsower, Donna

From: Kristi Barton <kree1@comcast.net>
Sent: Monday, August 5, 2024 2:20 PM
To: Wonsower, Donna
Subject: Phase 6 Expansion- Riverwalk

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Wonsower,
As a resident of Riverwalk neighborhood, my husband and I would like to express concern about the Phase 6 possible Expansion. We have a beautiful wetland behind our house. We were told this land is in a potential flood plain. We would like to preserve the canopy and ecology. Expansion would negatively impact both the enviornment, as well as traffic and construction challenges. We feel this would be a negative impact on our neighborhood.
Thank You for Your Consideration.
Kristi and Gary Barton
2331 S. Cobalt
Sent from my iPhone

Wonsower, Donna

From: Jami Reed <jamireed44@gmail.com>
Sent: Friday, August 2, 2024 9:25 AM
To: Wonsower, Donna
Subject: Proposed Phase 6 of Riverwalk Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for your patience and understanding at the plat review meeting Wednesday. I am trying to teach my young boys that their involvement is important and their voice matters.

I am reaching out with concerns regarding the phase 6 development of the Riverwalk subdivision.

My family and I have lived at 2395 S. Cobalt Avenue and been a part of the Riverwalk neighborhood since 2016, one of the firsts in phase 1 development. During that time, we have seen the neighborhood grow beyond capacity with rising issues and none of the promised developer updates.

As another expansion is discussed, we wanted to express our opposition as we feel it goes against Fayetteville's Guiding Principles for a naturally beautiful city, ecosystem preservation, and well-maintained city infrastructure.

The land being considered is a floodplain and natural wetland. As more and more houses have been built, stormwater drainage has become more and more of an issue in our neighborhood and in our own yard, resulting in standing water and street erosion.

Since the land is in a floodplain, we know developers are required to obtain a Floodplain Development Permit, an Elevation Certificate, and a No-Rise Certificate since it backs the White River. And if developed, home owners will be required to hold flood insurance.

However, even with these precautions, we are still concerned about the effects on our existing homes, drainage systems, and river system. Research has shown that fill and build protects a few and increases flooding on the many. Even if homes are built up, what will prevent the destruction of current resident's property? We are concerned about flooding similar to that of the past, especially down river at the bridge on Dead Horse Mountain Road.

Looking at Fayetteville's city plan, it appears that this land is also labeled as "nature." According to the proposed plat, some of the trees are set to be protected, but what of the others? We have reached out to the WCRC, EPA, and Nature Conservancy because we feel that it should be protected to ensure continued wildlife habitation and protect the White River. When we originally bought our home, we were told there would be green spaces—perhaps this area could be that green space.

Also, with the additional phases in our neighborhood combined with that of Stonebridge, traffic getting out on Huntsville Road/Highway 16 has been a serious issue. With even more construction commencing on homes on the east side of Dead Horse Mountain, we are unsure how traffic will be managed.

Finally, since these homes would be behind phase 1, we are concerned about consistency of lot and home size as well as construction safety. The construction entrance is set to be at the end of one of our busiest streets, where you can find 2 or 3 families out every day with anywhere from 5-15 playing children.

We know Fayetteville needs more homes, but destroying Fayetteville's natural beauty and risking the safety of current residents and their property does not seem like the way to do it.

Thank you for your time and consideration on this matter, and we appreciate everything you do for our city.

Sincerely,

Jami Reed

Wonsower, Donna

From: Deb Shoemaker <luvpeex@yahoo.com>
Sent: Thursday, August 1, 2024 10:03 AM
To: Wonsower, Donna
Subject: New addition to the Riverwalk neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Thank you for the opportunity to express my concerns regarding the expansion of the Riverwalk development with an extension from Royal Drive. I am a walker and walk by the intended area for development most days. That area is extremely wet. Swamps and wetlands have been lost to human encroachment for years. Today only about 2% of the wetlands remain. These areas are vital to the health of our earth and the wildlife that calls it home. I know there is a big beaver dam near that area and I am concerned that the beavers would be displaced along with other wildlife. I am concerned for the canopy created by the plants in that area.

There ia another development being built nearby off of Dead Horse Mountain Road. Any new developments will add traffic coming out at Huntsville Road. The turn light at Huntsville has helped with morning traffic, but there is a limit to much traffic this intersection can handle. Adding more homes to the Riverwalk area will only add to this problem.

Fayetteville is a progressive city and recently created a plan for a sustainable environment to help with climate concerns. Please do not accept the plan to build in this area. Let's continue to grow thoughtfully.

Sincerely,

Debra Shoemaker
3065 E Royal Drive

Wonsower, Donna

From: Richard Rausch <rowdiedick@yahoo.com>
Sent: Tuesday, November 26, 2024 9:49 AM
To: arkansasinfo@drhorton.com
Cc: Wonsower, Donna
Subject: Riverwalk phase1

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs,

Here are some details for your proposed 14 home expansion to Riverwalk Phase 1. I am opposed to this expansion plan.

There is currently a construction project on the east side of Dead Horse Mountain road, which will allow home sites on the front nine of Stonebridge Meadows golf course.
I've watched for over a month now, as they hall dirt and gravel into this location to get the road high enough that it won't hold water. The entry road has been raised several
times, by my estimation, at least 8-10 feet. And it's still too wet to install the road.

The Riverwalk phase 1 land behind my house sits considerably lower than the Dead Horse Mountain road project mentioned above. There is a turtle pond at the end of Peaceful drive, a large pond on the old Collier property, northwest of my house, and of course the west fork of the white river, directly west of us. **There is water everywhere. This land is too wet to build on.** If you try to raise this land behind me as they have done at Stonebridge, this entire area of phase one will not drain properly. This is already the wettest corner of Riverwalk. The entire subdivision drains to the NW corner of this land when it rains. Cox cable installed their lines behind my house a couple of years ago**, and they hit water 1 foot below the surface.**

Bringing in fill, to raise the level of the land is understandable when there are no existing homes in the area, as per the afore mentioned Dead Horse Mountain project. But there are several homes in this NW corner of Riverwalk that will be negatively effected if you proceed with this expansion plan. **Myself, and the other home owners in this NW corner of Riverwalk are vehemently opposed to this proposed expansion of Riverwalk Phase 1.**

Please include this communication as part of the official record opposing this project.

Respectfully,

Richard Rausch
2379 S. Cobalt Ave
Fayetteville, AR

Wonsower, Donna

From: Katherine Taylor <kpk011621@gmail.com>
Sent: Sunday, August 11, 2024 4:12 PM
To: Wonsower, Donna
Cc: Alec Taylor
Subject: Riverwalk Floodplain Concerns

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,

My name is Katherine Taylor and my husband Alec and I live on S Cobalt Avenue in the Riverwalk subdivision. We've recently learned that there are potential plans to build homes behind the houses on our street.

We'd like to make you aware of the concerns we have about this potential construction. The land behind the houses on S Cobalt Avenue frequently becomes waterlogged and water in our backyard often pools at the edges of our fenceline during rain. Building on the floodplain area behind the houses on our street would increase flood risk.

Additionally, we're concerned that the increased flood risk associated with this potential construction would reduce the property value of homes in Riverwalk.

Thank you for your understanding,

Katherine Taylor

Wonsower, Donna

From: Karen Bright <brightkl@icloud.com>
Sent: Thursday, August 1, 2024 10:43 AM
To: Wonsower, Donna
Subject: Riverwalk Subdivision Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Donna, Planning Commission and Fayetteville City Council,

My husband and I are lifelong residents of Arkansas and chose to retire in Fayetteville about two years ago to join my daughter who is in her late 20s, sister & family (college age through middle age), and independent mother who is turning 89 years old this year. There are many stories behind this range of Fayetteville residence that helped us decide was the place for us in this world. Well, I could go into great detail about why Fayetteville was attractive to us. I will cut it short. Some of the main reasons had to do with Fayetteville's reputation for being concerned about the environment and maintaining a quaint-unique city space. In reality, we have seen situation after situation where businesses and construction have been favored over quality of life issues for Fayetteville's residents.

This brings me to our own Subdivision, which is Riverwalk off of Dead Horse Mountain Road. Our street is Coolridge, which is the southern boundary of the Fayetteville city limits. We fell in love with this subdivision because of the beautiful trees and mountains that surround us as well as the boundary of the White River. In one year we have seen this beauty deteriorate due to ongoing density of development. We have come to believe that the planning commission is going to continue to approve expansion after expansion, regardless of what it does to the quality of living in our city. We are hopeful, however, that the concessions given the construction companies can be better balanced now to be favorable with what creates long-term, beautiful, livable and welcoming city.

As a senior citizen, I have a very different view of what our city needs to keep it livable entering the "aging population statistics". I've been very concerned about what I've seen in traffic patterns and what is considered to be an approvable density for flow of traffic. I have attended via zoom other city council meetings in which traffic studies been reviewed and find the measures irrelevant and just wrong. They are not based on actual standard of living issues or functional safety, but data that is skewed to allowing this city to be as dense as possible. Not everyone owns a V8 and is below the age of 50 and can dart into an arbitrary data driven flow of traffic. What was considered to be an allowable flow of traffic over off of Old Missouri actually is already unsafe.The speed and flow now is a risky situation and doesn't allow a less powerful car being driven by a 60 six-year-old the ability to enter a traffic safely. So I view my experience here to be predictive of what is happening in Riverwalk.

While I have many more real examples, I will summarize my main concerns now:

Subdivision becoming too dense for enjoyable living and for the infrastructure designed/advertised as amenities for homeowners (pool is now way too small, green spaces promised have been sold vs developed for neighborhood park, traffic in neighborhood is increasing dramatically etc…)

Area of proposed development is low land supporting many animals and trees that need to stay in tact to have a long term healthy city. Haven't we learned that global warming and pollution of our resources is real yet? We need real land with real animals and natural water flow to keep Fayetteville from being ruined.

The plots proposed look too small to support the developers claims that the subdivision would be made of houses larger than 1800 square feet.

Dead Horse Mountain is limited in traffic flow ability due to hills, curves and size. More traffic would be dangerous and frustrating.

How can the neighborhood take another period of constant dump trucks which is a danger to children and adults living in our neighborhood?

Why do we have to keep waiting to take control of our neighborhood HOA because of more and more additions? This is going on forever just as we think we will get relief.

Thank you for your protection of our quality of life.

Karen Bright
Dale Bright

Wonsower, Donna

From: Paula Cosgrove <paula@praytwice.com>
Sent: Friday, August 2, 2024 2:14 PM
To: Wonsower, Donna
Subject: Riverwalk Addition

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to voice my concerns about the planned addition to Riverwalk Subdivision at the end of Royal and Peaceful streets.
This area is very close to the White River and some of the proposed development will be in the floodplain. This would require massive amounts of buildup to that area which may or may not eradicate the flooding problem. I live on Royal Drive and my street is very narrow. The construction vehicles would cause strain and deterioration of the street and difficulty with access during the day not to mention the wear and tear of the street. I also feel that this subdivision is very much at capacity with the recent additions of new homes in the last two years. Our infrastructure may not be able to handle any more homes. We also have a small neighborhood pool which cannot handle the additional influx.
I appreciate your time in this matter and being aware of my concerns.

Sincerely,
Paula Cosgrove
3080 E Royal Dr.
Fayetteville, AR 72701
870-514-8323
Sent from my iPhone

Wonsower, Donna

From: Diane Diamond <diamondsinaz@yahoo.com>
Sent: Saturday, August 3, 2024 11:25 AM
To: Wonsower, Donna
Subject: Phase 6 proposed for Riverwalk Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

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Please know that the swamp that they will build upon will produce 14 homes that will be a big problem for families who buy them.

What can we do to save the wetland and/or what is Horton doing to preserve the area and not just coming in with dump trucks of dirty fill? It would be a great addition to the neighborhood if the ground were not a wetland.

Diane Walter Diamond
3102 E. Peaceful Dr.
Fayetteville, AR 72701
Cell: 630 995 5745 diamondsinaz@yahoo.com
(not changing the email for one letter!)

Wonsower, Donna

From: Hughes, Jake <jake.hughes@okstate.edu>
Sent: Thursday, August 1, 2024 8:05 AM
To: Wonsower, Donna
Subject: Riverwalk phase 6

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Donna,

How are you? Just wanted to voice a few concerns as a resident of Riverwalk about the planned expansion.

As a parent with a young child I am very concerned about the potential construction traffic passing by my house on a neighborhood street. The new development area is in a flood plain so I can only assume they'll be hauling tons of fill dirt in to prevent flooding. Shouldn't the contractor have developed this area years ago rather than now disturbing a peaceful neighborhood with a new addition and a single entry point at the very back of a community?

This area is also very close to the white river and makes me question what the environmental impact will be?

When is construction scheduled to begin?

Thanks!

Jacob

Wonsower, Donna

From: Richard Rausch <rowdiedick@yahoo.com>
Sent: Thursday, August 8, 2024 7:30 AM
To: Wonsower, Donna
Subject: Riverwalk expansion
Attachments: 20190623_145145.jpg

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ms Wonsower,

I own the house at 2379 S. Cobalt Ave in Riverwalk. My property backs up to the proposed 14 home expansion of Riverwalk. We are opposed to
the planned expansion. Please allow me to simply offer information for you to consider.

I've owned this property since January of 2019. I've heard a lot of talk about the field behind our home being a 100 year flood plan. I've attached a picture from June of 2019. This picture is at the intersection of Dead Horse Mountain and Goff rd, which is the opposite side of the hill from the proposed Riverwalk expansion. When the west fork of the White River comes out of it's banks the field behind our home is saturated. I walked in that field the summer this picture was taken, and I had to wear knee boots, as I was sloshing around in ankle deep water. When it rains, the entire Riverwalk neighborhood drains toward this northwest corner of this subdivision. This area stays wet, even in dry conditions. We have crawfish mounds pushed up in our back yard all year, even during the heat we've had this summer. Cox cable installed there lines behind our house a couple of years ago and they told us they hit water one foot down right behind our fence.

I'm sure the proposed retention pond shown on the plans is for the purpose of obtaining fill dirt to raise the level of the home sights. If the level of this field is raised even slightly, the rain water from the entire Riverwallk subdivision will not drain to the river as God intended it too. Surely D. H. Horton can find a better place to build 14 more homes.

Thank you for your consideration,

Respectfully,

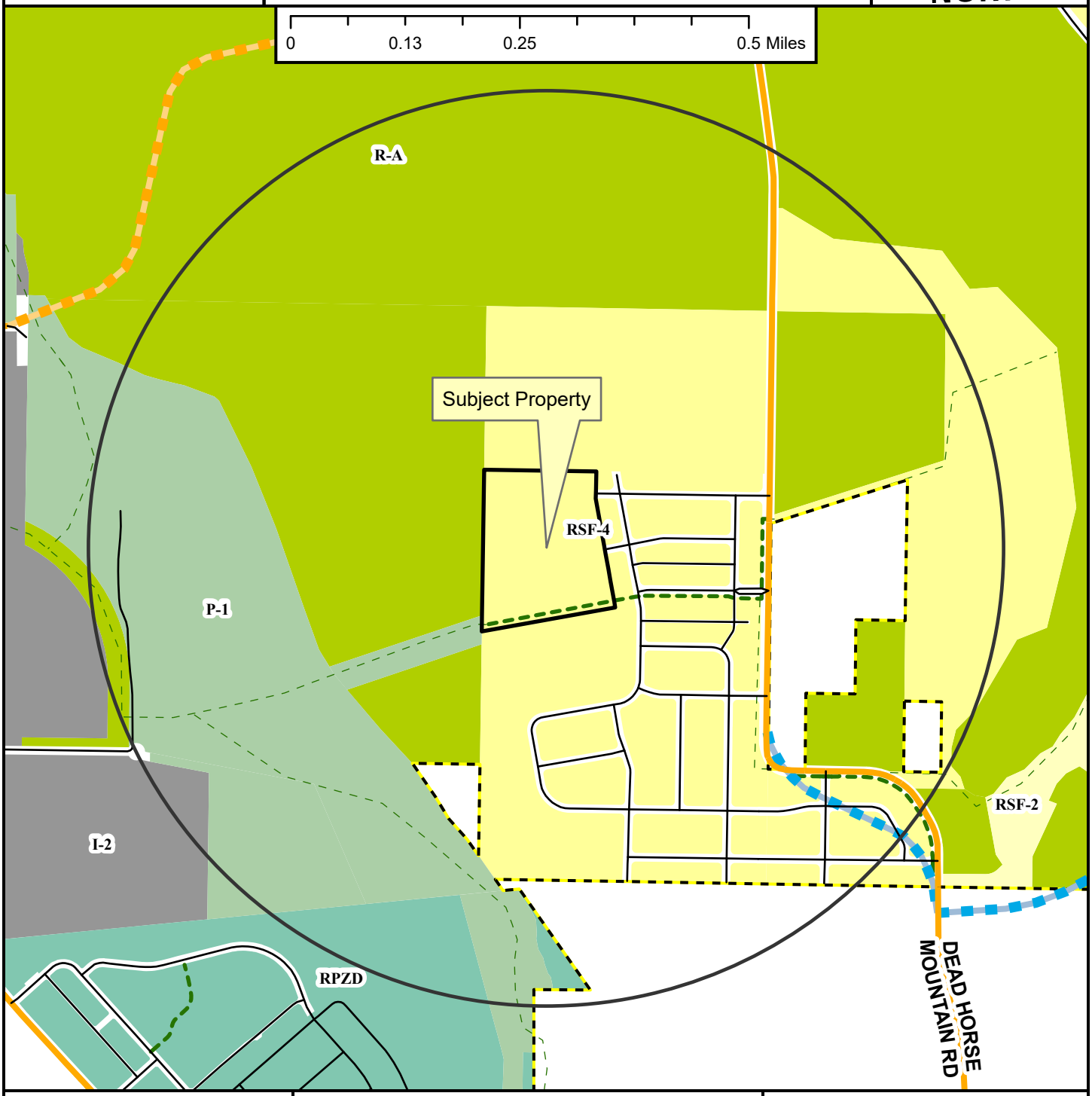
Richard Rausch
2379 S. Cobalt Ave
Fayetteville, AR

PPL-2024-0007

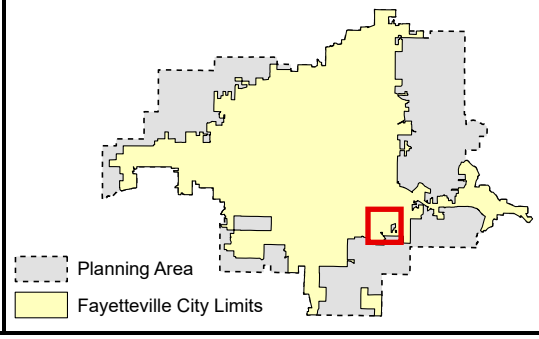
One Mile View

WEST OF S.COBALT DR & E. ROYAL DR

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

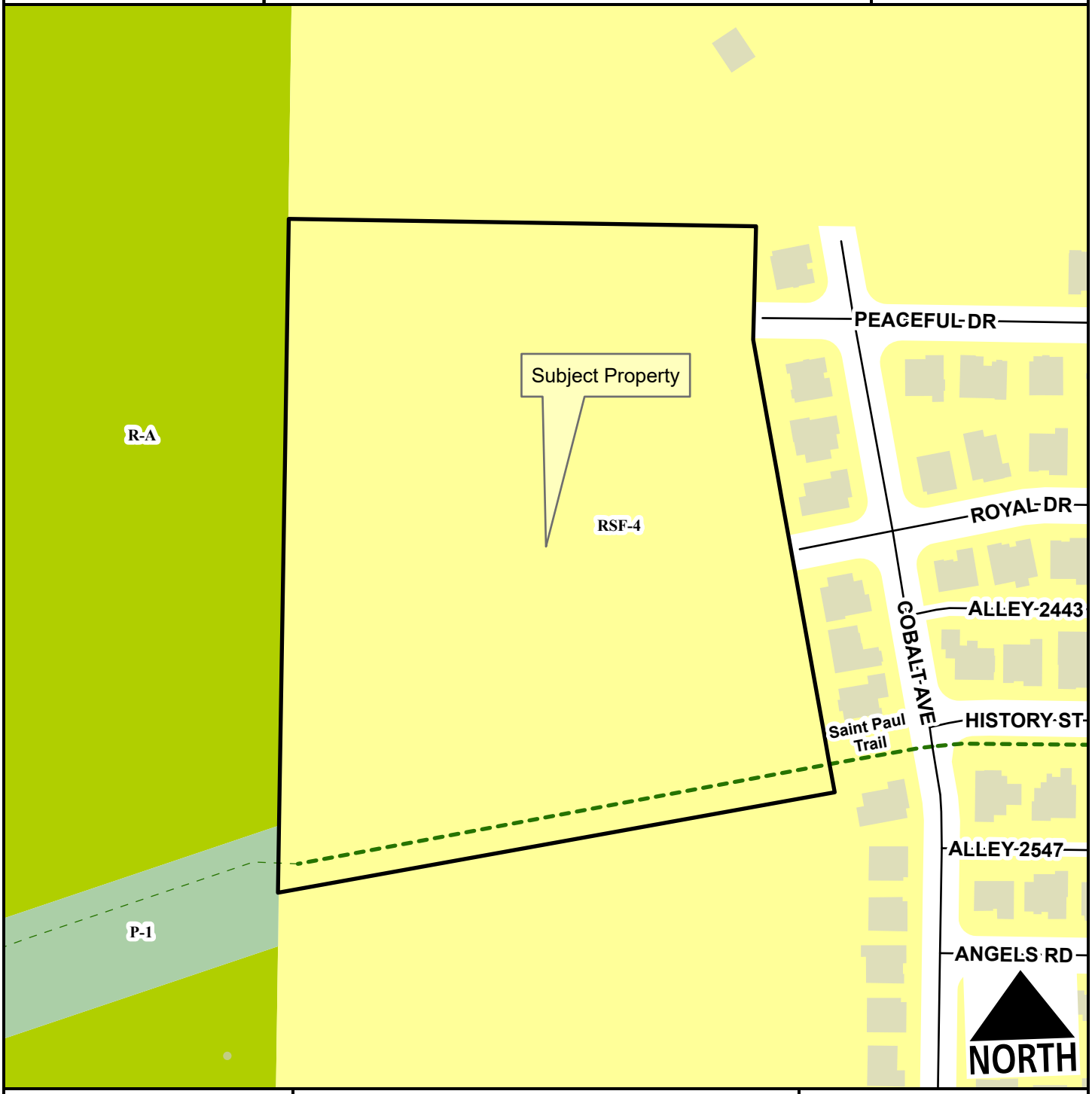
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

PPL-2024-0007

Close Up View

WEST OF S.COBALT DR & E. ROYAL DR



Alley
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Trail (Proposed)

Feet
0 75 150 300 450 600
1:2,400

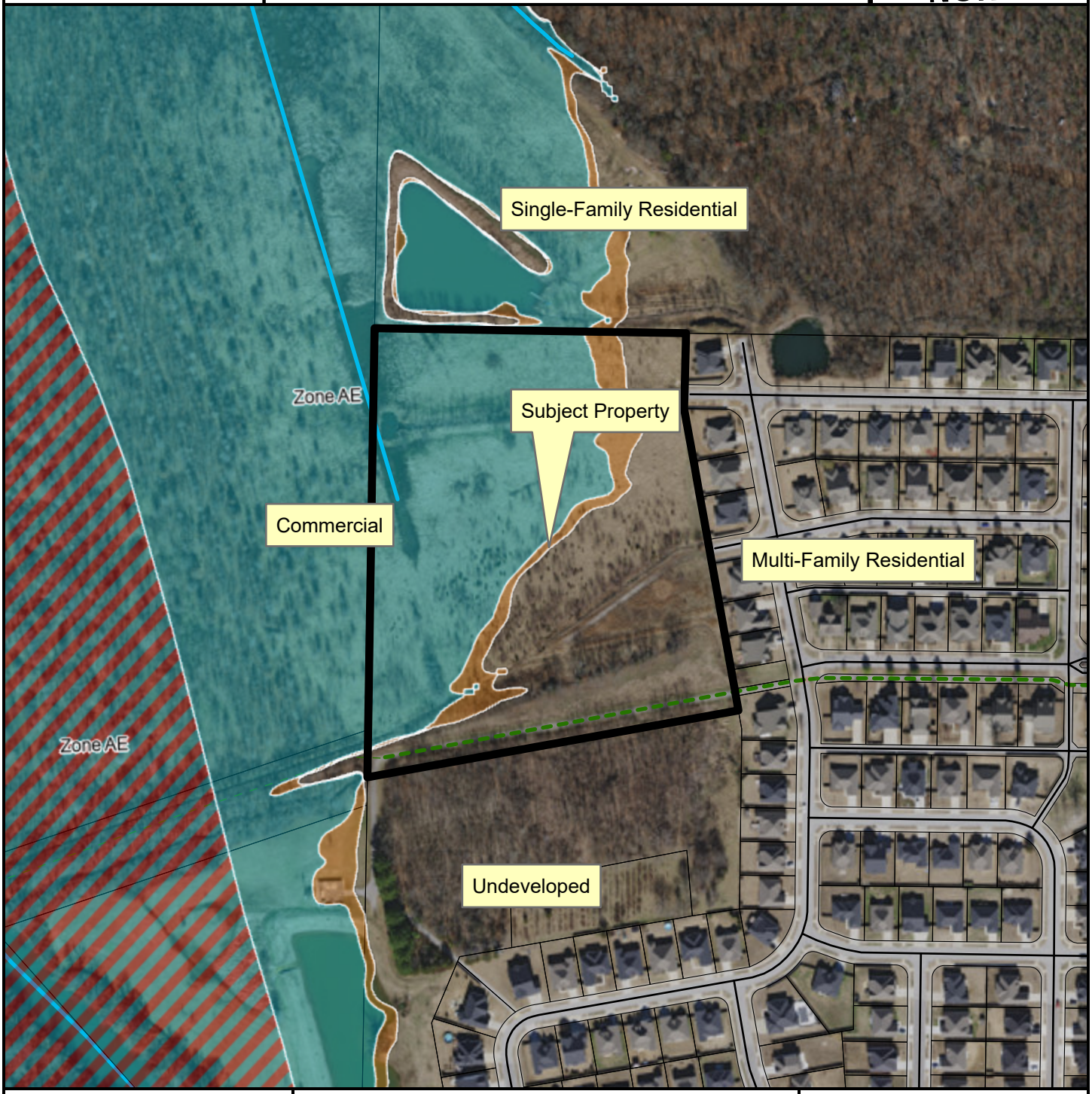
Residential-Agricultural
RSF-4
P-1

PPL-2024-0007

Current Land Use

WEST OF S.COBALT DR & E. ROYAL DR

NORTH



Alley
Residential Link
Trail (Proposed)
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

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

MEETING: December 9, 2024

SUBJECT: **LSD-2024-0028: Large Scale Development (NORTHWEST OF E. 15TH ST & S. MORNINGSIDE DR./LIVING FAITH CHURCH, 563):** Submitted by CRAFTON TULL for property located NORTHWEST OF E. 15TH ST & S. MORNINGSIDE DR. The property is zoned MSC, MAIN STREET CENTER and contains approximately 3.12 acres. The request is for a 16,591-square-foot expansion of an existing church.

RECOMMENDATION:
Staff recommends approval of **LSD-2024-0028** with conditions.

RECOMMENDED MOTION:
*"I move to approve **LSD-2024-0028**, recommending:*

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor of a variance to UDC §166.24(D)(1),*
- *In favor of a variance to UDC §166.24(D)(2),*
- *In favor of a variance to UDC §166.24(D)(5)(a),*
- *In favor of a variance to UDC §166.24(D)(5)(b),*
- *In favor of a variance to UDC §166.24(D)(7)(a)(i),*
- *In favor of a variance to UDC §166.24(D)(7)(b)(i), and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located northwest of the intersection of 15th Street and Morningside Drive. The property currently serves as the site of Living Faith Church and contains approximately 3.12 acres. It received its current zoning designation of MSC, Main Street Center, as a result of the Walker Park Neighborhood Plan in 2008. Earlier this year, the Board of Adjustment granted a variance for this project from the build-to and minimum buildable street frontage requirements associated with the underlying zoning district (BOA-2024-0013). One condition of the variance's approval was that the project shall be subject to the City's nonresidential design standards as if the building were located in the build-to zone. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Institutional	MSC, Main Street Center

South	Industrial	I-1, Heavy Commercial and Light Industrial
East	Single-Family Residential	NC, Neighborhood Conservation
West	Commercial	MSC. Main Street Center

Proposal: The applicant requests large scale development approval for a 16,591-square-foot addition to an existing church building. Six variances from the Unified Development Code have been requested which are described below alongside staff's recommendations:

- **Variance #1: UDC §166.24(D)(1) Nonresidential Design Standards – Building Mass, Scale, and Articulation.** Structures shall not exceed 200 feet in length adjacent to the street within a build-to zone. The applicant is requesting a variance to allow the east side of the structure to have a total length of approximately 280 feet.
    - *Staff recommendation: Staff supports this variance request. The purpose of this design standard is to reduce the visual impact of large structures by limiting their overall size. The building under consideration is located approximately 115 feet from the right-of-way along Morningside Drive, with parking between the building and the street. The applicant has explained that the proposed expansion is necessary to meet the church's functional needs and to accommodate the existing structure, which is a pre-engineered metal building. The most practical and cost-effective way to expand the building is by expanding its current structural framing, thus increasing its length. Given how far back the building is from the street, staff finds that granting this variance will not negatively impact the public realm. The design would not result in an overly long or monotonous building close to the street, and the additional length of the building is not likely to detract from the overall visual appearance of the area.*

- **Variance #2: UDC §166.24(D)(2) Nonresidential Design Standards – Building Mass, Scale, and Articulation.** The mass of a building exceeding 100 feet in length shall be delineated into no more than 40-foot-wide segments utilizing changes in height and depth of the wall plane of no less than 24 inches. The proposed building addition complies with this requirement, but the existing structure does not. The applicant is requesting a variance to allow the existing structure to remain unchanged, without redesigning it to have smaller segments with variation in height and depth.
    - *Staff recommendation: Staff is supportive of this variance request. The purpose of this design standard is to reduce the visual impact of large buildings by introducing variation in the wall plane's height and depth along primary façades. The applicant has stated that the budget for the project does not include upgrades to the existing structure, other than painting. Requiring full compliance with this design standard would impose an additional financial burden on their client. Given how far the building is set back from the street, with parking between the building and the road, staff finds that granting this variance will not negatively impact the character of the public realm.*

- **Variance #3: UDC §166.24(D)(5)(a) Nonresidential Design Standards – Building Mass, Scale, and Articulation.** Building facades located within a build-to zone shall incorporate changes in plane with a depth of at least 24 inches, either horizontally or vertically at intervals not less than 10 feet and not more than 40 feet. The proposed building addition complies with this requirement, but the existing structure does not.
    - *Staff recommendation: Staff supports this variance. The intent of this design standard is to create visual interest by introducing variation in the depth of the building's wall plane. However, strict compliance with this standard would*

necessitate substantial modifications to the existing structure. Given how far back the building is from the street, staff finds that granting this variance is not likely to adversely affect the public realm.

- **Variance #4: UDC §166.24(D)(5)(b) Nonresidential Design Standards – Building Mass, Scale, and Articulation.** Building facades located within a build-to zone shall incorporate changes in color, texture, and material, either horizontally or vertically, at intervals of not less than 10 feet and not more than 40 feet. The proposed building addition complies with this requirement, but the existing structure does not. While changes in color are proposed for the exterior of the existing building, changes in texture and material are not.
    - *Staff recommendation: Staff supports the applicant's request to not provide changes in texture and material on the existing structure. The purpose of this requirement is to break up the visual mass of large buildings by providing more dynamic facades. Given how far the building is from the street and the proposed changes in color, staff finds that the proposed design effectively meets those goals while considering the constraints of the existing structure and its associated use.*

- **Variance #5: UDC §166.24(D)(7)(a)(i) Nonresidential Design Standards – Building Mass, Scale, and Articulation.** A building entrance shall occur at a minimum of every 100 feet of building façade length that is within the build-to zone. The applicant is requesting a variance from this standard to not provide an entrance on the south side of the building.
    - *Staff recommendation: The applicant has said that the proposed expansion will house the church's children's area of the church, and access to it will be closely monitored from the building's lobby. There are no existing or proposed entryways on the south side of the building facing 15th Street. Entrances are provided on the east side of the building, facing Morningside Drive, at intervals of no more than 54 feet. The south side of the building is the back of a stage area, where an entrance would be impractical. Given the intended use of the proposed expansion, and the overall layout of the structure, staff is supportive of this variance request.*

- **Variance #6: UDC §166.24(D)(7)(b)(i) Nonresidential Design Standards – Building Mass, Scale, and Articulation.** A building façade located within the build-to zone shall be glazed no less than 50% of the first or ground floor at the pedestrian level between 2 and 12 feet above the sidewalk. The applicant is requesting a variance to provide no glazing on the south side of the building and only 12.5% on the east side.
    - *Staff recommendation: Staff is supportive of this variance request. The intent of the glazing requirement is to balance solid and void spaces and enhance pedestrian interest. The south side of the building, which houses the back of a stage area which will be used primarily for storage, is not suited for glazing. On the east side of the building, minimal glazing is proposed to meet the functional needs of the classroom and childcare areas, with the majority of the solid space being part of the existing structure. Staff finds that the proposed amount of glazing, along with the planned variation in building materials, color, and wall plane depth, sufficient improve the appearance of the building while making its design compatible with its intended use.*

Right-of-Way to be Dedicated:
15th Street: 15th Street is classified as a Regional High-Activity Link Street with existing right-of-way along the subject property's frontage totaling about 45 feet from centerline. Staff recommends right-of-way dedication in the amount of 48 feet from centerline to align with the typical standard for a Regional High-Activity Link Street.

Morningside Drive: Morningside Drive is classified as a Neighborhood Link Street with existing right-of-way along the property's frontage having a minimum width of about 20 feet from centerline. Staff recommends right-of-way dedication in the amount of 33.5 feet from centerline to align with the typical standard for a Neighborhood Link Street.

Street Improvements:
15th Street: The subject property's frontage on 15th Street is fully improved with asphalt paving, curb, gutter, and five-foot sidewalk recently installed by the Arkansas Department of Transportation (ARDOT). To meet the Master Street Plan requirement for a 10-foot sidewalk, staff is recommending a fee in lieu of construction to cover the additional five-foot width. This fee is based on the most recent ARDOT weighted average unit prices for item 633, concrete walks, which reflects the cost per square foot for the sidewalk expansion. The calculation breakdown is below:

- Sidewalk Area: 379 linear feet (LF) x 5 foot wide = 1,895 square feet (SF)
- Cost per Square Foot: $10.73/SF
- Recommended Fee in Lieu: 1,895 SF x $10.73/SF = $20,333.25

Morningside Drive: The property's frontage on Morningside Drive is fully improved with asphalt paving and 6.5-foot sidewalk at the back of curb. Staff does not recommend any improvements along Morningside Drive with this project.

Access Management/Connectivity: Staff has determined that the proposed development is meeting the City's access management and connectivity standards. The site is currently accessed through one driveway on 15th Street and two driveways on Morningside Drive, and no changes to access are proposed with this project.

Design Standards: Staff finds that the proposed development largely complies with pertinent design standards, including the City's parking lot and nonresidential design standards. Five variances from the nonresidential design standards have been requested, which are described further above alongside staff's recommendations.

Water and Sewer System: The existing church receives its domestic service from a 5/8" water meter on the northeast side of the property, and they are proposing to replace this meter with a 2" meter to meet the increase in domestic demands. A 6" fire line is proposed with the building expansion. Also, a new 6" sanitary sewer service line is proposed to connect to an existing sewer manhole on the northeast corner of Morningside Drive and Egret Road.

Parkland dedication or fee in-lieu: N/A; non-residential developments are not subject to parkland dedication.

Tree Preservation:
Canopy minimum requirement: 10%
Existing canopy: 2.6%
Preserved canopy: 2.5%
Mitigation required: 1 two-inch caliper tree

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

RECOMMENDATION: Staff recommends approving **LSD-2024-0028** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the amount of 48 feet from centerline along 15th Street and 33.5 feet from centerline along Morningside Drive;*

   Subdivision Committee recommended in favor of right-of-way dedication.

2. **Planning Commission determination of street improvements.** *Staff recommends a fee in lieu of a wider sidewalk on 15th Street in the amount of $20,333.25, based on the calculations provided above;*

   Subdivision Committee recommended in favor of street improvements.

3. **Planning Commission determination of a variance to UDC §166.24(D)(1), Nonresidential Design Standards – Building Mass, Scale, and Articulation.** *Staff recommends approval of this variance for the reasons stated above;*

   Subdivision Committee recommended in favor of this variance.

4. **Planning Commission determination of a variance to UDC §166.24(D)(2), Nonresidential Design Standards – Building Mass, Scale, and Articulation.** *Staff recommends approval of this variance for the reasons stated above;*

   Subdivision Committee recommended in favor of this variance.

5. **Planning Commission determination of a variance to UDC §166.24(D)(5)(a), Nonresidential Design Standards – Building Mass, Scale, and Articulation.** *Staff recommends approval of this variance for the reasons stated above;*

   Subdivision Committee recommended in favor of this variance.

6. **Planning Commission determination of a variance to UDC §166.24(D)(5)(b), Nonresidential Design Standards – Building Mass, Scale, and Articulation.** *Staff recommends approval of this variance for the reasons stated above;*

   Subdivision Committee recommended in favor of this variance.

7. **Planning Commission determination of a variance to UDC §166.24(D)(7)(a)(i), Nonresidential Design Standards – Building Mass, Scale, and Articulation.** *Staff recommends approval of this variance for the reasons stated above;*

   Subdivision Committee recommended in favor of this variance.

8. **Planning Commission determination of a variance to UDC §166.24(D)(7)(b)(i), Nonresidential Design Standards – Building Mass, Scale, and Articulation.** *Staff recommends approval of this variance for the reasons stated above;*

Subdivision Committee recommended in favor of this variance.

9. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto;

Standard Conditions of Approval:

10. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;

11. 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, and Cox Communications);

12. All mechanical/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;

13. Trash enclosures shall be screened on three sides with materials 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 Solid Waste Divisions for review prior to building permit;

14. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;

15. 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 City's current requirements;

16. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;

17. 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. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the I-540 Design Overlay District;

18. Large scale development approval shall be valid for one year;

19. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

20. 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

21. 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 the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    a. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    b. Project Disk with all final revisions; and
    c. 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: Required YES

Date: December 9, 2024 ❒ **Tabled** ❒ **Forwarded** ❒ **Denied**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Engineering Memo
- Urban Forestry Comments
- Request Letter
- Variance Request Letter
- Site Plan
- Building Elevations
- One Mile Map
- Close-Up Map
- Current Land Use Map

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Gretchen Harrison, Senior Planner

FROM: Melissa Boyd, Staff Engineer

DATE: November 25, 2024

SUBJECT: **Subdivision Committee Engineering Comments for LSD-2024-0028 Living Faith Church Expansion**

Water: The existing church receives its domestic service from a 5/8" water meter on the northeast side of the property, and they are proposing to replace this meter with a 2" meter to meet the increase in domestic demands. A 6" fire line is proposed with the building expansion.

Sewer: A new 6" sanitary sewer service line is proposed to connect to an existing sewer manhole on the northeast corner of Morningside Drive and Egret Road.

Streets: This property has frontage to Morningside Drive and 15th Street (Arkansas Highway 16). No changes in access are proposed.

Staff is recommending a fee in lieu of construction for sidewalk along the project's 15th Street frontage to meet the 10' Master Street Plan sidewalk width along regional links. ArDOT recently completed improvements to 15th Street/Highway 16 that included the installation of a 5' wide sidewalk along this property's frontage, so the recommended fee is for the additional 5' of sidewalk. The cost per square foot comes from the most recent ArDOT weighted average unit prices for item 633, concrete walks. The calculation breakdown is below:

- Sidewalk Area: 379 linear feet (LF) x 5-foot wide = 1,895 square feet (SF)
- Cost per Square Foot: $10.73/SF
- Recommended Fee in Lieu: 1,895 SF x $10.73/SF = $20,333.25

Drainage: This development is required to meet the four Minimum Standards of Fayetteville's Drainage Criteria Manual. A dry extended detention pond with bioretention is proposed to meet Minimum Standards 1-4, including sizing the outfall structure so that peak flows post-development do not exceed pre-development peak flows.

Plan Comments:

1. Underground hydraulic calculations from the fire sprinkler designer must be provided to ensure velocities in the distribution system will remain below 10 ft/sec prior to installation of the fire line.

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Trent Woessner, PE, Crafton Tull

From: Willa Thomason, Urban Forester

CC: Gretchen Harrison, Senior Planner

Meeting Date: November 27, 2024

Subject: LSD-2024-0028: Living Faith Church: Northwest of 15th St. & S. Morningside Dr., 563

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

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	235,907	100%
*Zoning Designation * Select Below with drop down arrow*		
MSC, Main Street Center	23,591	10%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	23,591	10.0%
Existing Tree Canopy * Minus Right of Way and Easements	6,164	2.6%
Tree Canopy Preserved	5,904	2.5%
Tree Canopy Removed *On Site	260	0.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	260	0.1%
Removed Below Minimum	**17,687**	
Mitigation Requirements	**260**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	260	1
Low Priority		
Total Mitigation Trees Required	260	**1**

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** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**	**Subdivision Committee**	**Planning 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**	**No**	
e.	Soil Types	**Yes**	**Yes**	
f.	Significant Trees	**Yes**	**Yes**	
g.	Groupings of Trees	**N/A**	**N/A**	
h.	Table Inventory List (species, size, health, priority)	**No**	**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)	**N/A**	**N/A**	
l.	Floodplains and floodways	**N/A**	**N/A**	
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	**Yes**	**Yes**	
p.	Delineates trees/canopy to be preserved and removed	**Yes**	**Yes**	
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**No**	**Yes**	
Tree Protection Methods				
a.	Tree Protection Fencing	**No**	**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	**No**	**No**	
f.	Location of construction entrance/exit	**No**	**No**	

6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**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	**9-30-24**	**11-20-2024**	

11-5-2024

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 show proposed and existing grading on tree preservation and landscape plans.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Trent Woessner, PE, Crafton Tull

From: Willa Thomason, Urban Forester

CC: Gretchen Harrison, Senior Planner

Meeting Date: November 27, 2024

Subject: LSD-2024-0028: Living Faith Church: Northwest of 15th St. & S. Morningside Dr., 563

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging. *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. **Parking Lot Requirements** 1 Tree : 12 Parking Spaces		Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*		X		
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*	**Yes**			
c. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*				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.	**1**
Parking Lot Trees	**10**
Street Trees	**27**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**3**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**11**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**18**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**9-30-24** **11-5-2024**	**11-20-2024**	
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 show proposed and existing grading on landscape and tree preservation plans.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

September 17, 2024

City of Fayetteville
Attn: Planning Staff
113 W Mountain St
Fayetteville, AR 72701

Re: LSD for Living Faith Church Expansion
First Submittal
CT Job #: 24303400

Dear Ms. Gretchen Harrison,

This cover letter is intended to describe the scope, nature, and intent of the above referenced project. The project scope includes only the expansion of the existing building, and all related sitework, utilities, grading, and landscaping. The intent of the project is to provide a new assembly worship area for children. The nature of the project is a religious institution.

Please contact me at (479) 878-2475 or trent.woessner@craftontull.com for questions or additional information.

Respectfully,

Trent Woessner, PE
Civil Project Engineer

pb2 architecture +engineering

4886 W. Pauline Whitaker Parkway Suite 200
Rogers, Arkansas 72758
Phone: 479.636.3545

October 28, 2024

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

RE:
Living Faith Church Expansion
Building Design Variance Requests
1351 Morningside Drive
Fayetteville, AR 72701

Board of Adjustment Members,

Living Faith Church is preparing to expand their existing facility at 1351 Morningside Drive to create a dedicated Children's Center. This includes a 16,591 square foot building expansion along with cosmetic updates to the existing building exterior.

The Fayetteville Board of Adjustments has previously approved a variance from the build-to-zone requirement, with the following condition:

> The primary façade(s) of the building shall be subject to the design standards as outlined in UDC 166.24, Nonresidential Design Standards as if they were placed in the build-to-zone.

pb2 architecture + engineering, on behalf of Living Faith Church, is submitting this request for the following variances from Section 166.24 Non-Residential Design Standards of the Fayetteville Unified Development Code.

Section 166.24(D) Building Mass, Scale and Articulation

(1) Structures shall not exceed 200 feet in length adjacent to the street, within a build-to zone.

Explanation: The space needed for the children's area program requires the amount of additional building area that is proposed. Additionally, the existing building is structurally framed as a pre-engineered metal building (PEMB). The most efficient and economical method for expanding a PEMB is to build as an extension of that structural framing. When doing so the building width and shape is the same as the existing building. With the expansion's width being the same as the existing building, and the space needed in the expansion, the resultant building length (existing + new expansion) exceeds 200'.

(2) The mass of a building exceeding 100 feet in length shall be delineated into no more than 40-foot-wide segments utilizing changes in height and depth of the wall plane of no less than 24 inches.

Explanation: The expansion portion of the project is delineated by segments that are no more than 40 feet wide. The existing building does not meet this segmented requirement, and the project budget does not include updates to the existing building, other than paint.

(5) Building facades located outside of the build-to zone and that are visible from a public right-of-way shall consist of the following:
a. Changes in plane with a depth of at least 24 inches, either horizontally or vertically; and
b. Changes in color, texture, and material, either horizontally or vertically.

Explanation: The expansion portion of the project is proposed to have 24" deep changes of wall plane, as well as color and material. However, the existing building does not meet these 24" wall plane offset requirements, and the existing building's construction is not planned to be modified other than paint. The proposed painting will provide color changes.

(7) Fenestration. Fenestration patterns should encourage design, reinforce rhythm, and create shadows. The following shall be met to satisfy the fenestration requirements for a principal face:

a. Entryways. A primary entrance for buildings located in a build-to zone shall face the public street. When a structure is not in a build-to zone, the primary entrance shall be well-defined from access drives, sidewalks, and/or major parking areas.

(i) Multiple entryways are encouraged for all structures; however, a building entrance shall occur at a minimum of every 100 feet of building façade length that is within the build-to zone.

Explanation: The intent of the church is to maintain and grow their central lobby which is used as a gathering place before and after their services. The expansion is not intended to include additional entryways, as this will house the children's area of the church. The access into and out of the children's area will be closely controlled from the centralized lobby as a safety measure for the children. There are no existing or proposed entryways on the south side of the building. The distance between entryways on the east side of the building is 54'-0". Providing additional entryways would provide an unsafe condition.

b. Glazing. In order to create a proportion of solids to voids and pedestrian interest the following standards shall apply:
(i) A building façade located within the build-to zone shall be glazed and no less than 50% of the first or ground floor at the pedestrian level between 2 and 12 feet above the sidewalk.

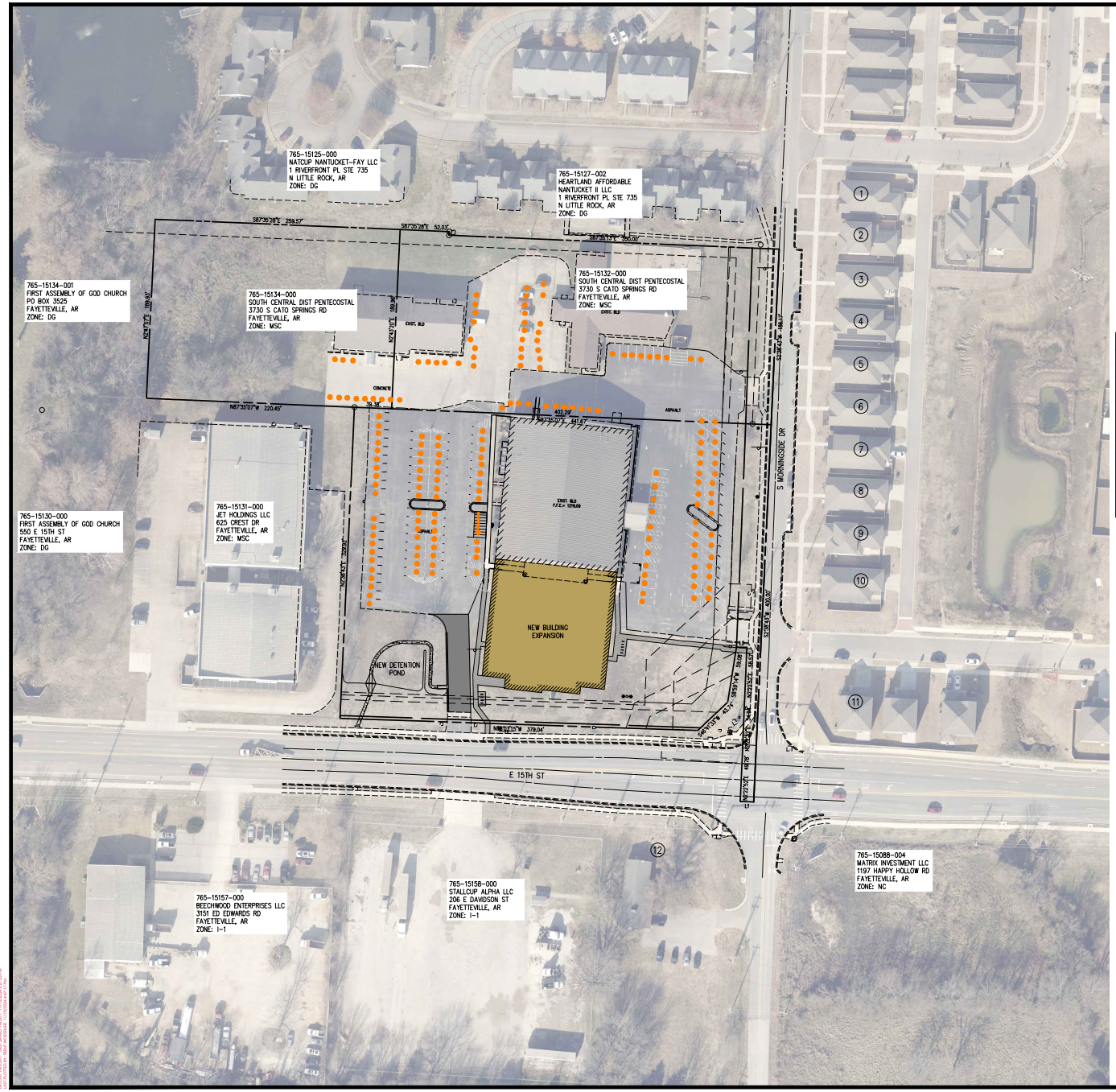
Explanation: The programmatic spaces planned for this expansion area do not lend themselves well to 50% glazing. There is no proposed glazing on the south side of the building. The total existing and proposed glazing on the east side of the building is 12.5%. The front portion of this expansion will be a back of stage area, which requires it to be dark. This space will be used primarily for storage, not lending itself well to significant glazing. We feel that the

glazing that is proposed is an appropriate amount of glass for the classrooms and child care settings.

Thank you for considering these variance requests. Please contact me at 479.878.3731 or scott.broadbent@pb2ae.com for questions or additional information.

