

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



Transportation Committee Agenda

Monday, December 30, 2024

5:30 PM

City Hall Room 111

Council Members

Council Members:

Sarah Bunch

Robert Stafford

Sarah Moore

Holly Hertzberg

City Staff:

Chris Brown, Public Works Director/City Engineer

Terry Gulley, Asst. PW Director for Operations/Transportation Services Director

New Business

1. Raven Lane Master Street Plan Amendment

Raven Lane Master Street Plan Amendment -

Adjourn



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner

MEETING DATE: December 9, 2024 (updated with results)

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	<u>YES</u>		
Date: <u>December 9, 2024</u>	☐ Tabled	☒ Forwarded with a recommendation of approval	☐ Denied
Motion: Cabe			
Second: Madden			
Vote: 6-3-0			

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

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

Jonathan Curth
October 15, 2024
Page 2

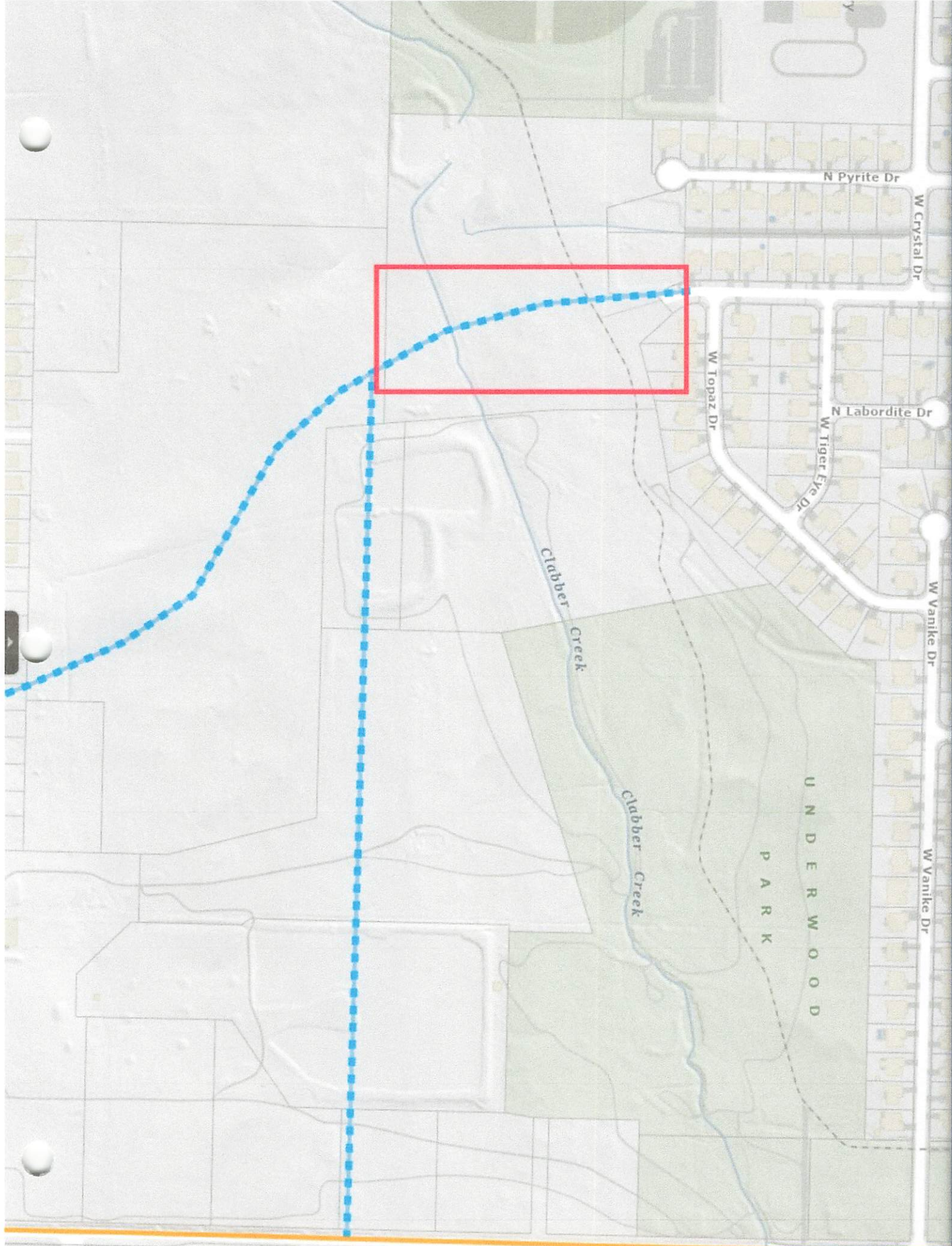
to City Council for a vote. I thank you in advance and look forward to answering any questions you or the staff may have.