Respectfully,

Scott Broadbent, AIA
Senior Associate



SITE COVERAGE CALCULATIONS

TOTAL EXISTING IMPERVIOUS AREA:	81,022 SF
TOTAL PROPOSED IMPERVIOUS AREA:	93,218 SF
NET:	12,197 SF

EXISTING PARKING CALCULATIONS

PARKING CALCULATIONS:

MAXIMUM PARKING:	
CHURCH/RELIGIOUS INSTITUTION:	1 PER 4 SEATS IN MAIN AUDITORIUM OR 1 PER 40 SQ FT OF ASSEMBLY AREA (WHICHEVER IS GREATER)
EX BUILDING:	544 SEATS & 6,734 SQ FT ASSEMBLY AREA
NEW BUILDING:	240 SEATS & 3,715 SQ FT ASSEMBLY AREA
TOTAL SEATS & ASSEMBLY AREA:	784 SEATS & 10,449 SQ FT ASSEMBLY AREA
MAX PARKING PER SEATS:	196 STALLS
MAX PARKING PER ASSEMBLY AREA:	261 STALLS
PROVIDED PARKING:	
STANDARD PARKING:	167 STALLS
ADA REQUIRED:	151-200 = 6 STALLS REQUIRED
ADA PROVIDED:	10 STALLS
TOTAL STALLS PROVIDED:	177 STALLS
BIKE RACKS:	1 PER 20 STALLS PROVIDED 177 STALLS/20 = 9 BIKE RACKS (HOLDS 2 BIKES EACH)
MOTORCYCLE:	1 PER 25 STALLS PROVIDED 177 STALLS/25 = 8 MOTORCYCLE STALLS REQUIRED (9 PROVIDED)

ADJACENT PROPERTY OWNERS

NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	GUILLORY, LLOYD	6 GLORY GARDEN WAY SPRING, TX	765-31988-000	NC
2	NONO, BERLINE PULCHERIE NOMEGNE	1300 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31987-000	NC
3	HONEY & BROOKS LLC	PO BOX 1788 FAYETTEVILLE, AR	765-31986-000	NC
4	KRUSE, STEPHEN; KRUSE, CARMEL CANIGA	1324 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31985-000	NC
5	KILPATRICK, PAUL JULIAN	1336 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31984-000	NC
6	RUNKE, MICHELLE L	1348 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31983-000	NC
7	CROMIER, KATHY LEE	1360 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31982-000	NC
8	AUSEC, CHRIS	1372 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31981-000	NC
9	HOMETOWN INVESTORS LLC	1384 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31980-000	NC
10	GOMEZ, JORGE LUIS IV	1396 S MORNINGSIDE DR FAYETTEVILLE, AR	765-31979-000	NC
11	NGUYEN, THUY & TRAN, HUNG TRUNG	8893 WPA RD CENTRY, AR	765-31976-001	NC
12	STALLCUP ALPHA LLC	206 E DAVIDSON ST FAYETTEVILLE, AR	765-15160-000	I-1

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

GRAPHIC SCALE IN FEET
50' 0 50'

Planning Commission
December 9, 2024

LSD-2024-0028 (LIVING FAITH CHURCH)

Page 20 of 28

LIVING FAITH CHURCH EXPANSION

FAYETTEVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 24303.400
ISSUE DATE: 11/19/2024
DRAWN BY: C. GARDNER
QC by: M. CAVE
QC Date: 12/05/2024

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

NOT FOR CONSTRUCTION - PRELIMINARY PLAN - NOT FOR CONSTRUCTION

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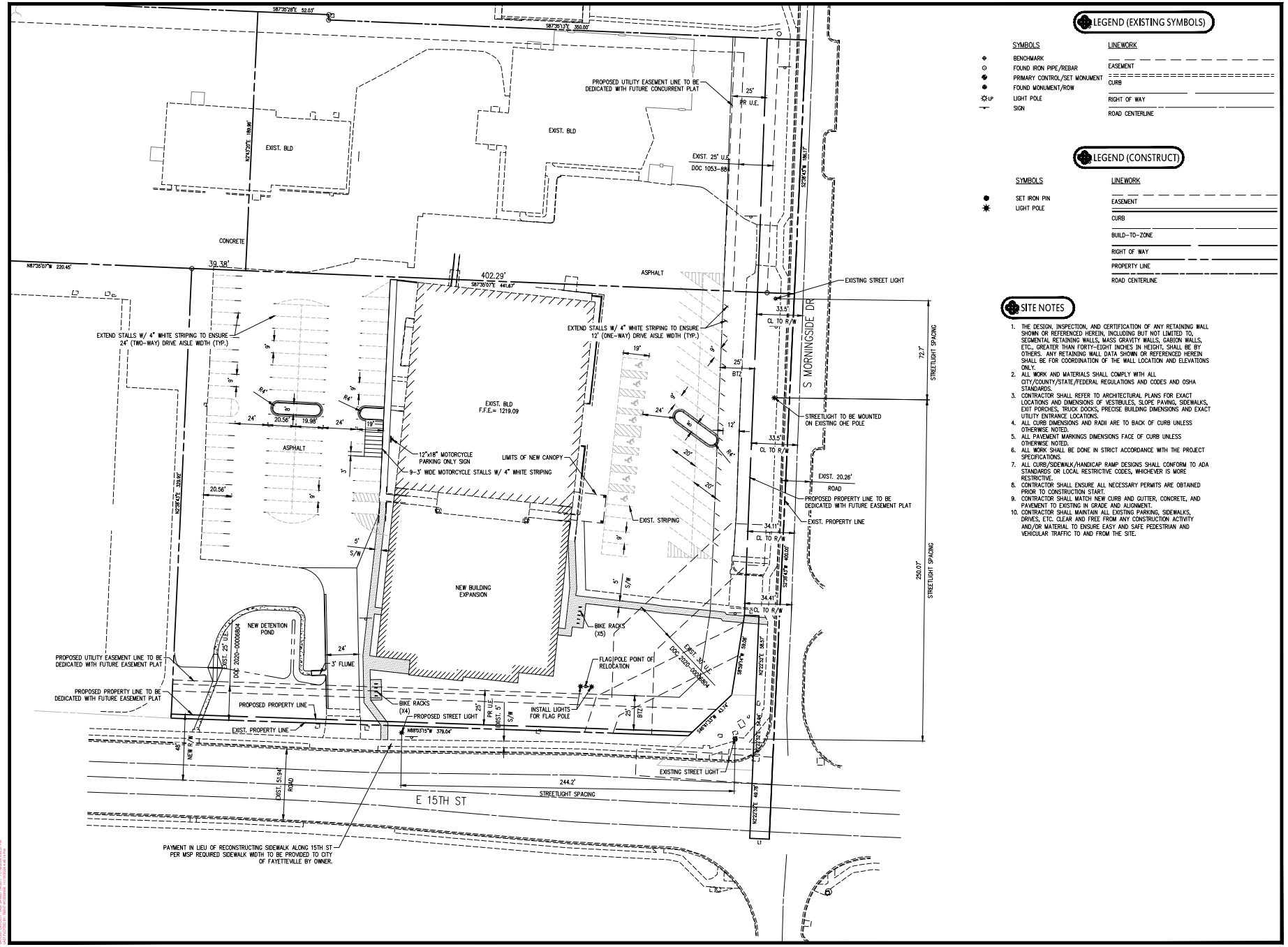
OVERALL SITE PLAN (C)

C-004



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE
LP LIGHT POLE	
SIGN	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	BUILD-TO-ZONE
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
CERTIFICATE OF AUTHORIZATION:

GRAPHIC SCALE IN FEET
30' 0 30'

LSD-2024-0028 (LIVING FAITH CHURCH)
Planning Commission
December 9, 2024
Page 21 of 28

LIVING FAITH CHURCH EXPANSION

FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 24303.400
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NOT FOR CONSTRUCTION

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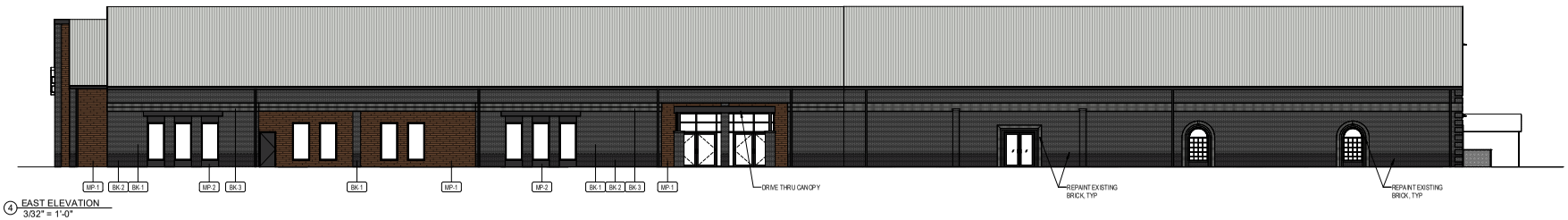
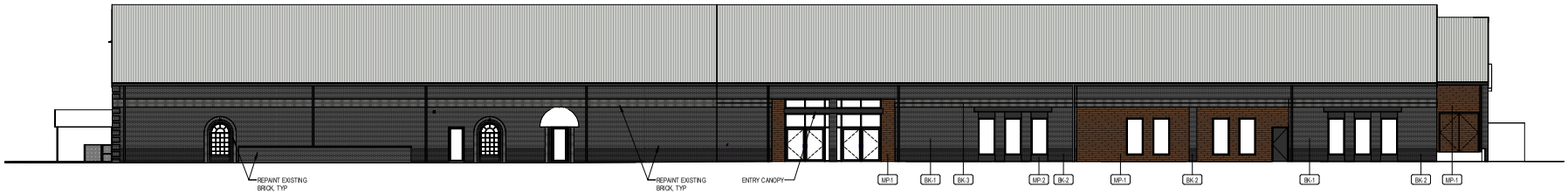
SITE PLAN

C-101

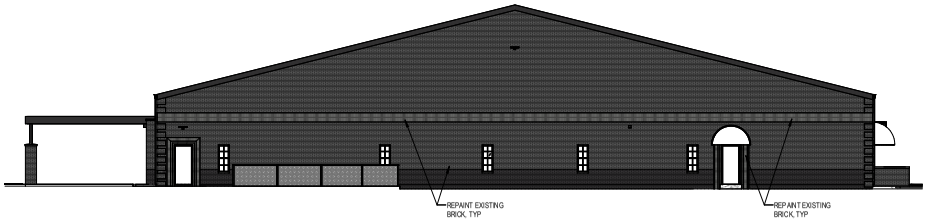
EXTERIOR FINISH LEGEND	
SYM	MATERIAL
AMP	ARCHITECTURAL METAL PANEL
FCB	FIBER CEMENT BOARD
BK.1	BRICK, PAINTED, RUNNING BOND
BK.2	BRICK, PAINTED, RUNNING BOND
BK.3	BRICK, PAINTED, SOLDIER COURSE



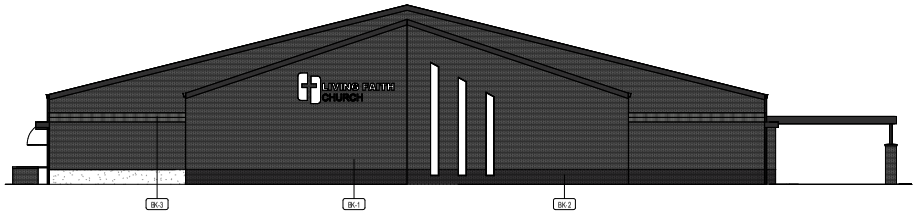
4 EAST ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

pb2 architecture +engineering
4886 W Pauline Whitaker Pkwy
Suite 200
Rogers, Arkansas 72758
Phone: 479.636.3545

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LIVING FAITH CHURCH - EXTERIOR ELEVATIONS

11.19.2024

1351 Morningside Drive,
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4886 W Pauline Whitaker Pkwy
Suite 200
Rogers, Arkansas 72758
Phone: 479.636.3545

EXTERIOR RENDERINGS

11.19.2024

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Fayetteville, AR 72701

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EXTERIOR RENDERINGS

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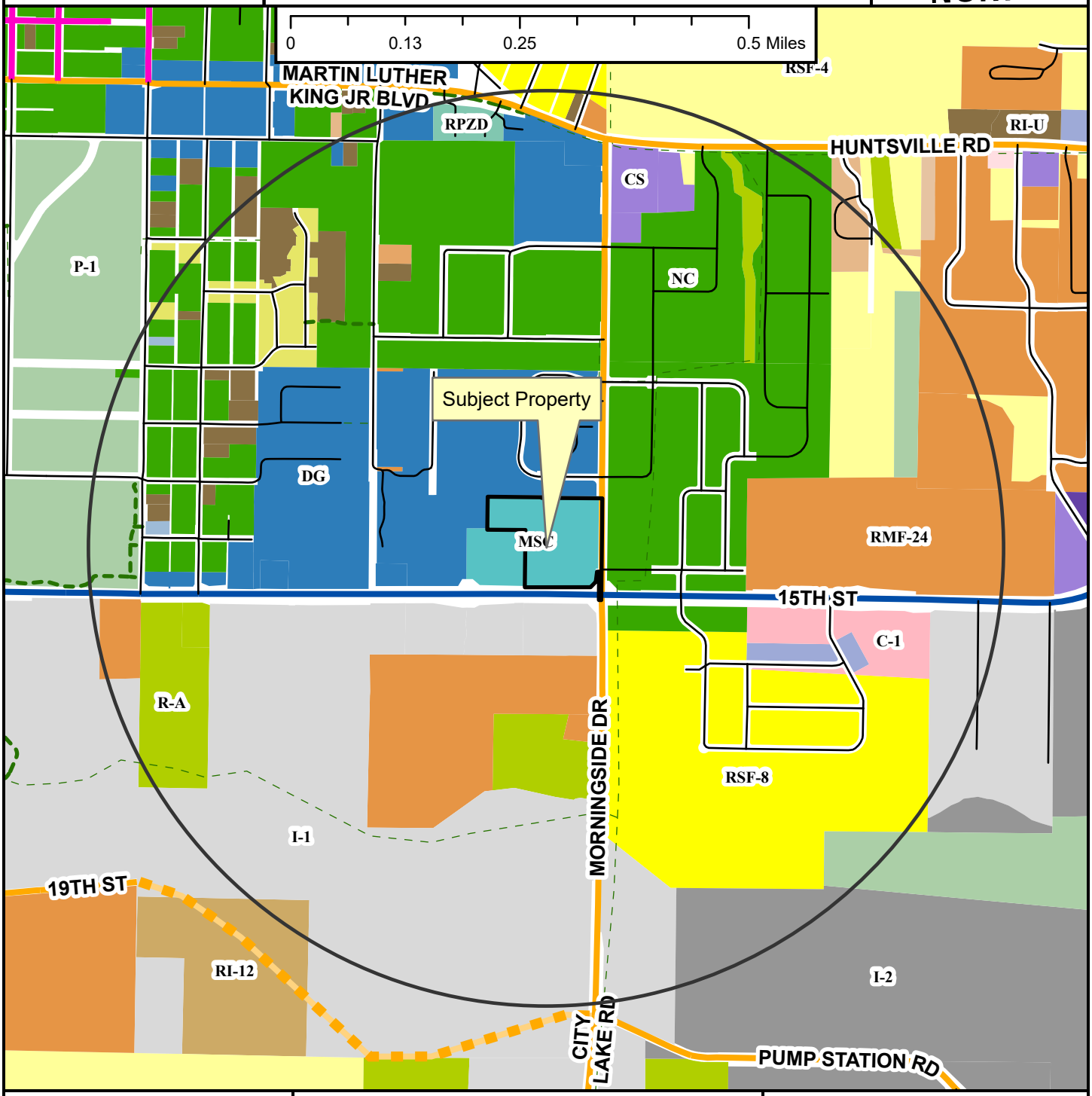
LSD-2024-0028

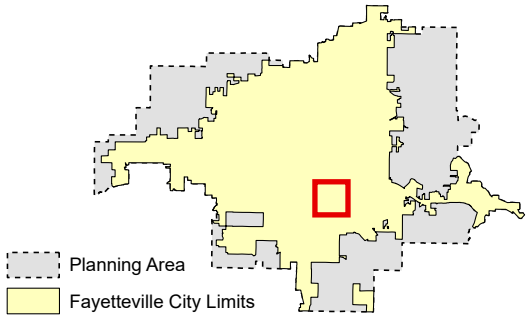
One Mile View

1351 S. MORNINGSIDE DR

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

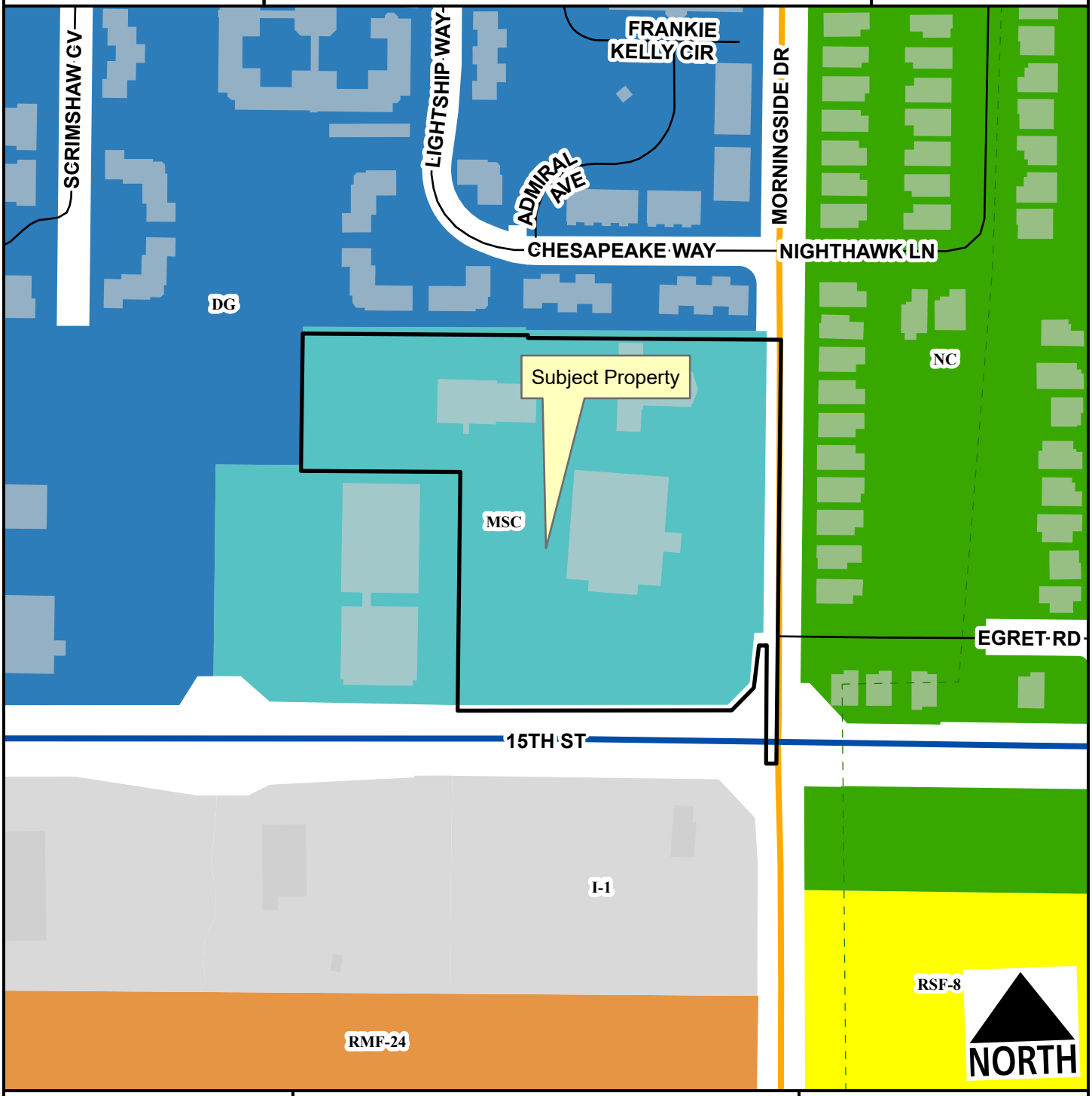
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

LSD-2024-0028

Close Up View

1351 S. MORNINGSIDE DR



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

Feet

0 75 150 300 450 600

1:2,400

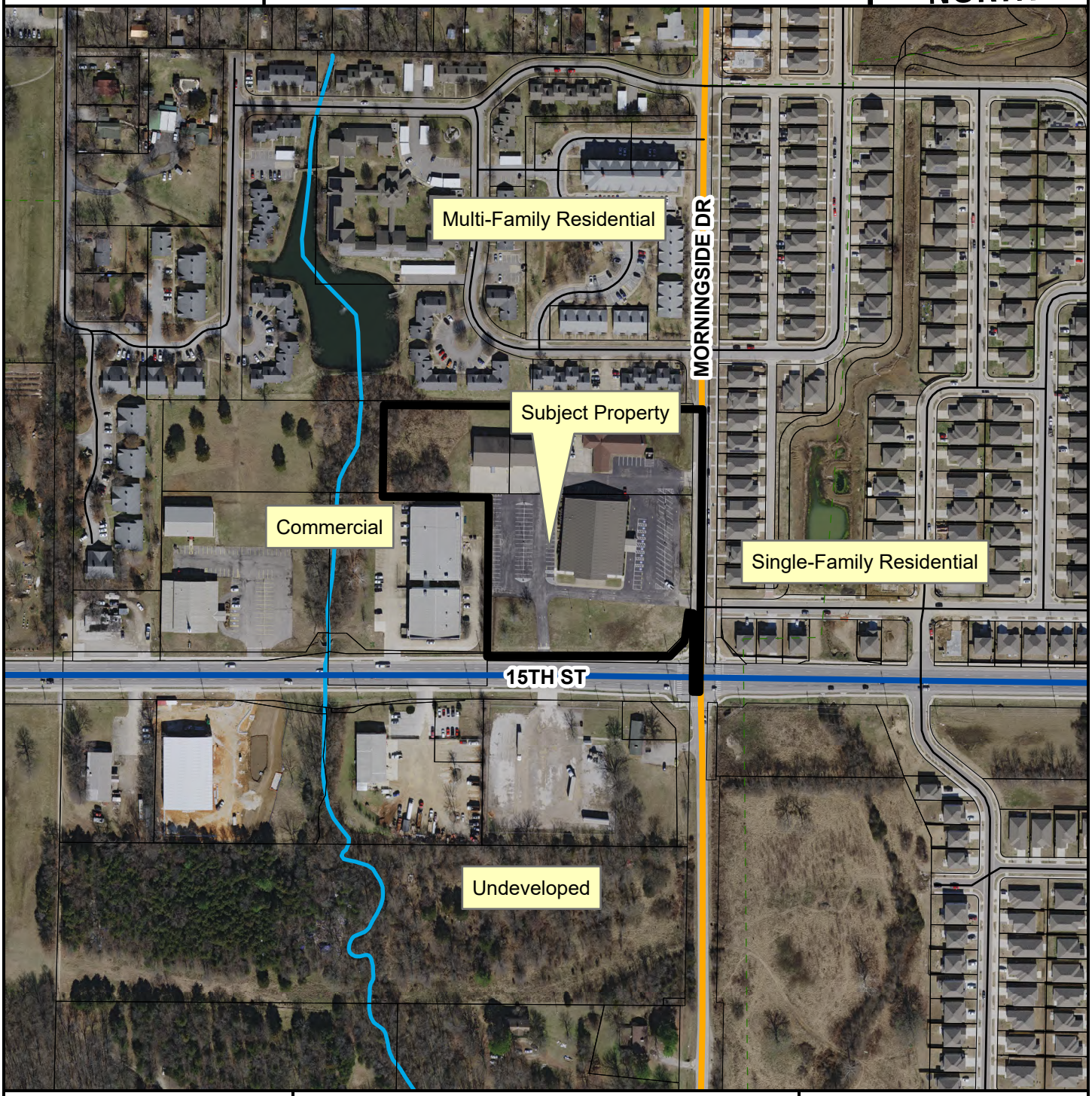
- RSF-8
- RMF-24
- I-1 Heavy Commercial and Light Industrial
- Main Street Center
- Downtown General
- Neighborhood Conservation

LSD-2024-0028

Current Land Use

1351 S. MORNINGSIDE DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner
Chris Brown, Director of Public Works / City Engineer
Willa Thomason, Urban Forester

MEETING: December 9, 2024

SUBJECT: **LSD-2024-0029: Large Scale Development (SOUTHWEST OF W. TREADWELL ST. AND S. HILL AVE./VERVE, 522):** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at SOUTHWEST OF W. TREADWELL ST. AND S. HILL AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 2.9 acres. The request is for a multifamily development with 266 residential units.

RECOMMENDATION:
Staff recommends approval of **LSD-2024-0029**, subject to conditions.

RECOMMENDED MOTION: *"I move to approve* **LSD-2024-0029** *with conditions, finding:*

1. *In favor of variance to §166.08(D)(5), Street Standards;*
2. *In favor of variance to §166.23(C)(4)(a), Pedestrian Circulation;*
3. *In favor of the recommended street improvements;*
4. *In favor of the recommended right-of-way dedication, and*
5. *All other conditions as recommended by staff."*

BACKGROUND:
The subject area is in central Fayetteville approximately 300 feet east of Harmon Field and 900 feet northeast of the Fayetteville High School. The subject area contains multiple parcels and is bound by W. Treadwell St. to the north, S. Hill Ave. to the west, W. Putnam St. to the south, and S. Duncan Ave. to the west. The subject area contains roughly 2.9 acres and is currently zoned MSC, Main Street Center. The property is currently developed with apartments, single-family dwellings, and a largely undeveloped parcel with off-site parking. The existing structures were built between 1931 -1964. The property does not fall within any overlay districts or Master Plan areas. A rezoning from RMF-40, Residential Multifamily, 40 Units per Acre to MSC, Main Street Center was approved by City Council on June 18, 2024, subject to a Bill of Assurance (RZN-2024-0018) limiting some uses of the property. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multifamily Residential	MSC, Main Street Center DG, Downtown General RMF-40, Residential Multifamily, 40 Units per Acre
South	Mixed-Density Residential	RMF-40, Residential Multifamily, 40 Units per Acre
East	Multifamily Residential	DG, Downtown General
West	Mixed-Density Residential	MSC, Main Street Center RMF-40, Residential Multifamily, 40 Units per Acre

Proposal: The applicant requests Large Scale Development approval to develop the subject property with a total of 266 multi-family units and associated parking. Two variances have been requested.

Variance #1: UDC §166.08(D)(5), Street Standards. All street requirements shall be met as set forth in the City of Fayetteville Master Street Plan and adopted minimum street standards. The property has frontage along W. Treadwell St., S. Hill Ave., W. Putnam St., and S. Duncan Ave., all residential link streets which typically require a 6-foot sidewalk,6-foot furniture zone, curb and gutter, 7-foot parking lane, and a 10-foot and 9-foot travel lane. The applicant has requested a variance to allow street improvements and ROW dedications that differ from these standards for S. Hill Ave., W. Putnam St., and S. Duncan Ave.

a. *Staff recommendation: Staff recommends approval of the applicant's request. The subject property contains a full city block, and the applicant seeks to utilize a mix of right-of-way dedication and vacations as described below in order to align proposed street improvements with the existing centerlines of adjacent roads.*

STREET DATA TABLE						
Street	TOTAL ROW	DRIVING LANE	ON-STREET PARKING	SIDEWALK	MAX ROW TO BE DEDICATED	MAX ROW TO BE VACATED
TREADWELL ST	26.0'	6.5'	7.0'	12.0'	0.47'	0.76'
HILL AVE	22.5'	10.0'	-	11.0'	-	4.93'
PUTMAN ST	29.5'	10.0'	7.0'	12.0'	1.26'	2.71'
DUNCAN AVE	22.5'	9.0'	-	12.0'	-	3.19'

The applicant proposes to dedicate 29.5 feet of right-of-way from the existing centerline of W. Putnam Street in order to accommodate two full drive lanes once an on-street parking row is installed. In total, the proposed right-of-way dedication would permit two full traffic lanes (19 feet total), as well as 7' wide on-street parking spaces, curb and gutter, a 6-foot tree well and furniture zone, and a 6-foor sidewalk. Particularly given the uneven curb line on the south side of W. Putnam Street, staff finds that the additional right-of-way dedication is necessary to ensure two-way travel on these streets.

The applicant further proposes to dedicate 22.5 feet from the existing centerline for S. Hill Ave. and S. Duncan Ave. This would include a 9-foot-wide travel lane and 6' tree-well and furniture zone on S. Duncan Ave and a 10-foot-wide travel path and 5-foot-wide tree-well and furniture zone on S. Hill Ave. to support bus traffic. Both streets would also include a 1.5-foot-wide mountable curb with a 6-foot-wide sidewalk directly behind the curb in order to accommodate aerial apparatus access. Staff finds that the proposed street improvements are

necessary to ensure safe and adequate vehicular access throughout the surrounding block and to provide aerial apparatus access to the proposed multifamily structure. As such, staff recommends in favor of the above with no added conditions.

Additionally, with the recent vacation of the portion of W. Treadwell St. directly west of this property (VAC-2024-0020), staff recommends that the intersection of W. Treadwell St. and S. Duncan Ave. is realigned to eliminate or reduce the existing off-set intersection condition. The applicant has provided conceptual plans for a shared pedestrian/vehicle "piazza" with a mixture of "pavers, stamped concrete, bollards, lighting" and other features to create a shared street. The applicant has requested that this realignment occur in concert with the development to the east given the extensive coordination required to realign the intersection. Staff recommends the following conditions associated with the intersection realignment:

a) The realignment of the W. Treadwell St. and S. Duncan Ave. intersection shall be constructed and accepted by the city prior to the issuance of a certificate of occupancy.

b) Design of the intersection re-alignment shall meet all street requirements as set forth in the City of Fayetteville Master Street Plan and adopted minimum street standards unless a variance is received to vary from these requirements.

c) Portions of the right-of-way intended for vehicular traffic may be composed of stamped concrete. Pavers are not permitted within public right-of-way.

d) A grading permit shall be required for the proposed street improvements. If proposed street improvements involve modifications to the approved large-scale-development plans or an associated grading permit, the applicant shall provide an exhibit indicating proposed changes to staff for evaluation of a minor or major modification.

Variance #2: UDC §166.23(C)(4)(a), Pedestrian Circulation. Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. Per ordinance, the pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk. The applicant requests a variance to allow eight ground floor dwelling units to exceed the 12-foot maximum.

a. *Staff recommendation: Staff recommends approval of the applicant's request. The subject property contains an entire city block with approximately nine feet of topographic change from north to south. Ten of the 18 ground floor dwelling units meet this ordinance; however, the remaining eight have entries approximately 7 ½ feet above the sidewalk grade. Staff finds that providing direct pedestrian connections from these units to the public sidewalk is not practical and that allowing a longer parallel distance will allow these units to share access that would not be feasible otherwise. Staff recommends a condition that the retaining walls used for such pedestrian connections shall be faced with a material used on the principal structure such as brick, or shall otherwise be improved with green walls, public art or another feature to create an inviting pedestrian landscape.*

Right-of-Way to be Dedicated: The property has frontage along W. Treadwell St., S. Hill Ave., W. Putnam St., and S. Duncan Ave., all residential link streets which typically require 26' of dedication from the street centerline. A variance has been requested to typical master street plan standards, including typical right-of-way widths as described above.

Street Improvements: The property has frontage along W. Treadwell St., S. Hill Ave., W. Putnam St., and S. Duncan Ave., all residential link streets which typically require a 6-foot sidewalk,6-foot furniture zone, curb and gutter, 7-foot parking lane, and a 10-foot and 9-foot travel lane. The applicant also proposes changes to the traffic patterns include a 4-way stop at Putman and Hill and intersection changes at Treadwell and Duncan to create a pedestrian plaza as discussed in the variance request above.

In addition, the traffic study indicates a reduced level of service at Hill and Center Street. A traffic study provided by the developer's consultant indicates that this development will contribute 3.7% of the total future traffic at the Hill/Center intersection. Using this 3.7% and a documented cost of $500,000 for intersection signalization, an assessment amount of $18,500 is recommended. While a signal is used for the basis of this calculation, detailed study of the intersection may recommend other improvements.

Access Management/Connectivity: The proposed driveway onto W. Putnam St. meets separation requirements. No other driveways are proposed, and the existing city block meets block length standards.

Design Standards: The development is subject to §166.22 – Parking Garage Standards and §166.23 – Urban Residential Design Standards. Staff finds the design is substantially compliant with these standards with the exception of the variances requested above. The applicant initially requested a variance for a 6-foot-tall privacy fence at the southeast corner of the property. After staff clarified that the ordinance restricts the opacity of the fence above 30" but does not restrict the overall height, the applicant withdrew this variance request.

Water and Sewer System: The applicant is proposing to connect to an existing 8" water line in Treadwell Street for domestic service and fire protection. On behalf of Water and Sewer, staff is recommending that the Planning Commission add a condition that this project upgrade the water line in Duncan Avenue along the project street frontage from a 6" cast iron pipe to a 12" diameter water line. This length is approximately 425 linear feet (LF). This will help establish the ½-mile 12" water line grid recommended in the 2017 Water Master Plan:

> *"a 12-inch water transmission main grid is recommended to help support fire flows and to supply peak demands within the system. The recommended spacing of the transmission main grid is approximately one-half mile. In practice, the line spacing will depend on the corridors available for water line construction, the location of existing and future streets and the pattern of development in a given area."*

In the vicinity of this project, a 12" water line extends from Center Street to Treadwell Street along Duncan Avenue. The logical 12" water line loop would extend towards Fayetteville High School at the intersection of Buchanan Avenue and Bulldog Boulevard, where another 12" water line exists. Future infill development will install the remaining 1,020 LF to complete this loop beyond the project's frontage.

Adequate sewer capacity is available from an 8" line in Duncan Ave. A short sewer extension is proposed along Putman to collect sewer services from the site to the line in Duncan. The city's sewer master plan consultant was engaged by the developer to review the project impact on sewer capacity and has confirmed that downstream sewer capacity is adequate.

Parkland dedication or fee in-lieu: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on October 11, 2024. The Parks and Recreation Advisory Board recommended a fee-in-lieu of parkland dedication. Based on current information, fees for 266 multifamily residential units would be required in the amount of $201,824, with final fees to be determined and paid prior to the issuance of any building permits. Credit has been applied for the existing 54 residential units to be removed in the construction of the project.

Tree Preservation:
Canopy minimum requirement: 10%
Existing canopy: 30.9%
Preserved canopy: 0.0%
Mitigation required: 58 2-inch caliper trees

Thirty (30) mitigation trees are proposed on-site. The applicant requests to pay into tree escrow for the remaining 28 required trees. At $675 per tree, this would require a payment of $18,900 into escrow. Urban Forestry recommends approval of the escrow payment.

Public Comment: While staff received extensive public comment during the rezoning process, no additional public comments have been provided regarding the development plans at this time.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0029**, with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of variance to UDC §166.08(D)(5), Street Standards.** *Staff recommends approval of the requested variance with the following conditions.*
    a. The realignment of the W. Treadwell St. and S. Duncan Ave. intersection shall be constructed and accepted by the city prior to the issuance of a certificate of occupancy.
    b. Design of the intersection re-alignment shall meet all street requirements as set forth in the City of Fayetteville Master Street Plan and adopted minimum street standards unless a variance is received to vary from these requirements.
    c. Portions of the right-of-way intended for vehicular traffic may be composed of stamped concrete. Pavers are not permitted within public right-of-way.
    d. A grading permit shall be required for the proposed street improvements.
    e. If proposed street improvements involve modifications to the approved large-scale-development plans or an associated grading permit, the applicant shall provide an exhibit indicating proposed changes to staff for evaluation of a minor or major modification.

    Subdivision Committee recommended in favor

2. **Planning Commission determination of variance to UDC §166.23(C)(4)(a), Pedestrian Circulation.** *Staff recommends approval of the requested variance with no added conditions.*
    a. *Retaining walls used to accommodate pedestrian connections shall be faced with a material used on the principal structure such as brick, or shall otherwise be*

improved with green walls, public art or another feature to create an inviting pedestrian landscape.

Subdivision Committee recommended in favor

3. **Planning Commission determination of right-of-way dedication.** *Staff recommends the following street right-of-way dedication.*
    a. W. Treadwell St.: 26 feet from centerline
    b. W. Putnam St.: 29.5 feet from centerline
    c. S. Hill Ave. and S. Duncan Ave.: 22.5 feet from centerline

    Subdivision Committee recommended in favor

4. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
    a. W. Treadwell St. 12-foot sidewalk (including 6-foot tree well and furniture zone), 7-foot parking lane, 9-foot driving lane, curb & gutter, streetlights and street trees
    b. W. Putnam St.: 12-foot sidewalk (including 6-foot tree well and furniture zone), 7-foot parking lane, 10-foot driving lane, curb & gutter, streetlights and street trees
    c. S. Hill Ave.: 11-foot sidewalk (including 5-foot tree well and furniture zone), 10-foot driving lane, curb & gutter, streetlights and street trees
    d. S. Duncan Ave.: 12-foot sidewalk (including 6-foot tree well and furniture zone), 9-foot driving lane, curb & gutter, streetlights and street trees
    e. An assessment for off-site street improvements at Hill and Center Street shall be paid in the amount of $18,500 prior to building permit
    f. The project shall upgrade the water line in Duncan Avenue along the project street frontage from a 6” cast iron pipe to a 12” diameter water line (approximately 425 linear feet)

    Subdivision Committee recommended in favor, but did not provide a recommendation on the proposed off-site street assessment.

5. Parkland dedication fees-in-lieu in the amount of $201,824 with final fees to be determined and paid prior to the issuance of any building permits. Credit has been applied for the existing 54 residential units to be removed in the construction of the project.

6. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto, and including:

Standard conditions of approval:

7. Development review comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

8. 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 development 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;

9. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;
10. 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 the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. 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;
    e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    f. Project Disk with all final revisions; and
    g. 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:	**❒ Denied**	**❒ Tabled**	**❒ Approved**
Meeting Date: <u>December 9, 2024</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:

- Staff Exhibits
    - Engineering Memo
    - Urban Forestry Memo
    - Intersection Exhibit with Right-of-Way
- Applicant Exhibits
    - Cover Letter
    - ROW Determination Request Letter
    - Variance Request Letter
    - Site Plan Excerpts
    - Elevations
- One Mile Map
- Close Up Map
- Current Land Use Map

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Planner

FROM: Chris Brown, Public Works Director/City Engineer

DATE: December 2, 2024

SUBJECT: Planning Commission Engineering Comments for LSD-2024-0029 191 S. Hill Ave. The Verve

Water: The applicant is proposing to connect to an existing 8" water line in Treadwell Street for domestic service and fire protection.

On behalf of Water and Sewer, staff is recommending that the Planning Commission add a condition that this project upgrade the water line in Duncan Avenue along the project street frontage from a 6" cast iron pipe to a 12" diameter water line. This length is approximately 425 linear feet (LF). This will help establish the ½-mile 12" water line grid recommended in the 2017 Water Master Plan:

> *"a 12-inch water transmission main grid is recommended to help support fire flows and to supply peak demands within the system. The recommended spacing of the transmission main grid is approximately one-half mile. In practice, the line spacing will depend on the corridors available for water line construction, the location of existing and future streets and the pattern of development in a given area."*

In the vicinity of this project, a 12" water line extends from Center Street to Treadwell Street along Duncan Avenue. The logical 12" water line loop would extend towards Fayetteville High School at the intersection of Buchanan Avenue and Bulldog Boulevard, where another 12" water line exists. Future infill development will install the remaining 1,020 LF to complete this loop beyond the project's frontage. This loop, once completed, will provide more resilient and reliable service to this development and others in the area.

It should be noted that the applicant has responded to this recommendation made at Subdivision Committee and has indicated that they should not be responsible for this connection. Because of the relative locations of the existing water and sewer lines along Duncan, the only feasible location within the street right of way is on this development's side of the street centerline. Therefore, this recommendation stands. Other than this water line extension, the city utility requirements are minimal and consist of only water line connections to serve the building and a short sewer line extension.

Sewer: Adequate sewer capacity is available from an 8" line in Duncan Ave. A short sewer extension is proposed along Putman to collect sewer services from the site to the line in Duncan. The city's sewer master plan consultant was engaged by the developer to review the project impact on sewer capacity and has confirmed that downstream sewer capacity is adequate.

Streets: Typical street improvements are required on all sides of the development. Changes to the traffic patterns include a converting the two-way stop to all way at Putman and Hill and intersection changes at Treadwell and Duncan to create a pedestrian plaza.

In addition, the traffic study indicates a reduced level of service at Hill and Center Street. Therefore, an assessment for street improvements (a traffic signal, turn lanes, or other improvements) at this intersection is recommended based on the increased traffic at the intersection. The traffic study provided by the developer's consultant indicates that this development will contribute 3.7% of the total future traffic at the Hill/Center Intersection. Using this 3.7%, and a documented cost of $500,000 for intersection signalization, an assessment amount of $18,500 is recommended. Again, while a signal is used for the basis of this calculation, detailed study of the intersection may recommend other improvements.

Drainage: The development must meet the 4 minimum standards outlined in the City's Drainage Criteria Manual. A hydrodynamic separator is proposed to meet Minimum Standard 1. Minimum Standards 2-4 are proposed to be met through the use of underground detention at the southeast corner of the site. In addition, an offsite storm drain will be installed along Hill Avenue to near Center Street to connect the detention facility to the existing storm drain system.

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Adam B. Osweiler, PE, McClelland Consulting Engineers, Inc.

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: December 9, 2024

Subject: LSD-2024-0029: Verve: 191 S. Hill Ave., 522

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*			X
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X

b.	Wheel Stops/Curbs *UDC Chapter 177.04B1*	**Yes**		
c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**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	**54 required** **30 provided** **24 paid into escrow**
Parking Lot Trees	**0**
Street Trees	**43**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**N/A**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**N/A**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**N/A**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**10-14-24** **11-6-2024**	**11-27-2024**	**12-03-2024**
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.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Adam B. Osweiler, PE, McClelland Consulting Engineers, Inc.

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: December 9, 2024

Subject: LSD-2024-0029: Verve: 191 S. Hill Ave., 522

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		
	Square Feet	**Percent of site**
Total Site Area *Minus Right of Way and Easements	125,692	100%
*Zoning Designation * Select Below with drop down arrow*		
MSC, Main Street Center	12,569	10%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	12,569	10.0%
Existing Tree Canopy * Minus Right of Way and Easements	38,813	30.9%
Tree Canopy Preserved	0	0.0%
Tree Canopy Removed *On Site	38,813	30.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	38,813	30.9%
Removed Below Minimum	**12,569**	
Mitigation Requirements	**12,569**	

Mitigation Alternatives		
Extensive Green Roof Square Footage	Credit per SF	Total Mitigation SF Reduction
1800	2.5	720

Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
11,849	High Priority	200	54
	Low Priority	100	0

*MITIGATION REQUIREMENTS = TREE PRESERVATION CALCULATIONS - MITIGATION ALTERNATIVES (GREEN ROOFS)

Mitigation Trees Required	Mitigation Trees Provided	# of Trees for Tree Escrow	Total Amount for Tree Escrow Account
54	30	24	$ 16,200.00

3. Mitigation Requirements	Canopy below requirement	Number of 2” caliper trees to be planted
High Priority	12,569	54 trees required 30 trees provided 24 trees paid into escrow ($16,200)
Low Priority		
Total Mitigation Trees Required	**12,569**	**54**

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

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1and 167.04L1*	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	Yes	Yes	Yes
e. Soil Types	Yes	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	**No**	**Yes**	**Yes**
j.	All Existing and Proposed Utility Easements and ROW's	**No**	**Yes**	**Yes**
k.	All Streams (with approximate center line)	**N/A**	**N/A**	**N/A**
l.	Floodplains and floodways	**N/A**	**N/A**	**N/A**
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**	**N/A**	**N/A**
	Tree Protection Methods			
a.	Tree Protection Fencing	**N/A**	**N/A**	**N/A**
b.	Limits of Root Pruning	**N/A**	**N/A**	**N/A**
c.	Traffic flow on work site	**N/A**	**N/A**	**N/A**
d.	Location of material storage	**N/A**	**N/A**	**N/A**
e.	Location of concrete wash out	**N/A**	**N/A**	**N/A**
f.	Location of construction entrance/exit			
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**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	**10-14-24**	**11-27-2024**	**12-2-2024**
		11-13-24		
	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. Approved under the condition that $16,200 will be paid into the tree escrow account in lieu of planting 24 additional mitigation trees.

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Zach Foster, Parks Planning

DATE: October 11, 2024

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

PRAB Meeting Date:	September 4, 2024
Project Title:	VERVE Apartments
Project Number:	LSD-2024-0029
Project Location:	191 S Hill Ave
Plat Page:	522
Park Quadrant:	SW
Billing Name & Address:	Multiple Owners and Parcels

☐ **Land Dedication** ☒ **Fee-in-Lieu** ☐ **Combination**

FEE-IN-LIEU

Single Family:	0	units	x	$1,089	per unit =	$ 0
Multi Family:	212	units	x	$952	per unit =	$201,824

TOTAL Fees
$201,824

SUMMARY:

- Project proposes **0** SF units and **212** MF units.
- Note: This project is only charged for 212 of the 266 total multi-family units because 54 residential units were removed in the process of this project.
- Note: PLD fees categorize single-family units as residential buildings with one or two residential units under a single roof. This project has two duplex buildings containing four single-family units. The triplex and quadplex buildings are categorized as multi-family units.
- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of this project.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:
  - Approved by the City's Land Agent in the Engineering Division.
  - Recorded at the Washington County Courthouse.
- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

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October 1, 2024

CITY OF FAYETTEVILLE ARKANSAS

Jessie Masters
City of Fayetteville, Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

RE: VERVE Student Housing Project
Large Scale Development Narrative and ROW Determination Exhibit

Ms. Masters,

On behalf of Subtext Living, I am writing to provide a summary of the proposed VERVE Student Housing project, located generally at the intersection of W. Treadwell St. and S. Hill Ave. This development includes the following addresses: 707 W. Treadwell St., 191 S. Hill Ave., and 92 and 98 S. Duncan Ave. The property is currently zoned as Main Street Center.

The proposed project consists of a single building comprising approximately 266 residential units with associated on-site parking. In addition, the development will feature on-site drainage and detention, utilities, landscaping, site amenities, and a dedicated dog park, all designed to support the functionality and aesthetics of the building. The primary goal of this project is to provide quality housing for local students and community members who may otherwise struggle to find adequate accommodations.

In alignment with the current Master Street Plan, the project also includes right-of-way (ROW) dedication, road widening, and street section improvements along the frontages of W. Treadwell, S. Hill, S. Duncan, and W. Putman streets. A ROW determination letter, coordinated with city planning staff, is attached as an exhibit to further outline these improvements.

As part of the Large Scale Development (LSD) process, we are requesting a single variance. As detailed in the attached Right-of-Way (ROW) determination letter, we are proposing an additional 3.5 feet of dedicated ROW along W. Putman St. to meet the drive lane width requirements outlined in the Master Street Plan.

The existing conditions on the southern half of W. Putman St. present limitations, and this variance seeks to address those challenges. By expanding the ROW, the project can accommodate a 10-foot-wide drive lane and a 7-foot-wide parking lane, as required by the Residential Link street section standards. This adjustment will ensure two 10-foot-wide driving lanes along W. Putman St., promoting safe and efficient traffic flow until the southern half—outside the scope of this project—can be upgraded in the future. If the requested variance is not granted, and the additional 3.5 feet of ROW is not allowed, W. Putman St. would be constrained to two 8.25-foot-wide drive lanes until future improvements are made to the southern half of the street.

Should you or any other city staff have any questions or require additional information regarding this project, please do not hesitate to contact me at your convenience.

Sincerely,
McClelland Consulting Engineers, Inc.

Adam B. Osweiler PE
Senior Project Manager
McCLELLAND CONSULTING ENGINEERS, INC.
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October 1, 2024

CITY OF FAYETTEVILLE ARKANSAS

Jessie Masters
City of Fayetteville, Planning Department
125 W. Mountain Street
Fayetteville, AR 72701

RE: VERVE Student Housing Project – ROW Administrative Determination

Ms. Masters,

For the proposed residential development of 2.9 acres at S. Hill Avenue and W. Treadwell Street, the project requests a Right-of-Way Administrative Determination for the W. Treadwell Street, W. Putman Street, S. Duncan Avenue, and S. Hill Avenue. These streets are classified as Residential Link by Fayetteville's Master Street Plan. All four streets are continuous across the full north, east, and west façades of the project. The relationship of the proposed full building site to the street rights-of-way is demonstrated in the Site Plan sheet of the attached exhibit.

After speaking with city staff and reviewing the existing site conditions of the adjacent and surrounding roadways, the attached exhibit reflects the following proposed ROW allowances per Fayetteville's Master Street Plan. The project scope includes a parking deck on the property with adequate stall counts (345 stalls provided vs 341 stalls required) to accommodate all on-site occupants. The attached exhibit includes the parking stall requirement/proposed calculations for reference, as well located at the end of this letter. This eliminates the need to provide the maximum 52' width (26' half ROW dedication width) of Residential Link ROW with on-street parking. However, two of the adjacent roadway sections proposed include on-street parking (29.5' ROW dedication) to reflect recent roadway improvements in the area, as well as help promote safety and walkability to surrounding neighborhoods, businesses, and a potential on-site dog park. Should this ROW Administrative Determination be accepted, W. Treadwell St. and W. Putman St. would dedicate 29.5' of ROW and roadway improvements to include a parking lane, and S. Duncan Ave. and S. Hill Ave. would dedicate 22.5' ROW and roadway improvements that would not include a parking lane.

W. Putman St.

The below dimensions are based on the city's MSP, and help continue improvements of the existing roadway, tree wells and street furnishings zone, and pedestrian pathways along the opposing sides of the centerline from the proposed project.

29.5' ROW Provided

- 10' wide drive lane (additional 3.5' needed to obtain adequate drive lane widths)
- 7' wide parking lane

- 0.5’ curb
- 6’ tree well and street furnishing zone
- 6’ sidewalk

W. Putman Street: Existing off-street parking is currently located along the south side of W. Putman Street. Due to this condition, the north side of W. Putman St. is proposed to include a 7’ wide parking lane so that the south side may remain in place and functional since it would not warrant on-street parking in its current state. This roadway dedication would require additional ROW be dedicated so that the minimum driveway widths are obtained since there is only 10.63’ of asphalt paving south of the centerline. This project warrants more ROW be dedicated (29.5’ vs 26’) so that there can be two full lanes of traffic (19’ total) as well as a on-street parking.

W. Treadwell St.

The below dimensions are based on the city’s MSP, and help continue improvements of the existing roadway, tree wells and street furnishings zone, and pedestrian pathways along the opposing sides of the centerline from the proposed project.

26’ ROW Provided

- 6.5’ wide drive lane
- 7’ wide parking lane
- 0.5’ curb
- 6’ tree well and street furnishing zone
- 6’ sidewalk

W. Treadwell Street: Along the north side of W. Treadwell Street, improvements were made during the Atmosphere housing project that do not include on-street parking. To complete the full MSP section, the south side of W. Treadwell St. is proposed to include the 7’ wide parking lane, as well as additional street section improvements. The parking stalls are being proposed so that visitors and surrounding community can utilize any on-site amenities.

S. Duncan Avenue and S. Hill Avenue

The below dimensions are based on the city’s MSP, and help continue improvements of the existing roadway, tree wells and street furnishings zone, and pedestrian pathways along the opposing sides of the centerline from the proposed project.

22.5’ ROW Provided

- 9’ wide drive lane (10’ wide drive lane on S. Hill to accommodate bus traffic)
- 1.5’ curb/gutter
- 6’ tree well and street furnishing zone (5’ width on S. Hill to accommodate 1’ wider drive lane for bus lane)
- 6’ sidewalk

S. Duncan Avenue: Just north of the project site, S. Duncan Ave. was improved between the Atmosphere and Cardinal residential projects. Along the west side of S. Duncan Avenue, on-street parking was provided to accommodate the MSP. When Atmosphere was constructed,

additional on-street parking was provided to accommodate the project's parking counts. To stay in line with the previous design, and since the proposed on-site parking deck will accommodate the on-site occupants, no on-street parking is proposed along S. Duncan Avenue.

S. Hill Avenue: Just north of the project site, S. Hill Ave. was improved along the west side of the street during the Atmosphere project. To keep in line with the roadway alignment, and since no on-street parking is needed for this project due to the proposed on-site parking deck, the roadway section for this portion of S. Hill Ave. does not include a 7' drive lane. S. Hill will also have an additional 1' of driveway width to accommodate bus traffic per comments made by planning staff during the conceptual and pre-application meetings.

Parking Stall Site Data Table

SITE DATA			
OVERALL SITE AREA		167,749 S.F.	3.85 AC
PARKING SPACES		REQUIRED	PROVIDED
STANDARD PARKING STALLS		341	345
COMPACT PARKING STALLS		188	192
ADA PARKING STALLS		11	11
TOTAL		540	548
PROVIDED ON-SITE PARKING SPACE BY LEVEL	STANDARD PARKING STALLS	COMPACT PARKING STALLS	ADA PARKING STALLS
LEVEL B1	59	33	--
LEVEL 01	52	21	4
LEVEL 02	52	26	2
LEVEL 03	52	26	2
LEVEL04	52	27	1
LEVEL 05	52	27	1
LEVEL 06	26	32	1
TOTAL	345	192	11

NOTE: 827 BEDS ARE BEING PROVIDED ON-SITE. A PARKING REDUCTION OF 287 SPACES (124 BECAUSE OF PROXIMITY TO A BUS STOP, 80 BECAUSE MOTORCYCLE PARKING WILL BE PROVIDED, AND 83 BECAUSE BIKE PARKING WILL BE PROVIDED) IS BEING APPLIED.

Should you or anyone else at the city have any comments or questions regarding this request, please feel free to reach out at any time.

Sincerely,
McClelland Consulting Engineers, Inc.

Adam B. Osweiler PE
Senior Project Manager

(479) 443.2377
aosweiler@mce.us.com

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November 26, 2024

CITY OF FAYETTEVILLE ARKANSAS

Planning Commission
City of Fayetteville
125 West Mountain Street
Fayetteville, AR. 72701

RE: VERVE Student Housing Project – Variance Request Letter (LSD-2024-0029)

Planning Commissioners,

This letter serves as a formal variance request for the proposed 3.85-acre residential development at S. Hill Avenue and W. Treadwell Street.

We are requesting two (2) variances from City code for the development with the Planning Department's support. Below are the variances requested, along with information pertinent to the variance to be considered by the Planning Commission, and references of the specific section of the Unified Development Code proposed to be varied.

Variance Request #1: UDC 166.23.C.4.a Ground Level Dwelling Unit Entries

This request is relative to a few of the "ground level" units located on the perimeter of the project. There are a total of 18 units that would be considered ground level per the Unified Development Code and therefore require a direct connection to the adjacent sidewalk. We are able to provide the development code-required direct connection to 10 dwelling units as indicated on the diagram plans attached that easily provide this connection. *Also refer to rendering on page 7 of the lsd elevation submittal document for the typical street experience.*

However, there are eight dwelling units located around the block that due to existing grade, topography and our Grade Plan Determination as approved by the Building Official, are not feasible or practical to provide the direct connection as a stoop. *Refer to the building section diagram on the attached image.* These ground level dwelling units that we are requesting a variance for are on average 7'-8' above the sidewalk level. We are providing patios at these locations that are perched above the sidewalk, so there is still a strong visual connection to the urban way.

Variance Request #2: UDC 166.08.D.5 MSP Street Standards

Currently, off-street parking is located along the south side of W. Putman Street, rendering on-street parking on this side unnecessary. To maintain the functionality of this existing parking, the

proposed plan includes a 7-foot-wide parking lane on the north side of W. Putman Street. Refer to the ROW Determination Letter and LSD site plan for reference.

To achieve the required minimum drive widths, additional ROW dedication is proposed on the north side of W. Putman Street due to the limited 10.63 feet of asphalt paving south of the centerline. Accordingly, this project requests a ROW dedication of 29.5 feet (instead of the standard 26 feet), which will allow for two full traffic lanes (19 feet total) along with the proposed on-street parking. The request would be for an additional 3.5' of ROW dedication to achieve an adequate street section and reflect the MSP intent for Residential Link streets.

Due to the fire marshal's requirement for two aerial fire apparatus access roadways along the property's perimeter, both street sections on S. Duncan and S. Hill must be modified to provide a 26-foot-wide clear zone for vehicle maneuverability and firefighting operations. To accommodate this, the greenspace currently planned behind the curb must be relocated. Tree wells and landscaping will now be positioned directly adjacent to the edge of the right-of-way, enabling fire trucks to travel along a 26-foot wide drive and set up anchor points along the sidewalk as needed.

Should you or anyone else at the city have any comments or questions regarding this request, please feel free to reach out at any time.

Sincerely,
McClelland Consulting Engineers, Inc.

Adam B. Osweiler PE
Senior Project Manager

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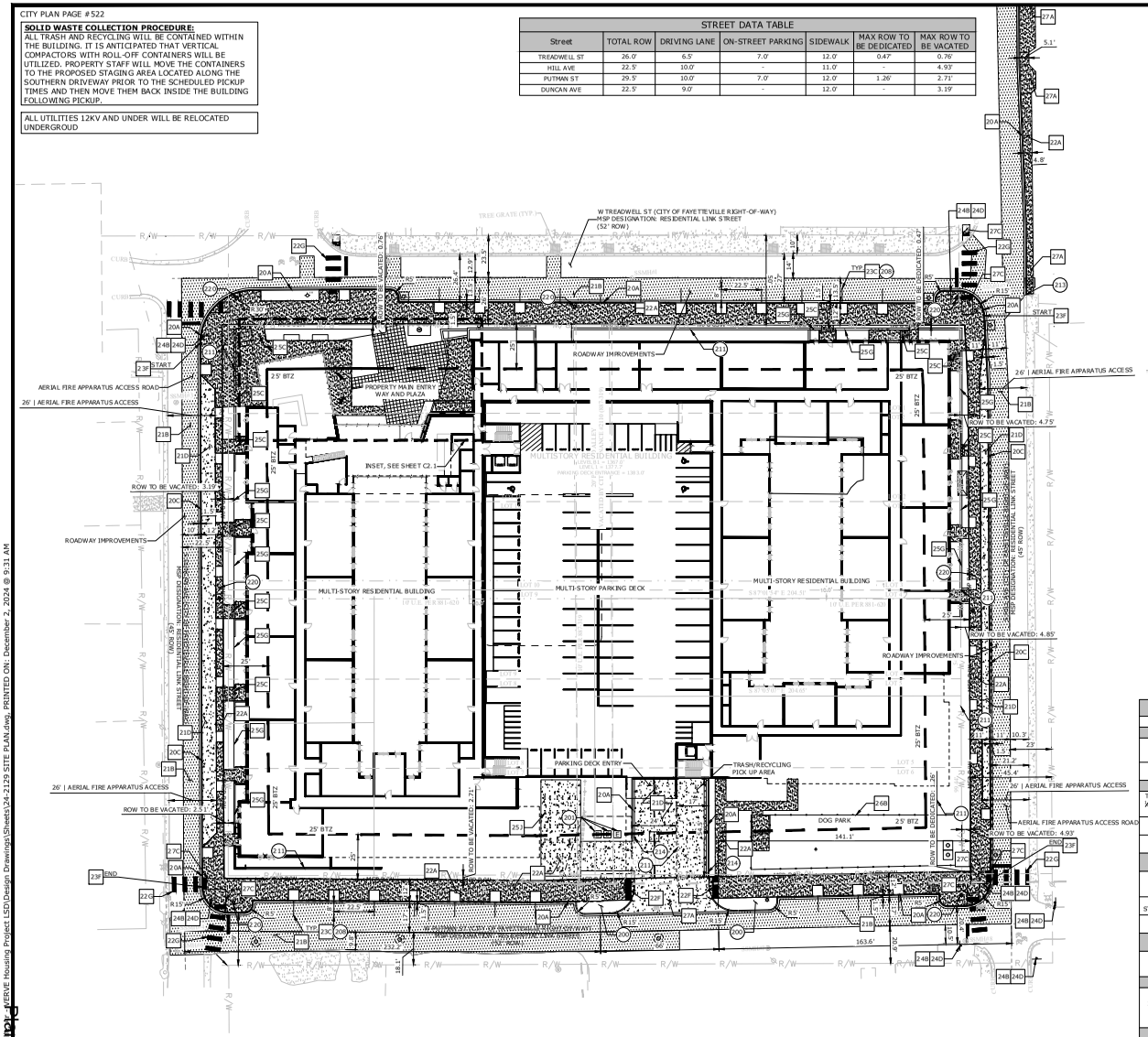
CITY PLAN PAGE #522

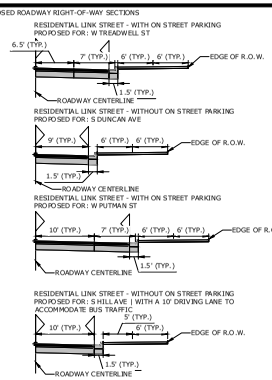
SOLID WASTE COLLECTION PROCEDURE:
ALL TRASH AND RECYCLING WILL BE CONTAINED WITHIN THE BUILDING. IT IS ANTICIPATED THAT VERTICAL COMPACTORS WITH ROLL-OFF CONTAINERS WILL BE UTILIZED. PROPERTY STAFF WILL MOVE THE CONTAINERS TO THE PROPOSED STAGING AREA LOCATED ALONG THE SOUTHERN DRIVEWAY PRIOR TO THE SCHEDULED PICKUP TIMES AND THEN MOVE THEM BACK INSIDE THE BUILDING FOLLOWING PICKUP.

ALL UTILITIES 12KV AND UNDER WILL BE RELOCATED UNDERGROUD

STREET DATA TABLE						
Street	TOTAL ROW	DRIVING LANE	ON-STREET PARKING	SIDEWALK	MAX ROW TO BE DEDICATED	MAX ROW TO BE VACATED
TREADWELL ST	26.0'	6.5'	7.0'	12.0'	0.47'	0.76'
HILL AVE	22.5'	10.0'		11.0'		4.93'
PUTMAN ST	29.5'	10.0'	7.0'	12.0'	1.26'	2.71'
DUNCAN AVE	22.5'	9.0'	-	12.0'	-	3.19'



PROPOSED ROADWAY RIGHT-OF-WAY SECTIONS



FOR REFERENCE ONLY:
CITY OF FAYETTEVILLE TYPICAL STREET CROSS SECTION - RESIDENTIAL LINK STREET
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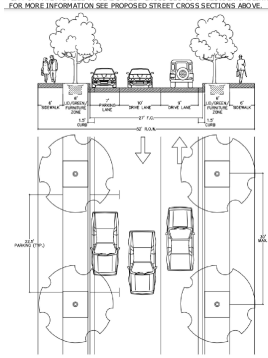
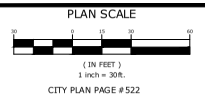


PLAN SCALE



CITY PLAN PAGE #522

GENERAL SITE NOTES

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2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY:
   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE [STATE] DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE XX" CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
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11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
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- POST INDICATOR VALVE
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- LIGHT POLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PEDESTAL

SITE KEYNOTES

200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
208 4" WIDE PAINTED WHITE PARKING STRIPES
210 DOWNSPOUT / ROOF DRAIN (SEE ARCH PLANS)
211 RETAINING WALL (SEE ARCH/STRUCTURAL PLANS) SEE GRADING PLAN)
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
220 LIGHT POLE / FIXTURE
221 BUS STOP | PER TRANSIT COMPANY REQUIREMENTS

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
20C MOUNTABLE CONCRETE CURB & GUTTER
21B HEAVY DUTY ASPHALT PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
22A CONCRETE SIDEWALK
22F DETECTABLE WARNING SURFACE
22G CROSSWALK STRIPING
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23B ACCESSIBLE PARKING SYMBOL
23C PARALLEL PARKING SPACE STRIPING
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27B STANDARD ACCESSIBLE RAMP AT STREET INTERSECTIONS
27C STANDARD HANDICAP RAMP AT INTERSECTION BULB-OUT
91E ASPHALT PAVER SIDEWALK W/ CONCRETE SLAB

SITE DATA		
OVERALL SITE AREA	167,749 S.F.	3.85 AC
VEHICLE PARKING REQUIREMENTS	MINIMUM REQUIRED	
USE: MULTI-FAMILY DWELLINGS (1 STALL / BEDROOM) PROPOSED: 847 BEDROOMS	847 STALLS	
ADA ACCESSIBLE STALLS	11 STALLS MINIMUM (1 TO BE VAN PARKING)	
PROPOSED PARKING REDUCTIONS	REDUCTIONS ALLOWED	REDUCED BY
TRANSIT STOP (PROPERTIES WITHIN ¼ MILE RADIUS OF A TRANSIT STOP) (15% MAXIMUM REDUCTION)	UP TO 127 STALLS	101 STALLS
MOTOR CYCLE / SCOOTER STALLS (10% MAXIMUM REDUCTION)	UP TO 85 STALLS	84 STALLS
BIKE RACKS (10% MAXIMUM REDUCTION)	UP TO 85 STALLS	85 STALLS
PROPOSED PARKING STALLS	MINIMUM REQUIRED (AFTER REDUCTIONS)	PROVIDED
STANDARD STALLS	352 PARKING STALLS	348 STALLS (PARKING GARAGE) 25 STALLS (ON-STREET) 373 TOTAL
COMPACT STALLS (UP TO 35% OF STANDARD STALLS CAN BE COMPACT)	202 COMPACT SPACES (MAX)	170 STALLS
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MOTORCYCLE / SCOOTER PARKING REQUIREMENTS	MINIMUM REQUIRED	PROVIDED
1 STALL / 25 PARKING SPACES (550 SPACES REQUIRED AFTER REDUCTIONS)	23 | 84 (FOR REDUCTION) | 107 TOTAL	107
BIKE RACK REQUIREMENTS	MINIMUM REQUIRED	PROVIDED
1 BIKE RACK / 30 DWELLING UNITS (272 UNITS)	9 BIKE RACKS (18 BIKES)| 85 BIKE RACKS (FOR REDUCTION) 94 TOTAL BIKE RACKS (188 BIKES)	64 BIKE RACKS INSIDE THE BUILDING | 30 RACKS ON-STREET | 94 TOTAL BIKE RACKS (184 TOTAL BIKES)
TOTAL PARKING (ALL MODES)	755	755
ZONING		
MSC (MAIN STREET / CENTER)		
LOT AREA MINIMUM	N/A	
FRONT BUILDING SETBACK	0'-25' BUILD-TO ZONE	
REAR BUILDING SETBACK	5'	
SIDE BUILDING SETBACK	NONE	
MAXIMUM BUILDING HEIGHT	5 STORIES (7 STORIES IF LOCATED MORE THAN 15' AWAY FROM ANY MASTER STREET PLAN RIGHT-OF-WAY)	
MINIMUM BUILDING STREET FRONTAGE	MINIMUM REQUIRED	PROVIDED
S. DUNCA ST (FRONTAGE LENGTH: 260')	75% (195')	100% (260')
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SITE COVERAGE DATA		
OVERALL SITE AREA	167,749 S.F.	
AREA OUTSIDE THE ROW	128,754 S.F.	
LAND COVER	AREA (SQFT)	PERCENTAGE
IMPERVIOUS AREA OUTSIDE THE ROW	104,356 S.F.	81.1%
PERVIOUS	24,398 S.F.	18.9%

PROVIDED ON-SITE PARKING SPACE BY LEVEL	STANDARD PARKING STALLS	COMPACT PARKING STALLS	ADA PARKING STALLS
LEVEL B1	42	49	3
LEVEL 01	55	20	3
LEVEL 02	55	20	3
LEVEL 03	51	20	2
LEVEL04	58	23	-
LEVEL 05	53	24	-
LEVEL 06	33	37	-
TOTAL	347	193	11
MOTORCYCLE PARKING (IN PARKING DECK)	REQUIRED		PROVIDED
STANDARD PARKING STALLS	22		108
BICYCLE RACKS	REQUIRED		PROVIDED
BIKE RACKS	9		94
ON-STREET PARKING SPACES	REQUIRED		PROVIDED
STANDARD PARKING STALLS	--		25

UNIT MIX		
UNIT TYPE	QUANTITY	BEDS
1 BEDROOM	29	29
2 BEDROOM	76	152
3 BEDROOM	2	6
4 BEDROOM	165	660
TOTAL	272	847

PARKING SPACES		
PARKING DECK SPACES	REQUIRED	PROVIDED
STANDARD PARKING STALLS	341	372
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TOTAL	540	576

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(479) 443-2377
HTTP://WWW.MCE-ES.COM

PRELIMINARY
NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

LARGE SCALE DEVELOPMENT
VERVE - STUDENT HOUSING
735 W TREADWELL ST
FAYETTEVILLE, ARKANSAS

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

REVISIONS			
REV	DATE	DESCRIPTION	

SITE PLAN

DESIGNED BY: LM	DRAWN BY: LM
DATE: 12/2/2024	REVISION: ----
SCALE: AS NOTED	JOB NUMBER: 24-2129

C2.0

CITY PLAN PAGE #522

Planning Commission
December 9, 2024
LSD-2024-0029 (VERVE)
Page 25 of 45

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STREET DATA TABLE						
Street	TOTAL ROW	DRIVING LANE	ON-STREET PARKING	SIDEWALK	MAX ROW TO BE DEDICATED	MAX ROW TO BE VACATED
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HILL AVE	22.5'	10.0'	-	11.0'		4.93'
PUTMAN ST	29.5'	10.0'	7.0'	12.0'	1.26'	2.71'
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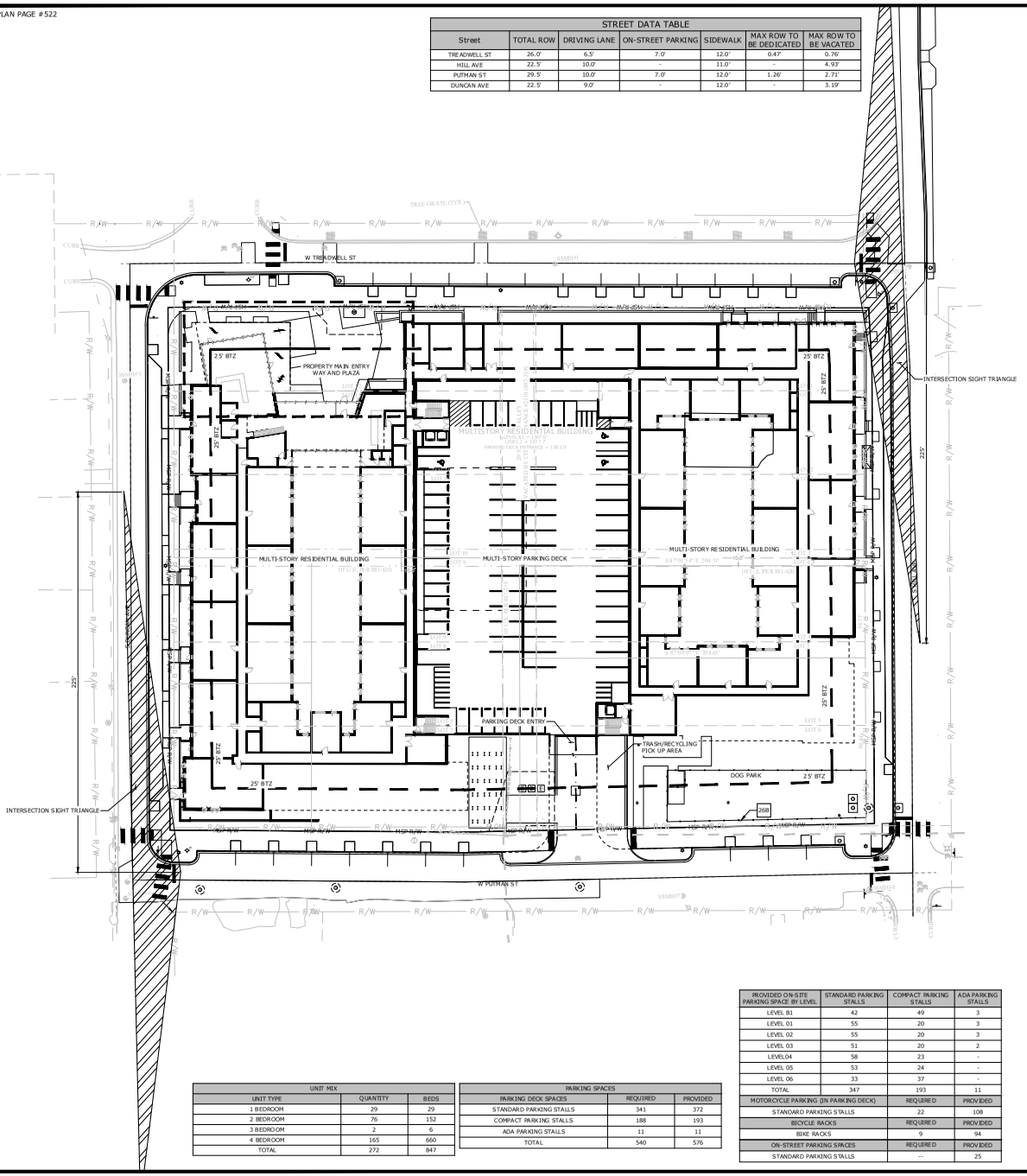

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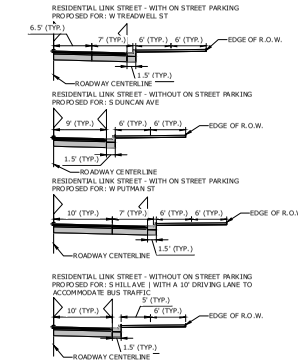

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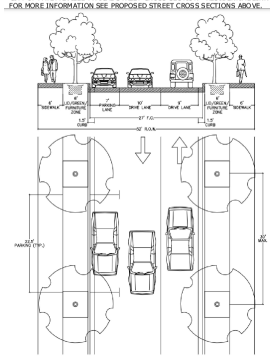

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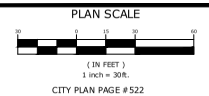

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PROVIDED ON-SITE PARKING SPACE BY LEVEL	STANDARD PARKING STALLS	COMPACT PARKING STALLS	ADA PARKING STALLS
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CITY PLAN PAGE #522

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1560 E STEARNS ST
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(479) 443-2377
HTTP://WWW.MCCLES.COM

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

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

REVISIONS			
REV	DATE	DESCRIPTION	

SITE PLAN - INTERSECTION SIGHT TRIANGLES

DESIGNED BY: LM	DRAWN BY: LM
DATE: 12/2/2024	REVISION: ----
SCALE: AS NOTED	JOB NUMBER: 24-2129

C2.1

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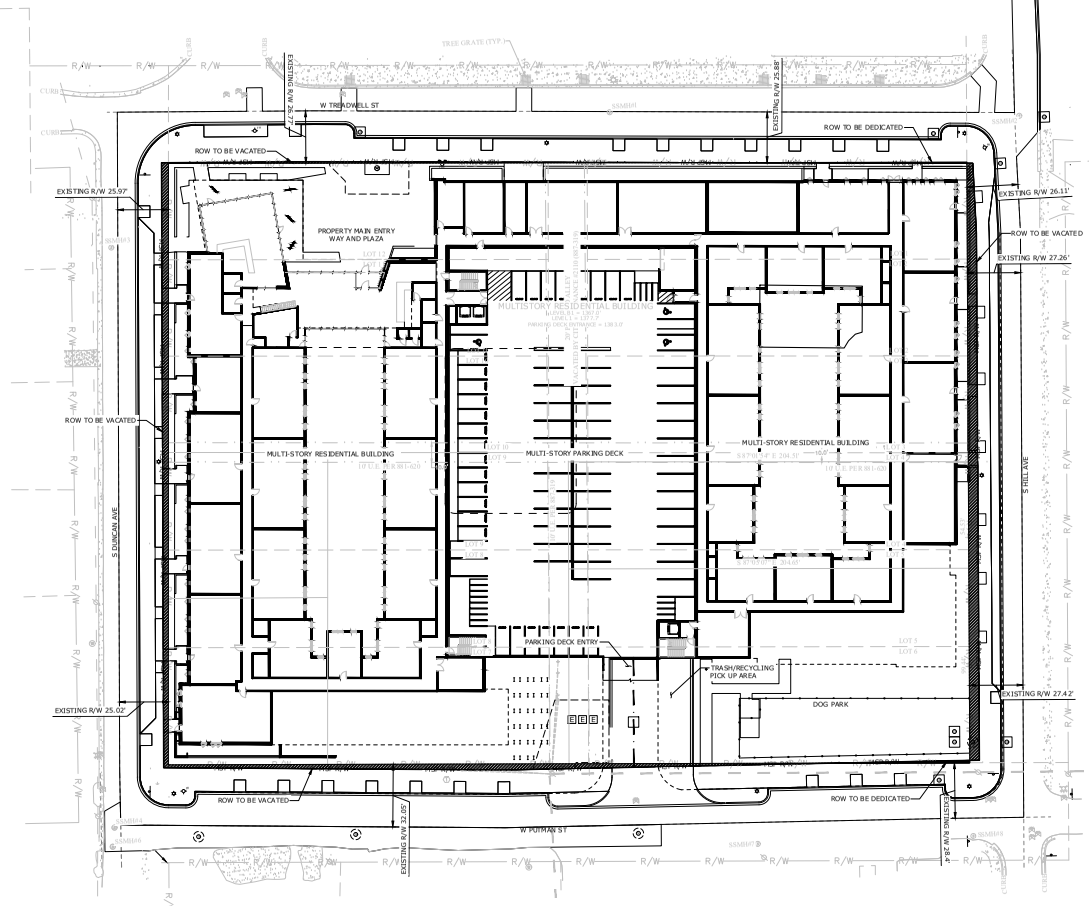
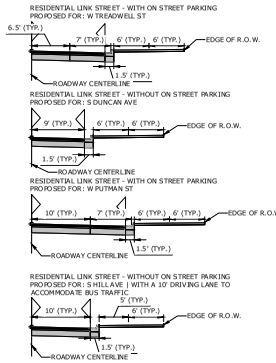


PROPOSED ROADWAY RIGHT-OF-WAY SECTIONS



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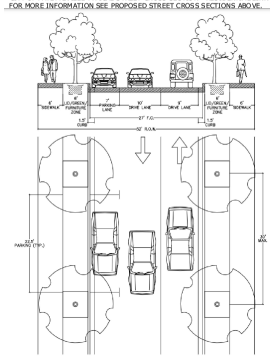

PLAN SCALE

CITY PLAN PAGE #522

GENERAL SITE NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
3. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
4. PUBLIC CONVENIENCE AND SAFETY:
   THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE [STATE] DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE XX" CONCRETE CURB AND GUTTER.
6. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
7. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
8. CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
9. ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
12. FOR SITE UTILITIES, SEE UTILITY PLAN(S).
13. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
14. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TCE — TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PEDESTAL

SITE KEYNOTES

200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
208 4" WIDE PAINTED WHITE PARKING STRIPES
210 DOWNSPOUT / ROOF DRAIN (SEE ARCH PLANS)
211 RETAINING WALL (SEE ARCH/STRUCTURAL PLANS) SEE GRADING PLAN)
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
220 LIGHT POLE / FIXTURE
221 BUS STOP | PER TRANSIT COMPANY REQUIREMENTS

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
20C MOUNTABLE CONCRETE CURB & GUTTER
21B HEAVY DUTY ASPHALT PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
22A CONCRETE SIDEWALK
22F DETECTABLE WARNING SURFACE
22G CROSSWALK STRIPING
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23B ACCESSIBLE PARKING SYMBOL
23C PARALLEL PARKING SPACE STRIPING
23F FIRE LANE STRIPING
24A ACCESSIBLE PARKING SIGN
24B SIGN POST
24D "STOP" SIGN
25C CONCRETE STAIRS
25G CAST-IN-PLACE RETAINING WALL
25K CAST-IN-PLACE SEATING WALL
25J BIKE RACK
26B DOG PARK FENCE
27A COMMERCIAL DRIVEWAY
27B STANDARD ACCESSIBLE RAMP AT STREET INTERSECTIONS
27C STANDARD HANDICAP RAMP AT INTERSECTION BULB-OUT
91E ASPHALT PAVER SIDEWALK W/ CONCRETE SLAB

SITE DATA		
OVERALL SITE AREA	167,749 S.F.	3.85 AC
VEHICLE PARKING REQUIREMENTS	MINIMUM REQUIRED	
USE: MULTI-FAMILY DWELLINGS (1 STALL / BEDROOM) PROPOSED: 847 BEDROOMS	847 STALLS	
ADA ACCESSIBLE STALLS	11 STALLS MINIMUM (1 TO BE VAN PARKING)	
PROPOSED PARKING REDUCTIONS	REDUCTIONS ALLOWED	REDUCED BY
TRANSIT STOP (PROPERTIES WITHIN ¼ MILE RADIUS OF A TRANSIT STOP) (15% MAXIMUM REDUCTION)	UP TO 127 STALLS	101 STALLS
MOTOR CYCLE / SCOOTER STALLS (10% MAXIMUM REDUCTION)	UP TO 85 STALLS	84 STALLS
BIKE RACKS (10% MAXIMUM REDUCTION)	UP TO 85 STALLS	85 STALLS
PROPOSED PARKING STALLS	MINIMUM REQUIRED (AFTER REDUCTIONS)	PROVIDED
STANDARD STALLS	352 PARKING STALLS	348 STALLS (PARKING GARAGE) 25 STALLS (ON-STREET) 373 TOTAL
COMPACT STALLS (UP TO 35% OF STANDARD STALLS CAN BE COMPACT)	202 COMPACT SPACES (MAX)	170 STALLS
ADA PARKING STALLS (BASED ON PARKING LOT STALLS)	11 STALLS (1 TO BE VAN PARKING)	11 STALLS (2 TO BE VAN PARKING)
MOTORCYCLE / SCOOTER PARKING REQUIREMENTS	MINIMUM REQUIRED	PROVIDED
1 STALL / 25 PARKING SPACES (550 SPACES REQUIRED AFTER REDUCTIONS)	23 | 84 (FOR REDUCTION) | 107 TOTAL	107
BIKE RACK REQUIREMENTS	MINIMUM REQUIRED	PROVIDED
1 BIKE RACK / 30 DWELLING UNITS (272 UNITS)	9 BIKE RACKS (18 BIKES)| 85 BIKE RACKS (FOR REDUCTION)| 94 TOTAL BIKE RACKS (188 BIKES)	64 BIKE RACKS INSIDE THE BUILDING | 30 RACKS ON-STREET | 94 TOTAL BIKE RACKS (184 TOTAL BIKES)
TOTAL PARKING (ALL MODES)	755	755
ZONING		
MSC (MAIN STREET / CENTER)		
LOT AREA MINIMUM	N/A	
FRONT BUILDING SETBACK	0'-25' BUILD-TO ZONE	
REAR BUILDING SETBACK	5'	
SIDE BUILDING SETBACK	NONE	
MAXIMUM BUILDING HEIGHT	5 STORIES (7 STORIES IF LOCATED MORE THAN 15' AWAY FROM ANY MASTER STREET PLAN RIGHT-OF-WAY)	
MINIMUM BUILDING STREET FRONTAGE	MINIMUM REQUIRED	PROVIDED
S. DUNCA ST (FRONTAGE LENGTH: 260')	75% (195')	100% (260')
W. TREADWELL ST (FRONTAGE LENGTH: 366')	75% (275')	77.60% (284')
S. HILL AVENUE (FRONTAGE LENGTH: 255')	75% (191')	93.37% (239')
W. PUTMAN ST (FRONTAGE LENGTH: 367')	75% (275')	45.50% (167')

SITE COVERAGE DATA		
OVERALL SITE AREA	167,749 S.F.	
AREA OUTSIDE THE ROW	128,754 S.F.	
LAND COVER	AREA (SQFT)	PERCENTAGE
IMPERVIOUS AREA OUTSIDE THE ROW	104,356 S.F.	81.1%
PERVIOUS	24,398 S.F.	18.9%

UNIT MIX		
UNIT TYPE	QUANTITY	BEDS
1 BEDROOM	29	29
2 BEDROOM	76	152
3 BEDROOM	2	6
4 BEDROOM	165	660
TOTAL	272	847

PARKING SPACES		
PARKING DECK SPACES	REQUIRED	PROVIDED
STANDARD PARKING STALLS	341	372
COMPACT PARKING STALLS	188	193
ADA PARKING STALLS	11	11
TOTAL	540	576

PROVIDED ON-SITE PARKING SPACE BY LEVEL	STANDARD PARKING STALLS	COMPACT PARKING STALLS	ADA PARKING STALLS
LEVEL B1	42	49	3
LEVEL 01	55	20	3
LEVEL 02	55	20	3
LEVEL 03	51	20	2
LEVEL04	58	23	-
LEVEL 05	53	24	-
LEVEL 06	33	37	-
TOTAL	347	193	11
MOTORCYCLE PARKING (IN PARKING DECK)	REQUIRED		PROVIDED
STANDARD PARKING STALLS	22		108
BICYCLE RACKS	REQUIRED		PROVIDED
BIKE RACKS	9		94
ON-STREET PARKING SPACES	REQUIRED		PROVIDED
STANDARD PARKING STALLS	--		25

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1560 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
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LARGE SCALE DEVELOPMENT
VERVE - STUDENT HOUSING
735 W TREADWELL ST
FAYETTEVILLE, ARKANSAS

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REVISIONS			
REV	DATE	DESCRIPTION	

SITE PLAN - ROW DEDICATION - VACATION

DESIGNED BY: LM	DRAWN BY: LM
DATE: 12/2/2024	REVISION: ----
SCALE: AS NOTED	JOB NUMBER: 24-2129

C2.2

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Planning Commission
December 9, 2024
LSD-2024-0029 (VERVE)
Page 27 of 45

LARGE SCALE DEVELOPMENT
VERVE - STUDENT HOUSING
735 W TREADWELL ST
FAYETTEVILLE, ARKANSAS
TREE PRESERVATION PLAN
C6.0
REVISIONS
REV
DATE
DESCRIPTION
PRELIMINARY NOT FOR CONSTRUCTION
ORIGINAL SIGNATURE ON FILE
McCLELLAND CONSULTING ENGINEERS, INC.
1580 E STEARNS ST
FAYETTEVILLE , ARKANSAS 72703
(479) 443-2377
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EXISTING LEGEND
PROPERTY LINE
RIGHT OF WAY
SANITARY SEWER LINE
WATER LINE
GAS LINE
UNDERGROUND TELEPHONE
UNDERGROUND ELECTRIC
UNDERGROUND TELEVISION
OVERHEAD ELECTRIC
UNDERGROUND FIBER
FENCE
ROAD CENTERLINE
CONTOUR LINE
EASEMENT LINE
GRAVEL LINE
POWER POLE
GUY WIRE W/ ANCHOR
GAS METER
GAS VALVE
STREET LIGHT POLE
TELEPHONE PEDESTAL
CABLE PEDESTAL
CABLE VAULT
ELECTRIC VAULT
PAD MOUNT
GAS VAULT
TELEPHONE VAULT
WATER VALVE
SIGN (AS NOTED)
POST (AS NOTED)
BENCH MARK
FOUND IRON PIN (AS NOTED)
CONTROL POINT
BUILDING
BUSH
DECIDUOUS TREE
COMPOSITE TREE
PLAN SCALE
(IN FEET)
1 inch = 20ft.
EXISTING CONDITIONS NOTES
A. SIGNIFICANT GRADE CHANGE FROM PROPERTY TO THE STREET GRADE. SEVERAL FEET OF CUT WILL BE REQUIRED TO ACHIEVE ACCESSIBLE ROUTES.
B. EXISTING TREES ADJACENT TO THE RETAINING WALLS ARE RECOMMENDED TO BE REMOVED DUE TO REQUIRED EXCAVATION FOR THE REDEVELOPMENT OF THE PROPERTY.
C. EXISTING TREES WITHIN THE RIGHT-OF-WAY ARE RECOMMENDED FOR REMOVAL. PRESERVATION WOULD NOT BE CONDUCIVE FOR THE REDEVELOPMENT OF THE PROPERTY. FURTHERMORE MANY TREES IN THIS AREA ARE OF LOWER VALUE, BOTH SPECIES AND HEALTH RELATED.
PROPOSED LEGEND
TREE CANOPY TO BE REMOVED
SOUTH DUNCAN AVENUE (RESIDENTIAL LINK)
ASPHALT WIDTH VARIES - 45' MIN / 52' MAX (PER M.S.P.)
WEST TREADWELL STREET (RESIDENTIAL LINK)
ASPHALT WIDTH VARIES - 45' MIN / 52' MAX (PER M.S.P.)
WEST PUTMAN STREET (RESIDENTIAL LINK)
ASPHALT WIDTH VARIES - 28' MIN / 44' MAX (PER M.S.P.)
SOUTH HILL AVENUE (RESIDENTIAL LINK)
ASPHALT WIDTH VARIES - 45' MIN / 52' MAX (PER M.S.P.)
C:\Users\lemon\Desktop\Work Files\Projects\VERVE Housing Project LSD\Design Drawings\Sheets\24-2129 TREE PRESERVATION PLAN.dwg, PRINTED ON: December 2, 2024 @ 9:32 AM

TREE SCHEDULE

#	TRUNK (INCHES)	SPECIES	CANOPY (FEET)	COMMENTS	CLUSTER	CANOPY AREA (SF)	Large/Small	Priority	R/W
1	3	CRAPE MYRTLE	8	DEAD		50	Small	Low	Y
2	10	ELM	40	DYING	TRIPLE	1,257	Large	Low	N
3	12	BLACK CHERRY	20	DYING		314	Large	Low	N
4	14	PINE	30	R/W		707	Large	Low	Y
5	30	PINE	35	R/W		962	Large	Low	Y
6	18	PINE	30	R/W		707	Large	Low	Y
7	14	PINE	20	R/W		314	Large	Low	Y
8	20	PINE	35	R/W		962	Large	Low	Y
9	18	CATALPA	35	R/W		962	Large	Low	Y
10	28	PINE	30	R/W		707	Large	Low	Y
11	28	PINE	30	R/W		707	Large	Low	Y
12	30	PINE	30	R/W		707	Large	Low	Y
13	28	PINE	25	R/W		491	Large	Low	Y
14	14	PINE	30	R/W		707	Large	Low	Y
15	14	REDBUD	30	R/W		707	Medium	Low	Y
16	10	HACKBERRY	25	R/W		491	Large	Low	Y
17	10	HACKBERRY	25	R/W		491	Large	Low	Y
18	18	BRADFORD PEAR	45	R/W		1,590	Medium	Low	Y
19	18	BRADFORD PEAR	45	R/W		1,590	Medium	Low	Y
20	24	CHERRY	50	R/W		1,963	Medium	Low	Y
21	16	MAPLE	35	R/W		962	Large	Low	Y
22	6	TREE OF HEAVEN	25	R/W	DOUBLE	491	Medium	Low	Y
23	10	PECAN	20	R/W		314	Large	Low	Y
24	18	PINE	30	R/W		707	Large	Low	Y
25	18	TULIP	45	R/W		1,590	Large	Low	Y
26	14	TULIP	40	R/W		1,257	Large	Low	Y
27	36	PINE	40	R/W		1,256	Large	Low	Y
28	4	CRAPY MYRTLE	24	R/W	DOUBLE	452	Small	Low	Y
29	21	PECAN	38	R/W		1,133	Large	Low	Y
30	30	HACKBERRY	44	R/W		1,519	Large	Low	Y
31	13	CATALPA	24	R/W		452	Large	Low	Y
32	6	CATALPA	42	R/W		1,384	Large	Low	Y
33	8	CATALPA	36	R/W		1,017	Large	Low	Y
34	24	CATALPA	45	Rotten		1,590	Large	Low	N
35	14	BRADFORD PEAR	40	1/2 broken off	DOUBLE	1,257	Medium	High	N
35	30	HACKBERRY	50	Rotting		1,963	Large	Low	Y
36	20	PECAN	40	Wall		1,257	Large	Low	N
37	10	PECAN	20	Wall		314	Large	Low	N
38	14	BLACK WALNUT	30	Wall		707	Large	Low	N
39	10	ELM	20	Wall		314	Large	Low	N
40	14	PECAN	35			962	Large	High	N
41	14	BLACK CHERRY	30			707	Large	High	N
42	14	HICKORY	30			707	Large	High	N
43	10	HACKBERRY	25			491	Large	High	N
44	12	HACKBERRY	35			962	Large	High	N
45	18	CATALPA	40			1,257	Large	High	N
46	8	DOGWOOD	15			177	Medium	High	N
47	14	ELM	40			1,257	Large	High	N
48	18	PINE	30			707	Large	High	N
49	18	ELM	45			1,590	Large	High	N
50	12	CHERRY	20			314	Medium	High	N
51	10	CEDAR	20			314	Medium	High	N
52	18	TULIP	40			1,257	Large	High	N
53	16	TULIP	40			1,257	Large	High	N
54	18	ELM	40			1,257	Large	High	N
55	14	REDBUD	25			491	Medium	High	N
56	10	CEDAR	20			314	Medium	High	N
57	14	ELM	40			1,257	Large	High	N
58	14	ELM	40			1,257	Large	High	N
59	10	ELM	30			707	Large	High	N
60	8	HACKBERRY	25			491	Large	High	N
61	20	HACKBERRY	50			1,963	Large	High	N
62	8	CHERRY	15			177	Medium	High	N
63	12	HACKBERRY	25			491	Large	High	N
64	10	HACKBERRY	20			314	Large	High	N
65	18	HACKBERRY	45			1,590	Large	High	N
66	20	HACKBERRY	55			2,376	Large	High	N
67	18	WALNUT	40			1,257	Large	High	N
68	14	BLACK WALNUT	30			707	Large	High	N
69	12	ELM	40		DOUBLE	1,257	Large	High	N
70	12	BLACK CHERRY	25			491	Large	High	N
71	8	SASSAFRAS	15			177	Medium	High	N
72	16	BLACK CHERRY	40		DOUBLE	1,257	Large	High	N
TOTAL- 73						66,112	SF, Total Canopy		
						31,047	SF, High Priority		
						35,065	SF, Low Priority		
						27,299	SF, ROW Canopy		

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	125,692	100%
*Zoning Designation * Select Below with drop down arrow*		
MSC, Main Street Center	12,569	10%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	12,569	10.0%
Existing Tree Canopy * Minus Right of Way and Easements	38,813	30.9%
Tree Canopy Preserved	0	0.0%
Tree Canopy Removed *On Site	38,813	30.9%
Tree Canopy Removed *Off Site	0	0.0%
Tree Canopy Removed Total	38,813	30.9%
Removed Below Minimum	**12,569**	
Mitigation Requirements	**12,569**	

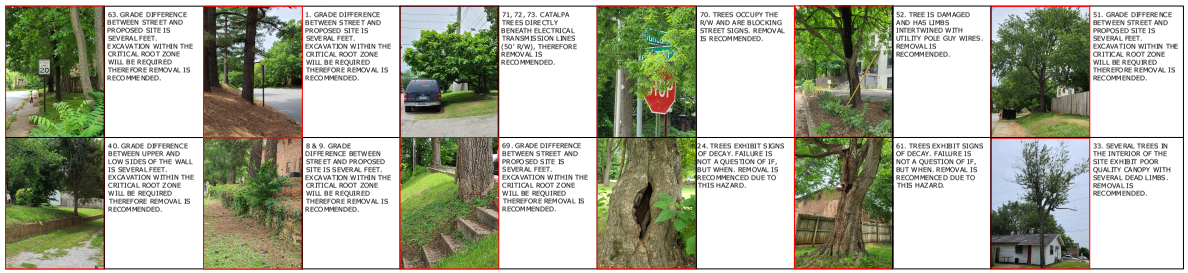
Mitigation Alternatives		
Extensive Green Roof Square Footage	Credit per SF	Total Mitigation SF Reduction
1800	2.5	720

Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
11,849	High Priority	200	54
	Low Priority	100	0

*MITIGATION REQUIREMENTS = TREE PRESERVATION CALCULATIONS - MITIGATION ALTERNATIVES (GREEN ROOFS)

Mitigation Trees Required	Mitigation Trees Provided	# of Trees for Tree Escrow	Total Amount for Tree Escrow Account
54	30	24	$ 16,200.00

EXISTING CONDITIONS NOTES



EXISTING CONDITIONS NOTES

A. SIGNIFICANT GRADE CHANGE FROM PROPERTY TO THE STREET GRADE. SEVERAL FEET OF CUT WILL BE REQUIRED TO REDEVELOP THE SITE.
B. EXISTING TREES ADJACENT TO THE RETAINING WALLS ARE RECOMMENDED TO BE REMOVED DUE TO THE REQUIRED EXCAVATION FOR THE REDEVELOPMENT OF THE PROPERTY.
C. TREES LOCATED IN THE INTERIOR OF THE SITE ARE RECOMMENDED FOR REMOVAL. PRESERVATION WOULD NOT BE CONDUCIVE FOR THE REDEVELOPMENT OF THE PROPERTY. FURTHERMORE MANY TREES IN THIS AREA ARE OF LOWER VALUE, BOTH SPECIES AND HEALTH RELATED.

LANDSCAPE DATA	
SITE SOIL TYPES	
RaC2—Fayetteville fine sandy loam	3% to 8% slope / 100% OF SITE

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1560 E STEARNS ST
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VERVE - STUDENT HOUSING
735 W TREADWELL ST
FAYETTEVILLE, ARKANSAS

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REVISIONS

REV	DATE	DESCRIPTION

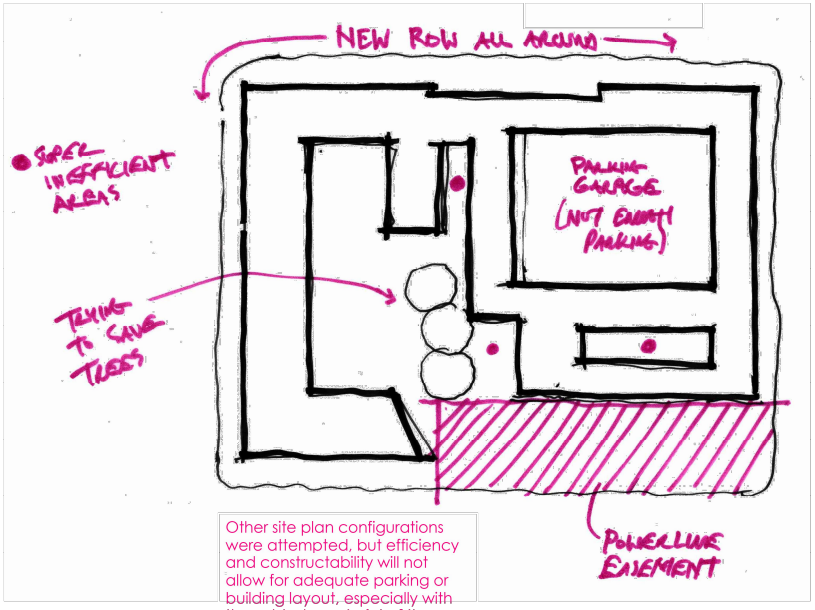
TREE PRESERVATION DATA TABLE

DESIGNED BY:	DRAWN BY:
LM	LM
DATE: 12/2/2024	REVISION: ----
SCALE: AS NOTED	JOB NUMBER: 24-2129

C6.1

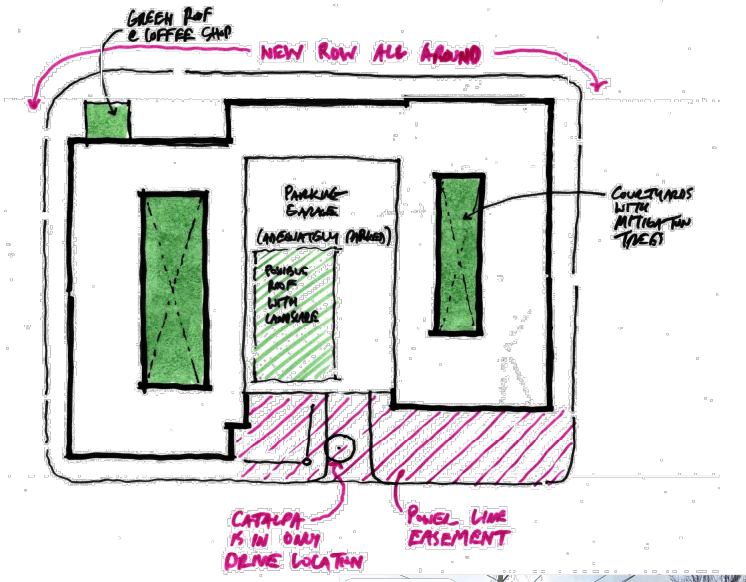
C:\Users\Lauren\Documents\VERVE Housing Project LSD\Design Drawings\Sheets\24-2129 TREE PRESERVATION PLAN.dwg, PRINTED ON: December 2, 2024 @ 10:12 AM

Existing trees at the NW corner are within the required ROW dedication and at elevated grades above new appropriate sidewalks



Other site plan configurations were attempted, but efficiency and constructability will not allow for adequate parking or building layout, especially with the added constraint of the large electrical easement on the south edge of the property.

The goal is to use a 'charm bracelet' of options to handle mitigation, including on-site mitigation, green buffers, and even areas of green roof.



Catalpa is growing out of concrete. This tree is desirable to save, but this is the only location for a drive due to the massive power poles. Also, the tree is within the utility easement.

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735 W TREADWELL ST
FAYETTEVILLE, ARKANSAS

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REVISIONS

REV	DATE	DESCRIPTION

TREE PRESERVATION SKETCHES

DESIGNED BY:	DRAWN BY:
LM	LM
DATE:	REVISION:
12/2/2024	----
SCALE:	JOB NUMBER:
AS NOTED	24-2129

C6.2

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Verve Fayetteville : **Large Scale Development - Submission #3 (2024.11.20)**

subtext + modus studio

north elevation

MATERIAL LEGEND

BRICK

METAL PANEL

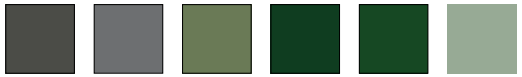
ALUMINUM FIN

PICKET RAIL
(BALCONY)

INTERIOR COURTYARDS + ACCENT LOCATIONS

FIBER CEMENT BOARD
(LAP)

COLOR SELECTIONS



Planning Commission
December 9, 2024
LSD-2024-0029 (VERVE)
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south elevation

MATERIAL LEGEND

BRICK

METAL PANEL

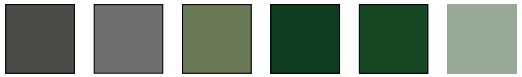
ALUMINUM FIN

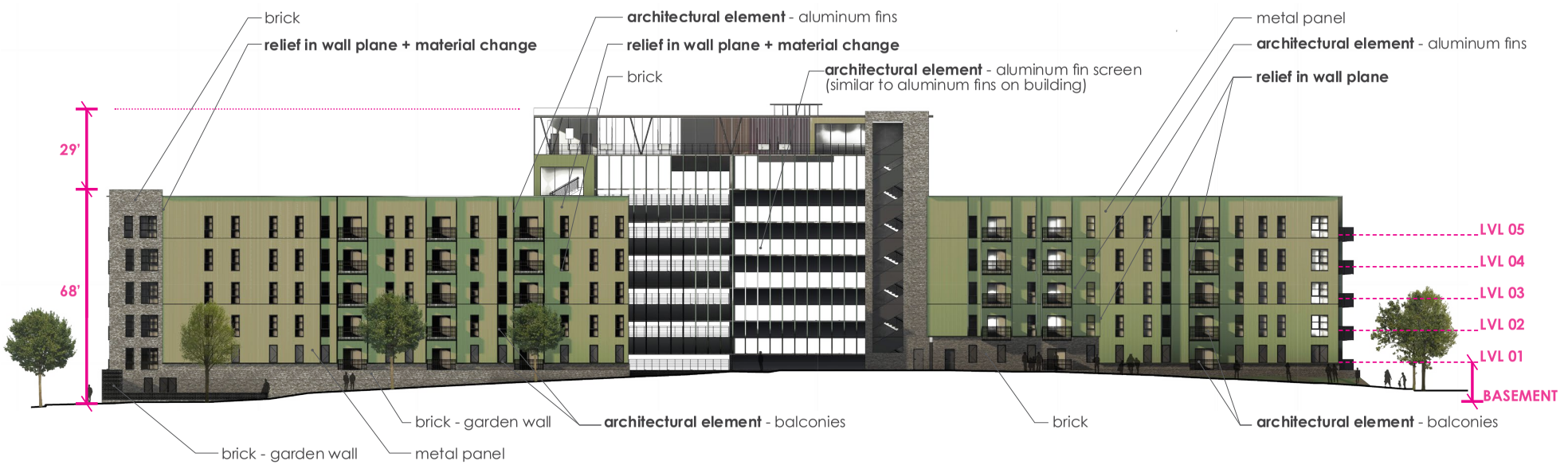
PICKET RAIL
(BALCONY)

FIBER CEMENT BOARD
(LAP)

INTERIOR COURTYARDS + ACCENT LOCATIONS

COLOR SELECTIONS





east elevation

MATERIAL LEGEND

BRICK

METAL PANEL

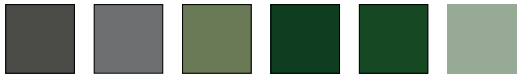
ALUMINUM FIN

PICKET RAIL
(BALCONY)

INTERIOR COURTYARDS + ACCENT LOCATIONS

FIBER CEMENT BOARD
(LAP)

COLOR SELECTIONS



west elevation

MATERIAL LEGEND

BRICK

METAL PANEL

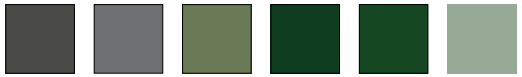
ALUMINUM FIN

PICKET RAIL
(BALCONY)

FIBER CEMENT BOARD
(LAP)

INTERIOR COURTYARDS + ACCENT LOCATIONS

COLOR SELECTIONS



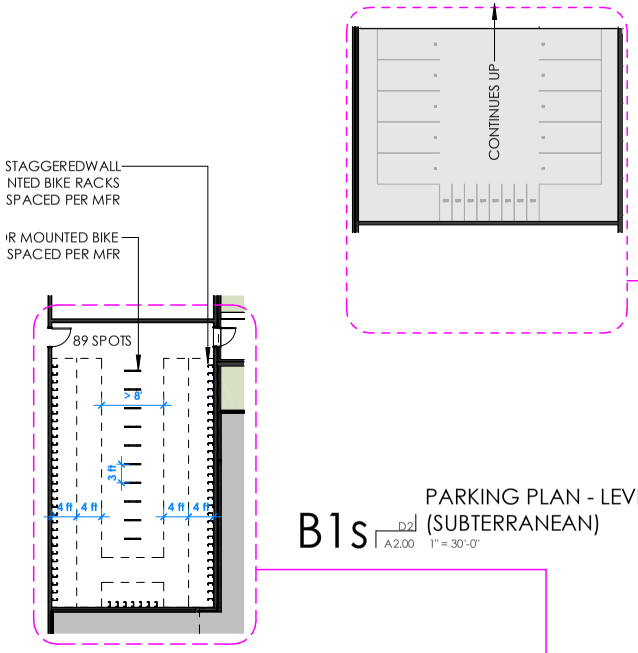
parking plans

PARKING SCHEDULE - TOTALS BY LEVEL AND TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	PARKING LEVEL
LEVEL B1				
19	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL B1
38	COMPACT	7.5 ft	15 ft	LEVEL B1
45	STANDARD	9 ft	19 ft	LEVEL B1
2	ADA - TYPICAL	8 ft	19 ft	LEVEL B1
1	ADA - VAN	8 ft	19 ft	LEVEL B1
LEVEL 01				
9	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 01
21	COMPACT	7.5 ft	15 ft	LEVEL 01
55	STANDARD	9 ft	19 ft	LEVEL 01
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 01
1	ADA - VAN	8 ft	19 ft	LEVEL 01
LEVEL 02				
10	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 02
21	COMPACT	7.5 ft	15 ft	LEVEL 02
55	STANDARD	9 ft	19 ft	LEVEL 02
3	ADA - TYPICAL	8 ft	19 ft	LEVEL 02
LEVEL 03				
18	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 03
21	COMPACT	7.5 ft	15 ft	LEVEL 03
54	STANDARD	9 ft	19 ft	LEVEL 03
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 03
LEVEL 04				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 04
23	COMPACT	7.5 ft	15 ft	LEVEL 04
55	STANDARD	9 ft	19 ft	LEVEL 04
LEVEL 05				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 05
23	COMPACT	7.5 ft	15 ft	LEVEL 05
55	STANDARD	9 ft	19 ft	LEVEL 05
LEVEL 06				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 06
23	COMPACT	7.5 ft	15 ft	LEVEL 06
29	STANDARD	9 ft	19 ft	LEVEL 06

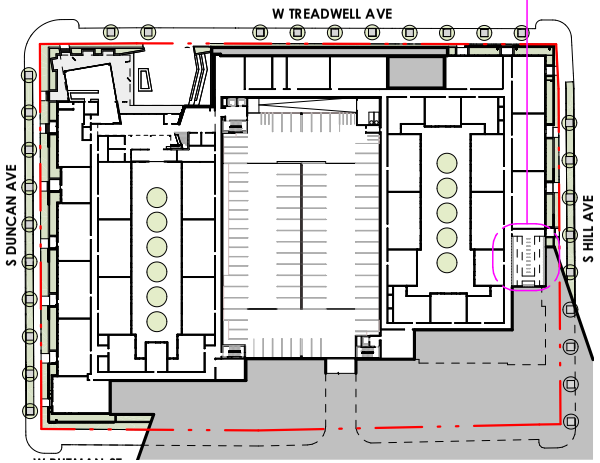
PARKING SCHEDULE - TOTALS BY TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	ACCESS AISLE	COMMENTS
107	MOTORCYCLE / SCOOTER	3 ft	9 ft		
170	COMPACT	7.5 ft	15 ft		
348	STANDARD	9 ft	19 ft		
9	ADA - TYPICAL	8 ft	19 ft	5 ft	8' ACCESS AISLE WHEN SHARED W/ ADA VAN
2	ADA - VAN	8 ft	19 ft	8 ft	



B1s D2 A2.00 PARKING PLAN - LEVEL B1 (SUBTERRANEAN) 1" = 30'-0"

B1.B2 D2 A2.00 INT. BIKE PARKING 1" = 20'-0"



B1.B1 D2 A2.00 FLOOR PLAN - LEVEL B1 (BASEMENT) 1" = 100'-0"

B1 D2 A2.00 PARKING PLAN - LEVEL B1 (BASEMENT) 1" = 30'-0"

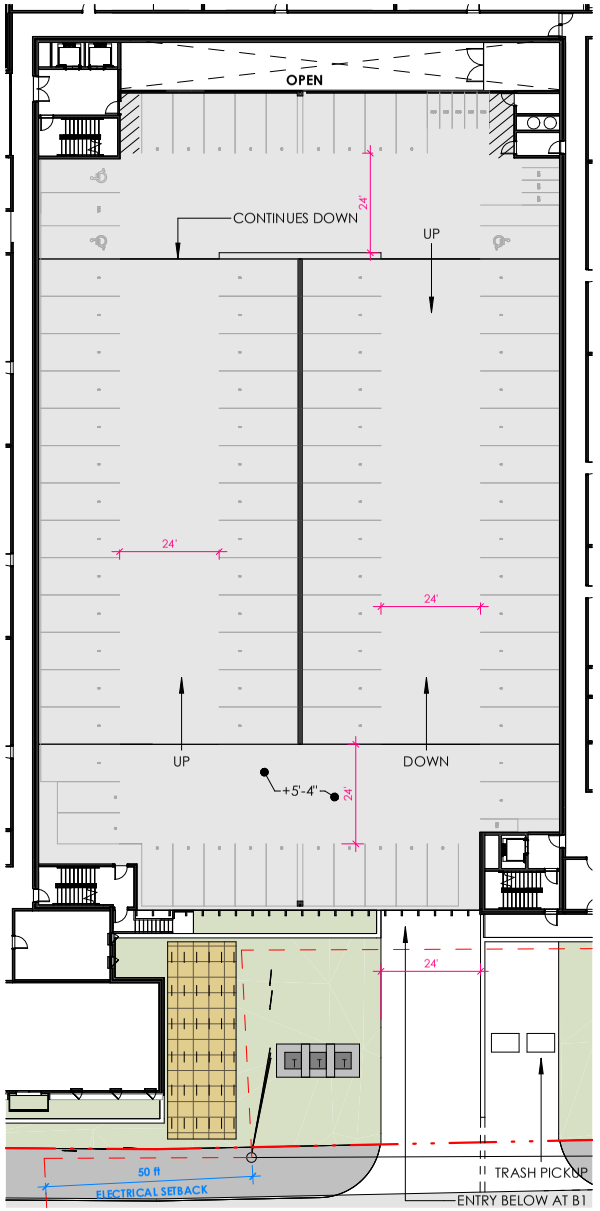
parking plans

PARKING SCHEDULE - TOTALS BY LEVEL AND TYPE

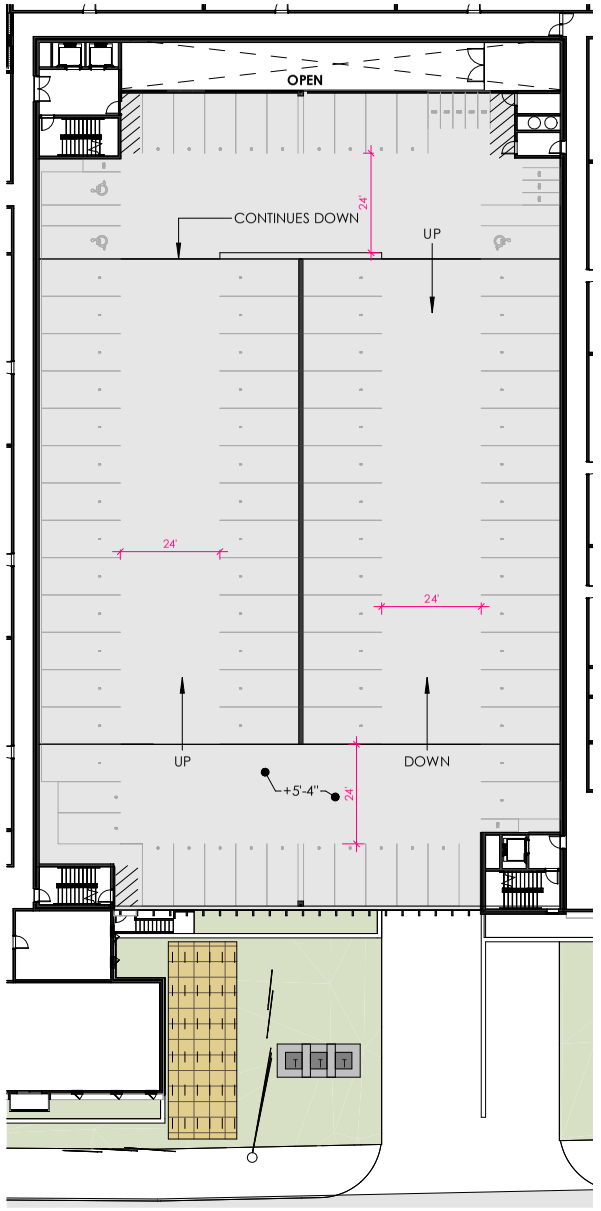
QTY	DESCRIPTION	WIDTH	DEPTH	PARKING LEVEL
LEVEL B1				
19	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL B1
38	COMPACT	7.5 ft	15 ft	LEVEL B1
45	STANDARD	9 ft	19 ft	LEVEL B1
2	ADA - TYPICAL	8 ft	19 ft	LEVEL B1
1	ADA - VAN	8 ft	19 ft	LEVEL B1
LEVEL 01				
9	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 01
21	COMPACT	7.5 ft	15 ft	LEVEL 01
55	STANDARD	9 ft	19 ft	LEVEL 01
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 01
1	ADA - VAN	8 ft	19 ft	LEVEL 01
LEVEL 02				
10	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 02
21	COMPACT	7.5 ft	15 ft	LEVEL 02
55	STANDARD	9 ft	19 ft	LEVEL 02
3	ADA - TYPICAL	8 ft	19 ft	LEVEL 02
LEVEL 03				
18	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 03
21	COMPACT	7.5 ft	15 ft	LEVEL 03
54	STANDARD	9 ft	19 ft	LEVEL 03
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 03
LEVEL 04				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 04
23	COMPACT	7.5 ft	15 ft	LEVEL 04
55	STANDARD	9 ft	19 ft	LEVEL 04
LEVEL 05				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 05
23	COMPACT	7.5 ft	15 ft	LEVEL 05
55	STANDARD	9 ft	19 ft	LEVEL 05
LEVEL 06				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 06
23	COMPACT	7.5 ft	15 ft	LEVEL 06
29	STANDARD	9 ft	19 ft	LEVEL 06

PARKING SCHEDULE - TOTALS BY TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	ACCESS AISLE	COMMENTS
107	MOTORCYCLE / SCOOTER	3 ft	9 ft		
170	COMPACT	7.5 ft	15 ft		
348	STANDARD	9 ft	19 ft		
9	ADA - TYPICAL	8 ft	19 ft	5 ft	8' ACCESS AISLE WHEN SHARED W/ ADA VAN
2	ADA - VAN	8 ft	19 ft	8 ft	



01 D2 A2.00 PARKING PLAN - LEVEL 01 1" = 30'-0" N



02 D2 A2.00 PARKING PLAN - LEVEL 02 1" = 30'-0" N

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parking plans

PARKING SCHEDULE - TOTALS BY LEVEL AND TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	PARKING LEVEL
LEVEL B1				
19	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL B1
38	COMPACT	7.5 ft	15 ft	LEVEL B1
45	STANDARD	9 ft	19 ft	LEVEL B1
2	ADA - TYPICAL	8 ft	19 ft	LEVEL B1
1	ADA - VAN	8 ft	19 ft	LEVEL B1
LEVEL 01				
9	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 01
21	COMPACT	7.5 ft	15 ft	LEVEL 01
55	STANDARD	9 ft	19 ft	LEVEL 01
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 01
1	ADA - VAN	8 ft	19 ft	LEVEL 01
LEVEL 02				
10	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 02
21	COMPACT	7.5 ft	15 ft	LEVEL 02
55	STANDARD	9 ft	19 ft	LEVEL 02
3	ADA - TYPICAL	8 ft	19 ft	LEVEL 02
LEVEL 03				
18	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 03
21	COMPACT	7.5 ft	15 ft	LEVEL 03
54	STANDARD	9 ft	19 ft	LEVEL 03
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 03
LEVEL 04				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 04
23	COMPACT	7.5 ft	15 ft	LEVEL 04
55	STANDARD	9 ft	19 ft	LEVEL 04
LEVEL 05				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 05
23	COMPACT	7.5 ft	15 ft	LEVEL 05
55	STANDARD	9 ft	19 ft	LEVEL 05
LEVEL 06				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 06
23	COMPACT	7.5 ft	15 ft	LEVEL 06
29	STANDARD	9 ft	19 ft	LEVEL 06

PARKING SCHEDULE - TOTALS BY TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	ACCESS AISLE	COMMENTS
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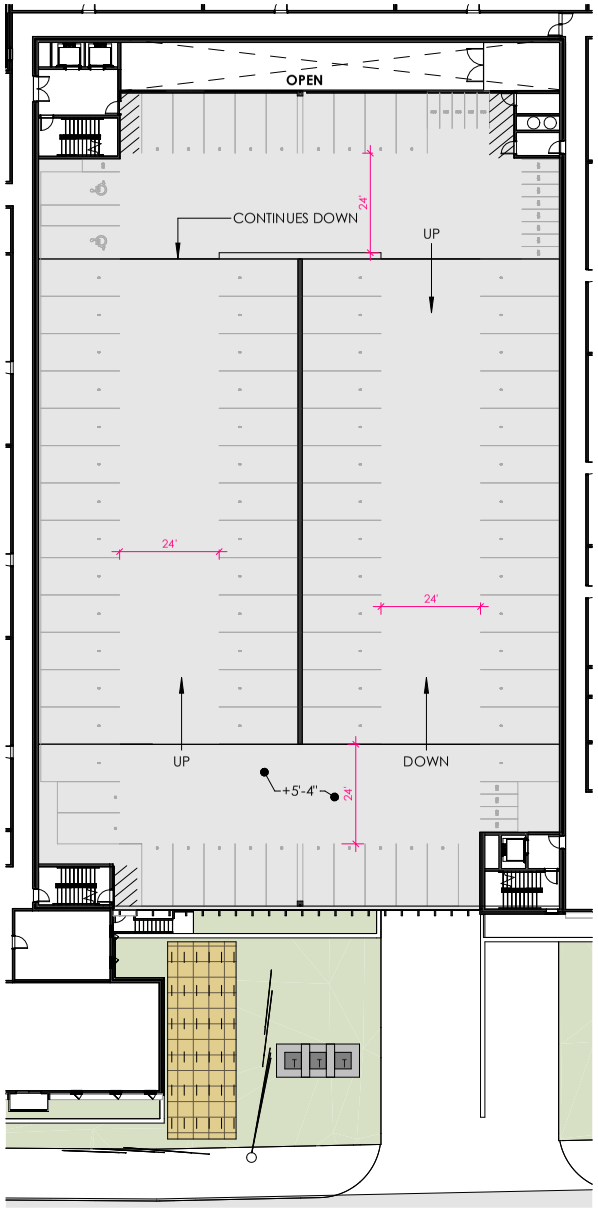
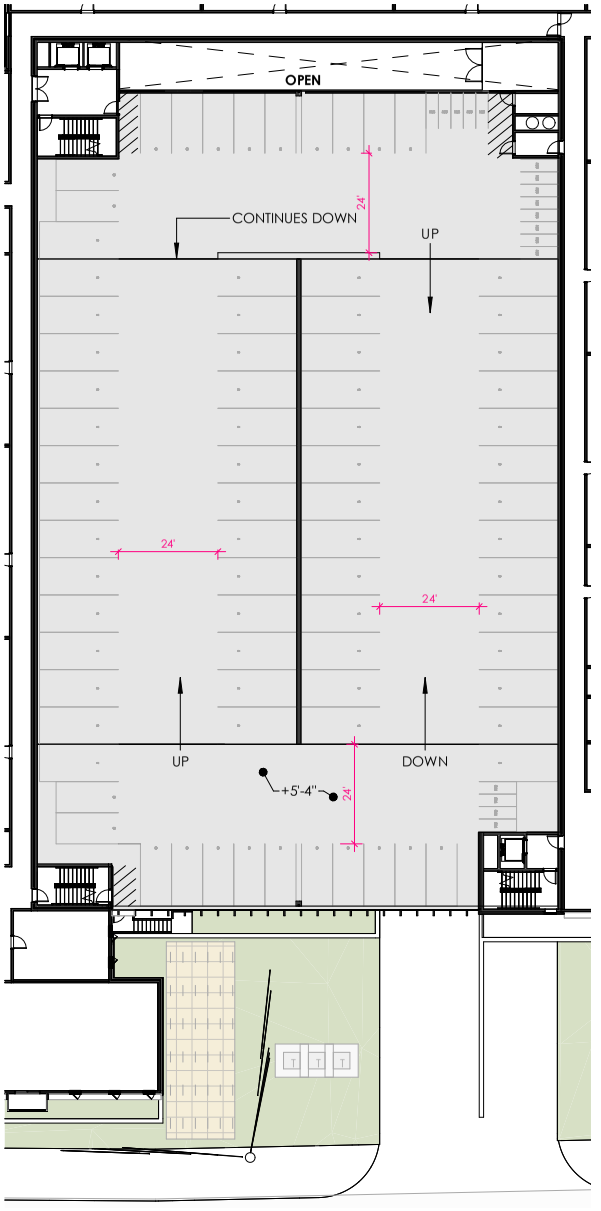
170	COMPACT	7.5 ft	15 ft		
348	STANDARD	9 ft	19 ft		
9	ADA - TYPICAL	8 ft	19 ft	5 ft	8' ACCESS AISLE WHEN SHARED W/ ADA VAN
2	ADA - VAN	8 ft	19 ft	8 ft	



03 D2 A2.00 PARKING PLAN - LEVEL 03 1" = 30'-0" N



04 D2 A2.00 PARKING PLAN - LEVEL 04 1" = 30'-0" N

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December 9, 2024
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parking plans

PARKING SCHEDULE - TOTALS BY LEVEL AND TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	PARKING LEVEL
LEVEL B1				
19	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL B1
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45	STANDARD	9 ft	19 ft	LEVEL B1
2	ADA - TYPICAL	8 ft	19 ft	LEVEL B1
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9	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 01
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55	STANDARD	9 ft	19 ft	LEVEL 01
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 01
1	ADA - VAN	8 ft	19 ft	LEVEL 01
LEVEL 02				
10	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 02
21	COMPACT	7.5 ft	15 ft	LEVEL 02
55	STANDARD	9 ft	19 ft	LEVEL 02
3	ADA - TYPICAL	8 ft	19 ft	LEVEL 02
LEVEL 03				
18	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 03
21	COMPACT	7.5 ft	15 ft	LEVEL 03
54	STANDARD	9 ft	19 ft	LEVEL 03
2	ADA - TYPICAL	8 ft	19 ft	LEVEL 03
LEVEL 04				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 04
23	COMPACT	7.5 ft	15 ft	LEVEL 04
55	STANDARD	9 ft	19 ft	LEVEL 04
LEVEL 05				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 05
23	COMPACT	7.5 ft	15 ft	LEVEL 05
55	STANDARD	9 ft	19 ft	LEVEL 05
LEVEL 06				
17	MOTORCYCLE / SCOOTER	3 ft	9 ft	LEVEL 06
23	COMPACT	7.5 ft	15 ft	LEVEL 06
29	STANDARD	9 ft	19 ft	LEVEL 06

PARKING SCHEDULE - TOTALS BY TYPE

QTY	DESCRIPTION	WIDTH	DEPTH	ACCESS AISLE	COMMENTS
107	MOTORCYCLE / SCOOTER	3 ft	9 ft		
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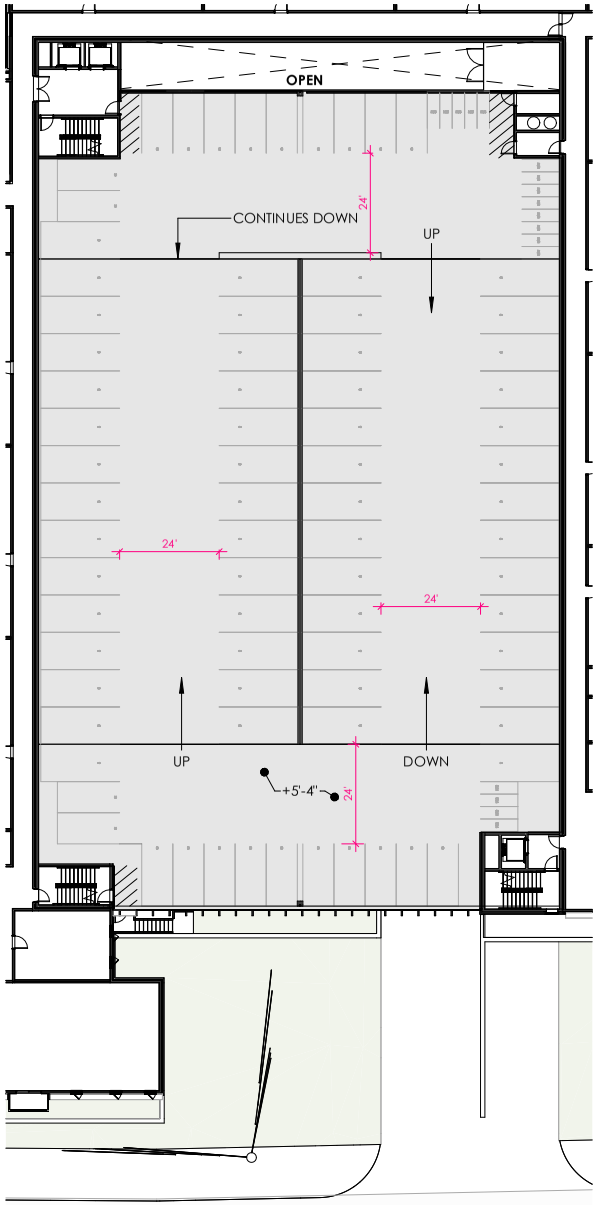
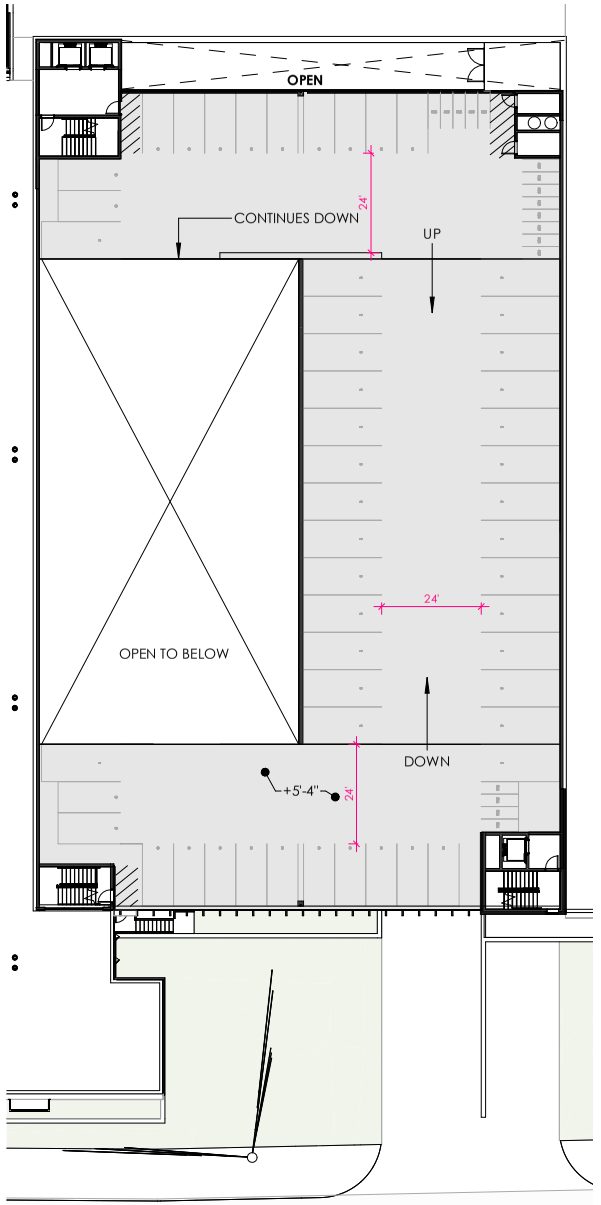


05 D2 A2.00 PARKING PLAN - LEVEL 05 1" = 30'-0" N



06 D2 A2.00 PARKING PLAN - LEVEL 06 1" = 30'-0" N

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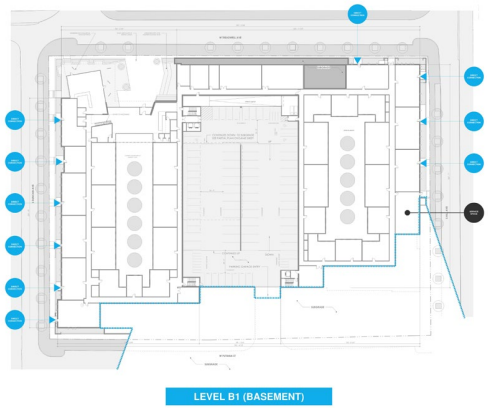
VARIANCE REQUEST : GROUND LEVEL DWELLING UNIT ENTRIES

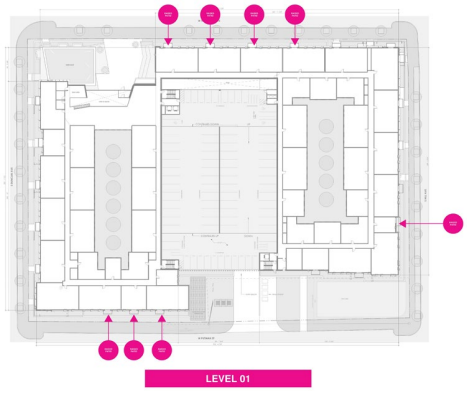
This request is relative to a few of the "ground level" units located on the perimeter of the project. There are a total of (18) units that would be considered ground level per the Unified Development Code and therefore require a direct connection to the adjacent sidewalk.

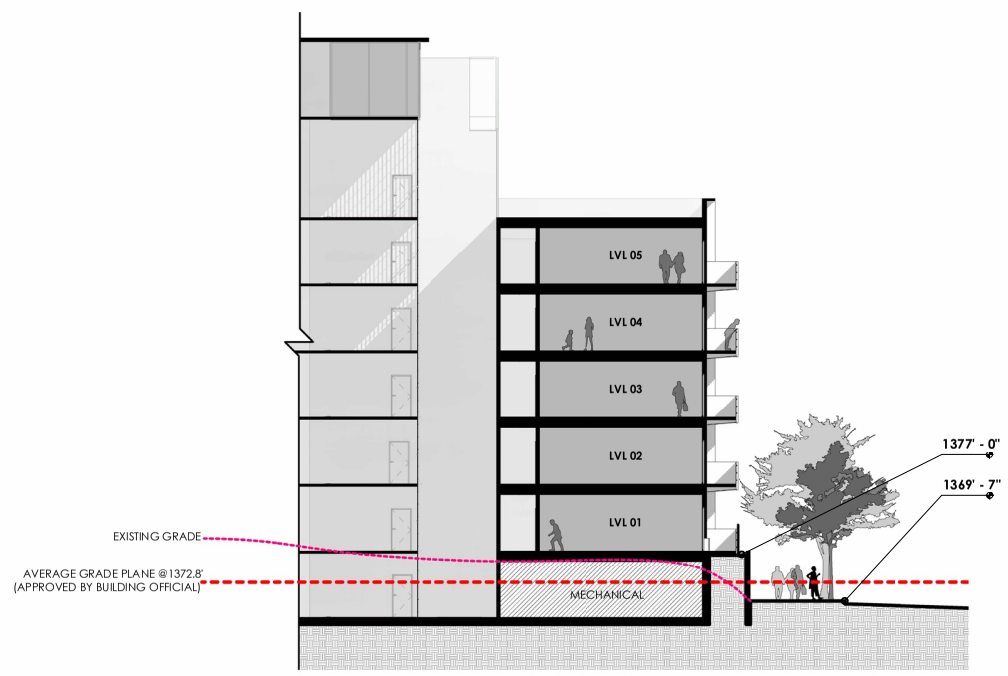
We are able to provide the development code-required direct connection to **(10) dwelling units** as indicated on the diagram plans that easily provide this connection. *Also, refer to rendering on page 7 for the typical street experience.*

However, there are **(8) dwelling units** located around the block that due to existing grade, topography and our Grade Plane Determination as approved by the Building Official are not feasible or practical to provide the direct connection as a stoop. *Refer to building section diagram to the right.*

These ground level dwelling units that we are requesting a variance for are on average 7-8' above the sidewalk level. We are providing patios at these locations that are perched above the sidewalk, so there is still a strong visual connection to the urban way.







section diagram

view of entry plaza looking south-east

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view of unit entries along duncan ave

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ROADWAY REQUEST : POTENTIAL FUTURE PIAZZA AT INTERSECTION

The overall planning goal is to develop a safer and more thoughtful intersection capable of handling pedestrians, bicycles, and autos all together in a piazza. This format would allow for a mixture of pavers, stamped concrete, bollards, lighting, etc. to create a unique experience at this location that would be akin to european examples that successfully accomplish this intermingling of modes of transportation and placemaking.

Our request is to not implement any roadway realignments at this time and to let the Verve project maintain the simple block geometry that exists. We do not favor any design or realignments that would speed up vehicles moving through the intersection as the total population of the neighborhood will be increasing and people will be moving toward the university in various modes of transporation.

In the near future, when the additional project to the west begins the design + development process, there is an opportunity to generate a more cohesive intersection design.

This concept, when realized, will generate a safer and more urban experience capable of handling the additional 1800+ students in the area.

Example: Piazza Santa Maria in Trastevere

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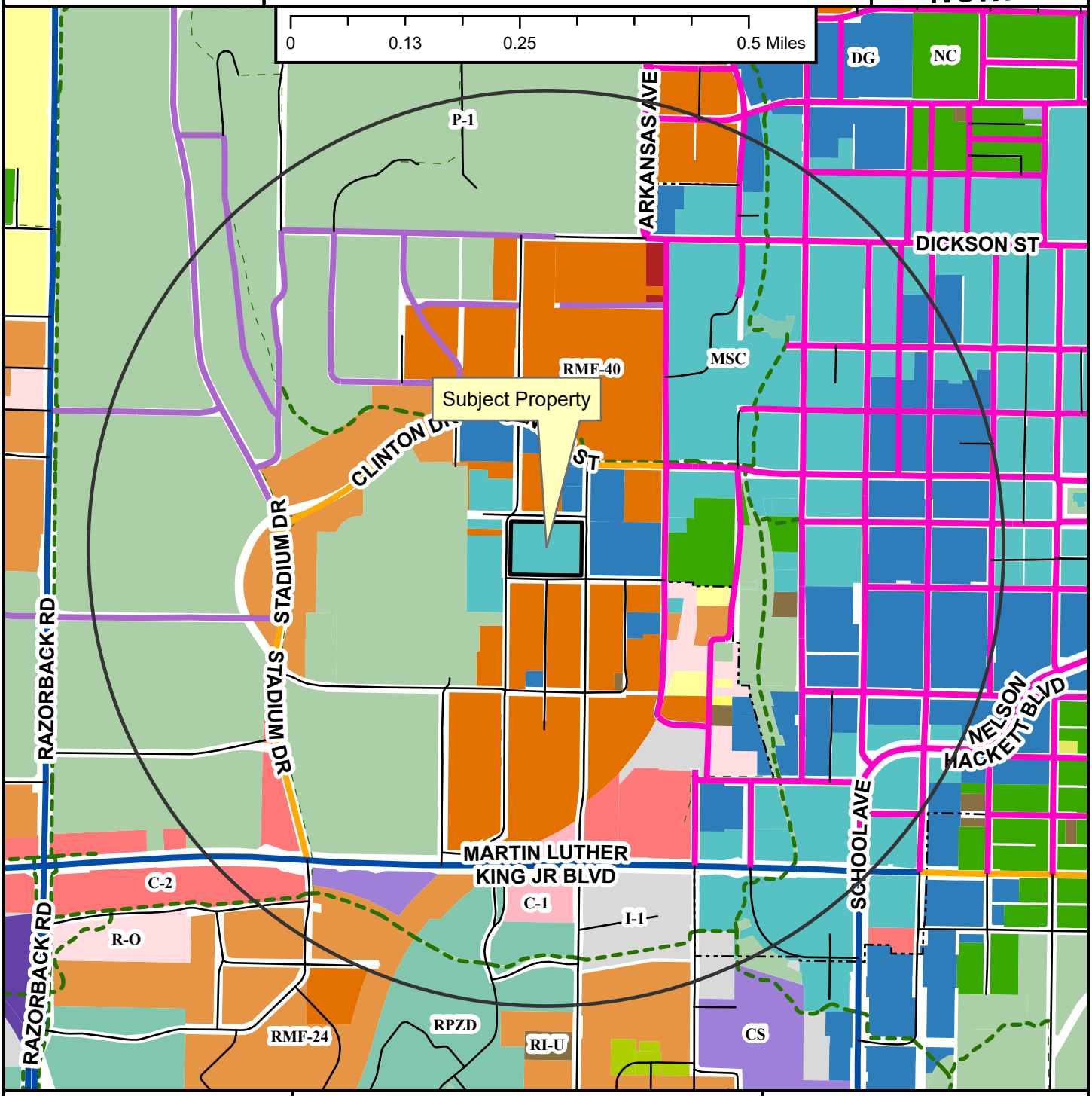
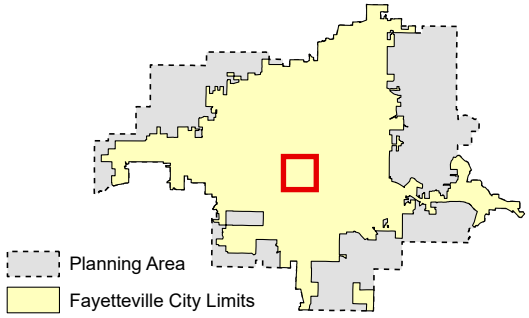
One Mile View

191 S. HILL AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

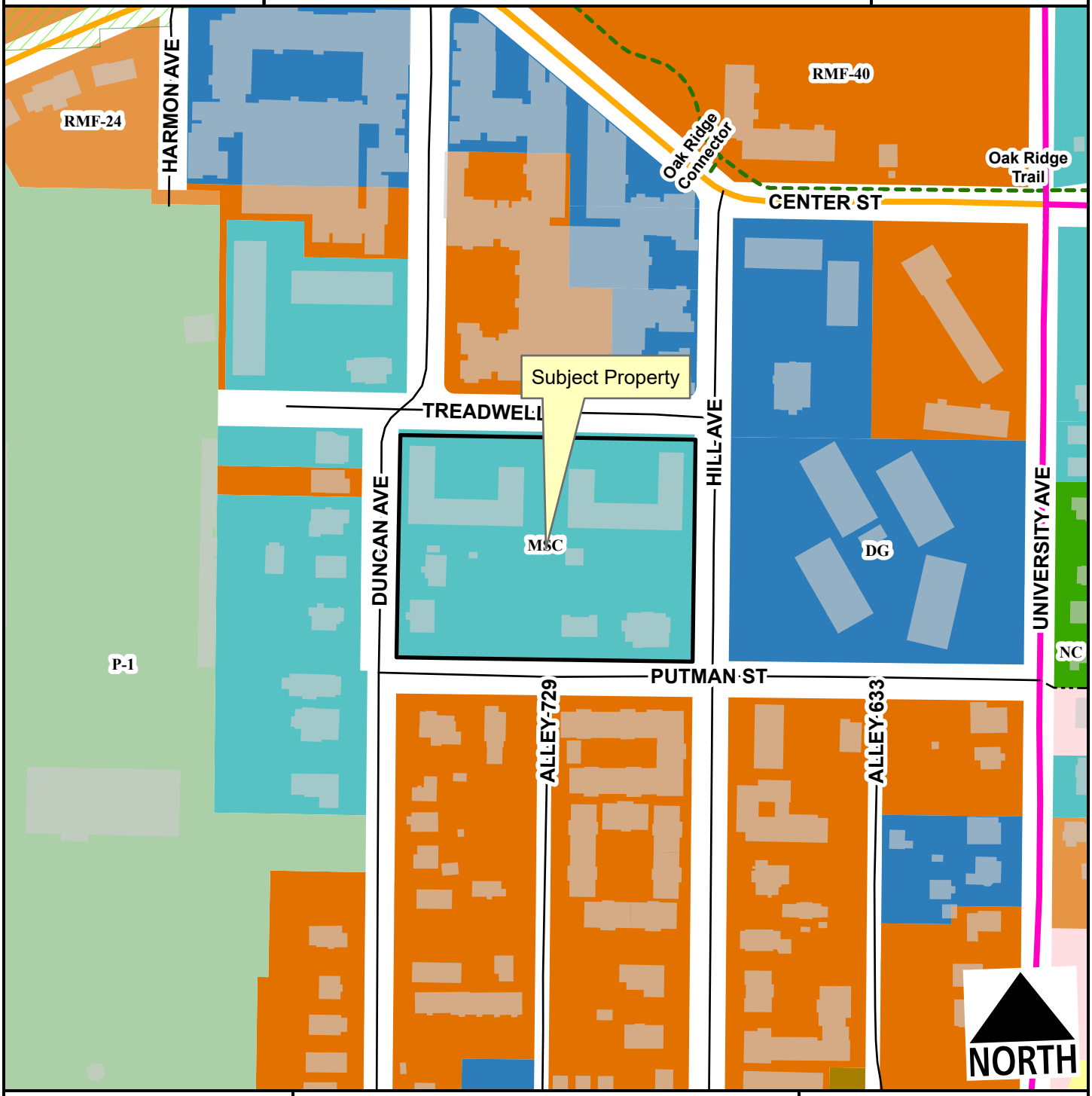
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

LSD-2024-0029

Close Up View

191 S. HILL AVE



Neighborhood Link
Urban Center
Alley
Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Design Overlay District

Feet

0 75 150 300 450 600

1:2,400

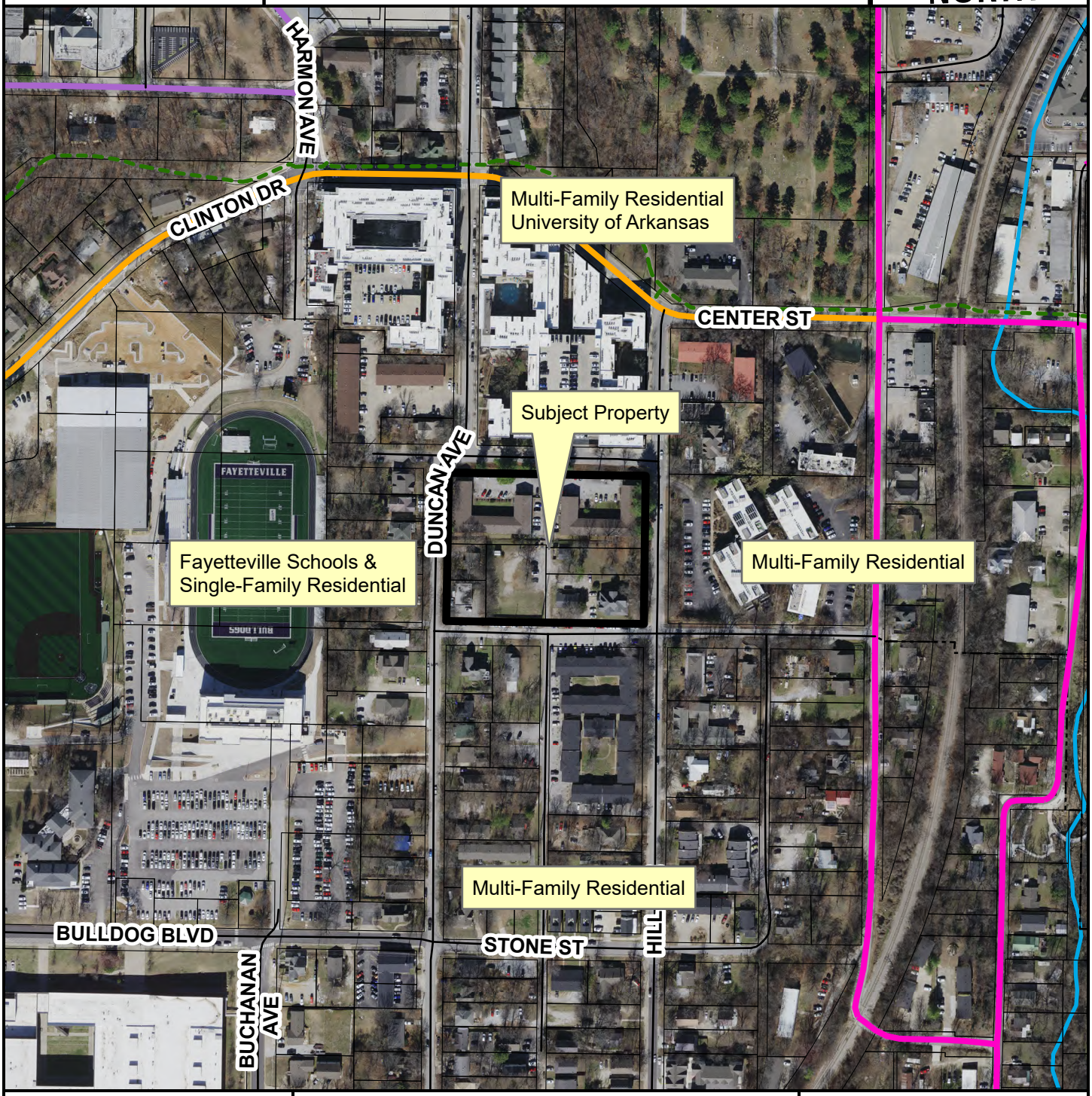
RSF-4
RI-U
RMF-24
RMF-40
Residential-Office
Main Street Center
Downtown General
Neighborhood Conservation
P-1

LSD-2024-0029

Current Land Use

191 S. HILL AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner
Chris Brown, Public Works Director/City Engineer
Willa Thomason, Urban Forester

MEETING: December 9, 2024

SUBJECT: **LSD-2024-0031: Large Scale Development (3145 E. JOYCE BLVD./WOODLAND JR HIGH, 177):** Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 27.92 acres. The request is for an extension of E. Joyce Boulevard.

RECOMMENDATION:
Staff recommends approval of **LSD-2024-0031** with conditions.

RECOMMENDED MOTION:
*"I move to approve **LSD-2024-0031**, recommending:*

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor of a variance to UDC §168.10(T)(5)(a), and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located northeast of the intersection of Joyce Boulevard and Crossover Road. It contains one parcel totaling 27.92 acres which is currently developed with a single-family home and associated agricultural outbuildings that were constructed in the late 1970s. The property received its current zoning designation of P-1, Institutional as a result of a rezoning which was approved earlier this year (RZN-2024-0024). The property was also purchased by Fayetteville Public Schools this year and is intended to serve as the future site of Woodland Junior High School. Mud Creek, a protected stream, flows generally east to west along the southern boundary of the site and lies within a Zone A floodplain with no established floodway or base flood elevations on the property. Surrounding land uses and zoning are described in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	R-A, Residential-Agricultural; RSF-4, Residential Single-Family – Four Units per Acre
South	Rural Residential	R-A, Residential-Agricultural
East	Rural Residential; Undeveloped	Single-Family/Agricultural – One Unit per Acre (Washington County)
West	Commercial; Undeveloped	RI-12, Residential Intermediate – 12 Units per Acre; NS-G, Neighborhood Services – General; C-1, Neighborhood Commercial; C-2, Thoroughfare Commercial

Proposal: The applicant requests large scale development approval to install a new alignment of Joyce Boulevard, which extends from the street's intersection with Crossover Road to its intersection with Lexington Lane. One variance from the Unified Development Code has been requested, which is described further below alongside staff's recommendation.

- **Variance: UDC §168.10(T)(5)(a), Provisions for Flood Hazard Reduction.** In all areas designated as a Zone A on the FIRM where a detailed study has not been completed to specify the floodway and base flood elevations, no development shall be located within the Zone A area. Provided, an applicant may choose to provide a flood study or letter of map amendment. The applicant has requested a variance from this portion of code to not file a Conditional Letter of Map Revision (CLOMR) with FEMA.
    - *Staff recommendation: Mud Creek, a protected stream, flows generally east to west along the southern boundary of this project, and lies within a Zone A floodplain with no established floodway or base flood elevations on this property. To develop in this area, a detailed hydrologic and hydraulic study delineating the floodway, 100-year floodplain boundary, and base flood elevations is required per UDC §168.10(T)(5)(a) to evaluate the impacts of the development and verify that all other requirements of Chapter 168 Flood Damage Prevention of the UDC are met. Staff has been in contact with the Fayetteville Public Schools development team and is working on a cost share agreement to extend the study beyond the limits of the development to the west side Crossover Road to establish the floodway and base flood elevations for the remainder of Mud Creek within the city limits. Staff recommends that the Planning Commission approve this variance, conditioned upon staff approval of the flood study prior to grading permit approval.*

Right-of-Way to be Dedicated: There are three streets under consideration with this project and staff recommends right-of-way dedication as follows:

Old Joyce Boulevard: The existing section of Joyce Boulevard is designated as a Residential Link Street with right-of-way varying between 28 and 34 feet from the centerline of the road. Staff recommends no additional right-of-way dedication along this street, as only 22.5 feet from centerline is required with no on-street parking. A request to vacate the excess right-of-way along this street was submitted concurrently with this large scale development, and is scheduled to be heard at the December 9, 2024 Planning Commission meeting.

Service Road: This road is intended to connect the existing and new sections of Joyce Boulevard at the southwest corner of the site. It is proposed to be classified as a Residential Link Street, and staff recommends right-of-way dedication along it in the amount of 45 feet to accommodate standard improvements, excluding on-street parking.

New Joyce Boulevard: The new section of Joyce Boulevard is designated as a Neighborhood Link Street. Staff recommends right-of-way dedication in the minimum amount of 60 feet to accommodate proposed and future street improvements.

Street Improvements: There are three streets under consideration with this project and staff recommends street improvements as follows:

Old Joyce Boulevard: The existing section of Joyce Boulevard is partially improved with asphalt paving, ranging between 21 and 30 feet in width, and open ditches. Staff does not recommend any street improvements along the existing section of Joyce Boulevard with this project.

Service Road: This road is proposed to be partially improved with asphalt, curb, and gutter, with a total width of 21 feet. A six-foot sidewalk is also proposed along the east side of the street. Staff recommends street improvements as proposed by the applicant. Sufficient right-of-way would be dedicated to allow six-foot sidewalk along the west side of the street in the future.

New Joyce Boulevard: The new section of Joyce Boulevard is proposed to be improved with varying improvements. At its narrowest point, the street would include a 22-foot-wide road with 10-foot greenspace on both sides of the street and a 12-foot trail on one side of the street. At its widest point, the street would include a 31-foot-wide road with on-street parking, 10-foot greenspace on both sides of the street and a 12-foot trail on one side of the street. Staff recommends improvements as proposed, with the understanding that enough right-of-way should be dedicated along the south and east side of the street to accommodate 10-foot greenspace and six-foot sidewalk in the future. The applicant has submitted a request to cost share the proposed street improvements, which will need to be considered and approved by City Council.

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

Water and Sewer System: An eight-inch water line will be installed along the realignment of Joyce Boulevard, connecting to the existing distribution system on the west and east ends of the project. An eight-inch sewer line will also be installed to supply the future junior high school. The nearest available sewer connection is approximately ¼ mile to the south. The 2021 Sewer Master Plan indicates a sewer capacity issue downstream of this connection on the Paradise Valley Golf Course; further study is required.

Parkland dedication or fee in-lieu: N/A; non-residential developments are not subject to parkland dedication.

Tree Preservation:
Canopy minimum requirement: 25%
Existing canopy: 8.9%
Preserved canopy: 8.9%
Mitigation required: None

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

RECOMMENDATION: Staff recommends approving **LSD-2024-0031** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *Old Joyce Boulevard: Staff recommends no right-of-way dedication along this street, finding the existing right-of-way to be sufficient.*
    b. *Service Road: Staff recommends right-of-way dedication in the amount of 45 feet along this street.*
    c. *New Joyce Boulevard: Staff recommends right-of-way dedication in the minimum amount of 60 feet along this street.*

Subdivision Committee recommended in favor of right-of-way dedication.

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
    a. *Old Joyce Boulevard: Staff recommends no street improvements along this street with this project.*
    b. *Service Road: Staff recommends street improvements to include asphalt, curb, and gutter without on-street parking, with six-foot greenspace on both sides of the street and six-foot sidewalk on one side of the street, as proposed by the applicant.*
    c. *New Joyce Boulevard: Staff recommends street improvements to include asphalt, curb, and gutter with on-street parking along portions of the street, with 10-foot greenspace on both sides of the street and 12-foot trail on one side of the street, as proposed by the applicant.*

Subdivision Committee recommended in favor of street improvements.

3. **Planning Commission determination of a variance to UDC §168.10(T)(5)(a), Provisions for Flood Hazard Reduction.** *Staff recommends in favor of this variance for the reasons outlined above and with the following condition:*
    a. Staff shall receive and approve the required flood study prior to grading permit approval.

This variance request was received after Subdivision Committee.

4. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto;

Standard Conditions of Approval:

5. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;

6. 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, and Cox Communications);

7. All mechanical/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;

8. Trash enclosures shall be screened on three sides with materials 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 Solid Waste Divisions for review prior to building permit;

9. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;

10. 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 City's current requirements;

11. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;

12. 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. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the I-540 Design Overlay District;

13. Large scale development approval shall be valid for one year;

14. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

15. 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

16. 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 the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    a. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    b. Project Disk with all final revisions; and
    c. 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: Required YES

Date: December 9, 2024 ❒ **Tabled** ❒ **Forwarded** ❒ **Denied**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Engineering Memo
- Urban Forestry Comments
- Request Letter
- Variance Request Letter
- Site Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Gretchen Harrison, Senior Planner

FROM: Chris Brown, Public Works Director/City Engineer

DATE: December 2, 2024

SUBJECT: **Planning Commission Engineering Comments for LSD-2024-0031 E. Joyce Blvd Extension**

Water: An 8" water line will be installed along the realignment of Joyce Boulevard, connecting to the existing distribution system on the west and east ends of the project.

Sewer: An 8" sewer line will be installed as part of this phase to supply the future junior high school. The nearest available sewer connection is approximately ¼ mile to the south. The 2021 Sewer Master Plan indicates a sewer capacity issue downstream of this connection on the Paradise Valley Golf Course; further study is required.

Streets: The extension of Joyce Blvd per the Master Street Plan is the main focus of this project. Further refinement of the intersection at Crossover Road to identify any geometric or signal configuration changes may be needed. All street design must comply with the Minimum Street Standards, including the roundabout design, which must accommodate a WB-67 truck and trailer.

Natural Features: Mud Creek, a protected stream, flows generally east to west along the southern boundary of this project, and lies within a Zone A floodplain with no established floodway or base flood elevations on this property. To develop in this area, a detailed hydrologic and hydraulic study delineating the floodway, 100-year floodplain boundary, and base flood elevations is required per UDC §168.10(T)(5)(a) to evaluate the impacts of the development and verify that all other requirements of Chapter 168 Flood Damage Prevention of the UDC are met. Staff has been in contact with the Fayetteville Public Schools development team and is working on a cost share agreement to extend the study beyond the limits of the development to the west side Crossover Road to establish the floodway and base flood elevations for the remainder of Mud Creek within the city limits.

The applicant has requested a variance to UDC §168.10(T)(5)(a) to not file a Conditional Letter of Map Revision (CLOMR) with FEMA. Staff recommends Planning Commission approve this variance, conditioned upon staff approval of the flood study prior to grading permit approval.

A no feasible alternative request must be provided by the applicant and approved by the City Engineer for the proposed sanitary sewer crossing of Mud Creek.

Drainage: The development must meet the 4 minimum standards outline in the City's Drainage Criteria Manual. A hydrodynamic separator is proposed to meet Minimum Standard 1. Minimum Standards 2-4 are proposed to be met through the use of two detention ponds located near the

southern edge of the site and by sizing the pond outfall structures so that the peak flows post-development do not exceed pre-development peak flows.

Plan Comments: Address previous comments from Technical Plat review before submission for 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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Jorgensen & Associates

From: Willa Thomason, Urban Forester

CC: Gretchen Harrison, Planner

Meeting Date: December 9, 2024

Subject: LSD-2024-0031: Joyce Blvd Extension (3145 E Joyce Blvd)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*		X	
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X

b.	Wheel Stops/Curbs *UDC Chapter 177.04B1*	N/A		
c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**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	**0**
Parking Lot Trees	**0**
Street Trees	**167**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**26**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**104**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**147**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**11-07-24**	**11-20-2024**	**12-02-2024**
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.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Jorgensen & Associates

From: Willa Thomason, Urban Forester

CC: Gretchen Harrison, Planner

Meeting Date: December 9, 2024

Subject: LSD-2024-0031: Joyce Blvd Extension (3145 E Joyce Blvd)

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

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	948,186	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	237,047	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	237,047	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	84,020	8.9%
Tree Canopy Preserved	84,020	8.9%
Tree Canopy Removed *On Site	0	0.0%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	0	0.0%
Removed Below Minimum	**153,026**	
Mitigation Requirements	**0**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	0	0
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 *UDC Chapter 167.04H1and 167.04L1*	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	Yes	Yes	Yes
e.	Soil Types	Yes	Yes	Yes
f.	Significant Trees	No	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)	N/A	N/A	N/A
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	Yes	Yes	Yes
	Tree Protection Methods			
a.	Tree Protection Fencing	Yes	Yes	Yes
b.	Limits of Root Pruning	No	No	No
c.	Traffic flow on work site	N/A	N/A	N/A
d.	Location of material storage	N/A	N/A	N/A
e.	Location of concrete wash out	N/A	N/A	N/A
f.	Location of construction entrance/exit			

6.	Site Analysis Report (if required) *UDC Chapter 167.04H4*	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	**11-7-24**	**11-20-2024**	**12-02-2024**
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. You must dedicate the preserved canopy in a tree preservation easement.

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

City of Fayetteville
Development Services
Large Scale Development for New E. Joyce Blvd Extension

To whom it may concern;

On behalf of the Fayetteville Public School System, we are requesting a Large Scale Development for the New E. Joyce Blvd Extension. Note that we will be filing for a separate LSD for the new Woodlands Junior High, so that the street project is a stand-alone project for permitting purposes. We are also requesting to vacate a portion of the old Joyce Blvd that would make this road fall in line with the Master Street Plan. This vacation, will also establish a new boundary and setbacks that we will be adhering to.

Water will be looped off the existing Joyce Blvd and routed along the new Joyce Blvd. Sewer will be extended from the south, where an existing manhole lies along the east side of 265.

Stormwater management is meeting all of Fayetteville's DCM requirements, and a No-Adverse Impact Study has been conducted to ensure the installation of the new Joyce Blvd meets city code. A LOMR-F will be filed once the roadway work is complete to establish the new Floodplain, which will be bounded on the south edge of the new roadway.

We are very excited about this project and look forward to working with the City to make this project a success.

Sincerely;

_____
Blake Jorgensen, PE

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

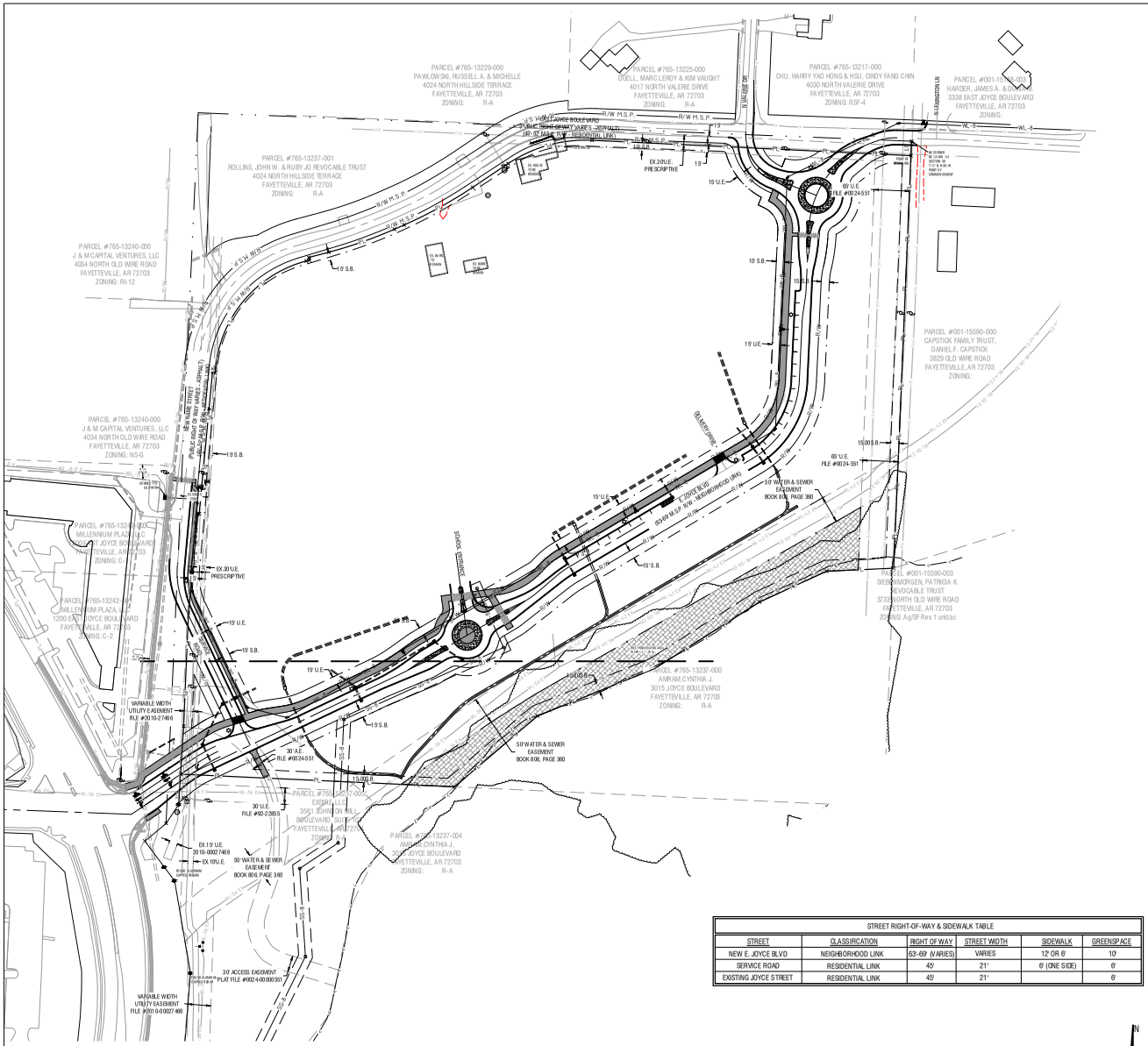
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

City of Fayetteville
Development Services
LSD-2024-0031
J+A: 2024006

Please accept this variance request from Chapter 168 to not file a CLOMR with FEMA per UDC 168.10(T)(5)(a). A portion of the floodplain as it relates to our property, falls within a Zone A and we are entering into a cost share agreement with Fayetteville Public Schools and the City of Fayetteville to perform a detailed study. This detailed study will benefit the community and add a level of accuracy for this section of the floodplain. Jorgensen + Associates will engage Olsson to perform this detailed study and will incorporate the results into our overall project.

Sincerely;

Blake Jorgensen, PE



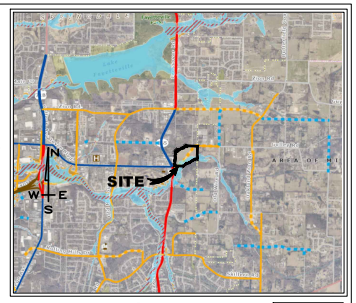
STREET RIGHT-OF-WAY & SIDEWALK TABLE					
STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
NEW E. JOYCE BLVD	NEIGHBORHOOD LINK	63'-69' (VARIES)	VARIES	12' OR 6'	10'
SERVICE ROAD	RESIDENTIAL LINK	45'	21'	6' (ONE SIDE)	6'
EXISTING JOYCE STREET	RESIDENTIAL LINK	45'	21'		6'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S0°23'18"W 26.57 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF EAST JOYCE BOULEVARD, AND RUNNING THENCE S0°23'18"W 758.21 FEET; THENCE S87°28'00"W 1123.21 FEET; THENCE S85°18'23"W 135.37 FEET; THENCE S37°37'47"W 228.98 FEET; THENCE S68°01'34"W 230.71 FEET; THENCE S49°28'37"W 200.26 FEET; THENCE N87°21'01"W 903.46 FEET TO THE EASTERN RIGHT OF WAY OF EAST JOYCE BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 17 COURSES: N0°39'59"E 89.15 FEET; N00°29'39"E 209.06 FEET; N05°38'41"E 182.45 FEET; S84°58'11"E 2.24 FEET; N00°29'39"E 280.00 FEET; S89°37'52"E 5.00 FEET; N00°02'08"E 9.21 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, AND WHOSE LONG CHORD BEARS N40°11'05"E 237.44 FEET; N75°09'42"E 6.26 FEET; N14°50'18"W 5.00 FEET; N75°09'42"E 37.91 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, AND WHOSE LONG CHORD BEARS N70°41'42"E 127.73 FEET; N66°13'41"E 19.54 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, AND WHOSE LONG CHORD BEARS N61°13'12"E 143.16 FEET; N56°12'44"E 78.49 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, AND WHOSE LONG CHORD BEARS N74°29'09"E 156.91 FEET; S87°14'27"E 5.85.99 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 27.77 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.



VICINITY MAP
FAYETTEVILLE, AR

VICINITY MAP LEGEND

NOTES:

1. PARCEL'S #765-13237-006
2. CURRENT ZONING: P-1, INSTITUTIONAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PLAT PAGES: 177
5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" AS SHOWN ON FEMA FIRM PANEL #05143C0230 G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

ZONING & SETBACKS:

ZONED: P-1, INSTITUTIONAL

SETBACKS:
FRONT: 19' / IF PARKING ALLOWED BETWEEN R/W & BUILDING: 50'
SIDE: 0' / WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 15'
REAR: 20'

OWNER/DEVELOPER
FAYETTEVILLE SCHOOL DISTRICT # 1
1000 W BULLDOG BLVD
FAYETTEVILLE, AR 72701

SITE CALCULATIONS:

EXISTING:			PROPOSED:		
TOTAL SITE AREA:	1,209,835 SQ. FEET	100%	TOTAL SITE AREA:	1,209,835 SQ. FEET	100%
BUILDINGS:	5,227 SQ. FEET	0.4%	BUILDINGS:	5,227 SQ. FEET	0.4%
SIDEWALKS:	0 SQ. FEET	0%	SIDEWALKS:	26,269 SQ. FEET	2.2%
STREET:	0 SQ. FEET	0%	STREET:	74,788 SQ. FEET	6.2%
PARKING LOT / DRIVEWAYS:	3,223 SQ. FEET	0.3%	PARKING LOT / DRIVEWAYS:	1,331 SQ. FEET	0.1%
GRAVEL:	303 SQ. FEET	0%	GRAVEL:	303 SQ. FEET	0%
TOTAL IMPERVIOUS:	8,460 SQ. FEET	0.7%	TOTAL IMPERVIOUS:	107,810 SQ. FEET	8.9%
TOTAL PERVIOUS:	1,201,385 SQ. FEET	99.3%	TOTAL PERVIOUS:	1,102,220 SQ. FEET	91.1%

STREET TABLE:

RIGHT OF WAY, CURB & GUTTER:
E. JOYCE BLVD:
CURRENT RIGHT OF WAY: 55' (TO CENTERLINE)
MASTER STREET PLAN RIGHT OF WAY: 92' - REGIONAL LINK STREET
6" CURB & 1' GUTTER EXISTING

SIDEWALKS & GREEN SPACE:
E. JOYCE BLVD:
TRAILS: 8' EXISTING, 10' PROPOSED
GREENSPACE: 6.5' EXISTING, 23.5' PROPOSED

STANDARD CITY NOTES:

1. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL AND/OR ON THE GROUND SHALL BE SCREENED. ALL ROOF-MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. SMALLER GROUND-MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.
3. TRASH ENCLOSURE SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY AND COMPATIBLE WITH THE PRINCIPAL STRUCTURE, WITH ACCESS NOT VISIBLE FROM THE STREET.
4. 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.
5. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION (575-8384).
6. METER LOOPS LARGER THAN 1-INCH THROUGH 2-INCH SHALL BE TESTED BY THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION PRIOR TO CONTRACTOR INSTALLATION. CONTACT DON OSBURN (575-8384).
7. THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. WEEKLY REPORTS SHOULD BE SUBMITTED TO THE CITY OF FAYETTEVILLE'S PUBLIC WORKS INSPECTOR (INCLUDING FIRE LINE INSTALLATION).
8. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
9. ANY WATER MAIN UPGRADES THAT PARALLEL A SMALLER OR OLDER WATERLINE ARE REQUIRED TO RELOCATE ALL EXISTING SERVICE CONNECTIONS TO THE NEW WATER MAIN AND ABANDON THE OLD WATER MAIN.
10. 2017 STANDARD WATER & SEWER SPECIFICATIONS & DETAILS APPLY. (DOCUMENT AVAILABLE AT HTTP://WWW.FAYETTEVILLE-AR.GOV/445/ENGINEERING-SPECS-DETAILS & HTTP://WWW.FAYETTEVILLE-AR.GOV/DOCUMENTCENTER/VIEW/14925)
11. PRIOR TO OBTAINING A TEMPORARY WATER METER FOR TESTING OR SERVICE OFF OF A CONTRACTOR INSTALLED NEW MAIN, THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:
    A. THERE ARE NO OUTSTANDING ISSUES WITH SITE REQUIREMENTS OR OUTSTANDING EROSION CONTROL VIOLATIONS.
    B. THE WATER MAIN MUST BE INSTALLED AND A FINAL INSPECTION PERFORMED BY THE PUBLIC WORKS INSPECTOR, WATER DEPARTMENT, AND DESIGN ENGINEER AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
    C. THE STRUCTURE MUST BE CONNECTED TO PUBLIC SANITARY SEWER.
    D. ONE (1) SET OF AS-BUILT DRAWINGS OF THE INSTALLED UTILITIES AS A HARD COPY AND IN PDF FORMAT.
    E. CERTIFICATION THAT THE WATER MAIN, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS.
    F. THE PROJECT IS READY FOR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO), IF NOT, THE METER WILL BE INSTALLED TO ALLOW FOR TESTING ONLY AND TURNED OFF UNTIL THE TCO IS ISSUED.

SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.

FIRE LANE STRIPING:
1. ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS "NO PARKING FIRE LANE."
2. FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB, UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.
3. FIRE LANE MARKINGS SHALL CONSIST OF A SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS AND 1" STROKE. WHITE LETTERS TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY-FIVE FEET (25') ALONG THE ENTIRE LENGTH OF THE FIRE LANE.

JORGENSEN +ASSOCIATES
Civil Engineers / Planning Consultants
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com

LSD-2024-0031 (WOODLAND JR HIGH)
Planning Commission
December 9, 2024

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- FIRE HYDRANT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE PEDESTAL
- POWER POLE
- GAS VALVE
- LIGHT POLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- EX. EASEMENT LINE
- FENCE LINE
- EXISTING WATER LINE (SIZE AS SHOWN)
- EXISTING SEWER LINE (SIZE AS SHOWN)
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC

PROJECT DETAILS

PROJECT TITLE:
FPS-NJH JOYCE BLVD EXTENSION

PROJECT LOCATION:
3145 E JOYCE BLVD
FAYETTEVILLE, AR

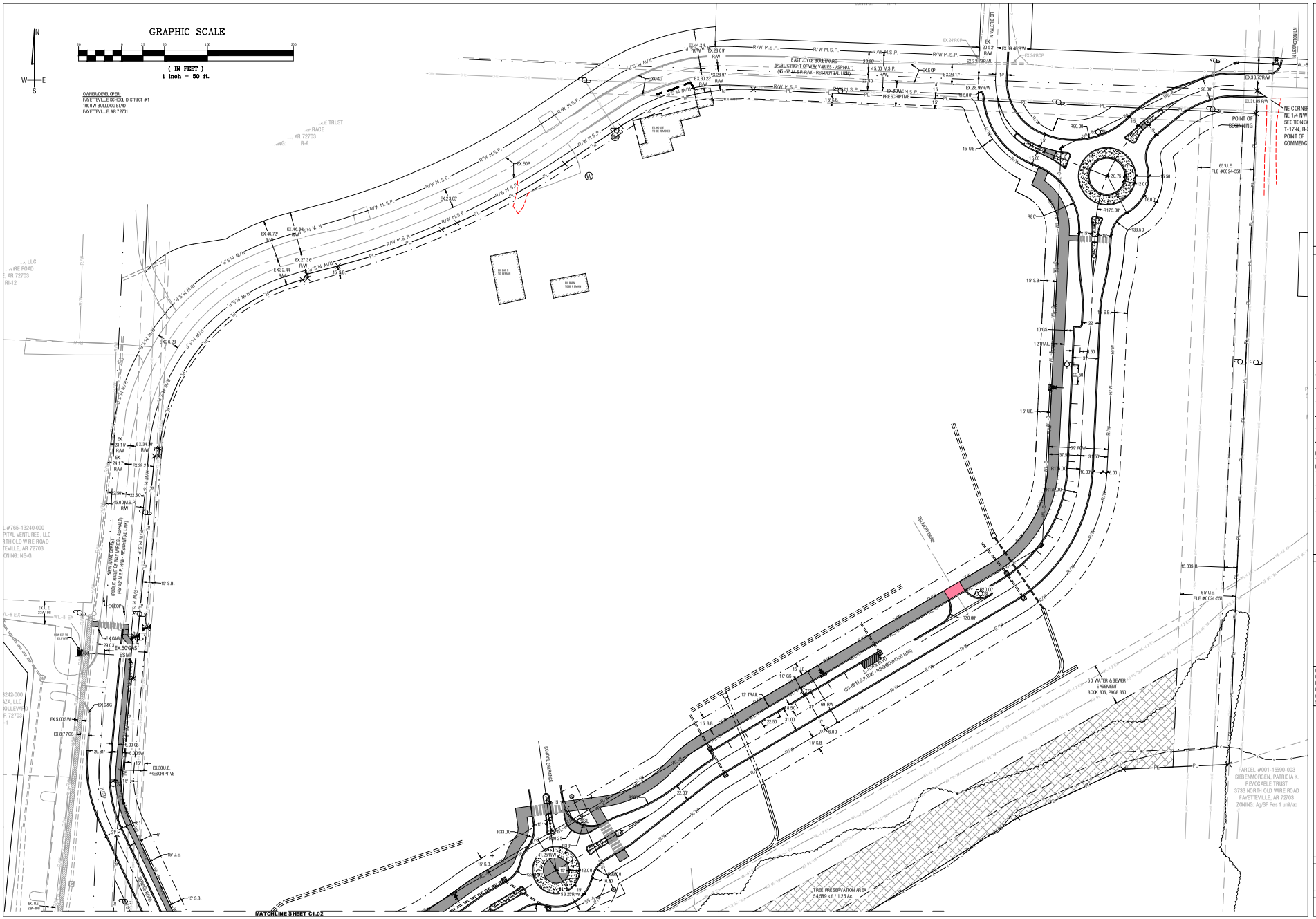
DATE: 12.2.24
DRAWN BY: PMM/BEJ
PROJECT #2024-006
FILE PATH: 2/LSD/2024006
SHEET SIZE: 22" x 34"
SCALE: 1" = 100'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS — ENGINEERS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13843 — BLAKE E. JORGENSEN

SHEET TITLE
LARGE SCALE DEVELOPMENT OVERALL

SHEET NUMBER
C1.00



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December 9, 2024

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- EXISTING SEWER LINE (SIZE AS SHOWN)
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC

PROJECT DETAILS

PROJECT TITLE:
FPS-NJH JOYCE BLVD EXTENSION

PROJECT LOCATION:
3145 E JOYCE BLVD FAYETTEVILLE, AR

DATE: 12.2.24
DRAWN BY: PMM
PROJECT #2024-006
FILE PATH: Z:\LSD\2024006
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

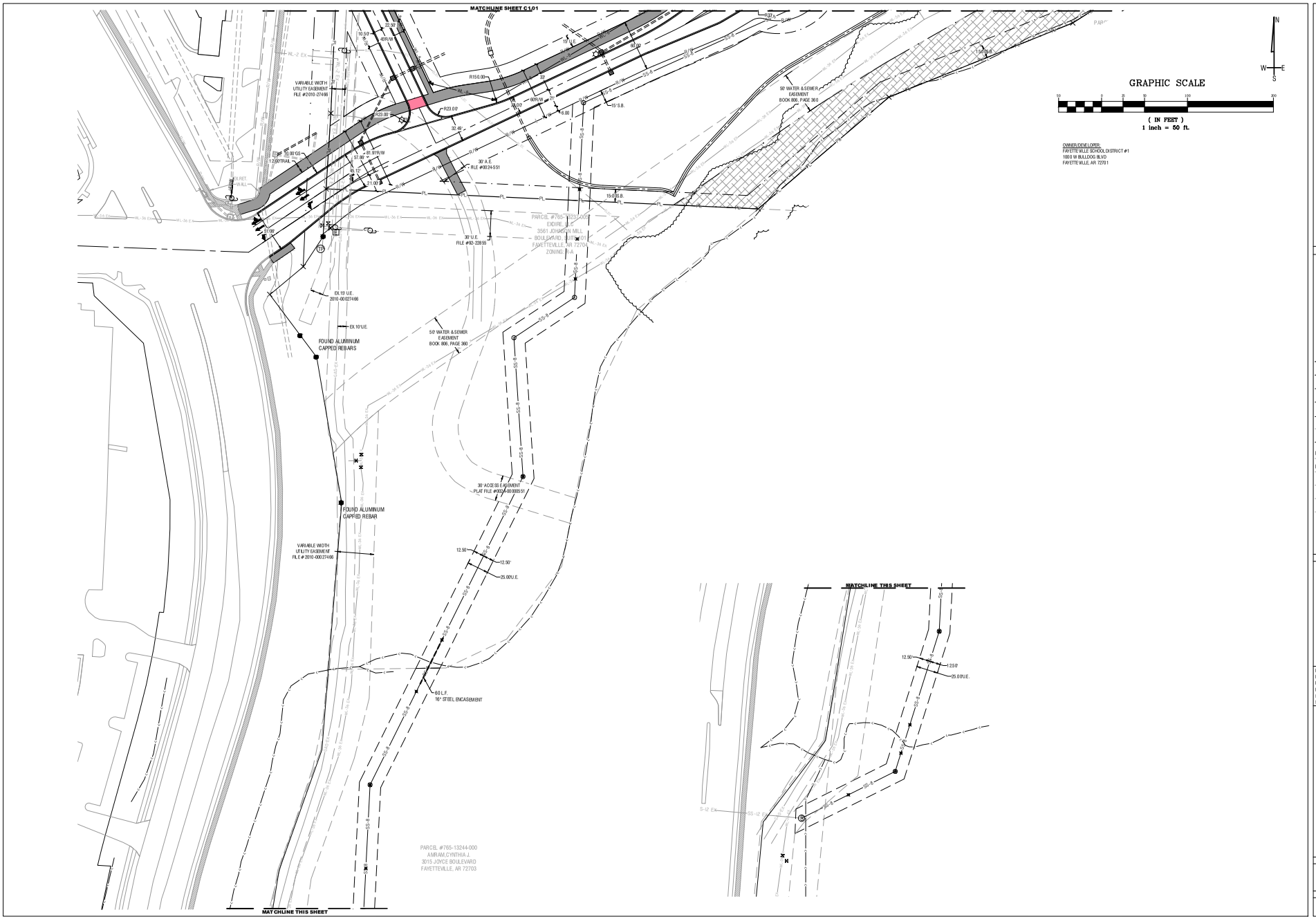
JORGENSEN & ASSOCIATES — No. 722 — CERTIFICATE OF AUTHORIZATION — ARKANSAS — ENGINEERS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 13843 — BLAKE R. JORGENSEN

SHEET TITLE
LARGE SCALE DEVELOPMENT NORTH

SHEET NUMBER
C1.01

LSD-2024-0031 (WOODLAND JR HIGH)



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Planning Commission
December 9, 2024

LSD-2024-0031 (WOODLAND JR HIGH)

Page 19 of 22

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- FIRE HYDRANT
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE PEDESTAL
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- EXISTING ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC

PROJECT DETAILS

PROJECT TITLE: FPS-NJH JOYCE BLVD EXTENSION

PROJECT LOCATION: 3145 E JOYCE BLVD FAYETTEVILLE, AR

DATE: 12.2.24
DRAWN BY: PMM
PROJECT #2024-006
FILE PATH: Z:/LSD/2024006
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13843
BLAKE E. JORGENSEN

SHEET TITLE

LARGE SCALE DEVELOPMENT SOUTH

SHEET NUMBER

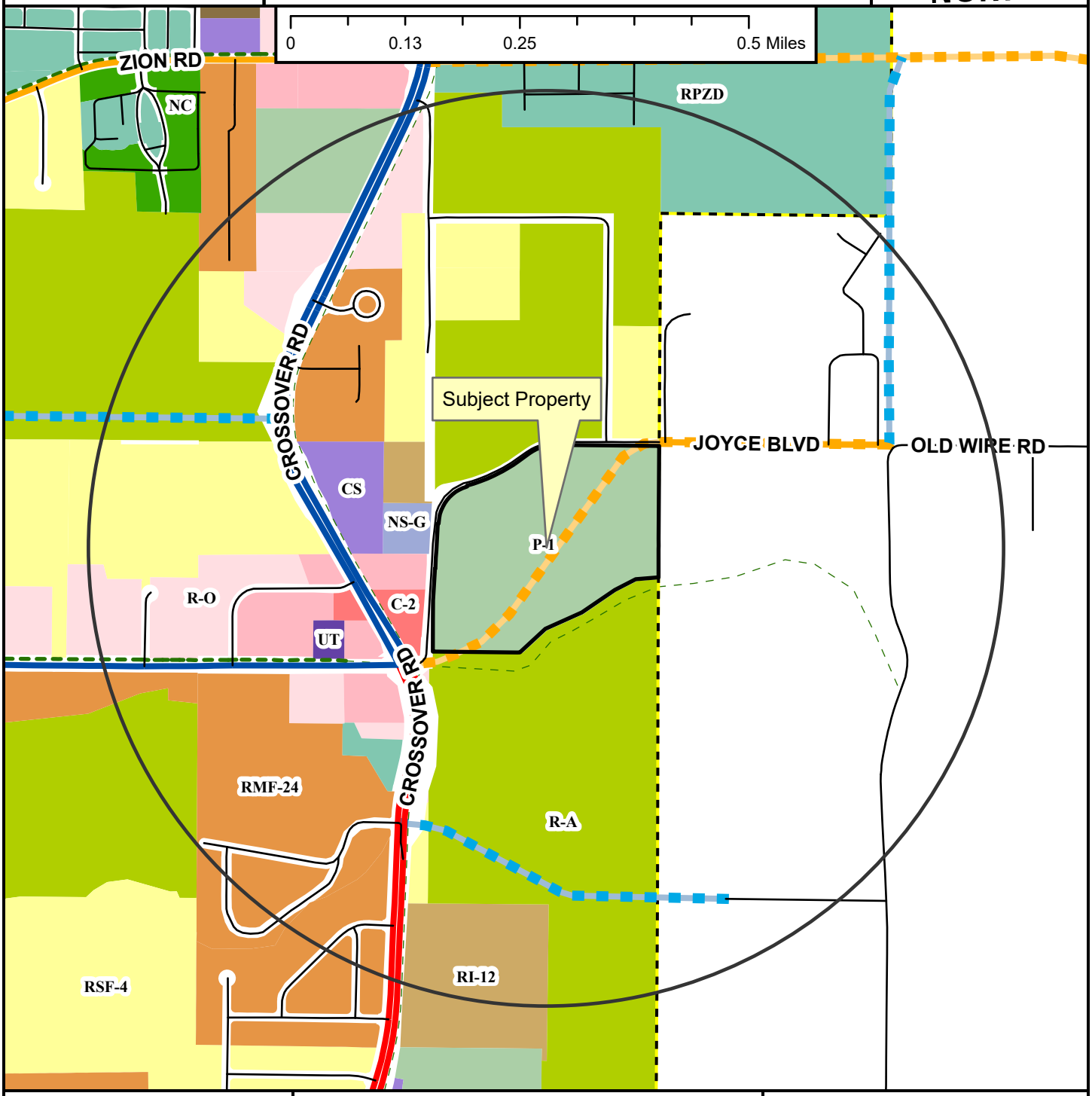
C1.02

LSD-2024-0031

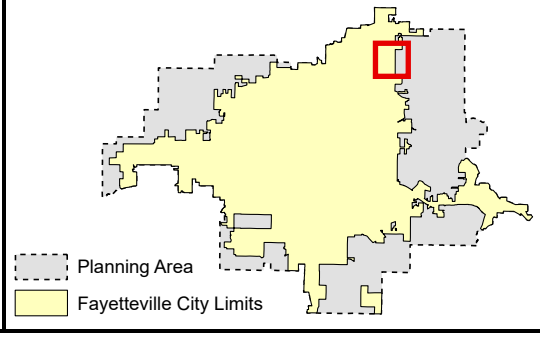
One Mile View

3145 E JOYCE BLVD

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

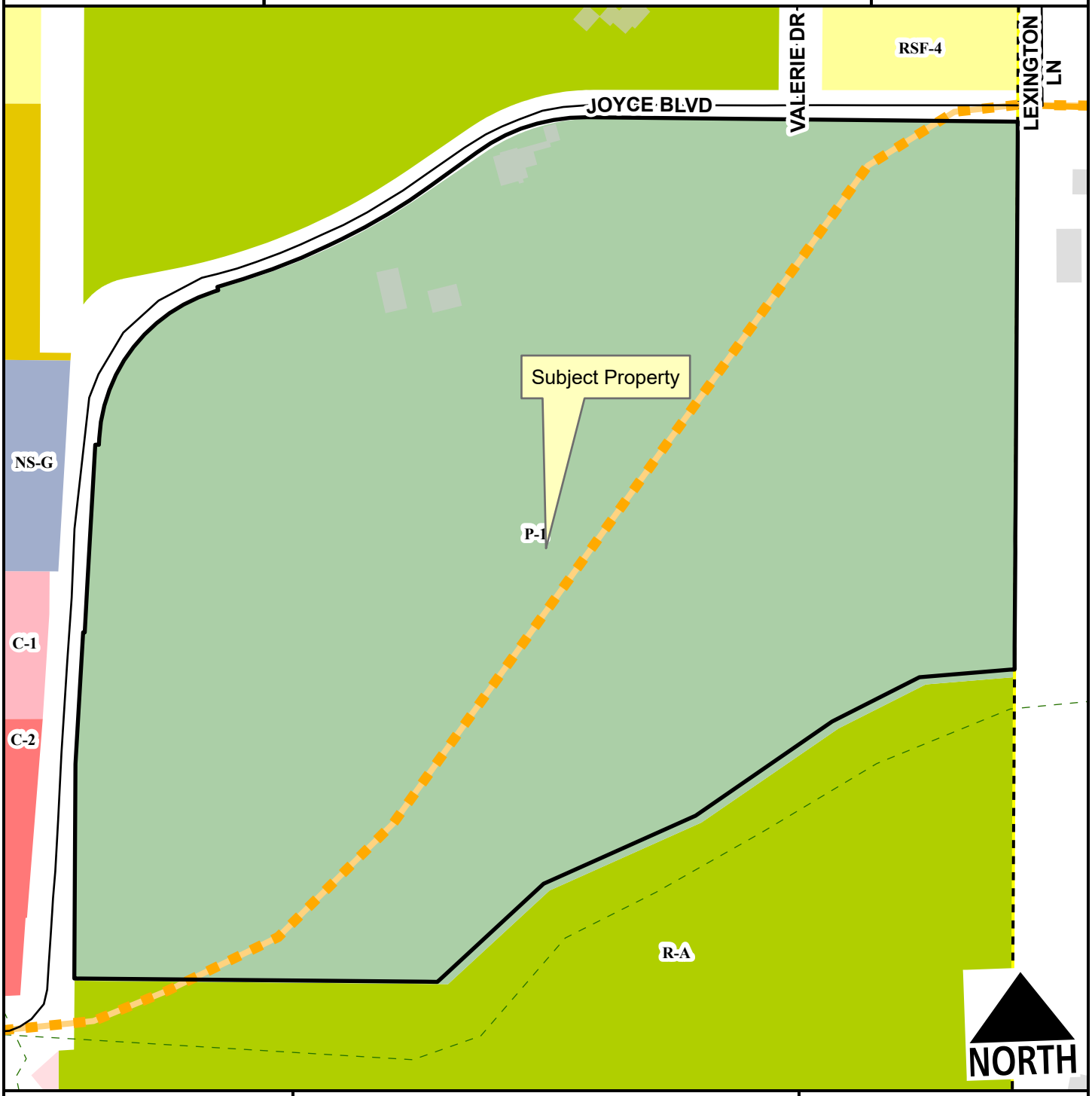
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

LSD-2024-0031

Close Up View

3145 E JOYCE BLVD



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

- Residential-Agricultural
- RSF-4
- RI-12
- Residential-Office
- C-1
- C-2
- Neighborhood Services - Gen.
- P-1

LSD-2024-0031

Current Land Use

3145 E JOYCE BLVD

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: December 9, 2024

SUBJECT: **VAC-2024-0026: Vacation (3145 E. JOYCE BLVD./WOODLAND JR HIGH, 177):** Submitted by JORGENSEN & ASSOCIATES for property located at 3145 E. JOYCE BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 27.92 acres. The request is to vacate a portion of street right-of-way totaling 0.25 acres.

RECOMMENDATION:
Staff recommends forwarding **VAC-2024-0026** to City Council with a recommendation of approval, with conditions.

RECOMMENDED MOTION:
*"I move to forward **VAC-2024-0026** to City Council with a recommendation of approval and with conditions as outlined by staff."*

BACKGROUND:
The subject property is located northeast of the intersection of Joyce Boulevard and Crossover Road. It contains one parcel totaling 27.92 acres which is currently developed with a single-family home and associated agricultural outbuildings that were constructed in the late 1970s. The property received its current zoning designation of P-1, Institutional as a result of a rezoning that was approved earlier this year (RZN-2024-0024). Additionally, Fayetteville Public Schools acquired the property this year, with plans to develop it as the future location of Woodland Junior High School. Mud Creek, a protected stream, flows east to west along the southern boundary of the property and lies within a Zone A floodplain with no established floodway or base flood elevations. A large scale development for a new alignment of Joyce Boulevard, which would bisect the property, was submitted concurrently with this request (LSD-2024-0031). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	R-A, Residential-Agricultural; RSF-4, Residential Single-Family – Four Units per Acre
South	Rural Residential	R-A, Residential-Agricultural
East	Rural Residential; Undeveloped	Single-Family/Agricultural – One Unit per Acre (Washington County)
West	Commercial; Undeveloped	RI-12, Residential Intermediate – 12 Units per Acre; NS-G, Neighborhood Services – General; C-1, Neighborhood Commercial; C-2, Thoroughfare Commercial

Proposal: The applicant proposes to vacate portions of excess right-of-way along Joyce Boulevard totaling 0.25 acres. Vacating the right-of-way, as requested, would reduce the width of the right-of-way along the subject property's frontage to 22.5 feet, which aligns with the Master Street Plan requirement for a Residential Link Street with no on-street parking.

DISCUSSION:
City of Fayetteville staff recommends in favor of the requested right-of-way vacation. A new segment of Joyce Boulevard is proposed to be constructed on the subject property, in line with the future street connection depicted in City Plan 2040's Master Street Plan. Following the construction and opening of that new segment of Joyce, staff finds that this platted right-of-way will no longer continue to serve a public purpose, since it would not be required to improve the street to meet Master Street Plan standards, and supports its full vacation.

Vacation Approval: The applicant has submitted the required vacation approval forms to relevant city departments and franchise utility companies with the following responses. There are no other property owners adjacent to the subject right-of-way.

Utility	Response
Cox Communications	No objections, provided any damage or relocation will be at the builder's expense.
AEP/SWEPCO	No objections and no comments.
Black Hills Energy	No objections and no comments.
AT&T	No objections, provided an easement is provided to cover the existing buried facilities along East Joyce Boulevard.
Ozarks Electric	No objections, provided a 30-foot utility easement is kept along Ozarks Electric's overhead lines.
City of Fayetteville	**Response**
Water/Sewer	No objections and no comments.
Solid Waste & Recycling	No objections and no comments.
Transportation	No objections and no comments.

Public Comment: Staff has not received any direct comments from the public; however, the applicant submitted written comments from neighboring property owners with their submittal. Concerns were raised in those comments about traffic congestion along this section of Joyce. One individual suggested that additional turn lanes should be added at the intersection with Crossover, while another proposed blocking access to Valerie Drive from Joyce. No comments were received that explicitly opposed the requested right-of-way vacation.

RECOMMENDATION: Staff recommends forwarding **VAC-2024-0026** to City Council with the following conditions:

Conditions of Approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense,

2. An easement shall be dedicated to cover the existing buried facilities along East Joyce Boulevard as requested by AT&T, and

3. A 30-foot-wide utility easement shall be dedicated along existing overhead lines as requested by Ozarks Electric.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: December 9, 2024	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Applicant Request Letter
- Applicant Petition to Vacate
- Survey – Right-of-way to be Vacated
- One Mile Map
- Close-Up Map
- Current Land Use Map

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

City of Fayetteville
Development Services
Large Scale Development for New E. Joyce Blvd Extension

To whom it may concern;

On behalf of the Fayetteville Public School System, we are requesting to vacate a portion of the E. Joyce Blvd, this will make this road fall in line with the Master Street Plan. This vacation, will also establish a new boundary and setbacks that we will be adhering to for our upcoming Large Scale Development.

Sincerely;

_____
Blake Jorgensen, PE

PETITION TO VACATE A(N) (*south portion of E. Joyce Boulevard*) **LOCATED IN** *(A part of the NE1/4 of the NW1/4 of Section 30, T17N, R30W in Washington County, Arkansas)*, **CITY OF FAYETTEVILLE, ARKANSAS**

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the (*E. Joyce Boulevard*) hereinafter sought to be abandoned and vacated, lying in *(A part of the NE1/4 of the NW1/4 of Section 30, T17N, R30W in Washington County, Arkans)*, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate a(n) (E. Joyce Boulevard) which is described as follows:

LEGAL DESCRIPTION – RIGHT-OF-WAY VACATION:

A part of the NE1/4 of the SW1/4 of Section 30, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE1/4, SW1/4, thence S02°23'18"W 26.57 feet, thence N87°14'27"W 329.60 feet to the POINT OF BEGINNING; thence N87°14'27"W 256.38 feet, thence along a curve to the left 162.65 feet, said curve having a radius of 255.00 feet and a chord bearing and distance of S74°29'09"W 159.91 feet, thence S56°12'44"W 78.49 feet, thence along a non tangent curve to the right 143.34 feet, said curve having a radius of 820.00 feet and a chord bearing and distance of S61°13'13"W 143.16 feet, thence S66°13'41"W 19.54 feet, thence along a curve to the right 127.86 feet, said curve having a radius of 820.00 feet and a chord bearing and distance of S70°41'42"W 127.73 feet, thence S75°09'42"W 37.91 feet, thence S14°50'18"E 5.00 feet, thence S75°09'42"W 6.26 feet, thence along a non tangent curve to the left 274.07 feet, said curve having a radius of 225.00 feet and a chord bearing and distance of S40°15'55"W 257.44 feet, thence S05°22'08"W 9.21 feet, thence N84°37'52"W 5.00 feet, thence S05°22'08"W 260.00 feet, thence N84°33'19"W 2.24 feet, thence S05°26'41"W 128.17 feet, thence along a non tangent curve to the right 24.07 feet, said curve having a radius of 128.70 feet and a chord bearing and distance of N00°17'47"W 24.04 feet, thence N05°08'44"E 146.90 feet, thence N39°51'38"W 3.29 feet, thence N05°31'24"E 224.98 feet, thence along a curve to the right 274.69 feet, said curve having a radius of 232.50 feet and a chord bearing and distance of N39°22'13"E 258.99 feet, thence N73°13'01"E 71.24 feet, thence along a curve to the left 261.98 feet, said curve having a radius of 922.50 feet and a chord bearing and distance of N65°04'52"E 261.10 feet, thence N56°56'44"E 104.33 feet, thence along a curve to the right 127.83 feet, said curve having a radius of 207.50 feet and a chord bearing and distance of N74°35'38"E 125.82 feet, thence S87°45'29"E 266.94 feet, thence along a curve to the right 16.32 feet, said curve having a radius of 20.00 feet and a chord bearing and distance of S64°22'52"E 15.87 feet to the POINT OF BEGINNING: Containing 10,976.04 square feet or 0.2520 acres more or less.

That the abutting real estate affected by said abandonment of the alley are (*lot, block, subdivision of each adjoining lot to the area requested to be vacated)* City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described (*alley/street right-of-way*).

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law.

The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 29th day of October, 2024.

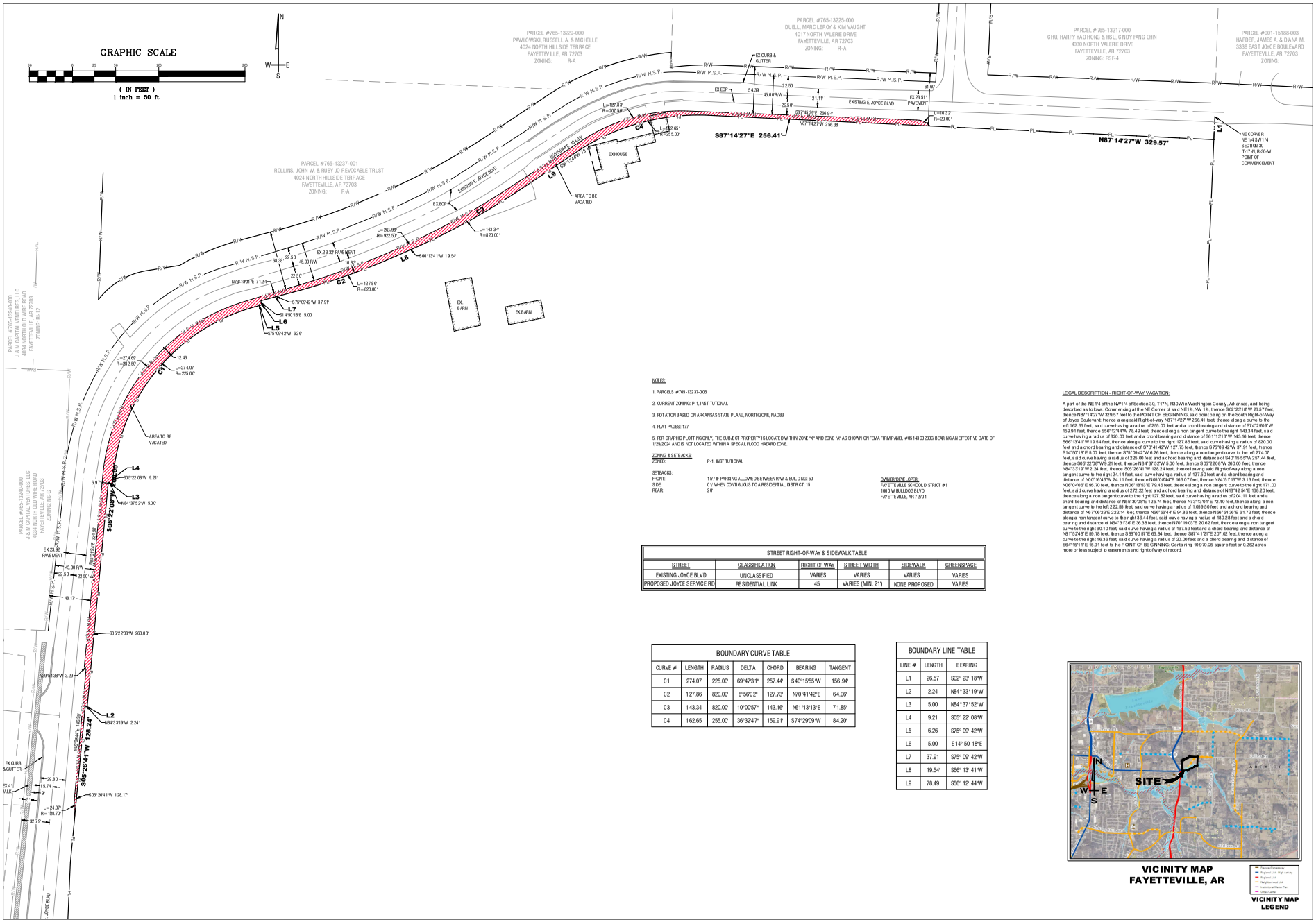
John Mulford

Printed Name

Signature

Printed Name

Signature



NOTES:

1. PARCELS #765-13237-006
2. CURRENT ZONING: P-1, INSTITUTIONAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PLAT PAGES: 177
5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" AS SHOWN ON FEMA FIRM PANEL #05143C0230G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

ZONING & SETBACKS:
ZONED: P-1, INSTITUTIONAL

SETBACKS:
FRONT: 1'/ F PARKING ALLOWED BETWEEN R/W & BUILDING; 50'
SIDE: 0'/ WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT: 15'
REAR: 20'

OWNER/DEVELOPER:
FAYETTEVILLE SCHOOL DISTRICT #1
1000 W BULLDOG BLVD
FAYETTEVILLE, AR 72701

LEGAL DESCRIPTION - RIGHT-OF-WAY VACATION:

A part of the NE ¼ of the NW ¼ of Section 30, T-17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE¼ NW ¼, thence S02°23'18"W 26.57 feet, thence N87°14'27"W 329.57 feet to the POINT OF BEGINNING, said point being on the South Right-of-Way of Joyce Boulevard; thence along said Right-of-way N87°14'27"W 256.41 feet, thence along a curve to the left 162.65 feet, said curve having a radius of 255.00 feet and a chord bearing and distance of S74°29'08"W 159.91 feet, thence S56°12'44"W 78.49 feet, thence along a non tangent curve to the right 143.34 feet, said curve having a radius of 820.00 feet and a chord bearing and distance of S61°13'13"W 143.16 feet, thence S66°13'41"W 19.54 feet, thence along a curve to the right 127.86 feet, said curve having a radius of 820.00 feet and a chord bearing and distance of S70°41'42"W 127.73 feet, thence S75°09'42"W 37.91 feet, thence S14°50'18"E 5.00 feet, thence S75°09'42"W 6.26 feet, thence along a non tangent curve to the left 274.07 feet, said curve having a radius of 225.00 feet and a chord bearing and distance of S40°15'57"W 257.44 feet, thence S05°22'08"W 9.21 feet, thence N84°37'52"W 5.00 feet, thence S05°22'08"W 260.00 feet, thence N84°37'19"W 2.24 feet, thence S05°26'41"W 128.24 feet, thence leaving said Right-of-way along a non tangent curve to the right 24.14 feet, said curve having a radius of 127.50 feet and a chord bearing and distance of N00°16'45"W 24.11 feet, thence N05°08'44"E 166.07 feet, thence N84°51'16"W 3.13 feet, thence N00°04'06"E 86.70 feet, thence N09°18'35"E 79.45 feet, thence along a non tangent curve to the right 171.00 feet, said curve having a radius of 272.22 feet and a chord bearing and distance of N18°42'54"E 168.20 feet, thence along a non tangent curve to the right 127.82 feet, said curve having a radius of 204.11 feet and a chord bearing and distance of N65°33'08"E 125.74 feet, thence N73°13'01"E 72.40 feet, thence along a non tangent curve to the left 222.85 feet, said curve having a radius of 1,059.50 feet and a chord bearing and distance of N67°06'29"E 222.14 feet, thence N56°59'44"E 94.86 feet, thence N56°54'36"E 61.72 feet, thence along a non tangent curve to the right 36.44 feet, said curve having a radius of 180.28 feet and a chord bearing and distance of N64°37'58"E 36.38 feet, thence N70°19'03"E 20.62 feet, thence along a non tangent curve to the right 60.10 feet, said curve having a radius of 167.59 feet and a chord bearing and distance of N81°52'48"E 59.78 feet, thence S81°07'07"E 65.84 feet, thence S87°41'21"E 207.02 feet, thence along a curve to the right 16.36 feet, said curve having a radius of 20.00 feet and a chord bearing and distance of S64°15'11"E 15.91 feet to the POINT OF BEGINNING. Containing 10,870.25 square feet or 0.252 acres more or less subject to easements and right of way of record.

STREET RIGHT-OF-WAY & SIDEWALK TABLE

STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
EXISTING JOYCE BLVD	UNCLASSIFIED	VARIES	VARIES	VARIES	VARIES
PROPOSED JOYCE SERVICE RD	RESIDENTIAL LINK	45'	VARIES (MIN. 21')	NONE PROPOSED	VARIES

BOUNDARY CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	274.07'	225.00'	69°47'31"	257.44'	S40°15'55"W	156.94'
C2	127.86'	820.00'	8°56'02"	127.73'	N70°41'42"E	64.06'
C3	143.34'	820.00'	10°00'57"	143.16'	N61°13'13"E	71.85'
C4	162.65'	255.00'	36°32'47"	159.91'	S74°29'09"W	84.20'

BOUNDARY LINE TABLE

LINE #	LENGTH	BEARING
L1	26.57'	S02° 23' 18"W
L2	2.24'	N84° 33' 19"W
L3	5.00'	N84° 37' 52"W
L4	9.21'	S05° 22' 08"W
L5	6.26'	S75° 09' 42"W
L6	5.00'	S14° 50' 18"E
L7	37.91'	S75° 09' 42"W
L8	19.54'	S66° 13' 41"W
L9	78.49'	S56° 12' 44"W

VICINITY MAP
FAYETTEVILLE, AR

VICINITY MAP LEGEND

JORGENSEN +ASSOCIATES
Civil Engineering Planning Commission
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com

LEGEND

PROJECT DETAILS

PROJECT TITLE: FPS-NJH JOYCE BLVD EXTENSION

PROJECT LOCATION: 3145 E JOYCE BLVD FAYETTEVILLE, AR

DATE: 8/14/2024
DRAWN BY: PMM
PROJECT #2024-006
FILE PATH: Z:/LSD/2024006
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION JORGENSEN & ASSOCIATES No. 722 ARKANSAS – ENGINEERS

REGISTERED STATE OF ARKANSAS NO. 1118 PROFESSIONAL LAND SURVEYOR

SHEET TITLE
RIGHT-OF-WAY VACATION

SHEET NUMBER
C1.00

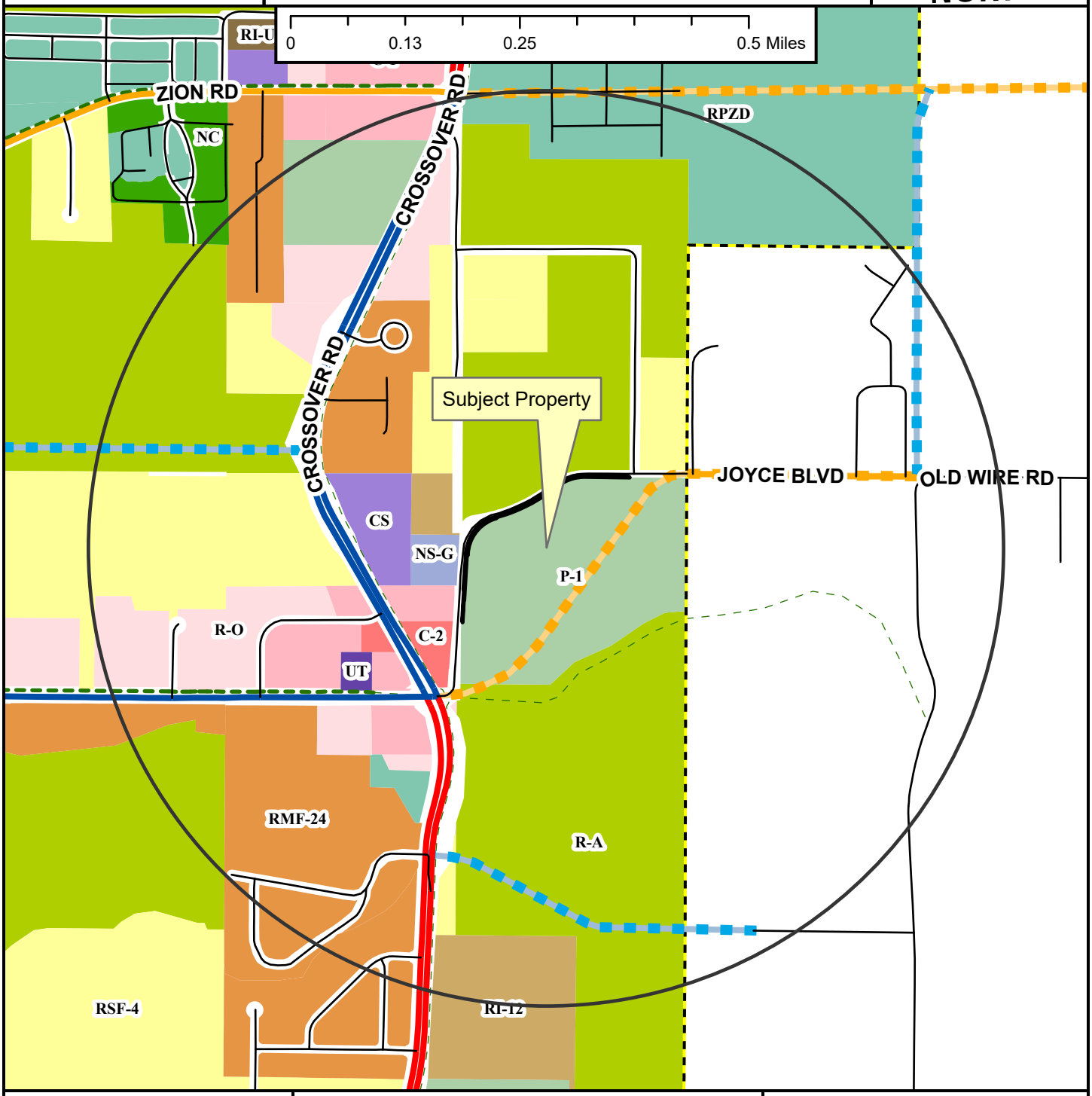
VAC-2024-0026 (WOODLAND JR HIGH)
December 9, 2024 Planning Commission

VAC-2024-0026

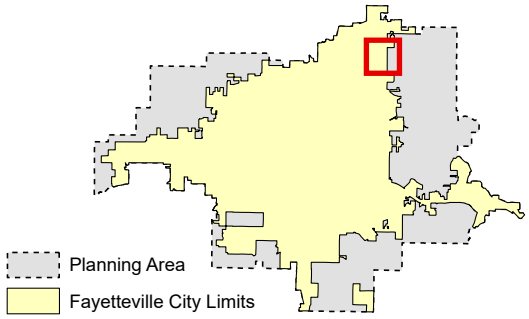
One Mile View

3145 E. JOYCE BLVD

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

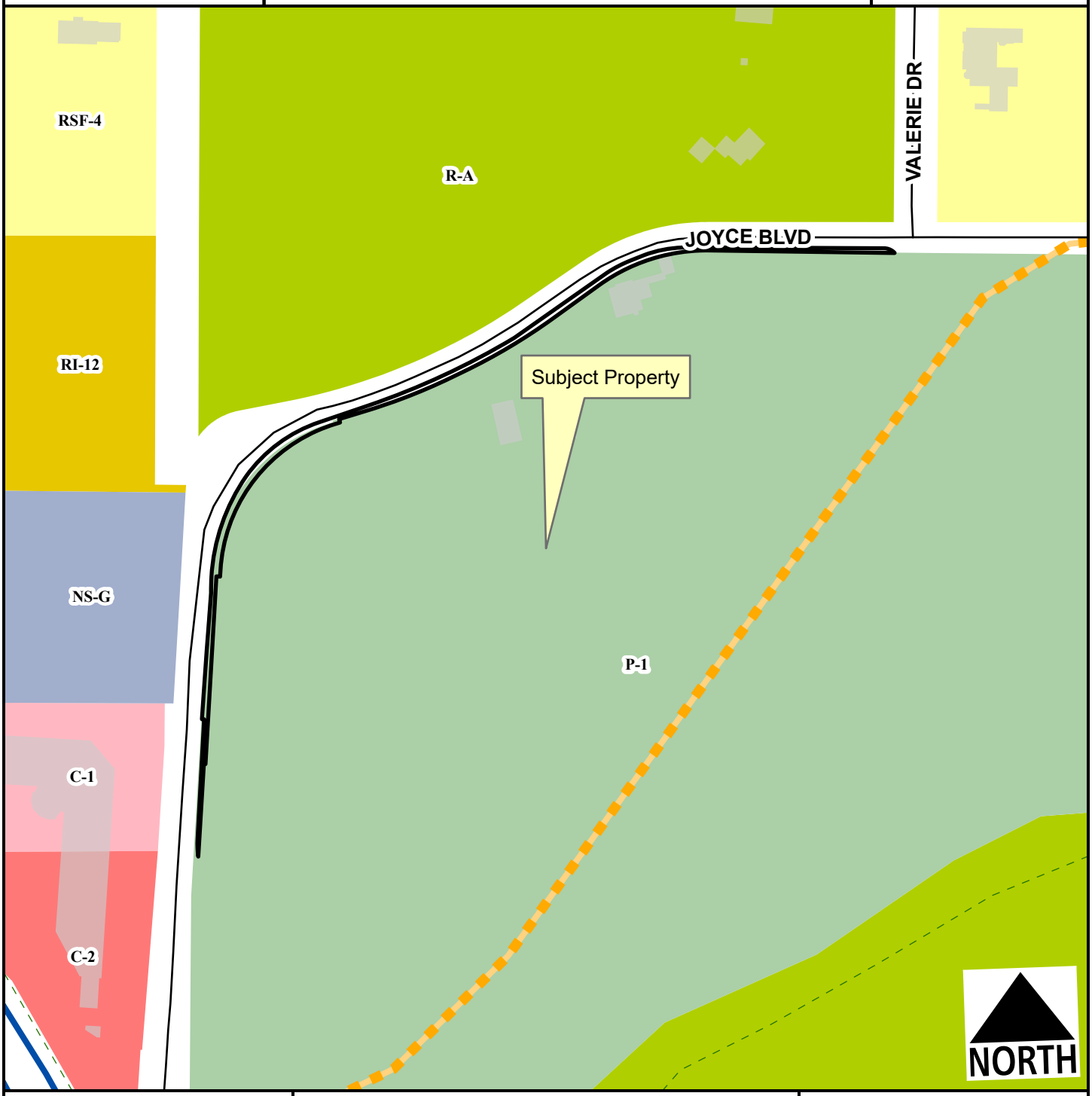
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

VAC-2024-0026

Close Up View

3145 E. JOYCE BLVD



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

Feet

0 75 150 300 450 600

1:2,400

Residential-Agricultural
RSF-4
RI-12
C-1
C-2
Neighborhood Services - Gen.
P-1

VAC-2024-0026

Current Land Use

3145 E. JOYCE BLVD

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

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

MEETING: December 9, 2024

SUBJECT: **LSD-2024-0032: Large Scale Development (888 S. RUPPLE RD/JOHN L. COLBERT MIDDLE SCHOOL EXPANSION, 556):** Submitted by JORGENSEN & ASSOCIATES for property located at 888 S. RUPPLE RD**.** The property is zoned P-1, INSTITUTIONAL AND CS, COMMUNITY SERVICES and contains approximately 22.82 acres. The request is to add classrooms, a gym space, and track and field amenities.

RECOMMENDATION:
Staff recommends approval of **LSD-2024-0032**, with conditions.

RECOMMENDED MOTION:
*"I move to approve **LSD-2024-0032,** recommending:*

1. *In favor of a variance to UDC 168.10(T)(5)(a); to not provide a flood study to develop within Zone A of a FEMA floodplain;*
2. *In favor of the recommended street improvements;*
3. *In favor of the recommended right-of-way dedication, and*
4. *All other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in west Fayetteville along S. Rupple Road, north of W. Martin Luther King Jr. Blvd, and with additional frontage along S. Dinsmore Trail. The property in question is owned by Fayetteville Public Schools and was approved for developed as John L. Colbert Middle School in April 2021. The school is now in use. Most of the property was rezoned P-1, Institutional in January 2021, with a portion fronting S. Rupple Road remaining zoned CS, Community Services. The property is encumbered by FEMA floodplain and hydric soils. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	CS, Community Services NC, Neighborhood Conservation
South	Undeveloped	CS, Community Services NC, Neighborhood Conservation
East	Single-Family Residential / Undeveloped	RSF-1, Residential Single-Family, 1 Unit per Acre R-A, Residential Agricultural
West	Mixed-Density Residential	CS, Community Services

Proposal: The applicant requests Large Scale Development approval to develop the subject property with additional classrooms, a gym space, and track and field amenities. One variance has been requested in association with this request:

Variance: UDC 168.10(T)(5)(a), in all areas designated as a Zone A on the FIRM where a detailed study has not been completed to specify the floodway and base flood elevations, no development shall be located within the Zone A area. Provided, the applicant may choose, if not required by other provisions of this chapter, to provide a detailed hydrologic and hydraulic study which delineates the floodway, one hundred (100) year floodplain boundary, and base flood elevations. At such time as a study is approved by FEMA, the applicant shall meet all requirements for areas designated with floodway, one hundred (100) year floodplain, and base flood elevations. The applicant requests to not file a CLOMR with FEMA on this property and is working to enter into a cost share agreement to perform a detailed study.

a. *Staff recommendation: Staff recommends in favor of the applicant's request. Portions of this property lie within a FEMA Zone A floodplain with no established floodway or base flood elevations. To develop within these areas, a detailed hydrologic and hydraulic study delineating the floodway, 100-year floodplain boundary, and base flood elevations is required per UDC §168.10(T)(5)(a) to evaluate the impacts of the development and verify that all other requirements of Chapter 168 Flood Damage Prevention of the UDC are met. Staff has been in contact with the Fayetteville Public Schools development team and is working on a cost share agreement to expand the flood study beyond the limits south of the development along Farmington Branch, which is expected to extend to the west near the Farmington/Fayetteville city limits and east to West Martin Luther King Jr Boulevard. It should be noted that a Conditional Letter of Map Revision (CLOMR) through FEMA is required unless a variance from that requirement is granted by Planning Commission. Engineering staff find that this approval is conditioned upon staff approval of the flood study prior to grading permit.*

Right-of-Way to be Dedicated: The property has frontage along S. Rupple Rd., a regional link street which typically requires 46' of dedication from centerline. The existing street exceeds minimum master street plan standards therefore, no additional right-of-way dedication is recommended for this street. The property also has frontage along S. Dinsmore Trail, a neighborhood link which typically requires 33.5' of dedication from centerline. No work is proposed in the portion of the property abutting S. Dinsmore Trail, so staff does not recommend any additional dedication at this time.

Street Improvements: Staff is not recommending any street improvements along the property's S. Rupple Road frontage, given the rough proportionality of the impact of the project, and the existence of sidewalk and greenspace along the frontage with the recent build-out of S. Rupple Road. That said, staff does recommend that a flashing beacon be installed on the crosswalk on the round-about stub north of the school. Staff is not recommending any street improvements to the S. Dinsmore Trail frontage, given the project is not proposing any access to that portion of the site.

Access Management/Connectivity: No additional driveways are proposed onto public streets.

Design Standards: The development is subject to UDC §172.04 Parking Lot Design Standards. Variances were granted to the design of the parking lot to accommodate school bus traffic as [part of the school's initial approval (LSD-2021-000019), and staff finds no additional variances are required to design standards.

Water and Sewer System: The middle school expansion is proposing to connect to the existing water service line. No water main extensions are proposed. A new 4" sanitary sewer service line is proposed to connect to the existing 8" main on the west side of the property.

Parkland dedication or fee in-lieu: Institutional developments are not subject to parkland dedication.

Tree Preservation:
Canopy minimum requirement: 25%
Existing canopy: 1%
Preserved canopy: 0.8%
Mitigation required: 9 2" caliper trees to be planted

Public Comment: Staff has not received any public comment on the item to date.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0032** with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of variance to § UDC 168.10(T)(5)(a), in all areas designated as a Zone A on the FIRM where a detailed study has not been completed to specify the floodway and base flood elevations, no development shall be located within the Zone A area. Provided, the applicant may choose, if not required by other provisions of this chapter, to provide a detailed hydrologic and hydraulic study which delineates the floodway, one hundred (100) year floodplain boundary, and base flood elevations. At such time as a study is approved by FEMA, the applicant shall meet all requirements for areas designated with floodway, one hundred (100) year floodplain, and base flood elevations.** *Staff recommends approval of the requested variance with an added condition that the flood study is approved prior to the grading permit approval.*

   Subdivision Committee had no recommendation.

2. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

   Subdivision Committee recommended in favor.

3. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
   a. This development install rectangular rapid flashing beacons (RRFBs) on Rupple Road at the existing crosswalk on the south leg of the roundabout at Rupple Road and Bronco Drive.

   Subdivision Committee recommended in favor.

4. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto, and including:

Standard conditions of approval:

5. Development review comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

6. 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 development 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;

7. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;

8. 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 the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. 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;
    e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    f. Project Disk with all final revisions; and
    g. 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.

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planning Commission Action:	**❒ Denied**	**❒ Tabled**	**❒ Approved**
Meeting Date: December 9, 2024			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

Attachments:

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

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Planner

FROM: Melissa Boyd, Staff Engineer

DATE: December 3, 2024

SUBJECT: Planning Commission Engineering Comments for
LSD-2024-0032 John L. Colbert Middle School Expansion

Water: The middle school expansion is proposing to connect to the existing water service line. No water main extensions are proposed.

Sewer: A new 4" sanitary sewer service line is proposed to connect to the existing 8" main on the west side of the property.

Streets: No changes to the middle school's accesses to Rupple Road is proposed with this development.

Staff is recommending a condition of approval be added that this development install rectangular rapid flashing beacons (RRFBs) on Rupple Road at the existing crosswalk on the south leg of the roundabout at Rupple Road and Bronco Drive.

Natural Features: Portions of this property lie within a FEMA Zone A floodplain with no established floodway or base flood elevations. To develop within these areas, a detailed hydrologic and hydraulic study delineating the floodway, 100-year floodplain boundary, and base flood elevations is required per UDC §168.10(T)(5)(a) to evaluate the impacts of the development and verify that all other requirements of Chapter 168 Flood Damage Prevention of the UDC are met. Staff has been in contact with the Fayetteville Public Schools development team and is working on a cost share agreement to expand the flood study beyond the limits south of the development along Farmington Branch, which is expected to extend to the west near the Farmington/Fayetteville city limits and east to West Martin Luther King Jr Boulevard.

The applicant has requested a variance to UDC §168.10(T)(5)(a) to not file a Conditional Letter of Map Revision (CLOMR) with FEMA. Staff recommends Planning Commission approve this variance, conditioned upon staff approval of the flood study prior to grading permit approval.

Drainage: This development is required to meet the four Minimum Standards of Fayetteville's Drainage Criteria Manual. There are three existing ponds on site. The existing bioretention area in the most northern pond, Pond 1, will be modified to account for the increase in impervious area within this basin to meet Minimum Standard 1. The existing pond is adequately sized to meet the remaining Minimum Standards 2-4. No changes are proposed within the Pond 2 basin. The bioretention area in the south pond, Pond 3, will also be modified to account for the increase in impervious area within this basin. The size of the Pond 3 will also be increased to detain the increase in peak flows resulting from the building addition and track and field to meet Minimum Standards 2-4.