Sincerely,

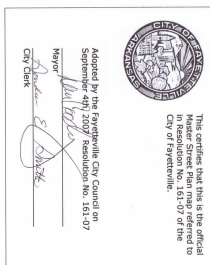
/s/ Robert K. Rhoads

Robert K. Rhoads

RKR:mcm
20586981.1:014788.00001







City Plan 2030

Master Street Plan

Downtown Master Plan

ST-4d (ONE WAY)

ST-4d

LOCAL URBAN

LOCAL

MAJOR

EXISTING STREETS

U of A Campus Master Plan

COLLECTOR

FREEWAY/EXPRESSWAY

MINOR ARTERIAL

PRINCIPAL ARTERIAL

PRINCIPAL ARTERIAL

PRINCIPAL ARTERIAL

PLANNED STREETS

COLLECTOR

FREEWAY/EXPRESSWAY

MINOR ARTERIAL

PRINCIPAL ARTERIAL

PRINCIPAL ARTERIAL

LOCAL

Future Trail

Multi-Use Trail-Existing

Railroad Street

Existing Green Network

Stream Playways

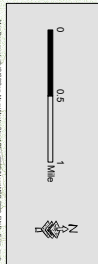
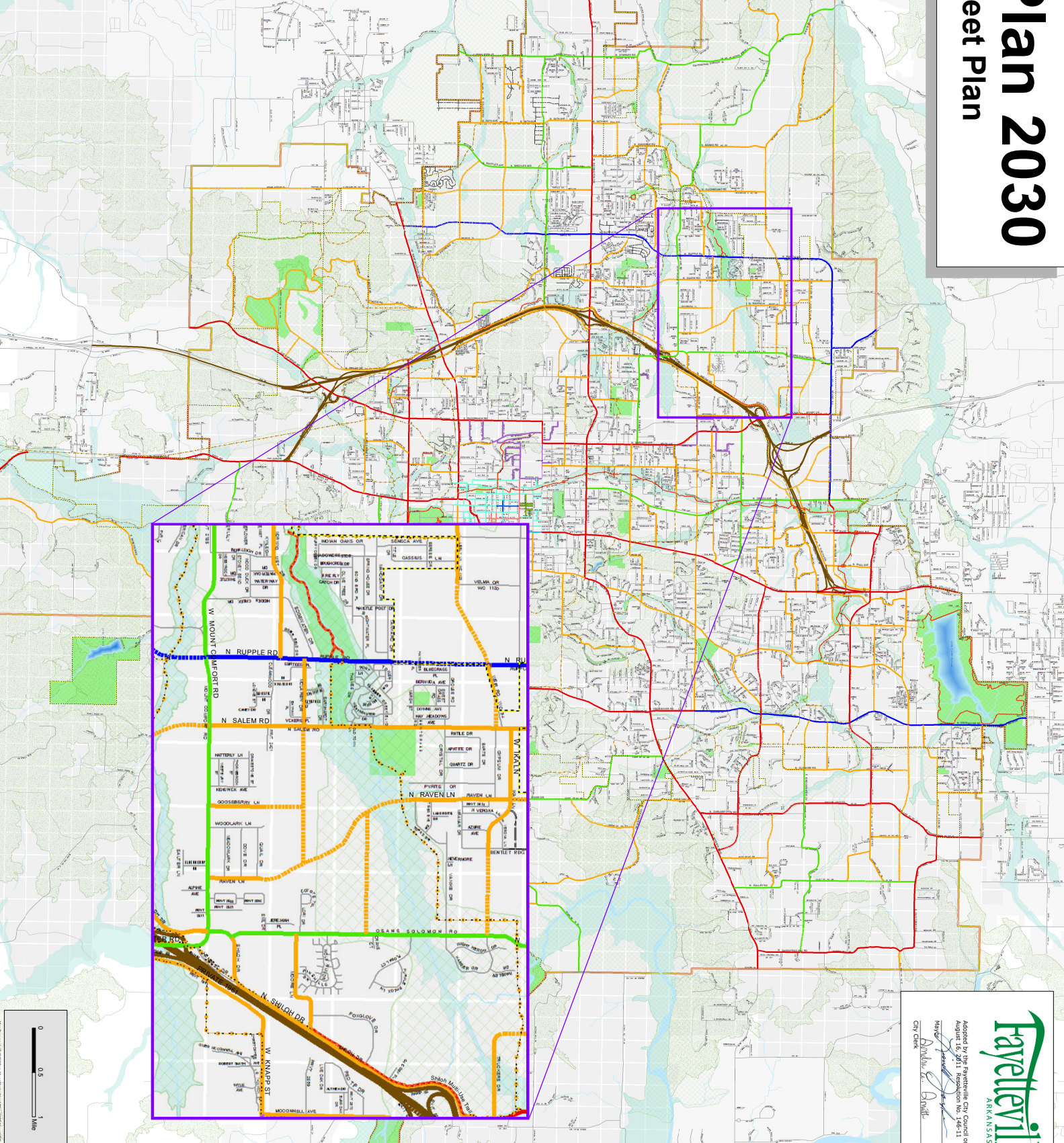
100 YEAR FLOOD