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Jorgensen & Associates

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: December 9, 2024

Subject: LSD-2024-0032: John L. Colbert Middle School Expansion (888 S Rupple Rd)

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		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	945,335	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	236,334	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	236,334	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	9,161	1.0%
Tree Canopy Preserved	7,199	0.8%
Tree Canopy Removed *On Site	1,962	0.2%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,962	0.2%
Removed Below Minimum	**229,135**	
Mitigation Requirements	**1,962**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	1962	9
Low Priority		
Total Mitigation Trees Required	1962	**9**

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 *UDC Chapter 167.04H1and 167.04L1*	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	Yes	Yes	Yes
e. Soil Types	Yes	Yes	Yes
f. Significant Trees	Yes	Yes	Yes
g. Groupings of Trees	Yes	Yes	Yes
h. Table Inventory List (species, size, health, priority)	No	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)	N/A	N/A	N/A
l. Floodplains and floodways	N/A	N/A	N/A
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	Yes	Yes	Yes
Tree Protection Methods			
a. Tree Protection Fencing	Yes	Yes	Yes
b. Limits of Root Pruning	No	N/A	N/A
c. Traffic flow on work site	No	No	No
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) *UDC Chapter 167.04H4*	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	**11-13-24**	**11-27-2024**	**12-3-2024**
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.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Jorgensen & Associates

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: November 27, 2024

Subject: LSD-2024-0032: John L. Colbert Middle School Expansion (888 S Rupple Rd)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*		X	
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*			X
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X

b.	Wheel Stops/Curbs *UDC Chapter 177.04B1*	N/A		
c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**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	**10**
Parking Lot Trees	**2**
Street Trees	**0**
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)	**1**
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	**11-13-24**	**11-27-2024**	**12-2-2024**
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. Landscape plans must be stamped by a licensed landscape architect.

JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

October 28, 2024

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Large Scale Development for the John L. Colbert Middle School Expansion

This letter is in regards to a proposed Large Scale Development at 888 S. Rupple Road (Parcel 765-16271-102). This property is the site of the John L. Colbert Middle School, and contains 22.52 acres zoned P-1 & CS. The site contains the existing school building and associated infrastructure.

The proposed development includes a building expansion to add new classrooms and gym space, as well as new track and field amenities. Modifications to the existing detention ponds are proposed in order to accommodate the proposed improvements.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

Charles A. Zardin, PE

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 3
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

December 3, 2024

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: LSD-2024-0032 John L. Colbert Middle School Expansion - Variance Request

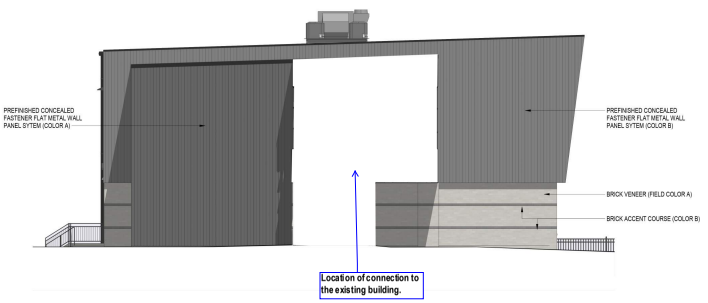
Please accept this request for a variance from the Unified Development Code section 172.04(E) Dimensional Requirements of Parking Lots, which states that two-way aisle widths with 90 degree parking spaces shall be 24 feet. The subject area is on the northeast side of the bus pick-up lane where 9 additional parking spaces are being proposed. The existing width of the school bus drive aisle is 29 feet. Therefore, we would like to request a variance to allow for the drive aisle to remain at its existing width.

Please also accept this variance request from Chapter 168 to not file a CLOMR with FEMA per UDC 168.10(T)(5)(a). A portion of the floodplain as it relates to our property, falls within a Zone A and we are entering into a cost share agreement to perform a detailed study. This detailed study will benefit the community and add a level of accuracy for this section of the floodplain. Jorgensen + Associates will engage Olsson to perform this detailed study and will incorporate the results into our overall project.

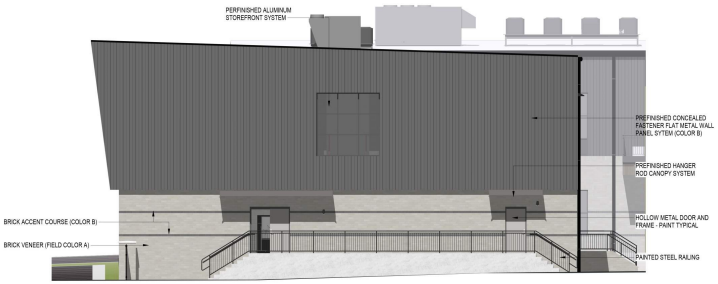
We thank you for your consideration of this proposal and please call with any questions,

1 / 0.4 NORTH ELEVATION - AREA A
1/8" = 1'-0"

2 / 0.4 SOUTH ELEVATION - AREA A
1/8" = 1'-0"



4 / 0.4 WEST ELEVATION - AREA A
1/8" = 1'-0"



3 / 0.4 EAST ELEVATION - AREA A
1/8" = 1'-0"

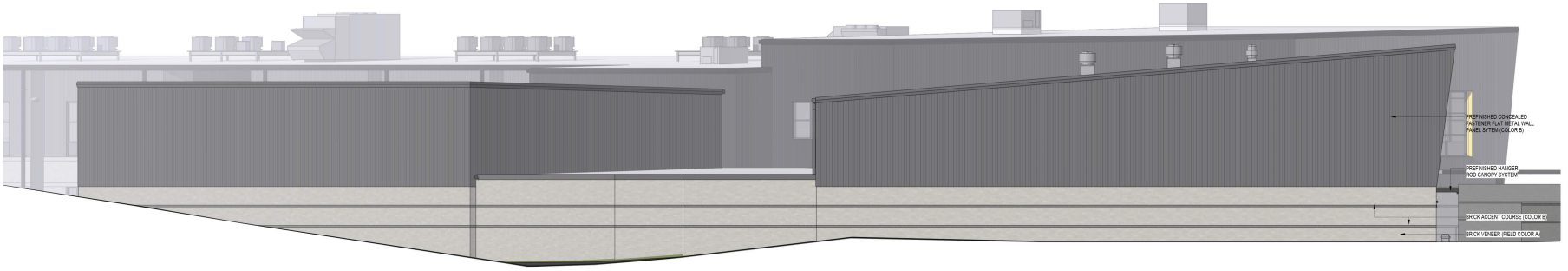
LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501 223 8302 • WWW.LEMVRW.COM

ELEVATIONS - AREA A

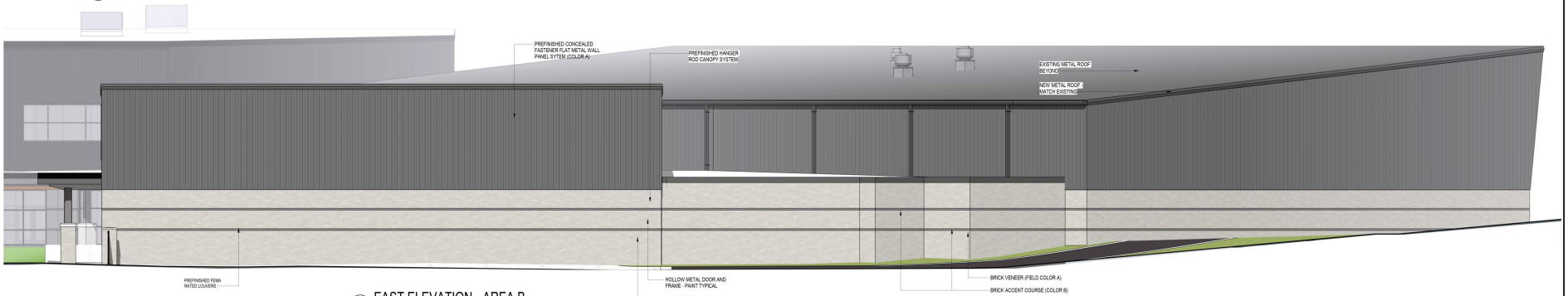
COLBERT JUNIOR HIGH RENOVATION
FAYETTEVILLE PUBLIC SCHOOLS
FAYETTEVILLE, ARKANSAS

DATE: 4 OCT 2024
PROJECT NO: 24046
DRAWN BY: JSTALEY
REVISION: -

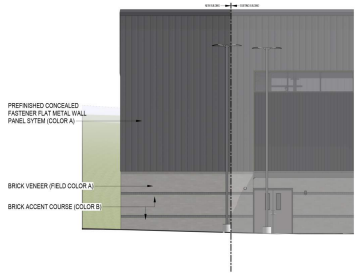
0.4



2 / 0.3 NORTHEAST ELEVATION - AREA B
1/8" = 1'-0"

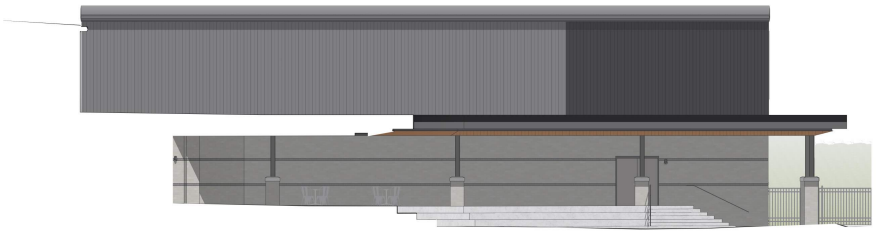


1 / 0.3 EAST ELEVATION - AREA B
1/8" = 1'-0"



3 / 0.3 NORTHWEST ELEVATION - AREA B
1/8" = 1'-0"

4 / 0.3 SOUTH ELEVATION - AREA B
1/8" = 1'-0"



5 / 0.3 WEST ELEVATION - AREA B
1/8" = 1'-0"

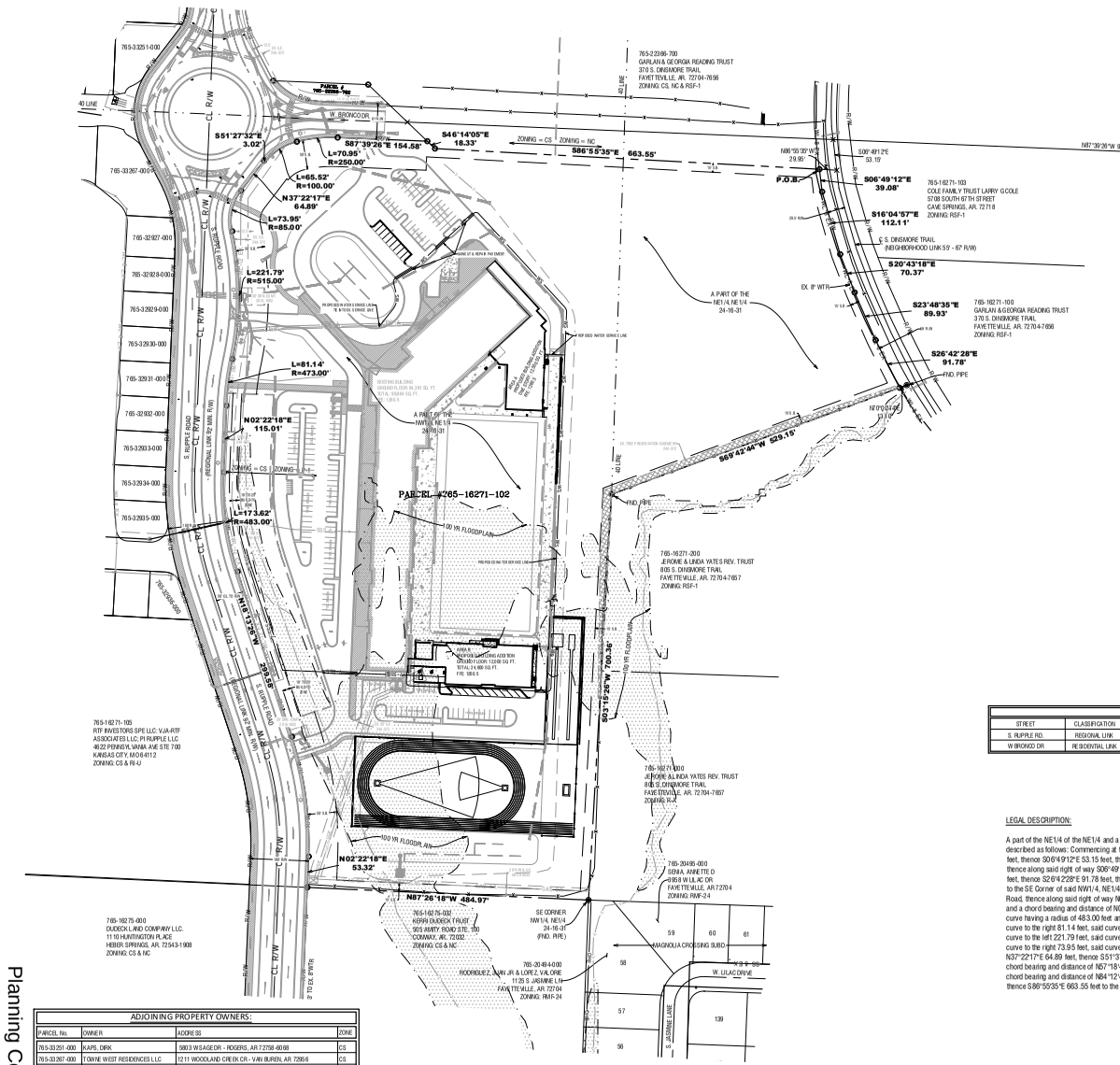
LEWIS ARCHITECTS ENGINEERS
ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501 223 9302 • WWW.LEMVRW.COM

ELEVATIONS - AREA B

COLBERT JUNIOR HIGH RENOVATION
FAYETTEVILLE PUBLIC SCHOOLS
FAYETTEVILLE, ARKANSAS

DATE: 4 OCT 2024
PROJECT NO: 24046
DRAWN BY: JSTALEY
REVISION:

0.3



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DEVELOPER:
FAYETTEVILLE PUBLIC SCHOOLS
PO BOX 849
FAYETTEVILLE, AR 72702

ENGINEER:
JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR 72703
(479) 442-9127

N W E S

STREET TABLE

STREET	CLASSIFICATION	RIGHT OF WAY	ROW FROM C/L	STREET WIDTH	MEDIAN	SIDEWALK	GREENSPACE
S. RUPPLE RD.	REGIONAL LINK	100'	50'	2-24'	19'	12' (WEST) & 9' (EAST)	10'
W BRONCO DR	RESIDENTIAL LINK	61'	30.5'	2-16'	9'	8'	6'

ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS	ZONE
765-33-251-000	KAPS, DIRK	980 S WSAGEDR - ROGERS, AR 72758-9068	CS
765-33-267-000	TOWNE WEST RESIDENCES LLC	1211 WOODLAND CREEK CR - VAN BUREN, AR 72956	CS
765-32-927-000	NORRIS DEVELOPMENT LLC	PO BOX 10366 - FORT SMITH, AR 72917-0366	CS
765-32-928-000	S & B INVESTMENT PROPERTIES LLC	13534 ARTIBAN CIR - PALM BEACH GARDENS, FL 33418-5606	CS
765-32-929-000	QUACH, KHIN TH & NGUYEN, LUN V	270 SANTA TERESA PL - SPRINGDALE AR 72762	CS
765-32-930-000	SPY ROCK CAPITAL LLC	3192 E CRESTLINE PL - FAYETTEVILLE AR 72701-4678	CS
765-32-931-000	FAYETTEVILLE PROPERTIES LLC	1905 E 41ST ST - TULSA OK 74105 -4254	CS
765-32-932-000	FAYETTEVILLE PROPERTIES LLC	1905 E 41ST ST - TULSA OK 74105 -4254	CS
765-32-933-000	A SQUARED HOMES IWA LLC	1325 BLUE GILL BAY RD - COPPELL TX 75019	CS
765-32-934-000	BLACK, BRIAN	5405 BOONE RD - GREENWOOD AR 72936-8920	CS
765-32-935-000	BLACK, BRIAN	5405 BOONE RD - GREENWOOD AR 72936-8920	CS
765-32-936-000	TITAN TW LLC	1211 WOODLAND CREEK DR VAN BUREN AR 72956	CS

P-1 BUILDING SETBACK TABLE

FRONT	15 FEET
FRONT, IF PARKING IS ALLOWED BETWEEN THE RIGHT-OF-WAY AND THE BUILDING	50 FEET
SIDE	NONE
SIDE, WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT	15 FEET
REAR	20 FEET

CS BUILDING SETBACK TABLE

FRONT	A BUILD-TO ZONE THAT IS LOCATED BETWEEN 10 FEET AND A LINE 25 FEET FROM THE FRONT PROPERTY LINE.
SIDE AND REAR	NONE
SIDE OR REAR, WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT	15 FEET

SITE AREA CALCULATIONS

TOTAL AREA:	22.52 AC	980,975 S.F.	
PREDEVELOPMENT			
BUILDING:	1.48 AC	64,391 S.F.	6.56%
PARKING/SIDEWALK:	4.83 AC	210,247 S.F.	21.43%
TOTAL IMPERVIOUS:	6.30 AC	274,638 S.F.	28.00%
PERVIOUS GREENSPACE:	16.68 AC	726,430 S.F.	72.00%
POSTDEVELOPMENT			
BUILDING:	2.04 AC	88,891 S.F.	9.06%
PARKING/SIDEWALK:	4.86 AC	211,616 S.F.	21.57%
TOTAL IMPERVIOUS:	6.90 AC	300,507 S.F.	30.63%
PERVIOUS GREENSPACE:	15.62 AC	680,468 S.F.	69.37%

LEGAL DESCRIPTION:

A part of the NE1/4 of the NE1/4 and a part of the NW1/4 of the NE1/4 of Section 24, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE Corner of said NE1/4, NE1/4 said point being an aluminum monument, thence N87°39'26"W 948.65 feet, thence S06°49'12"E 53.15 feet, thence N86°55'35"W 29.95 feet to the west right of way of S. Dinsmore Trail which is the POINT OF BEGINNING, thence along said right of way S06°49'12"E 39.08 feet, thence S16°04'57"E 112.11 feet, thence S20°43'18"E 70.37 feet, thence S23°48'35"E 89.93 feet, thence S26°42'28"E 91.78 feet, thence leaving said right of way S69°42'44"W 529.15 feet to a found iron pipe, thence S03°15'26"W 700.36 feet to the SE Corner of said NW1/4, NE1/4, said point being a found iron pipe, thence N87°26'18"W 484.97 feet to the east right of way of S. Rupple Road, thence along said right of way N02°22'18"E 53.32 feet, thence along a curve to the left 209.57 feet, said curve having a radius of 583.00 feet and a chord bearing and distance of N07°55'34"W 208.44 feet, thence N18°13'26"W 299.58 feet, thence along a curve to the right 173.62 feet, said curve having a radius of 483.00 feet and a chord bearing and distance of N07°55'34"W 172.69 feet, thence N02°22'18"E 115.01 feet, thence along a curve to the right 81.14 feet, said curve having a radius of 473.00 feet and a chord bearing and distance of N07°17'09"E 81.04 feet, thence along a curve to the left 221.79 feet, said curve having a radius of 515.00 feet and a chord bearing and distance of N00°08'16"W 220.08 feet, thence along a curve to the right 73.95 feet, said curve having a radius of 85.00 feet and a chord bearing and distance of N12°26'53"E 71.64 feet, thence N37°22'17"E 64.89 feet, thence S51°37'32"E 3.02', thence along a curve to the right 65.52 feet, said curve having a radius of 100.00 feet and a chord bearing and distance of N57°18'43"E 64.36 feet, thence along a curve to the right 70.95 feet, said curve having a radius of 250.00 feet and a chord bearing and distance of N84°12'48"E 70.71 feet, thence S87°39'26"E 154.58 feet, thence leaving said right of way S46°14'05"E 18.33 feet, thence S86°55'35"E 663.55 feet to the POINT OF BEGINNING: Containing 22.52 acres more or less subject to easements and right of way of record.

NOTES:

1. PLAT PAGE # 556.
2. PARCEL NUMBER: 765-16271-102.
3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
4. CURRENT ZONING: CS - COMMUNITY SERVICES & P-1 - INSTITUTIONAL.
5. OWNER: FAYETTEVILLE PUBLIC SCHOOLS - PO BOX 849 - FAYETTEVILLE, AR. 72702-0849.
6. BOUNDARY BASED ON PROPERTY LINE ADJUSTMENT BY MILHOLLAND COMPANY FILE # 2018-00032854.
7. THIS PROPERTY IS PARTIALLY AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM # 05143C0215G DATED 01/25/2024.

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
JOHN L COLBERT MIDDLE SCHOOL EXPANSION

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 10/30/2024
DRAWN BY: CAZ
PROJECT # 2024094
FILE PATH Z:\JSD\2024094
SHEET SIZE: 22" x 34"
SCALE: 1" = 100'

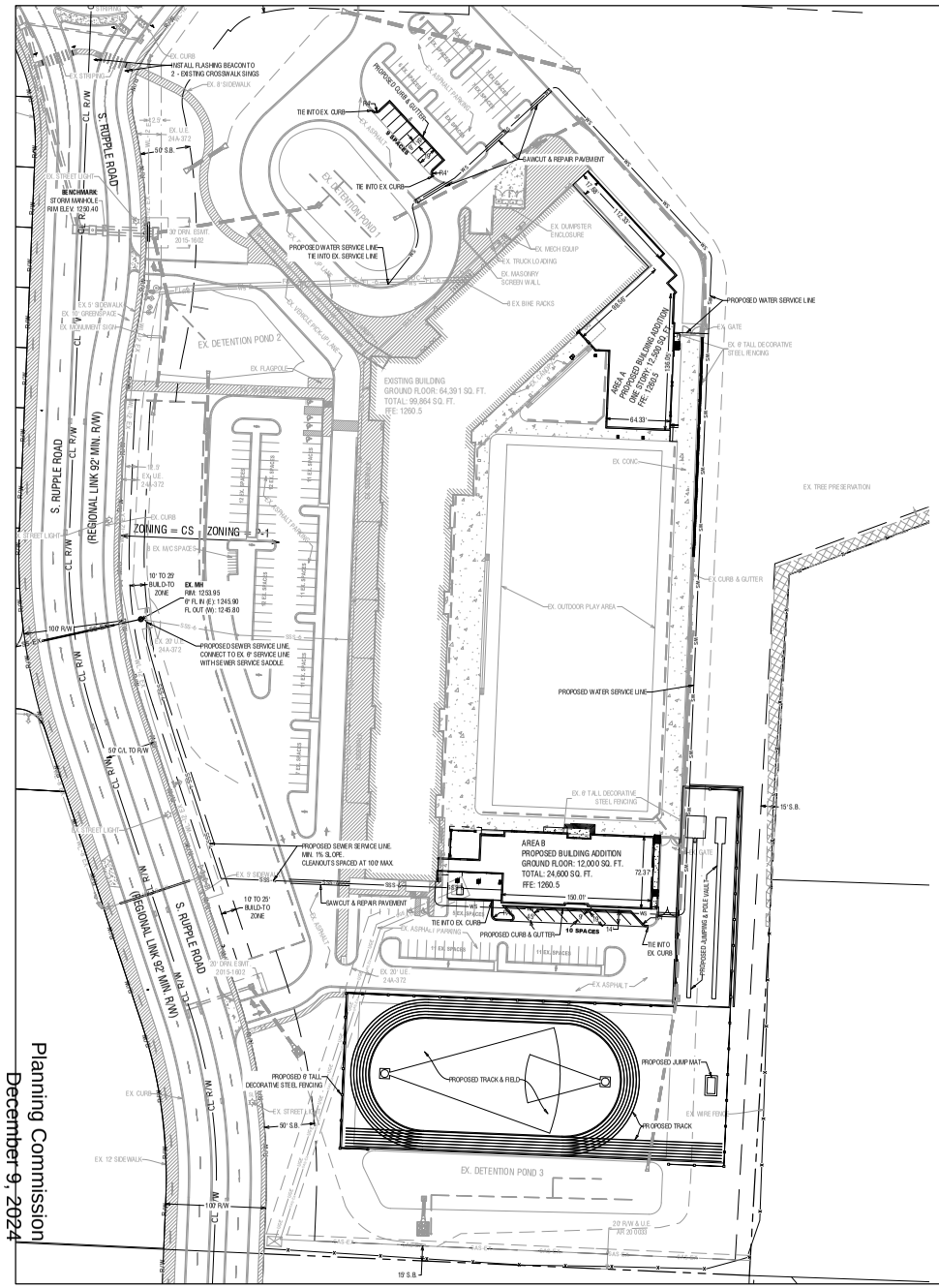
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS ENGINEER

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

C1.1


INSTALL ALL FLASHING BEACON TO 2 - EXISTING CROSSWALK SIGNS
TIE INTO EX. CURB
SAWCUT & REPAIR PAVEMENT
PROPOSED WATER SERVICE LINE TIE INTO EX. SERVICE LINE
EX. DUMPSTER ENCLOSURE
EX. MECH EQUIP
EX. TRUCK LOADING
EX. MASONRY SCREEN WALL
EX. BIKE RACKS
PROPOSED WATER SERVICE LINE
EX. GATE
EX. 6' TALL DECORATIVE STEEL FENCING
AREA A PROPOSED BUILDING ADDITION ONE STORY 12,599 SQ. FT. FFE: 1260.5
64.33'
EX. CONC.
EX. TREE PRESERVATION
EX. DETENTION POND 2
EX. FLAGPOLE
EXISTING BUILDING GROUND FLOOR: 64,391 SQ. FT. TOTAL: 90,864 SQ. FT. FFE: 1260.5
S. RUPPLE ROAD
CL R/W
(REGIONAL LINK 92' MIN. R/W)
ZONING = CS
ZONING = P-1
EX. M/C SPACES
EX. MH RIM: 1263.95 9" FL IN (E): 1245.90 FL OUT (W): 1245.80
10' TO 25' BUILD-TO ZONE
100' R/W
PROPOSED SEWER SERVICE LINE, CONNECT TO EX. 8" SERVICE LINE WITH SEWER SERVICE SADDLE.
PROPOSED WATER SERVICE LINE
EX. CURB & GUTTER
EX. OUTDOOR PLAY AREA
50' CL TO R/W
15' S.B.
AREA B PROPOSED BUILDING ADDITION GROUND FLOOR: 12,000 SQ. FT. TOTAL: 24,600 SQ. FT. FFE: 1260.5
72.37'
190.01'
PROPOSED SEWER SERVICE LINE. MIN. 1% SLOPE. CLEANOUTS SPACED AT 100' MAX.
SAWCUT & REPAIR PAVEMENT
TIE INTO EX. CURB
PROPOSED CURB & GUTTER
10 SPACES
TIE INTO EX. CURB
PROPOSED JUMPING & POLE VAULT
EX. ASPHALT PARKING
EX. ASPHALT
PROPOSED JUMP MAT
PROPOSED TRACK & FIELD
PROPOSED TRACK
PROPOSED 6' TALL DECORATIVE STEEL FENCING
EX. WIRE FENCE
EX. DETENTION POND 3
20' R/W & U/E Art. 24-0033
EX. 12' SIDEWALK
EX. STREET LIGHT
EX. CURB
EX. 9' SIDEWALK
EX. 10' GREENSPACE
EX. RECIRCULATING SIGN
EX. 30' UE 24A-372
50' S.B.
30' DRN. ESMT. 2015-1602
BENCHMARK: STORM MANHOLE - RIM ELEV. 1230.40
EX. 39' UE 24A-372
EX. 18.9' UE 24A-372
EX. 30' UE 24A-372
EX. 20' DRN. ESMT. 2015-1602
EX. 8' SIDEWALK
EX. 2' SIDEWALK
EX. 6' SIDEWALK
EX. 10' GREENSPACE
EX. RECIRCULATING SIGN
EX. DETENTION POND 1
EX. ASPHALT PARKING
EX. CURB & GUTTER
EX. 6' TALL DECORATIVE STEEL FENCING
EX. GATE
EX. 6' TALL DECORATIVE STEEL FENCING
EX. CONC.
EX. TREE PRESERVATION
EX. CURB & GUTTER
EX. OUTDOOR PLAY AREA
EX. ASPHALT
EX. ASPHALT PARKING
EX. CURB
EX. 6' SIDEWALK
EX. 30' UE 24A-372
EX. 20' DRN. ESMT. 2015-1602
EX. 12' SIDEWALK
EX. STREET LIGHT
EX. CURB
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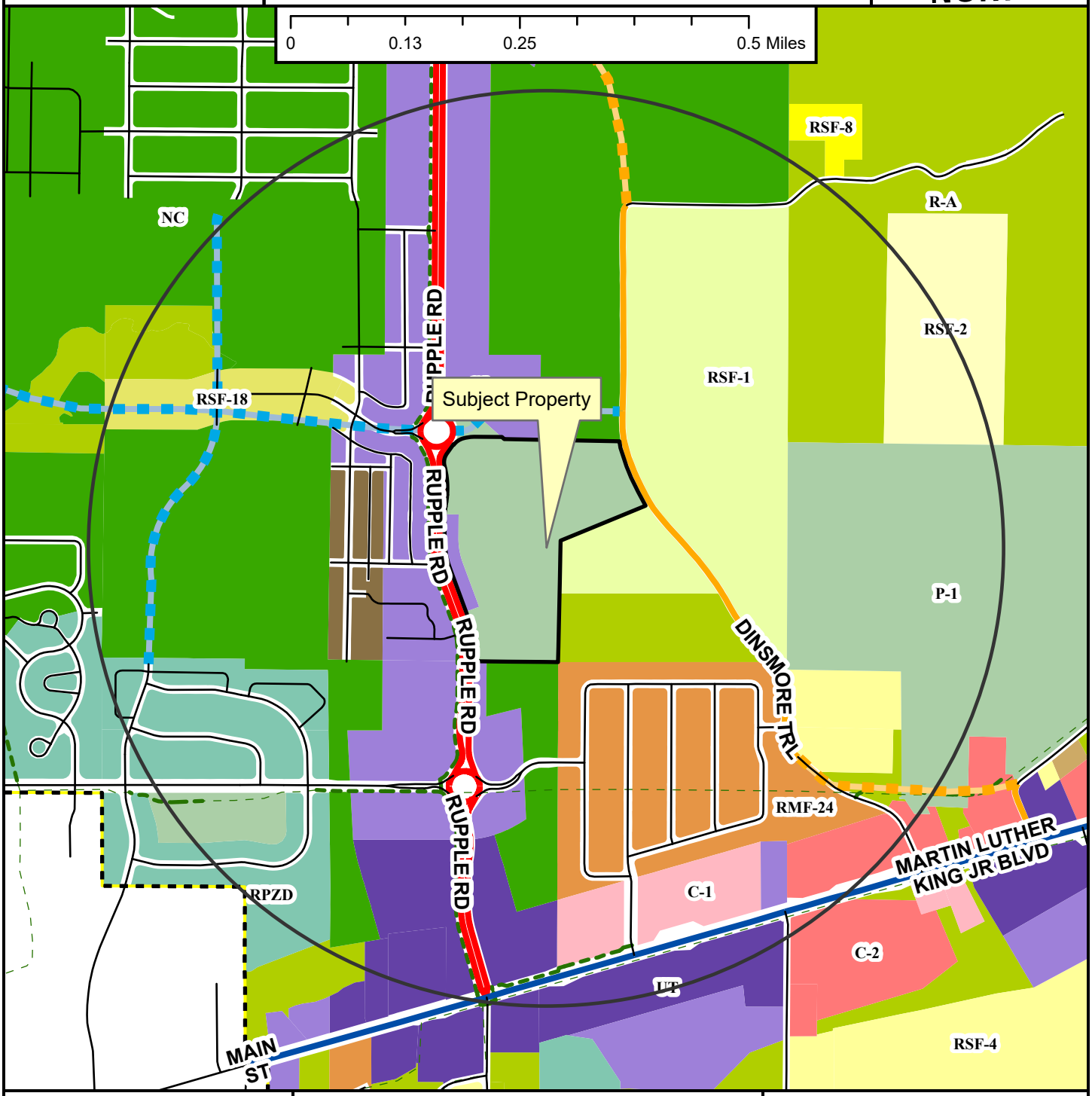
EX. ASPHALT
PROPOSED JUMP MAT
PROPOSED TRACK & FIELD
PROPOSED TRACK
PROPOSED 6' TALL DECORATIVE STEEL FENCING
EX. WIRE FENCE
EX. DETENTION POND 3
20' R/W & U/E Art. 24-0033

LSD-2024-0032

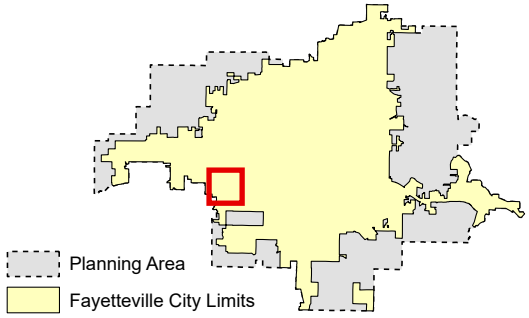
One Mile View

888 S. RUPPLE RD

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

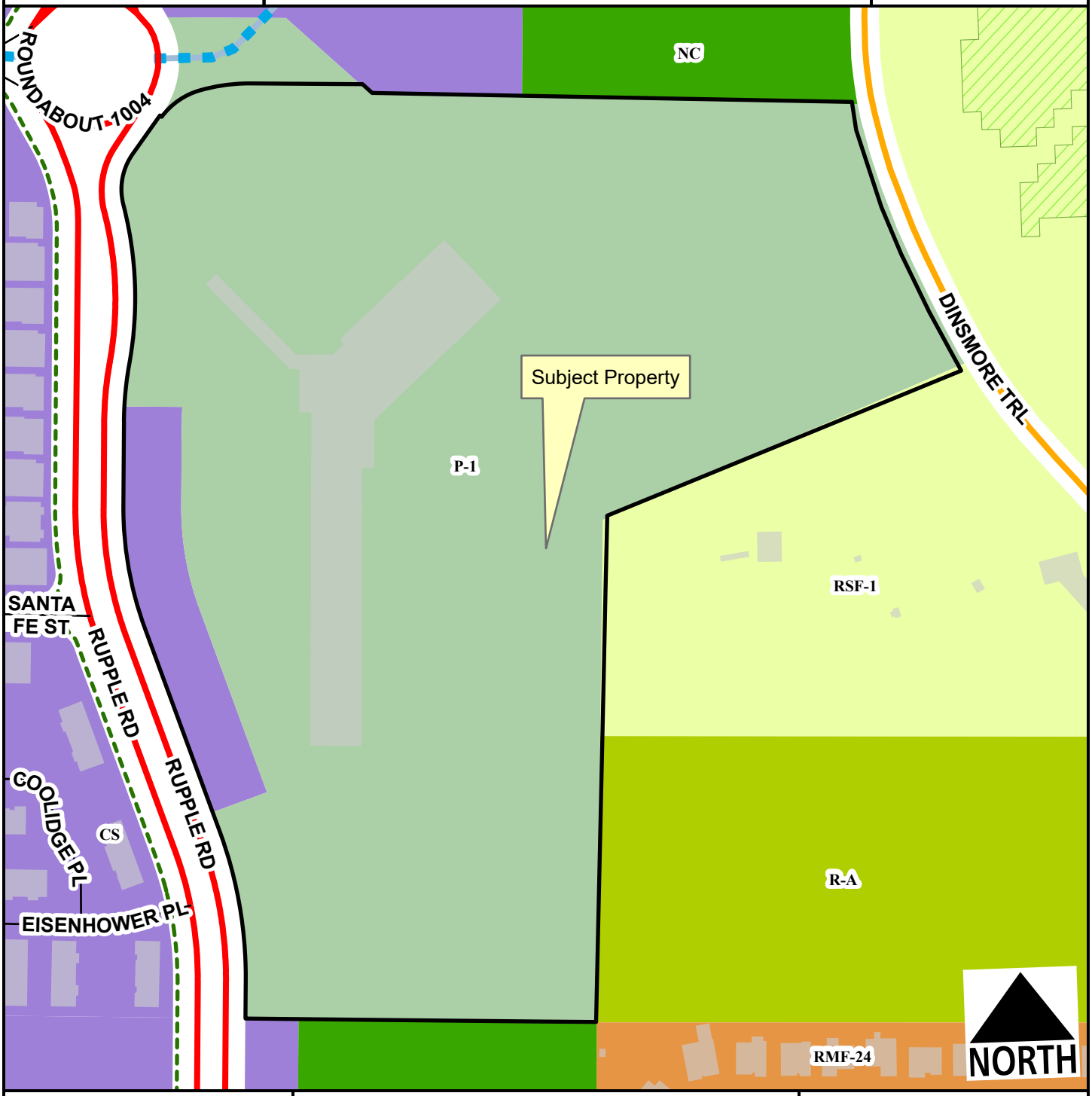
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

LSD-2024-0032

Close Up View

888 S. RUPPLE RD



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail

Feet

0 75 150 300 450 600

1:2,400

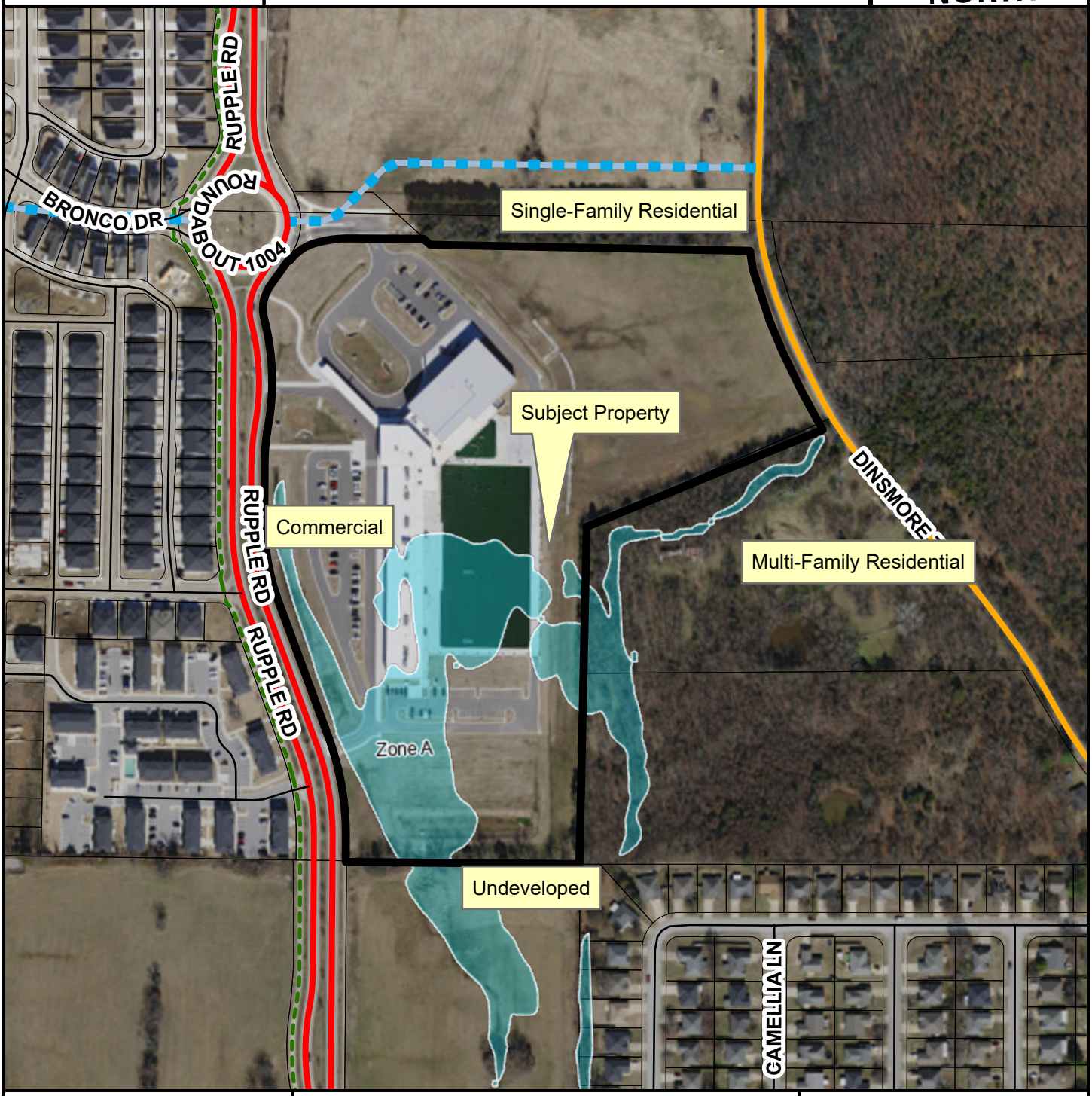
- Residential-Agricultural
- RSF-1
- RMF-24
- Community Services
- Neighborhood Conservation
- P-1

LSD-2024-0032

Current Land Use

888 S. RUPPLE RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Wesley Frank, Planner

MEETING DATE: December 9, 2024

SUBJECT: **CUP-2024-0047: Conditional Use Permit (2160 N. CROSSOVER RD./DOMINO'S PIZZA, 372):** Submitted by OWN for property located at 2160 N. CROSSOVER RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 2.51 acres. The request is for off-site parking

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RECOMMENDATION:
Staff recommends approval of **CUP-2024-0047** with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2024-0047** with conditions, determining:*

- *In favor of compatibility for an off-site parking lot serving a commercial use; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in east Fayetteville, approximately 0.21 miles north of the intersection of N. Crossover Rd. and E. Mission Blvd. The 2.51-acre property is undeveloped and zoned CS, Community Services. Flynn Creek runs along the eastern property line. Surrounding land uses and zoning are provided in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Neighborhood Services	Neighborhood Services
South	Bank	C-1, Neighborhood Commercial
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Residential, Commercial	R-O, Residential-Office, Neighborhood Commercial

City Plan 2040 Future Land Use Designation: **City Neighborhood Area**

Proposal: The applicant requests conditional use permit approval for offsite parking to cater to a proposed Domino's Pizza at 2160 N. Crossover Road. A CUP was approved for Domino's on August 26, 2024 (CUP-2024-0028), which included approval for two variances, one for parking lot design standards and the other to the streamside protection ordinance. Under 172.06, parking lots which are not located on the same lot as the principal use are required to obtain conditional use approval from the Planning Commission. The parking lot in question, while adjacent to the proposed Domino's, is on a sperate legal lot of record.

Public Comment: To date, staff has not received any public comment on the current project.

RECOMMENDATION: Staff recommends approval of **CUP-2024-004** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility for an off-site parking lot serving an institutional use.** *Staff finds the proposed parking lot to be compatible for the reasons outlined in this report;*

2. **Conditional use permit approval does not grant any necessary development entitlement approval for the associated parking lot.**

3. **Sidewalk, greenspace, streetlights, drainage, and street trees shall be installed along the property's frontage along N. Crossover Rd. in line with the typical master street plan requirements for Regional Link streets.**

4. **Accessible parking requirements shall be evaluated for compliance with the Unified Development Code and the Americans with Disabilities Act;**

5. **Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs;**

6. **Exterior lighting package must be provided to the Planning Division prior to building permit approval. Any outdoor lighting on this property shall comply with UDC Chapter 176, Outdoor Lighting;**

7. **Parking lot must meet all other 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.**

8. **Upon receiving a valid complaint that the holder of the conditional use is violating any condition of this permit, the Planning Department may refer the conditional use to the Planning Commission for review. The Planning Commission may amend or add conditions to the permit, may reaffirm the conditional use, or revoke the conditional use in its entirety; and**

9. **Some time ago, engineering staff began speaking to different developers and engineers regarding the property located at 2160 N Crossover Road. During that time, staff has reviewed multiple conceptual plans that included various sized buildings and associated parking areas. During these discussions, staff has indicated that due to the fact the streamside protection zones, combined with other restraints could render the site unbuildable, we would be supportive of some type of variance from the streamside provisions that could include development of the previously disturbed red dirt pad. This plan appears to be in keeping with staff's historic position on the property and staff would support the proposed variance request with following conditions:**
   - **No direct discharge from the development to the stream. Proposed development should use previously established points of discharge to the stream such as the large storm pipes on this property to the south of the proposed building.**
   - **Limit of disturbance is not beyond the top of slope which is indicative of the limit of the current red dirt pad.**
   - **All required permits are obtained.**

10. Per §166.20, Expiration of Approved Plans and Permits, conditional use permit approval is for one year.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: December 9, 2024	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. Procedures. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting conditional use approval for an off-site parking lot.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before

a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use;

Finding: **The Planning Commission is empowered under Unified Development Code §172.06 grant the requested conditional use permit. Actual 172**

(b.) That the granting of the conditional use will not adversely affect the public interest;

Finding: **Staff finds that granting the requested conditional use permit is not likely to negatively affect the public interest. Although the proposed parking area is located on a separate parcel from the principal use (Domino's Pizza), it is within the overall property and is adjacent to the existing parking lot.**

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: **There are specific rules governing off-site parking locations in Unified Development Code §172.06, Parking Lot Location Standards.**

§172.06. PARKING LOT LOCATION STANDARDS.

…

B. Permitted Locations as a Conditional Use.

1. Parking lots located within residential zones which serve uses in nonresidential zones may be allowed as a conditional use by the Planning Commission.

2. Parking lots for uses allowed as conditional uses within residential zones must also be approved as a conditional use. A conditional use for a parking lot may be approved at the same time the use is approved or may be approved separately if additional parking lots are developed later.

The Planning Commission shall make a finding based upon the size, scale, and location of these activities that the proposed parking lot will not adversely affect adjacent residential uses or the residential character of the neighborhood.

Finding: **The request is for a parking lot located within the same zoning district as the principal use (the area is zoned CS). Staff finds that the proposed size and scale is unlikely to negatively affect the surrounding neighborhood characteristics, and the area is not residentially zoned.**

C. Off-Site Locations. If off-street parking cannot be provided on the same lot as the principal use due to existing buildings or the shape of the parcel, parking lots may be located on other property not more than 600 feet distant from the principal use, subject to conditional use approval by the Planning Commission.

Finding: **The intent of the ordinance limiting the distance to 600 feet is meant to provide an off-site parking lot that is still within a convenient, walkable**

location for the proposed users. The proposed site is approximately 45 feet from the proposed principal use at its closest corner.

§163.02, AUTHORITY; CONDITIONS; PROCEDURES. (continued)

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **As proposed, the commercial structure will have access onto N Crossover Rd. N Crossover Rd is a Regional Link Street designed to accommodate up to 17,600 vehicle trips per day. Five vehicle crashes were recorded at the intersection of E Kantz Rd and N Crossover Rd all in 2016. Staff finds that the proposed commercial structure is not likely to have an adverse impact on traffic given the relatively low number of parking lots proposed. However, any impacts to traffic danger or congestion will be fully evaluated and addressed at the time of development review.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **No substantial noise, glare, or odor effects on adjoining properties are anticipated. The proposed parking lot enters a Zone 1 of the Streamside Protection Zone to the east from Flynn Creek.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **Minimal refuse generation is anticipated with the proposed off-site parking lot. The property owner is responsible for maintaining the lot.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **No additional development other than the proposed commercial building is proposed on the subject property where water and sewer services are necessary. The adequacy of existing infrastructure would be evaluated at the time of any future development.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **The off-site parking lot shall be subject to the City's landscaping requirements, and the applicant is showing an intent to provide required tree islands. Staff recommends that screening and buffering be installed per the requirements as outlined in chapter 177, Landscape Regulations.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **All signage shall be reviewed separately in accordance with UDC Chapter 174.**

(g.) Required yards and other open space; and

Finding: **No structures are proposed with this conditional use permit.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds that the proposal is compatible with adjacent properties.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds that the proposal is compatible to support additional development within the area while also providing parking for additional development in the area. The allowable parking for a building of this size (2,114 SQFT) is 21 parking spaces with 4 stacking spaces for the drive-thru window. The total number of parking spaces in the proposed plans count to 22 spaces. All developments are permitted a 15% by-right increase, which ensures that they are in compliance.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
- §161.22 - Community Services
- §172.06 - Parking Lot Location Standards
- Applicant Exhibits
  - Applicant Request Letter
  - Applicant Site Plan
  - Floor Plans & Elevations
- Exhibit: Traffic Crashes
- One Mile Map

- Close-Up Map
- Current Land Use Map

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

172.06 Parking Lot Location Standards

The location of all required and nonrequired parking lots with five (5) or more spaces shall meet the location requirements below. All conditional uses hereunder shall be granted by the Planning Commission in accordance with Chapter 163, governing applications of conditional uses; procedures.

(A) *Permitted Locations by Right.* Parking lots shall be located within the same zoning district as the use they serve. Required parking lots for uses allowed by right within a zoning district are allowed as a use by right in the same zoning district.

(B) *Permitted Locations as a Conditional Use.*

(1) Parking lots located within residential zones which serve uses in nonresidential zones may be allowed as a conditional use by the Planning Commission.

(2) Parking lots for uses allowed as conditional uses within residential zones must also be approved as a conditional use. A conditional use for a parking lot may be approved at the same time the use is approved or may be approved separately if additional parking lots are developed later.

The Planning Commission shall make a finding based upon the size, scale, and location of these activities that the proposed parking lot will not adversely affect adjacent residential uses or the residential character of the neighborhood.

(C) *Off-Site Locations.* If off-street parking cannot be provided on the same lot as the principal use due to existing buildings or the shape of the parcel, parking lots may be located on other property not more than 600 feet distant from the principal use, subject to conditional use approval by the Planning Commission.

(D) *Intermittent Parking.* Uses which generate only intermittent demand for parking, such as churches, may count available on-street parking within 600 feet of the building as part of required parking, subject to the approval of the Planning Commission.

December 06, 2024

Domino's Pizza
2160 N Crossover Rd. Fayetteville, AR 72703

Conditional Use Permit (Revised Letter)

To whom it may concern,

This letter and its accompanying attachments pertain to the proposed Domino's Pizza at 2160 N Crossover Rd. The proposed development will consist of a 2,114 square foot fast-food drive-thru restaurant in the C-S zone with 12 on-site parking stalls, including 1 ADA compliant space and a designated loading zone. While zoning regulations permit up to 21 on-site parking stalls, we are requesting conditional use approval for 10 off-site parking spaces to meet the anticipated demand. The operating hours will be from 10 AM to 1 AM, and there will be approximately 10 employees. We anticipate an average of 80 customers per day, with a peak of 20 customers per hour. Outdoor lighting will be provided (see attached photometric plan), and outdoor noise is expected to be minimal as there will be no outdoor audible devices. Landscaping will comply with city code to meet screening and buffer requirements. The trash pad will be located in the northeast corner of the parking area and will be screened from public view. Access to the development will be provided by a new driveway along N. Crossover Rd. Traffic impacts from this development are anticipated to be minimal.

Due to unique on-site conditions, approximately 44% of the property is restricted from development by build-to-zone limitations, easements, and streamside protection requirements. Consequently, we seek approval for off-site parking to adequately serve our customers and employees. The proposed off-site parking arrangement not only addresses current needs but also allows for shared use by future developments on the adjacent parcel to the south, further optimizing land use in the area

This request includes a revision to the proposed edge of the parking area, reducing the setback from the top of creek bank a minimum of 5 feet to 2.5 feet at one specific location along a parking bay, as detailed in the attached site plan. The average distance from the top of the bank to the parking area across the majority of the site remains approximately 5 feet or greater. To minimize the impact on the stream running north-south along the east side of the property, the proposed building and parking area have been shifted as far west as feasible.

Attached to this submittal are the site plan, preliminary floor plans, colored elevations, photometric plan, legal description, and survey for your reference.

We appreciate your consideration of these requests and look forward to working with you.

Respectfully,

Kip Williams
Project Engineer
479-286-8181
kwilliams@weareown.com

VICINITY MAP
SECTION 01, T16N, R30W
SCALE: 1 INCH = 2,000 U.S. SURVEY FEET

NOTES

1. BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
2. BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. SUBJECT TRACT IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS.
5. THIS PLAT REPRESENTS A BOUNDARY TOPOGRAPHIC SURVEY OF LOT 2, AS SHOWN IN PLAT BK. 2005, PG. 45594.
6. THIS SURVEY PLAT MEETS THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS THE "STANDARDS OF PRACTICE NO. 1".
7. THIS SURVEY PLAT IS BASED ON A TITLE COMMITMENT NO. 2312632- 106, PROVIDED BY STEWART TITLE GUARANTY COMPANY, DATED OCTOBER 18, 2023.
8. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
9. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
10. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
11. SITE VISITS: 04/23/2024 AND 05/17/2024.

AS-SURVEYED DESCRIPTION

PART OF THE NW1/4, SW1/4, SECTION 1, TOWNSHIP 16 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-INCH ALUMINUM CAP PLS 1710 FOUND AT THE NORTHWEST CORNER OF SAID NW1/4, SW1/4; THENCE ALONG THE NORTH LINE OF SAID FORTY, S87°42'43"E 4.95 FEET TO A FOUND 2-INCH ALUMINUM CAP PLS 1710 ON THE EAST RIGHT OF WAY OF NORTH CROSSOVER RD. (AR HWY 265) FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID FORTY LINE, S87°42'43"E 191.70 FEET TO A FOUND 1/2-INCH REBAR; THENCE DEPARTING SAID FORTY LINE, S02°37'58"W 575.02 FEET TO A FOUND 1/2 REBAR WITH ILLEGIBLE CAP; THENCE N86°55'54"W 196.96 FEET TO A FOUND 1" ROD ON AFORESAID EAST RIGHT OF WAY OF CROSSOVER RD (AR HWY 265); THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES:

1) N03°43'40"E 55.44 FEET TO A FOUND 5/8-INCH REBAR;
2) N21°41'21"E 73.86 FEET TO A FOUND 5/8-INCH REABR;
3) N07°48'01"W 81.54 FEET TO A FOUND 5/8-INCH REBAR STAMPED "CTA";
4) N14°10'08"W 28.74 FEET TO A FOUND 5/8-INCH REBAR STAMPED "CTA";
5) N03°09'56"E 339.44 FEET TO THE POINT OF BEGINNING, CONTAINING 109,199 SQUARE FEET OR 2.51 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1 inch = 30ft.
CONVERGENCE = -1°14'03"
COMBINED SCALE FACTOR = 0.9999913669
COMPUTED AT THE FOUND 2" ALUMINUM MONUMENT PLS 1710 AT THE NORTHWEST CORNER OF THE NW1/4, SW1/4, SECTION 1, T16N, R30W
LATITUDE = N36° 05' 27.282334441"
LONGITUDE = W94° 07' 16.37990415"
ELEVATION = 1373.0'

RECORD DESCRIPTION OF SUBJECT TRACT

PART OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 1 AND PART OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF SECTION 2, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 1, AS SHOWN ON PLAT RECORD 2005-45594 AS RECORDED IN THE OFFICE OF THE CIRCUIT CLERK FOR WASHINGTON COUNTY, ARKANSAS, THENCE SOUTH 87°23' 25" EAST A DISTANCE OF 192.26 FEET TO A POINT; THENCE SOUTH 02°35'43" WEST A DISTANCE OF 575.04 FEET TO AN IRON PIN; THENCE NORTH 86°57'18" WEST A DISTANCE OF 197.44 FEET TO AN IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF HIGHWAY #265; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING 5 COURSES AS SHOWN ON SAID PLAT RECORD 2005-45594: 1) NORTH 03°56'43" EAST A DISTANCE OF 55.58 FEET TO A POINT; THENCE 2) NORTH 21°47'04" EAST A DISTANCE OF 74.10 FEET TO A POINT; THENCE 3) NORTH 07°58'49" WEST A DISTANCE OF 81.39 FEET TO A POINT; THENCE 4) NORTH 13°57'17" WEST A DISTANCE OF 28.65 FEET TO A POINT; THENCE 5) NORTH 03°02'00" EAST A DISTANCE OF 340.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.51 ACRES, MORE OR LESS.

LESS AND EXCEPT THAT PORTION PREVIOUSLY CONVEYED TO THE ARKANSAS STATE HIGHWAY COMMISSION BY WARRANTY DEED DATED MAY 13, 2010, AND FILED FOR RECORD JUNE 10, 2010, AS LAND DOCUMENT NO. 2010-00015942, OF THE RECORDS OF WASHINGTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, ALL IN TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT USED AS THE QUARTER CORNER OF SECTIONS 1 & 2; THENCE SOUTH 87°24'12" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1 A DISTANCE OF 4.97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 265 AS ESTABLISHED BY AHTD JOB 040517; THENCE SOUTH 06°48'58" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 297.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 265 AS ESTABLISHED BY AHTD JOB 004999; THENCE NORTH 14°14'25" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.22 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 265 AS ESTABLISHED BY AHTD JOB 4704; THENCE NORTH 02°07'05" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 48.65 FEET TO A POINT; THENCE NORTH 02°21'19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 211.05 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1; THENCE SOUTH 87°17'39" EAST ALONG SAID NORTH LINE A DISTANCE OF 29.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES, OR 6,611 SQUARE FEET, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 040517.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, PORTION OF THE SUBJECT TRACT IS IN ZONE AE, AN AREA OF FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 05143C0230G WHICH BEARS AN EFFECTIVE DATE OF JANUARY 25, 2024. THE SUBJECT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET NUMBER: 240417-0580.

ZONING INFORMATION

SUBJECT TRACT IS ZONED:
CS, COMMUNITY SERVICES

MAXIMUM STRUCTURE HEIGHT: 5 STORIES

MINIMUM YARD REQUIREMENTS:
FRONT YARD: A BUILD-TO ZONE THAT IS LOCATED BETWEEN 10 FEET AND A LINE 25 FEET FROM THE FRONT PROPERTY LINE.
SIDE AND REAR: NONE
SIDE OR REAR, WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT:15 FEET

LEGEND

- PROPERTY LINE
- PREVIOUS, ADJOINING, OR ADJACENT PROPERTY LINE
- FLOW LINE
- RIGHT OF WAY (R/W) LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- GUTTER
- BACK OF CURB
- SANITARY SEWER LINE
- WATER LINE (APPROX. LOCATION PER GIS MAP)
- OHE OVERHEAD ELECTRIC
- GAS LINE (APPROX. LOCATION PER GIS MAP)
- FIBER LINE (APPROX. LOCATION PER GIS MAP)
- DRAINAGE PIPE OR CULVERT
- REFERENCE LINE
- EDGE OF WATER
- FOUND MONUMENT, AS NOTED
- COMPUTED POINT
- BENCHMARK
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- SPOT ELEVATION
- LIGHT POLE
- IRRIGATION HEAD
- ELECTRIC METER
- TELEPHONE RISER
- SEWER MANHOLE (SMH)
- DRAINAGE MANHOLE (DMH)
- GRATE INLET
- ELECTRIC TRANSFORMER
- FIBER OPTIC MARKER
- SEWER CLEANOUT
- WATER METER
- POWER POLE
- SIGN
- RBR REBAR (FOUND MONUMENT)
- FL FLOW LINE
- DIP DUCTILE IRON PIPE
- RCP REINFORCED CONCRETE PIPE
- BM BENCHMARK
- ADA HANDICAP RAMP
- SMH SEWER MANHOLE
- (XXXX) RECORD MEASUREMENT PER INSTR. 2023-00028788 FILE 2005-00045594
- FLOOD ZONE "AE"

OWN Inc. No. 335
CERTIFICATE OF AUTHORIZATION ARKANSAS
REGISTERED STATE OF ARKANSAS NO.1759 PROFESSIONAL LAND SURVEYOR NIKOLAY K. NEDKOV

SURVEYOR'S DECLARATION

I, NIKOLAY K. NEDKOV, HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

NIKOLAY K. NEDKOV
AR PLS 1759

05/30/2024
DATE

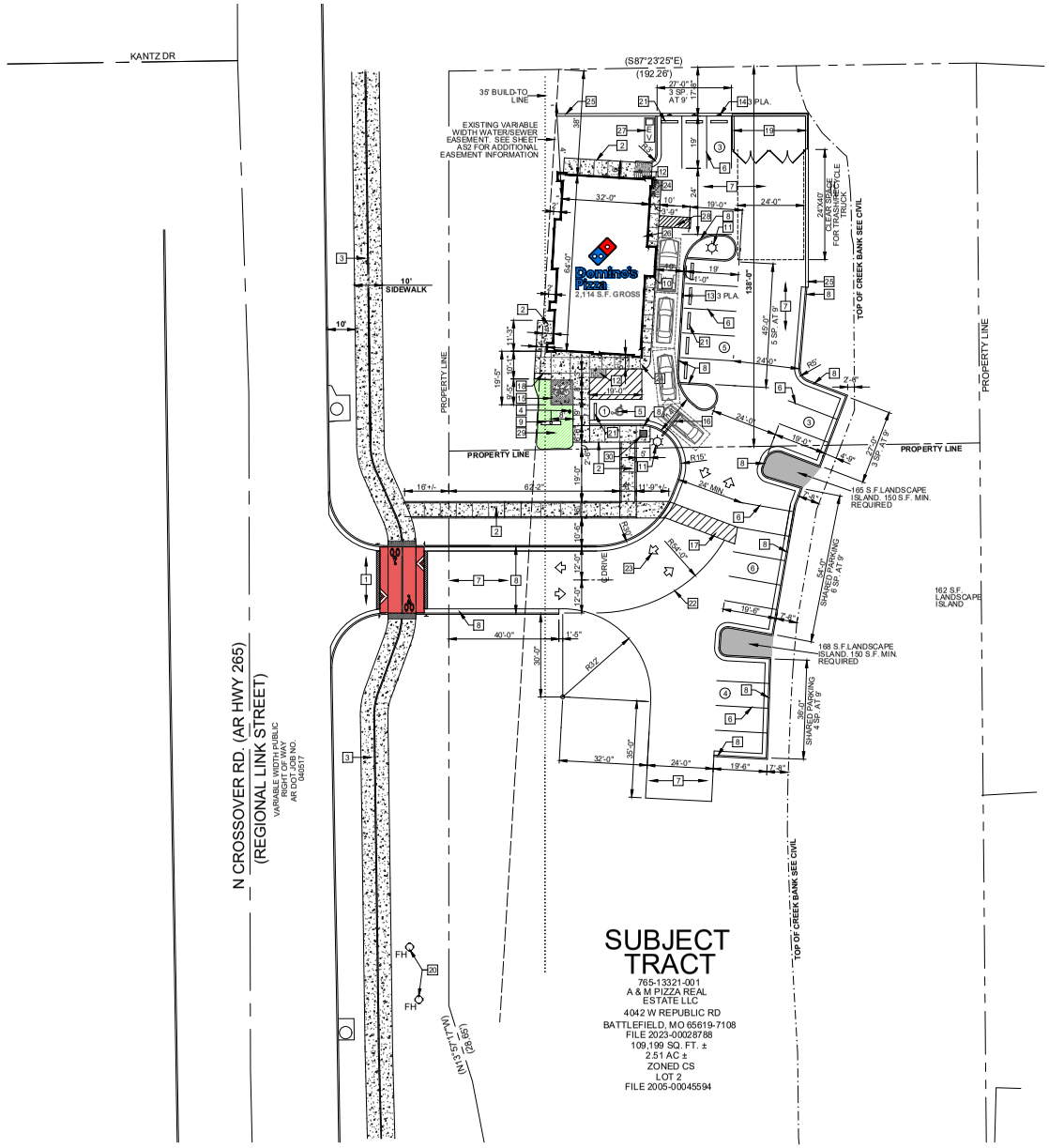
STATE PLAT CODE: 500-16N-30W-0-01-340-72-1759

DRAWING NO. NWA-100-0400
SHEET NUMBER 1 OF 1

A&M PIZZA REAL ESTATE
BOUNDARY AND TOPOGRAPHIC SURVEY
PARCEL NO.: 765-13321-001
2160 N CROSSOVER RD
CITY OF FAYETTEVILLE
WASHINGTON COUNTY, ARKANSAS

REVISIONS				DRAWING INFO.	
NO.	DESCRIPTION	BY	DATE	FIELD BY:	NKN
				DRAWN BY:	NKN/DH
				CHECKED BY:	NKN
				DATE:	05/30/2024
				FIELD BOOK:	
				JOB NUMBER:	24RO20017
				SCALE:	1"=30'

OWN
Engineering beyond.
2608 SE J STREET BYPASS, SUITE PKWY
BENTONVILLE, AR 72712
ROGERS, AR 72758
479.268.4281
WEAREOWN.COM



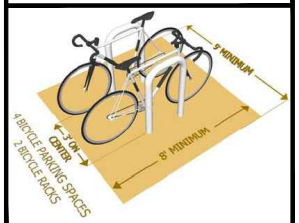
ARCHITECTURAL SITE PLAN

1"=20'

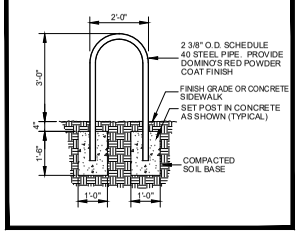
KEY NOTES

1. NEW DRIVE ENTRANCE, SEE CIVIL.
2. NEW CONCRETE SIDEWALK, SEE CIVIL.
3. NEW BIKE/WALKING PATH PER CITY OF FAYETTEVILLE SPECIFICATIONS.
4. HANDICAP PARKING SIGN SEE 4/AS2.
5. INTERNATIONAL HANDICAP SYMBOL 5" WIDE STRIPING.
6. 5" WIDE PARKING STRIPES.
7. CONCRETE PAVEMENT. SEE CIVIL.
8. NEW 6" CONCRETE CURB AND GUTTER. SEE CIVIL.
9. NEW PYLON SIGN UNDER SEPARATE PERMIT. VERIFY EXACT SIZE AND LOCATION W/ OWNER AND SIGN CONTRACTOR.
10. PIPE BOLLARD 1 PLACE. SEE 6/AS2.
11. POLE LIGHT 2 PLACES. SEE SHEET PH1.
12. ACCESS RAMP SEE CIVIL PLANS.
13. CURB SIDE PICK UP SIGN 3 PLACES.
14. DELIVERY SPECIALIST SIGN BOLTED TO TOP OF RETAINING WALL 3 PLACES.
15. 2 BICYCLE RACKS, SEE DETAILS THIS SHEET.
16. LOW CLEARANCE BAR. SEE 11/AS2 FOR LOCATION.
17. 6'-0" WIDE PAINTED STRIPE CROSSWALK.
18. 6'-0" VICTOR STANLEY LILY BENCH, SURFACE MOUNT, MODEL LIL-20 WITH POINTED ARMRESTS AND HORIZONTAL STEEL SLATS, BLACK.
19. DUMPSTER ENCLOSURE. SEE 1/AS2.
20. EXISTING FIRE HYDRANTS.
21. PRECAST WHEEL STOP 9 PLACES.
22. 5" WIDE TRAFFIC STRIPPING PAINTED ON PAVING.
23. DIRECTIONAL ARROWS PAINTED ON PAVING.
24. CONCRETE CURB/WALK SEE 9/AS2.
25. RETAINING WALL WITH 42" CODE COMPLIANT GUARD RAIL SEE CIVIL.
26. DELIVERY SPECIALIST CROSSING SIGN.
27. ELECTRIC VEHICLE CHARGING STATION. SEE DETAIL 10/AS2.
28. 4'-0" WIDE PAINTED STRIPE CROSSWALK.
29. CITY REQUIRED ELEMENT - PLANTING BED. SEE LANDSCAPE PLAN.
30. CITY REQUIRED ELEMENT - 30" X 30" EXTERIOR PLANTER. SEE LANDSCAPE PLAN.

BICYCLE PARKING DETAIL



BICYCLE RACK DETAIL



REVISIONS	BY

LARRY ALLEN BURNS - ARCHITECT
LICENSE NO. 4470

PRELIMINARY NOT FOR CONSTRUCTION

Planning Commission December 9, 2024

CUP-2024-0047 (DOMINO'S PIZZA)

Page 13 of 18

Domino's Pizza
2160 N. CROSSOVER RD.
FAYETTEVILLE, ARKANSAS

BURNS *architecture*
1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

DRAWN	MM
CHECKED	LAB
DATE	OCTOBER 28, 2024
PLOT SCALE	NONE
JOB NO.	2313
SHEET	ARCHITECTURAL SITE PLAN
	AS1

SHEET	SITE EASEMENT PLAN
	AS3
JOB NUMBER	2313
PLOT SCALE	NONE
PLOT DATE	OCTOBER 28, 2024
DRAWN	MM
CHECKED	LAB

BURNS *architecture*
1908 E. Sunshine St. Suite A
Springfield, Missouri 417-887-1999
LARRY ALLEN BURNS - ARCHITECT AR# 4470

Domino's Pizza
2160 N. CROSSOVER RD.
FAYETTEVILLE, ARKANSAS

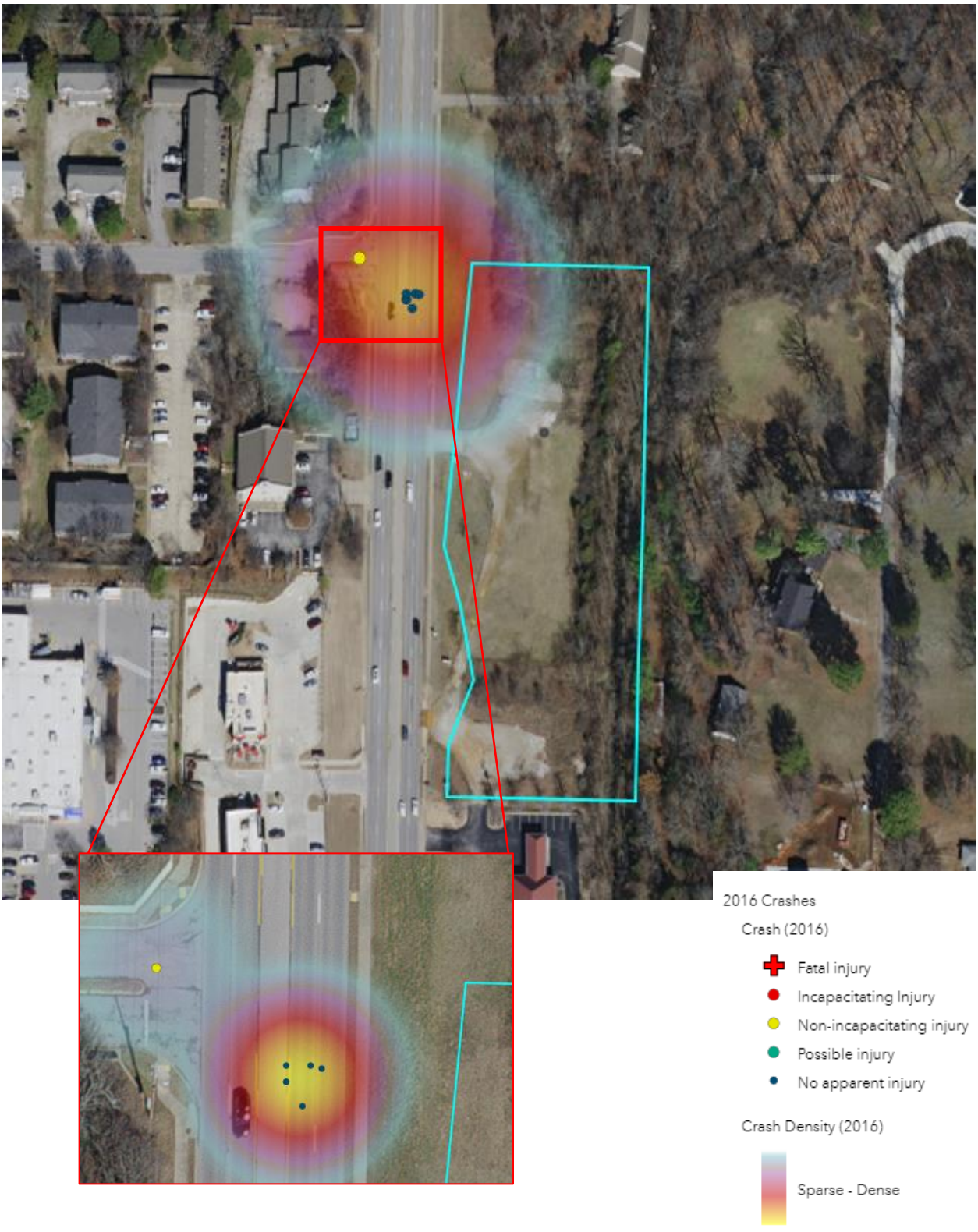
LARRY ALLEN BURNS - ARCHITECT
LICENSE # 4470
STATE OF ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS	BY

Planning Commission
December 9, 2024
LSP-2024-0087 (DOMINO'S PIZZA)
Page 14 of 18

Staff Exhibit:
Traffic Accidents

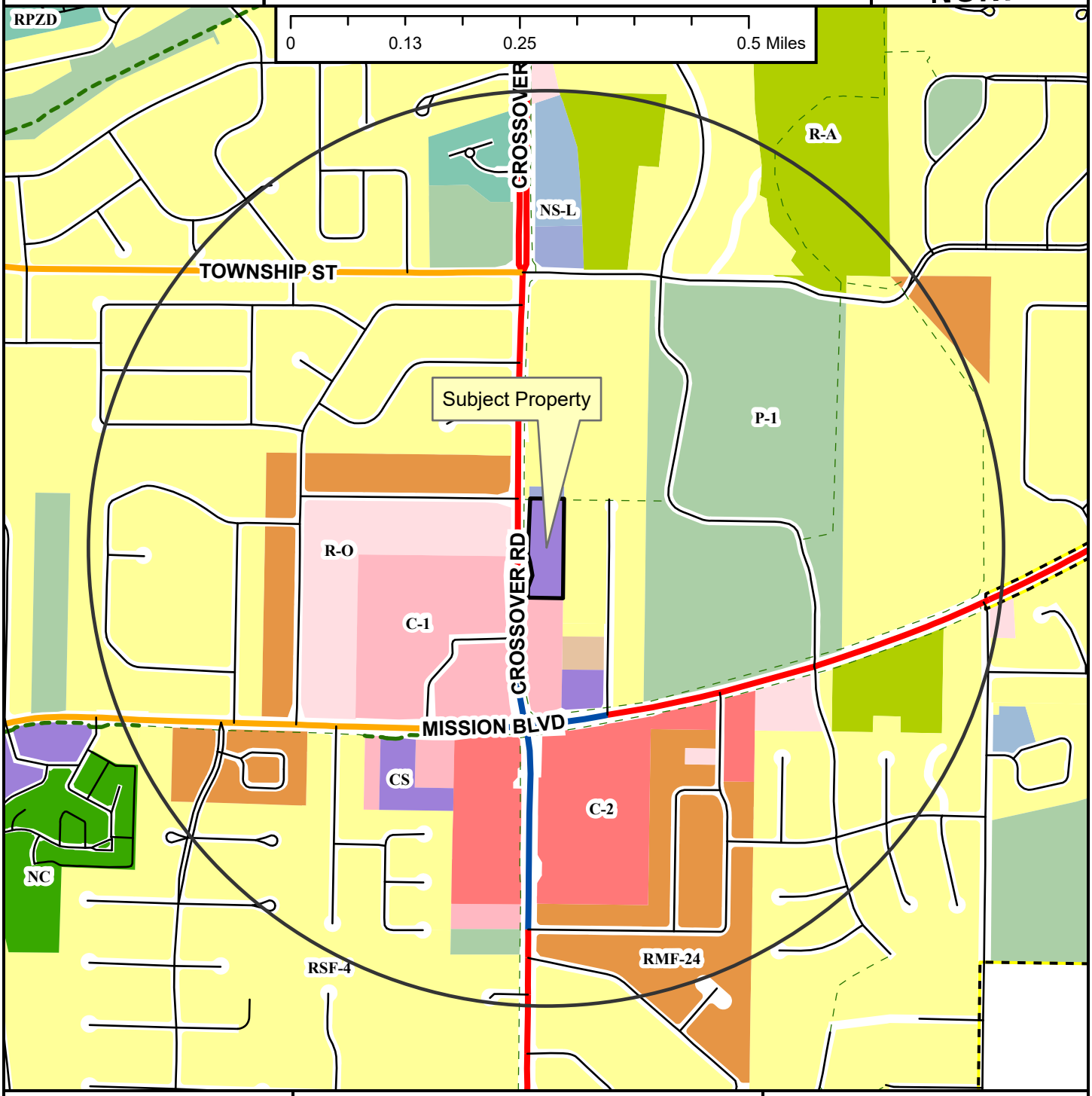


CUP-2024-0047

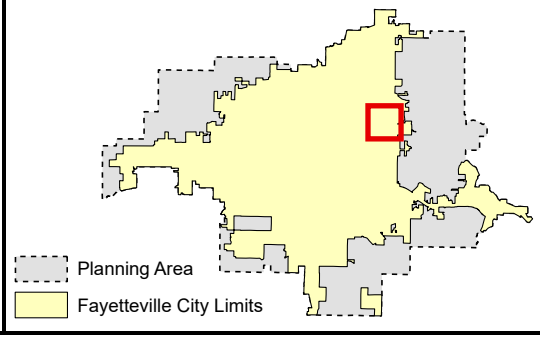
One Mile View

2160 N. CROSSOVER RD

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

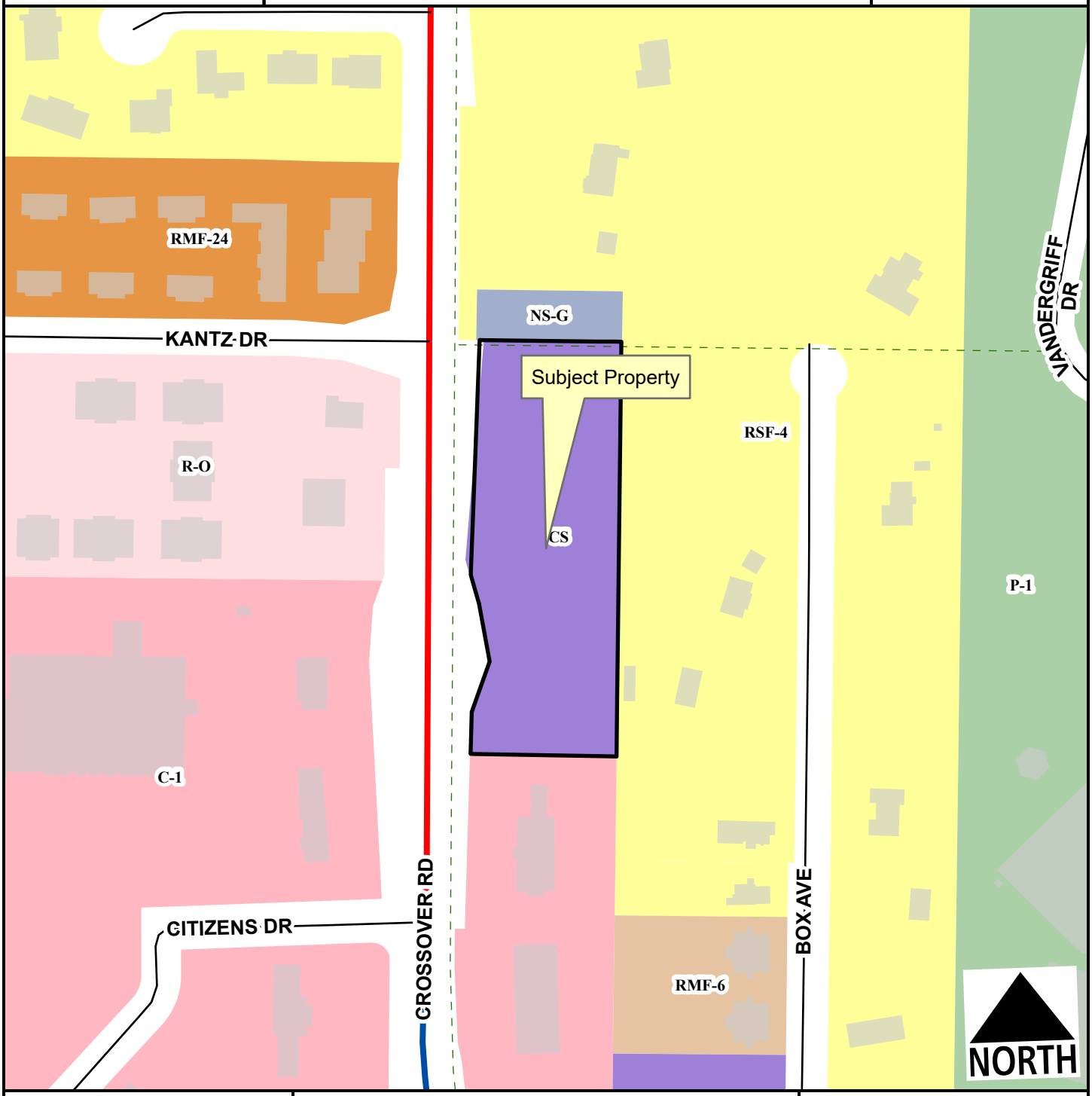
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

CUP-2024-0047

Close Up View

2160 N. CROSSOVER RD



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

Feet

0 75 150 300 450 600

1:2,400

RSF-4
RMF-6
RMF-24
Residential-Office
C-1
Community Services
Neighborhood Services - Gen.
P-1

CUP-2024-0047

Current Land Use

2160 N. CROSSOVER RD

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

W TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Wesley Frank, Planner

MEETING DATE: December 9, 2024

SUBJECT: **RZN-2024-0056: Rezoning (1520 W. SLIGO ST./ ENGINEERING SERVICES, 599):** Submitted by ENGINEERING SERVICES INC for property located at 1520 W. SLIGO ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.41 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE.

RECOMMENDATION:
Staff recommend forwarding **RZN-2024-0056** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2024-0056** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in southwest Fayetteville approximately less than 0.1 miles west of W. Sligo St. and S. Razorback Rd. The property contains approximately 0.41 acres and is developed for a single-family dwelling. The property is zoned RSF-4, Residential Single-Family 4-units per Acre. Surrounding land uses and zoning are listed in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Residential Multi-Family	RMF-24, Residential Multi-family - Twenty-Four (24) Units per Acre
South	Residential Multi-Family	RMF-24, Residential Multi-family - Twenty-Four (24) Units per Acre
East	Residential Multi-Family	RMF-24, Residential Multi-family - Twenty-Four (24) Units per Acre
West	Single-Family	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family to RI-12, Residential Intermediate, Twelve (12) Units Per Acre.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: This property has frontage to West Sligo Street, a partially improved residential link, with asphalt paving and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. There is an existing 6-inch water line present along West Sligo Street.

There are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 900 linear feet downstream of this property.

Sewer: Sanitary Sewer is available to the subject area. There is an existing 6-inch sanitary sewer main present within West Sligo Street.

Drainage: This property has frontage to West Sligo Street, a partially improved residential link, with asphalt paving and curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Hydric soils appear to be present in a small portion of the northeastern corner of the subject property. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required.

Fire: Station 6, located at 900 S. Hollywood Ave., protects this site. The property is located approximately 1.1 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 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.

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

Tree Preservation:

The current zoning district of RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation**. The proposed zoning district of RI-12, Residential Intermediate requires **20% 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 **City Neighborhood**.

City Neighborhood Area are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. Council adopted the Fayette This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone. The property is located in the Fayette Junction Master Plan. Council adopted this master plan in the Spring of 2009 to better understand current usage and opportunities to better anticipate future needs for a unique area.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **10** for this site with a weighted score of **11.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, 900 S. Hollywood Ave)
- Near Sewer Main (6-inch main, W. Sligo St.)
- Near Water Main (6-inch main, W. Sligo St.)
- Near City Park (Town Branch Park)
- Near U of A Campus
- Near Paved Trail (Town Branch Park)
- Near ORT Bus Stop (Baum Stadium)
- Near Razorback Bus stop (15th & Razorback)
- Appropriate Land Use
- Within Master Plan Area (Fayette Junction Neighborhood)

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 proposed rezoning from RSF-4 to RI-12 be compatible with the surrounding area. The subject property is adjacent to RI-12-zoned single-family property across S. Ashwood Ave. to the west and properties developed with single-family homes to the west and properties zoned multi-family to the north and south. A rezoning to RI-12 would allow for the by-right development of detached and attached dwellings with a density of up to twelve units per acre. RSF-4 and RI-12 have significantly different bulk and area requirements. Lot width minimum in RI-12 is 50 feet for both single-family and two-family, and 90 feet for three- and four-family; but in RSF-4 is only 70 feet. Lot area minimum in RI-12 is 5,000 square feet for single-family, 7,260 square feet for two-family,**

and 10,890 square feet for three- and four-family, but in RSF-4 is 8,000 square feet (.18 acres). Staff finds the requested rezoning to be compatible with surrounding land uses and provides opportunities for increased housing opportunities.

Land Use Plan Analysis: **Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as City Neighborhood area. A rezoning to RI-12 could allow for the creation, or maintenance, of residential properties with reduced lot sizes and offer some flexibility in housing types. Staff finds that the requested rezoning could allow for the creation of missing middle housing that meets City Goals 1: We Will Make Appropriate Infill and Revitalization our Highest Priority and 6: We Will Create Opportunities for Attainable Housing. As this property lies within the Fayette Neighborhood Junction, it will comply with the master plan's goal of diversifying housing options in a crucial area.**

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

Finding: **Staff finds that there is sufficient justification to rezone the property from RSF-4 to RI-12 since the proposed rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040.**

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

Finding: **A rezoning from RSF-4 to RI-12 does have the potential to increase traffic danger and congestion due to increased density and additional curb cuts. Courts have established a precedent that properties with frontage to a public street have a legal right to access the street, therefore additional curb cuts could be added and increase traffic danger and congestion along W. Sligo St. However, 166.08(F)(2)(b) does states that "curb cuts shall be located a minimum of 50 feet from an intersection or driveway" along residential link streets. Access management will be reviewed at the time of development.**

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.

Finding: **The proposed rezoning has the potential to alter the population density since it would allow for increased residential development. However, the property currently has access to public streets, water, and sewers, and any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

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

RECOMMENDATION: Planning staff recommend forwarding RZN-2024-0056 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required	**YES**		
Date: December 9, 2024	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four (4) Units Per Acre
  - §161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre
- Applicant Request Letter
- Fayette Junction Neighborhood Plan Map
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12

(D) *Bulk and Area Regulations.*

	Single-family	Two (2) family	Three (3) and four (4) family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet.

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front	8 feet	5 feet	20 feet	5 feet

property line and a line 25 feet from the front property line.				

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear

15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. ● P.O. Box 282 ● Springdale, Arkansas 72765-0282 Ph: 479-751-8733 ● Fax: 479-751-8746

October 25, 2024

Jonathan Curth, Director
Development Services
City of Fayetteville, Arkansas
125 West Mountain Street
Fayetteville, AR 72701

Submitted Electronically via EnerGov

RE: Rezoning Request
1520 West Sligo Street

Mr. Curth,

We are submitting application materials to rezone approximately 0.41 acres at 1520 West Sligo Street from the RSF-4 district to RI-12 (Residential Intermediate – 12 units per acre).

The property to be rezoned includes two parcels, 765-08390-000 and 765-08391-000, both of which are owned by McDonald Building Group, LLC. The property is located along the north side of West Sligo Street between South Ashwood Avenue and South Razorback Road. The property was originally platted as part of the Meadow Vale Subdivision.

The property is being rezoned to allow for future residential development of the property. There is an existing structure on the property which the owner intends to remove and replace with new residential structures.

Prior to submitting this application, planning staff were consulted regarding the appropriate zoning district to request. Staff suggested RI-12 would be the preferred district for several reasons:

- The requested district would be compatible with surrounding properties/uses in that there are several nearby properties that are already in the requested district.
- Planning Commission has indicated their approval/desire for this district in the area by recently approving the rezoning of other properties in the area into this district. Two recents examples include RZN-2024-0033 for 2.4 acres located at the intersection of West Sligo Street/Ashwood Avenue and RZN-2024-0034 for 9.1 acres along the north side of West 18th Street.
- The requested district would allow for the proposed future development. Density, bulk and area regulations, building setbacks, and allowed uses are all compatible with the owner's proposed development of the site.
- The requested district is "right-sized". RI-12 district would accommodate the proposed development, but also minimizes the possibility of a different, unwanted, incompatible, or significantly more dense development of the property might occur following approval of the rezoning.

The future land use plan designates this area as City Neighborhood. City Plan 2030 states:

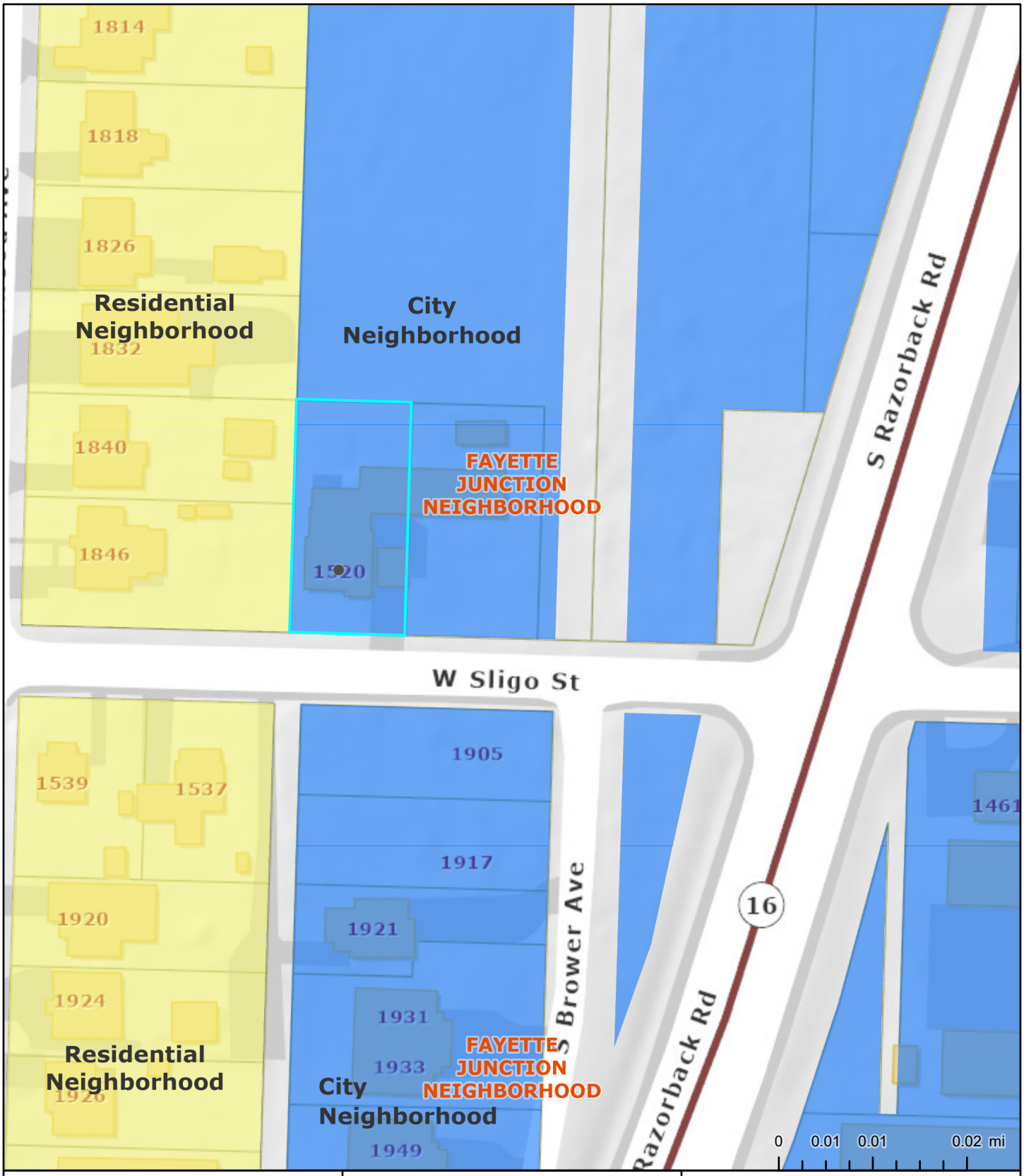
> "City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single family to multifamily."

No issues related to the ability of existing infrastructure to support future development of the property are apparent.

Thank you for your consideration of this request.

Sincerely,

Daniel Lazenby



City Neighborhood

Residential Neighborhood

Complete Neighborhood Plan

Exhibit

Fayetteville, AR

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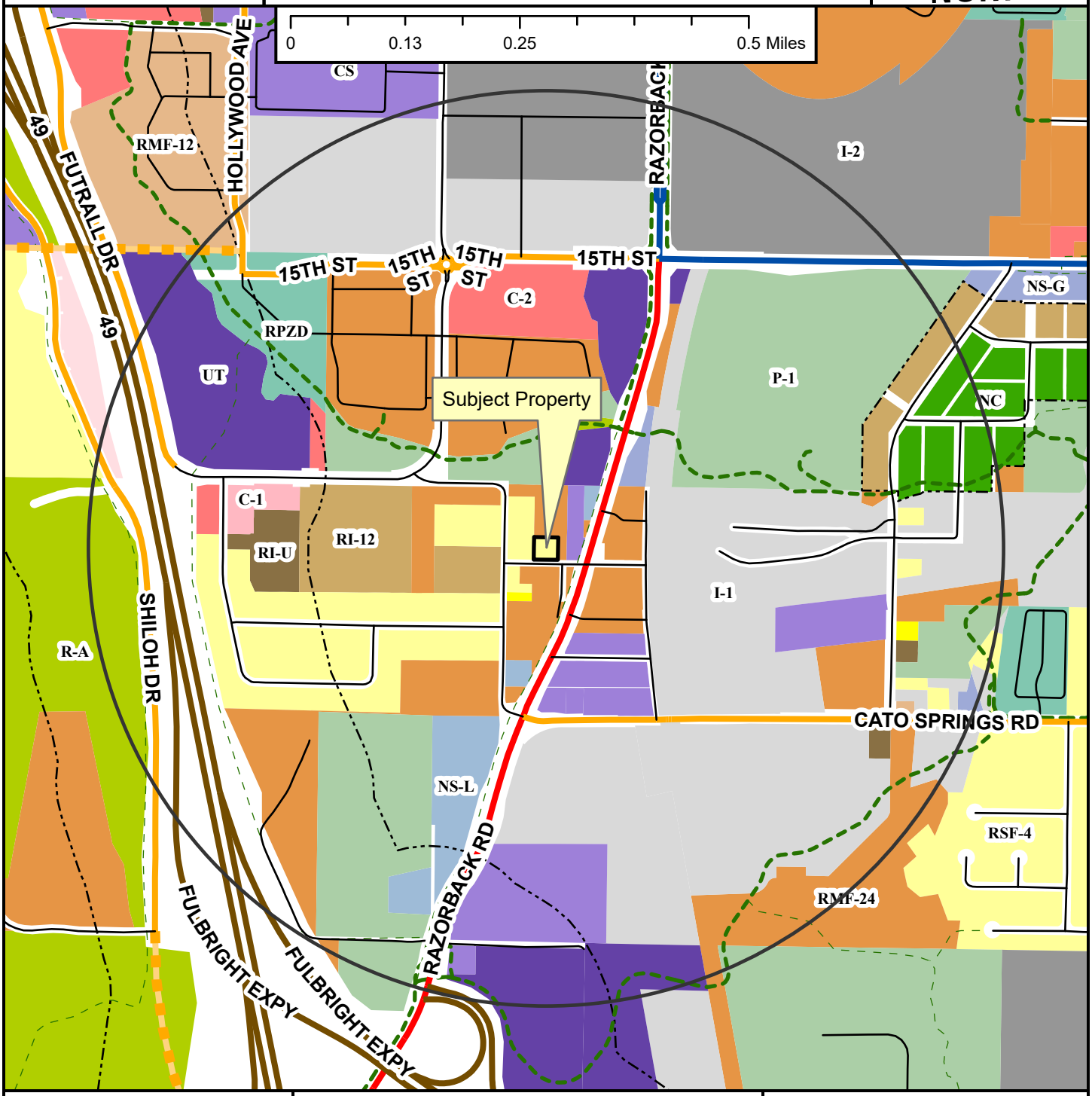
Created: 12/4/2024
Credits: City of Fayetteville, AR, Passio Technologies
Map Author:

RZN-2024-0056

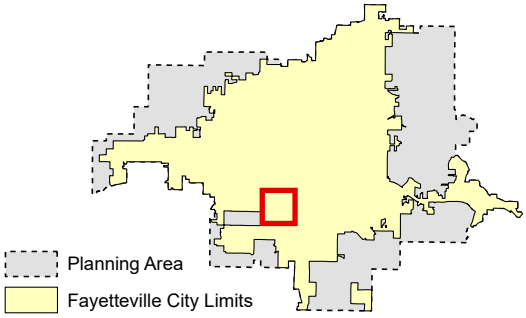
One Mile View

1520 W. SLIGO ST

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

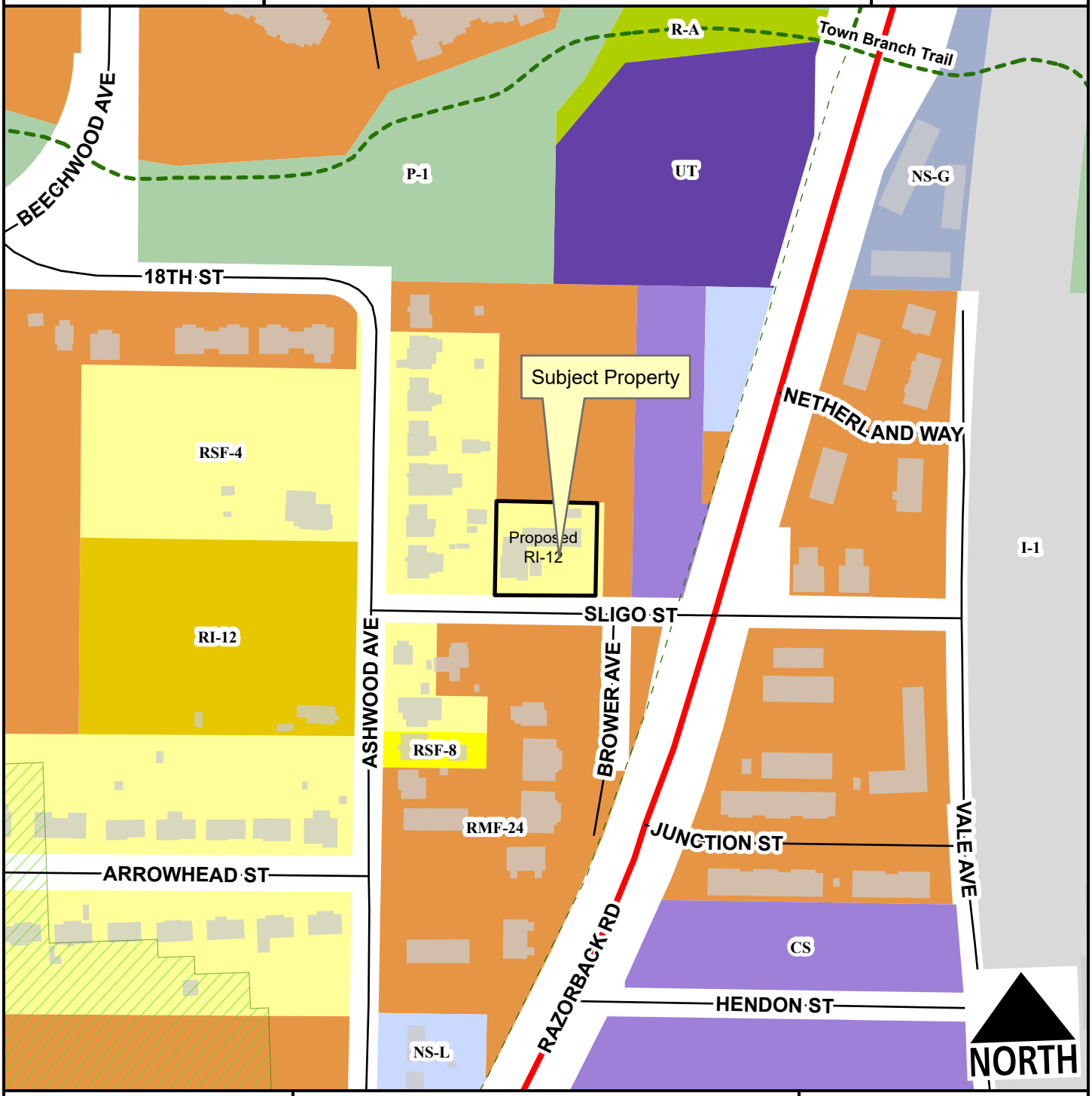
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

RZN-2024-0056

Close Up View

1520 W. SLIGO ST



- Regional Link
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-12	0.0	0.4
RSF-4	0.4	0.0

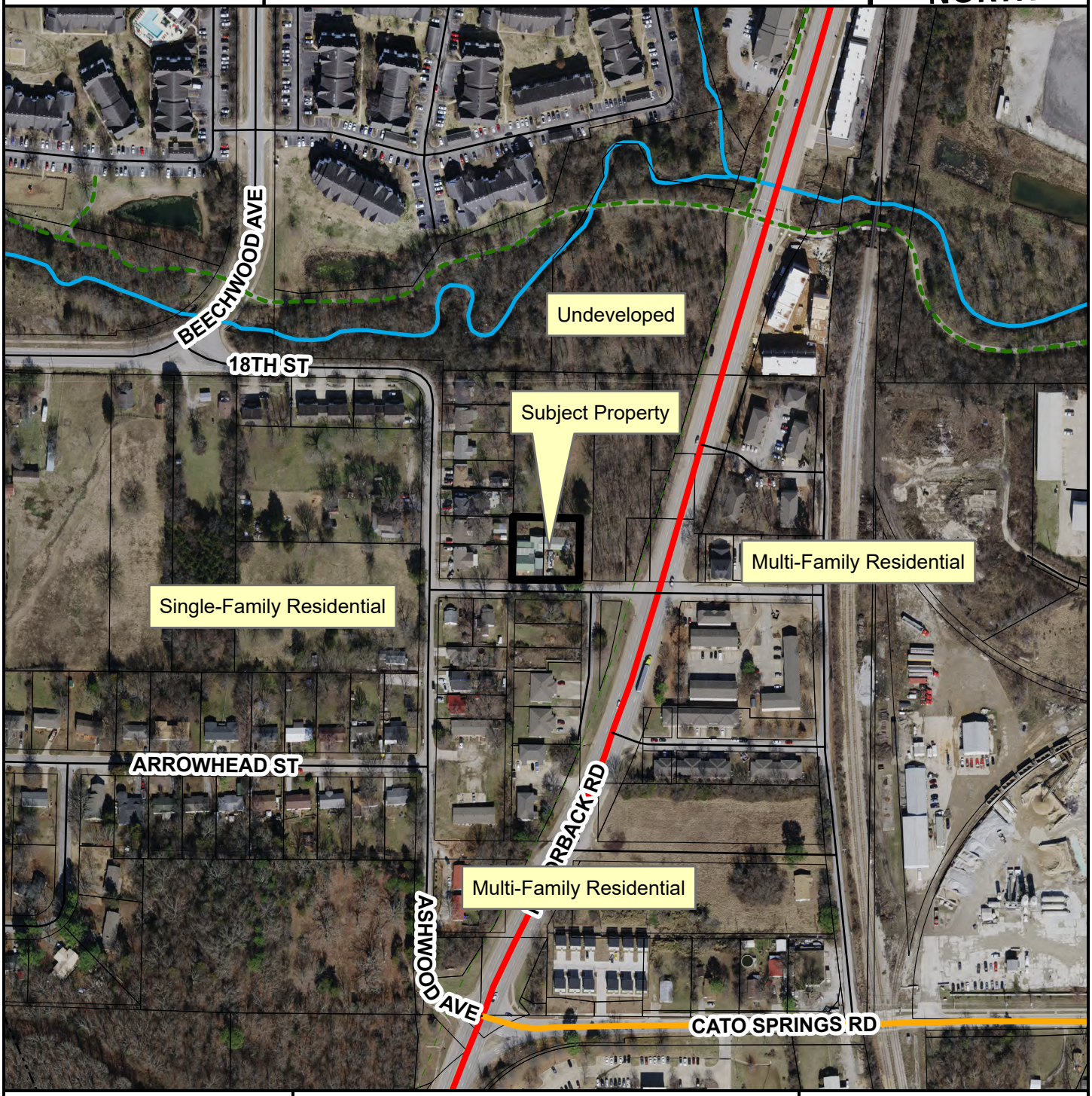
Total 0.4 ac

RZN-2024-0056

Current Land Use

1520 W. SLIGO ST

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

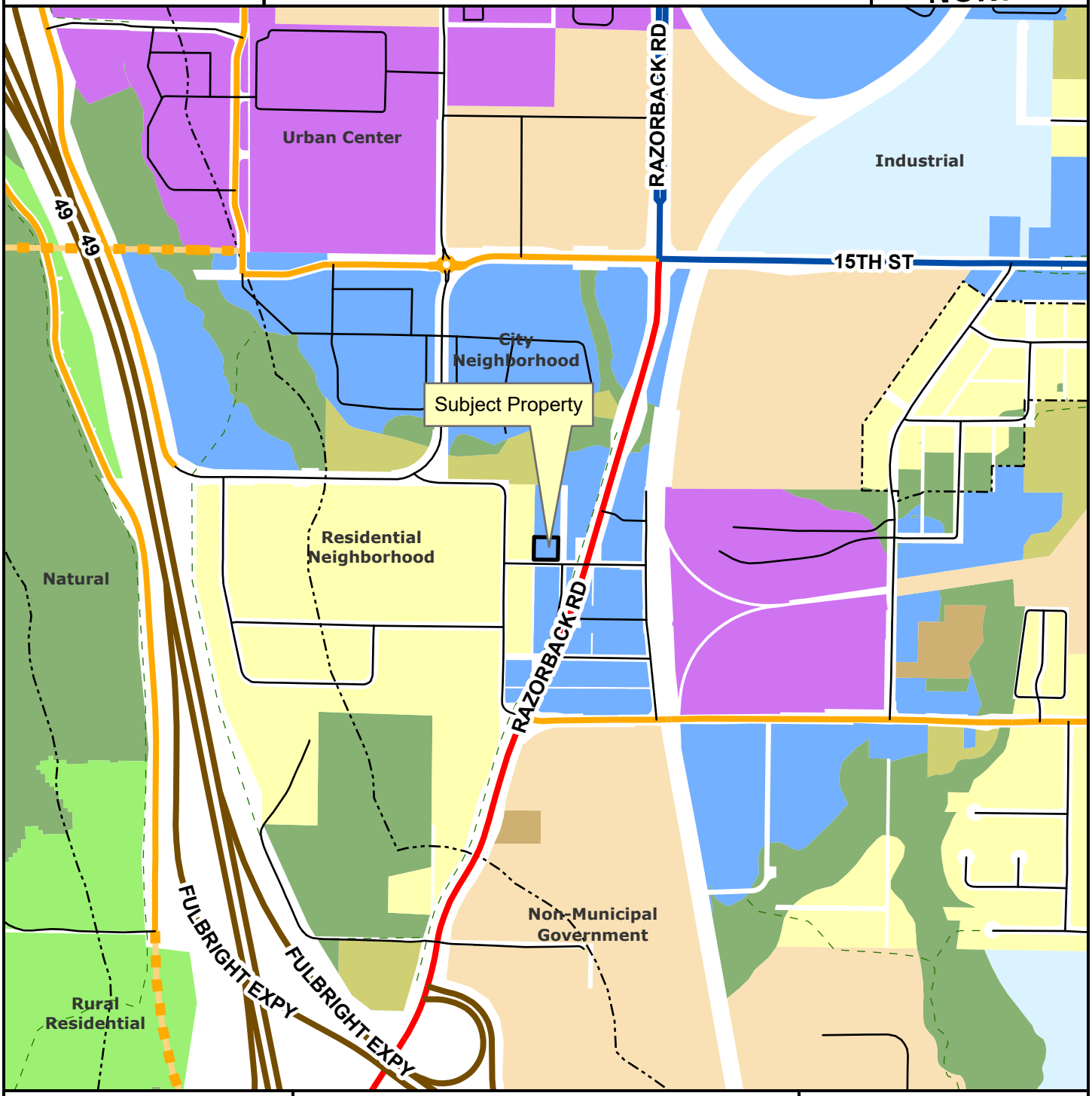
- 100-Year Floodplain
- Floodway

RZN-2024-0056

Future Land Use

1520 W. SLIGO ST

NORTH



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

Feet

0 305 610 1,220 1,830 2,440

1:10,000

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: December 9, 2024

SUBJECT: **ANX-2024-0002: Annexation (1777 N. SUNSHINE RD./LEAVITT, 359):** Submitted by WATKINS, BOYER, GRAY & CURRY for property located at 1777 N. SUNSHINE RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 3.00 acres. The request is to annex the property into the city limits of Fayetteville.

RECOMMENDATION:
Staff recommends denial of **ANX-2024-0002.**

RECOMMENDED MOTION:
*"I move to deny **ANX-2024-0002**."*

BACKGROUND:
The subject property is located in far west Fayetteville, approximately ¼ mile south of the intersection of N. Sunshine Rd. and W. Jess Anderson Rd. The property contains one parcel totaling 3.00 acres which is developed with a single-family dwelling and associated outbuildings. A request to rezone the subject property to RSF-4, Residential Single-Family, Four Units per Acre (RZN-2024-0057) has been submitted concurrently with this application, as all parcels are annexed into the city limits as R-A, Residential Agricultural. No protected streams, FEMA Floodplain, hydric soils, or overlay districts are identified on the subject property. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	Washington County
South	Mixed-Density Residential	Washington County
East	Single-Family Residential	RSF-4, Residential Single-Family, Four (4) Units Per Acre
West	Single-Family Residential	Washington County

Request: The request is to annex the subject property into the City of Fayetteville. A request to rezone the property to RSF-4, Residential Single-Family, Four Units per Acre has been submitted concurrently with this request (RZN-2024-0057).

Public Comment: Staff has received one comment opposed to this request. A neighbor expressed concern over potential drainage impacts to their property, as well as potential for tree removal.

INFRASTRUCTURE:

Streets: This property has frontage to North Sunshine Road, an unimproved neighborhood link, with asphalt paving and open ditches. Any street or drainage improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There is an existing 8-inch water line present on this property on the northeast side. There are no known utility capacity issues that would impact this development.

Sewer: Sanitary sewer is not available to the subject area. The property must be annexed to provide access to City sewer. The developer shall be responsible for providing gravity sewer to the site, either by connecting to the existing 8-inch sanitary sewer main present along W. New Bridge Rd. northeast of this property or by obtaining easements and connecting to the existing 8-inch sanitary sewer main present along N. Fallbrook Way. Onsite sewer must be gravity or private service pumped into the gravity system extended to this property. No septic will be allowed. No connections will be permitted to the City's 30-inch or 24-inch force mains that run along the east side of N. Sunshine Rd. There are no known utility capacity issues that would impact this development.

Drainage: No protected streams, FEMA Floodplain, or hydric soils are identified on the subject property. No portion of the subject property lies within the Hillside/Hilltop Overlay District.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 7, located at 835 N. Rupple Rd., protects this site. The property is located approximately 1.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 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.

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

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **2-5** for this site with a weighted score of **5** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7, located at 835 N. Rupple Rd.)
- Near Sewer Main (8-inch main, W. New Bridge Rd. and N. Fallbrook Way)
- Near Water Main (8-inch main, Northeast Side of Property)
- Near City Park (Bundrick Park)
- Near Paved Trail (W. Wedington Dr.)

FINDINGS OF THE STAFF

CITY PLAN 2040 (Res. 35-20)
12.3 Annexation Guiding Policies

Boundaries

12.3.5.a Annex existing islands and peninsulas and do not annex areas that create an island or peninsula.

Finding: **The proposed annexation would annex land adjacent to an existing peninsula in the City's boundary and would not create a new island or peninsula. The areas to the east were annexed in 2001 and the areas to the southwest were annexed in 2020, which created a peninsula then. The proposed annexation would extend city limits to the west of N. Sunshine Rd. and will narrow the peninsula from approximately 650 feet wide at its start to approximately 350 feet.**

12.3.5.b The proposed annexation area must be adjacent, or contiguous, to city limits.

Finding: **The proposed annexation area is adjacent and contiguous to Fayetteville's City Limits in northwest Fayetteville.**

12.3.5.c Areas should either include or exclude entire subdivisions or neighborhoods, not divide.

Finding: **The proposed annexation is for an area containing no subdivisions. Development is limited to a 1,553-square-foot single family residence and associated outbuildings.**

12.3.5.d Boundaries for annexed areas should follow natural corridors.

Finding: **The proposed annexation boundary follows the property lines of the subject property. The property is bordered to the north, south, and east by low-density residential lots that are located outside of city limits in unincorporated Washington County. The only boundary that aligns with city limits is the eastern property line. City limits generally end on the east side of N. Sunshine Rd. with the exception a narrow 100-foot strip which touches its western boundary just south of the subject area. Annexing this parcel into**

the city would further extend city limits past N. Sunshine Rd., which is currently the logical boundary in this area.

12.3.5.e The provision of services should be concurrent with development.

Finding: **The subject property is adjacent to city water and does not currently have access to city sewer. Connection to water and sewer service would be the responsibility of the property owner. City Engineering has noted that this site does not currently have access to city sewer. The developer shall be responsible for providing gravity sewer to the site, either by connecting to the existing 8-inch sanitary sewer main present along W. New Bridge Rd. northeast of this property or by obtaining easements and connecting to the existing 8-inch sanitary sewer main present along N. Fallbrook Way. Onsite sewer must be gravity or private service pumped into the gravity system extended to this property. No septic will be allowed, and no connections will be permitted to the city's 30-inch or 24-inch force mains that run along the east side of North Sunshine Road.**

ENVIRONMENTALLY SENSITIVE AREAS

12.3.5.f Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Finding: **The subject property is developed with a single-family residence and associated outbuildings. The property does not lie within the HHOD or a floodplain and no hydric soils or protected streams are present on site.**

EMERGENCY AND PUBLIC SERVICES

12.3.5.g Public services must be able to be provided efficiently in newly annexed areas.

Finding: **Fire:** **The Fayetteville Fire Department response time to this location is approximately 5.2 minutes from the current closest station (835 N. Rupple Road). The Fire Department response time goal is six minute for an engine and eight minutes for a ladder truck.**

Police: **The Fayetteville Police Department has not commented on this request.**

12.3.5.h Annexed areas should receive the same level of service of areas already in the city limits.

Finding: **The subject property would receive the same services, including trash service, police protection, fire protection, sewer, water, recycling and yard waste pick-up, and zoning protection as nearby property within the City.**

12.3.5.i The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units, and response time.

Finding: **These factors were taken into consideration in the responses and recommendations included in this report.**

INFRASTRUCTURE AND UTILITIES

12.3.5.j Areas currently served by utilities and other public services should be annexed.

Finding: **The property currently has access to a public street and city water. Utility extensions and upgrades would be required to serve the associated, subsequent development.**

12.3.5.k Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.

Finding: **Engineering: Extensions of sewer mains would be required to meet the demands of development.**

Planning: **The proposed annexation would lead to increased density on the subject property when considering the rezoning to RSF-4 that was concurrently submitted with this request.**

12.3.5.l Phased annexation should be initiated by the City within active annexation areas based on planned service extensions or availability of services.

Finding: **Not applicable; the proposed annexation is not part of a phased annexation initiated by the City.**

INTERGOVERNMENTAL RELATIONS

12.3.5.m Promote long-range planning with adjacent jurisdictions.

Finding: **The extent of the proposed annexation is not within or adjacent to the planning areas of other municipalities in Washington County. While there is county right-of-way to both the north and south that would be utilized to access this property, all right-of-way adjacent to the subject property's frontage on N. Sunshine are currently owned by the City of Fayetteville. Staff does not anticipate any change to the existing right-of-way conditions associated with this annexation request.**

12.3.5.n Establish agreements to address regional concerns, such as water, stormwater, and sewer.

Finding: **The subject area and all of those around it are served by either Fayetteville water, sewer, or both. Those currently not served by Fayetteville water and sewer utilize water wells or septic systems. If the property were to be annexed, it would be subject to the City's stormwater ordinances.**

ADMINISTRATION OF ANNEXATIONS

12.3.5.o Develop a land use plan for annexation initiated by the City.

Finding: **Not applicable; this annexation is not City-initiated. However, the subject area is included within the City's Future Land Use Plan and is designated as a Residential Neighborhood Area.**

12.3.5.p Designate zoning districts for the property during the annexation process.

Finding: **Annexations are automatically zoned R-A, Residential Agricultural per UDC §161.01(E), though the applicant has submitted a separate rezoning application with a request to rezone the property to RSF-4, Residential Single-Family, Four Units per Acre.**

12.3.5.q An annexation study should be completed on all annexation proposals.

Finding: **Planning staff has engaged with the Engineering Division along with the Water and Sewer, Fire, and Police Departments to review the proposed annexation. The request was studied to determine if facilities or services are available or needed in association with this request. Responses are included throughout this report.**

12.3.5.r Development proposals require a separate review from the annexation proposals.

Finding: **Future development of the subject property will be required to go through the appropriate development review process.**

12.3.5.s Residents should be fully informed of annexation activities.

Finding: **Per §157.03 of the Unified Development Code, property owners and residents within 200 feet of the subject property have been notified. Additionally, a legal advertisement has been submitted with the local newspaper prior to the Planning Commission meeting for which this item is scheduled. Signage was posted on the site informing surrounding neighbors of the annexation proposal.**

12.3.5.t Encourage larger annexations to create acceptable boundaries.

Finding: **Staff finds the request would not serve to reduce the existing peninsula of unincorporated area and could serve to disestablish the portion of N. Sunshine Rd. which currently acts a as a logical, 'squared-off' boundary for the City in this area.**

12.3.5.u Conduct a fiscal impact assessment on large annexations.

Finding: **Given the moderate size of the subject property, a fiscal impact assessment was not conducted for the requested annexation. However, it should be noted that annexing land toward the western extent of the City and developing it can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner.**

RECOMMENDATION: Planning staff recommends denial of ANX-2024-0002.

PLANNING COMMISSION ACTION:	**Required**	**YES**		
Date: December 9, 2024	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**	
Motion:				
Second:				
Vote:				

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- City Plan 2040, Section 12.3: Annexation
- Request Letter
- Order of Annexation
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

Figure 3.4 - Rural

Figure 3.5 - Suburban Sprawl

Figure 3.6 - Traditional Development

3.2 Goal 2 - We will discourage suburban sprawl

As Fayetteville's population continues to grow at a fast rate, the City must work with the community and enact regulations that discourage suburban sprawl on a local and regional scale. Until very recently, zoning practices have supported a separation of land uses. This can lead to development that spreads across the landscape in a single-use, low-density and low-intensity land use pattern which promotes auto-dependent transportation modes. The impacts of sprawl are widely acknowledged; high numbers of single occupancy vehicle trips, increased traffic congestion, disconnected street networks, inadequate or non-existent pedestrian and bicycle infrastructure, and negative health outcomes for residents. Over the last five years the City has repeatedly discouraged annexation and single-use residential zoning on the periphery of Fayetteville to further this goal. However, unless regional smart growth efforts are taken, market forces will shift periphery growth to other communities, which has occurred. For employees that work in Fayetteville, this results in longer commute times from outlying communities.

There has been criticism that this goal needs clarity to help determine whether development in a specific geographic location will contribute to sprawl. To aid in this effort, staff created a Development Matrix and Map as described in Section 2: Planning Process. This new tool applies a score across all parcels in the city, awarding points for projects in high growth areas on the Future Land Use Map and in proximity to infrastructure and amenities, and removing points in areas targeted for preservation of natural resources or rural character. This matrix reflects multiple land use policies and goals that lead to prioritizing geographical locations for development. The matrix discourages development resulting in the negative impacts of suburban sprawl. The basis of this goal is to build complete, compact and connected places.

"I support infill development because it prevents sprawl and the over extension of utilities and the over use of a car and traffic in general. If you live closer to things you do, you drive less, bike and walk more." - Survey Respondent

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Goal 2 Objectives

3.2.1 *Develop alternative development patterns that encourage efficient use of land at the edge of the city, or in newly annexed areas.*

Development techniques such as conservation subdivisions allow the same number of homes as a conventional subdivision, often with reduced infrastructure costs, while also preserving open space, valuable farm land, and natural resources. Additionally, the City should evaluate the low-density and agricultural zoning districts in the existing zoning code and propose new ones if necessary.

Many communities have adopted low-density residential agriculture zoning districts that set housing density at one dwelling unit per 10 or 20 acres. This type of zoning on the urban fringe allows the community to plan for, and anticipate, the incremental expansion and development of the city outward as the population increases.

3.2.2 *Direct capital improvements into infrastructure that encourages and supports infill and revitalization.*

Replacing and upgrading aged infrastructure in the core of the city provides improved service and fire protection for residents and businesses. These improvements can provide a financial incentive for revitalization projects instead of extending new services into greenfield areas. In recent years the City has completed numerous important capital improvement projects in the core of the City such as the reconstruction of College Avenue from downtown to North Street, the on-going trails network build-out, Garland Avenue, and many linear feet of new or reconstructed sidewalk.

3.2.3 *Maximize City influence over development and preservation in outlying unincorporated areas.*

The City's Planning area is primarily under the jurisdiction of Washington County, and as such development here is generally allowed at a density of one unit per acre depending on septic system compatibility. The City should develop an annexation policy that quantifies the benefit and costs of annexing lands adjacent to the City limits to prioritize appropriate future growth needs and discourage leapfrog development. Annexation of adjacent lands could be at the owners request or through a public referendum. If large areas of Fayetteville's periphery are ultimately annexed for future growth, zoning tools should be in place to ensure that growth happens adjacent to existing development and leap frog subdivision patterns are discouraged.

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Figure 3.7 - Fayetteville Historic Growth and Future Development Scenarios

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12.3 Annexation

Annexation is the inclusion of previously unincorporated lands within the City limits. Annexation has benefits to the residents of the annexed area as well as to the City. The residents gain access to urban services, such as enhanced police and fire protection and have a voice in city government. The City gains the ability to control development and extend boundaries in a logical manner.

The purpose of this planning element is to take a more active approach toward annexations by identifying potential annexations areas and establishing annexation policies. The annexation policies will guide evaluation of future annexation proposals. The policies are designed to ensure that public services, infrastructure, and utility extension is properly addressed in order to manage growth. The potential annexation areas may become part of the City when these annexation polices are met.

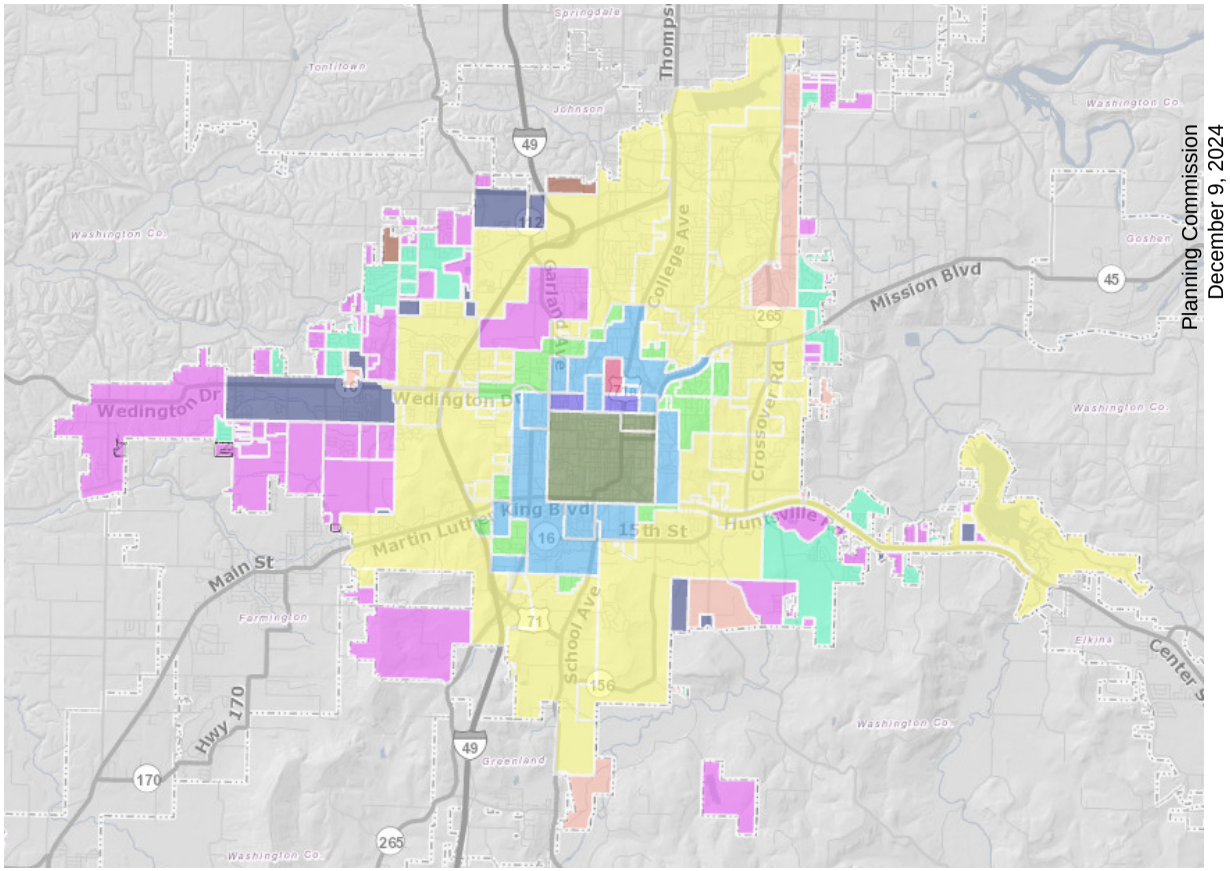

Figure 12.15 - Fayetteville Annexation Map

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Annexation History and Trends

The original town was incorporated in 1870 with approximately 1,100 acres. Since incorporation, the City has made almost 200 annexations, totaling over 34,000 acres. Annexation activity was relatively slow until the 1940's, when over 2,500 acres were annexed within 19 annexations. During the 1950's, almost the same number of annexations took place, however, the total land area annexed was significantly smaller than in the 1940's. By the 1960's. annexation activity increased dramatically, with 42 annexations bringing over 18,000 acres into the city limits. Annexation numbers dropped in 1970 and stayed steady until the 1990's, when the number of annexations tripled from the 1980's. By 2000, the City contained 45 square miles and by 2018 the City contained approximately 55 square miles.

One indicator of the amount of developable land within the City is the number of people per acre. Prior to 1940 there were approximately 5.6 persons per acre. This era represents the time when Fayetteville was still relatively small and consisted primarily of what we would now consider the downtown and surrounding neighborhoods. By 1970, after numerous large annexations in the 1960's, the persons per acre had been reduced to 1.3. The City's population continued to increase dramatically through the 2000's when we maintained just over 2 people per acre from 2000-2010. An annexation referendum in October of 2006 for a large area along Wedington Drive on the west side of town brought in an additional 1,400 acres of low density land for eventual development.

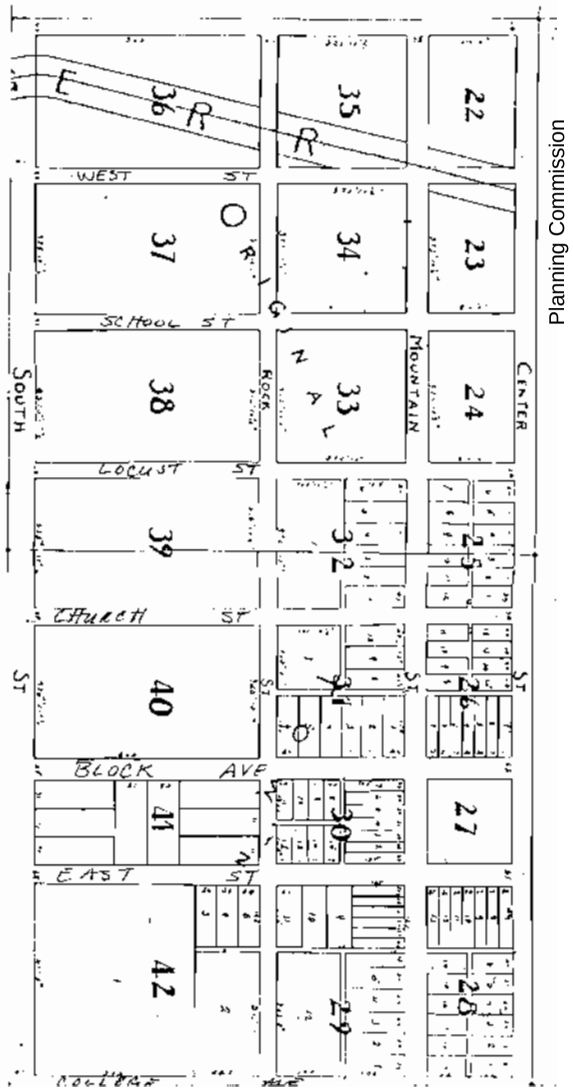

Figure 12.16 - Fayetteville Town Plat

State Statutes on Annexation

Title 14, Chapter 40 of the state statute discusses annexation. Annexations can be initiated by a municipality or by property owners.

A municipality can annex contiguous lands, lands surrounded by the municipality, unincorporated area that is completely bounded by two or more municipalities. If the municipality has the greater distance of city limits adjoining the area, and land contiguous and in adjacent counties to annex any contiguous lands, the governing body must adopt an ordinance, passed by two-thirds of the governing body and hold an election of the people. Those lands must meet one of the following criteria:

- Platted and held for sale or use as municipal lots;
- Whether platted or not, if the lands are held to be sold as suburban property;
- When the lands furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary;
- When the lands are needed for any proper municipal purposes such as for the extension of needed police regulation; or
- When they are valuable by reason of their adaptability for prospective municipal uses.

Contiguous lands must not be annexed if they meet either of the following criteria:

- Have a fair market value at the time of adoption of the ordinance of lands used only for agricultural or horticultural purposes and the highest and best use of the land is for agricultural or horticultural purposes; or
- Are lands upon which a new community is to be constructed with funds guaranteed in whole or in part by the federal government under Title IV of the Housing and Urban Development Act of 1968 or under Title VII of the Housing and Urban Development Act of 1970.

To annex land surrounded by a municipality, the governing body can propose an ordinance to annex the property. Again, the lands must meet the criteria listed above. A public hearing must be held within 60 days of the proposed ordinance, A majority of the governing body must approve the annexation for it to become effective.

Figure 12.17 - Great Seal of the State of Arkansas

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Property owners in areas contiguous and adjacent to the municipality may request annexation. They can apply with a petition of the majority of land owners in the area, if the majority of the total number of owners own more than one-half of the acreage affected.

Potential Annexation Areas

The potential annexation areas should be identified by the City using the following criteria:

- Areas that are already urban in character.
- Areas that can be developed at urban densities.
- Immediate areas are those that are peninsulas or islands, where municipal services have already been extended.
- Vacant lands that are subject to development pressure.
- Areas where urban services are already provided.
- Areas where urban services are needed.

Annexation Guiding Policies

Boundaries

- Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.
- Proposed annexation area must be adjacent, or contiguous, to city limits.
- Areas should either include or exclude entire subdivisions or neighborhoods, not divide.
- Boundaries for annexed areas should follow natural corridors.
- The provision of services should be concurrent with development.

Environmentally Sensitive Areas

- Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Emergency and Public Services

- Public services must be able to be provided efficiently in newly annexed areas.
- Annexed areas should receive the same level of service of areas already in the city limits.
- The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units and response time.

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Infrastructure and Utilities

- Areas currently served by utilities and other public services should be annexed.
- Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.
- Phased annexation should be initiated by the City within the active annexation areas based on planned service extensions or availability of services.

Intergovernmental Relations

- Promote long-range planning with adjacent jurisdictions.
- Establish agreements to address regional concerns, such as water, stormwater and sewer.

Administration of Annexations

- Develop a land use plan for annexation initiated by the City.
- Designate zoning districts for property during the annexation process.
- An annexation study should be completed on all annexation proposals.
- Development proposals require a separate review from the annexation proposals.
- Residents should be fully informed of annexation activities.
- Encourage larger annexations to create acceptable boundaries.
- Conduct a fiscal impact assessment on large annexations.

Planning Commission
December 9, 2024
ANX-2024-0002 (LEAVITT)
Page 15 of 23

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

October 29, 2024

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

RE: Annexing Parcel No. 001-11433-000 into the City of Fayetteville, Arkansas

Dear Planning Staff:

My name is Will Kellstrom and I represent the applicant, Shelley Jo Leavitt, with respect to this annexation request. The applicant is requesting that the property, Parcel No. 001-11433-000 (hereinafter "the Property"), currently located in Washington County, be annexed into the City of Fayetteville.

The Annexation Guiding Policies, as provided in the Annexation Checklist, are addressed as follows:

- Annexation of the Property would not create an island, and it would not create a peninsula. Rather, it would be a step towards in annexing the West side of Sunshine Road, granted that the East side is mostly annexed already.
- The Property is contiguous to the city limits Fayetteville.
- This annexation would not exclude any portion of an existing development or neighborhood.
- The annexation would work towards annexing the remainder of Sunshine Road, the East side of which has mostly already been annexed. In other words, this annexation would work to square off, rather than to complicate, the city limits of Fayetteville.
- Public services would be able to serve the Property at a level of service which is the same or better than the level at which Fairfield Subdivision is already being served.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

- The Property has ample access to Fayetteville utilities, as there is an existing eight inch (8") water line, and a thirty inch (30") sewer line accessible at Sunshine Road. Accordingly, annexation of the Property should not require upgrading of utilities in order to serve a new development of this size**.**

Thank you for considering this request for annexation. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

FILED
2024 OCT 22 AM 9:43
BECKY LEWALLEN
CO. & PROBATE CLERK
WASHINGTON CO. AR

IN THE MATTER OF ANNEXING TO THE CITY OF FAYETTEVILLE, ARKANSAS CERTAIN TERRITORY CONTIGUOUS TO SAID CITY OF WEST FORK, ARKANSAS

CC NO. 2024-17

ORDER CONCERNING ANNEXATION

On this 17th day of October, 2024, of a regular term of the County Court of Washington County, Arkansas, there is presented a petition of the owners desiring the annexation of territory into the City of Fayetteville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A § 14-40-609. This Court being fully advised of the facts and the law does hereby find as follows:

1. The Court finds that the petition and verifications are complete and accurate.
2. The Court further finds that no enclaves will be created by the annexation.
3. The Court finds that the petition contains a schedule of services.

Therefore, the Court hereby ORDERS that the petition and this Order be delivered to the City of Fayetteville, Arkansas.

Patrick W. Deakins

PATRICK W. DEAKINS, COUNTY JUDGE

DATED: 10/16/24

Masters, Jessica

From: Planning Shared
Sent: Monday, December 2, 2024 11:30 AM
To: Wonsower, Donna; Masters, Jessica
Subject: FW: Parcel no. 001-11433-000, ANNEXATION and REZONING proposal

Concerning RZN-2024-0057

Who will be presenting this item for Donna?

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Steve Brantingham <sbrntnghm@gmail.com>
Sent: Monday, December 2, 2024 9:46 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Parcel no. 001-11433-000, ANNEXATION and REZONING proposal

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am concerned that if this property is annexed and rezoned as requested that it will pose a threat to my property, parcel 092-00012-000, 5431 W. Yellow Brick Road.

I oppose the annexation and rezoning of parcel no. 001-11433-000, also known as 1777 N. Sunshine Road, Washington County, Arkansas, for the following reasons:

1. The property is outside the city limits of Fayetteville as is all the immediate property on the west side of N. Sunshine Road, and to the north and south of this property. This would be a small area with a possibly large investment by the city of Fayetteville to provide necessary services.

2. The land slopes from the south to the north and from the east to the west thus placing my property, parcel no. 092-00012-000, 5431 W. Yellow Brick Road, in jeopardy of being damaged by excessive storm water runoff in the form of soil erosion, and possible damage due to sewage overflow depending on the design of this system and its safety measures. City sewer line is located on the east side of N. Sunshine Road and would possibly require a pump station to get sewage from this property into the line.

3. I am also concerned also about how close to the property line any construction will be if this request is approved and how my property will be impacted by debris from construction on this property. I use this section of my property as buffer zone and I want to keep it that way.

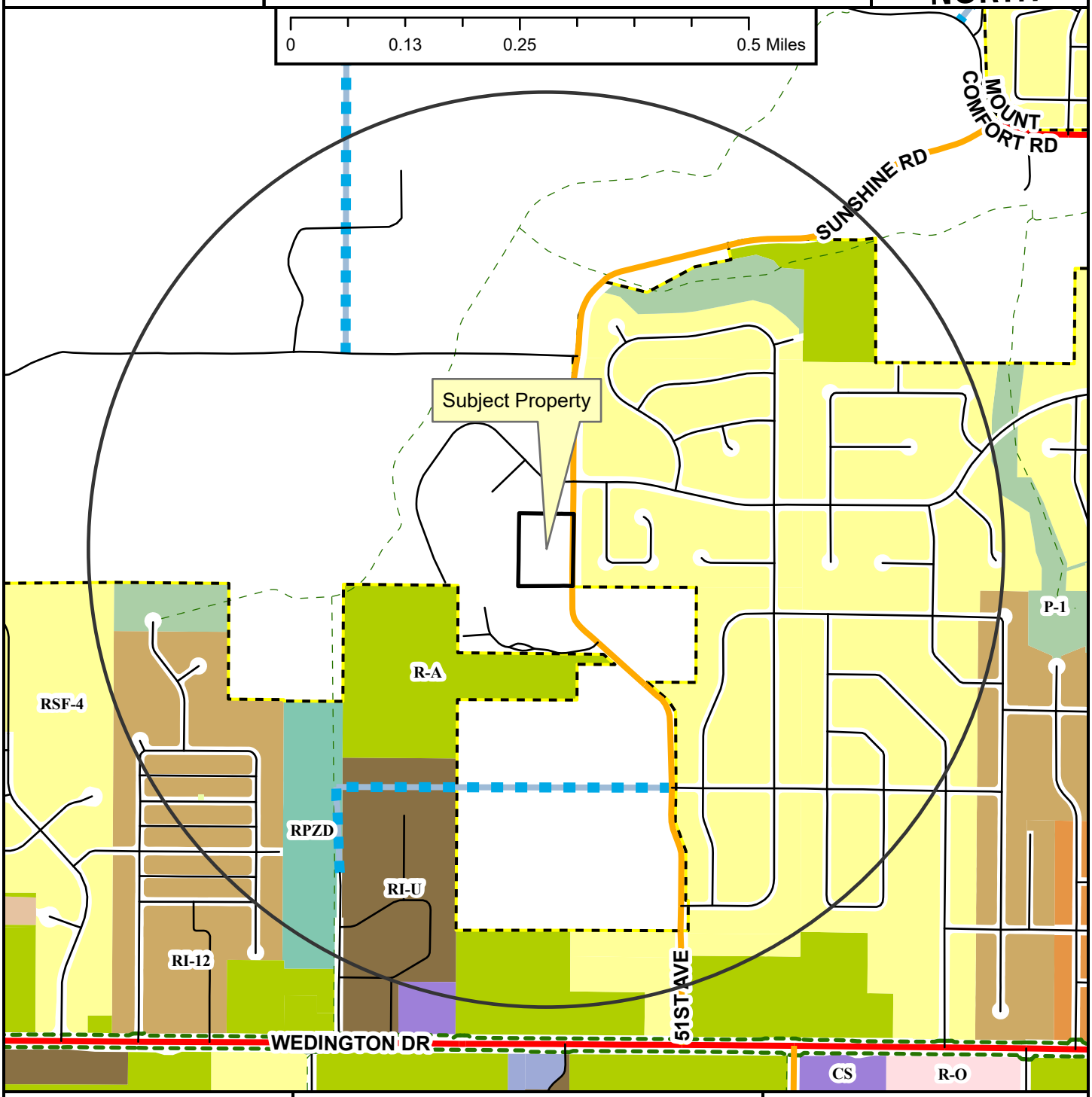
4. In general I am opposed to the annexation and rezoning of the property as it would be the only property annexed into the city that is on the west side of N. Sunshine Road from Wedington Drive to the north.

Regards,
Steven Brantingham
5431 W. Yellow Brick Road
Fayetteville, AR 72704
479-200-3063 Cell

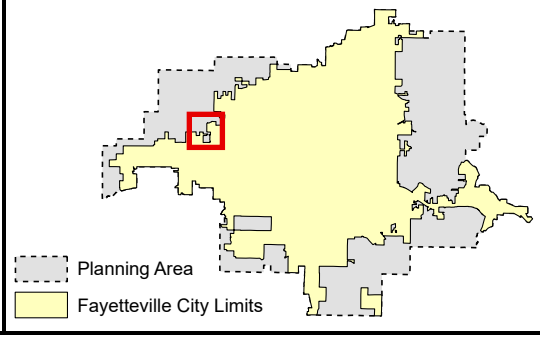
ANX-2024-0002

One Mile View

1777 N. SUNSHINE RD



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

COMMERCIAL
Residential-Office
C-1
C-2
C-3

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

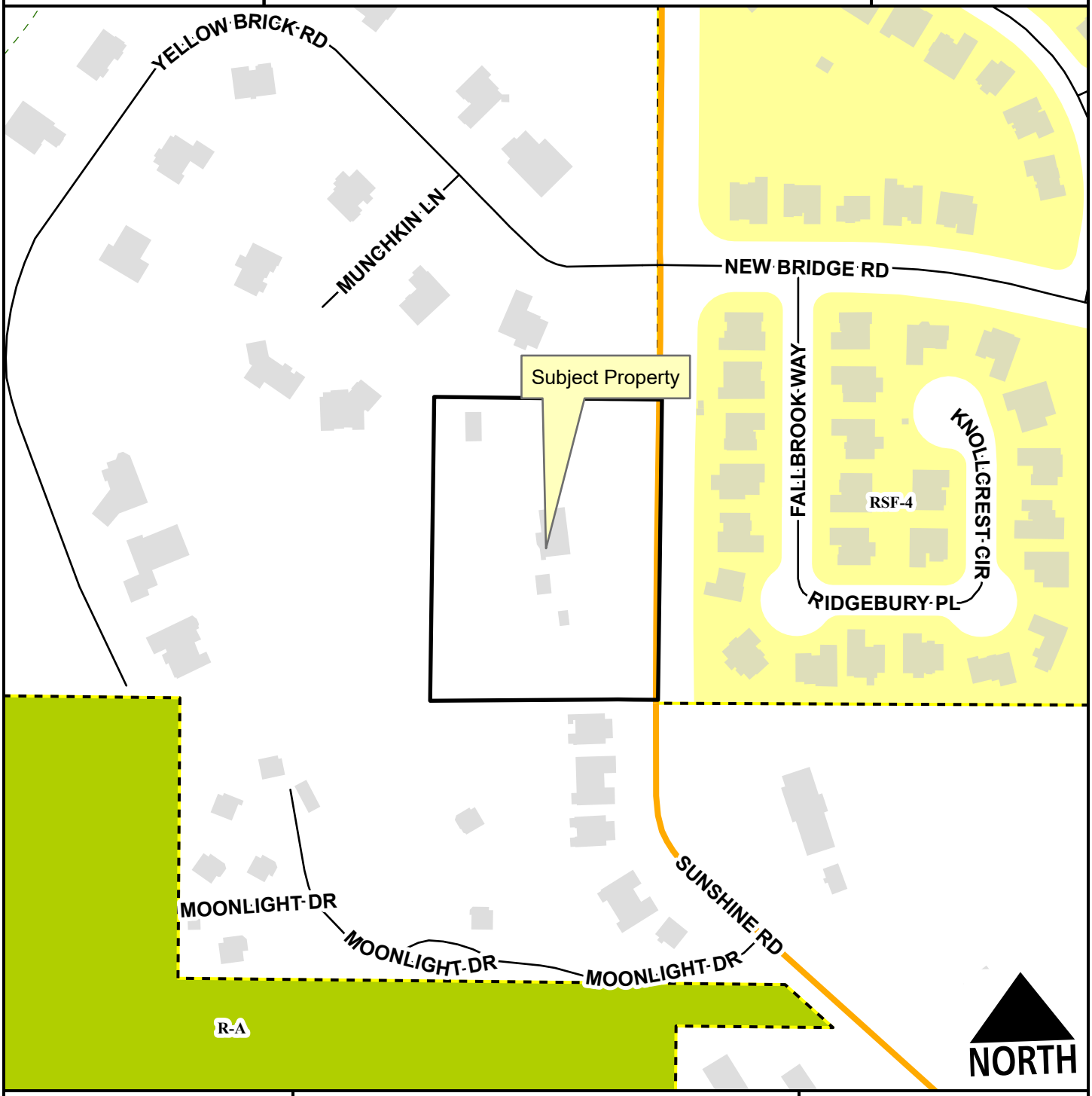
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

ANX-2024-0002

Close Up View

1777 N. SUNSHINE RD



Neighborhood Link
Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Trail (Proposed)

Feet
0 75 150 300 450 600
1:2,400

Residential-Agricultural
RSF-4

ANX-2024-0002

Current Land Use

1777 N. SUNSHINE RD

NORTH

- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: December 9, 2024

SUBJECT: **RZN-2024-0057: Rezoning (1777 N. SUNSHINE RD./LEAVITT, 359):** Submitted by WATKINS, BOYER, GRAY & CURRY for property located at 1777 N. SUNSHINE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.00 acres. The request is to rezone the property to RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE.

RECOMMENDATION:
Staff recommends denial of **RZN-2024-0057.**

RECOMMENDED MOTION:
*"I move to deny **RZN-2024-0057**."*

BACKGROUND:
The subject property is located in far west Fayetteville, approximately ¼ mile south of the intersection of N. Sunshine Rd. and W. Jess Anderson Rd. The property contains one parcel totaling 3.00 acres which is developed with a single-family dwelling and associated outbuildings. A request to annex the subject property into the City of Fayetteville (ANX-2024-0002) has been submitted concurrently with this application, as all parcels are annexed into the city limits as R-A, Residential Agricultural. No protected streams, FEMA Floodplain, hydric soils, or overlay districts are identified on the subject property. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	Washington County
South	Mixed-Density Residential	Washington County
East	Single-Family Residential	RSF-4, Residential Single-Family, Four (4) Units Per Acre
West	Single-Family Residential	Washington County

Request: The request is to rezone the subject property from R-A, Residential Agricultural to RSF-4, Residential Single-Family, Four (4) Units Per Acre.

Public Comment: Staff has received one comment opposed to this request. A neighbor expressed concern over potential drainage impacts to their property, as well as potential for tree removal.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: This property has frontage to North Sunshine Road, an unimproved neighborhood link, with asphalt paving and open ditches. Any street or drainage improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There is an existing 8-inch water line present on this property on the northeast side. There are no known utility capacity issues that would impact this development.

Sewer: Sanitary sewer is not available to the subject area. The property must be annexed to provide access to City sewer. The developer shall be responsible for providing gravity sewer to the site, either by connecting to the existing 8-inch sanitary sewer main present along W. New Bridge Rd. northeast of this property or by obtaining easements and connecting to the existing 8-inch sanitary sewer main present along N. Fallbrook Way. Onsite sewer must be gravity or private service pumped into the gravity system extended to this property. No septic will be allowed. No connections will be permitted to the City's 30-inch or 24-inch force mains that run along the east side of N. Sunshine Rd. There are no known utility capacity issues that would impact this development.

Drainage: No protected streams, FEMA Floodplain, or hydric soils are identified on the subject property. No portion of the subject property lies within the Hillside/Hilltop Overlay District.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 7, located at 835 N. Rupple Rd., protects this site. The property is located approximately 1.6 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 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.

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

Tree Preservation:

The proposed zoning district, RSF-4, Residential Single-Family, Four (4) Units Per Acre, 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 **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing

conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **2-5** for this site with a weighted score of **5** at the highest level. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 7, located at 835 N. Rupple Rd.)
- Near Sewer Main (8-inch main, W. New Bridge Rd. and N. Fallbrook Way)
- Near Water Main (8-inch main, Northeast Side of Property)
- Near City Park (Bundrick Park)
- Near Paved Trail (W. Wedington Dr.)

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:*** **On the balance of considerations, staff finds that the requested rezoning is compatible with surrounding land uses. The subject property is located just west of Fayetteville's city limits on N. Sunshine Rd. approximately 0.5 miles from N. Sunshine Rd.'s intersection with W. Wedington Dr. Staff finds the proposed zoning, RSF-4, would allow for development that staff finds to be consistent with current development and zoning patterns in that area, which include lot sizes ranging 0.2 to 1.2 acres. Of note, while the 6.2-acre property directly to the south contains four duplexes and six single-family residences, its total density equals about two units per acre. All properties annexed into the city limits are brought in with a Residential Agricultural zoning, which has a density limit of 0.5 units per acre. A moderate increase of housing development with a rezoning to RSF-4 would need to comply with multiple zoning and development standards, and the lot width requirement of the RSF-4 zoning district could support up to five single-family lots.**

Land Use Plan Analysis: **On the balance of considerations, staff finds that a rezoning to RSF-4 for the subject property would be inconsistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates the property as Residential Neighborhood. These areas are intended to support a wide variety of housing types in walkable urban neighborhoods. The property also has a low infill score of 2-5 which indicates that this may not be a suitable location for further development.**

The proposed rezoning would permit the existing use to continue or be redeveloped with the same use, and it would also allow an increase in density with a similar housing type, single-family, but at an increased density depending on how a proposed development would meet applicable zoning and development standards. That being said, while there is adjacent residential in all four directions, increasing development densities within an area that is currently outside of city limits could be considered sprawl into greenfield or undeveloped areas that City Plan 2040 discourages (Goal #2). Staff finds that the proposed rezoning is not general consistent with stated goals of City Plan 2040.

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

Finding: **Staff finds that there is justification for rezoning the property from R-A to RSF-4. Staff finds that the proposed rezoning is compatible with surrounding properties and located in proximity to similar development patterns. The City would have to first, however, approve an associated annexation request.**

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

Finding: **A rezoning from R-A to RSF-4 has the potential to moderately increase vehicular traffic in the area when considering that the property is 3.00 acres in size and many surrounding properties are primarily zoned RSF-4 or located in the Planning Area. Between 2017 and 2021, no traffic crashes were reported adjacent to the property and only two crashes, neither with an apparent injury, were reported on at the intersection of N. Sunshine Rd. and W. New Bridge Rd., north of the subject property.**

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.

Finding: **Rezoning the property from R-A to RSF-4 has potential to alter the population density. Given the property's proximity to public streets and water, and the lack of sewer access, staff finds that the proposed rezoning is likely to moderately increase the load on public services. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

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**

RECOMMENDATION: Planning staff recommend denial of RZN-2024-0057.

PLANNING COMMISSION ACTION:		**Required**	**YES**	
Date: December 9, 2024	**❒ Tabled**	**❒ Forwarded**		**❒ Denied**
Motion:				
Second:				
Vote:				

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.03 District R-A, Residential Agricultural
  - §161.07 District RSF-4, Residential Single-Family, Four (4) Units Per Acre
- Request Letter
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map

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)

(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.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

October 29, 2024

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

RE: Rezoning Parcel No. 001-11433-000, Proposed for Annexation, from R-A, Residential - Agricultural, to RSF-4, Residential Single Family - Four (4) Units Per Acre

Dear Planning Staff:

My name is Will Kellstrom and I represent the applicant, Shelley Jo Leavitt, with respect to this rezoning request. The applicant is requesting that the property, Parcel No. 001-11433-000 (hereinafter "the Property"), which is concurrently subject to a request for annexation, be rezoned R-A, Residential - Agricultural, to RSF-4, Residential Single Family - Four (4) Units Per Acre. Granted that all newly annexed properties are zoned to R-A by default, it is presumed that the current zoning would be R-A.

The proposed rezoning will not unreasonably adversely conflict or affect the surrounding land uses. Currently, the property is bordered by an RSF-4 neighborhood, and unincorporated properties developed at a density of one (1) to two (2) units per acre. Accordingly, a rezoning to RSF-4 would act as an appropriate transition in density from unincorporated to incorporated areas. Granted that the Property is on the outer fringes of Fayetteville, this is one of the few areas where RSF-4 zoning is appropriate. As for surrounding uses, all surrounding properties are currently developed as low density single family residential. Granted that RSF-4 only allows for single family development at four (4) units per acre by right, any potential use under the proposed zoning would be compatible by default.

Thank you for considering this request for rezoning. If you have any questions, please contact me at 479-636-2168 or at wkellstrom@watkinslawoffice.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ *Will A. Kellstrom*

Will A. Kellstrom

WK:
pc:

1106 WEST POPLAR STREET
ROGERS, AR 72756
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CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

Masters, Jessica

From: Planning Shared
Sent: Monday, December 2, 2024 11:30 AM
To: Wonsower, Donna; Masters, Jessica
Subject: FW: Parcel no. 001-11433-000, ANNEXATION and REZONING proposal

Concerning RZN-2024-0057

Who will be presenting this item for Donna?

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: Steve Brantingham <sbrntnghm@gmail.com>
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I am concerned that if this property is annexed and rezoned as requested that it will pose a threat to my property, parcel 092-00012-000, 5431 W. Yellow Brick Road.

I oppose the annexation and rezoning of parcel no. 001-11433-000, also known as 1777 N. Sunshine Road, Washington County, Arkansas, for the following reasons:

1. The property is outside the city limits of Fayetteville as is all the immediate property on the west side of N. Sunshine Road, and to the north and south of this property. This would be a small area with a possibly large investment by the city of Fayetteville to provide necessary services.

2. The land slopes from the south to the north and from the east to the west thus placing my property, parcel no. 092-00012-000, 5431 W. Yellow Brick Road, in jeopardy of being damaged by excessive storm water runoff in the form of soil erosion, and possible damage due to sewage overflow depending on the design of this system and its safety measures. City sewer line is located on the east side of N. Sunshine Road and would possibly require a pump station to get sewage from this property into the line.

3. I am also concerned also about how close to the property line any construction will be if this request is approved and how my property will be impacted by debris from construction on this property. I use this section of my property as buffer zone and I want to keep it that way.

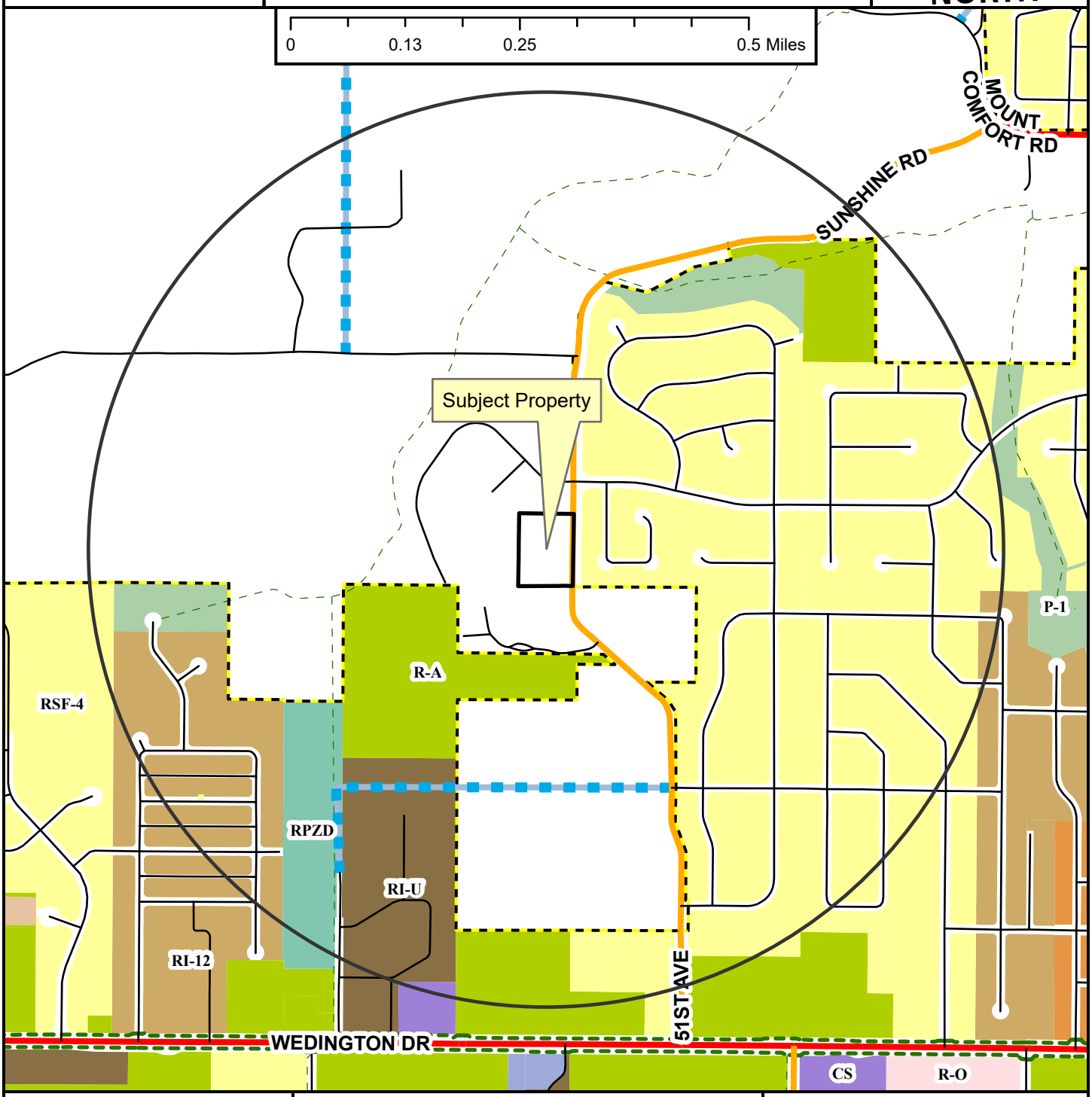
4. In general I am opposed to the annexation and rezoning of the property as it would be the only property annexed into the city that is on the west side of N. Sunshine Road from Wedington Drive to the north.

Regards,
Steven Brantingham
5431 W. Yellow Brick Road
Fayetteville, AR 72704
479-200-3063 Cell

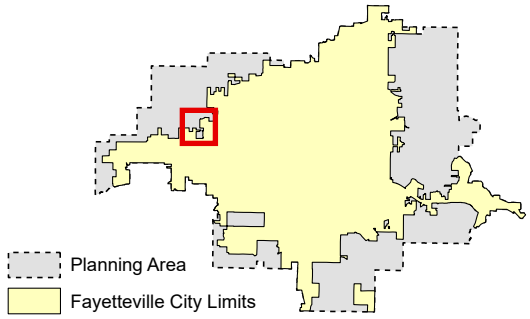
RZN-2024-0057

One Mile View

1777 N SUNSHINE RD



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



Zoning

RESIDENTIAL SINGLE-FAMILY
- NS-G
- RI-U
- RI-12
- NS-L
- Residential-Agricultural
- RSF-.5
- RSF-1
- RSF-2
- RSF-4
- RSF-7
- RSF-8
- RSF-18

RESIDENTIAL MULTI-FAMILY
- RMF-6
- RMF-12
- RMF-18
- RMF-24
- RMF-40

INDUSTRIAL
- I-1 Heavy Commercial and Light Industrial
- I-2 General Industrial

EXTRACTION
- E-1

COMMERCIAL
- Residential-Office
- C-1
- C-2
- C-3

FORM BASED DISTRICTS
- Downtown Core
- Urban Thoroughfare
- Main Street Center
- Downtown General
- Community Services
- Neighborhood Services
- Neighborhood Conservation

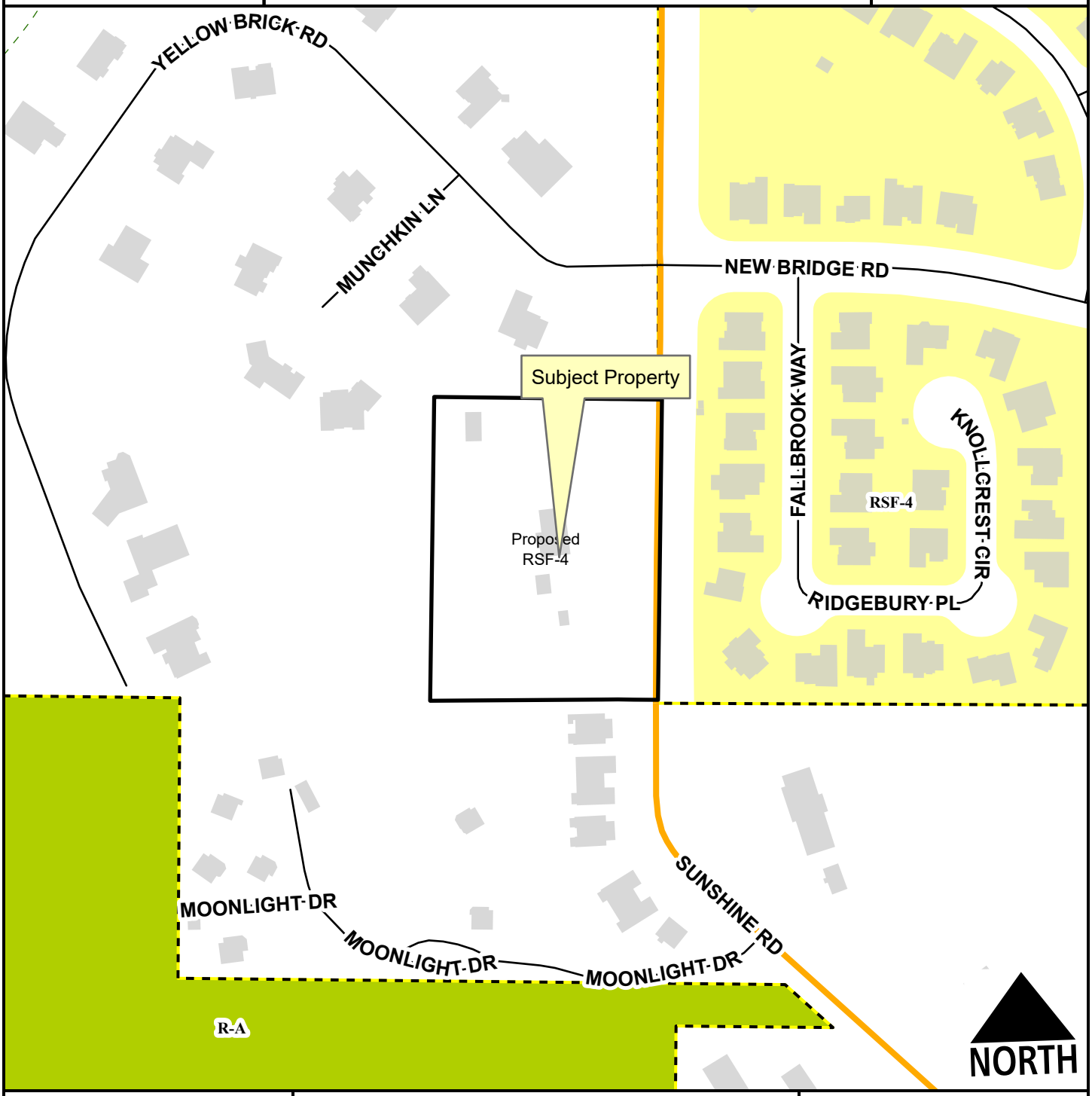
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

RZN-2024-0057

Close Up View

1777 N SUNSHINE RD



- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RSF-4	0.0	3.0

Total 3.0 ac

RZN-2024-0057

Current Land Use

1777 N SUNSHINE RD

NORTH

- Neighborhood Link
- Unclassified
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

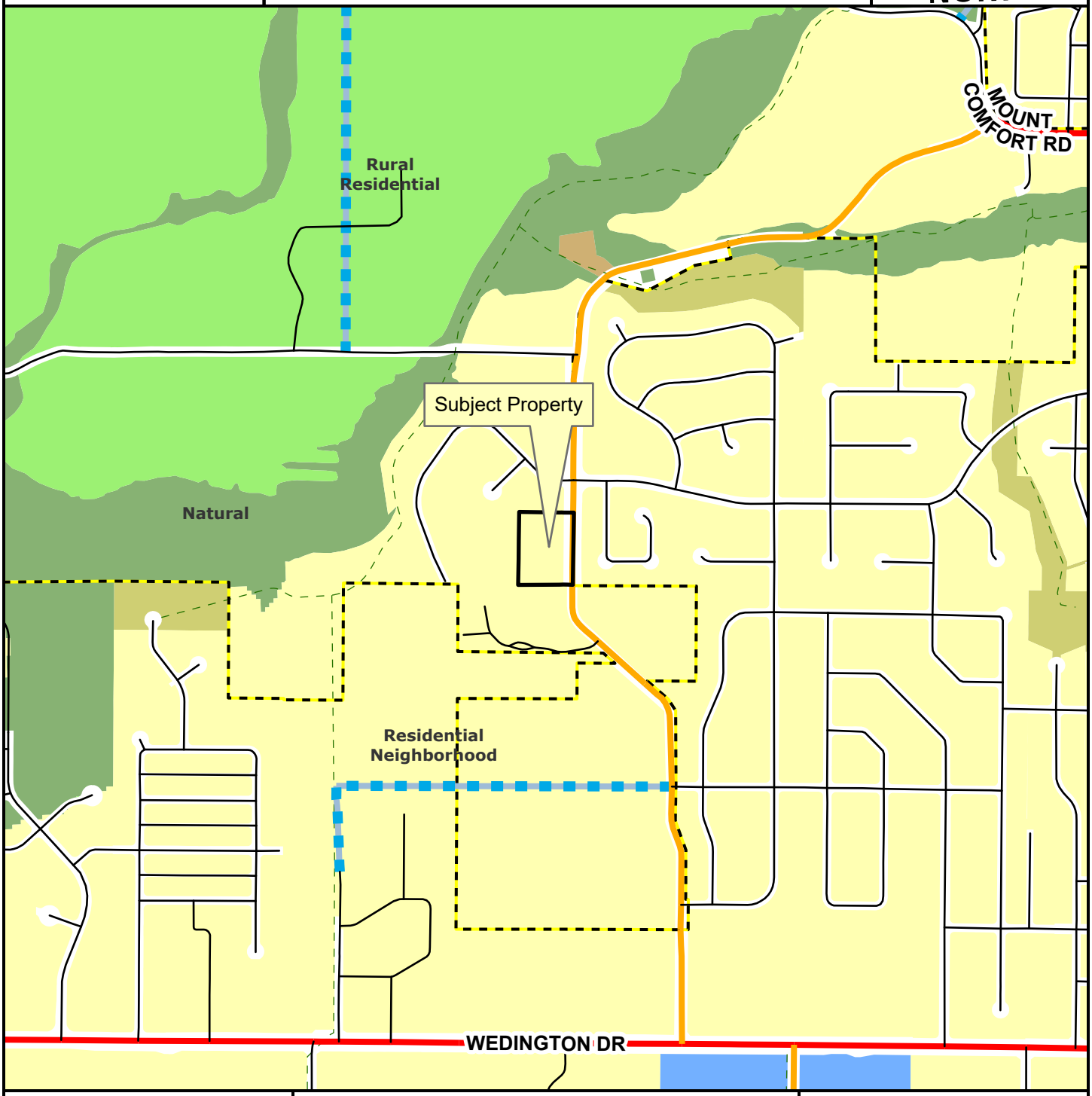
- 100-Year Floodplain
- Floodway

RZN-2024-0057

Future Land Use

1777 N SUNSHINE RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)

Feet

0 305 610 1,220 1,830 2,440

1:10,000

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center