Planning Area Boundary

PARK

Other Cities

Quarter Mile Grid



Adopted by the Fayetteville City Council on August 16, 2011 Resolution No. 146-11

[Signature]

City Clerk

Fayetteville

ARKANSAS

Planning Commission
December 9, 2024

ADM-2024-0048 (RAVEN LANE EXTENSION)

City Plan 2040 Master Street Plan

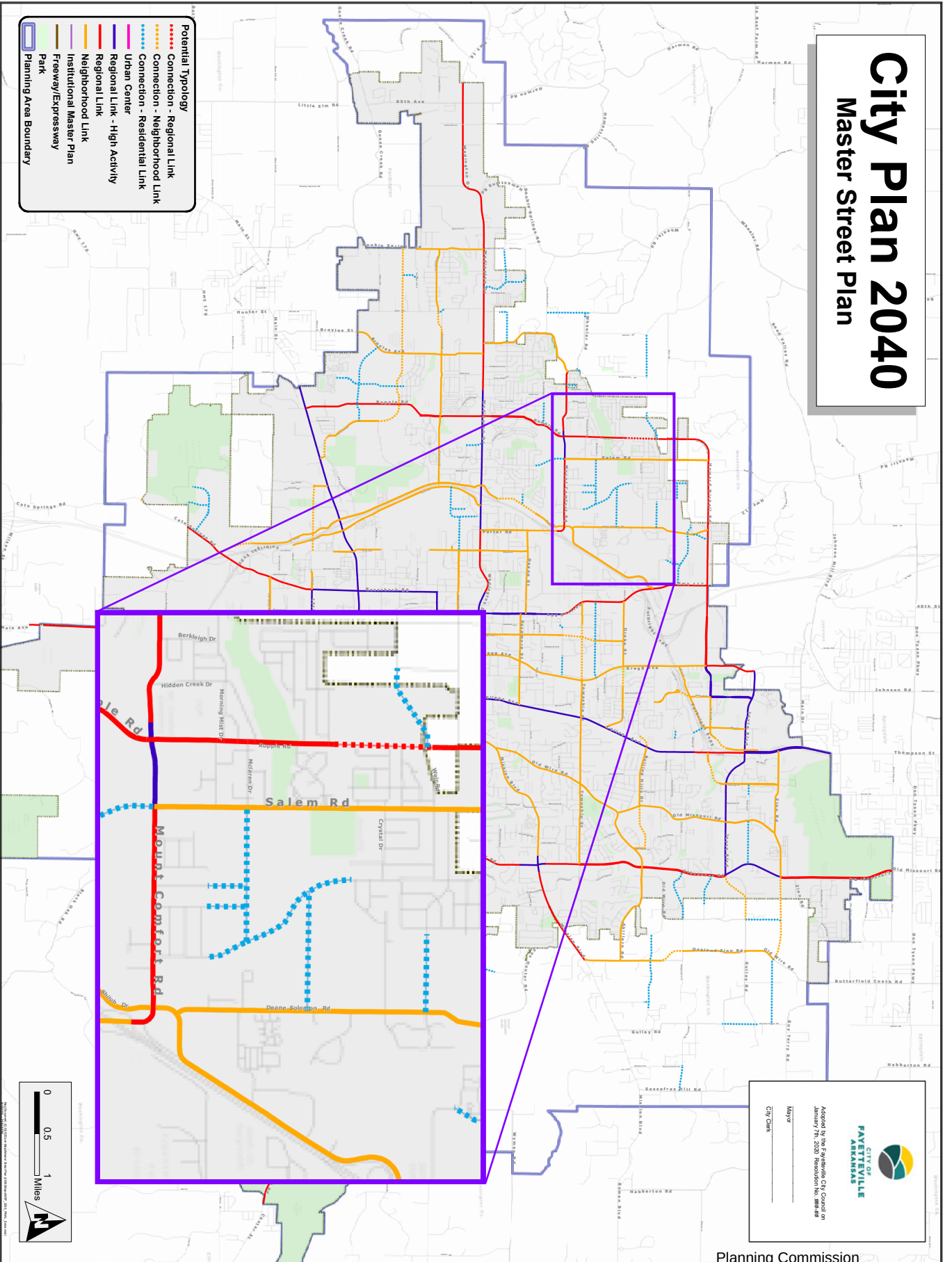


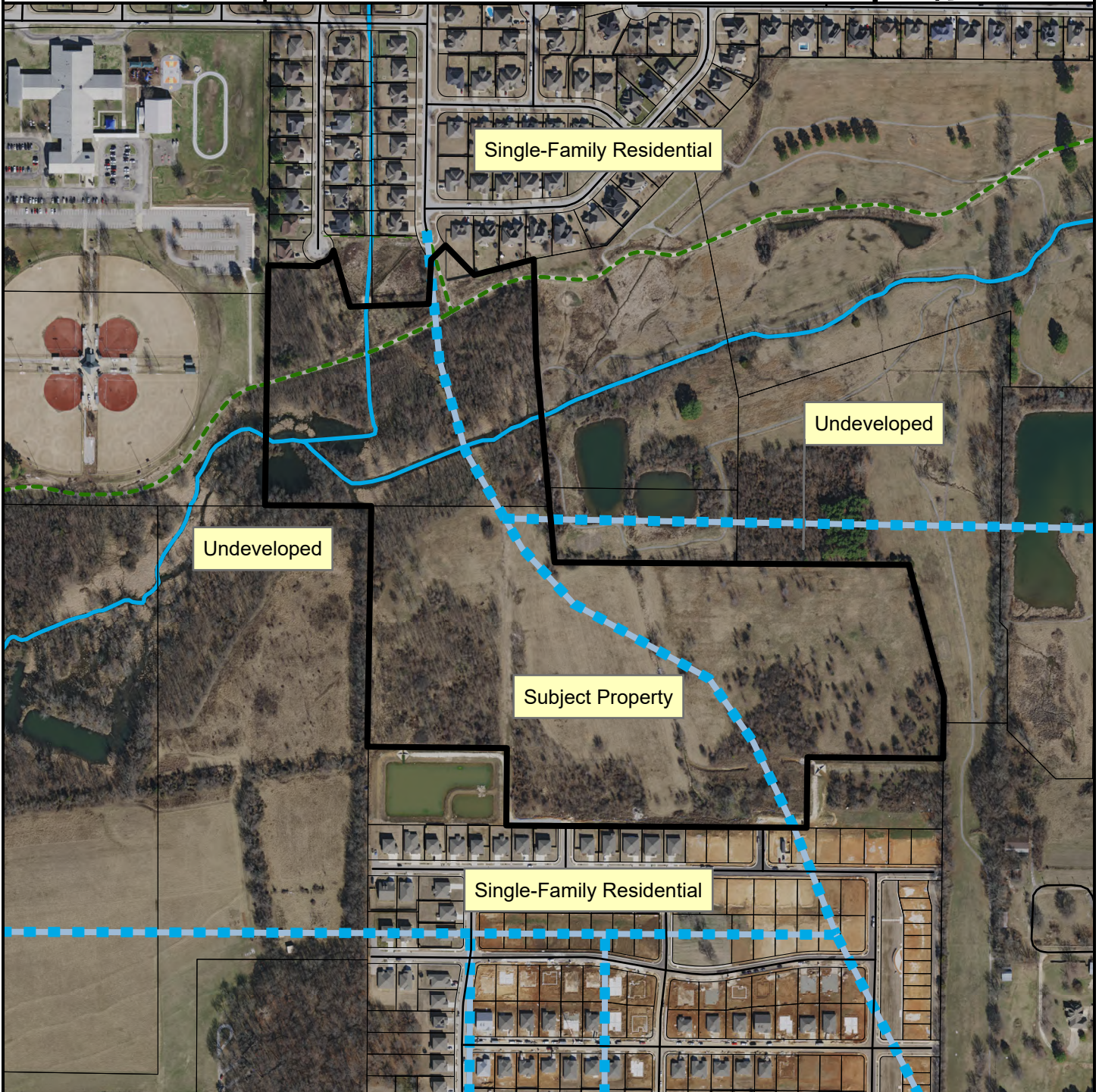
Figure 12.7 - Master Street Plan Map



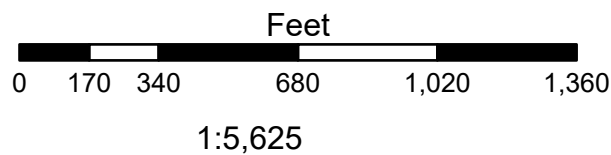
ADM-2024-0048

2861 N. RAVEN LN

Current Land Use



- Unclassified
- Residential Link
- Planned Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway