City of Fayetteville, Arkansas

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

Planning Commission Final Agenda

Monday, February 10, 2025

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 January 27, 2025 Planning Commission.
- Mirinda Hopkins, Development Coordinator

2. ADM-2025-0001: Administrative Item (888 S. RUPPLE RD/FAYETTEVILLE PUBLIC SCHOOLS, 556):

Submitted by JORGENSEN & ASSOCIATES for property located at 888 S. RUPPLE RD. The property is zoned P-1, INSTITUTIONAL and contains approximately 22.82 acres. The request is to modify an approved Large Scale Development.
- Donna Wonsower, Planner

3. ADM-2025-0002: Administrative Item (3610 W. WEDINGTON DR/AFT DEVELOPMENT LLC, 400):

Submitted by BLEW & ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 11.46 acres. The request is to modify an approved Preliminary Plat.
- Donna Wonsower, Planner

Unfinished Business

New Business

4. VAR-2025-0002: Planning Commission Variance (583 W. 15TH ST/LEGACY VENTURES LLC, 601):

Submitted by BLEW & ASSOCIATES for property located at 583 W. 15TH ST. The property is zoned UC, URBAN CORRIDOR and contains approximately 2.70 acres. The request is for a variance to the Streamside Protection Zone.
- Alan Pugh, Staff Engineer

5. LSD-2024-0038: Large Scale Development (151 W. DICKSON ST/TRINITAS VENTURES, 484):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.42 acres. The request is for a 185-unit multi-family

development with associated parking.
- Gretchen Harrison, Senior Planner

6. VAR-2025-0004: Planning Commission Variance (216 N. LOCUST AVE/DICKSON SQUARE LLC, 484):

Submitted by WASHER ARCHITECTURE for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.59 acres. The request is for a variance to design standards, infrastructure improvements, and parking lot standards. - Jessica Masters, Development Review Manager

7. LSD-2024-0033: Large Scale Development (1001 W. BULLDOG BLVD/FAYETTEVILLE HIGH SCHOOL, 522):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1001 W. BULLDOG BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 18.01 acres. The request is for a parking deck.
- Donna Wonsower, Planner

8. CUP-2025-0001: Conditional Use Permit (963 S. LARAMIE HTS/TOTAL SITE DEVELOPMENT, 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 for a conditional use permit for cluster housing.
- Gretchen Harrison, Senior Planner

9. CUP-2024-0053: Conditional Use Permit (5151 W. RIDGEBURY PL/TONEY-WASHINGTON, 359):

Submitted by SIMPLE VENTURES LLC for property located at 5151 W. RIDGEBURY PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the property as a short-term rental.
- Donna Wonsower, Planner

10. CUP-2024-0054: Conditional Use Permit (611 N. OLIVER RD/JD RIGGINS FAMILY HOLDINGS, 443):

Submitted by RMP LLP for property located at 611 N. OLIVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to use the property as a short-term rental.
- Jessica Masters, Development Review Manager

Items Administratively Approved by Staff

11. LSP-2024-0042: Lot Split (195 N. CHICAGO WAY/STRIKER DEVELOPMENT INC, 478):

Submitted by JORGENSEN & ASSOCIATES for property located at 195 N. CHICAGO WAY. The property is zoned CS, COMMUNITY SERVICES and contains approximately 11.24 acres. The request is to split a parcel into two lots containing 0.17 and 11.07 acres.
- Gretchen Harrison, Senior Planner

Agenda Session Items

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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

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

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

(pg. 1) Planning Commission	Monday, 01/27/2025						
Time:	5:30 PM						
Staff :	□ Willa Thomason □ John Scott ☒ Jessie Masters ☒ Gretchen Harrison ☒ Donna Wonsower ☒ Wesley Frank						
	□ Britin Bostick □ Kylee Cole ☒ Melissa Boyd ☒ Justin Bland □ Chris Brown □ Alan Pugh ☒ Fire Marshal/Clint Price						
	Roll Call	**1) Minutes (01/13/2025)**	**2) CCP-2024-0013 (RIVERSIDE VILLAGE PH. 2.2)**	**3) CCP-2024-0014 (RIVERWOOD HOMES LLC)**	**4) VAC-2024-0027 (JORDAN GROUP LLC)**	**5) CUP-2024-0049 (QUIK TRIP CORP.)**	**6) CCP-2024-0012 (MCDONALD BUILDING GROUP)**
Brink	**1**	**1**	**1**	**1**	**1**		**1**
Payne	**0**						
Castin	**1**	**1**	**1**	**1**	**1**		**1**
Gulley	**0**						
Cabe	**1**	**1**	**1**	**1**	**1**		**1**
Werner	**1**	**1**	**1**	**1**	**1**		**0**
Garlock	**1**	**1**	**1**	**1**	**1**		**0**
Madden	**1**	**1**	**1**	**1**	**1**		**1**
McGetrick	**1**	**1**	**1**	**1**	**1**		**1**
Agenda		**Consent**	**Consent**	**Consent**	**Consent**	**Old**	**New**
Action		Approve	Approve	Approve	Approve	Withdrawn	Approve
Motion By		Castin	Castin	Castin	Castin		Werner
Motion 2nd		Werner	Werner	Werner	Werner		Garlock
Vote		7-0-0	7-0-0	7-0-0	7-0-0		5-2-0
Time		5:33 PM	5:33 PM	5:33 PM	5:33 PM		5:57 PM
Motion Detail							With all conditions as recommended by staff.
Public Comment		0	0	0	0		2

A video of this meeting is accessible through the link below:
https://reflect-fayetteville-ar.cablecast.tv/CablecastPublicSite/show/8751?site=1

	7) CUP-2024-0051 (WARD)	8) CUP-2024-0050 (BRIGHT INVESTMENTS LLC)	9) CUP-2024-0052 (MEADOWVIEW OF FAYETTEVILLE)	10) PZD-2024-0008 (THE FARM AT SOUTH SCHOOL)		
Brink	1	1	1	1		
Payne						
Castin	1	1	1	1		
Gulley						
Cabe	1	1	1	1		
Werner	1	1	1	1		
Garlock	1	1	1	1		
Madden	1	1	1	1		
McGetrick	1	1	1	1		
Agenda	**New**	**New**	**New**	**New**		
Action	Approve	Approve	Approve	Forward		
Motion By	Garlock	Castin	Werner	Werner		
Motion 2nd	Castin	Garlock	Garlock	Castin		
Vote	7-0-0	7-0-0	7-0-0	7-0-0		
Time	6:01 PM	6:08 PM	6:12 PM	6:31 PM		
Motion Detail	With all conditions as recommended by staff.	With all conditions as recommended by staff.	With all conditions as recommended by staff.	With all conditions as recommended by staff. With a recommendation of approval.		
Public Comment	0	0	0	2		

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 DATE: February 10, 2025

SUBJECT: **ADM-2025-0001: Administrative Item (888 S. RUPPLE RD/FAYETTEVILLE PUBLIC SCHOOLS, 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 modify an approved Large Scale Development.

RECOMMENDATION:
Staff recommends approval of **ADM-2025-0001**.

RECOMMENDED MOTION:
"I move to approve **ADM-2025-0001***, determining:*

- *In favor of the request to modify LSD-2024-0032, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in west Fayetteville along S. Rupple Road, north of Luther King Jr. Blvd, and with additional frontage along S. Dinsmore Trail. The property in question is owned by Fayetteville Public Schools and has been in use as John L. Colbert Middle School since 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. A large-scale development was approved to expand the property with additional classrooms, a gym space, and track and field amenities (LSD-2024-0032) on December 9, 2024. 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-2024-0032). The applicant has indicated that they are requesting to expand the track facilities from a 200-meter track to a 300-meter track.

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

DISCUSSION:
Staff recommends approval of the applicant's request to amend their large-scale development as proposed. Pond 3 initially proposed to handle the added impervious are from the middle school expansion. However, with the revised plan to enlarge the track, the pond will be removed and replaced with an underground detention system./

Engineering, Urban Forestry and Planning staff have reviewed the proposed modification for general compliance with ordinance and will further review the revised plans with the grading permit submittal to verify conformance with detailed requirements.

RECOMMENDATION: Staff recommends approval of **ADM-2025-0001** subject to the following conditions:

Conditions of Approval:

1. All conditions of the associated large-scale development (LSD-2024-0032) not affected by this modification shall remain in effect.

PLANNING COMMISSION ACTION: Required YES			
Date: February 10, 2025	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Staff Exhibits
  - Engineering Memo
  - Urban Forestry Memo
- LSD-2024-0032 Conditions of Approval
- LSD-2024-0032 Approved Site Plan
- Applicant Request Letter and Exhibits
- 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: February 4, 2025

SUBJECT: **Planning Commission Engineering Comments for ADM-2025-0001 John L Colbert Middle School Expansion**

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. A cost share with the city to extend the bounds of the flood study beyond the school property and incorporate additional areas of the Farmington Branch floodplain was approved by City Council on January 7, 2025, under Resolution 8-25.

A variance to UDC §168.10(T)(5)(a) to not file a Conditional Letter of Map Revision (CLOMR) with FEMA was previously approved at the December 9, 2024, Planning Commission meeting, with the condition that staff approve the flood study prior to grading permit approval. Upon completion, the flood study and compensatory storage calculations must be provided to staff for review and approval.

Drainage: Previously, Pond 3 was proposed to be modified to accommodate the additional impervious area proposed with the middle school expansion. With the revised proposal to increase the size of the track, this pond is now shown to be removed and replaced with an ADS underground detention system with isolator rows to meet water quality requirements. Staff will review the revised drainage report with the grading permit to verify conformance with Minimum Standards 1-4 of the Drainage Criteria Manual.

CITY OF FAYETTEVILLE ARKANSAS

Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Donna Wonsower, Planner

FROM: Willa Thomason, Urban Forester

MEETING DATE: January 27, 2025

SUBJECT: **ADM-2025-0001: Administrative Item (888 S Rupple Rd):** Submitted by JORGENSEN & ASSOCIATES for property located at 888 S. RUPPLE RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 22.82 acres. The request is for an appeal of LSD-2024-0032.

RECOMMENDATION:
Urban Forestry Staff recommends approval of ADM-2025-0001 which will allow for expansion of the John L. Colbert Middle School track from 200 meters to 300 meters. The §167 Tree Preservation & Protection and §177 Landscape Regulations requirements are being met with the proposed plans.

BACKGROUND:
To accommodate the expansion of the track, one of the three proposed detention ponds on site will be removed and converted into an underground detention facility. Five bald cypress (*Taxodium distichum*) trees will be removed with the detention pond and will not be re-planted. The track expansion will not affect any other trees on-site, and the plans meet all the requirements of §167 and §177.

LSD-2024-0032 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);

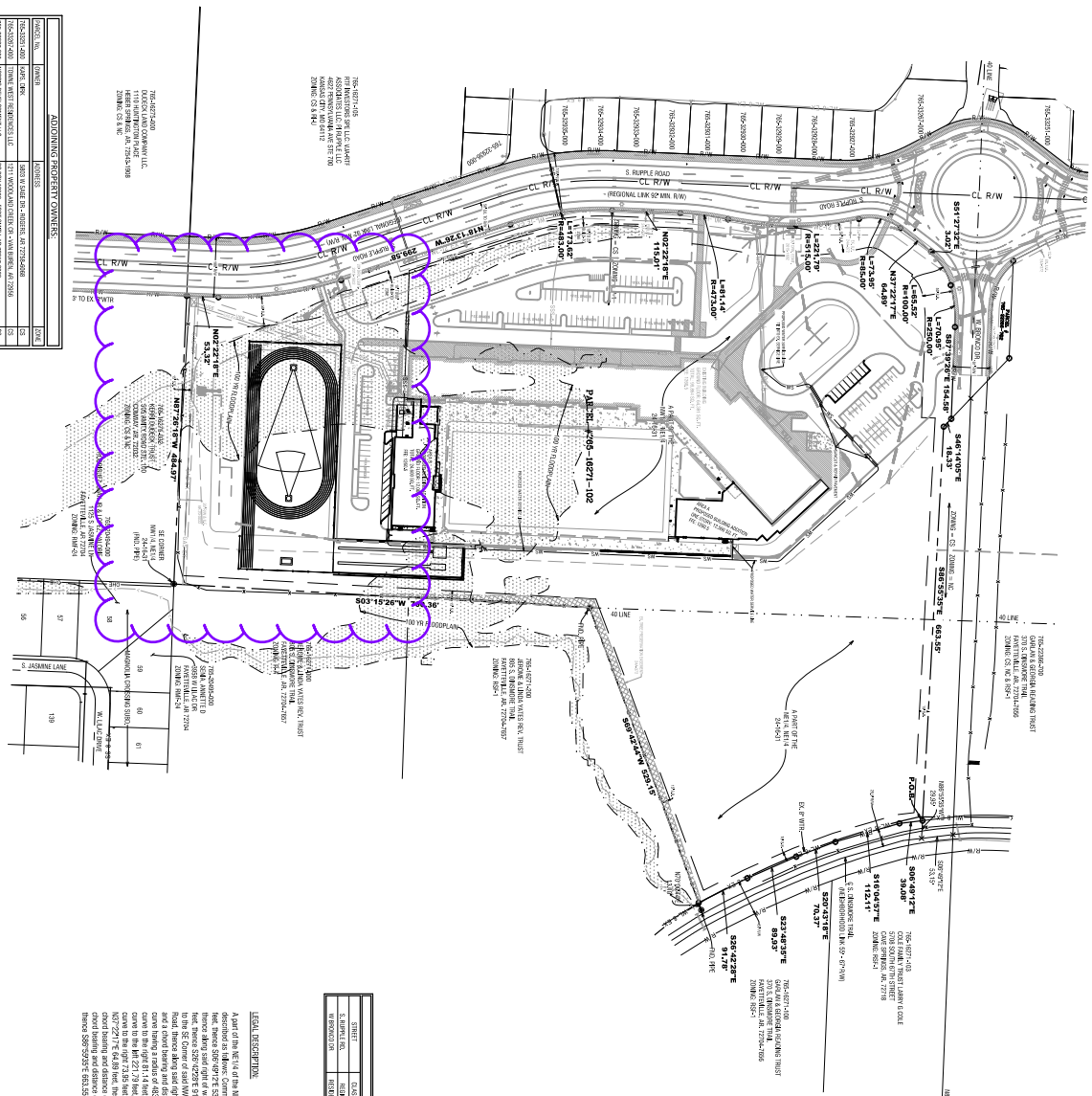
6. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, and tree preservation. The information submitted for the development review process was reviewed for general concept 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.

LSD-2024-0032 APPROVED SITE PLAN



ADJOINING PROPERTY OWNERS:			
PARCEL No.	OWNER	ADDRESS	ZONE
765-18271-000	JOHN L. COLBERT	1125 S. RUPPLE RD. FAYETTEVILLE, AR 72701	CS
765-18271-100	CODLE FAMILY TRUST LARRY D. CODLE	1125 S. RUPPLE RD. FAYETTEVILLE, AR 72701	RSF-1
765-18271-200	GARVAN & DEBORAH HOCKING TRUST	1125 S. RUPPLE RD. FAYETTEVILLE, AR 72704	RSF-1
765-18271-300	GARVAN & DEBORAH HOCKING TRUST	1125 S. RUPPLE RD. FAYETTEVILLE, AR 72704	RSF-1
765-18271-400	JEROME & LINDA YATES REV. TRUST	1165 S. CROSSOVER TRAIL FAYETTEVILLE, AR 72704	RSF-1
765-18271-500	JEROME & LINDA YATES REV. TRUST	1165 S. CROSSOVER TRAIL FAYETTEVILLE, AR 72704	RSF-1
765-18271-600	JEROME & LINDA YATES REV. TRUST	1165 S. CROSSOVER TRAIL FAYETTEVILLE, AR 72704	RSF-1
765-18271-700	JEROME & LINDA YATES REV. TRUST	1165 S. CROSSOVER TRAIL FAYETTEVILLE, AR 72704	RSF-1
765-18271-800	JEROME & LINDA YATES REV. TRUST	1165 S. CROSSOVER TRAIL FAYETTEVILLE, AR 72704	RSF-1
765-18271-900	JEROME & LINDA YATES REV. TRUST	1165 S. CROSSOVER TRAIL FAYETTEVILLE, AR 72704	RSF-1
765-18271-102	FAYETTEVILLE PUBLIC SCHOOLS	P.O. BOX 849 FAYETTEVILLE, AR 72702	CS
765-18271-101	FAYETTEVILLE PUBLIC SCHOOLS	P.O. BOX 849 FAYETTEVILLE, AR 72702	CS
765-18271-103	FAYETTEVILLE PUBLIC SCHOOLS	P.O. BOX 849 FAYETTEVILLE, AR 72702	CS
765-18271-104	FAYETTEVILLE PUBLIC SCHOOLS	P.O. BOX 849 FAYETTEVILLE, AR 72702	CS
765-18271-105	FAYETTEVILLE PUBLIC SCHOOLS	P.O. BOX 849 FAYETTEVILLE, AR 72702	CS

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

January 4, 2025

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: ADM for LSD 2024-0032

Please accept this ADM for LSD 2024-0032 for Fayetteville Public Schools 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.

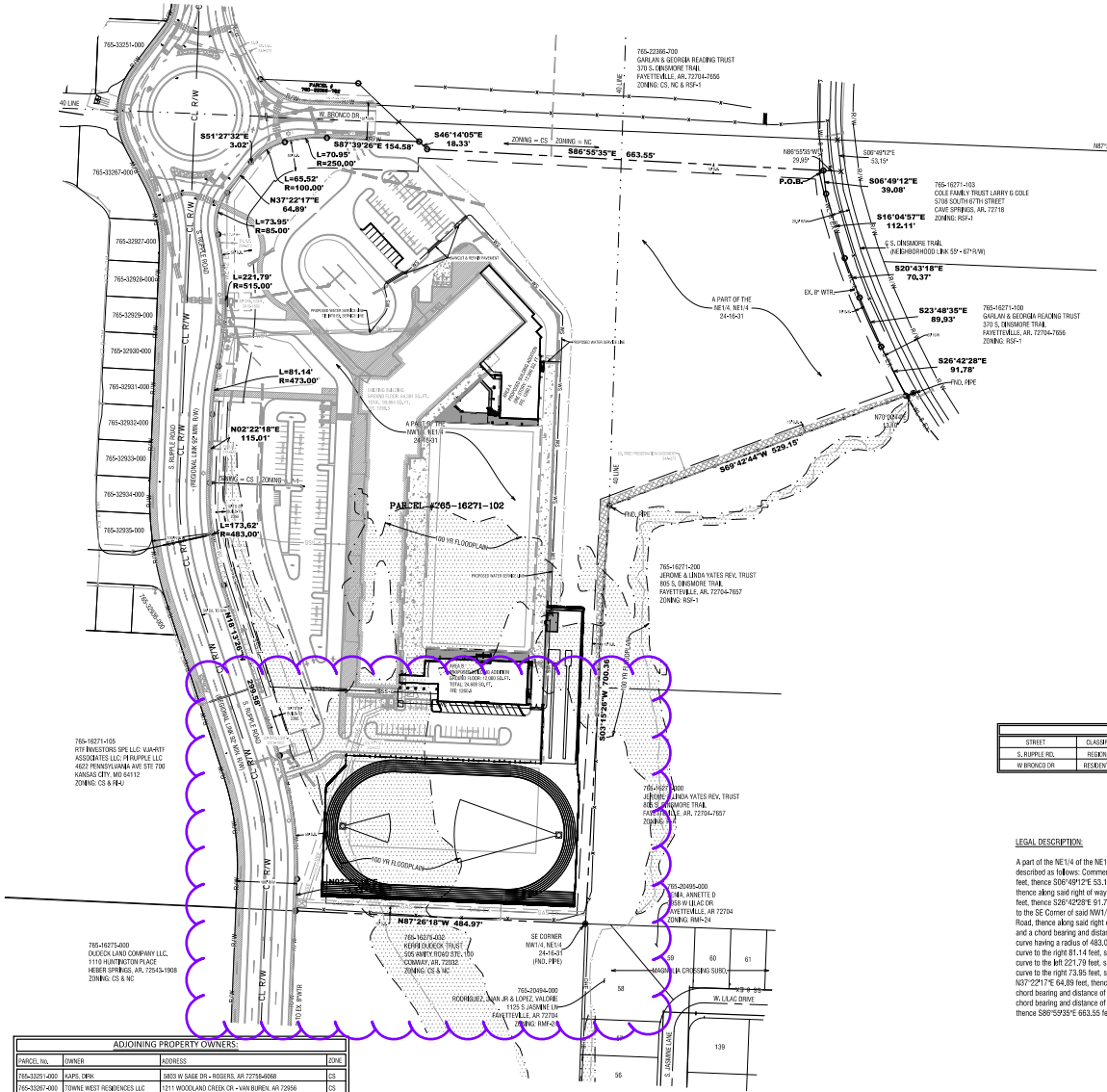
The reason for this ADM is that the school has decided to expand the track from a 200 meter to a 300 meter track.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

_____
Blake Jorgensen, PE


765-33251-000
765-33267-000
765-32927-000
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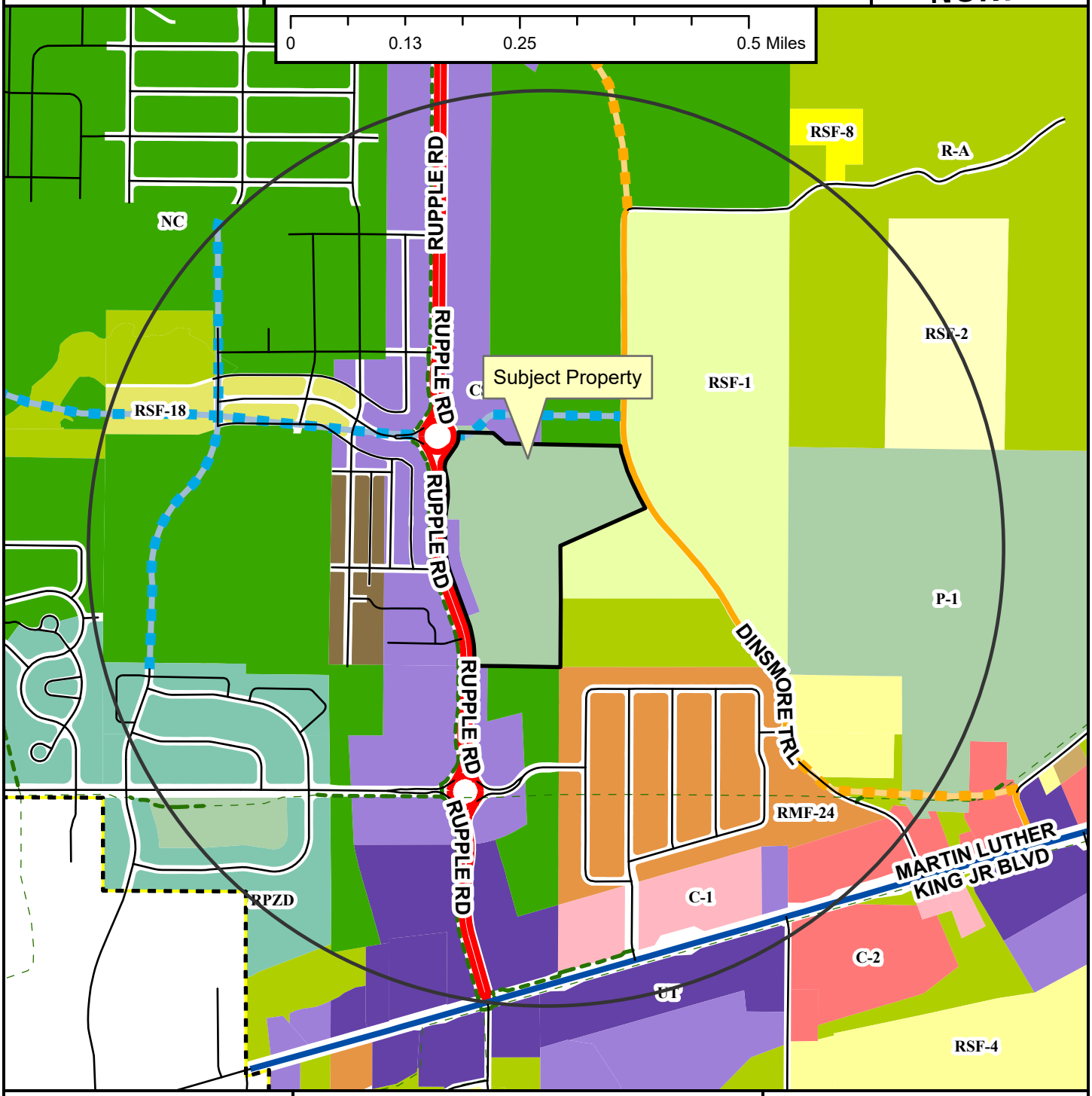
765-32931-000
765-32932-000
765-32933-000
765-32934-000
765-32935-000
765-32936-000
765-16271-105
RIT INVESTORS SPE LLC, VIA-RIT ASSOCIATES LLC, PHUPPLE LLC
4622 PENNSYLVANIA AVE STE 700
KANSAS CITY, MO 64112
ZONING: CS & R-1
765-16275-000
DUCECK LAND COMPANY LLC,
1110 HUNTINGTON PLACE
HEBER SPRINGS, AR, 72543-1908
ZONING: CS & NC
765-16275-002
KERR DUCECK TRUST
505 AMITY ROAD STE. 100
CONWAY, AR, 72032
ZONING: CS & NC
765-20494-000
RODRIGUEZ, IVAN JR & LOPEZ, VALORIE
1125 S JASMINE LN
FAYETTEVILLE, AR 72704
ZONING: RMF-24
765-20495-000
DEAN, ANNETTE D
1155 W LILAC DR
FAYETTEVILLE, AR 72704
ZONING: RMF-24
765-22366-700
GARLAN & GEORGIA READING TRUST
370 S. DINSMORE TRAIL
FAYETTEVILLE, AR, 72704-7656
ZONING: CS, NC & RSF-1
765-16271-103
COLE FAMILY TRUST LARRY G COLE
5708 SOUTH 67TH STREET
CAVE SPRINGS, AR, 72718
ZONING: RSF-1
765-16271-100
GARLAN & GEORGIA READING TRUST
370 S. DINSMORE TRAIL
FAYETTEVILLE, AR, 72704-7656
ZONING: RSF-1
765-16271-200
JEROME & LINDA YATES REV. TRUST
805 S. DINSMORE TRAIL
FAYETTEVILLE, AR, 72704-7657
ZONING: RSF-1
PARCEL # 765-16271-102
S. RUPPLE ROAD
W. BRONCO DR
W. LILAC DRIVE
S. JASMINE LANE
S. DINSMORE TRAIL (NEIGHBORHOOD LINK 59' - 67' R/W)
A PART OF THE NE1/4, NE1/4 24-16-31
SE CORNER NW1/4, NE1/4 24-16-31 (FND. PIPE)
NE CORNER NE1/4, NE1/4 24-16-31 (ALUM. MON.)
P.O.B.
S87°39'26"E 154.58'
S46°14'05"E 18.33'
S86°55'35"E 663.55'
N87°39'26"W 948.65'
S06°49'12"E 39.08'
S16°04'57"E 112.11'
S20°43'16"E 70.37'
S23°48'35"E 89.93'
S26°42'28"E 91.78'
S89°42'44"W 529.15'
S03°15'26"W 700.36'
N87°26'18"W 484.97'
N18°13'25"W 299.58'
N02°22'18"E 115.01'
L=65.52'
R=100.00'
N37°22'17"E
64.89'
L=73.95'
R=85.00'
L=221.79'
R=515.00'
L=81.14'
R=473.00'
L=173.62'
R=483.00'
L=70.95'
R=250.00'
100 YR FLOODPLAIN
PROPOSED WATER SERVICE LINE
EXISTING BUILDING
GROUND FLOOR: 64,591 SQ.FT.
TOTAL: 130,995 SQ.FT.
FIRE SPRINKLED
PROPOSED ADDITION
GROUND FLOOR: 17,000 SQ.FT.
TOTAL: 24,000 SQ.FT.
FIRE SPRINKLED
PROPOSED WATER SERVICE LINE TO EXISTING BUILDING
PROPOSED FIRE PROTECTION SYSTEM CONNECTION
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE CURB & GUTTER
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT PAVEMENT
EXISTING CONCRETE CURB & GUTTER
EX. 8" WTR
EX. 8" SS
EX. 8" WTR
EX. 8" SS
EX. 8" WTR
EX. 8" SS

ADM-2025-0001

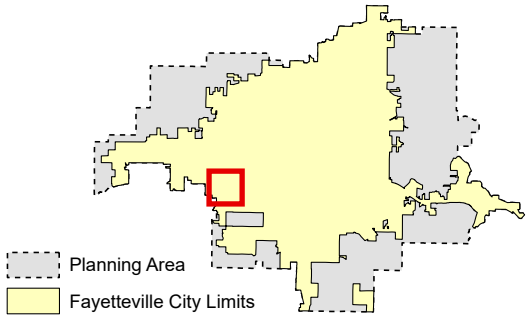
One Mile View

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

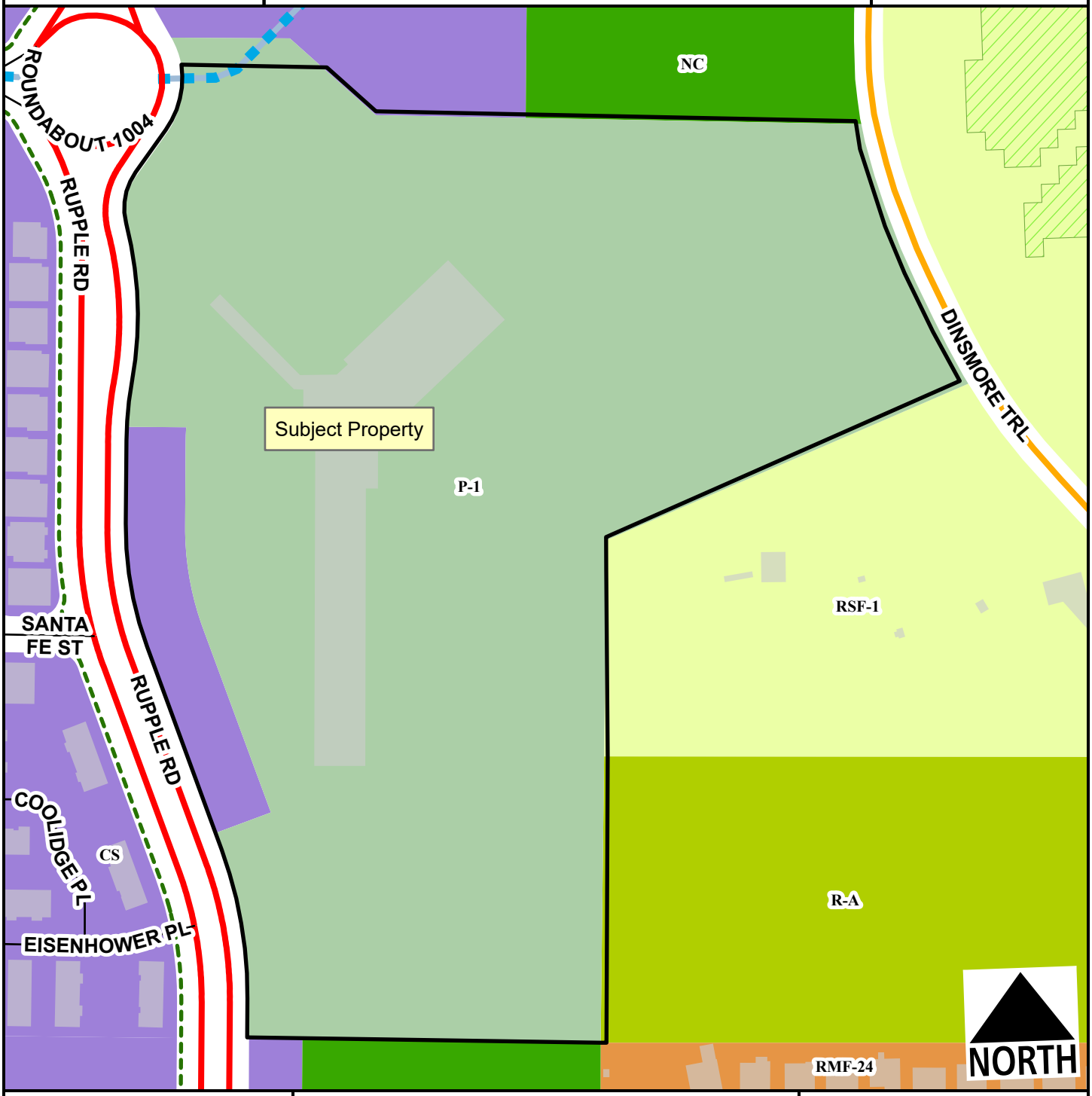
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

ADM-2025-0001

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

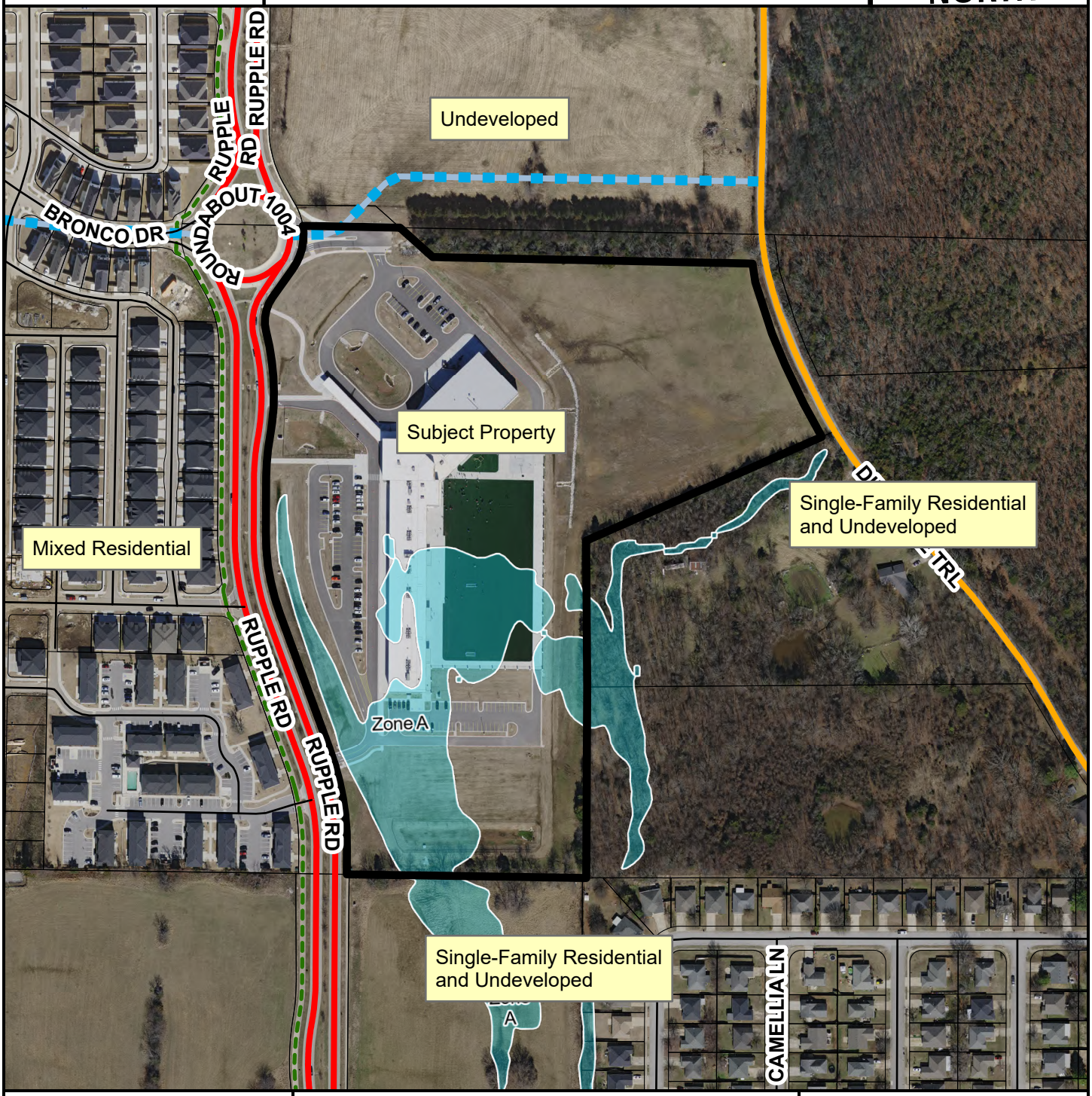
- Residential-Agricultural
- RSF-1
- RMF-24
- Community Services
- Neighborhood Conservation
- P-1

ADM-2025-0001

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

MEETING DATE: February 10, 2025

SUBJECT: **ADM-2025-0002: Administrative Item (3610 W. WEDINGTON DR./ AFT DEVELOPMENT, 400):** Submitted by BLEW AND ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOUROUGHFARE and contains approximately 11.46 acres. The request is to modify an approved Preliminary Plat.

RECOMMENDATION:
Staff recommends approval of **ADM-2025-0002**.

RECOMMENDED MOTION:
"I move to approve **ADM-2024-0002***, determining:*

- *In favor of the request to modify PPL-2023-0002, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in west Fayetteville at the intersection of W. Wedington Dr. and N. Golf Club Dr. directly south of the Links at Fayetteville apartment complex. The property contains 11.46 acres, all within the Wedington Corridor Master Plan area. The property received its current zoning designation of UT, Urban Thoroughfare as a result of a rezoning in 2014 (ORD 5656). O preliminary plat for six commercial lots and one unbuildable detention lot (PPL-2023-0002) was approved by the Planning Commission on May 22, 2023. A grading permit was issued on April 12, 2024 (GRD-2023-0053) and construction is ongoing. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Multi-family Residential	RPZD, Residential Planned Zoning District
South	Church; Bank, Freight Company	R-A, Residential Agriculture; R-O, Residential Office
East	Mini-Storage	CS, Community Services
West	Restaurant	RPZD, Residential Planned Zoning District

Request: The request is for a major modification to an approved preliminary plat development (PPL-2023-0002). The applicant has indicated that they are specifically requesting to alter the design of the detention pond in order to create an additional buildable lot.

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 preliminary plat as proposed. Engineering, Urban Forestry and Planning staff have reviewed the proposed modification and verified that drainage, utility, tree preservation, zoning standards are still generally being met, and that additional reviews will be completed with a revised grading permit.

RECOMMENDATION: Staff recommends approval of **ADM-2025-0002** subject to the following conditions:

Conditions of Approval:

1. A revised traffic study needs to be provided reflecting additional trips that will be generated by adding an eighth lot to the development. A review/permitting status update with ArDOT for a traffic signal at Wedington Dr and Golf Club Dr also needs to be provided.

2. All other conditions of the associated preliminary plat (PPL-2023-0002) not affected by this modification shall remain in effect.

PLANNING COMMISSION ACTION: Required YES			
Date: February 10, 2025	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Staff Attachments
  - Engineering Memo
  - Urban Forestry Memo
- PPL-2023-0002 Conditions of Approval
- PPL-2023-0002 Approved Site Plan
- Applicant Request Letter and Exhibits
- 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: February 4, 2025

SUBJECT: **Planning Commission Engineering Comments for ADM-2025-0002 KVS Sonic Group Subdivision**

Street Improvements: A revised traffic study needs to be provided reflecting additional trips that will be generated by adding an eighth lot to the development. An review/permitting status update with ArDOT for a traffic signal at Wedington Dr and Golf Club Dr also needs to be provided. The last updates the city has received regarding the traffic signal appear to be around May 30, 2024, when a meeting was held with the applicant, applicant's engineer, traffic consultant, ArDOT, and City staff.

Water: Water infrastructure is being installed as part of the grading permit (GRD-2023-0053) associated with the original preliminary plat (PPL-2023-0002) approval. An additional water meter will be installed to provide domestic service to the additional lot.

Sewer: Similar to water, sewer infrastructure is being installed with the grading permit to provide sewer service to the development. A 10-foot wide "flag" is shown on Lot 8 to facilitate direct frontage the sewer main being installed along Wedington Dr between Lots 4 and 5 to provide sanitary sewer service to the additional lot.

Natural Features: A Section 404 Nationwide Permit No. 39 has been issued by the U.S. Army Corps of Engineers to relocate an onsite ephemeral channel that was previously determined to be jurisdictional due to a hydrologic connection with a Traditional Navigable Water. This permit is set to expire on March 14, 2026.

Drainage: The pond location for this development is shown to be relocated from the original approved location. Upon preliminary review, the development still appears to meet the four Minimum Standards of Fayetteville's Drainage Criteria Manual. A more detailed review will be performed with the revision review for GRD-2023-0053 to verify the modifications conform with all required criteria.

Plan Comments:

1. Additional review of the plans will be performed with the revision review for GRD-2023-0053, and comments or approval of the revisions will be issued with the grading permit following approval of this modification.

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

Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Donna Wonsower, Planner

FROM: Willa Thomason, Urban Forester

MEETING DATE: February 10, 2025

SUBJECT: **ADM-2025-0002: Administrative Item (3610 W. WEDINGTON DR):** Submitted by BLEW & ASSOCIATES for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.16 acres. The request is to modify an approved Preliminary Plat. PP 400.

RECOMMENDATION:
Urban Forestry Staff recommends approval of ADM-2025-0002 which will allow for an additional buildable lot in the proposed subdivision, contingent upon relocation of the detention pond to the northeast corner of the site. The §167 Tree Preservation & Protection and §177 Landscape Regulations requirements are being met with the proposed plans.

BACKGROUND:
This property was clear-cut in 2017, and 20 percent of the canopy was left at that time. Staff recommended that the previous owner place the remaining trees in a preservation easement, but they did not comply and continued to remove trees below 20 percent. The lot has been vacant since, and modifications were made to §169 Physical Alteration of Land to prevent future unnecessary tree removal. In 2023, the current applicant submitted PPL-2023-0002. Urban forestry staff and the Urban Forestry Advisory Board recommended that the applicant move the detention pond west of its originally proposed location to preserve more trees in the northeast corner of the property, and the Preliminary Plat was approved with six buildable lots and one non-buildable lot containing a detention pond. This modification will allow the applicant to shift the detention pond to the northeast corner, providing space for an additional buildable lot. The total canopy cover for the site is currently 13.8%, and the applicant previously planned to reduce the canopy cover to 10.3%, submitting a site analysis to explain the necessity of some tree removal at the north and east ends of the site to accommodate the proposed detention pond and access road. The new detention pond location proposed with this ADM will necessitate reducing the site's canopy cover to 7.2% and will require that 142 mitigation trees be planted on-site.

PPL-2023-0002 Conditions of Approval:

1. **Planning Commission determination of variance to 166.08(F)(2).** *Staff recommends approval of proposed variance.*
    a. If permits from ARDOT can be obtained prior to final plat, staff recommends both proposed curb cuts on Wedington be right-in/right-out only.
    b. If a final determination from ARDOT on the traffic signal is not made prior to final plat, staff recommends access restrictions for the driveways on Wedington be determined at time of development entitlement with each of the lots until the determination by ARDOT is made.

2. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

3. **Planning Commission determination of street improvements.** *Staff is recommending that the property's frontage be improved with a ten-foot sidewalk, ten-foot greenspace and off-set crosswalks at entries.*

4. Private drives must be placed within the proposed access easements;

5. Access to N. Golf Club Dr. and W. Wedington Ave. shall be restricted to the two driveways on W. Wedington Ave and one driveway on N. Golf Club Dr. shown on the preliminary plat. No additional driveways entering public right-of-way shall be permitted with future development of the lots.

6. Streetlights shall be installed in accordance with code at all street intersections and spaced every 300 feet;

7. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval;

Standard Conditions of Approval:

8. All existing overhead utility lines 12kV and under shall be relocated underground. All proposed utilities shall be located underground;

9. 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;

10. 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;

11. All lots shall be labeled with addresses as approved by the 911 Coordinator on the final plat;

12. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or their representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks, SWEPCO, Cox Communication);

13. 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

14. Preliminary plat approval shall be valid for one calendar year.

PPL-2023-0002 APPROVED PLANS

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
50 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site General Notes:

- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
- Layout of Preliminary Plat is based on and limited to survey information.
- All Curb & Gutter shall be 18" wide per detail sheet.
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
- All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
- All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.
- Individual lots, as represented hereon, shall not require separate tree preservation plans.
- All signage shall be reviewed and approved by separate permit.
- All utilities under 12kv to be relocated underground.
- The site is located within the Washington Corridor Study Area.
- Future development will be subject to UDC 166.24, 166.25, and 166.23 , as applicable.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	498,389.74 sf	11.44 acres
Proposed Dedicated R.O.W:	4,536.59 sf	0.10 acres
Net Site Area:	493,853.16 sf	11.34 acres
Zoning:	UT, Urban Thoroughfare	

ZONING REGULATIONS	
Front Setback:	A BTZ between 10 ft and 25 ft
Side Setback:	None
Rear Setback:	None
Lot Width Minimum:	None
Min Buildable Street Frontage:	50%
Max Building Height:	5 stories

SITE INFORMATION		
Pre Development:		
Total Paved Area:	0.00 sf	0.00 acres
Total Sidewalk Area:	0.00 sf	0.00 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	0.00 sf	0.0%
Total Pervious Area:	498,389.74 sf	100.0%
Post Development:		
Total Paved Area:	32,014.02 sf	0.73 acres
Total Sidewalk Area:	5,535.82 sf	0.13 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	37,549.84 sf	7.5%
Total Pervious Area:	460,839.90 sf	92.5%

LOT INFORMATION & DENSITY	
6 Buildable Lots	1 Non-Buildable Lots
Density:	0.53 Lots/Acre

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA, and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Taper Curb & Gutter to Match Existing
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk
SN-17	Thickened Edge of Pavement
SN-18	End of Curb
SN-19	Curb / Sidewalk Ramp per City / Highway Department Standards (Whichever is More Stringent)

Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel
NO PARKING FIRE LANE	-	No Parking Fire Lane Sign	12 x 18	U-Channel

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

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

VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE

Planning Commission
February 10th, 2025
ADM-2025-0002 (AFT DEVELOPMENT)
Page 8 of 19

Preliminary Plat
City Plat Page #400 & 401, Project #PPL-2023-0002
Preliminary Plat For:
KVS Sonic Group
W. Wedington Dr. & N. Golf Club Dr. Fayetteville, Arkansas
Kenny Smith
2786 E. Millennium Pl.
Fayetteville, AR 72703
479-249-4183

NOT FOR CONSTRUCTION REVIEW ONLY!!!

5302 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: (479) 845-6585
www.blew.com
Surveying Engineering Mapping
Certificate of Authorization No. 1534

DATE: 2023-05-15
JOB NUMBER: 22-11352
DRAWN BY: L. Stewart
RECORDED BY: J. Du Quesne
DRAWING NAME: 22-11352 Civil 004.dwg
SHEET NUMBER: C2

p:\22-11352 kenny smith fayetteville, ar\civil drawings \22-11352 civil 004.dwg - Plotted on 5/15/2023 9:30:48 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

PPL-2023-0002 APPROVED PLANS

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(e)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Fayetteville's 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 dripline.
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 outer 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 treacts size or other special requirements.
7. Where any of the above exceptions results 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 losses 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.
14. 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.

Tree Inventory

Tag	DBH (in)	Species	Health	Status	Tag	DBH (in)	Species	Health	Status
T1	30	Oak	Good	Save	T40	20	B-Oak	Good	Save
T2	38	Oak	Good	Save	T41	23	Ash	Good	Remove
T3	19	Elm	Good	Save	T42	12	Ash	Good	Remove
T4	14	Oak	Good	Save	T43	25	Maple	Good	Save
T5	15	Elm	Good	Save	T44	12	Elm	Good	Save
T6	16	Hackberry	Good	Save	T45	21	W-Oak	Good	Save
T7	6	Cherry	Good	Save	T46	21	W-Oak	Good	Save
T8	13	Oak	Good	Save	T47	24	W-Oak	Good	Save
T9	13	Oak	Good	Save	T48	19	W-Oak	Good	Save
T10	15	B-Oak	Good	Save	T49	21	W-Oak	Good	Save
T11	16	W-Oak	Good	Save	T50	21	W-Oak	Good	Save
T12	16	Oak	Good	Save	T51	24	W-Oak	Good	Save
T13	15	Oak	Good	Save	T52	21	W-Oak	Good	Save
T14	14	Oak	Good	Save	T53	16	W-Oak	Good	Save
T15	20	Cherry	Good	Save	T54	21	W-Oak	Good	Remove
T16	6	Hackberry	Good	Save	T55	21	W-Oak	Good	Remove
T17	13	Hackberry	Good	Save	T56	20	W-Oak	Good	Remove
T18	13	Elm	Good	Save	T57	28	Ash	Good	Remove
T19	23	B-Oak	Good	Save	T58	25	Ash	Good	Remove
T20	14	Hackberry	Good	Save	T59	31	W-Oak	Good	Remove
T21	15	W-Oak	Good	Save	T60	17	Ash	Good	Remove
T22	24	Elm	Good	Save	T61	13	Ash	Good	Remove
T24	23	B-Oak	Good	Save	T62	31	W-Oak	Good	Remove
T25	18	Cherry	Good	Save	T63	24	B-Oak	Good	Remove
T26	10	Hackberry	Good	Save	T64	26	W-Oak	Good	Remove
T27	31	W-Oak	Good	Save	T65	41	W-Oak	Good	Save
T28	8	Hackberry	Good	Save	T66	13	Ash	Good	Save
T29	17	Hackberry	Good	Save	T91	13	Hackberry	Good	Save
T30	22	B-Oak	Good	Save	T92	16	Oak	Good	Save
T31	17	Hackberry	Good	Save	T93	12	Cherry	Good	Save
T32	15	B-Oak DBL	Good	Save	T94	25	Oak	Good	Save
T33	15	B-Oak	Good	Save	T95	20	Pine	Good	Save
T34	11	Cherry	Good	Save	T96	22	Pine	Good	Save
T35	21	B-Oak	Good	Save					
T36	10	Sassafrass	Good	Save					
T37	17	Elm	Good	Save					
T38	24	B-Oak	Good	Save					
T39	12	W-Oak	Good	Save					

Tree Canopy Legend

	Tree Canopy to be Preserved Tree Protection / Undisturbed Area
	Tree Canopy, to be Removed
	Tree Preservation Easement

Tree Preservation Calculations:

TREE PRESERVATION CALCULATIONS:

Total Site Area (less R/W and Easements):	471,004 sf	100%
UT, Urban Thoroughfare	70,651 sf	15%
HHOD:	No	0 sf	0%
Total Canopy for Min. Preserv. Req'ments:	70,651 sf	15.0%
Existing Tree Canopy (less R/W & Easements):	64,891 sf	13.8%
Tree Canopy Preserved:	48,428 sf	10.3%
Tree Canopy Removed (Onsite):	16,463 sf	3.5%
Tree Canopy Removed (Offsite):	2,646 sf	
Tree Canopy Removed Total:	19,109 sf	4.1%
Removed Below Minimum:	22,222 sf	
Mitigation Requirements:	19,109 sf	

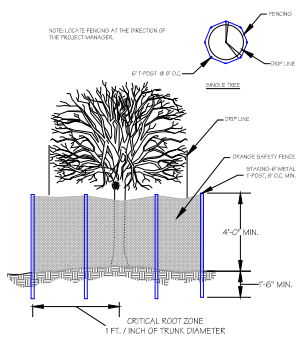
Tree Mitigation Calculations:

MITIGATION REQUIREMENTS:

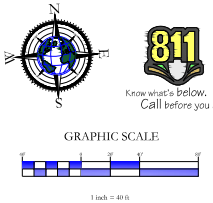
Canopy Below Requirements (High Priority):	19,109 sf
Canopy Below Requirements (Low Priority):	0 sf
Required High (Forestation @ 200 trees/ac):	88 Tree(s)
Required Low (Forestation @ 100 trees/ac):	0 Tree(s)
Provided:	88 Tree(s)

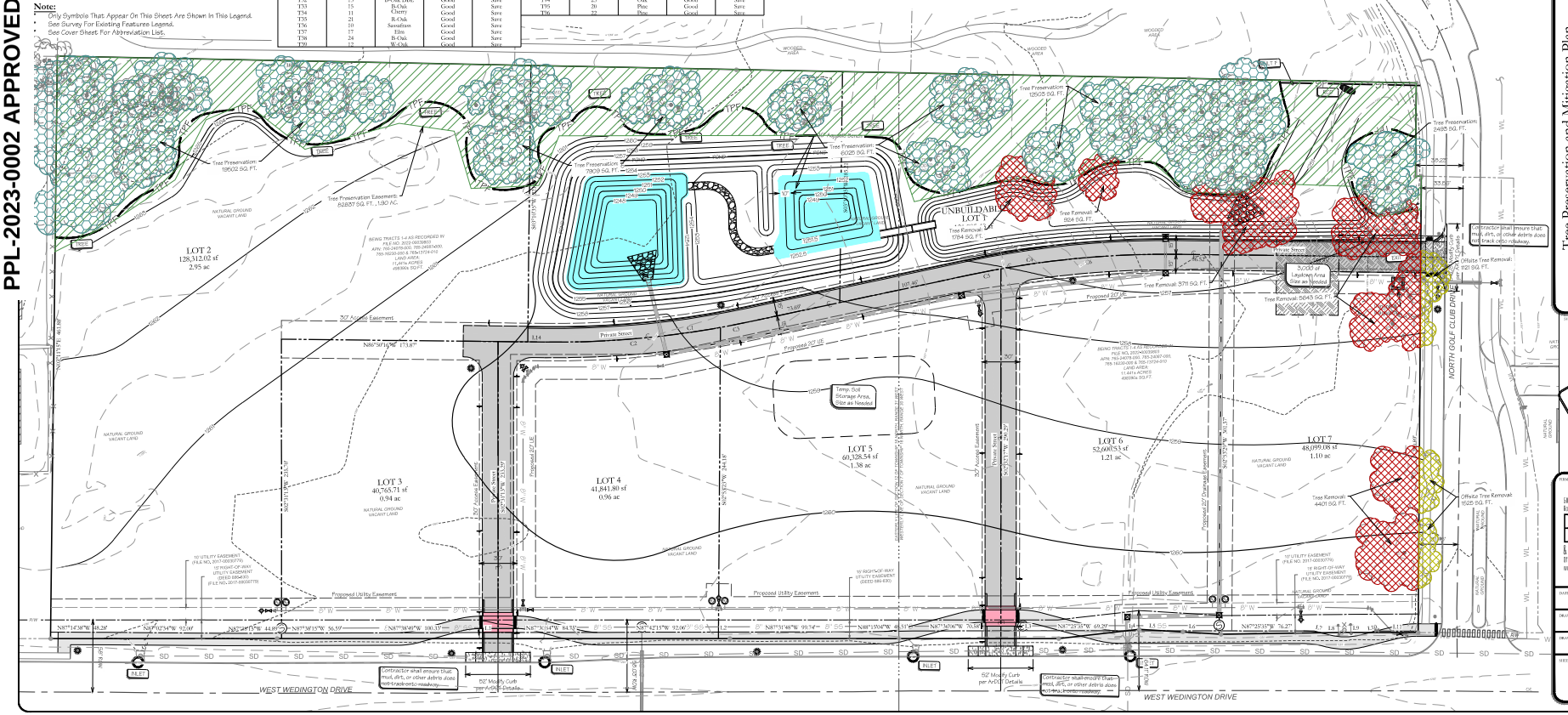
Soil Type:

CaB	Captina Silt Loam
Lf	Leaf Complex

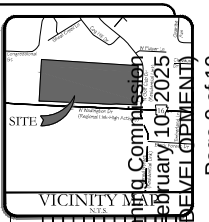


Tree Protection Fencing Detail
Scale: N.T.S.





NOT FOR CONSTRUCTION REVIEW ONLY!!!



REVISIONS:

No.	DESCRIPTION	PM, BY	DATE

Planning Commission
February 10th, 2025
ADM-2025-0002 (AFT DEVELOPMENT)
Page 9 of 19

Tree Preservation and Mitigation Plan
City Plat Page #400 & 401, Project #PPL-2023-0002
Preliminary Plat For:
KVS Sonic Group
W. Wedington Dr. & N. Golf Club Dr. Fayetteville, Arkansas
Kenny Smith
2786 E. Millennium Pl.
Fayetteville, AR 72703
479-249-4183

5402 S. Pinnacle Hills Pkwy.
Rogers, Arkansas 72758
BLEW & ASSOCIATES, P.A.
Office: (479) 845-6585
www.blewinc.com
Surveying
Engineering
Mapping
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2023-05-15	22-11352
DRAWN BY:	RECORDED BY:
L. Stewart	
DRAWING NAME:	
22-11352 Civil 004 - Lscp.dwg	
SHEET NUMBER:	
C2-2	

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

p:\22-11352 kenny smith fayetteville, ar\civil drawings \22-11352 civil 004 - lscp.dwg - Plotted on 5/15/2023 9:24:20 AM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

BLEW
Surveying | Engineering
Environmental

January 14, 2025

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

SUBJECT: AFT Development Preliminary Plat
Wedington Drive

To Whom It May Concern:

AFT Development, LLC is proposing an 8 Lot (1 being Non-Buildable) Commercial Subdivision to be Located on Wedington Drive in Fayetteville, Arkansas. The previous Preliminary Plat PPL-2023-0002 was approved as a 7 Lot (1 being Non-Buildable) Commercial Subdivision. With 6 Sellable Lots, the developments costs exceed the purchase price of said lots. The addition of a 7th Lot for sale would allow the developer to break even or make a small profit. As such, Blew & Associates is submitting a revised Preliminary Plat for this project.

Buildings:

Individual Development Plans per Lot will need to be submitted by the developers of said lot.

Water:

An 8-inch water line will connect to the end of the existing 12" line that runs along the north side of Wedington Drive. The plan is to remove the Tee and the Fire Hydrant that currently exists and conflicts with the required sidewalk and extend the waterline along the front of the property so that service to each property can be provided.

Sanitary Sewer:

Sanitary Sewer will have to be extended to the site. To the south, there is an existing sanitary sewer line that we will be connecting to. The property owner / realtor has been negotiating with that property owner to extend sewer through their property and under Wedington Drive to then provide sewer to each proposed lot.

Franchise Utilities:

The developer will work with the remaining utility companies to provide any Easements that should be needed. AEP / SWEPCO is to provide the Electrical to the Site.

Storm Water:

Stormwater will comply with the City of Fayetteville's Drainage Manual. A micropool extended detention pond is being proposed to handle the different storm events as well as the water quality for the entire developed site.

Streets:

Access to the Site will be provided along Wedington Drive and North Golf Club Drive. The developer will be installing common access points on both streets that will comply with the City's Access Management Standards.

Fire Access:

Fire Access will be provided through the new drives that we are installing as well as Wedington Drive and North Golf Club Drive.

Parkland:

Not Applicable

Tree Preservation:

Tree Preservation Easements will be dedicated as required by City Code. The design firm has situated the Extended Detention Pond at the low part of the site where all the storm water for the site currently flows through. We have tried to minimize the size of the pond to better work with the existing trees that are located on the site while still meeting the Drainage Manual Criteria's requirements.

All interested parties reserve the right to submit future waivers, variances, or conditional uses if so warranted.

Sincerely,

Jorge Du Quesne
Blew & Associates, PA

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
50 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
See Utility Plan For Line Sizes	
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Site General Notes:

1. Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe.
2. Layout of Preliminary Plat is based on and limited to survey information.
3. All Curb & Gutter shall be 18" wide per detail sheet.
4. All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD).
5. All Signs, Traffic Control Devices, etc. shall follow the guidelines of the MUTCD.
6. All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan. The pavement shall be constructed in accordance with the pavement section detail.
7. It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans. The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts.
8. All ramps shall have detectable truncated dome panels per A.D.A. and city standards and the detail sheet.
9. Individual lots, as represented hereon, shall not require separate tree preservation plans.
10. All signage shall be reviewed and approved by separate permit.
11. All utilities under 12kv to be relocated underground.
12. The site is located within the Washington Corridor Study Area.
13. Future development will be subject to UDC 166.24, 166.25, and 166.23, as applicable.

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	498,389.74 sf	11.44 acres
Proposed Dedicated R.O.W:	4,590.24 sf	0.11 acres
Net Site Area:	493,799.50 sf	11.34 acres
Zoning:	UT, Urban Thoroughfare	
ZONING REGULATIONS		
Front Setback:	A BTZ between 10 ft and 25 ft	
Side Setback:	None	
Rear Setback:	None	
Lot Width Minimum:	None	
Min Buildable Street Frontage:	50%	
Max Building Height:	5 stories	
PRE DEVELOPMENT SITE INFORMATION		
Total Paved Area:	0.00 sf	0.00 acres
Total Sidewalk Area:	0.00 sf	0.00 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	0.00 sf	0.0%
Total Pervious Area:	498,389.74 sf	100.0%
POST DEVELOPMENT SITE INFORMATION		
Total Paved Area:	31,789.46 sf	0.73 acres
Total Sidewalk Area:	2,482.90 sf	0.06 acres
Total Building Footprint Area:	0.00 sf	0.00 acres
Total Impervious Area:	34,272.37 sf	6.9%
Total Pervious Area:	464,117.38 sf	93.1%
LOT INFORMATION & DENSITY		
7 Buildable Lots	1 Non-Buildable Lots	
Density:	0.62 Lots/Acre	

Site Plan Notes:

SN-01	Crosswalk and Curb Ramp with Truncated Dome Detectable Warnings per ADA, and/or Municipal Specifications.
SN-02	Street Light per Municipal Standards.
SN-03	Taper Curb & Gutter to Match Existing
SN-05	Taper Curb from 6" to 0" in 2'-0"
SN-10	Match Existing Sidewalk
SN-12	Accessible Ramp in Sidewalk
SN-17	Thickened Edge of Pavement
SN-18	End of Curb
SN-19	Curb / Sidewalk Ramp per City / Highway Department Standards (Whichever is More Stringent)

Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel
NO PARKING FIRE LANE	-	No Parking Fire Lane Sign	12 x 18	U-Channel

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

Know what's below. Call before you dig.

VICINITY MAP
NTS

REVISIONS:			
No.	DESCRIPTION:	DATE:	BY INITIALS
1	Revised Detention Pond Location and Lot Configuration	2025-01-31	JDQ
2	Revised Lot Configuration of 2, 3, & 4, Detention Loc.	2025-02-10	JDQ

Planning Commission
February 10th 2025
ADM-2025-0002 (AFT DEVELOPMENT)
Page 12 of 19

Preliminary Plat
City Plat Page #400 & 401, Project #PPL-2023-0002
Preliminary Plat For:
AFT Development, LLC
W. Wedington Dr. & N. Golf Club Dr. Fayetteville, Arkansas
Kenny Smith
2786 E. Millennium Pl.
Fayetteville, AR 72703
479-249-4183

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW
Surveying | Engineering
Environmental
3825 N. Shiloh Drive
Fayetteville, Arkansas 72703
Office: (479) 443-4506
www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-01-31	22-11352
DRAWN BY:	RECORDED BY:
L. Stewart	J. Du Quesne
DRAWING NAME:	
22-11352 Civil 011.dwg	
SHEET NUMBER:	
C2	

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p:\22-11352 kenny smith fayetteville, ar\civil drawings\22-11352 civil 011 - lscp.dwg - Plotted on 1/31/2025 5:15:41 PM @ a scale of 1:1 to autocad pdf (smallest file).pc3 by Lee Stewart

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
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	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
XW	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Fayetteville 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 LEADER. MULTI LEADERED 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 BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
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, 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 MAINTAINING 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 DESCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS 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% 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 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 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. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.

Landscape Legend:

Key	Symbol	Qty.	Botanical	Common	Caliper	Comments
(S) STREET FRONTAGE TREES:						
JE		49	Ulmus americanna 'Jefferson'	Elm	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
HL		49	Gleditsia triacanthos f. inermis 'Impcole' IMPERIAL	Imperial Honey Locust	2" Cal	
RO		28	Quercus falcata	Southern Red Oak	2" Cal	
(M) MITIGATION TREES:						
SO		11	Quercus Bicolor	Swamp White Oak	2" Cal	Balled & Burlapped Limbed 6 ft. from the ground
SL		22	Tilia tomentosa	Silver Linden	2" Cal	
LL		22	Tilia cordata 'Chancellor'	Little-leaf Linden	2" Cal	
AH		21	Ilex opaca	American Holly	2" Cal	
SP		23	Pinus enchinata	Shortleaf Pine	2" Cal	
WO		23	Quercus alba	White Oak	2" Cal	
HB		11	Celtis occidentalis	Hackberry	2" Cal	
WI		11	Quercus phellos	Willow Oak	2" Cal	
GRASS:			Seed & Straw/Sod (+/- 390,880 sf)			All Disturbed Areas

Landscape Notes:

- DIMENSIONS ARE MEASURED FROM THE FACE OF CURB, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER OF STRIPE.
- LANDSCAPE CONTRACTOR SHALL CONTACT ARKANSAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING LANDSCAPE WORK.
- GRASS AREAS SHALL BE SODDED WITH BERMUDA GRASS SOD.
- ALL LANDSCAPE BEDS ARE TO BE MULCHED WITH EITHER TANNED HARDWOOD BARK OR REDWOOD MULCH, WITH A THICKNESS OF 3" OVER ENTIRE BED.
- SOIL WITHIN LANDSCAPE BEDS IS TO BE AMENDED WITH EQUAL PARTS OF PERLITE (OR EQUITABLE SUBSTITUTE), PEAT MOSS AND CLEAN TOP SOIL. ALL LANDSCAPE BEDS ARE TO HAVE SOD REMOVED BEFORE INSTALLATION OF PLANT MATERIAL.
- IRRIGATION WATER METERS HAVE BEEN PROVIDED. DEVELOPER TO CONTACT IRRIGATION CONTRACTOR TO DESIGN AND INSTALL AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- ALL PLANT AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER CITY'S LANDSCAPE MANUAL (IF AVAILABLE).

Timing of Planting:

- THE ENTIRETY OF LOT 1 (MITIGATION AND STREET TREES) AND THE NORTHERN PORTION OF LOT 2 (MITIGATION TREES ONLY) SHALL BE PLANTED BY COMPLETION OF THIS PROJECT / SUBDIVISION DEVELOPMENT.
- ALL STREET TREES AND LOT TREES ASSOCIATED WITH INDIVIDUAL BUSINESS CONSTRUCTION (LOTS 2-7) WILL HAVE THEIR PLANTING DEFERRED UNTIL AFTER CONSTRUCTION OF THE BUSINESS IS COMPLETE, BUT MUST BE INSTALLED PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY.
- THREE-YEAR MAINTENANCE BONDING/CONTRACTING OF THE TREES WILL BE ADDRESSED IN 6-MONTH INTERVALS. TREE INSTALLED WITHIN THE PRIOR SIX MONTH PERIOD WILL BE COUNTED AND THE PERFORMANCE BOND MAY BE RELEASED WHEN THEIR HEALTH IS APPROVED AND A 3 YEAR MAINTENANCE BOND IS IN PLACE. INSTALLED TREES DURING THIS PERIOD WILL BE MARKED ON THE APPROVED LANDSCAPE PLAN AND THESE LOCATIONS PROVIDED TO URBAN FORESTRY WITH THE MOST CURRENT TREE COUNT AND BOND AMOUNT. CONTACT: KENNY SMITH, PHONE: (479) 249-4183

Landscape Information:

PROPERTY INFORMATION		
Gross Site Area:	498,389.74 sf	11.44 acres
Proposed Dedicated R.O.W:	4,590.24 sf	0.11 acres
Net Site Area:	493,799.50 sf	11.34 acres
Zoning:		UT, Urban Thoroughfare
STREET TREES:		
Public Frontage Length (less driveways):		1414.29 lf
Required 1 Tree/30 lf:		47 Tree(s)
Provided:		47 Tree(s)
Private Frontage Length (Future driveway locations are unknown):		2373 lf
Required 1 Tree/30 lf:		79 Tree(s)
Provided:		79 Tree(s)

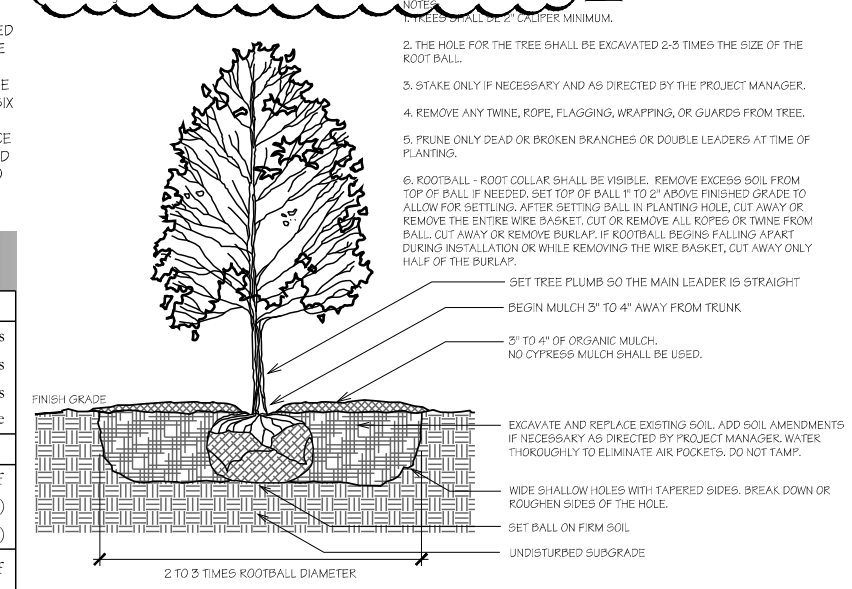
Tree Mitigation Calculations:

MITIGATION REQUIREMENTS:	
Canopy Below Requirements (High Priority):	31,459 sf
Canopy Below Requirements (Low Priority):	0 sf
Required High (Forestation @ 200 trees/ac):	144 Tree(s)
Required Low (Forestation @ 100 trees/ac):	0 Tree(s)
Provided:	144 Tree(s)

Fayetteville Notes:

The following apply:

a. Prior to Grading Permit, tree preservation measures shall be in place per approved Tree Preservation Plan.
b. Prior to Building Permit, escrow payment shall be deposited with escrow form.
c. Prior to Certificate of Occupancy, a 3-year Maintenance Plan with a 3-year surety (letter of credit, bond or cash) and completed Landscape Surety Form
d. A performance bond must be submitted for deferred plantings associated with Lot 2 through Lot 8.



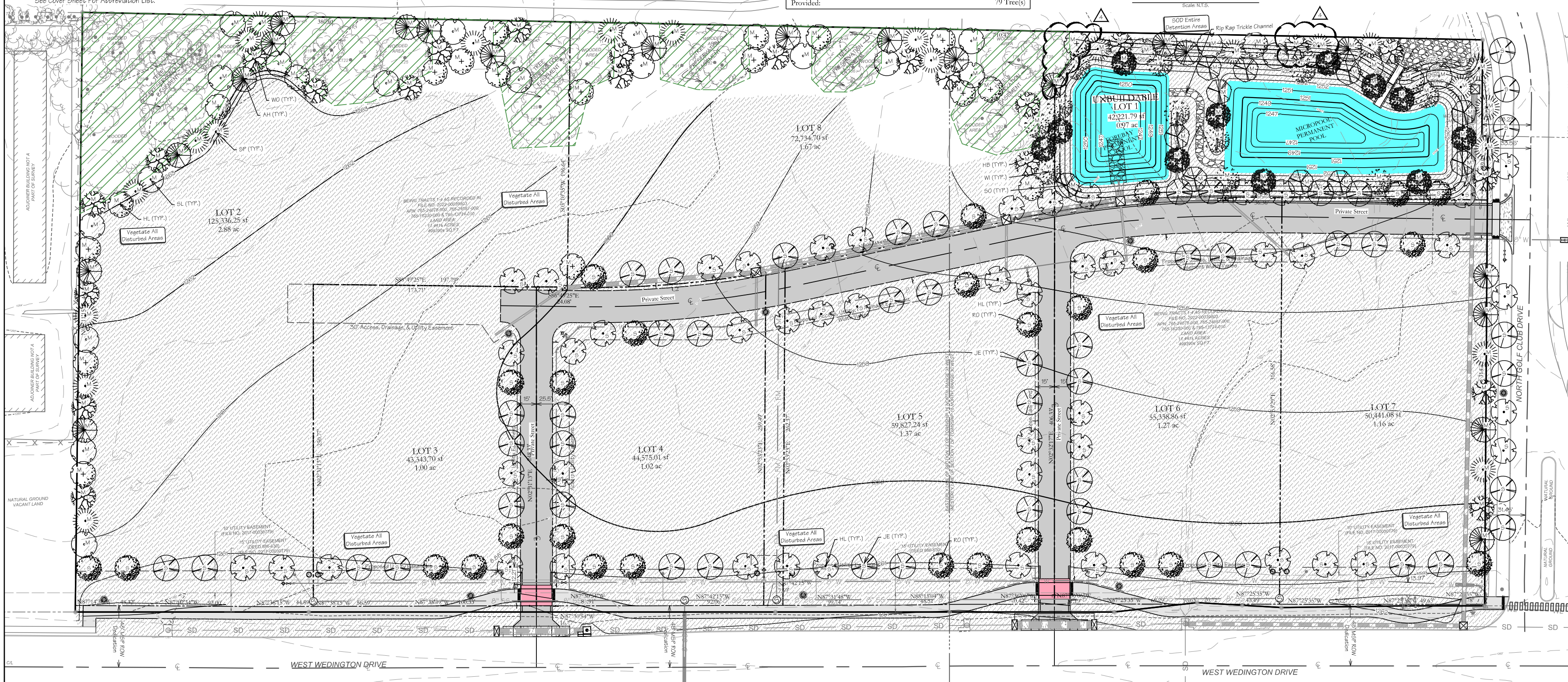
TREE PLANTING DETAIL

Scale: N.T.S.

GRAPHIC SCALE

1 inch = 40 ft

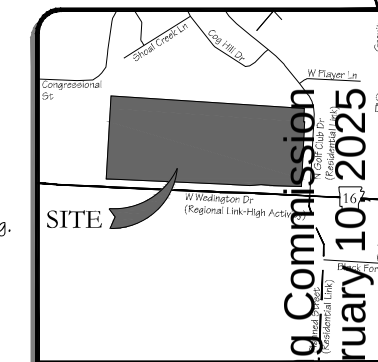
Know what's below. Call before you dig.



REVISIONS:	PRE-BID / POST-BID	
№:	DESCRIPTION	DATE:
4	Mitigation Calculations & Trees Revised. Fayetteville Note Added. Street Trees Adjusted for Utility Clearances.	01-31-2025
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

VICINITY MAP

N.T.S.



Landscape Plan

City Plat Page #400 & 401, Project #PPL-2023-0002

Preliminary Plat For:

AFT Development, LLC

W. Wedington Dr. & N. Golf Club Dr. Fayetteville, Arkansas

Kenny Smith

2786 E. Millennium Pl.

Fayetteville, AR 72703

479-249-4183

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW
Surveying | Engineering | Environmental
5102 S. Pinnacle Hills Pkwy Rogers, Arkansas 72758
Office: (479) 443-4506 www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-01-31	22-11352
DRAWN BY:	REVIEWED BY:
L. Stewart	J. Du Quesne

DRAWING NAME: 22-11352 Civil 011 - Lscp.dwg

SHEET NUMBER: C2-1

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
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	Zoning Limits
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
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FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
* Only Symbols That Appear On This Sheet Are Shown In This Legend.
* See Survey For Existing Features Legend.
* See Cover Sheet For Abbreviation List.

Fayetteville's 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 outer 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 treact 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 losses 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.
14. 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.

Tree Inventory

Tag	DBH (in)	Species	Health	Status	Tag	DBH (in)	Species	Health	Status
T1	30	Oak	Good	Save	T40	20	R-Oak	Good	Remove
T2	38	Oak	Good	Save	T41	23	Ash	Good	Remove
T3	19	Elm	Good	Save	T42	12	Ash	Good	Remove
T4	14	Oak	Good	Save	T43	25	Maple	Good	Remove
T5	15	Elm	Good	Save	T44	12	Elm	Good	Remove
T6	16	Hackberry	Good	Save	T45	21	W-Oak	Good	Remove
T7	6	Cherry	Good	Save	T46	21	W-Oak	Good	Remove
T8	13	Oak	Good	Save	T47	24	W-Oak	Good	Remove
T9	13	Oak	Good	Save	T48	19	W-Oak	Good	Remove
T10	15	R-Oak	Good	Save	T49	21	W-Oak	Good	Remove
T11	16	W-Oak	Good	Save	T50	21	W-Oak	Good	Remove
T12	16	Oak	Good	Save	T51	24	W-Oak	Good	Remove
T13	15	Oak	Good	Save	T52	21	W-Oak	Good	Remove
T14	14	Oak	Good	Save	T53	16	W-Oak	Good	Remove
T15	20	Cherry	Good	Save	T54	21	W-Oak	Good	Remove
T16	6	Hackberry	Good	Save	T55	21	W-Oak	Good	Remove
T17	13	Hackberry	Good	Save	T56	20	W-Oak	Good	Remove
T18	13	Elm	Good	Save	T57	28	Ash	Good	Remove
T19	23	B-Oak	Good	Save	T58	25	Ash	Good	Remove
T20	14	Hackberry	Good	Save	T59	31	W-Oak	Good	Remove
T21	15	W-Oak	Good	Save	T60	17	Ash	Good	Remove
T22	24	Elm	Good	Save	T61	13	Ash	Good	Remove
T24	23	R-Oak	Good	Save	T62	31	W-Oak	Good	Remove
T25	18	Cherry	Good	Save	T63	24	B-Oak	Good	Remove
T26	10	Hackberry	Good	Save	T64	26	W-Oak	Good	Remove
T27	31	W-Oak	Good	Save	T65	41	W-Oak	Good	Remove
T28	8	Hackberry	Good	Save	T66	13	Ash	Good	Remove
T29	17	Hackberry	Good	Save	T91	13	Hackberry	Good	Save
T30	22	R-Oak	Good	Save	T92	16	Oak	Good	Save
T31	17	Hackberry	Good	Save	T93	12	Cherry	Good	Save
T32	13	B-Oak DBL	Good	Save	T94	25	Oak	Good	Save
T33	15	B-Oak	Good	Save	T95	20	Pine	Good	Save
T34	11	Cherry	Good	Save	T96	22	Pine	Good	Save
T35	21	R-Oak	Good	Save					
T36	10	Sassafrass	Good	Save					
T37	17	Elm	Good	Save					
T38	24	B-Oak	Good	Save					
T39	12	W-Oak	Good	Save					

Tree Canopy Legend

- Tree Canopy to be Preserved / Tree Protection / Undisturbed Area
- Tree Canopy to be Removed
- Tree Preservation Easement

Tree Preservation Calculations:

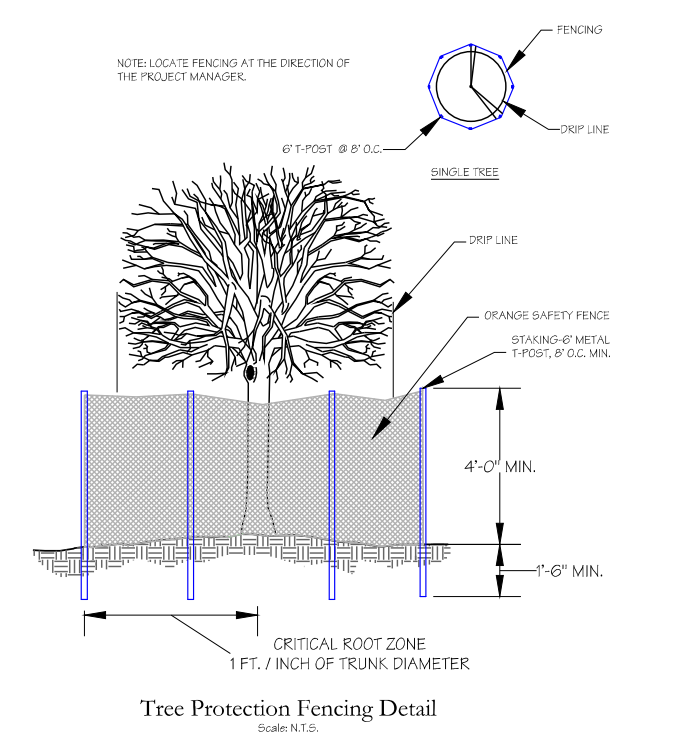
TREE PRESERVATION CALCULATIONS:		
Total Site Area (less R/W and Easements):	471,004 sf	100%
UT, Urban Thoroughfare	70,651 sf	15%
HHOD: No	0 sf	0%
Total Canopy for Min. Preserv. Req'ments:	70,651 sf	15.0%
Existing Tree Canopy (less R/W & Easements):	64,895 sf	13.8%
Tree Canopy Preserved:	33,961 sf	7.2%
Tree Canopy Removed (Onsite):	30,935 sf	6.6%
Tree Canopy Removed (Offsite):	524 sf	
Tree Canopy Removed Total:	31,459 sf	6.7%
Removed Below Minimum:	36,690 sf	
Mitigation Requirements:	31,459 sf	

Tree Mitigation Calculations:

MITIGATION REQUIREMENTS:	
Canopy Below Requirements (High Priority):	31,459 sf
Canopy Below Requirements (Low Priority):	0 sf
Required High (Forestation @ 200 trees/ac):	144 Tree(s)
Required Low (Forestation @ 100 trees/ac):	0 Tree(s)
Provided:	144 Tree(s)

Soil Type:

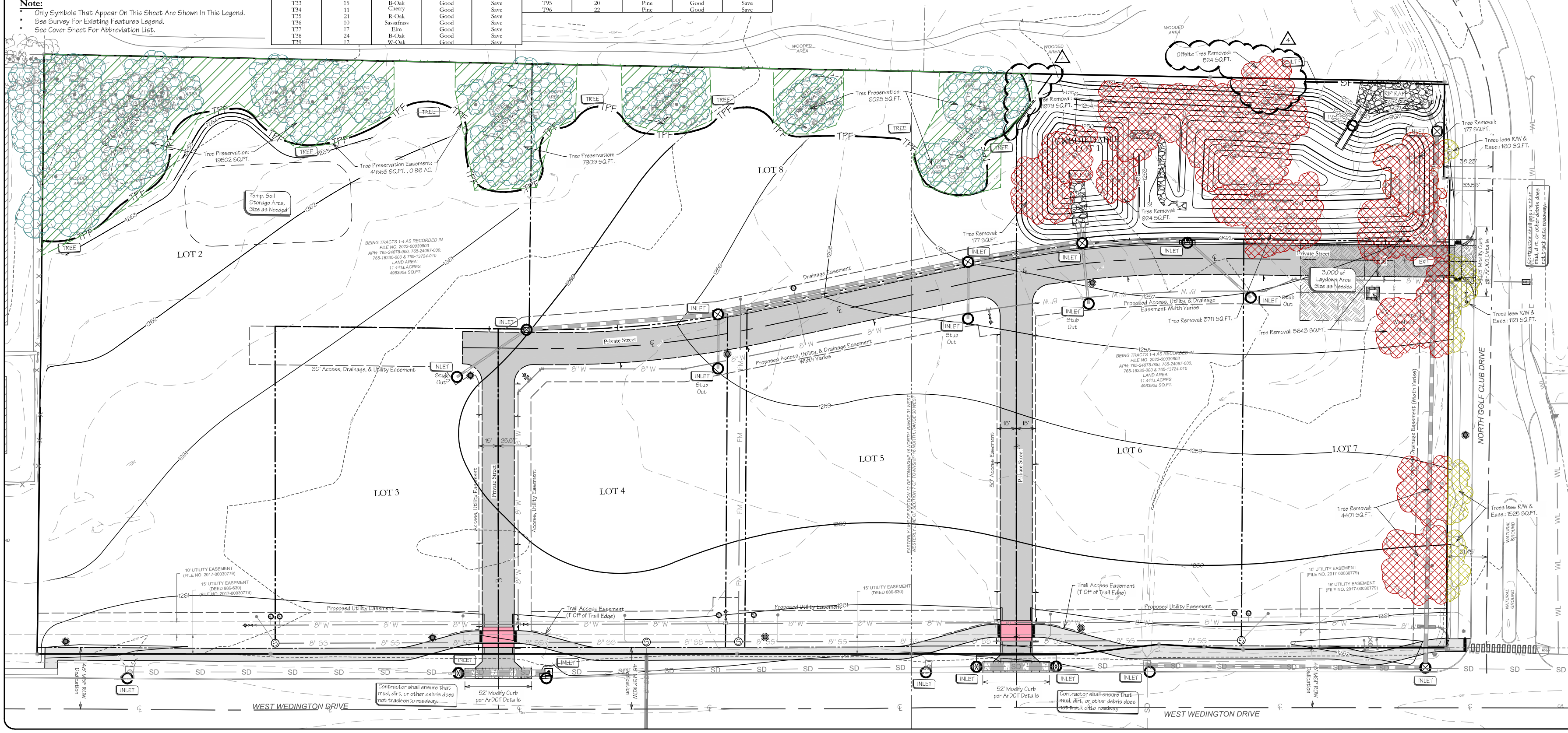
CaB	Captina Silt Loam
Lf	Leaf Complex

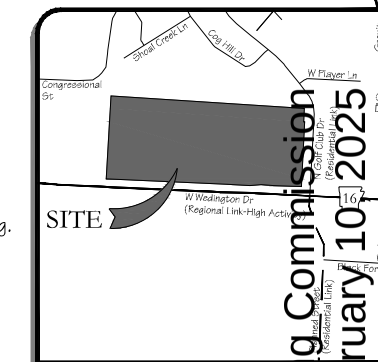


Tree Protection Fencing Detail
Scale: N.T.S.

GRAPHIC SCALE
1 inch = 40 ft

Know what's below. Call before you dig.





VICINITY MAP
N.T.S.

REVISIONS: PRE-BID / POST-BID

No	DESCRIPTION	DATE:
4	Tree #49 Removed from Preservation. Mitigation Revised.	01-31-2025
	-	-
	-	-
	-	-
	-	-

Tree Preservation and Mitigation Plan
City Plat Page #400 & 401, Project #PPL-2023-0002

Preliminary Plat For:
AFT Development, LLC
W. Wedington Dr. & N. Golf Club Dr. Fayetteville, Arkansas
Kenny Smith
2786 E. Millennium Pl.
Fayetteville, AR 72703
479-249-4183

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

BLEW
Surveying | Engineering | Environmental
5102 S. Pinnacle Hills Pkwy Rogers, Arkansas 72758
Office: (479) 443-4506 www.BLEWINC.com
Certificate of Authorization № 1534

DATE: 2025-01-31 JOB NUMBER: 22-11352
DRAWN BY: L. Stewart REVIEWED BY: J. Du Quesne
DRAWING NAME: 22-11352 Civil 011 - Lscp.dwg
SHEET NUMBER: C2-2

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Ditch Line
	Fault Line / Grade Change
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
	See Utility Plan For Line Sizes
	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Force Main
	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
	Gas Line
	Overhead Electric Line
	Underground Electric Line
	Cable Television Line
	Fiber Optic Line
	Overhead Telephone Line
	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Grading Notes:

PRE-CONSTRUCTION:
- Prior to start of site grading, erosion control measures shall be installed in accordance to the erosion control plan. These erosion control measures, as a minimum, shall include all silt fencing, temporary sediment ponds, temporary construction entrances, and any other measures necessary to ensure that sediment does not leave the site.
- Contractor shall notify the appropriate Utility Companies and the State One-Call System a minimum of 48 hours prior to any excavation for the location of all underground utility lines that will be affected by this development. Please note that existing utilities noted on plan have been located with all available information and that exact location of utility lines may not be accurate.
- A pre-construction meeting shall be held on site once ALL Erosion Control Measures have been installed and prior to any site grading / construction / demolition.

GENERAL:
- Contractor shall install/use all required equipment so as to comply with all safety standards dictated by OSHA, Federal, State, and Local Regulations.
- Contractor shall coordinate with appropriate Utility Company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Areas to be graded shall be cleared and grubbed so as to remove all organic material including but not limited to vegetation, trees, roots, debris or other materials that would affect the stability of the fill. If uncertainty exists as to the suitability of any material, the contractor shall have a Registered Geotechnical Engineer make the final determination.
- Contractor shall ensure that the fill material be free of organic materials, frozen materials, muck, highly compressible materials, rocks, rubbish, timber, brush, stumps, building debris, and other materials that would negatively affect the fill material.
- Contractor shall stock pile and maintain all good top soil removed from areas to be graded and filled for use in final grading all critical / unpaved areas.
- Contractor shall proof roll subgrade of all areas to be paved prior to installation of paving materials. Any soft areas shall be removed and replaced with select fill and compacted as noted in the pavement section shown on the detail sheet.
- Contractor shall employ a Geotechnical Engineering / Inspection Firm registered with the State of Arkansas for inspection and testing of subgrade for proper compaction (95% standard proctor).

STORM SYSTEM:
- All drainage structures under paved areas and / or areas expecting heavy duty traffic loading shall be designed to meet AASHTO Heavy Duty (H20) traffic loading.
- Storm pipe / box shall be bedded in accordance with the bedding detail and in accordance with the specifications of ASTM D2321 (latest edition available at http://www.ASTM.org).
- Storm system is measured from the center of the box and from the end of the flared end sections.
- Drainage structures shall be constructed so that the appropriate section of the box, such as the gutter for curb inlets, the grate for drop inlets, is at an elevation that will allow for the maximum drainage into the box in accordance with proposed grades and spot elevation shown on the plan. The contractor shall notify the engineer of record in the event of a discrepancy.
- All drainage structures located within the State or Local Right-of-Way shall be constructed in accordance with the specifications and details of the Appropriate Governing Agency.

POST-CONSTRUCTION:
- Contractor shall scarify any area to receive top soil to a min. depth of 3".
- All unpaved disturbed areas shall be graded smooth and receive a minimum of 4" of topsoil. The area shall be seeded and / or sodded in accordance with the landscape plan. The area shall be watered until a hardy cover of grass has been established and 80% of the site has been stabilized in accordance with ADEQ's Construction General Permit (ARR150000).
- Once the site has reached final stabilization in accordance to the requirements set forth in ADEQ's Construction General Permit, the contractor shall file a notice of termination.

Storm Sewer Schedule [1]

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Do	Inlet Do
STORM LINE "A"								
A-4	1261.01	1255.54	217 LF	36 in	RCP	@ 0.56%	1254.32	A-3
A-3	1261.87	1254.22	418 LF	36 in	RCP	@ 0.50%	1252.15	A-2
A-2	1257.66	1252.15	24 LF	36 in	RCP	@ 0.50%	1252.03	A-1
STORM LINE "B"								
B-6	Stub Out	1255.61	65 LF	18 in	RCP	@ 0.50%	1255.28	B-5
B-5	1260.03	1254.78	150 LF	24"x38"	HE RCP	@ 0.50%	1254.03	B-4
B-4	1258.75	1253.54	139 LF	Dbl 30 in	RCP	@ 0.50%	1252.54	B-3
B-3	1256.99	1252.54	90 LF	Dbl 30 in	RCP	@ 0.50%	1252.09	B-2
B-2	1256.91	1252.09	16 LF	Dbl 30 in	RCP	@ 0.55%	1252.00	B-1
STORM LINE "C"								
C-2	Stub Out	1254.08	67 LF	18 in	RCP IV	@ 0.87%	1253.50	C-1
C-1	1256.66	1253.00	82 LF	24 in	RCP	@ 0.50%	1252.59	B-2
STORM LINE "D"								
D-2	1261.09	1257.57	70 LF	24"x36"	RCB	@ 0.10%	1257.50	D-1
STORM LINE "E"								
E-2	1260.82	1256.99	62 LF	24"x48"	RCB	@ 0.29%	1256.81	E-1
STORM LINE BRANCHES								
B-2a	Stub Out	1254.22	47 LF	18 in	RCP IV	@ 1.06%	1253.72	B-2
B-3a	Stub Out	1254.69	44 LF	18 in	RCP	@ 3.80%	1253.01	B-3
B-4a	Stub Out	1255.61	42 LF	18 in	RCP	@ 0.55%	1255.38	B-4

[1] - Reinforced Concrete Pipe shall be Class III per ASTM C-76, with flexible plastic bitumen gaskets at joints.
IV - Reinforced Concrete Pipe shall be Class IV per ASTM C-76, with flexible plastic bitumen gaskets at joints.

Storm Water Connections:

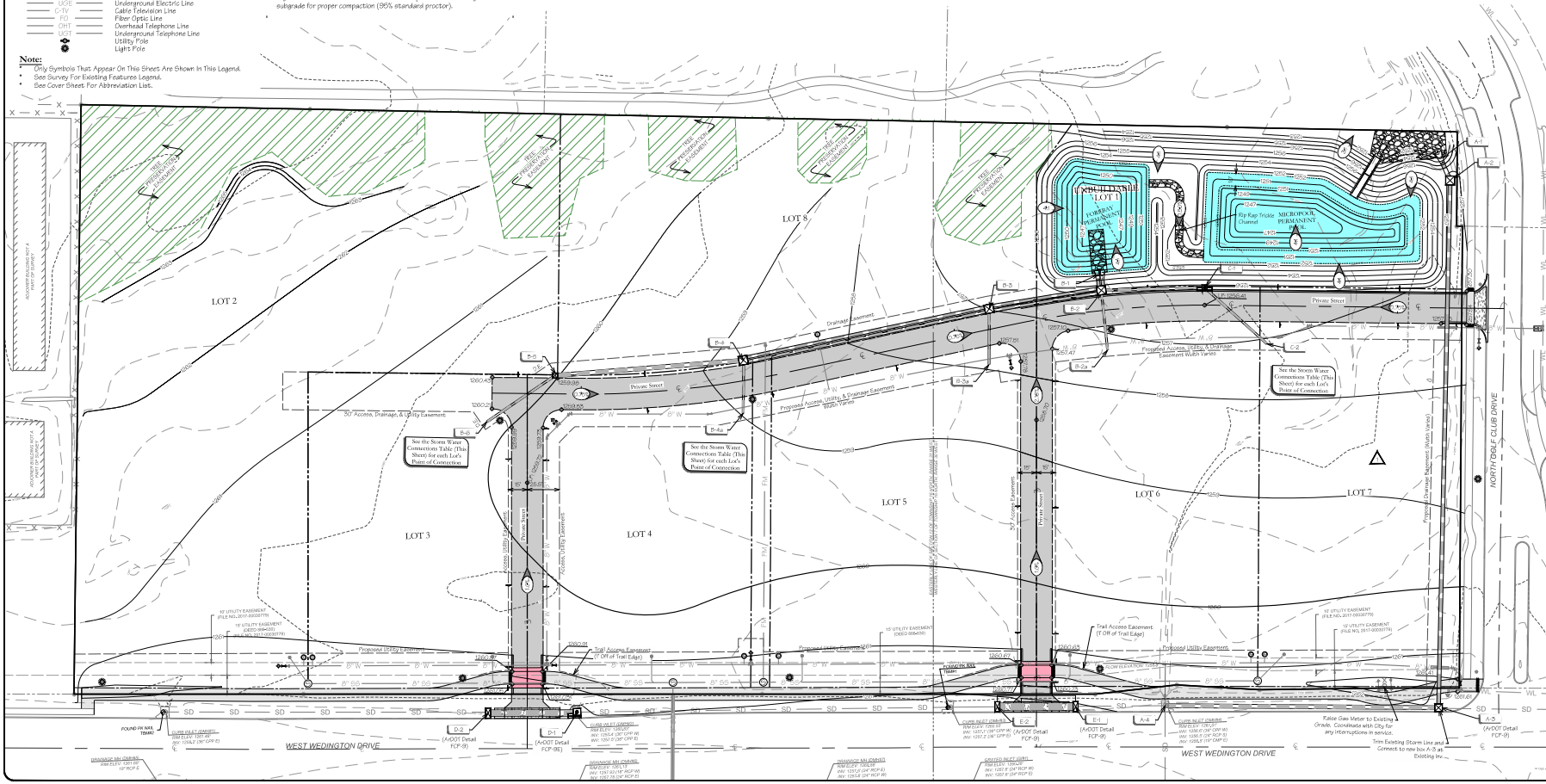
LOT #:	Inlet #:
1	Detention Basin
2	B-5
3	B-6
4	B-4a
5	B-3a
6	B-2a
7	C-2
8	Detention Basin

Note: Each Lot shall connect to the storm system and route through the detention pond installed with this PPL. See above for the corresponding Lots and Inlet Schedule.

N S

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

GRAPHIC SCALE
0' 15' 30' 60' 90'
(IN FEET)
1 inch = 40 ft



VICINITY MAP
NTS

REVISIONS:

No.	DESCRIPTION:	INITIAL	DATE:
1	Adjusted Sewer Line to allow routing thru Detention on north side	MCC	04/15/2025
2	Moved Location of Detention Pond and Revised Storm Sewer	MCC	05/19/2025

Planning Commission
February 10, 2025
ADM-2025-0002 (AFT DEVELOPMENT)
Page 15 of 19

Grading and Drainage Plan
City Plat Page #400 & 401, Project #PPL-2023-0002

Preliminary Plat For:
AFT Development, LLC
W. Wedington Dr. & N. Golf Club Dr. Fayetteville, Arkansas
Kenny Smith
2786 E. Millennium Pl.
Fayetteville, AR 72703
479-249-4183

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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Fayetteville, Arkansas 72703 www.BLEWINC.com
Certificate of Authorization № 1534

DATE:	JOB NUMBER:
2025-01-31	22-11352
DRAWN BY: L. Stewart	RECORDED BY: J. Du Quesne
DRAWING NAME: 22-11352 Civil 011.dwg	
SHEET NUMBER: C4	

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type and Size)
	Retaining Wall
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
G/A/S	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:
- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Utility Notes:

GENERAL:
- The contractor shall contact "One-Call" and / or the appropriate utility company a minimum of 48 hours prior to excavation in areas of existing utilities. The contractor is responsible for any damage to underground utility lines and shall make every effort necessary to coordinate with the appropriate utility company for repair of the utility.
- A minimum of 48 hours prior to start of construction / installation of any utilities, the contractor shall be responsible for contacting the local municipality / governing agency or utility to schedule a pre-construction meeting as required by said municipality / agency / utility. No work shall occur on the site prior to the pre-construction meeting. contractor shall also be responsible for obtaining any necessary state / local permits for construction.
- Water and Storm lines shall have a minimum of 18" vertical separation and 10'-0" of horizontal separation from the sanitary sewer lines.
- All water and sewer force main fitting shall be restrained through the use of thrust blocking per the detail sheets or approved equivalent anchors.
- Contractor shall refer to architectural or plumbing drawings for utility connection locations for the building.
- Dimensions are to the face / corner of the building, face of curb, and centerline of pipe and fitting.
- Contractor shall coordinate disruption of utility service with all surrounding / adjacent property owners.
- Existing utilities shown on plans have been shown in their approximate locations per available information.
- Contractor shall obtain authorization of the local municipalities prior to connection to any existing water lines, sewer lines, or sewer manholes. Contractor shall avoid spillage of any raw materials from the sewer system. In the event that a spill occurs, the contractor shall provide all equipment necessary to repair the sewer line, and remove all spilt sewage including contaminated soils per the requirements of the local municipality.
- Proposed utilities that are to be buried within the same trench shall be coordinated with and approved by the appropriate utility company.
- Contractor shall field verify depth and location of existing utilities prior to construction of proposed utilities.
- Proposed utilities shall be constructed in accordance with the standards / specifications of the governing agency.
- Contractor shall coordinate with appropriate utility company as listed on the cover sheet for adjustment of utility lines affected by cut and fill.
- Utility lines less than 12 kv shall be relocated underground as required by the local municipality.
- Contractor shall coordinate with appropriate utility companies for routing of gas, telephone, cable, and electricity.

WATER:
- All water lines shall have 3'-0" min. cover above top of pipe.
- All water lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- All water lines shall be hydrostatically tested and disinfected in accordance with city standards and with a city inspector present.
- All fire hydrants shall have a city approved gate valve installed within 5'-0" max. of the hydrant.
- Any cleanouts, valve boxes, and meter boxes in the pavement area shall be installed with a concrete apron in accordance with the detail sheet.
- Fire hydrants shall be installed in accordance with the standards / specification of the local water utility company and local municipality.

SANITARY SEWER:
- All sanitary sewer lines shall have 3'-0" min. cover above top of pipe.
- All sanitary sewer lines shall be bedded in accordance with city standards and bedding detail, see detail sheet(s).
- Sanitary sewer manholes located in grass area / non-paved area shall be constructed so that the rim is six (6) inches above proposed highest point of closest adjacent grade. In the event this can not be achieved then the manhole cover shall be water tight.
- Contractor shall match top of proposed sanitary sewer manhole to proposed grade. If a discrepancy occurs between the proposed grade and proposed structure tops, the grading shall govern. If the discrepancy is more than 4 inches the contractor shall contact the Engineer of Record.

Sanitary Sewer Schedule

Inlet Up	Top Elev.	Inv. Up	Length	Size	Type	Slope	Inv. Dn	Inlet Dn
SEWER LINE "A"								
A-6	1261.60	1257.52	392 LF	8 in	SDR 26 PVC	@ 0.40%	1256.95	A-5
A-5	1262.09	1255.85	72 LF	8 in	SDR 26 PVC	@ 0.40%	1255.56	A-4
A-4	1261.00	1255.56	124 LF	8 in	SDR 26 PVC	@ 0.40%	1254.86	A-3
A-3	1260.45	1254.76	278 LF	8 in	SDR 26 PVC	@ 0.40%	1253.65	A-2
A-2	1257.96	1253.45	36 LF	8 in	SDR 26 PVC	@ 0.40%	1253.30	A-1
SEWER LINE "A-4"								
A-4a	1261.66	1256.72	289 LF	8 in	SDR 26 PVC	@ 0.40%	1256.56	A-4

Water Main Schedule

End	Length	Size	Type	Start
WATER LINE "A"				
W-1a	951 LF	8 in	C900 PVC	W-1
WATER LINE "B"				
W-2a	984 LF	8 in	C900 PVC	W-2

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft

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

VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE
1	Revised Water Line Connection to the East - Adjusted Sewer Alignment	04/18/2025
2	Revised Water Line Connection to the East - Adjusted Sewer Alignment to Allow Pipe Hydrant to remain	05/07/2025
3	Revised Lot Dimensions Detail and Adjusted Sewer Alignment	05/27/2025
4	Note: Service Provided by Lot 8, Utility Services & Manhole Adjusted	06/18/2025

Planning Commission
February 10th 2025
ADM-2025-0002 (AFT DEVELOPMENT)

Utility Plan
City Plat Page #400 & 401, Project #PPL-2023-0002
Preliminary Plat For:
AFT Development, LLC
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Kenny Smith
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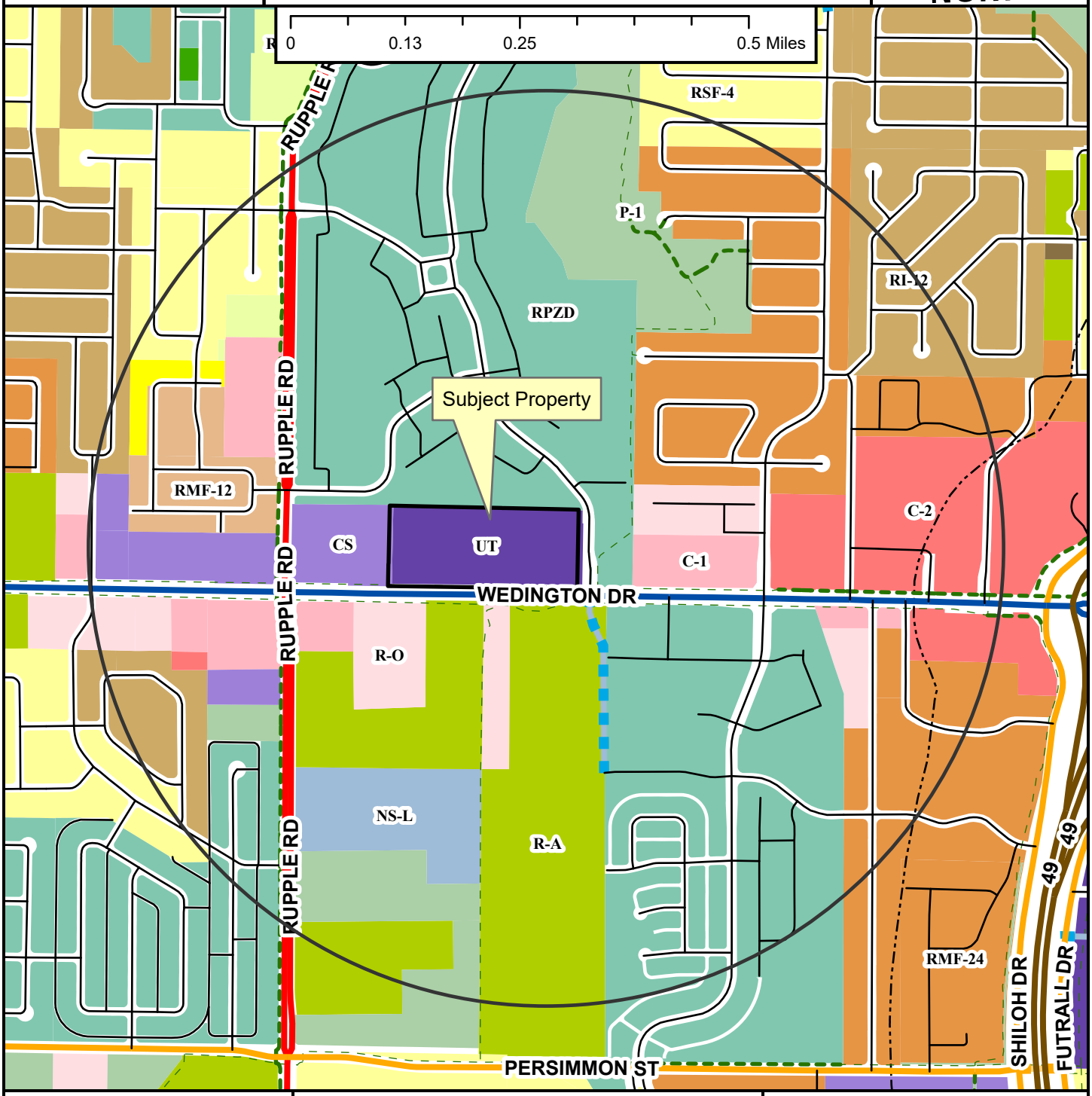
ADM-2025-0002

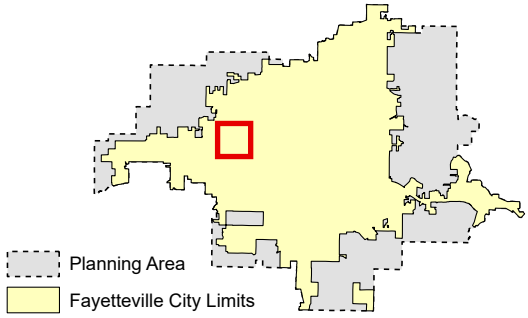
One Mile View

3610 W. WEDINGTON DR

NORTH



Regional Link
Neighborhood Link
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
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

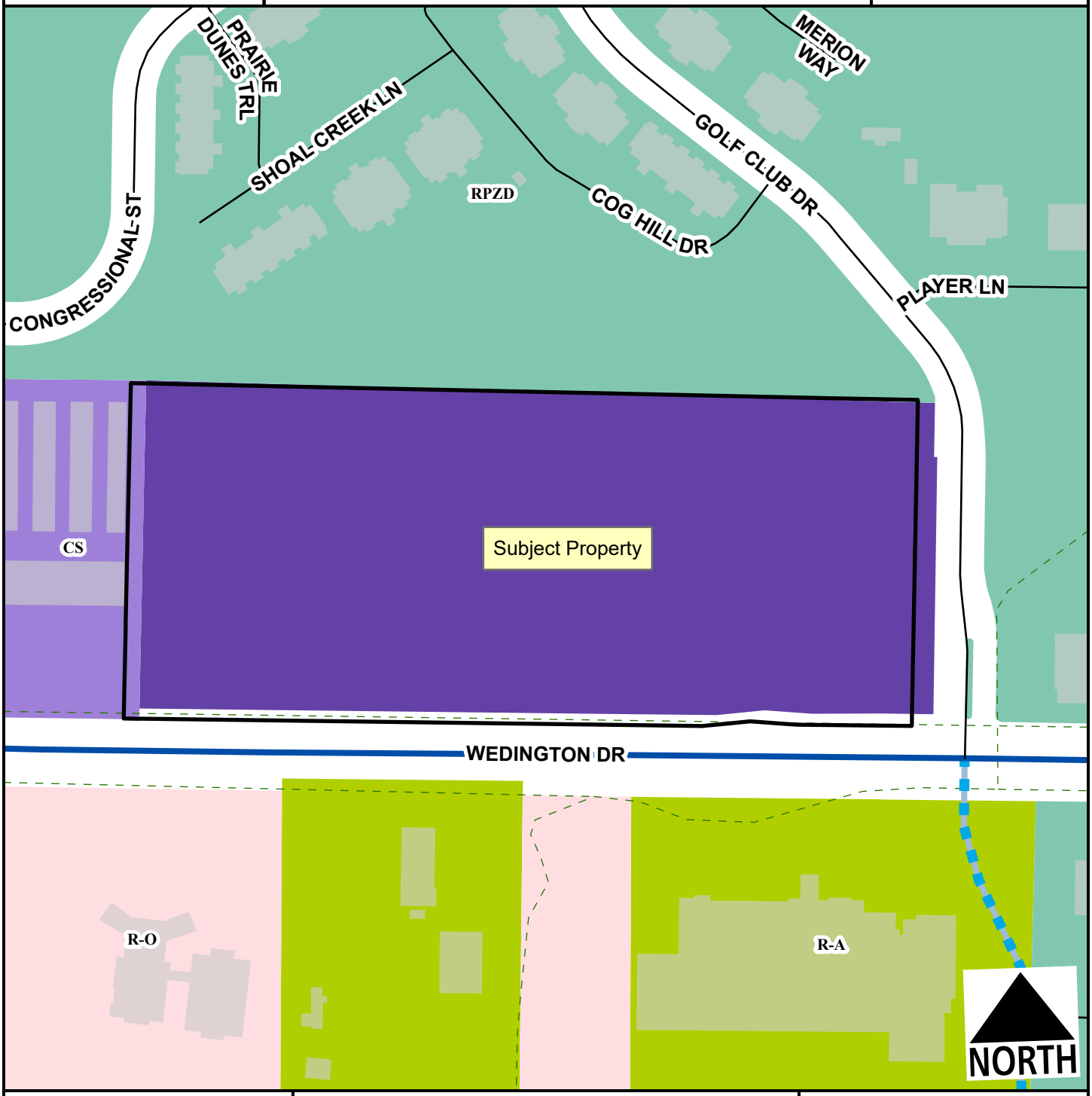
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

ADM-2025-0002

Close Up View

3610 W. WEDINGTON DR



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

Feet

0 75 150 300 450 600

1:2,400

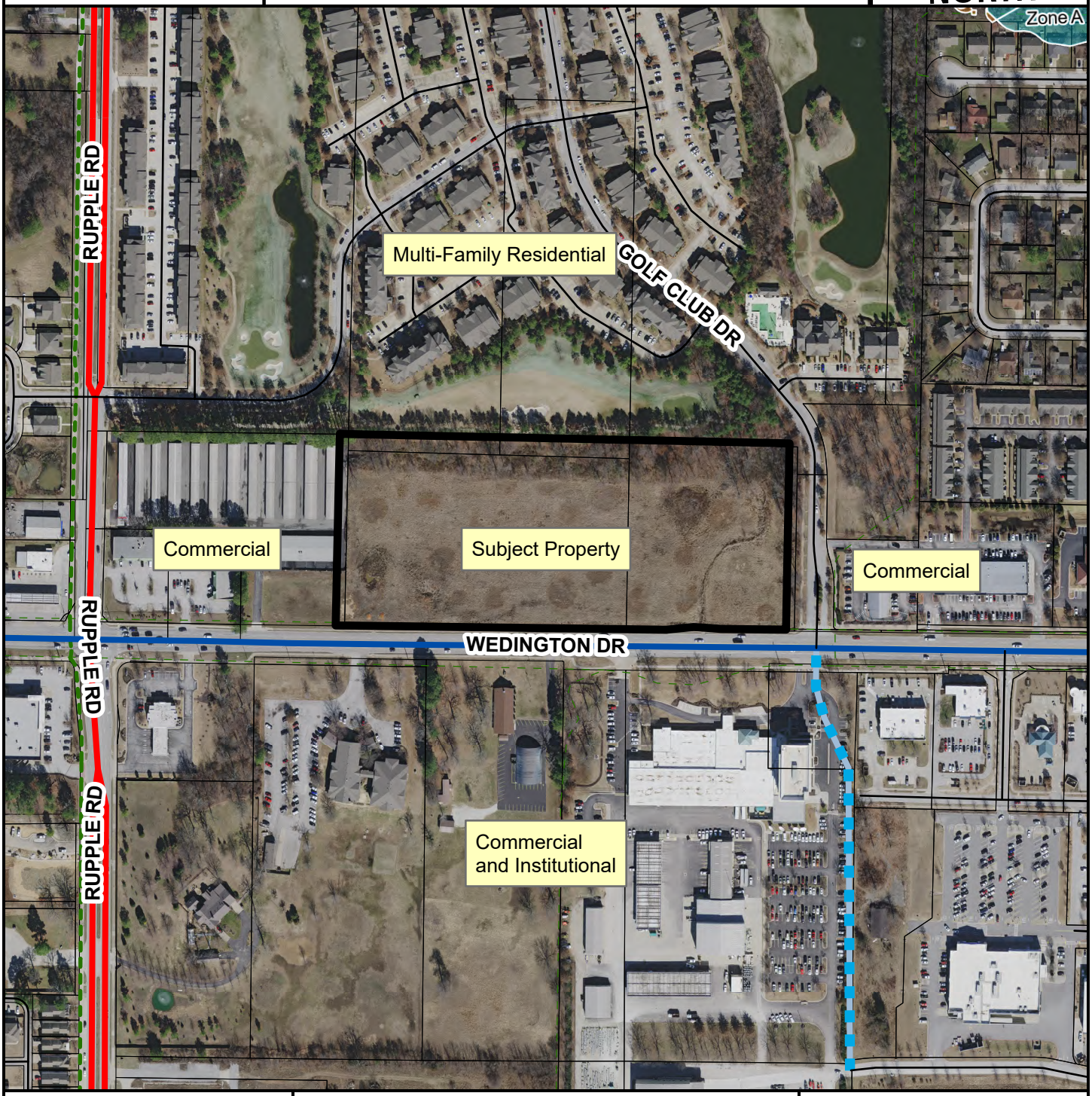
- Residential-Agricultural
- Residential-Office
- Urban Thoroughfare
- Community Services
- Commercial, Industrial, Residential

ADM-2025-0002

Current Land Use

3610 W. WEDINGTON DR

NORTH



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

Feet

0 125 250 500 750 1,000

1:4,200

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
Chris Brown, Public Works Director

FROM: Alan Pugh, Staff Engineer

MEETING DATE: February 10, 2025

SUBJECT: **VAR-2025-0002: Planning Commission Variance (583 W 15th ST/LEGACY VENTURES LLC, 601):** Submitted by BLEW AND ASSOCIATES for property located at 583 W 15TH ST. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains approximately 2.70 acres. The request is for a variance from streamside protection.

RECOMMENDATION:
Staff recommends tabling **VAR-2025-0002** to the next scheduled Planning Commission meeting, at the applicant's request.

RECOMMENDED MOTION:
*"I move to table **VAR-2025-0002** to the next scheduled Planning Commission meeting."*

PLANNING COMMISSION ACTION:	**Required**	**YES**		
Date: February 10, 2025	**❒ Tabled**	**❒ Approved**	**❒ Denied**	
Motion:				
Second:				
Vote:				

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Gretchen Harrison, Senior Planner
Chris Brown, City Engineer
Willa Thomason, Urban Forester

MEETING: February 10, 2025

SUBJECT: **LSD-2024-0038: Large Scale Development (151 W. DICKSON ST./TRINITAS VENTURES, 484):** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.42 acres. The request is for a 185-unit multi-family development with associated parking.

RECOMMENDATION:
Staff recommends approval of **LSD-2024-0038** with conditions.

RECOMMENDED MOTION:
*"I move to approve **LSD-2024-0038**, recommending:*

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor of a variance to UDC §166.08(D)(5), and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property consists of five parcels located south of Dickson Street between Block Avenue and Church Avenue in downtown Fayetteville. The property totals approximately 1.42 acres and is currently zoned MSC, Main Street/Center and developed with a 4,100-square-foot commercial building and two parking lots. A request to vacate the portion of alley right-of-way which bisects this property was approved by the City Council in 2006 with conditions that have not yet been met (Ordinance 4836). This project was initially submitted for review in April 2024 under a different project number (LSD-2024-0009). That item was tabled indefinitely at the June 27, 2024 Subdivision Committee meeting, and since it was not taken from the table during the same calendar year in which it was tabled. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Post Office Drugstore Antique/Home Décor Sales	Post Office Drugstore Antique/Home Décor Sales
South	Multi-Family Residential Professional Offices	Multi-Family Residential Professional Offices
East	Professional Offices	Professional Offices
West	Restaurant/Bar Event Venue Multi-Family Residential	Restaurant/Bar Event Venue Multi-Family Residential

Proposal: The applicant requests large scale development approval for a 185-unit multi-family residential development with 1,824 square feet of retail space and associated parking. One variance from the Unified Development Code has been requested with this project which is described below alongside staff's recommendation:

Variance: 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 applicant is requesting a variance from this portion of code to provide improvements along a portion of the subject property's Block Avenue frontage that do not align with typical improvements or alternative design elements associated with Urban Center streets in the City's 2040 Master Street Plan. Where the street section calls for an eight-foot sidewalk and 10-foot drive lane, the applicant is proposing a 9.5-foot sidewalk and 12-foot drive lane.

> *Staff recommendation: Staff is supportive of this variance request. The applicant indicated in their request letter that they are aligning the improvements with the existing street, and keeping the alignment with the existing street is preferred. The increased width of the sidewalk will also provide more flexibility for pedestrians where on-street parallel parking spaces are proposed. Reducing the width of the sidewalk and right-of-way along Block would allow the proposed building to be located closer to the intersection of Dickson and Block, and staff finds that setting the building further back, as proposed, will enhance visibility and safety for pedestrians and vehicles.*

Right-of-Way to be Dedicated: The subject property has frontage on three Urban Center Streets: Block Avenue, Church Avenue, and Dickson Street. Staff recommends dedicating the following amounts of right-of-way: 28.9 and 32.7 feet from centerline along Block Avenue, 20.5 feet from centerline along Church Avenue, and 25.5 feet from centerline along Dickson Street. This right-of-way dedication aligns with the recommended street improvements described below.

Street Improvements: Staff recommends street improvements as described below:

Block Avenue: Staff recommends that the property's Block Avenue frontage be improved with varying improvements, as shown on the provided site plan, to include a 10.88-foot and 12-foot drive lane, eight-foot parallel parking and 16.67-foot angled parking lane, 0.5-foot curb, four-foot furniture zone, and eight-foot and 9.5-foot sidewalk. A variance from the 2040 Master Street Plan has been requested for these improvements since they do not align with the typical improvements or alternative design elements allowed for Urban Center Streets in the 2040 Master Street Plan.

Church Avenue: Staff recommends that the property's Church Avenue frontage be improved with a 10-foot drive lane, 0.5-foot curb, four-foot furniture zone, and six-foot sidewalk.

Dickson Street: Staff recommends that the property's Dickson Street frontage be improved with an 11-foot drive lane, six-foot loading lane/furniture bump out, 0.5-foot curb, and eight-foot sidewalk.

Access Management/Connectivity: Staff has determined that the proposed development is compliant with the City's access management and connectivity standards. Vehicular ingress and egress to the site is accommodated through a new driveway on Block Avenue which provides access to an on-site parking garage.

Design Standards: Staff finds that the proposed development is largely compliant with relevant design standards. Compliance with some standards will need to be verified prior to Planning Commission, as noted in the conditions of approval below.

Water and Sewer System: There is water available to the site. A 12-inch water line in Block Avenue is proposed to be connected to in order to provide domestic water and fire protection. There is also sewer available to the site, however, there is an existing downstream capacity issue that must be addressed. The proportional share of the cost of upsizing the downstream line has been determined to be $197,655. An assessment in this amount is recommended as a condition of approval. The City Council will be considering a cost share for construction of this sewer upgrade in the near future; this assessment will go toward fulfilling the cost share agreement.

Parkland dedication or fee in-lieu: This project was discussed by the Parks and Recreation Advisory Board (PRAB) at their meeting on May 6, 2024. PRAB has recommended fee in-lieu for this development in the amount of $176,120 based on a total of 185 multi-family units. The final amount of fee in-lieu needed to satisfy parkland dedication requirements will be determined, and all fees must be paid, prior to the issuance of any building permits.

Tree Preservation:
Canopy minimum requirement: 10%
Existing canopy: 22.3%
Preserved canopy: 0%
Mitigation required: 48 two-inch caliper trees

Public Comment: Staff has received several comments regarding this project with the majority expressing opposition. Public concerns have focused on issues such as parking and traffic, tree preservation, and impacts on housing. On January 30, 2025, five individuals spoke at Subdivision Committee, and three written comments have since been submitted to staff which are attached to this report. Those who spoke at Subdivision Committee shared common concerns about the potential effects of the proposed development on downtown Fayetteville. Specific issues raised included increased traffic, potential impacts on the character of the surrounding neighborhood and viewsheds, and the presence of transient student tenants. Additional concerns were raised about potential impacts to trees on an adjacent property. One written comment expressed support for the project but raised concerns about the amount of parking proposed, noting that the development is well situated near downtown and transit routes. The other written comment expressed opposition to the project with concerns about traffic and development quality, noting concerns with other large apartment complexes in the area.

RECOMMENDATION: Staff recommends approving **LSD-2024-0038** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends dedicating the following amounts of right-of-way: 36 feet from centerline along Block Avenue, 20.5 feet from centerline along Church Avenue, and 25.5 feet from centerline along Dickson Street. This right-of-way dedication aligns with the recommended street improvements described in this report.*

Subdivision Committee recommended in favor of right-of-way dedication, excluding revised right-of-way dedication for Block.

2. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements along the property's frontage:*
    a. *Block Avenue: 10-foot drive lane, 17.5-foot angled parking with bump-outs, 0.5-foot curb, and eight-foot sidewalk.*
    b. *Church Avenue: 10-foot drive lane, 0.5-foot curb, four-foot furniture zone, and six-foot sidewalk.*
    c. *Dickson Street: 11-foot drive lane, six-foot loading lane/furniture bump out, 0.5-foot curb, and eight-foot sidewalk.*
    d. *Staff also recommends an assessment in the amount of $197,655 for the proportional share of the cost of upsizing a downstream sewer line.*

Subdivision Committee recommended in favor of street improvements, excluding revised improvements to Block.

3. **Planning Commission determination of a variance to UDC §166.08(D)(5).** *Staff recommends approval of this variance for the reasons outlined above.*

4. Remaining comments from Planning shall be addressed, including:
    a. There's not enough clearance between bike racks on Church. Each rack should have 4' of clearance, from center to end, so there should be at least 8' of clearance between the center of the racks.
    b. Only 4 bike racks are shown on the exterior of the building when 6 are required. Clarify where other 2 racks will be installed.
    c. Confirm what two architectural elements are provided along the east façade to meet UDC §166.23(D)(2)(a)(iii). It looks like balconies are provided but it's unclear what the second element is.
    d. Will the garage door be accessible to vehicles only? UDC §166.21(E)(7)(b)(vii) requires that doors or entrances for pedestrian access be provided at intervals no greater than 50 feet apart. Is it possible to shift the door on the right side of the façade facing Block further left to meet that requirement? Or is it already being met with the garage door?
    e. Confirm % of glass on each principal façade and building level. Multi-family residences should have 40% glazing on the ground floor and 15-60% on the floors above. Commercial space and storefronts require a minimum of 75% glass on the ground floor (see UDC §166.21(E)(7)).

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

Standard Conditions of Approval:

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

7. 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);

8. 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;

9. 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;

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

11. 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;

12. 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;

13. 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;

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

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

16. 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

17. 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: February 10, 2025	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**	
Motion:				
Second:				
Vote:				

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Engineering Memo
- Urban Forestry Comments
- Request Letter
- Street Improvement Request Letter
- Site Plan
- Building Elevations
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Gretchen Harrison, Senior Planner

FROM: Chris Brown, City Engineer

DATE: February 4, 2025

SUBJECT: **Planning Commission Engineering Comments for LSD-2024-0038 151 W Dickson**

Water: There is water available to the site. A connection to a 12" line in Block Ave. is proposed to provide domestic water service and fire protection.

Sewer: There is sewer available to the site, however, there is an existing downstream capacity issue that must be addressed. The proportional share of the cost of upsizing the downstream line has been determined to be $197,655. An assessment in this amount is recommended as a condition of approval. The City Council will be considering a cost share for construction of this sewer upgrade in the near future; this assessment will go toward fulfilling the cost share agreement.

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. Minium Standards 2-4 are proposed to be met through the use of underground detention.

Plan Comments:

1. Plans for traffic signal relocation must be provided with the grading permit submittal.
2. Provide hydraulic calculations for fire sprinkler system.
3. Provide domestic water demand for meter sizing.
4. Dickson Street has recently been resurfaced; mill and overlay of Dickson in any areas of street cuts will be required; final scope of mill and overlay will be determined during construction.

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

Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Gretchen Harrison, Senior Planner

FROM: Willa Thomason, Urban Forester

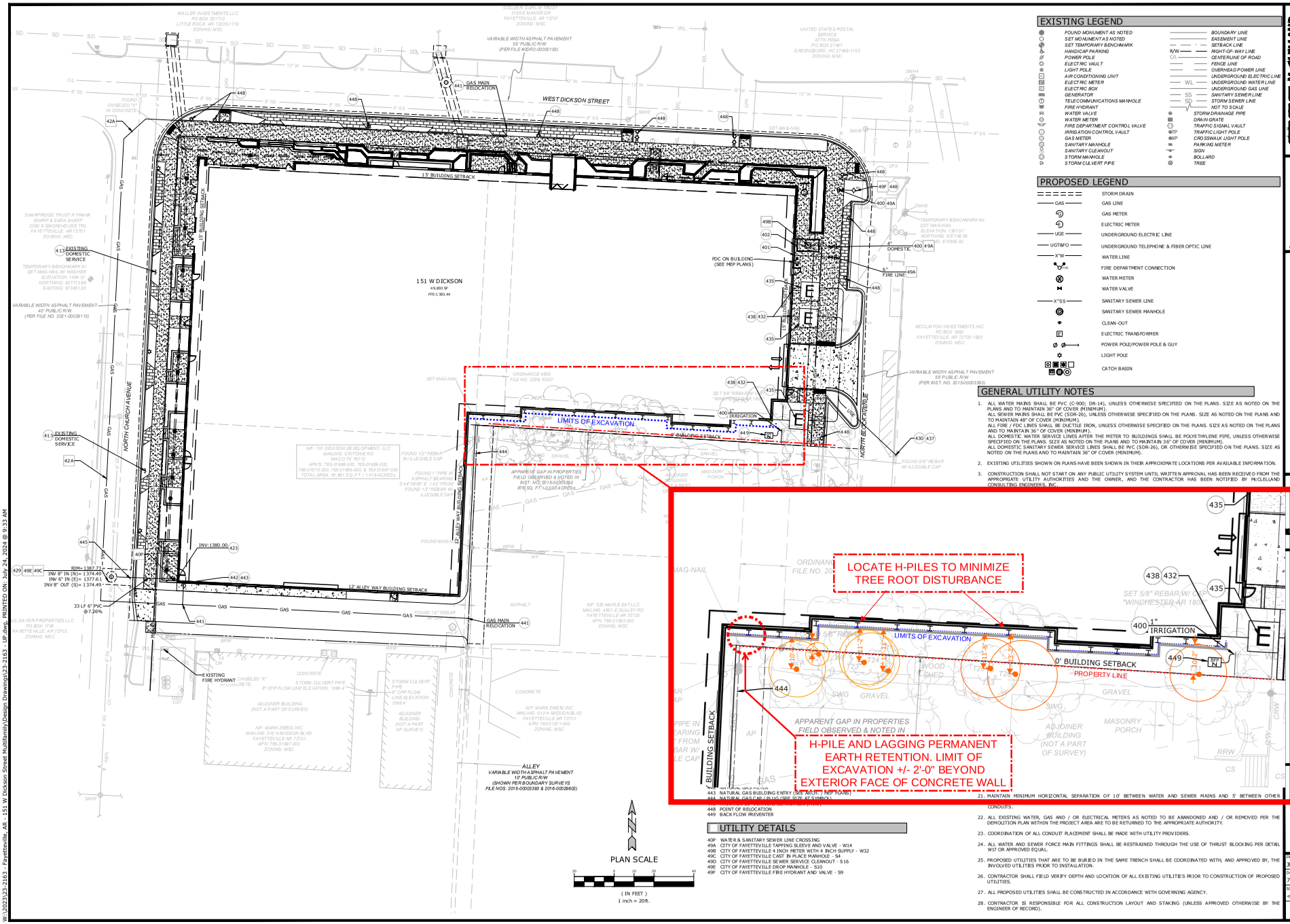
MEETING DATE: February 10, 2025

SUBJECT: **LSD-2024-0038: 151 W. DICKSON ST -** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 151 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 1.42 acres. The request is for a 185-unit multi-family development with associated parking. PP 484

Recommendation:
Urban Forestry staff recommends approval of LSD-2024-0038, the large-scale development of a 185-unit multi-family development, on the conditions that all root-pruned trees within the property gap adjacent to parcel 765-01683-00 are counted as “removed” for mitigation purposes, and that the additional 13 mitigation trees this necessitates will be paid as fee-in-lieu into the Tree Escrow Account prior to building permit approval.

Background:
McClelland Consulting Engineers contracted an independent arborist to evaluate the likelihood of survival of trees located within an apparent property gap on the southeast corner of the proposed building, adjacent to neighboring parcel 765-01683-00. The initial arborist assessment was issued on May 10, 2024. The arborist issued an addendum to the initial assessment on July 15, 2024 after the applicant added 3’ notches to the proposed building plans to improve tree preservation outcomes.

The independent arborist assessment concludes that, with the newly proposed setbacks to the building, several of the trees in the property gap will stand an adequate chance of survival based on industry guidelines, while some of the trees may encroach upon the building and need to be removed in the future. Of the 14 trees situated within the property gap, 8 will be root-pruned but preserved, 3 will be preserved with no root-pruning, and 3 will be removed. All trees to be root-pruned in the property gap will be counted as canopy removed for mitigation purposes. Per UDC §167.05: Tree Protection Measures and Construction, tree protection barriers must be placed along the tree dripline or 10 feet from the trunk, whichever is greater, to protect the critical root zone. Because this distance is impossible to achieve in such proximity to the building, there is no guarantee that these trees will survive. 48 mitigation trees will be required to account for tree removal on-site, with 35 being planted on-site, and fee-in-lieu being paid into the Tree Escrow Account at $675/tree for the remaining 13 trees.



EXISTING LEGEND

FOUND MONUMENT AS NOTED		BOUNDARY LINE	
SET MONUMENT AS NOTED		EASEMENT LINE	
SET TEMPORARY BENCHMARK		SETBACK LINE	
HANDICAP PARKING	R/W	RIGHT-OF-WAY LINE	
POWER POLE	C/L	CENTERLINE OF ROAD	
ELECTRIC VAULT		FENCE LINE	
LIGHT POLE		OVERHEAD POWER LINE	
AIR CONDITIONING UNIT		UNDERGROUND ELECTRIC LINE	
ELECTRIC METER	WL	UNDERGROUND WATER LINE	
ELECTRIC BOX		UNDERGROUND GAS LINE	
GENERATOR	SS	SANITARY SEWER LINE	
TELECOMMUNICATIONS MANHOLE	SD	STORM SEWER LINE	
FIRE HYDRANT		NOT TO SCALE	
WATER VALVE		STORM DRAINAGE PIPE	
WATER METER		DRAIN GRATE	
FIRE DEPARTMENT CONTROL VALVE		TRAFFIC SIGNAL VAULT	
IRRIGATION CONTROL VAULT	TP	TRAFFIC LIGHT POLE	
GAS METER	XP	CROSSWALK LIGHT POLE	
SANITARY MANHOLE		PARKING METER	
SANITARY CLEANOUT		SIGN	
STORM MANHOLE		BOLLARD	
STORM CULVERT PIPE		TREE	

PROPOSED LEGEND

STORM DRAIN	
GAS	GAS LINE
	GAS METER
	ELECTRIC METER
UGE	UNDERGROUND ELECTRIC LINE
UGT&FO	UNDERGROUND TELEPHONE & FIBER OPTIC LINE
X"W	WATER LINE
FDC	FIRE DEPARTMENT CONNECTION
	WATER METER
	WATER VALVE
X"SS	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN-OUT
	ELECTRIC TRANSFORMER
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
	CATCH BASIN

GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE PVC (C-900; DR-14), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
   ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY McCLELLAND CONSULTING ENGINEERS, INC.

443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
444 NATURAL GAS CAP-IN (SIZE PER PLANS)
448 POINT OF RELOCATION
449 BACK FLOW PREVENTER

UTILITY DETAILS

49P WATER & SANITARY SEWER LINE CROSSING
49A CITY OF FAYETTEVILLE TAPPING SLEEVE AND VALVE - W14
49B CITY OF FAYETTEVILLE 4 INCH METER WITH 4 INCH SUPPLY - W32
49C CITY OF FAYETTEVILLE CAST IN PLACE MANHOLE - S4
49D CITY OF FAYETTEVILLE SEWER SERVICE CLEANOUT - S16
49E CITY OF FAYETTEVILLE DROP MANHOLE - S10
49F CITY OF FAYETTEVILLE FIRE HYDRANT AND VALVE - S9

21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL W17 OR APPROVED EQUAL.
25. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
26. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
27. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
28. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

McCLELLAND CONSULTING ENGINEERS, INC.
CIVIL & LAND DEVELOPMENT
405 E. Capitol, Suite 207
Little Rock, AR 72202
(501) 372-1100 FAX (501) 372-2703

Planning Comments Sheet
February 10, 2025
LSD-2024-0038 (TRINITAS VENTURES)
Page 10 of 50

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

W DICKSON STREET
151 W DICKSON ST.
FAYETTEVILLE, AR

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

REV	DATE	DESCRIPTION

UTILITY PLAN

DESIGNED BY: JPS	DRAWN BY: JPS
DATE: 7/24/2024	REVISION: REV-0
SCALE: =SCALE	JOB NUMBER: 23-2163

C4.0

W:\2023\23-2163 - Fayetteville, AR - 151 W Dickson Street Multifamily\Design Drawings\23-2163 - UP.dwg, PRINTED ON: July 24, 2024 @ 9:33 AM

TREE CLIMBERS LLC

1160 E. Pump Station Rd
Fayetteville, AR 72701
Office: 479.841.3804
Cell: 479-879-5015
TreeClimbersLLC.com
General: Office@TreeClimbersLLC.com
Direct: Jeremy@TreeClimbersLLC.com

Arkansas' First and Only TCIA Accredited Company

JEREMY WILLIAMS, RCA

ASCA RCA #801
Registered Consulting Arborist®

ISA Board Certified Master Arborist #S0-6263BT
ASCA Registered Consulting Arborist #801
TCIA Certified Tree Care Safety Professional #1267
ISA Qualified Tree Risk Assessor
ISA Certified Climber Specialist and Wildfire Risk Reduction Qualified Instructor

07-15,24

McClelland Consulting Engineers
Chris Bakunas
cbakunas@mce.us.com
402-320-2130

Trinitas: Grace Ames
games@trinitas ventures
765-787-1946

Re: 151 W. Dickson tress addendum #2

Background and Assignment

Chris contacted me to assess the condition and survival of several trees on the south of the property at 151 W. Dickson St. in Fayetteville, AR. His primary concern is the likelihood of the trees' survival with the current proposed construction. I prepared an initial report dated 5-10,24 on the likelihood of survival with the then-current plans. Chris asked me to review new plans aimed at preserving several of the trees that would have had a poor chance of survival and the new likelihood of survival. This report supersedes my previous reports for this site and is based on the information given to me and contained herein.

Site Visit Observations and Analysis

I revisited the site with Chris Bakunas on Friday, 05- 31, 2024. Chris measured out and placed flags where changes to the building plan had been made, and I provided input. Grace Ames from Trinitas joined us by phone while we were on site. I also had a second phone conversation with Chris Bakunas and Todd Wendell from Trinitas on 06-17,2024. Chris sent me updated plans on 06-19,2024, after Chris verified the locations of the trees with him on site with Blew and Associates and added missing small trees from the original inventory. Chris and I agreed that we would only focus on trees 4" and larger pursuant to the city of Fayetteville chapter 167.07 guidelines that high-priority trees for small species is greater than 4" in diameter. Low-priority trees are invasive species or unhealthy, as determined by a tree care professional. Low-priority trees are less than 8" in diameter for large and medium species.
Some trees are on the subject property, some are in a gap between the property lines, and others are on the neighboring property. Chris provided the updated survey that shows these updates. Please see the attached survey for which tree is where. This is attached as Appendix A.
Chris and I also had follow-up phone calls on 06-24, 2024, and 07-15, 2024. I reviewed the excerpt from the newest updated landscape plan sent on 07-09, 2024, showing the changes to the planting plan near the trees in question. This latest plan calls for 3 Magnolias as mitigation trees in the area with small shrubs. This detail is attached as Appendix B.

Tree #	Actual Size (diameter at 4.5ft)	Plan size	Species	Notes
T32	12"	12"	Black Locust	Shown to be removed due to proximity to building. Two stem tree has tip dieback and unlikely to survive long term with or without construction. Significant lean towards road.

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Tree #	Actual Size (diameter at 4.5ft)	Plan size	Species	Notes
T54	4”	4”	Sugar Maple	Shown to be removed. Tree is being crowded by #31. Is not a good candidate for preservation with #31 planning to be preserved.
T31	18”	18”	American Elm	Shown to be preserved due to good condition. With the new 4ft setback from the old plan AND no activity further than 2ft from the footing edge this tree would be at closer than ideal but acceptable distance for root disturbance. Aerial pruning would be needed to give clearance for the building provided the construction methods used would not require additional pruning for swing stage or scaffolding. With the maximum pruning I estimate that there would be 2-5ft clearance from the building to the branches. I would also recommend a paclobutrazol soil injection to aid with stress response and preventative injections for dutch elm disease. I feel this tree would have a good chance of survival with recommended care and modifications to the building.
T30	12”	12”	Black Locust	Shown to be removed. Not recommended for preservation due to significant lean towards the north/ building and species characteristics.
T29	5”	5”	Sugar Maple	Shown to be removed.
T28	5.5”	5.5”	Sugar Maple	Shown to be removed.
T27	11”	11”	Black Locust	Shown to be removed. Not recommended for preservation due to significant lean towards the north/ building, and species characteristics. This tree already has decay at the base of tree and is a risk of failure regardless of construction.
T26	21.5”	21.5”	Hackberry	Shown to be preserved. This tree sits 16” south of the existing fence. According to Chris the new proposed building line is 10ft north of the fence. The same 2ft maximum extent of activity past footing would put the maximum extent of disturbance at much closer than ideal but at an acceptable level. Aerial pruning would be needed to give clearance for the building provided the construction methods used will not require additional pruning for swing stage or scaffolding. With the maximum pruning I estimate that there would be 3-5ft clearance from the building to the branches. I would also recommend a paclobutrazol soil injection to aid with stress response. I feel this tree will have a good chance of survival with recommended care and modifications to the building.

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Tree #	Actual Size (diameter at 4.5ft)	Plan size	Species	Notes
T25	10.5”	11”	Black Cherry	Should be removed. This tree is growing 16” south of the existing fence. It has significant decay and is crowded by #26 hackberry which is forcing this trees’ canopy to grow north over the fence. Nearly 100% of this tree’s canopy is north of the fence line. This tree will either fail in the future due to poor structure and/or negatively affect the hackberry by crowding. This tree should not be preserved due to risk, condition, and to give the hackberry the best chance of survival.
T53	5.5”	9”	Sugar Maple	Shown to be preserved. Is crowded by #26 hackberry, #25 cherry and the existing house. This tree currently does not have ample space to grow. Due to impact on the neighboring trees this tree will need to be removed in the future if the hackberry is to continue to occupy this space.
T52	13	13”	American Elm	Shown to be preserved. This tree is 55” south of the existing fence. This tree has heavy lean toward south due to crowding by other trees. With the new plans this tree would have ample root space provided the same 2ft from building as maximum extent of activity.
T24	6”	6”	Sugar Maple	Shown to be preserved. This tree is touching and being compressed by Tree #23. This tree will not likely survive long term due to the compression from the elm regardless of construction. Careful monitoring will be needed for structural issues due to elm choking this tree.
T23	13”	13”	American Elm	Shown to be removed. Has heavy lean to the north. This tree’s entire canopy is growing north of the existing fence. This tree also currently has a metal cable wrapped around the stem and is choking the tree. This cable is supporting the gate into the rear of the property south of the fence. The cable will kill this tree and cause failure in the very near future. The cable appears to have been in place several years.
T22	7”	7”	Hackberry	Shown to be preserved. Poor condition and structure. This tree can be preserved but will encroach on #51 and the building in the future.
T51	7”	7”	Sugar Maple	Shown to be preserved.

Discussion

For this case, it is important to understand critical root zone. Critical root zone is defined as the zone where most of the roots of a tree exist and are needed for survival. Tree roots are fairly shallow typically residing in the top 6-16” of soil and occasionally as deep as 24” in ideal conditions. Tree roots will seek out the ideal ratio of moisture and oxygen. Without both oxygen and moisture, roots will die. Roots will spread out quite far, typically 1.5 times the spread of the tree. The generally recommended distance to avoid root disturbance is a 1:1 ratio of diameter to distance. What this means is for a 20” diameter tree, it is recommended to stay 20 feet from the tree. For trees that do not have outside competition for light this ratio typically corresponds to the edge of the canopy (dripline). For healthy trees, that ratio can sometimes be reduced to .5:1 if the impact is only on one side of the tree. The tree's structural stability is compromised if the impact is inside a .25:1 ratio.

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Conclusions and Recommendations

With the new wall setbacks on the plans shown to me, the trees indicated above will have an adequate chance of survival based on industry guidelines. It will be critical to ensure that the construction methods employed will not further encroach on the trees beyond the 2ft from the edge of the footing as described. All pruning should be performed by an ISA Certified Arborist or by an apprentice under the direct supervision of an ISA Certified Arborist. I should personally be present to ensure proper cuts in the locations recommended. A proposal for Tree Climbers to perform the recommended pruning and other actions has been provided. Treatments recommended should be done as soon as possible to allow time before construction. I also recommend weekly arborist site visits during construction to ensure proper care is taken during construction and no further encroachment occurs.

Qualifications

A few pertinent qualifications that qualify me to write this report are:
ASCA (*American Society of Consulting Arborists)* Registered Consulting Arborist #801
ASCA (*American Society of Consulting Arborists)* Tree and Plant Qualified Appraiser
ISA *(International Society of Arboriculture)* Board Certified Master Arborist, #SO-6263BT
ISA Tree Risk Assessor Qualification, #SO-6263BT
ISA Certified Tree Worker certification, #SO-6263AT
ISA Certified Arborist certification, #SO-6263A
TCIA (*Tree Care Industry Association*) CTSP safety auditor and trainer certification, #1267
Full-time practice as an arborist and have served as an expert witness and consultant on numerous cases since 2009.

The above report is accurate and true to the best of my knowledge with the information available to me at the time of this report. Any observations are based on conditions visible during my site visit or information provided to me by the client. Opinions or determinations are based on generally accepted industry guidelines and years of full-time practice as an Arborist in Northwest Arkansas. I have no bias or interest in any particular outcome or findings from this report. Any additional consulting, fact, or expert witness services needed will be billed separately and is not included in the cost of this report. Use and acceptance of this report and any information contained herein or given on-site is contingent on payment for services rendered. Any use of this report or information without payment will result in appropriate legal action. Copyright 2024 Tree Climbers LLC all rights reserved.



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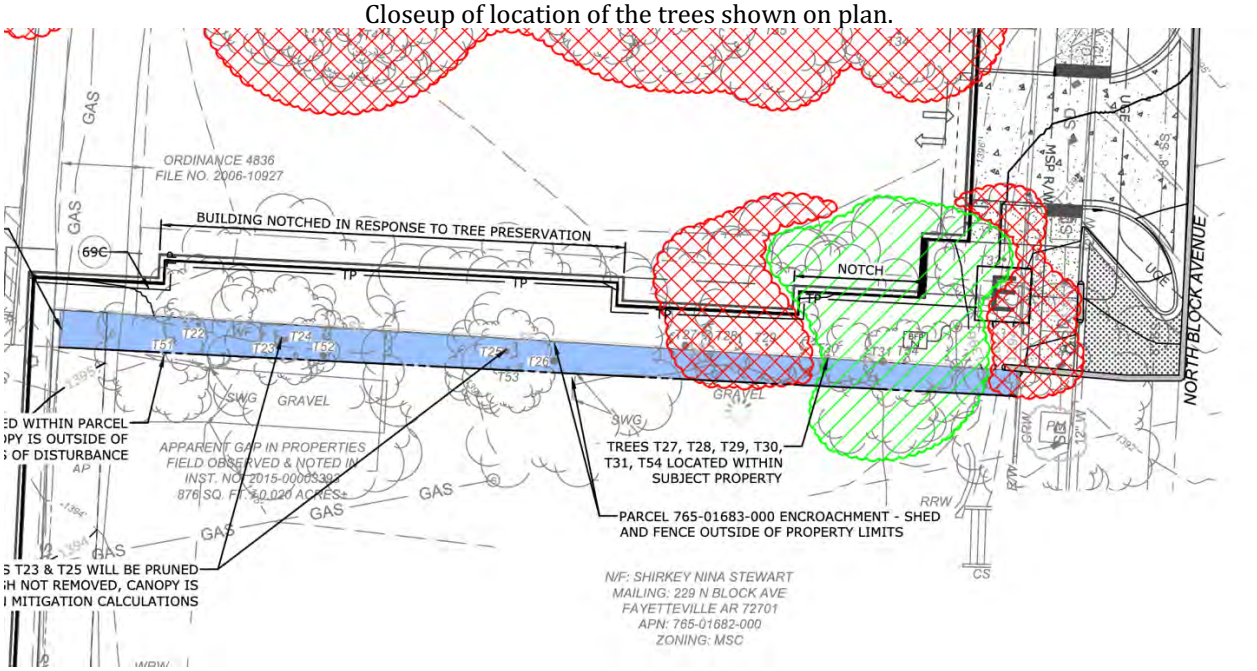
Appendix A.1

Closeup of location of the trees shown on plan.



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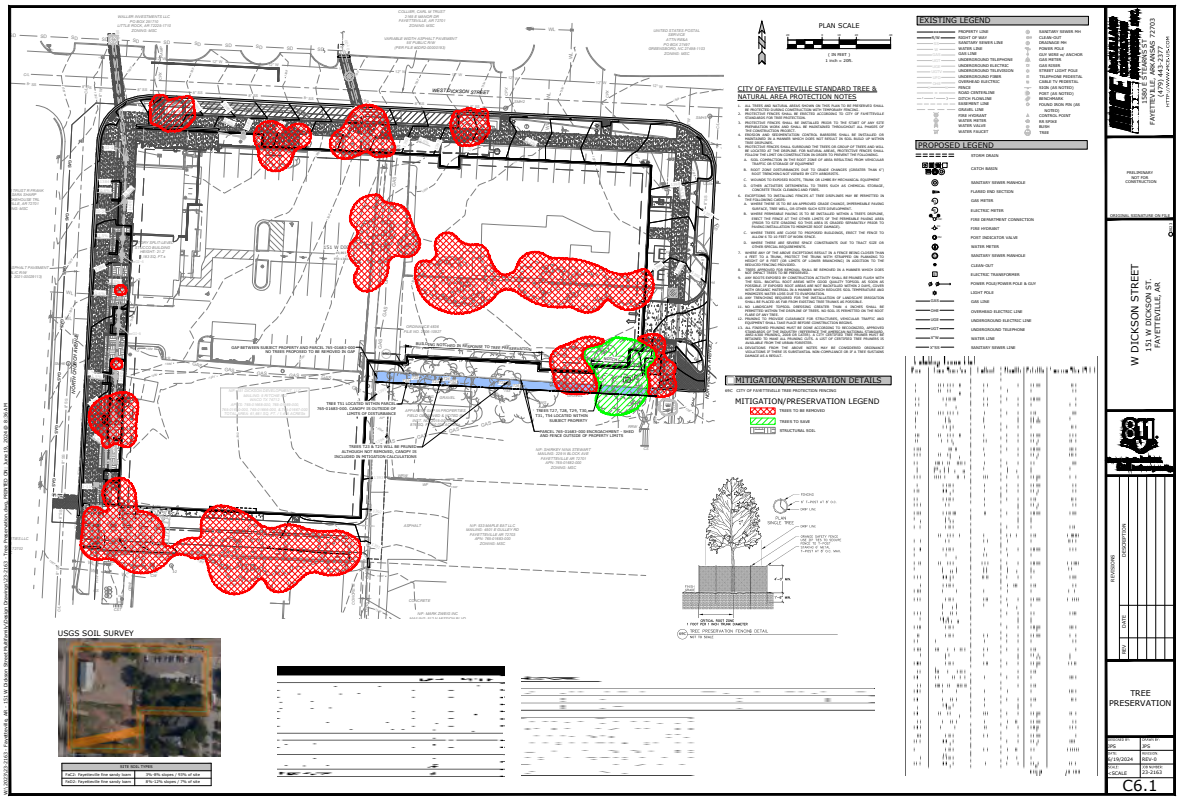
Appendix A.2

Full view of the plan sent to me 06-29,2024



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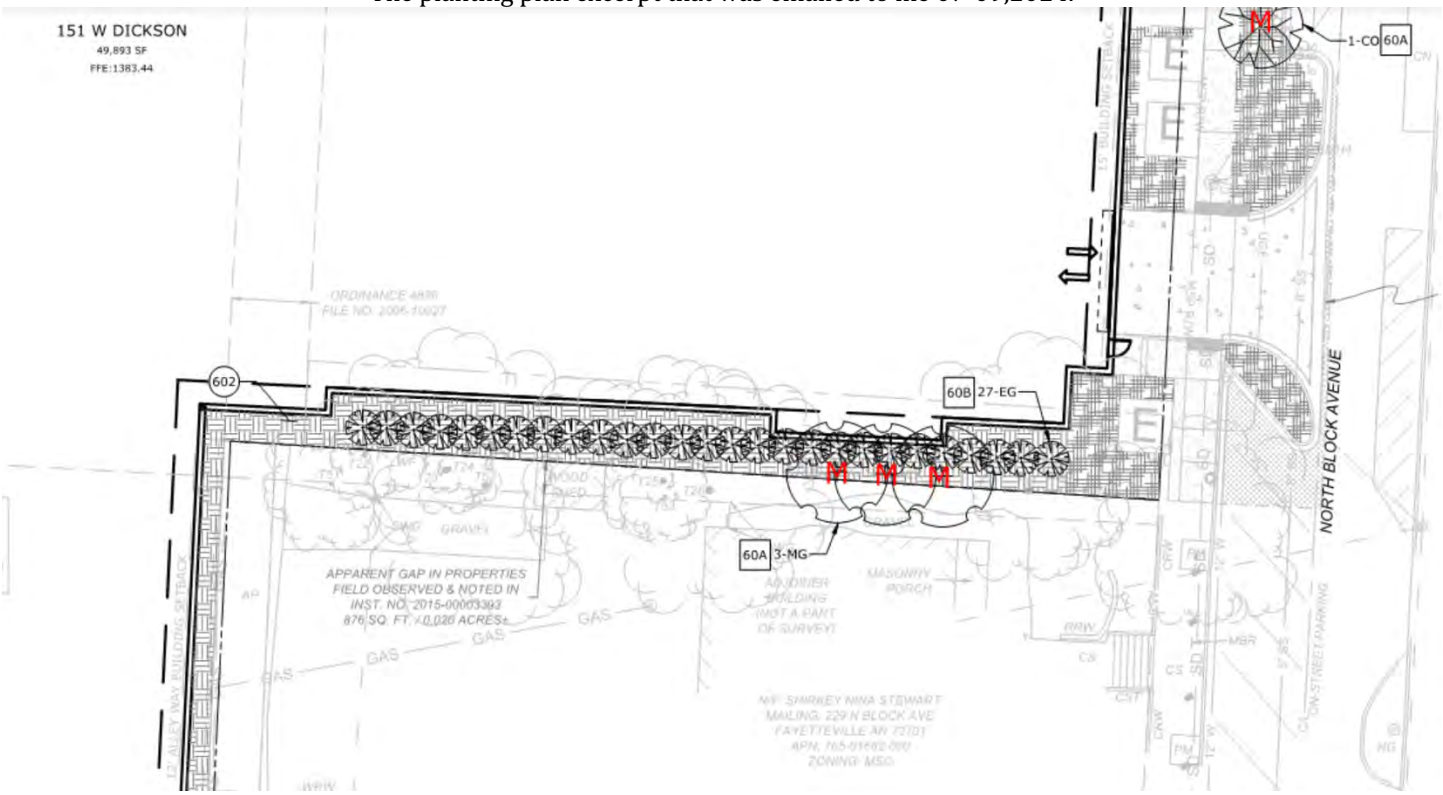
Appendix B

The planting plan excerpt that was emailed to me 07-09,2024.



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Appendix C

Flags from 05-31,2024 site visit.



CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: McClelland Consulting Engineers, Inc.

From: Willa Thomason, Urban Forester

CC: Gretchen Harrison, Senior Planner

Meeting Date: February 10, 2025

Subject: LSD-2024-0038: Dickson St. Mixed Use Development (151 W Dickson St.)

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	62,639	100%
*Zoning Designation * Select Below with drop down arrow*		
MSC, Main Street Center	6,264	10%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	6,264	10.0%
Existing Tree Canopy * Minus Right of Way and Easements	13,951	22.3%
Tree Canopy Preserved	0	0.0%
Tree Canopy Removed *On Site	13,168	21.0%
Tree Canopy Removed *Off Site	6,639*	
Tree Canopy Removed Total	19,807	31.6%
Removed Below Minimum	**6,264**	
Mitigation Requirements	**12,903**	

* INCLUDES CANOPY FOR PRUNED TREES

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	7,796	36
Low Priority	5,107	12
Total Mitigation Trees Required	12,903	**48**

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	**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	**No**	**Yes**	**Yes**
	Tree Protection Methods			
a.	Tree Protection Fencing	**Yes**	**Yes**	**Yes**
b.	Limits of Root Pruning	**No**	**Yes**	**Yes**
c.	Traffic flow on work site	**N/A**	**N/A**	**N/A**
d.	Location of material storage	**No**	**Yes**	**Yes**
e.	Location of concrete wash out	**No**	**Yes**	**Yes**
f.	Location of construction entrance/exit	**No**	**Yes**	**Yes**
	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	**1-8-25**	**1-27-25**	**2-5-25**
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: Chris Bakunas, PLA, McClelland Consulting Engineers, Inc.

From: Willa Thomason, Urban Forester

CC: Gretchen Harrison, Senior Planner

Meeting Date: January 30, 2025

Subject: LSD-2024-0038: Dickson St Mixed Use Development: 151 W. Dickson St.

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	**48 required** **35 provided** **13 paid into escrow** **($675/tree= $8,775 total)**
Parking Lot Trees	**N/A**
Street Trees	**22**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**0**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**0**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**0**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**1-8-2025**	**1-27-25**	**2-5-25**
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.

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DESIGNED TO SERVE

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(479) 443.2377 P | (479) 443.9241 F
mce.us.com

To: **The City of Fayetteville**

From: **McClelland Consulting Engineers**

Date: **December 31, 2024**

Subject: 151 W Dickson St

Planning Staff,

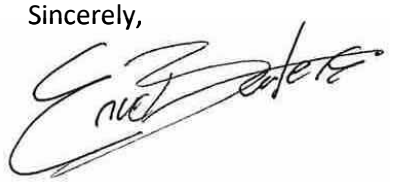
On behalf of Trenatas Ventures, please accept the following Large Scale Development plans for a new mixed-use development on the south side of W Dickson St, between the blocks of Church and Block. The project will consist of a 7-story building (3 basement levels and 5 stories above grade. The use will comprise of retail, parking structure, residential apartments, indoor and outdoor amenity spaces.

The fire apparatus access will be from Dickson Street. Underground detention is located on the north side of the building. The parking structure access is located on the east side, with access to Block Ave. Preceding this largescale application, an administrative right-of-way reduction was submitted, as well as documents to vacate the existing access/bench easement adjacent to Dickson St. In addition to required right-of-way, a new alley will be dedicated on the southwest side of the property as agreed on in the alley way vacation, ordinance 4836, file number 2006-10927.

No variances are requested are requested at this time.

Please do not hesitate to contact me if you should have any questions or concerns regarding this project.

Sincerely,



Eric Bartels, PLA
Land Development Project Manager
(479) 443.2377
ebartels@mce.us.com

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February 2, 2025

Planning Commission
City of Fayetteville
125 West Mountain Street
Fayetteville, AR. 72701

RE: 151 W. Dickson Street (LSD-2024-0038)

Planning Commission,

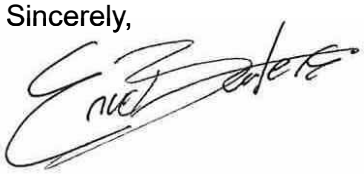
Please accept this variance application request for the apartment building development at 151 W. Dickson Street. This variance request is more specifically focusing on a section of street frontage along Block Avenue just south of West Dickson Steet.

We are requesting a variance to the Master Street Plan for a wider street and sidewalk along a portion of the property's Block Avenue frontage. The Master Street Plan specifies an eight-foot sidewalk and 10-foot drive lane. We are proposing a nine-and-a-half-foot sidewalk and a twelve-foot drive lane along the parallel on-street parking spaces. We are aligning with the existing road alignment to the south along Block Avenue and believe that keeping this alignment along the western edge of the road is more desirable than adding addition undulations in the road alignment. Aligning with the road to the south will visually improve this section of road while maintain ease of use for motorists.

The increased width of the sidewalk is being provided to increase the building setback from Block Avenue at the intersection. This increased setback will provide greater visibility for motorists to see around the corner of West Dickson Street and Block Avenue while allowing more flexibility for pedestrians to move through this corridor as they parallel the electric transformers and approach the parking garage entrance.

We appreciate the City of Fayetteville's efforts and team work associated with the development of the project. If you should need any additional information, please do not hesitate to contact me.

Sincerely,



Eric Bartels, PLA,
Land Development Project Manager
McClelland Consulting Engineers, Inc.
ebartels@mce.us.com

CITY OF
FAYETTEVILLE
ARKANSAS

December 30, 2024

Below you will find the revised requests for Right-of-way determination along W. Dickson St., N. Church Ave., and S. Block Ave.

June 26, 2024

Chris Bakunas **VIA EMAIL**
MCE

Re: LSD-2024-0011 SE of S. Nelson Hackett & E. South St (Urban Lofts at Nelson Hackett) 523

Mr. Bakunas,

Thank you for submitting a request for an administrative determination of the right-of-way necessary to meet the Urban Center Master Street Plan classification for the subject project.

The Zoning and Development Administrator has the authority to approve alternative design elements within the Downtown/Urban Street Classification as outlined in the Master Street Plan. The applicant's proposed project will have three street frontages that will be required to meet the standard Master Street Plan Standards: W. Dickson Street, N. Church Avene, and N. Block Avenue.

FINDINGS:

Typical Master Street Plan Requirements:

10-foot drive lane
8-foot parking lane
.5-foot curb
4-foot furniture zone/greenspace
8-foot sidewalk
30.5 feet right-of-way from street centerline

Allowable administrative alternatives:

11-foot drive lane for a transit route
Removal of on-street parking lane
.5-foot curb
3-foot furniture zone/greenspace
0-foot furniture zone when bump-outs are used
10-foot trail in alignment with Active Transportation Plan

W. DICKSON STREET:

Applicant's Request:

11-foot drive lane
8-foot parking/loading lane/furniture bump out
.5-foot curb
6-foot sidewalk (8-foot total, 2-feet outside of MSP ROW line)

25.5 feet from street centerline

Staff determines that a 6-foot sidewalk is not sufficient along W. Dickson Street, and 8-foot will be the expected sidewalk width. Since the 8 feet can fit within existing ROW, the required ROW dedication will be required:

Staff's findings:

11-foot drive lane
8-foot loading lane/furniture bump out
.5-foot curb
8-foot sidewalk
27.5 feet right-of-way from street centerline

IF THIS OPTION CANNOT BE MET, A PLANNING COMMISSION VARIANCE MUST BE OBTAINED. STAFF IS NOT LIKELY TO SUPPORT A REDUCTION OF ROW AT THIS LOCATION.

Revised Request:

11-foot drive lane
.5-foot curb
6-foot furniture zone (the Downtown / Urban Street Section indicates that the furniture zone may be reduced to 3 feet with admin approval).
8-foot sidewalk
25.5 feet for right-of-way from street centerline. The minimum allowed per the MSP is 19.5 feet.

N. CHURCH AVENUE:

Applicant's Request:

10-foot drive lane
.5-foot curb
8-foot sidewalk
2-foot furniture zone (4-foot total, 2-feet outside of MSP ROW line)
20.5 feet from street centerline

Staff determines that the 4-foot furniture zone would need to be included in full within the right-of-way, and should not be at the back of curb, but rather between the street and sidewalk. A 6-foot sidewalk would be supportable at this location since it is not the main thoroughfare. The following right-of-way dedication or street improvements would be administratively approvable to meet the Urban Center Street classification:

Staff's findings:

10-foot drive lane
.5-foot curb
8-foot sidewalk (including 3-foot tree wells)
18.5 feet from street centerline

OR

Staff's findings:

10-foot drive lane
.5-foot curb
4-foot furniture zone
6-foot sidewalk (including 3-foot tree wells)
20.5 feet from street centerline

IF THESE OPTIONS CANNOT BE MET, A PLANNING COMMISSION VARIANCE MUST BE OBTAINED. A DESCRIPTION OF HARDSHIP SHALL BE PROVIDED.

Revised Request:

10-foot drive lane
.5-foot curb
4-foot furniture zone
6-foot sidewalk
20.5 feet for right-of-way from street centerline. The minimum allowed per the MSP is 19.5 feet.

S. BLOCK AVENUE:

Applicant's Request:

12-foot drive lane
8-foot parking lane/furniture bump out
.5-foot curb
4-foot furniture zone
9.5-foot sidewalk
34 feet from street centerline

AND

Applicant's Request:

9-foot drive lane
16.5-foot angled parking lane
.5-foot curb
8-foot sidewalk

Staff determines that the following right-of-way dedication would allow for the following street improvements, which could be approved administratively. Removal of on-street parking in this location will require approval from City of Fayetteville Parking Management.

Staff's findings:

10-foot drive lane
17.5-foot angled parking with bump-outs
.5-foot curb
6-foot sidewalk
34 feet from street centerline

Revised Request:

12-foot drive lane
8-foot parking lane
.5-foot curb

4-foot furniture zone
9.5-foot sidewalk
28.9-feet for right-of-way from street centerline. The minimum allowed per the MSP is 19.5 feet.

AND

10.88-foot drive lane
16.67-foot parallel parking. This matches existing conditions.
.5-foot curb
8-foot sidewalk
32.7-feet for right-of-way from street centerline. The minimum allowed per the MSP is 19.5 feet.

Best Regards,



Jessie Masters, AICP
Development Review Manager

Att:
Applicant Request Letter
Marked Up Site Plan

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

December 30, 2024

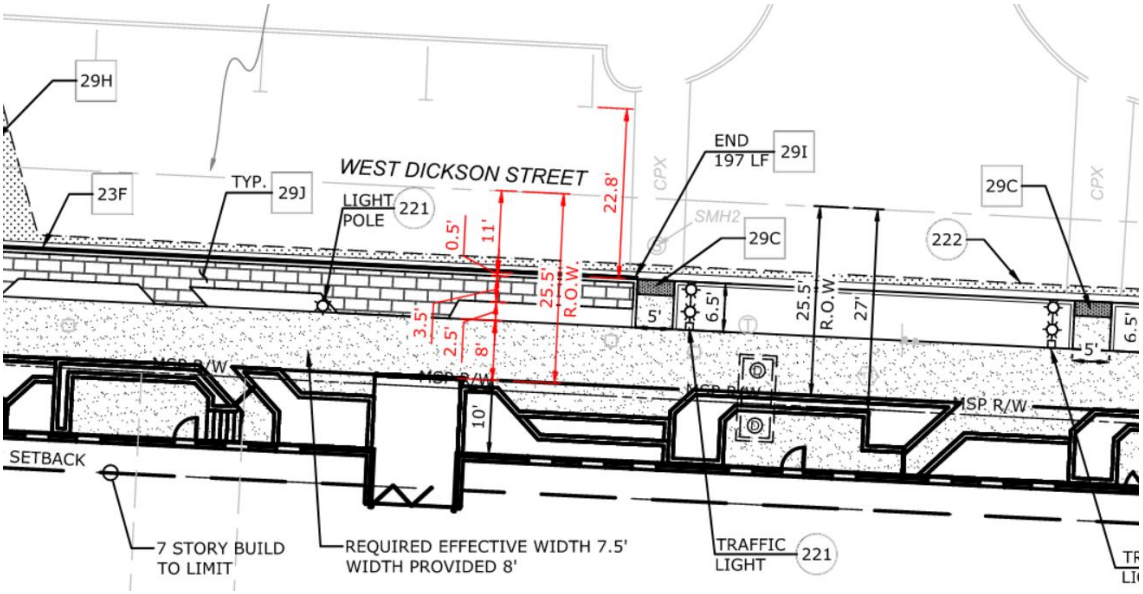
CITY OF FAYETTEVILLE ARKANSAS

Right-of-way Determination Exhibit

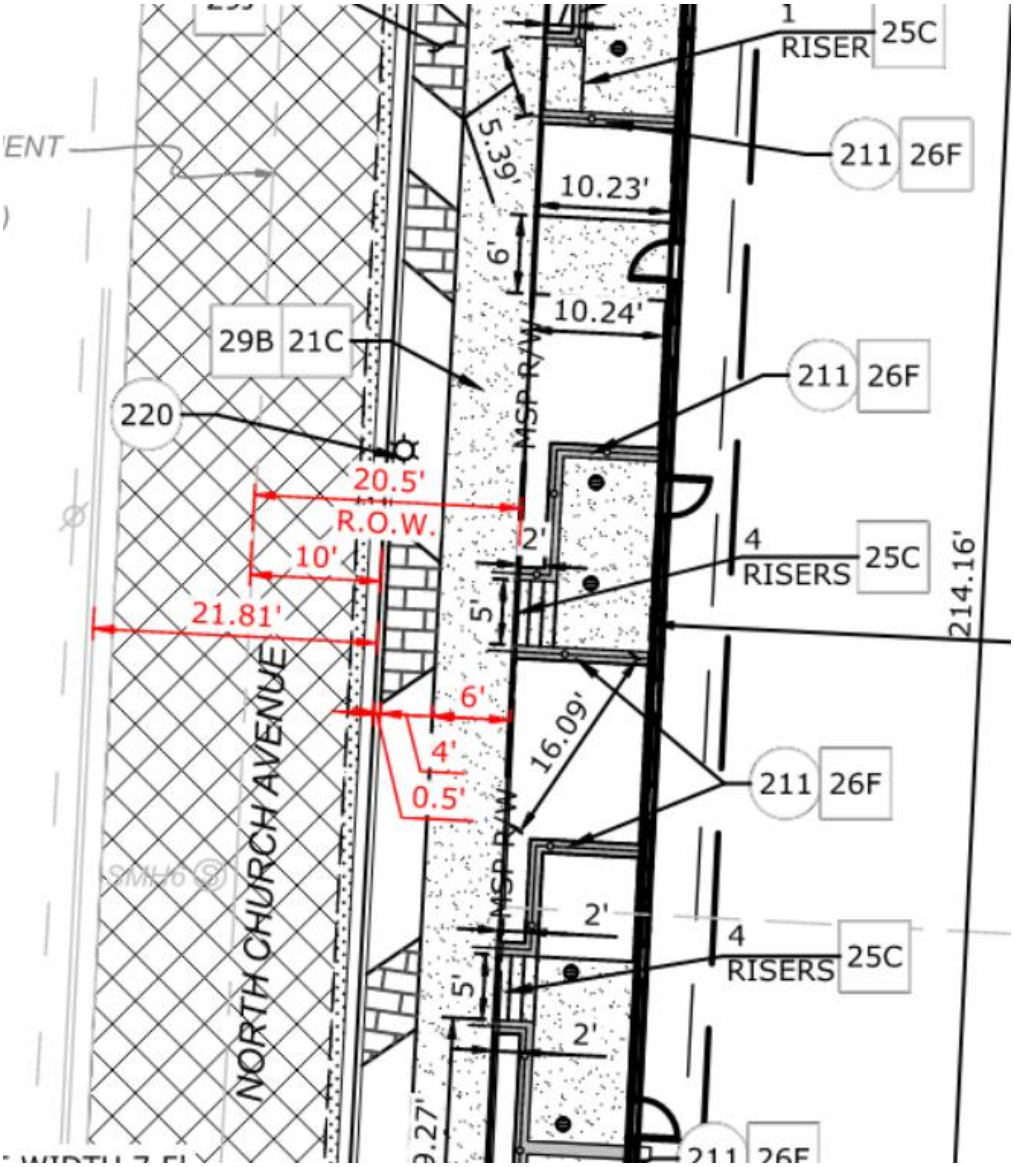
This exhibit is associated with the request for an administrative determination of the right-of-way for the project:

LSD-2024-0011 SE of S. Nelson Hackett & E. South St (Urban Lofts at Nelson Hackett) 523

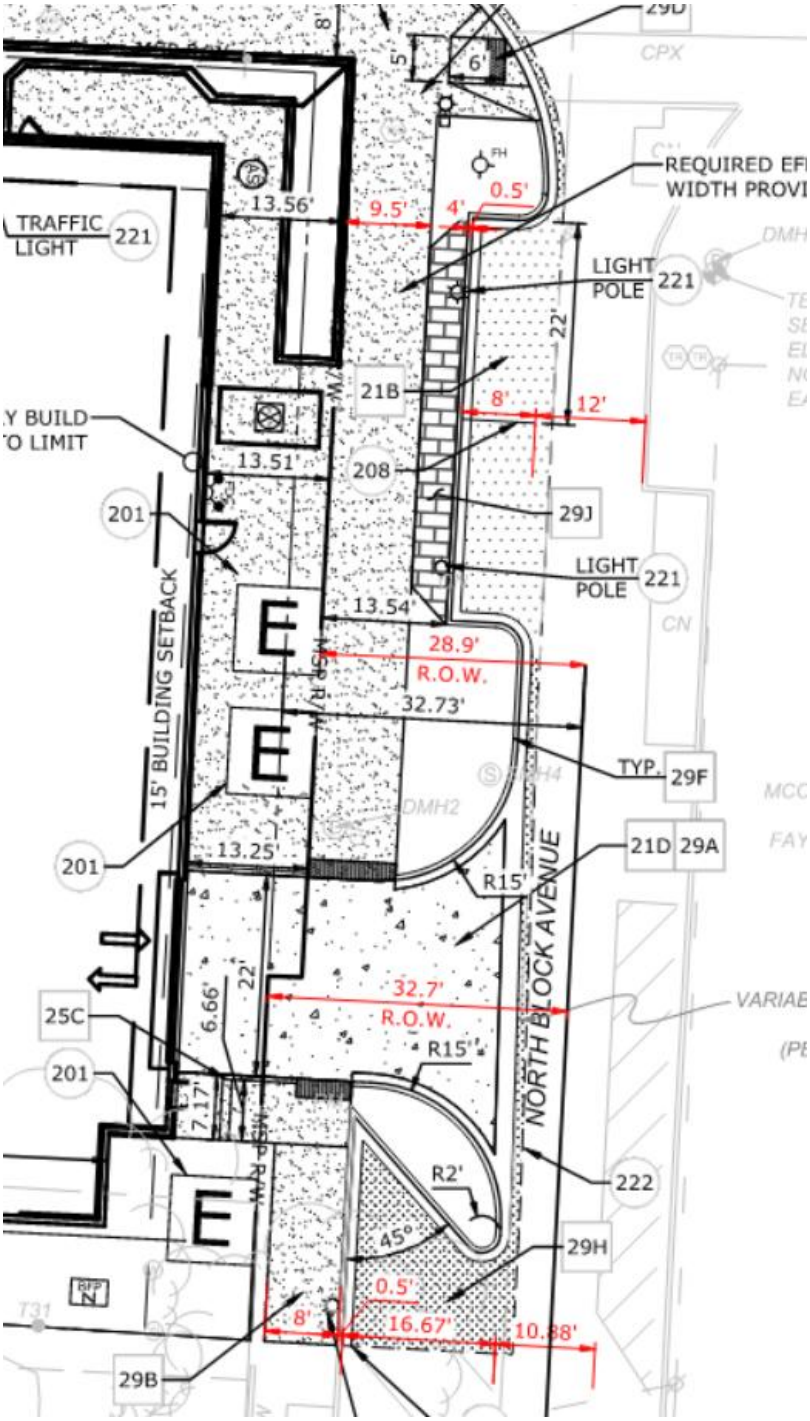
West Dickson Street



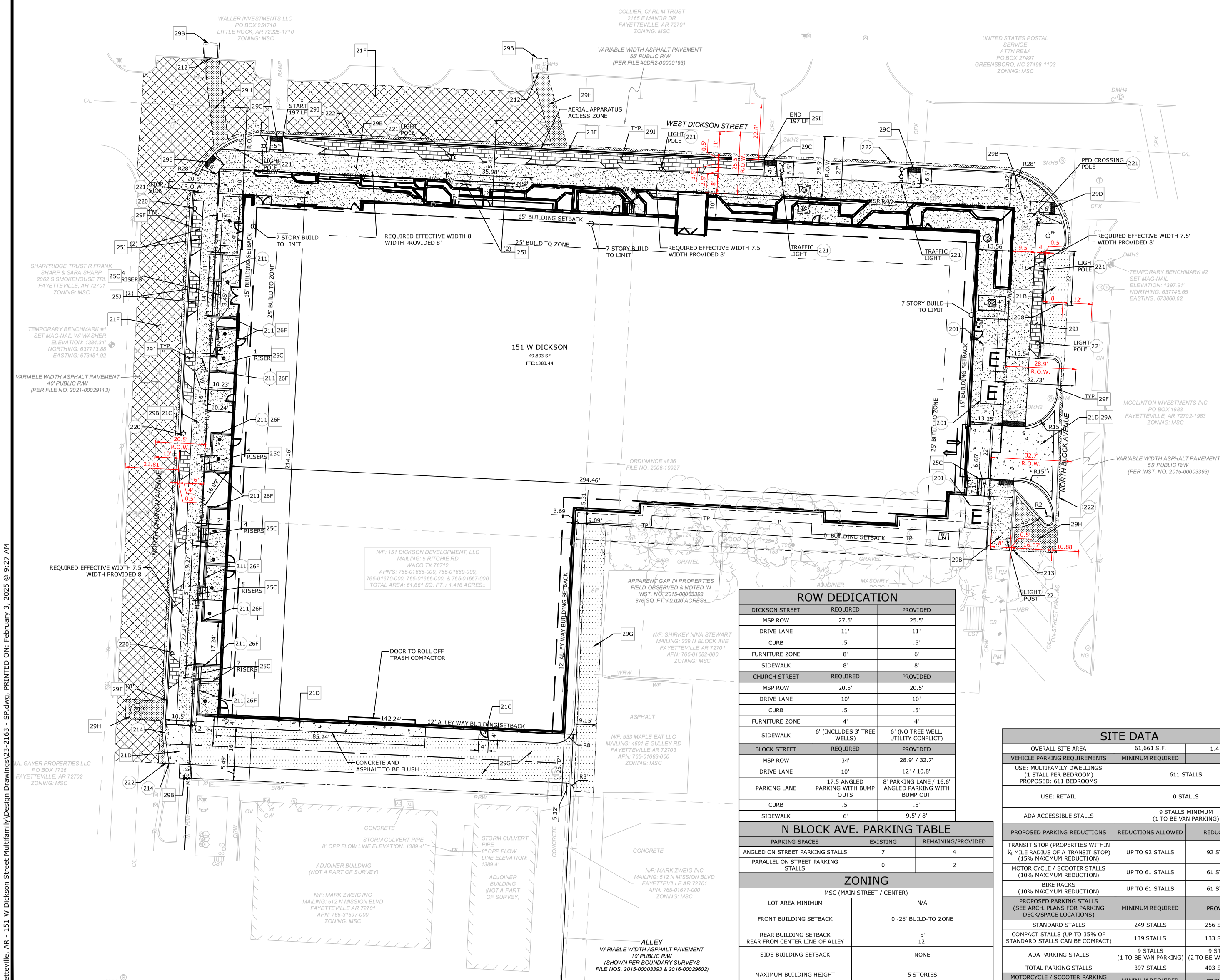
North Church Avenue



North Block Avenue



Sincerely,
McClelland Consulting Engineers, Inc.



EXISTING LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- SET TEMPORARY BENCHMARK
- HANDICAP PARKING
- POWER POLE
- ELECTRIC VAULT
- LIGHT POLE
- AIR CONDITIONING UNIT
- ELECTRIC METER
- ELECTRIC BOX
- GENERATOR
- TELECOMMUNICATIONS MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- FIRE DEPARTMENT CONTROL VALVE
- IRRIGATION CONTROL VAULT
- GAS METER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM CULVERT PIPE
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- FENCE LINE
- OVERHEAD POWER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- NOT TO SCALE
- STORM DRAINAGE PIPE
- DRAIN GRATE
- TRAFFIC SIGNAL VAULT
- TRAFFIC LIGHT POLE
- CROSSWALK LIGHT POLE
- PARKING METER
- SIGN
- BOLLARD
- TREE

PLAN SCALE

(IN FEET)
1 inch = 20ft.

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TEMPORARY CONSTRUCTION EASEMENT
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PAVEMENT REPAIR
- MILL AND OVERLAY
- PERMEABLE PAVERS
- CATCH BASIN
- BUILDING CONTROL POINT
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- PEDESTRIAN CROSSING POLE
- TREE PROTECTION FENCE

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 ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" 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).

ROW DEDICATION

	REQUIRED	PROVIDED
DICKSON STREET	REQUIRED	PROVIDED
MSP ROW	27.5'	25.5'
DRIVE LANE	11'	11'
CURB	.5'	.5'
FURNITURE ZONE	8'	6'
SIDEWALK	8'	8'
CHURCH STREET	REQUIRED	PROVIDED
MSP ROW	20.5'	20.5'
DRIVE LANE	10'	10'
CURB	.5'	.5'
FURNITURE ZONE	4'	4'
SIDEWALK	6' (INCLUDES 3' TREE WELLS)	6' (NO TREE WELL, UTILITY CONFLICT)
BLOCK STREET	REQUIRED	PROVIDED
MSP ROW	34'	28.9' / 32.7'
DRIVE LANE	10'	12' / 10.8'
PARKING LANE	17.5 ANGLED PARKING WITH BUMP OUTS	8' PARKING LANE / 16.6' ANGLED PARKING WITH BUMP OUT
CURB	.5'	.5'
SIDEWALK	6'	9.5' / 8'

N BLOCK AVE. PARKING TABLE

PARKING SPACES	EXISTING	REMAINING/PROVIDED
ANGLED ON STREET PARKING STALLS	7	4
PARALLEL ON STREET PARKING STALLS	0	2

ZONING

MSC (MAIN STREET / CENTER)		
LOT AREA MINIMUM	N/A	
FRONT BUILDING SETBACK	0'-25' BUILD-TO ZONE	
REAR BUILDING SETBACK REAR FROM CENTER LINE OF ALLEY	5' 12'	
SIDE BUILDING SETBACK	NONE	
MAXIMUM BUILDING HEIGHT	5 STORIES	
MINIMUM BUILDING STREET FRONTAGE	MINIMUM REQUIRED	PROVIDED
W. DICKSON STREET (FRONTAGE LENGTH: 325.47')	75% (244.10')	92.71% (301.76')
N. CHURCH AVENUE (FRONTAGE LENGTH: 249.68')	75% (187.26')	85.77% (214.16')
N. BLOCK AVENUE (FRONTAGE LENGTH: 140.16')	75% (105.12')	87.36% (122.45')

SITE DATA

OVERALL SITE AREA	61,661 S.F.	1.42 AC
VEHICLE PARKING REQUIREMENTS	MINIMUM REQUIRED	
USE: MULTIFAMILY DWELLINGS (1 STALL PER BEDROOM) PROPOSED: 611 BEDROOMS	611 STALLS	
USE: RETAIL	0 STALLS	
ADA ACCESSIBLE STALLS	9 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 92 STALLS	92 STALLS
MOTOR CYCLE / SCOOTER STALLS (10% MAXIMUM REDUCTION)	UP TO 61 STALLS	61 STALLS
BIKE RACKS (10% MAXIMUM REDUCTION)	UP TO 61 STALLS	61 STALLS
PROPOSED PARKING STALLS (SEE ARCH. PLANS FOR PARKING DECK/SPACE LOCATIONS)	MINIMUM REQUIRED	PROVIDED
STANDARD STALLS	249 STALLS	256 STALLS
COMPACT STALLS (UP TO 35% OF STANDARD STALLS CAN BE COMPACT)	139 STALLS	133 STALLS
ADA PARKING STALLS	9 STALLS (1 TO BE VAN PARKING)	9 STALLS (2 TO BE VAN PARKING)
TOTAL PARKING STALLS	397 STALLS	403 STALLS
MOTORCYCLE / SCOOTER PARKING REQUIREMENTS	MINIMUM REQUIRED	PROVIDED
1 STALL / 25 PARKING SPACES (402 SPACES PROVIDED)	16	61
BIKE RACK REQUIREMENTS	MINIMUM REQUIRED	PROVIDED
1 BIKE RACK / 30 DWELLING UNITS (185 UNITS)	6 BIKE RACKS	6 RACKS (12 BIKE SPACES) EXTERIOR 55 RACKS (110 BIKE SPACES WITHIN BUILDING BIKE ROOMS) INTERIOR

SITE KEYNOTES

201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
208 4" WIDE PAINTED WHITE PARKING STRIPES
209 4" WIDE PAINTED STRIPES, 24" O.C. @ 45° (SEE COLOR INDICATED AT SYMBOL)
211 RETAINING WALL (SEE GRADING PLAN)
212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
221 POINT OF RELOCATION
222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL
224 REMOVE AND REINSTALL TO MATCH FINISHED GRADE

SITE DETAILS

21B HEAVY DUTY ASPHALT PAVEMENT
21C STANDARD DUTY CONCRETE PAVEMENT
21D HEAVY DUTY CONCRETE PAVEMENT
21F ASPHALT OVERLAY
23F FIRE LANE STRIPING
25C CONCRETE STAIRS
25J BIKE RACK
26F GUARDRAIL ON RETAINING WALL (SEE HEIGHT AT SYMBOL)
29A CITY OF FAYETTEVILLE COMMERCIAL DRIVEWAY - DW4
29B CITY OF FAYETTEVILLE SIDEWALK DETAIL - SW1
29C CITY OF FAYETTEVILLE ACCESSIBLE RAMP W/ GREEN SPACE - HR1
29D CITY OF FAYETTEVILLE SINGLE ACCESSIBLE RAMP W/ RADIUS - HR10
29E CITY OF FAYETTEVILLE ACCESSIBLE RAMP LARGE RADIUS W/ FLARED SIDES - HR6
29F CITY OF FAYETTEVILLE TYPE 'A' CURB & GUTTER - ST2
29G CITY OF FAYETTEVILLE TWO-WAY ALLEY - ST1A
29H CITY OF FAYETTEVILLE PAVEMENT REPAIR - D10
29I CITY OF FAYETTEVILLE MOUNTABLE CUR - ST9
29J CITY OF FAYETTEVILLE TYPICAL PERMEABLE PAVEMENT SECTIONS - 1

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

W DICKSON STREET
151 W DICKSON ST.
FAYETTEVILLE, AR

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

REVISIONS

REV	DATE	DESCRIPTION

SITE PLAN

DESIGNED BY: JPS	DRAWN BY: JPS
DATE: 2/3/2025	REVISION: REV-0
SCALE: <SCALE	JOB NUMBER: 23-2163

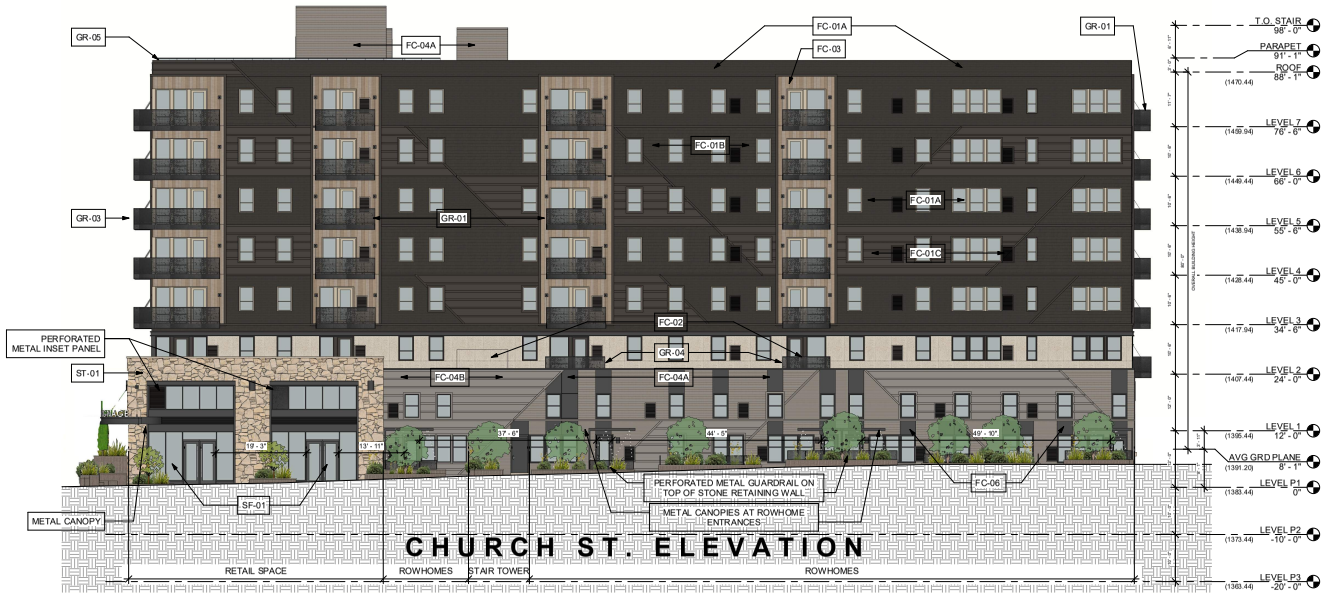
C2.0

©2023



DICKSON ST. ELEVATION

1 ELEVATION - DICKSON ST. ELEVATION (LOOKING SOUTH)
3/32" = 1'-0"



CHURCH ST. ELEVATION

2 ELEVATION - CHURCH ST. ELEVATION (LOOKING EAST)
3/32" = 1'-0"

ELEVATION GENERAL NOTES

1. ALL EXTERIOR MATERIALS SHALL BE SELECTED AND REVIEWED BY THE ARCHITECT.
2. EXTERIOR SIGNAGE & ARTWORK IS BY OWNER WITH APPROVAL OF THE CITY OF FAYETTEVILLE AS REQUIRED.
3. REFER TO WINDOW SCHEDULE FOR WINDOW TYPES & DETAILS.
4. PROJECT 0,0 ELEVATION = 1384 FT.

EXTERIOR MATERIAL LEGEND

ST-01 ADHERED STONE MASONRY VENEER (FIELDSTONE)

FC-01 FIBER CEMENT, PRIMED FOR PAINT (HORIZONTAL) - BRONZE
A. 5.25" WIDTH (4" EXPOSURE) PLANK LAP SIDING, SMOOTH
B. 9.25" WIDTH (8" EXPOSURE) PLANK LAP SIDING, SMOOTH
C. PANEL WITH BATTEN TRIM, SMOOTH

FC-02 FIBER CEMENT PANEL, PRIMED FOR PAINT, FINE SAND (VERTICAL) - CREAM

FC-03 FIBER CEMENT VERTICAL SIDING, PRIMED FOR PAINT - ALMOND

FC-04 FIBER CEMENT, PRIMED FOR PAINT (HORIZONTAL) - WARM GRAY
A. 9.25" WIDTH (8" EXPOSURE) PLANK LAP SIDING, SMOOTH
B. PANEL WITH BATTEN TRIM, SMOOTH

FC-05 FIBER CEMENT, PRIMED FOR PAINT (HORIZONTAL) - CREAM
A. 9.25" WIDTH (8" EXPOSURE) PLANK LAP SIDING, SMOOTH
B. PANEL WITH BATTEN TRIM, SMOOTH

FC-06 FIBER CEMENT PANEL, PRIMED FOR PAINT, FINE SAND (VERTICAL) - CHARCOAL

CMU-01 INTEGRAL COLOR SCORED FACE CMU

MTL-01 FRAMED, PERFORATED METAL PANEL SCREEN

SF-01 ALUMINUM STOREFRONT SYSTEM. FLUOROPOLYMER PAINTED FINISH AND GLASS AS SELECTED BY ARCHITECT.

GR-01 CLIP-ON BALCONY SYSTEM. PERFORATED METAL PANEL INFILLS. PAINT FINISH AS SELECTED BY ARCHITECT.

GR-02 CLIP-ON BALCONY SYSTEM. 1" x 1", 4" O.C. METAL PICKET GUARDRAIL. PAINT FINISH AS SELECTED BY ARCHITECT.

GR-03 CLIP-ON BALCONY SYSTEM. CUSTOM CORNER DETAIL. PERFORATED METAL PANEL INFILLS. PAINT FINISH AS SELECTED BY ARCHITECT.

GR-04 METAL GUARDRAIL SYSTEM

GR-05 GLASS GUARDRAIL SYSTEM

RD-01 HIGH CYCLE, HIGH SPEED OVERHEAD COILING SERVICE DOOR

RD-02 OVERHEAD COILING SERVICE DOOR

APPROVAL STAMPS:

Planning Commission
February 10, 2025
LSD-2024-0038 (TRINITAS VENTURES)
Page 35 of 50

No.	Date	Description
	01.22.25	LARGE SCALE DEVELOPMENT
3	03.28.24	INTERMEDIATE REVIEW ISSUE FOR DD
2	02.26.24	ISSUE FOR SD
1	02.09.24	ISSUE FOR SD DRAFT

SUBMISSIONS & REVISIONS

OWNER
Trinitas Ventures
201 MAIN STREET, STE 1000
LAFAYETTE, IN 47901
(765) 464-2800
www.trinitas.ventures

ARCHITECT
ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
224 W EST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60609
MAIN 312. 266. 1128
FAX 312. 266. 1525
AMT@ANTA.COM

STRUCTURAL ENGINEER
DCI ENGINEERS
515 S CONGRESS AVE, STE 600
AUSTIN, TEXAS 78704
(512) 472-9797
www.dci-engineers.com

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER
MCCLELLAND ENGINEERS
1580 E STEARNS STREET
FAYETTEVILLE, AR 72703
(479) 443-2377
www.mce.us.com

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION
151 W. DICKSON STREET
151 DICKSON ST.
FAYETTEVILLE, AR 72701

DRAWING TITLE
OVERALL BUILDING ELEVATIONS

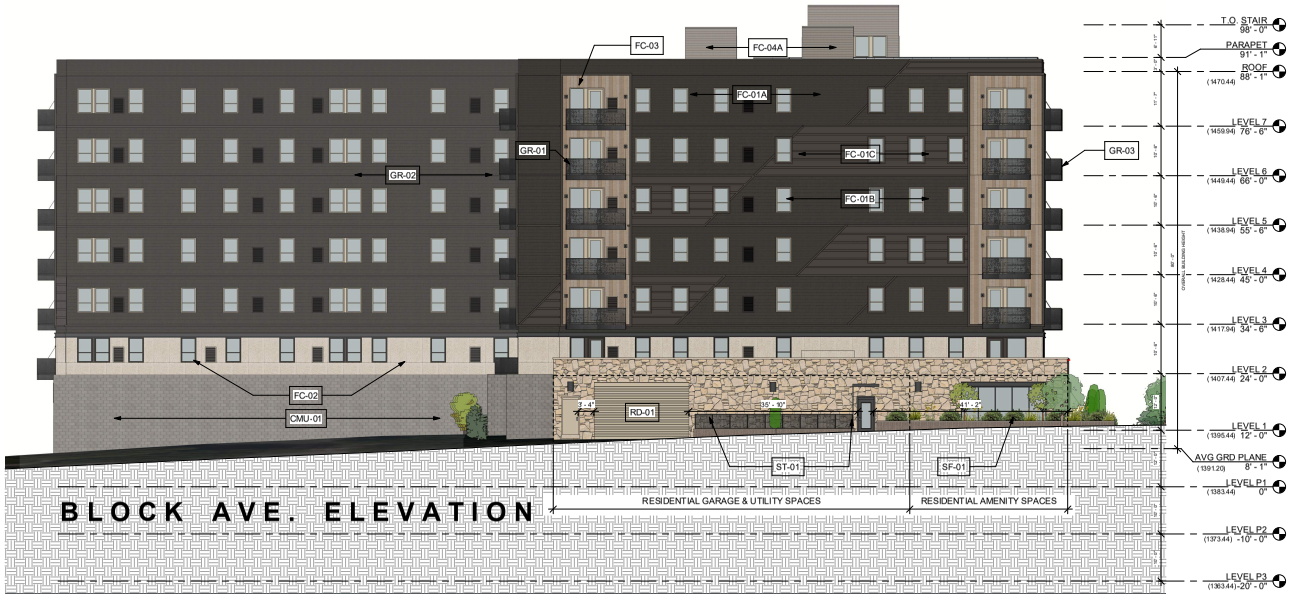
SEAL

DATE:
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
A3.01



1 ELEVATION - ALLEY ELEVATION (LOOKING NORTH)
3/32" = 1'-0"



2 ELEVATION - BLOCK AVE. ELEVATION (LOOKING WEST)
3/32" = 1'-0"

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RD-02	OVERHEAD COILING SERVICE DOOR

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3	03.28.24	INTERMEDIATE REVIEW ISSUE FOR DD
2	02.26.24	ISSUE FOR SD
1	02.09.24	ISSUE FOR SD DRAFT

SUBMISSIONS & REVISIONS

OWNER
Trinitas Ventures
201 MAIN STREET, STE 1000
LAFAYETTE, IN 47901
(765) 464-2800
www.trinitas.ventures

ARCHITECT
ANTUNOVICH ASSOCIATES
ARCHITECTURE PLANNING INTERIOR DESIGN
224 W EST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60659
MAIN 312. 266. 1128
FAX 312. 266. 1525
ANTUNOVICH.COM

STRUCTURAL ENGINEER
DCI ENGINEERS
515 S CONGRESS AVE, STE 600
AUSTIN, TEXAS 78704
(512) 472-9797
www.dci-engineers.com

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER
MCCLELLAND ENGINEERS
1580 E STEARNS STREET
FAYETTEVILLE, AR 72703
(479) 443-2377
www.mce-us.com

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION
151 W. DICKSON STREET
151 DICKSON ST.
FAYETTEVILLE, AR 72701

DRAWING TITLE
OVERALL BUILDING ELEVATIONS

SEAL

DATE
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO:
A3.02

From: Caroline Crawford <caromcraw@gmail.com>
Sent: Friday, January 31, 2025 12:39 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 7-story building - Dickson Street

Hi!

I wanted to express my concern about the plan for the 7-story building on Dickson Street. While the growth of our city is exciting, I don't think allowing a building like that is a good move. It will negatively impact the neighborhoods nearby, the traffic will be horrendous especially on weekends with big events, and the quality of the area will decrease drastically.

The apartment complexes that have popped up over the last decade or so are not built to last and are eyesores compared to the unique and historic buildings the downtown area has. Of course the growth of the University has an impact on the city and that has to be considered. But student-oriented housing shouldn't take over areas, like the entertainment district, that Fayetteville locals cherish. Something more beneficial to the area, like spaces for new restaurants, should be considered for that spot.

I hope you take the community's opinion into consideration before you make a final decision on this project.

Thank you!

Outlook

Statement of support for proposed student housing between church and block avenue

From Max Emerson <maxemerson001@gmail.com>
Date Tue 2/4/2025 2:37 PM
To Harrison, Gretchen <gharrison@fayetteville-ar.gov>

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.

Gretchen,

I am writing to you to give a written statement of support for the proposed student housing project between church and block avenue on Dickson street. I am a Fayetteville resident, a senior at the UofA, and grew up in Fayetteville.

The project includes 185 units as well as a ground floor retail space. I think that a mixed use student oriented apartment complex is actually right at home on Dickson, just blocks from both the university, transit, and downtown. My only gripe is the parking; I think in student-oriented projects, the residential parking requirements should in fact be lowered, as many UofA students do not have or need cars. However, I understand that is out of the scope of this hearing.

Fayetteville is experiencing a housing crisis. It is no secret that the rapidly increasing student population has played a significant role in rising rents. What people fail to understand is that until there is an adequate amount of student housing, all housing becomes student-oriented. By increasing the supply of student oriented housing, and therefore housing as a whole, we can slow the increase of, or even decrease rents.

According to the housing crisis committee, we need to quicken the pace of housing supply development, develop high density housing, and proactively address student housing concerns. I believe that allowing this development to continue on what is basically a glorified parking lot fulfills these requirements nicely.

Many people are opposed to this development on the grounds that it will increase congestion, which I agree is a problem. Unfortunately, all new developments, student oriented or not, will increase congestion as long as the current residential parking minimums are in place. Those who are truly concerned should direct their ire to the city council and encourage the amendment of less stringent parking minimums for residential buildings. Decreasing parking improves walkability, decreases emissions, and makes development more sustainable. Additionally, the location of the project and the fact it is student oriented means a much higher number of the tenants would walk, bike, or take transit for most of their trips, mitigating congestion.

Finally, the location of this housing project could not be more appropriate. Dickson street is one of the densest areas in Fayetteville, and if student housing should be built anywhere, it is Dickson street.

I hope that the planning commission will consider these comments and urge them to allow this housing to be built. While change can be stressful, this project addresses a critical need in Fayetteville,

and is one of many necessary steps forward.

Best,

Max Emerson

Outlook

FW: Development at 151 Dickson

From Planning Shared <planning@fayetteville-ar.gov>
Date Thu 2/6/2025 10:43 AM
To Harrison, Gretchen <gharrison@fayetteville-ar.gov>

Concerning LSD-2024-0038

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville
479-575-8267

CITY OF FAYETTEVILLE ARKANSAS

From: nina shirkey <ninashirkey@gmail.com>
Sent: Thursday, February 6, 2025 10:36 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Fwd: Development at 151 Dickson

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.

Planning Staff,

In preparation for Monday's meeting, I am forwarding my correspondence expressing my concern about the proposed development at 151 Dickson. Thank you for your time and consideration. See you Monday evening,

Nīna Shirkey
229 N Block Ave
479-445-4763

---------- Forwarded message ---------
From: **nina shirkey** <ninashirkey@gmail.com>
Date: Wed, Feb 5, 2025 at 6:34 PM
Subject: Re: Development at 151 Dickson
To: <mike.wiederkehr@fayetteville-ar.gov>, <sarah.moore@fayetteville-ar.gov>, <mayor@fayetteville-ar.gov>, <wthomason@fayetteville-ar.gov>, <jimm.garlock@fayetteville-ar.gov>

Hello again,
I know you are likely receiving a lot of emails regarding the trinitas development. I am extremely concerned about the inevitable damage to my house with a 90ft, zero-lot line build towering over my house on two sides. The lack of airflow and sunlight will be devastating to the structure. In the unified development code purpose it states:

“Provide adequate light and air” and “development of land uses which protect established neighborhoods”
There is a case to be made that this development violates both of these. Thank you again for your time on this matter.

150.02 - Purpose

(A) The UDC is adopted for the purpose of implementing the Comprehensive Land Use Plan and any other plans or policies adopted or amended by the City Council, in a manner that furthers the health, safety and general welfare of the people of the community and to provide uniform standards for the development of land and the installation of related improvements. The UDC sets forth the procedures, requirements, and minimum standards intended to promote an appropriate mix of land uses in an orderly manner; enhance aesthetic quality, moderate street congestion, secure safety from events such as fire, flood, erosion and landslides; prevent overcrowding of land; provide adequate light and air; and provide for circulation, recreation, and other public services and facilities. The UDC provides for, but is not limited to, development of land uses which protect established neighborhoods, and commercial and industrial districts; allows compatible infill of established areas; provides flexibility for mixing of uses to achieve traditional neighborhood developments; protects significant environmental resources; and makes a livable community.

On Mon, Feb 3, 2025 at 1:18 PM nina shirkey <ninashirkey@gmail.com> wrote:

> Hello All,
> I have attached the independent arborist report from last May when this project was originally proposed and the updated shoring plan. I do not believe they have met the requirements listed below in the Tree Protection Measures. Specifically "tree protection barriers on the site along the tree dripline or 10 feet from the trunk, whichever is greater." The three feet adjustment they made does not meet these requirements.
>
> There is another issue that I don't believe has been extensively addressed which is the issue of limited fire and safety access to the north side of my house as well as the south side of the proposed construction which will be built on my property line. There will be balconies extending over my house nearly 90ft high and I have not seen sufficient investigation into potential safety issues. I know we have recently had students fall from balconies in similar buildings.

Further, many of you have expressed personal opposition to this project but feel unable to oppose based upon the fact that they meet the development requirements for main street center. However, there is a section in the code that allows opposition based upon issues with traffic safety, which I don't believe has been sufficiently addressed given the proposed 600 extra cars on that block.

(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.

Tree Protection:

No filling, excavating or other land disturbance shall take place in areas with preserved trees. Before commencing any construction activity, the applicant shall construct tree protection barriers on the site along the tree dripline or 10 feet from the trunk, whichever is greater. The applicant shall also post signs [at] areas with preserved trees in accordance with the details, standards, specifications and guidelines provided in the *City of Fayetteville* Tree Preservation*, Protection, and Landscape Manual.* The Urban Forester may require other protective measures based upon the individual characteristics of the site and the proposed construction methods. Tree protection measures shall also protect any off-site trees, and the roots of which extend onto the site of the proposed construction. Any applicant damaging or destroying an off-site tree shall be required to mitigate such damage or destruction as prescribed by the Urban Forester. If the required barriers surrounding the areas

with preserved trees are not adequately maintained during construction, the Urban Forester shall prescribe remedial measures, and may issue a stop work order.

Thank you for your time and consideration on this very important matter.

-Nina Shirkey
479-445-4763

TREE CLIMBERS LLC

1160 E. Pump Station Rd
Fayetteville, AR 72701
Office: 479.841.3804
Cell: 479-879-5015
TreeClimbersLLC.com
General: Office@TreeClimbersLLC.com
Direct: Jeremy@TreeClimbersLLC.com

Arkansas' First and Only TCIA Accredited Company

JEREMY WILLIAMS, RCA

ASCA RCA #801
Registered Consulting Arborist®

ISA Board Certified Master Arborist #SO-6263BT
ASCA Registered Consulting Arborist #801
TCIA Certified Tree Care Safety Professional #1267
ISA Qualified Tree Risk Assessor
ISA Certified Climber Specialist and Wildfire Risk Reduction Qualified Instructor

05-10,24
McClelland Consulting Engineers
Chris Bakunas
cbakunas@mce.us.com
402-320-2130

Re: 151 W. Dickson tress.

Background and Assignment

Chris contacted me to assess the condition and survival of several trees located on the south of the property located at 151 W. Dickson St. in Fayetteville AR. His primary concern is the likelihood of survival the trees with the current proposed construction. Chris forwarded me a shoring plan and a site map with the location of the trees.

Site Visit Observations and Analysis

I visited the site on Friday May 3, 2024, and looked at 17 trees. These trees appeared to be volunteer trees that likely had not been intentionally planted. I have correlated the trees to the best of my ability to the numbers listed on the plan provided. There were 5 more trees on-site versus what was shown on the plan.

Tree #	Actual Size (diameter at 4.5ft)	Plan size	Species	Notes
32	12”	11”	Black Locust	Two stem tree has tip dieback and unlikely to survive long term with or without construction. Significant lean towards road.
Not Listed	3”	NA	Black Cherry	Two stem tree growing at base of #32. Cannot survive if #32 is removed.
Not Listed	4”	NA	Sugar Maple	Tree is being crowded by #31.
31	18”	14”	American Elm	Good condition and structure currently. With plans significant pruning of canopy will be needed. Estimated excavation distance will be at or inside the minimum structural stability distance for size. With both factors tree is unlikely to survive construction.
30	12”	11”	Black Locust	Tree has significant lean and poor condition. Most of canopy will likely need to be removed to give clearnce for building.
29	5”	4”	Sugar Maple	Treehas lean to north and will need significant aerial pruning. Unlikely to survive.
Not Listed	3”	NA	Sugar Maple	Tree is being crowded by other trees particularly #28
28	5.5”	4”	Sugar Maple	Tree is currently good condition. If no scaffolding is needed in area and tree could potentially survive but will be extremely crowded by both buildings.
27	11”	10”	Black Locust	Heavy lean to north and decay at base. No chance of survival with current plans.
26	21.5”	14”	Hackberry	With size and proximity to building tree cannot survive with current plans. If plans are completed tree will be high risk of uprooting and will need significant canopy removal before construction.

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Direct: Jeremy@TreeClimbersLLC.com

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ISA Qualified Tree Risk Assessor
ISA Certified Climber Specialist and Wildfire Risk Reduction Qualified Instructor

Tree #	Actual Size (diameter at 4.5ft)	Plan size	Species	Notes
25	10.5”	11”	Black Cherry	Tree has significant decay and is crowded by hackberry. Should not be preserved.
24	5.5”	9”	Sugar Maple	Is crowded by other trees and branches are over the proposed building line.
Not Listed	13	NA	American Elm	Heavy lean toward south due to crowding. Increased risk of uprooting if roots are cut by construction.
Not Listed	6”	NA	Sugar Maple	Is touching and bring compressed by Tree #23
23	13”	11”	American Elm	Has heavy lean to north. Also currently has girdling cabel around stem for gate. Majority or all canopy is over building line.
22	17”	7”	Hackberry	Poor condition and structure. Not candidate for preservation.
Not Listed	7”	NA	Sugar Maple	Poor structure next to ally.

Discussion

For this case, it is important to understand critical root zone. Critical root zone is defined as the zone where most of the roots of a tree exist and is needed for survival. Tree roots are fairly shallow typically residing in the top 6-16” of soil and occasionally as deep as 24” in ideal conditions. Tree roots will seek out the ideal ratio of moisture and oxygen. Without both oxygen and moisture roots will die. Roots will spread out quite far typically 1.5 times the spread of the tree. The generally recommended distance to avoid root disturbance is a 1:1 ratio of diameter to distance. What this means is for a 20” diameter tree it is recommended to stay 20 feet from the tree. For trees that do not have outside competition for light this ratio typically corresponds to the edge of the canopy (dripline). For healthy trees that ratio can sometimes be reduced to .5:1 if impact is only on one side. If the impact is inside the .25:1 ratio, the tree's structural stability is usually compromised.

The other factors that must be considered is the amount of canopy that would need to be removed from the trees to allow the building to be constructed. With the severe pruning that would be needed on many of the trees, this would decrease their already low chance of survival with soil disturbance.
Additionally, if there is a need for scaffolding or equipment access on this side of the building that may not be possible with the trees present.
Lastly, for some of the trees lack of light will also be a factor growing between two multi-story buildings.

Conclusions and Recommendations

Based on my review of current plans and the conditions on site the likelihood of survival of the above trees would be extremely low if the current plans are followed. Reviewing the plans I see efforts have been made to reduce root disturbance to a minimum but that is not the only factor on these trees. The prior condition of the trees and the amount of canopy removal are the other main factors that I am considering, Based on these factors my recommendation would be to either remove the trees or significantly alter the plans. In my opinion, most of the trees are not good candidates for preservation due to their poor structure.

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ISA Qualified Tree Risk Assessor
ISA Certified Climber Specialist and Wildfire Risk Reduction Qualified Instructor

Qualifications

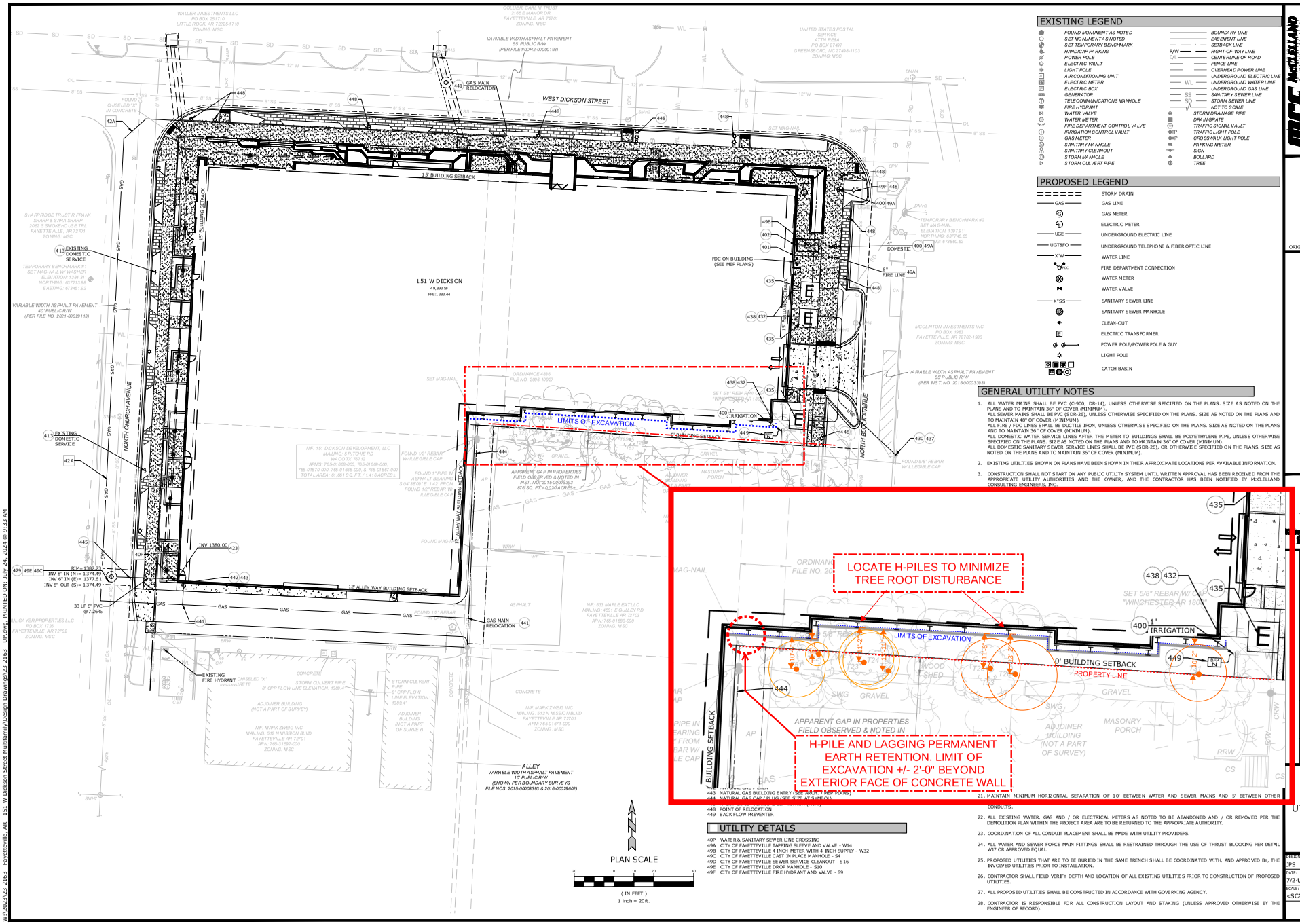
A few pertinent qualifications that qualify me to write this report are:
ASCA (*American Society of Consulting Arborists)* Registered Consulting Arborist #801
ASCA (*American Society of Consulting Arborists)* Tree and Plant Qualified Appraiser
ISA *(International Society of Arboriculture)* Board Certified Master Arborist, #SO-6263BT
ISA Tree Risk Assessor Qualification, #SO-6263BT
ISA Certified Tree Worker certification, #SO-6263AT
ISA Certified Arborist certification, #SO-6263A
TCIA (*Tree Care Industry Association*) CTSP safety auditor and trainer certification, #1267
Full-time practice as an arborist and have served as an expert witness and consultant on numerous cases since 2009.

The above report is accurate and true to the best of my knowledge with the information available to me at the time of this report. Any observations are based on conditions visible during my site visit or information provided to me by the client. Opinions or determinations are based on generally accepted industry guidelines and years of full-time practice as an Arborist in Northwest Arkansas. I have no bias or interest in any particular outcome or findings from this report. Any additional consulting, fact, or expert witness services needed will be billed separately and is not included in the cost of this report. Use and acceptance of this report and any information contained herein or given on-site is contingent on payment for services rendered. Any use of this report or information without payment will result in appropriate legal action. Copyright 2024 Tree Climbers LLC all rights reserved.



Jeremy Williams, RCA

ASCA RCA #801
Registered Consulting Arborist®



EXISTING LEGEND

FOUND MONUMENT AS NOTED		BOUNDARY LINE	
SET MONUMENT AS NOTED		EASEMENT LINE	
SET TEMPORARY BENCHMARK		SETBACK LINE	
HANDICAP PARKING	R/W	RIGHT-OF-WAY LINE	
POWER POLE	C/L	CENTERLINE OF ROAD	
ELECTRIC VAULT		FENCE LINE	
LIGHT POLE		OVERHEAD POWER LINE	
AIR CONDITIONING UNIT		UNDERGROUND ELECTRIC LINE	
ELECTRIC METER	WL	UNDERGROUND WATER LINE	
ELECTRIC BOX		UNDERGROUND GAS LINE	
GENERATOR	SS	SANITARY SEWER LINE	
TELECOMMUNICATIONS MANHOLE	SD	STORM SEWER LINE	
FIRE HYDRANT		NOT TO SCALE	
WATER VALVE		STORM DRAINAGE PIPE	
WATER METER		DRAIN GRATE	
FIRE DEPARTMENT CONTROL VALVE		TRAFFIC SIGNAL VAULT	
IRRIGATION CONTROL VAULT	TP	TRAFFIC LIGHT POLE	
GAS METER	XP	CROSSWALK LIGHT POLE	
SANITARY MANHOLE		PARKING METER	
SANITARY CLEANOUT		SIGN	
STORM MANHOLE		BOLLARD	
STORM CULVERT PIPE		TREE	

PROPOSED LEGEND

STORM DRAIN	
GAS	GAS LINE
	GAS METER
	ELECTRIC METER
UGE	UNDERGROUND ELECTRIC LINE
UGT&FO	UNDERGROUND TELEPHONE & FIBER OPTIC LINE
X"W	WATER LINE
FDC	FIRE DEPARTMENT CONNECTION
	WATER METER
	WATER VALVE
X"SS	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	CLEAN-OUT
	ELECTRIC TRANSFORMER
	POWER POLE/POWER POLE & GUY
	LIGHT POLE
	CATCH BASIN

GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE PVC (C-900; DR-14), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
   ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
   ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY McCLELLAND CONSULTING ENGINEERS, INC.
21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL W17 OR APPROVED EQUAL.
25. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
26. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
27. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
28. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

UTILITY DETAILS

40P WATER & SANITARY SEWER LINE CROSSING
49A CITY OF FAYETTEVILLE TAPPING SLEEVE AND VALVE - W14
49B CITY OF FAYETTEVILLE 4 INCH METER WITH 4 INCH SUPPLY - W32
49C CITY OF FAYETTEVILLE CAST IN PLACE MANHOLE - S4
49D CITY OF FAYETTEVILLE SEWER SERVICE CLEANOUT - S16
49E CITY OF FAYETTEVILLE DROP MANHOLE - S10
49F CITY OF FAYETTEVILLE FIRE HYDRANT AND VALVE - S9

443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
444 NATURAL GAS CAP / PLUG (SEE SIZE AT PLANS)
448 POINT OF RELOCATION
449 BACK FLOW PREVENTER

McCLELLAND CONSULTING ENGINEERS, INC.
405 EAST 21ST STREET, SUITE 100
FAYETTEVILLE, ARKANSAS 72703
(479) 443-3377

Planning Commission
February 10, 2025

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

LSD-2024-0038 (TRINITAS VENTURES)

W DICKSON STREET
151 W DICKSON ST.
FAYETTEVILLE, AR

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

REV	DATE	DESCRIPTION

UTILITY PLAN

DESIGNED BY: JPS	DRAWN BY: JPS
DATE: 7/24/2024	REVISION: REV-0
SCALE: =SCALE	JOB NUMBER: 23-2163

C4.0

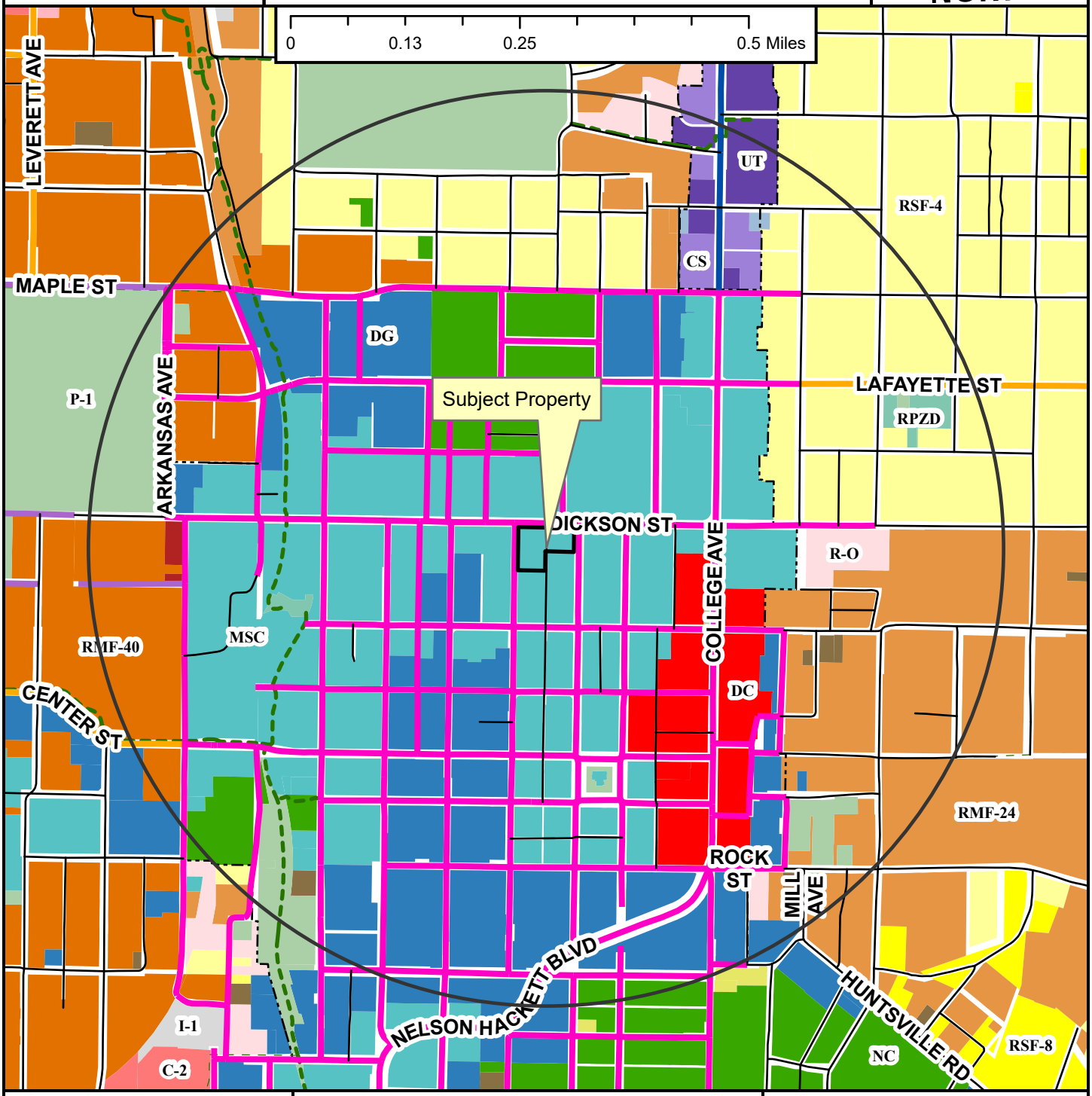
W:\2023\23-2163 - Fayetteville, AR - 151 W Dickson Street Multifamily\Design Drawings\23-2163 - UP.dwg, PRINTED ON: July 24, 2024 @ 9:33 AM

LSD-2024-0038

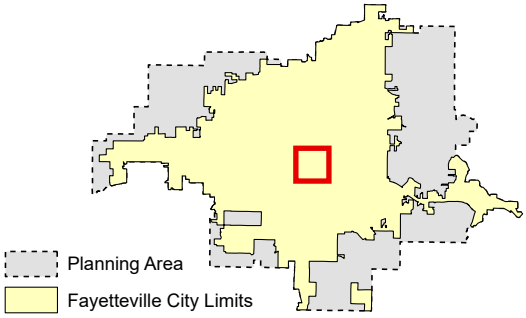
One Mile View

151 W. DICKSON 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

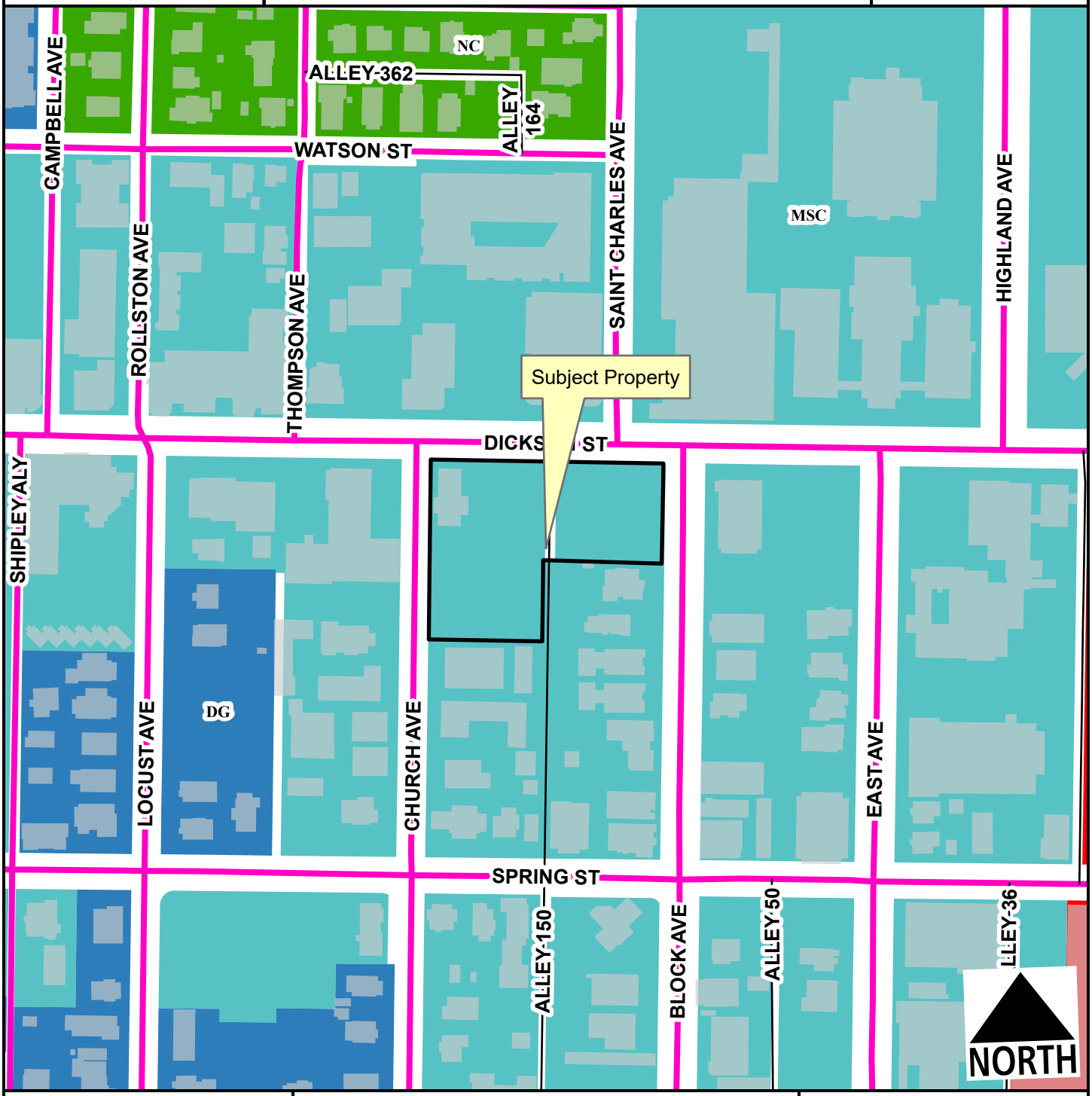
COMMERCIAL
Residential-Office, C-1, C-2, C-3

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

LSD-2024-0038	151 W. DICKSON ST	
Close Up View		



Urban Center
Alley
Planning Area
Fayetteville City Limits
Design Overlay District

Feet
0 75 150 300 450 600
1:2,400

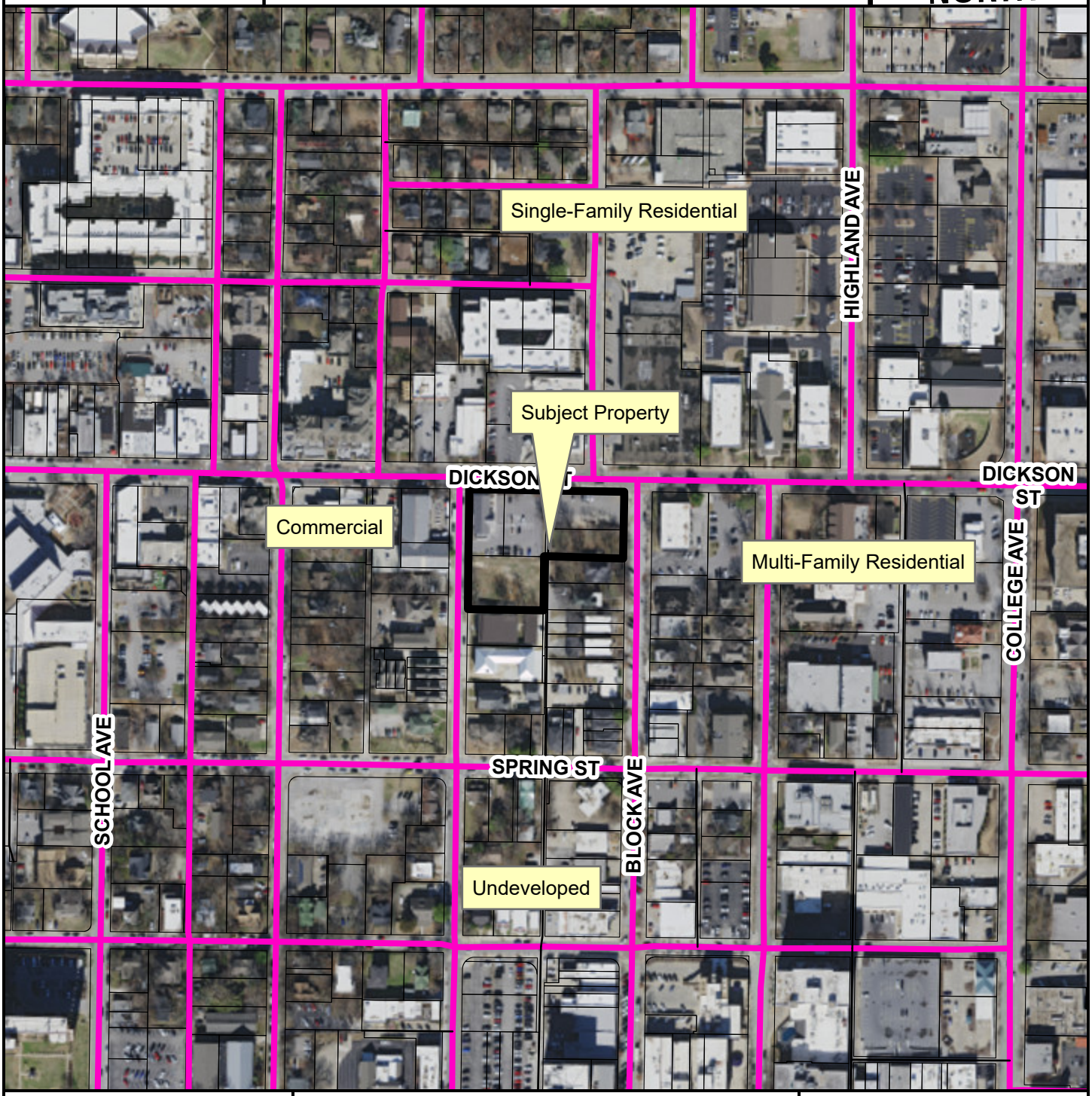
Downtown Core
Main Street Center
Downtown General
Neighborhood Conservation

LSD-2024-0038

Current Land Use

151 W. DICKSON ST

NORTH



- Urban Center
- Alley
- 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

FROM: Jessie Masters, Development Review Manager

MEETING DATE: February 10, 2025

SUBJECT: **VAR-2025-0004: Planning Commission Variance (216 N. LOCUST AVE/DICKSON SQUARE LLC, 484):** Submitted by WASHER ARCHITECTURE for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.59 acres. The request is for a variance to design standards, infrastructure improvements, and parking lot standards.

RECOMMENDATION:
Staff recommends approval of **VAR-2025-0004,** with conditions.

RECOMMENDED MOTION:
*"I move to approve **VAR-2025-0004** determining:*

- *In favor of the requested variance to UDC §166.23(C)(4)(a), Urban Residential Design Standards;*
- *In favor of the requested variance to UDC §166.04(A)(2), Off-site improvements;*
- *In favor of the requested variance to UDC §166.04(B)(4)(c)(i), On-site improvements;*
- *In favor of the requested variance to UDC §172.04(E), Drive aisle width;*
- *In favor of the requested variance to UDC §§166.21(E)(7), Opacity and Glazing requirements; and*
- *In favor of all other conditions recommended by staff."*

BACKGROUND:
The subject property is in downtown Fayetteville on Locust Avenue, approximately halfway between Dickson and Spring Streets. Containing three separate parcels for a total of 0.59 acres, the property in question is zoned DG, Downtown General, and was previously developed with three single family homes that were demolished in 2024. Previous variances were granted at this site in August 2023 by the Planning Commission for urban residential design standards, street improvements, and necessary improvements to an adjacent alley. A site-improvement plan has been submitted and is currently under staff review (SIP-2024-0007). The site is located within the Downtown Design Overlay District. Surrounding land uses and zoning are listed in *Table 1.*

Table 1 - Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	DG, Downtown General
South	Single-Family Residential	DG, Downtown General
East	Mixed-Density Residential	MSC, Main Street Center
West	Mixed-Density Residential	DG, Downtown General

Request: The applicant is requesting three variances to the unified development code in conjunction with the development of two multi-family structures with associated parking.

DISCUSSION:

Variance #1: §166.23(C)(4)(a), Ground floor dwelling units adjacent to the public street shall have a primary pedestrian entry that is visible from the street, and the entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the City sidewalk. 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 is requesting two pedestrian connections that have a parallel distance of approximately 20 feet before connecting directly to the sidewalk.

Staff recommendation: Staff recommends in favor of the request. The proposed structures will be located approximately 9 feet above the public sidewalk grade, and it is necessary for the pedestrian connections to jog the additional length before connecting directly to the public sidewalk for the staircase to meet building code requirements. Further, the applicant is showing additional pedestrian connections to the rest of the site at the northern property line, and the southern property line. Staff recommends that these additional connections are maintained to ensure compliance with the intent of the ordinance.

Variance #2: §166.04(A)(2), 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; The applicant is requesting to improve a public alley with a non-standard cross-section.

Staff recommendation: Staff recommends in favor of the request. A residential two-way alley per the Master Street Plan typically requires two 7-foot drive lanes, as well as additional 1-foot concrete and 2-foot greenspace on each side to allow for vehicles to maneuver around each other safely. The applicant is requesting to dedicate additional right-of-way to the existing alley from 12 feet wide to 14 feet wide for two-way directional access. Staff finds that while this is still shy of the typical requirement for 20 feet of width, the implication of 14 feet would allow for two 7-foot drive lanes. The applicant also does not intend for the alley to be used as fire access, which is where the 20-foot width stems from; aerial apparatus access is intended to occur on-street. Staff also finds that using alleys for access where possible provides for a safer pedestrian condition, generally, by minimizing the number of curb cuts along public sidewalks.

Variance #3: §166.04(B)(4)(c)(i), For projects that are reviewed as site improvement plans, applicants are required to widen the street adjacent to the project frontage and construct all interior streets to meet the Master Street Plan standards. The applicant is requesting an alternative street section along the property's N. Locust Avenue frontage with a 7-foot sidewalk, 3-foot furniture zone, 1.5-foot mountable curb and gutter, and a 10-foot drive lane.

Staff recommendation: Staff supports the request. The Arkansas Fire Code requires buildings over 30 feet tall to have aerial access within 15 to 30 feet of the building on a fire access route with a minimum 26-foot width. To meet this, the applicant proposes installing a mountable curb along the sidewalk to create a compliant fire access route. This plan also complies with the City's sidewalk width standards, so staff approves the variance from the Master Street Plan. The applicant has approval from the City's parking manager to remove on-street spaces within the Downtown parking district, and the development meets parking requirements. Additionally, Urban Forestry supports planting understory trees instead of full canopy trees due to the fire access need, and the placement of additional street trees to the east of the proposed sidewalk.

Variance #4: §172.04(E), Two-way drive aisle width is typically required to be 24 feet. The applicant is requesting a 16-foot wide drive aisle into the development.

Staff recommendation: Staff recommends in favor of the request. The proposed drive aisle is tying into the alley, which staff recommends in favor of reducing the width to 16 feet. The

applicant has provided a turning radius diagram which shows that it is feasible for vehicles to maneuver in and out of the site, while the inclusion of two additional parking spaces will help serve the development.

Variance #5: §166.21(E)(7), Opacity and Glazing requirements. For each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal façade area. Multi-family residential space shall have a minimum of 40% glass on the first or ground floor. The applicant is requesting a variance to these standards, to provide approximately 10% glazing on the principal façade.

Staff recommendation: Staff recommends in favor of the request. The proposed structures will be located approximately 9 feet above the public sidewalk grade, and for buildings located within the build-to zone, the measurement is typically taken between 2 and 12 feet above the pedestrian walk-way. Given the topographical conditions, staff finds that the standard could not likely be met by almost any development in this area. Staff finds that the intent of the ordinance is still met; the requirement is meant to provide a view of the pedestrian realm from within structures to keep eyes on the street. Staff finds that the applicant is still providing necessary elements such as balconies, staircases, and a public bench that still help activate the public realm. As a condition of approval, staff recommends that the applicant provide the public seating element in a manner that is substantially compliant with the elevations provided.

Public Comment: Staff has received comments in opposition to the overall development, indicating an opposition to the added density that would be brought to this area with this development. The applicant is meeting density and zoning requirements as allowable under DG, Downtown General.

RECOMMENDATION: Staff recommends Planning Commission approve VAR-2025-0004, with the following conditions

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §166.23(C)(4)(a), which requires that ground floor dwelling units must connect to the public sidewalk, and may run parallel to the building for a maximum of 12 feet from the door before connecting directly to the sidewalk.** *Staff recommends in favor of the variance for the reasons stated above, with the following condition:*

    a. *Applicant must provide additional pedestrian walkways along the northern property line and the southern property line, as indicated on the provided site plans.*

2. **Planning Commission determination of a variance to UDC §166.04(A)(2), 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.** *Staff recommends in favor of the variance for the reasons stated above, with no added conditions.*

3. **Planning Commission determination of a variance to UDC §166.04(B)(4)(c)(i), For projects that are reviewed as site improvement plans, applicants are required to widen the street adjacent to the project frontage and construct all interior streets to meet the Master Street Plan standards.** *Staff recommends approval of this variance for the reasons stated above, with no added conditions.*

4. **Planning Commission determination of a variance to UDC §172.04(E) which typically requires two-way drive aisle width to be 24 feet.** *Staff recommends approval of this variance for the reasons stated above, with no added conditions.*

5. **Planning Commission determination of a variance to UDC §166.21(E)(7), Opacity and Glazing requirements.** *Staff recommends approval of this variance for the reasons stated above, with the following added condition:*

    a. *Applicant shall provide a pedestrian seating element, such as a bench, that is substantially compliant with the elevations provided.*

6. Approval of this item does not constitute approval of the associated site improvement plan. Review and approval of the site improvement plan shall be required in accordance with city code.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: February 10, 2025			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code:
    - §166.04 Required Infrastructure Improvements — Development In City Limits
    - §166.23 Urban Residential Design Standards
    - §172.04 Parking Lot Design Standards
    - §166.21 Downtown Design Overlay District
- Urban Forestry Memo
- Parking Management Letter
- Applicant Request Letter
- Site Plans
- Building Elevations
- Public Comment
- One Mile Map
- Close-Up Map
- Current Land Use Map

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.

…

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

…

(4) *Preliminary/Final/Concurrent Plat; Large Scale Development; Large or Small Site Improvement Plan.*

…

(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.

…

(Code 1965, App. C., Art. III, §A(2), (3); Ord. No. 1979, 2-5-74; Ord. No. 2353, 7-5-77; Ord. No. 2755, 9-1-81; Code 1991, §§159.31, 159.32; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4263, 8-1-00; Ord. No. 4660, 12-21-04; Ord. No. 5152, 7-15-08; Ord. No. 5271, 9-1-09; Ord. No. 5296, 12-15-09; Ord. No. 5374, 12-21-10; Ord. No. 5523, 9-4-12; Ord. No. 5570, 03-05-13; Ord. No. 6116, §1, 11-20-18; Ord. No. 6166, §§1, 2, 4-2-19; Ord. No. 6195, §1, 6-4-19; Ord. No. 6350, §3(Exh. B), 8-18-20; Ord. No. 6426, §1, 4-6-21; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6751, §1(Exh. A), 5-21-24)

166.23 Urban Residential Design Standards

(A) *Purposes.*

(1) To protect and enhance Fayetteville's appearance, identity, and natural and economic vitality.

(2) To create appealing street scenes so that development enhances the image of the city and provides safe, pedestrian-friendly neighborhood environments.

(3) To minimize service and parking impacts in order to preserve surrounding property values and scenic resources that contribute to the city's economic development.

(4) To compose attractive residential facades that enhance the economic viability of and provide compatibility with surrounding property.

(B) *Applicability.* All references to urban residential design standards shall include the following uses as permitted by right or conditional use in all zoning districts:

(1) Two (2) family dwellings

(2) Three (3) and four (4) family dwellings

(3) Multi-family dwellings

(C) *Site Development Standards.* The following site development standards shall apply for all urban residential development.

…

(4) *Pedestrian Circulation.*

(a) Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. 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.

(b) Urban residential projects shall incorporate pedestrian connections to adjacent residential and commercial properties where sidewalks exist unless this requirement is otherwise waived by the Planning Commission.

…

(E) *Planning Commission Approval.* An applicant may request approval from the Planning Commission of a variance from the maximum requirements where unique circumstances exist and the effect will not adversely impact adjoining or neighboring property owners. The applicant shall provide notification to adjacent property owners prior to the date of the meeting.

(Ord. No. 5118, 3-18-08; Ord. No. 5262, 8-4-09; Ord. No. 5679, 4-15-14; Ord. No. 6170, §1, 4-2-19; Ord. No. 6357, §§1, 2, 9-15-20; Ord. No. 6508, §1, 11-16-21; Ord. No. 6658, §10, 5-2-23; Ord. No. 6773, § 11, 7-16-24)

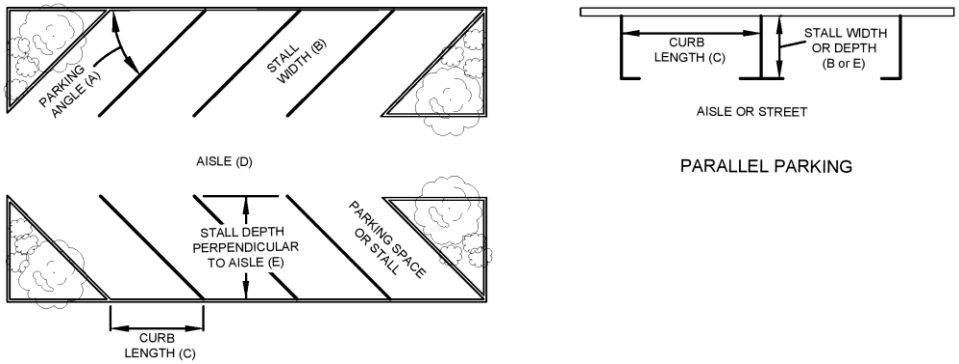
172.04 Parking Lot Design Standards

…

(E) *Dimensional Requirements.* (See Table 1)

TABLE 1
DIMENSIONAL REQUIREMENTS

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



(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh. G), 8-18-20)

166.21 Downtown Design Overlay District

(A) *Purpose.* The intent of this ordinance is to encourage good architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space. Downtown Fayetteville has a rich architectural history spanning many decades and styles; therefore, architecture should be respectful of the existing built environment and should strive to enhance the public realm. A strong emphasis shall be placed upon designing and implementing sustainable and green architecture practices.

(B) *Applicability.* The Downtown Design Overlay District applies to parcels of land located within the boundaries of the Downtown Design Overlay District. The Downtown Design Overlay District Architecture Standards are applicable in the following instances:

(1) If a conflict occurs between different standards, these standards shall supersede the City's Nonresidential Design Standards; Office, and Mixed Use Design and Development Standards in the Downtown Design Overlay District and College Avenue Overlay District.

(2) All new construction, additions or renovations shall comply with these standards regardless of whether the improvements require a permit; ordinary repairs and maintenance are not subject to these standards. Specifically, only the new construction or portions of the building that are being renovated shall comply with these standards.

(3) Building designs that strictly comply with these standards are to be considered approved for matters of aesthetics and shall not require further discretionary review for architectural character or appearance.

(4) Building designs that do not comply with these standards may be permitted by a variance after review and approval by the Planning Commission.

(5) Building designs that are denied or approved by the Planning Commission may be appealed to the City Council.

…

(7) *Opacity and Facades.*

(a) *General Requirements.*
- (i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal façade area.
- (ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 feet from the principal façade.
- (iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.
- (iv) All glass shall have a Low-E coating.
- (v) Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.

(b) *First or Ground Floor Requirements of Any Principal Façade*.
- (i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.
- (ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.
- (iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.
- (iv) Multi-family residential space shall have a minimum of 40% glass on the first or ground floor.

(v) Single family and two (2) family residential space shall have a minimum of 5% glass on the first or ground floor.
(vi) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2—12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the finished floor elevation (FFE).
(vii) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

(Ord. No. 5056, 9-04-07; Ord. No. 5679, 4-15-14; Ord. No. 6017, §1, 12-5-17)

CITY OF FAYETTEVILLE ARKANSAS

Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Willa Thomason, Urban Forester

MEETING DATE: February 10, 2025

SUBJECT: **VAR-2025-0004: 216 N. LOCUST AVE -** Submitted by WASHER ARCHITECTURE for property located at 216 N. LOCUST AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.19 acres. The request is for a variance to design standards, infrastructure improvements, and parking lot standards. PP 484.

RECOMMENDATION: Urban Forestry Staff recommends approval of section 4 of VAR-2025-0004, a variance to UDC §166.04 allowing deviation from the Master Street Plan (MSP) as it pertains to street trees adjacent to N Locust Ave. The applicant proposes installing two tree-wells on the east side of N. Locus Ave to be spaced greater than 30' apart, as well as understory trees to be planted behind the proposed retaining wall adjacent to the sidewalk to accommodate aerial apparatus access. Per UDC §177.05, street trees should be large overstory species planted in a greenspace strip between the curb and sidewalk or in urban tree wells in accordance with the MSP. However, Urban Forestry will approve variances to these standards when necessary, in deference to fire code.

Masters, Jessica

From: Clay, Justin
Sent: Tuesday, February 4, 2025 8:36 AM
To: Chris Washer
Cc: Masters, Jessica
Subject: RE: 216 Locust Project - Removal of On-street Parking

Hi Chris,

I believe this is consistent with what we originally agreed to, i.e. only removing the six on-street spaces on the east side of Locust, adjacent to the development, in order to meet aerial apparatus needs.

Thanks,

Justin Clay
Parking Manager
Parking Management Division
City of Fayetteville, Arkansas
jclay@fayetteville-ar.gov
T 479.575.8277
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

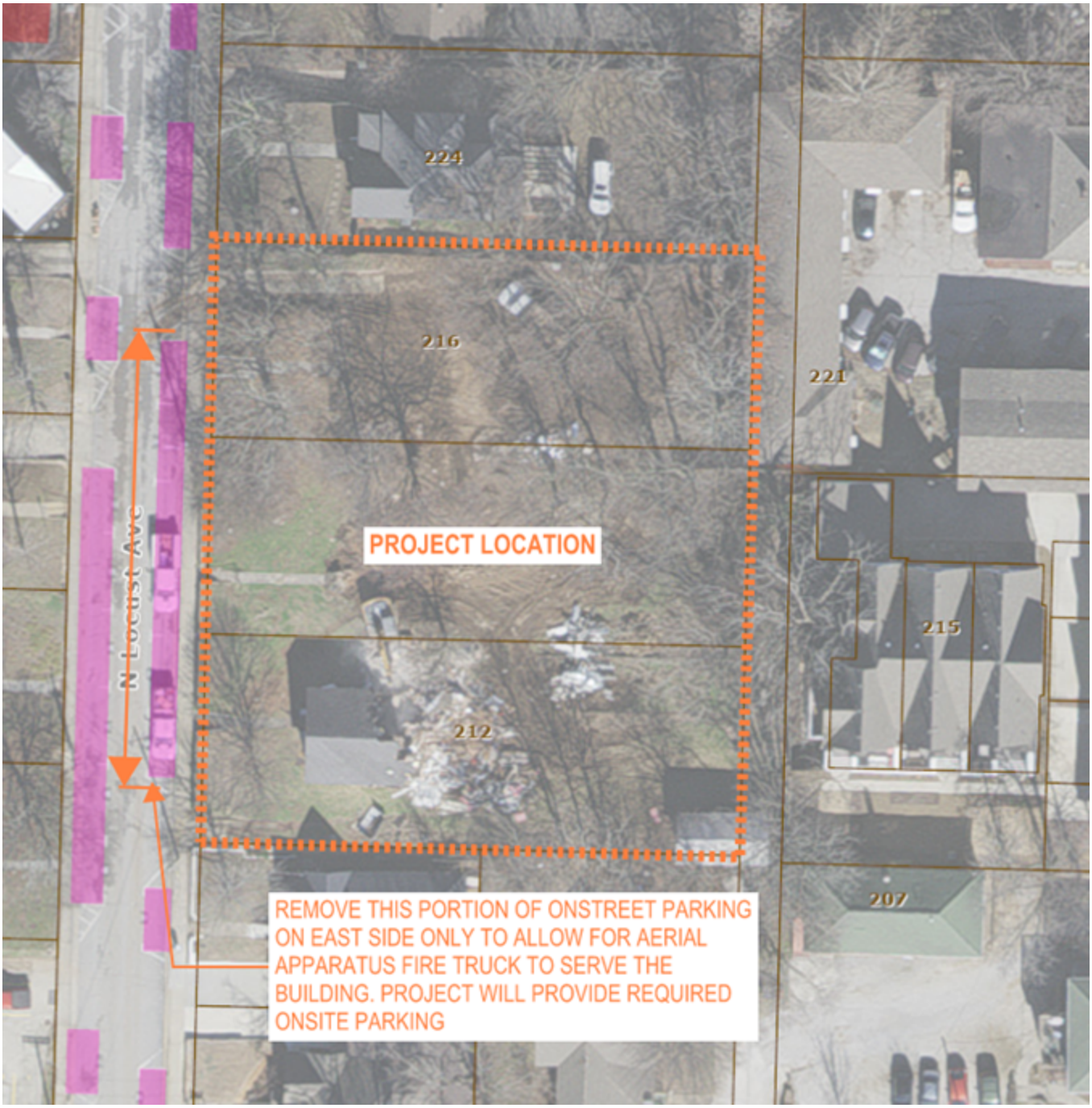
From: Chris Washer <chris@washerarchitecture.com>
Sent: Monday, February 3, 2025 10:40 AM
To: Clay, Justin <jclay@fayetteville-ar.gov>
Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: 216 Locust Project - Removal of On-street Parking

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.

Mr. Clay,

Good morning. I have been interfacing with Jessie at Planning regarding a project at 216 N. Locust. The project consists of two-three story townhome buildings, 10 units total. The project will provide the required parking onsite. Because the buildings are taller than 30', we have to provide clearance for an aerial apparatus fire truck.

The project proposes removing the on-street parking spots on the East side of N Locust to accommodate the 26' clearance for the aerial apparatus truck. See below:



Can you confirm that this is indeed acceptable? I have attached a full site plan and street cross section for your use as well. Thank you and please feel free to reach out with any questions.

Chris Washer
Architect, Owner
Washer Architecture

504.432.5265 [m]

February 3, 2025

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

Project No: R010-23
Project Name: 216 N Locust Townhomes
Developer: Dickson Square, LLC

Narrative

The 216 N Locust Townhomes project is located at the three lots: 216, 212, and 210 N. Locust Ave. The three parcels, 765-01694-000, 765-01697-000, and 765-01698-000, total approximately 0.592 acres. The site design includes two buildings designed for sale or long-term leases, gated courtyards and patios, pedestrian circulation, parking, and sub-surface treatment and detention.

Variance Requests

Washer Architecture is requesting the following variances:

1. Variance to Unified Development Code Chapter 166, Section 166.23, Item C.4 for the project to not require ground floor dwelling units to have a primary pedestrian entry that is visible from the street.
    a. Justification: The two Western facing dwelling units that face N Locust Ave of the proposed building are at least 9ft above the public sidewalk grade. The project provides individual pedestrian connections to these two streets facing units with stairs and walks; however, the connections exceed the maximum 12' lateral offset requirement from door to public sidewalk. This is due to navigating the steep grade with stairs.

2. Variance to Unified Development Code Chapter 166, Section 166.04, Item (A)(2) for the project to not be required to widen the entire existing alleyway on the East side of the property.
    a. Justification: Currently, an alley easement exists that is 12' wide. The Master Street Plan for a two-way residential alley requires a 20' ROW with two 7' drive lanes. The project is prepared to widen the alley to 16' on the project property – this will provide two 8' drive lanes. The project owner also owns the property at the corner of N Church St and W Spring St. The owner is prepared to widen the alley to 14' along this adjacent property – this will provide two 7' drive lanes.

       The adjacent properties directly to the East and South of the project property have built walls, fences, and buildings abutting or in the existing easement. To maintain the neighboring structures and properties, this development is proposing a 14' drive alley to the project property and once on the project property the alley increases to a 16' drive.

3. Variance to Unified Development Code Chapter 166, Section 166.04, Item (B)(4)(c)(i) for the project to remove existing parallel parking on the East side of N Locust Ave to accommodate an aerial apparatus fire truck.

a. Justification: The project height will require clearance for a fire aerial apparatus truck. Per the Master Street Plan, the applicable street section is Downtown/Urban Street. This section requires parallel parking along both sides of the street. The project is proposing removal of the Eastern parallel parking along N Locust Ave for the project property extents to accommodate the 26' width requirement for an aerial apparatus truck.

4. Variance to Unified Development Code Chapter 166, Section 166.04, Item (B)(4)(a) for the project to deviate from the MSP as it pertains to street tree spacing requirements. remove existing parallel parking on the East side of N Locust Ave to accommodate an aerial apparatus fire truck.
    a. Justification: Due to the requirement of an aerial apparatus fire truck for the project, the street trees will not be spaced at the required 30' interval within bump-outs or tree-wells within the furniture zone. The project is providing two trees located in tree-wells within the furniture zone at the North and South extents of the project. These should not encumber the aerial apparatus fire truck from servicing the buildings. Street trees (understory) are planned to be planted along the sidewalk behind the project retaining wall.

5. Variance to Unified Development Code Chapter 172, Section 172.04, Item E for the project to have a reduced aisle width for parallel parking from the Code specified 24' to 16' (the width of the two-way alley).
    a. Justification: Due to the constraints on the project, site and alley, the Code required 24' two-way aisle width is not achievable. These two parallel spots provide useful guest parking and loading/unloading area for the tenants and are valuable to the project. Parking in these parallel spots would not be too different from parallel parking off the single, one-way street off N. Locust.

6. Variance to Unified Development Code Chapter 166, Section 166.21, Item E.7 – Opacity and Facades. The project is requesting a variance to the glazing requirements for the principal façade.
    a. Justification: Due to the site conditions, the first floor FFE of the project is more than 9' above the sidewalk. This makes the glass percentage measurement difficult to calculate and achieve. Street pedestrians will have very little if any appreciable views of the first-floor principal façade from the sidewalk. Code requires 5% glazing for Single-family residential and 40% glazing for multi-family residential. If measured from the building FFE, the project principal facade achieves about 20% glazed fenestration.

Applicable Code Sections

<u>166.23 - Urban Residential Design Standards</u>
(C) Site Development Standards. The following site development standards shall apply for all urban development.

7. Pedestrian Circulation
    a. Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. 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.
    b. Urban residential projects shall incorporate pedestrian connections to adjacent residential and commercial properties where sidewalks exist unless this requirement is otherwise waived by the Planning Commission.

166.21 - Downtown Design Overlay District
(E) Exterior Architectural Elements

8. Opacity and Facades
    b. First or Ground Floor Requirements of Any Principal Façade.
        i. Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.
        ii. Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.
        iii. Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.
        iv. Multi-family residential space shall have a minimum of 40% glass on the first or ground floor.
        v. Single family and two (2) family residential space shall have a minimum of 5% glass on the first or ground floor.
        vi. The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2—12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the finished floor elevation (FFE).
        vii. Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

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.

(B) *Minimum Improvements by Application Type.* The property owner/developer shall be responsible for constructing the following minimum improvements.

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.
    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.

172.04 - Parking Lot Design Standards
(E) Dimensional Requirements. (See Table 1)

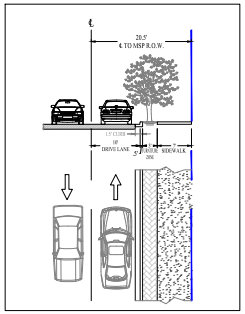
Table 1

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

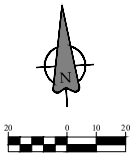
Sincerely,

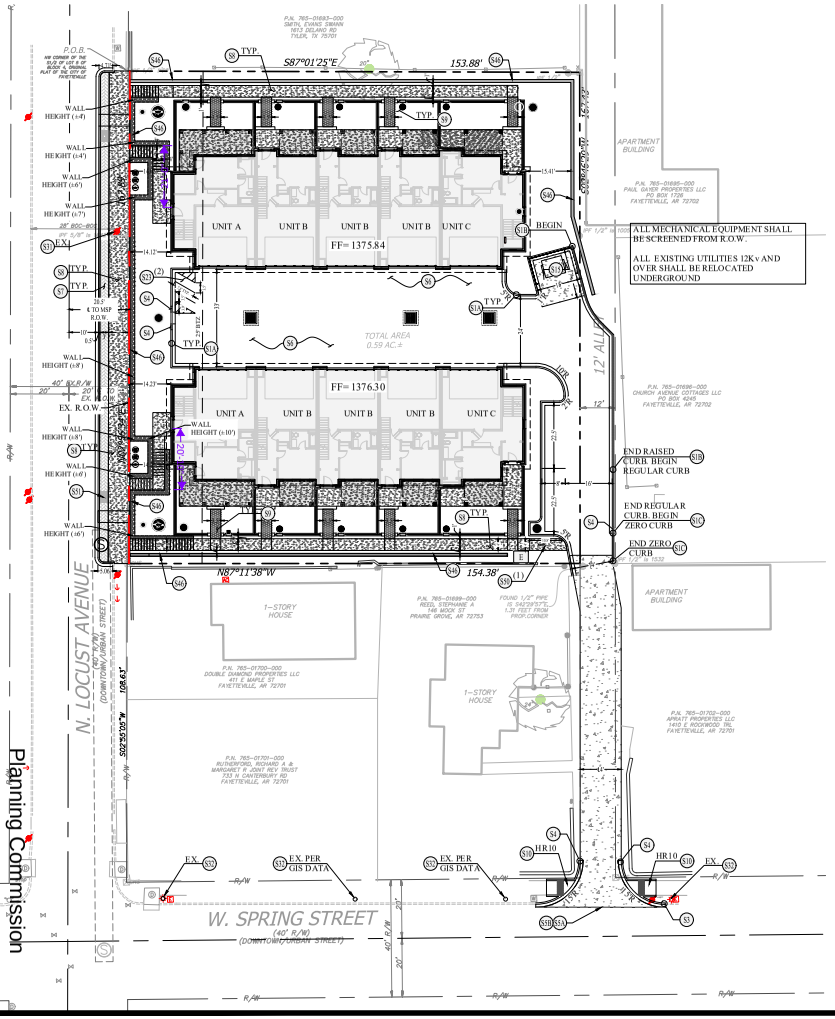


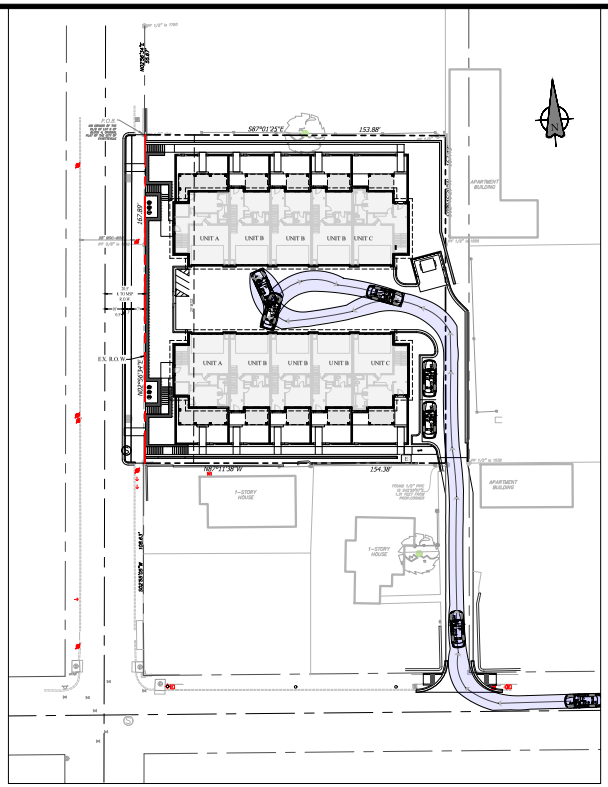
Chris Washer, Architect



PROPOSED STREET SECTION (CL TO MSP R.O.W.)
N.T.S.







INSET "A" - PASSENGER CAR MANOUVERING DIAGRAM
SCALE: 1" = 30'

PROPERTY ZONING:	DG
USE	MULTI-FAMILY
OVERLAY DISTRICT	DOWNTOWN DESIGN OVERLAY DISTRICT
SETBACK REQUIREMENTS:	
FRONT (LOCUST AVE. BUILD-TO ZONE)	25'
SIDE (NORTH)	0'
SIDE (SOUTH)	0'
REAR (EAST) (FROM CL OF ALLEY)	12'
PARKING REQUIREMENTS:	
REQUIRED SPACES (MULTI-FAMILY) (1/BEDROOM) * REDUCTION FOR PROXIMITY TO TRANSIT STOP (1.5%) * ONE BIKE RACK / 30 DWELLING UNITS TOTAL SPACES REQUIRED:	30 (BEDROOMS) - 5 (REDUCTION) 1 (BICYCLE) 26 TOTAL
NEW SPACES PROVIDED:	22 (VEHICLE) 1 (BICYCLE) 3 (MOTORCYCLE) 26
PROPOSED SITE COVERAGE	
TOTAL SITE AREA	0.59 ac
SITE AREA COVERAGE	

PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED NUMBER OF PARKING SPACES
- REGULAR DUTY ASPHALT PAVING
- 8" CONCRETE DUMPSTER PAD (SEE AREAS INDICATED ON PLAN)
- CONCRETE SIDEWALK

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS/HER DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. **ALL DIMENSIONS ARE FROM FACE OF BUILDING, FACE OF CURB, AND FACE OF WALL UNLESS OTHERWISE SPECIFIED ON PLANS.**
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
15. ALL TREES SHALL MAINTAIN A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES

SITE KEY NOTES (#)

- S1A CONCRETE CURB AND GUTTER PER CITY STANDARDS.
- S1B CONCRETE RAISED CURB. SEE GRADING PLAN FOR HEIGHT OF CURB AT SPECIFIC LOCATIONS
- S1C CONCRETE ZERO (AT GRADE) CURB. PER CITY STANDARDS.
- S3 TAPER CURB TO MATCH EXISTING.
- S4 TAPER CURB FROM 6" TO 0" OVER 2'.
- S5A LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- S5B MATCH EXISTING PAVEMENT ELEVATION.
- S6 STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING DETAIL)
- S7 3' "FURNITURE" ZONE
- S8 CONCRETE SIDEWALK
- S9 DECOMPOSED GRANITE SIDEWALK.
- S10 SIDEWALK RAMP @ 8.33% MAX. (TYPICAL-PER LOCAL CODES)
- S15 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- S23 MOTORCYCLE/SCOOTER PARKING SPACES. SEE NUMBER INDICATED AT SYMBOL.
- S31 STREET LAMP. MOUNTED ON EXISTING POLE
- S32 STREET LAMP.
- S46 RETAINING WALL - TO BE DESIGNED BY OTHERS (SEE NOTE FOR LENGTH)
- S50 INVERTED "U" BIKE RACKS. SEE NUMBER INDICATED AT SYMBOL. PER COF SPECIFICATIONS. RACKS TO BE SPACED 36" APART IF MULTIPLE RACKS ARE SPEDIFIED. EACH RACK PROVIDES 2 BICYCLE SPACES.
- S51 3'X4' TREE GRATE PER CITY OF FAYETTEVILLE STANDARDS.

ENGINEERS SEAL:

THIS DRAWING IS THE PROPERTY OF THE ABOVE REFERENCED PROFESSIONAL AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND SITE NAMED HEREIN, AND CANNOT BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE PROFESSIONAL

NO.	DATE	DESCRIPTION
1	01/08/2025	RESPONSE TO COF COMMENTS

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

CLIENT:

PROJECT NO.: AR1061
DATE: 10/24/2024
DWG. ID.

PROJECT TYPE:
SITE DEVELOPMENT PLANS
FOR:
LOCUST TOWN HOMES A PRATT LLC

SITE ADDRESS:
216 LOCUST AVE.
FAYETTEVILLE
ARKANSAS

SITE PLAN

SHEET NO.
C-2


washer
architecture
216 Locust Townhomes


washer
architecture
216 Locust Townhomes


washer
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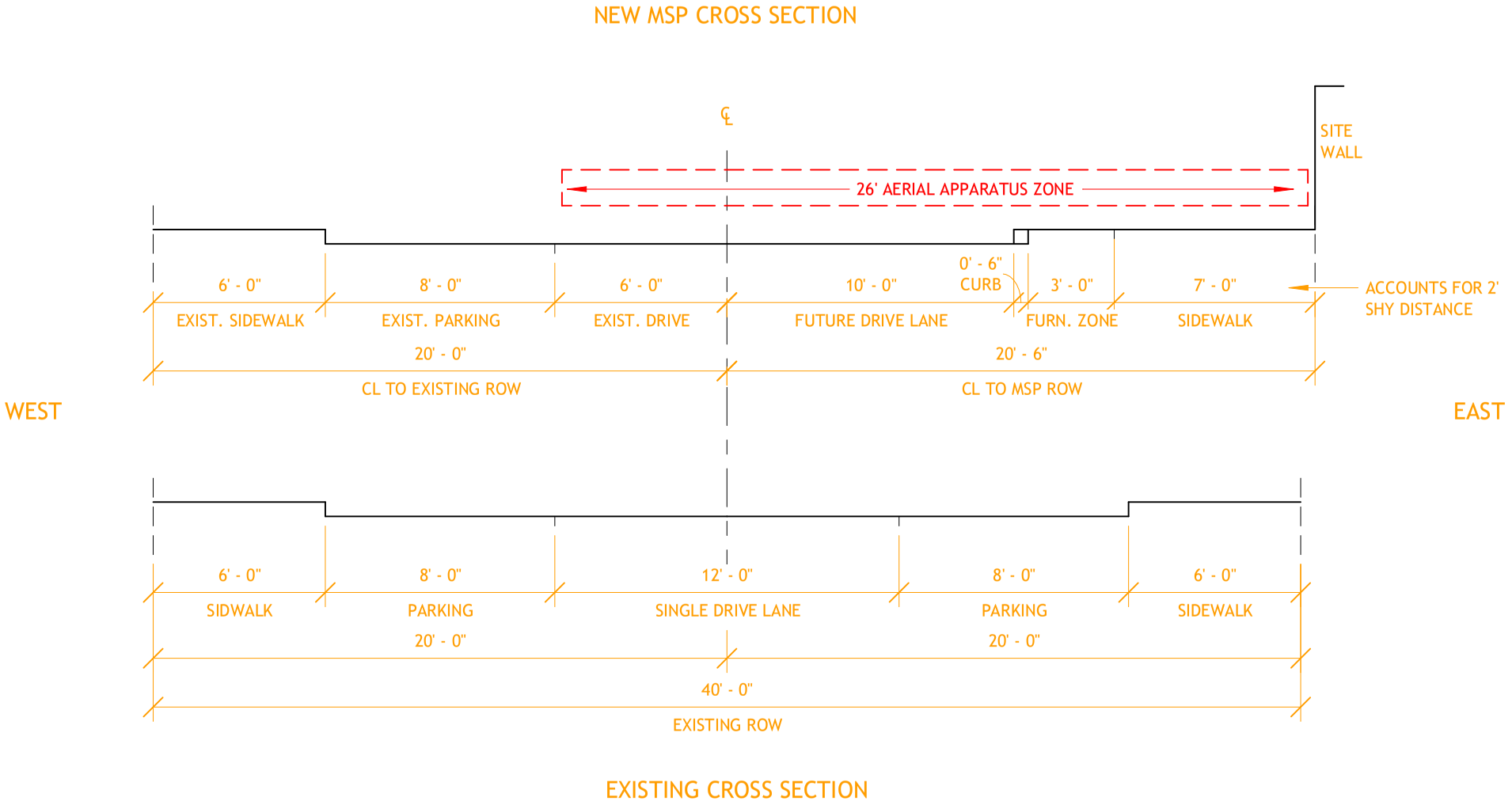
216 Locust Townhomes

216 Locust Townhomes
washer
architecture



216 N Locust Street

02.02.2025

Compiled Public Comment
VAR-2025-0004

From: Mary Ann Willis <maw65@live.com>
Sent: Monday, January 27, 2025 11:00 AM
To: Pennington, Sherry <spennington@fayetteville-ar.gov>
Subject: 216 N Locust

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 received the written notice about 216 N Locust. I think it is a shame that you are allowing a possible increase in density for this location. You are not considering any of the other homeowners that own properties on this street. Parking is hard enough as it is. Do they really have enough parking for this project? (Parking spot per bedroom, handicap, guest) This property owner has not maintained this property as I have personally called the city and the owner on several occasions. I have no faith in the owner to keep his word. I am 100% against this. Sometimes we have to look past the potential tax dollar revenue and remember the current tax paying owners.

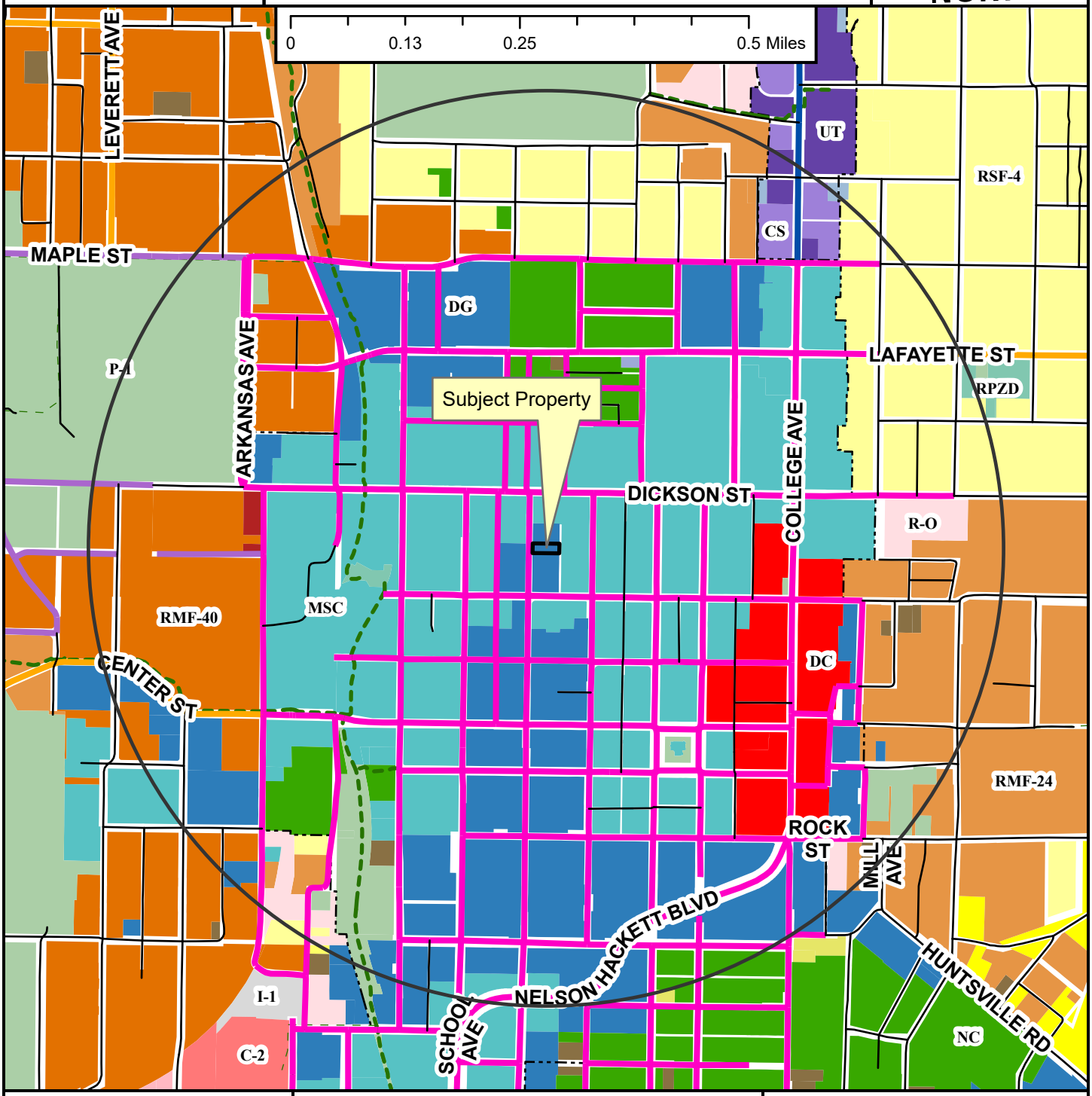
Mary Ann

VAR-2025-0004

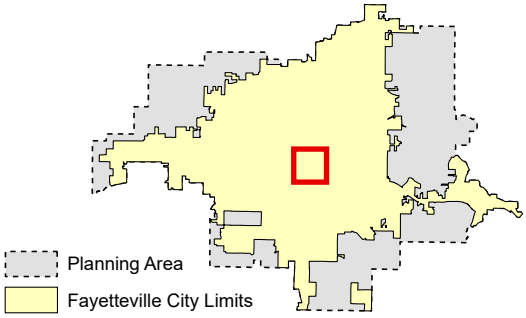
One Mile View

216 N. LOCUST 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

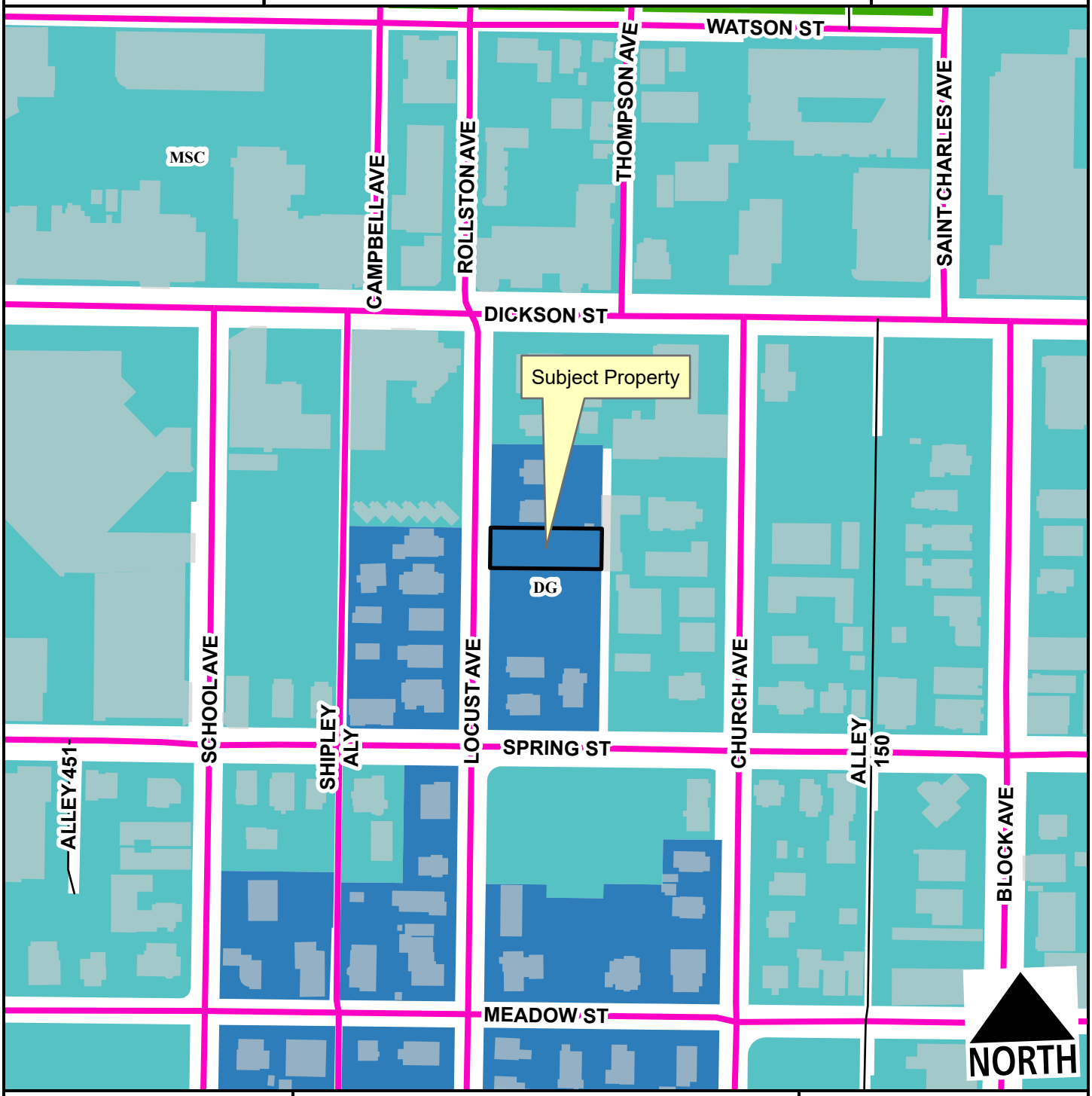
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

VAR-2025-0004

Close Up View

216 N. LOCUST AVE



Urban Center
Alley
Planning Area
Fayetteville City Limits
Design Overlay District

Feet
0 75 150 300 450 600
1:2,400

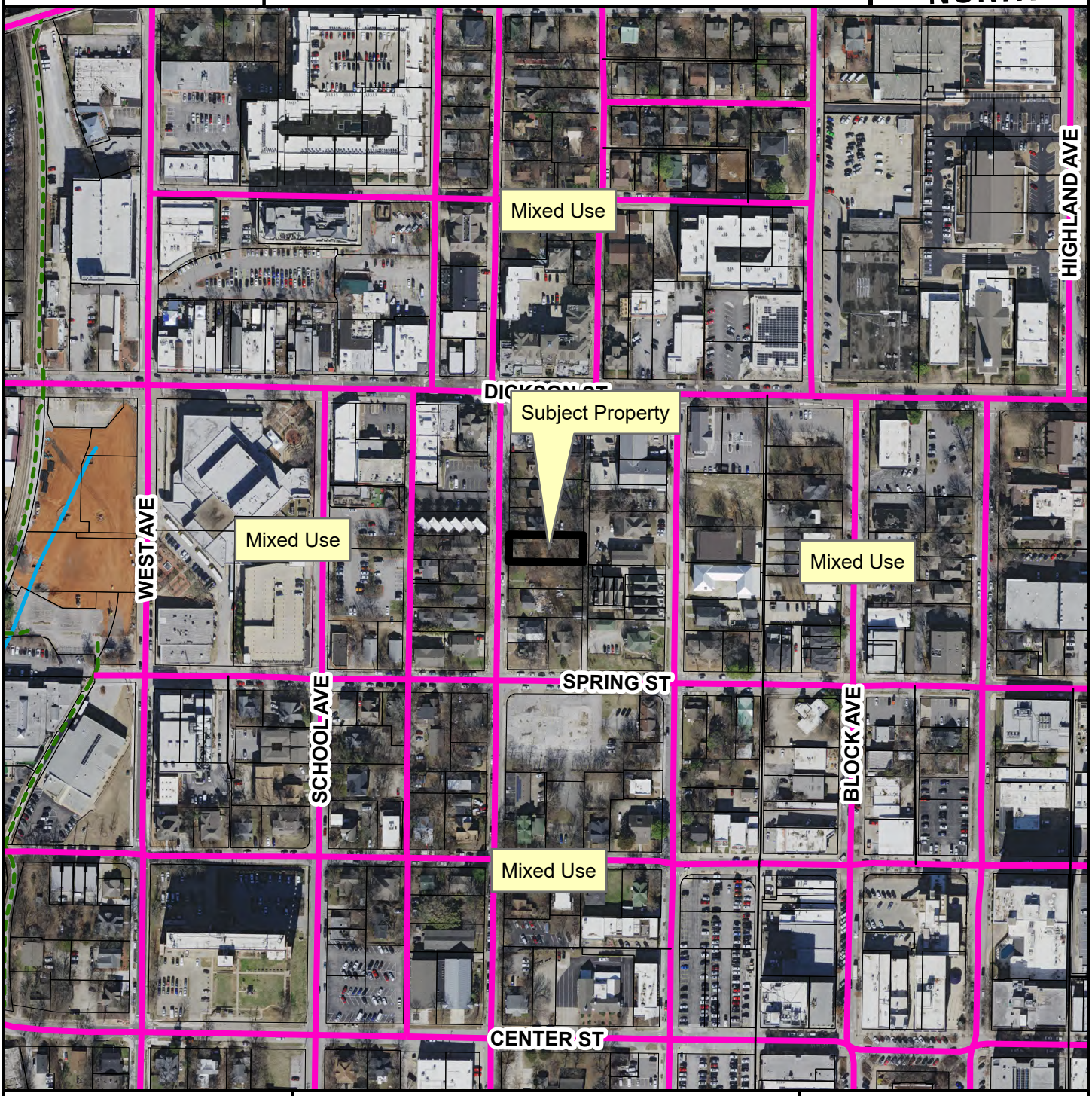
Main Street Center
Downtown General
Neighborhood Conservation

VAR-2025-0004

Current Land Use

216 N. LOCUST AVE

NORTH



Urban Center
Alley
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: February 10, 2025

SUBJECT: **LSD-2024-0033: Large Scale Development (1001 W BULLDOG BLVD/FAYETTEVILLE HIGH SCHOOL, 522):** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1001 W. BULLDOG BLVD**.** The property is zoned P-1, INSTITUTIONAL and contains approximately 18.01 acres. The request is to add a parking deck.

RECOMMENDATION:
Staff recommends approval **LSD-2024-0033,** with conditions.

RECOMMENDED MOTION:
"I move to approve **LSD-2024-0033***, recommending:*

1. *In favor of variance to §172.05(A)(6), Motorcycle and Scooter Parking;*
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 on the Fayetteville High School campus at the southeast corner of the intersection of W. Bulldog Blvd. and S. Stadium Dr. The area was designated as a tree preservation easement when Fayetteville High School was redeveloped in 2011. In September 2024, the City Council approved the vacation of 0.61 acres of this easement to allow for the construction of a parking deck, subject to conditions (ORD 6791). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Fraternity/ Sorority House	RMF-24, Residential Multifamily, 24 Units per Acre
South	Fayetteville High School Campus	P-1, Institutional
East	Fayetteville High School Campus	P-1, Institutional
West	University of Arkansas (Bogle Park)	P-1, Institutional

Proposal: The applicant requests Large Scale Development approval to develop the subject property with a 453-stall parking garage to serve the Fayetteville High School campus. One variance has been requested.

Variance: UDC §172.05(A)(6), Motorcycle and Scooter Parking. In parking lots containing twenty-five (25) parking spaces or more, one (1) space for every twenty-five (25) parking spaces of the required number of parking spaces for a use or combination of uses shall be striped as a motorcycle and scooter parking space. The applicant is requesting permission not to install any additional motorcycle/scooter spaces with the construction of the parking. 45 motorcycle/scooter spaces are currently located on campus where 57 would be required after the additional parking spaces are accounted for.

a. *Staff recommendation: Staff recommends approval of this request. The applicant affirms that the existing motorcycle / scooter spaces see limited use and are often empty. Staff agrees that adding further spaces that are not likely to be utilized would not be warranted. That said, the intent behind requiring motorcycle / scooter parking spaces is to encourage and promote fuel efficient and alternative means of transportation, a goal which is line with the recently adopted Climate Action Plan. The total area of twelve motorcycle / scooter spaces required by the city's parking design standards (324 square feet if full depth) is roughly equivalent to the total area of two standard vehicle spaces (342 square feet); therefore, staff recommends one EV charging station be provided on a teacher parking level and one EV charging station be provided on the upper student level in order to provide alternative fueling options.*

Right-of-Way to be Dedicated: The property has frontage along S. Stadium Dr., a neighborhood link street which typically requires 33.5' of dedication from street centerline. The property also has frontage along W. Bulldog Blvd., a residential link which typically requires 26' of dedication from street centerline. Existing street right-of-way varies, and staff recommends typical master street plan right-of-way be dedicated along both street frontages where existing right-of-way is not sufficient to meet master street plan requirements.

Street Improvements: Staff recommends typical master street plan improvements along the property's W. Bulldog Blvd. frontage, including a 6-foot greenspace and 6-foot sidewalk. Staff is not recommending any street improvements along the property's S. Stadium Dr. frontage, given the existence of sidewalk and greenspace which were constructed with the redevelopment of the Fayetteville High School. Staff recommends a flashing beacon (RRFB) be installed at the existing crosswalk at Carlson Dr. due to the increased traffic load.

Access Management/Connectivity: One additional driveway is proposed onto W. Bulldog Blvd., which is meeting separation requirements for a residential link street.

Design Standards: The development is subject to §166.22 Parking Garage Design Standards and §172.04 Parking Lot Design Standards, which the project is meeting with the exception of the variance requested above. Institutional Uses are not subject to §166.25 Commercial, Office and Mixed-Use Design and Development Standards.

Water and Sewer System: The proposed structure will receive its domestic service from a new 1" irrigation water meter located on the southwest corner of the structure along Stadium Dr. A 6" fire line is proposed for the new structure. As part of the project construction the fire line and domestic water service to High School building will be relocated. There is no proposed sewer service for this structure.

Parkland dedication or fee in-lieu: Institutional developments are not subject to parkland dedication.

Tree Preservation:
Canopy minimum requirement: 25%
Existing canopy: 13.5%
Preserved canopy: 2.3%
Mitigation required: 37 Previously Required, 55 Required with 10% addition, 48 Provided

Public Comment: While staff has not received public comment specific to the development of the parking garage, there was extensive public engagement during the tree preservation easement vacation and urban forestry received extensive comments after the trees were prematurely removed.

RECOMMENDATION: Staff recommends approval of **LSD-2024-0033**, with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of variance to UDC §172.05(A)(6), Motorcycle and Scooter Parking.** *Staff recommends approval of the requested variance with added conditions.*
    a. One EV charging station shall be provided on a teacher parking level and one EV charging station shall be provided on the student parking level.

    Subdivision Committee recommended in favor.

2. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the following amounts.:*
    a. S. Stadium Dr.: 33.5-feet of right-of-way from street centerline.
    b. W. Bulldog Blvd: 26-feet of right-of-way from street centerline

    Subdivision Committee recommended in favor.

3. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
    a. 6-foot sidewalk and 6-foot greenspace along W. Bulldog Blvd.
    b. A flashing beacon (RRFB) shall be installed at the existing crosswalk at Carlson Dr. due to the increased traffic load.

    Subdivision Committee recommended in favor.

4. All comments from Planning staff must be addressed prior to grading permit including:
    a. Show proposed tree preservation easement on site plan

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

Standard conditions of approval:

6. 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);

7. 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;

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

9. 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:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: <u>February 10, 2025</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:

- Staff Exhibits
    - Engineering Memo
    - Urban Forestry Memo
- Applicant Exhibits
    - Request Letter
    - Variance Request Letter
    - Site Plans
    - Elevations
- One Mile Map
- Close Up Map
- Current Land Use Map

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Planner

FROM: Justin Bland, Engineering Development Review Manager

DATE: February 4, 2025

SUBJECT: **Planning Commission Engineering Comments for LSD-2024-0033 FHS PARKING GARAGE**

Water: The proposed structure will receive its domestic service from a new 1" irrigation water meter located on the southwest corner of the structure along Stadium Dr. A 6" fire line is proposed for the new structure. As part of the project construction the fireline and domestic water service to High School building will be relocated.

Sewer: There is no proposed sewer service for this structure.

Streets: The proposed structure has frontage along South Stadium Drive which is an improved Neighborhood Link and West Bulldog Avenue which is an improved Residential Link. The structure will utilize an existing driveway on Stadium Dr. and a proposed driveway connection on Bulldog Ave.

The proposed structure will provide an additional 453 parking stalls for the High School campus. The applicant has provided a campus parking plan illustrating the distribution of on-site parking within four separate parking areas that total 1153 parking stalls. The High School has procedures in place to direct vehicles exiting parking lots in different directions to avoid overloading any intersection. The applicant states that while the parking on the campus is increasing, the traffic impact to the surrounding area will be minimal. This is because trip generation is generally limited by the number of students and staff rather the number of parking stalls.

In addition, classes start on campus at 8:50 a.m. and end at 4:05 p.m. whereas the general peak hour traffic times in the area are closer to 8:00 a.m. and 5:00 p.m. Since these two peak times do not align, the impact to the existing peak hour traffic times is expected to be minimal.

Due to the increased number of trips on Stadium Dr. staff is recommending adding an RRFB at the existing crosswalk at Carlson Dr.

Drainage: This project is required to meet the 4 Minimum Standards of Fayetteville's Drainage Criteria Manual. The applicant is proposing one detention pond on this site. To meet water quality requirements, they are proposing an Aqua Swirl hydrodynamic separator pond. Channel protection is proposed to be met by sizing the pond outlet structure to detain and release the runoff from the 1-year, 24-hour storm over a period of 40 hours. Similarly, overbank flood protection and extreme flood protection requirements are proposed to be met by sizing the outlet structure so that peak flows post-development do not exceed pre-development peak flows. Detailed review of the drainage design will be done with grading permit review.

Plan Comments:

1. Address comments on plans prior to submitting 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

TO: Fayetteville Planning Commission

THRU: Donna Wonsower, Planner

FROM: Willa Thomason, Urban Forester

MEETING DATE: February 10, 2025

SUBJECT: **LSD-2024-0033: 1001 W. BULLDOG BLVD -** Submitted by MCCLELLAND CONSULTING ENGINEERS for property located at 1001 W. BULLDOG BLVD. The property is zoned P-1, INSTITUTIONAL and contains approximately 18.01 acres. The request is for a parking garage.

Recommendation:
Urban Forestry staff recommends approval of LSD-2024-0033, the large-scale development of a parking deck on the Fayetteville High School campus at 1001 W. Bulldog Blvd.

Background:
The City Council of the City of Fayetteville, Arkansas approved the vacation of a 0.61-acre tree preservation easement at 1001 West Bulldog Boulevard on September 17, 2024, to facilitate the construction of a parking deck. The approval of this vacation was contingent upon the conditions outlined in Ordinance 6791 being met, and no removal of or disturbance to the existing tree canopy was to occur prior to the vacation of the tree preservation easement. While the applicant is showing intent to meet the criteria described in Ordinance 6791 in the plans they have submitted, they violated UDC §167.04(L)(2) and §167.04(L)(3) by removing the trees on-site prior to satisfying the requirements of the easement vacation.

As stated in §167.04(D)(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”. The Percent Minimum Canopy required for P-1, Institutional zoning is 25%, and the required Percent Minimum Canopy for this zoning following prior canopy removal is 35%. However, applicants are not required to mitigate to the Percent Minimum Canopy required for their zoning when the existing canopy cover on-site is less than that requirement. The canopy cover on-site at 1001 W. Bulldog Blvd. was 12% prior to the violation, and with the 10% violation penalty, their new minimum canopy target shall be 22%.

Per Ordinance 6791, Section 2:
The vacation and abolishment of the tree preservation easement is conditioned upon the following:

1. The Fayetteville School District shall dedicate approximately 2.05 acres of new tree preservation easement on the Fayetteville High School campus as indicated on Exhibit B attached to the staff memo, including additional plantings in areas noted;
2. Tree removal associated with the proposed parking structure shall be mitigated with on-site tree plantings;
3. The District shall install 15 tree islands and associated shade trees within the existing parking lot north of the Fayetteville High School building and shall plant shade trees in the greenspace adjacent to the east side of South Buchanan Drive's extension north of Bulldog

as shown in Exhibit F attached to the staff memo in accordance with the City's landscaping standards;
4. The District shall install tree guards to help minimize damage to new trees in in the areas referenced in Condition 3 and in other areas of high vehicular or pedestrian traffic as required by the City's Urban Forester;
5. The District shall consult with City Urban Forestry staff annually on best practices and an evaluation of tree preservation easements;
6. Tree preservation easements dedicated as part of this vacation and on future District projects shall be memorialized with educational signage to acknowledge their presence and educate campus visitors;
7. The District commits to repurpose trees removed from the vacated easement for furnishings or similar purposes in place of disposal or burning;
8. The District shall meet minimum tree canopy requirements for the development of the campus at Joyce Blvd (parcel 765-13237-006) through on-site preservation;
9. The District commits to adhering to the tree preservation ordinance requirements for the forthcoming campus at College Ave (parcel 765-13438-000), with a commitment to pursuing on-site preservation as a priority; and
10. The District commits to consult with the City's Urban Forester to identify and remove invasive species within the areas covered by the new tree preservation easement and replace those invasive species with native species as appropriate, and will seek to provide opportunities for students to learn about the removal and replacement of invasive species.

The applicant has addressed all the above criteria in the submitted plans and in discussions with Urban Forestry and intends to meet the requirements of easement vacation prior to the Certificate of Occupancy sign-off.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: McClelland Consulting Engineers, Inc

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: February 10, 2025

Subject: LSD-2024-0033: FHS Parking Deck (1001 W Bulldog 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

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	94,176	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	23,544	25%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	23,544	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	21,660	23.5%
Tree Canopy Preserved	2,188	2.3%
Tree Canopy Removed *On Site	11,987	12.7%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	11,987	12.7%
Removed Below Minimum	**21,356**	
Mitigation Requirements	**11,987**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	11,987	55
Low Priority		
Total Mitigation Trees Required	11,987	**55**

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	**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	**No**	**No**	**No**
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**	**Yes**	**Yes**
b.	Limits of Root Pruning	**Yes**	**Yes**	**Yes**
c.	Traffic flow on work site	**No**	**Yes**	**Yes**
d.	Location of material storage	**No**	**Yes**	**Yes**
e.	Location of concrete wash out	**No**	**Yes**	**Yes**
f.	Location of construction entrance/exit	**No**	**Yes**	**Yes**
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	**12-10-24**	**1-23-25**	**2-3-25**

	1-6-25
Approved	
Tabled	**11-7-24**
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. Address items above marked “No” and all Redlines provided.
2. Please keep city staff updated re: plans to repurpose wood, and creation of educational signage
3. Due to removal of trees prior to easement vacation, the minimum canopy requirement increases from 13.5% (canopy cover prior to removal) to 23.5%, necessitating 55 mitigation trees.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: McClelland Consulting Engineers, Inc

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: February 10, 2025

Subject: LSD-2024-0033: FHS Parking Deck (1001 W Bulldog 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 (noted that plans will be stamped prior to construction)	
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	**37 previously required, 55 required with 10% addition, 48 provided**
Parking Lot Trees	**0**
Street Trees	**22**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**2**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**16**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**23**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved	**12-10-24 1-6-25**	**1-23-25**	**2-4-25**
Approved			
Tabled	**11-7-2024**		
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 indicate the proposed location of educational signage acknowledging the tree preservation easements.
3. Due to removal of trees prior to easement vacation, the minimum canopy requirement increases from 13.5% (canopy cover prior to removal) to 23.5%, necessitating 55 mitigation trees.

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 E. Sterns St.
Fayetteville, AR 72703
479-443-2377/Fax 479-443-9241
www.mce.us.com

December 4, 2024

Development Services

RE: Fayetteville High School Parking Garage

Development Services,

We are pleased to re-submit our drawings for the large-scale development of a new parking deck for Fayetteville High School. This project is designed to accommodate four levels of parking to meet the needs of the school.

Please note the following key aspects of the project scope:

A previously existing tree preservation easement on the site has been vacated. However, we have preserved one of the existing post oaks as a commitment to maintaining some of the site's natural character. New preservation easements will be dedicated as required of the vacation. The locations of the new easements can be seen in the plan set and will be shown on the easement plat (to be submitted prior to permitting).

Landscaping has been carefully crafted to evoke the natural Ozark ecosystem, incorporating native plants, berms, stones and a detention pond positioned at the northwest corner of the site. This pond and its surrounding landscape are designed to mimic the natural Ozark environment, enhancing both function and aesthetic appeal with the use of tiered stones and native vegetation.

The parking deck will be equipped with a fire sprinkler suppression system, with a new fire line connection installed to ensure safety and regulatory compliance. The existing domestic service for the high school building will be used for hose bibs in the parking deck.

The sidewalk along Bulldog Boulevard will be updated to match the specifications outlined in the master street plan section. Pedestrian nodes have been designed along the sidewalks edge on Bulldog Boulevard and Stadium Drive to encourage students and residents to interact with the landscape.

To ensure the smooth implementation of this new facility into the daily workings of the school and surrounding community, a parking and drop-off/pick-up exhibit is being created to submit to the city staff. This exhibit is still being developed and will be submitted at a later date prior to permitting.

We are committed to ensuring this project aligns with the city's standards and vision. Should you have any questions or require further information, please feel free to contact us directly.

Thank you for your consideration. We look forward to working together on this important development for Fayetteville High School.

Sincerely,

Chris Bakunas, PLA
McClelland Consulting Engineers, Inc.
Land Development Department Head
479-443-2377
cbakunas@mce.us.com

McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

1580 East Stearns Street
Fayetteville, AR 72703
(479) 443.2377 P | (479) 443.9241 F
mce.us.com

January 22, 2025

Planning Commission
City of Fayetteville
125 West Mountain Street
Fayetteville, AR. 72701

RE: Fayetteville High School Parking Deck (LSD 2024-000033)

Planning Commission,

Please accept this variance application request for the parking garage addition at the Fayetteville High School, located at 1001 W Bulldog Blvd, Fayetteville, AR. On behalf of Fayetteville Public Schools, the following variances are requested

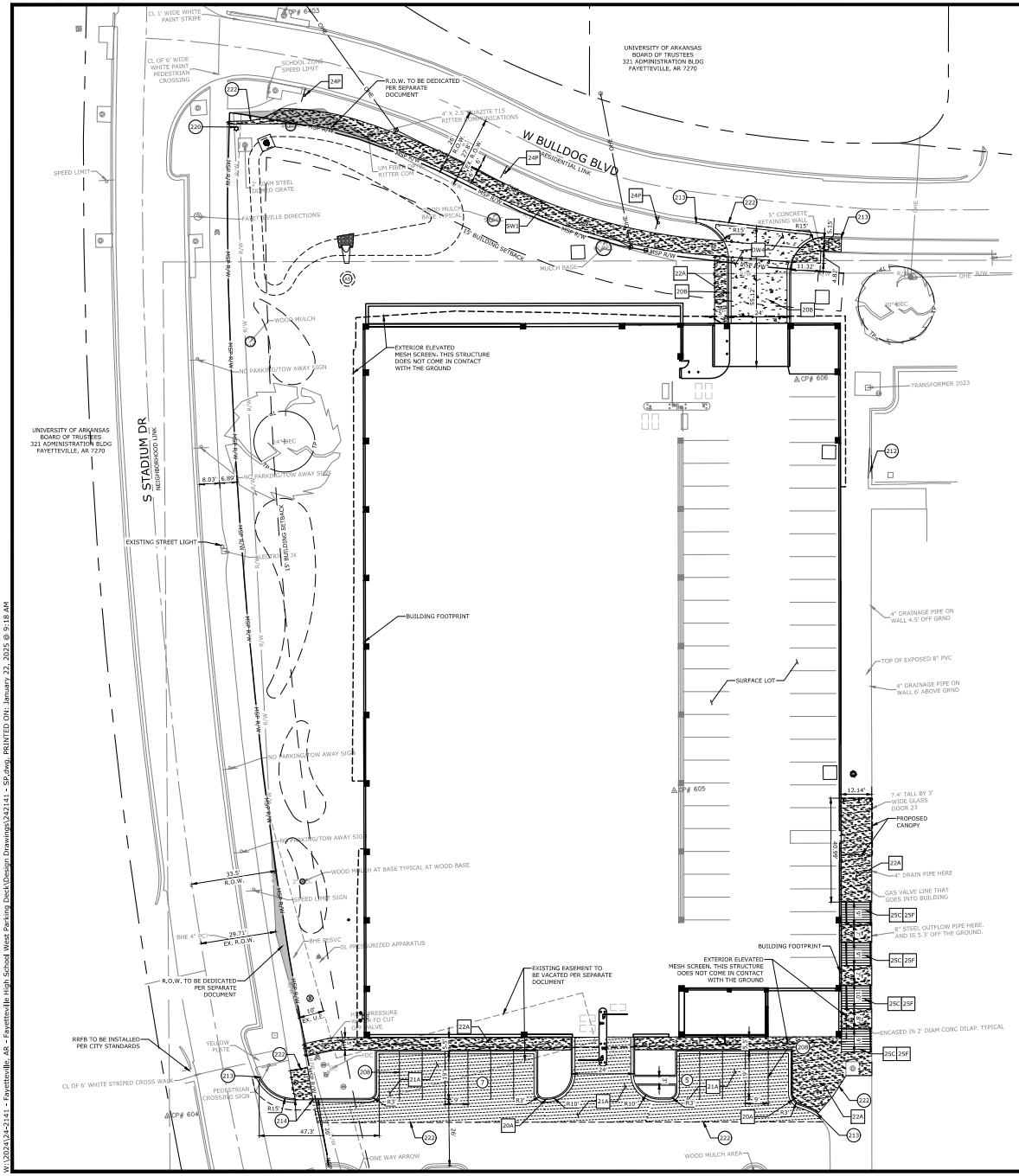
1. UDC 172.05(A)(6) Motorcycle and Scooter Parking

UDC 172.05(A)(6) Motorcycle and Scooter Parking:
The existing surface parking lots contains 45 motorcycle/scooter parking spots. This section of code would require for the High School to increase the number of motorcycle/scooter spots to 57. The high school has expressed that the existing spots are rarely used as intended for motorcycles and scooters and more often sit empty. Any additional spots in the proposed parking garage would not be utilized for there intended use by staff or students.

We appreciate the City of Fayetteville's efforts and team work associated with the development of the project. If you should need any additional information, please do not hesitate to contact me.

Sincerely,

Chris Bakunas, PLA,
Land Development Department Head
McClelland Consulting Engineers, Inc.
cbakunas@mce.us.com



STREET TABLE

	EXISTING	PROPOSED
W. BULLDOG BLVD	240 LF 5' SIDEWALK	240 LF 6' SIDEWALK
	27.8' R.O.W. (VARIES)	26' R.O.W.
	0' GREEN SPACE	6' GREEN SPACE
S. STADIUM DR	392 LF 7' SIDEWALK	12 LF 7' SIDEWALK
	29.71' R.O.W. (VARIES)	33.5' R.O.W.
	8' GREEN SPACE	N/A

SITE DATA

OVERALL SITE AREA	781,097 S.F. / 17.93 AC
PROPOSED PARKING STALLS	PROVIDED
OFF STREET STANDARD STALLS 9'X19'	383
COMPACT STALLS (UP TO 35% OF STANDARD STALLS CAN BE COMPACT)	70 (15% OF PROPOSED STALLS) (4.91% OF OVERALL TOTAL STALLS)
TOTAL PARKING STALLS	453 PROPOSED
ZONING	
P1 (EUCLIDEAN SETBACK REGULATIONS)	
LOT AREA MINIMUM	N/A
FRONT BUILDING SETBACK	15'
REAR BUILDING SETBACK	NONE
SIDE BUILDING SETBACK	NONE
MAXIMUM BUILDING HEIGHT	6 STORIES

EXISTING PARKING DATA

PARKING STALLS	EXISTING	MAXIMUM	ADDED THIS PHASE
AUTOMOBILE STALLS	923	1,132	453
ADA ACCESSIBLE STALLS	47	20	0
TOTAL	970	N/A	453
TOTAL PARKING STALLS AFTER PROPOSED DEVELOPMENT			1,423
MAXIMUM ALLOWED: 1/EMPLOYEE (300 EMPLOYEES) + 1/3 STUDENTS (2,600 STUDENTS)			
		MAXIMUM ALLOWED:	1,167 STALLS
BIKE SPACES: 1SPACE PER 20 STALLS	60	49	0
MOTORCYCLE/ SCOOTER PARKING	45	57	0
		ADDITIONAL ALLOWED	PROVIDED
BY RIGHT (15% INCREASE ABOVE MAX ALLOWED)		175	175
STORMWATER TREATMENT (10% INCREASE ABOVE MAX ALLOWED)		117	81
		TOTAL ALLOWED	TOTAL PROVIDED
PARKING COUNTS		1,459	1,423
MAXIMUM BUILDING COVERAGE		MAXIMUM	PROVIDED
		60% (468,658 SF)	40.64% (317,470 SF)
PROPOSED BUILDING AREA		53,657 SF+(263,813 SF± EXISTING)	
GREENSPACE REQUIREMENTS		PROVIDED	
PERVIOUS AREA (MINIMUM)		14.74% (115,077 SF)	
IMPERVIOUS AREA (MAXIMUM)		85.26% (666,020 SF)	

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE HYDRANT
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PEDESTAL

SITE KEYNOTES

20B 4" WIDE PAINTED WHITE PARKING STRIPES
212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
213 TAPER CURB TO MATCH EXISTING
214 TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
220 LIGHT POLE / FIXTURE (PER CITY STANDARD SPECS)
222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
21A STANDARD DUTY ASPHALT PAVEMENT
21C STANDARD DUTY CONCRETE PAVEMENT
22A CONCRETE SIDEWALK
24P 'NO PARKING - LOADING ZONE' SIGN
25C CONCRETE STAIRS
25F STAIR HANDRAIL
DW4-CITY OF FAYETTEVILLE COMMERCIAL DRIVEWAY
SW1- CITY OF FAYETTEVILLE SIDEWALK WITH GREENSPACE

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 ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
5. UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" 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).

McCLELLAND CONSULTING ENGINEERS, INC.
CIVIL & ENVIRONMENTAL
1211 W. MAPLE, SUITE 1 FAYETTEVILLE, AR 72703
PHONE: (479) 443-2377

Planning Commission
February 10, 2025

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

FAYETTEVILLE HIGH SCHOOL
PARKING DECK
994 M.L.K. JR BLVD
FAYETTEVILLE ARKANSAS
LSD-2024-0038 (FAYETTEVILLE HIGH SCHOOL)

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

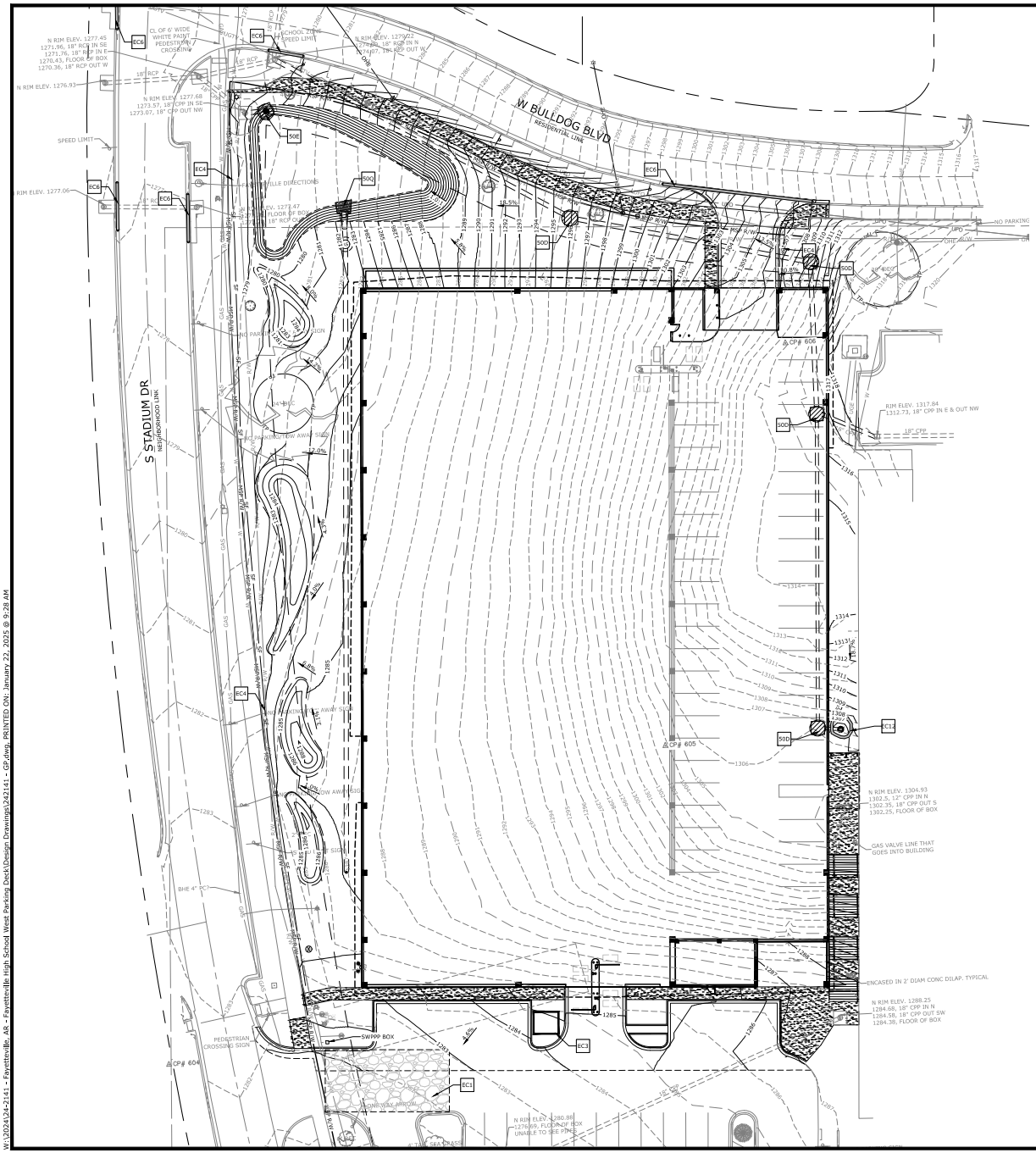
REV	DATE	DESCRIPTION
		REVISIONS

SITE PLAN

DESIGNED BY: DLM	DRAWN BY: DLM
DATE: 1/22/2025	REVISION: REV 0
SCALE: AS NOTED	JOB NUMBER: 24-2141

C2.0

W:\2024\24-2141 - Fayetteville- AR - Fayetteville High School West Parking Deck\Design Drawings\242141 - SP.dwg, PRINTED ON: January 22, 2025 @ 9:18 AM



PLAN SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE W/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- GRADE BREAK
- FLOW LINE
- CONTOUR ELEVATION
- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- FLOW ARROW
- LIMITS OF DISTURBANCE
- CONSTRUCTION ROCK ENTRANCE
- SILT FENCE
- INLET PROTECTION
- SILT SOCK / BIG RED

BMP MAINTENANCE

THE CONTRACTOR SHALL IMPLEMENT ALL MEASURES SHOWN ON THE EROSION CONTROL PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO THE FULLEST EXTENT PRACTICAL. THE CONTRACTOR SHALL HAVE CHECKED ALL SEDIMENT AND EROSION CONTROL MEASURES BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT EXCEEDING 0.25". ALL SITE BMPS SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE HAS OCCURRED. ALL SITE BMPS SHALL BE REPAIRED AND / OR CLEANED IN ACCORDANCE WITH THE FOLLOWING:

1. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A SUCH A CONDITION THAT WILL PREVENT MUD BEING TRACKED INTO ANY PUBLIC RIGHT OF WAY(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL CONSTRUCTION ENTRANCE(S) AS NECESSARY.
2. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF ALL PARKING AND STORAGE AREA(S) AS NECESSARY.
3. CONTRACTOR SHALL REPAIR ALL SILT FENCING TO THEIR ORIGINAL CONDITION IF DAMAGED; SEDIMENT SHALL BE REMOVED FROM ALONG THE FENCE WHEN SEDIMENT REACHES NO MORE THAN ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. INLET BMPS SHALL BE REPAIRED AND/OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING. CONTRACTOR SHALL REPLACE IF THEY SHOW SIGNS OF DETERIORATION.
5. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. CONTRACTOR SHALL FERTILIZE AND RESEED THOSE AREAS AS NECESSARY.
6. IF THE GRAVEL FOUND IN ANY SEDIMENT FILTER(S) BECOME CLOGGED WITH SEDIMENT, CONTRACTOR SHALL PULL THE GRAVEL AWAY, CLEAN THE GRAVEL, AND REPLACE IN THE SEDIMENT FILTER(S).
7. OUTFALL STRUCTURES IN SEDIMENT BASINS SHALL BE KEPT IN OPERATIONAL CONDITIONS AT ALL TIMES AND DURING ALL PHASES OF CONSTRUCTION. ANY SEDIMENT FOUND IN THE BASIN SHALL NOT EXCEED THE DEPTH OF THE CLEAN-OUT LEVEL (SITE SPECIFIC).
8. THE EMBANKMENT OF THE SEDIMENT BASIN(S) AND/OR TEMPORARY SEDIMENT TRAPS AND THEIR OUTFALL STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THEY ARE STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED DUE TO EROSION OR CONSTRUCTION (SITE SPECIFIC).
9. ALL SEDIMENT FOUND IN THE TEMPORARY SEDIMENT TRAP SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS REACHED NO MORE THAN ONE-HALF THE DEPTH OF THE TEMPORARY SEDIMENT TRAP (SITE SPECIFIC).

SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND TEMPORARY CONSTRUCTION ENTRANCES/CONCRETE WASHOUT.
2. EXCAVATION AND EMBANKMENT TO FORM THE PAVEMENT OR GRADED AREAS.
3. INSTALL STORM SEWER (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL).
4. INSTALL UNDERGROUND UTILITIES (ADJUST EXISTING SEDIMENT BARRIERS AS NECESSARY TO MAINTAIN SEDIMENT CONTROL); ADDITIONAL SEDIMENT BARRIERS SHALL BE UTILIZED AS REQUIRED TO BOUND THE DOWN SLOPE SIDE OF UTILITY CONSTRUCTION AND SOIL STOCKPILES.
5. INSTALL BUILDING.
6. FINAL GRADING (SEDIMENT BARRIERS SHALL BE MAINTAINED DOWN SLOPE FROM DISTURBED SOIL DURING THIS OPERATION).
7. INSTALL PAVING.
8. COMPLETION OF ONSITE STABILIZATION.
9. REMOVE PERIMETER EROSION CONTROL MEASURES.

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AND CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 14 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
10. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
11. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
12. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
13. CONTRACTOR SHALL DESIGNATE / IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
14. ALL BMP's SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED BY A MINIMUM OF 80% GRASS COVERAGE.
15. ALL DEWATERING ACTIVITIES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. DISCHARGED WATER MUST BE PROPERLY TREATED BEFORE RELEASING FROM THE SITE.

EROSION CONTROL DETAILS

50D TEMPORARY GRATE INLET, JUNCTION BOX, & OPEN LID SEDIMENT FILTER
50E TEMPORARY OUTFALL PROTECTION SEDIMENT FILTER
50Q PERMANENT RIP-RAP PAD
EC1 CITY OF FAYETTEVILLE CONSTRUCTION EXIT
EC3 CITY OF FAYETTEVILLE TIMBER CONCRETE WASHOUT
EC4 CITY OF FAYETTEVILLE SILT FENCE WITH WIRE BACKING
EC6 CITY OF FAYETTEVILLE BARRIER BAG CURB INLET PROTECTION
EC12 CITY OF FAYETTEVILLE SEDIMENT LOG DROP INLET PROTECTION

McCLELLAND CONSULTING ENGINEERS, INC.
CIVIL & ENVIRONMENTAL
1111 W. KINGS HIGHWAY, SUITE 1
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

Planning Commission
February 10, 2025

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

FAYETTEVILLE HIGH SCHOOL
PARKING DECK
994 M.L.K. JR BLVD
FAYETTEVILLE ARKANSAS

LSD-2024-0038 (FAYETTEVILLE HIGH SCHOOL)

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

REV	DATE	DESCRIPTION
		REVISIONS

EROSION CONTROL PLAN

DESIGNED BY:	DRAWN BY:
DLM	DLM
DATE: 1/22/2025	REVISION: REV 0
SCALE: AS NOTED	JOB NUMBER: 24-2141

C5.0

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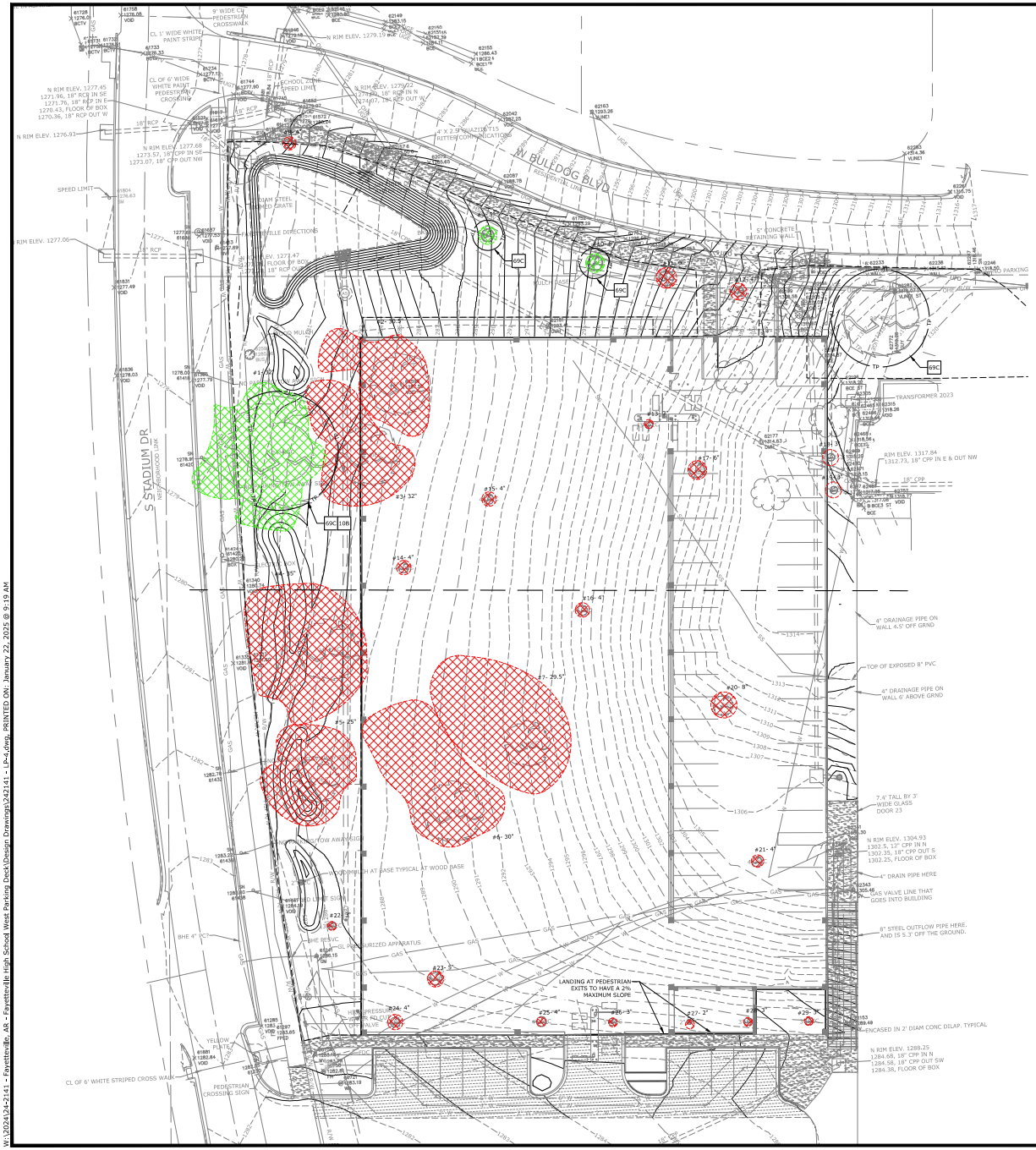

PLAN SCALE

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE W/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

MITIGATION/PRESERVATION DETAILS

10B ROOT PRUNING
69C CITY OF FAYETTEVILLE TREE PROTECTION FENCING

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FLARED END SECTION
- GAS METER
- ELECTRIC METER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- SANITARY SEWER MANHOLE

Tree Schedule

#	Trunk (inches)	Species	Canopy (feet)	Comments	Cluster	Area (sq. feet)	Large/Small	Priority	R/W
1	32	Post Oak		To remain		2050.15	Large	High	No
2	30	Post Oak		Poor; Dead top; Decay		1186.82	Large	Low	No
3	32	Post Oak		Poor; Broken top; Hollow trunk		1303.8	Large	Low	No
4	35	Post Oak		Poor; Decay		2163.61	Large	Low	No
5	25	Post Oak		Fair; Tip dieback, Bacterial leaf scorch; decay		1174.19	Large	High	No
6	30.5	Post Oak		Fair; Tip dieback; Bacterial leaf scorch; decay		1906.01	Large	High	No
7	29.5	Post Oak		Fair; lower trunk wound; buried root flare		2189.91	Large	High	No
8	4	Redbud		To be removed		58.31	Small	High	No
9	5	Redbud		To remain		106.13	Small	High	No
10	6	Tulip Poplar		To remain		21.3	Large	Low	No
11	6	Redbud		To be removed		49.7	Small	High	No
12	4	Tulip Poplar		To be removed		71.58	Large	Low	No
13	3	Decid.		To be removed		9.89	Large	Low	No
14	4	Elm		To be removed		21.85	Large	Low	No
15	4	Elm		To be removed		27.24	Large	Low	No
16	4	Osage Orange		To be removed		21.13	Large	Low	No
17	6	Sweetbiy Magnolia		To be removed		28.71	Small	High	No
18	3	Sweetbiy Magnolia		Low Priority based on spedes/size		32.46	Small	Low	No
19	3	Sweetbiy Magnolia		Low Priority based on spedes/size		32.46	Large	Low	No
20	8	Elm		To be removed		60.87	Large	High	No
21	4	Elm		To be removed		25.78	Large	Low	No
22	3	Sycamore		To be removed		9.89	Large	Low	No
23	5	Tulip Poplar		To be removed		36.24	Large	Low	No
24	4	Elm		To be removed		23.13	Large	Low	No
25	4	Elm		To be removed		9.89	Large	Low	No
26	3	Elm		To be removed		9.89	Large	Low	No
27	2	Elm		To be removed		9.89	Large	Low	No
28	3	Elm		To be removed		9.89	Large	Low	No
29	3	Elm		To be removed		9.89	Large	Low	No

Total	12,760.61 Total Canopy
High	5,418.00 High Priority Removed
Low	5,155.03 Low Priority Removed
Removed	10,573.03 Total Removed
Preserved	2187.58 Tc Be Preserved

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	94,176	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	23,544	25%
*HPOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	12,761	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	12,761	13.5%
Tree Canopy Preserved	2,188	2.3%
Tree Canopy Removed *On Site	11,987	12.7%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	11,987	12.7%
Removed Below Minimum	**10,573**	
Mitigation Requirements	**10,573**	

Mitigation Requirements			
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
5,418	High Priority	200	**25**
5,155	Low Priority	100	**12**

McCLELAND CONSULTING ENGINEERS, INC.
Civil Engineering • Land Surveying
Fayetteville, AR 72703
(479) 443-2377

Planning Commission
February 10, 2025

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

FAYETTEVILLE HIGH SCHOOL
PARKING DECK
994 M.L.K. JR BLVD
FAYETTEVILLE ARKANSAS
LSD-2024-0038 (FAYETTEVILLE HIGH SCHOOL)

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REVISIONS		
REV	DATE	DESCRIPTION

MITIGATION PLAN

DESIGNED BY: DLM	DRAWN BY: DLM
DATE: 1/22/2025	REVISION: REV 0
SCALE: AS NOTED	JOB NUMBER: 24-2141

C6.0

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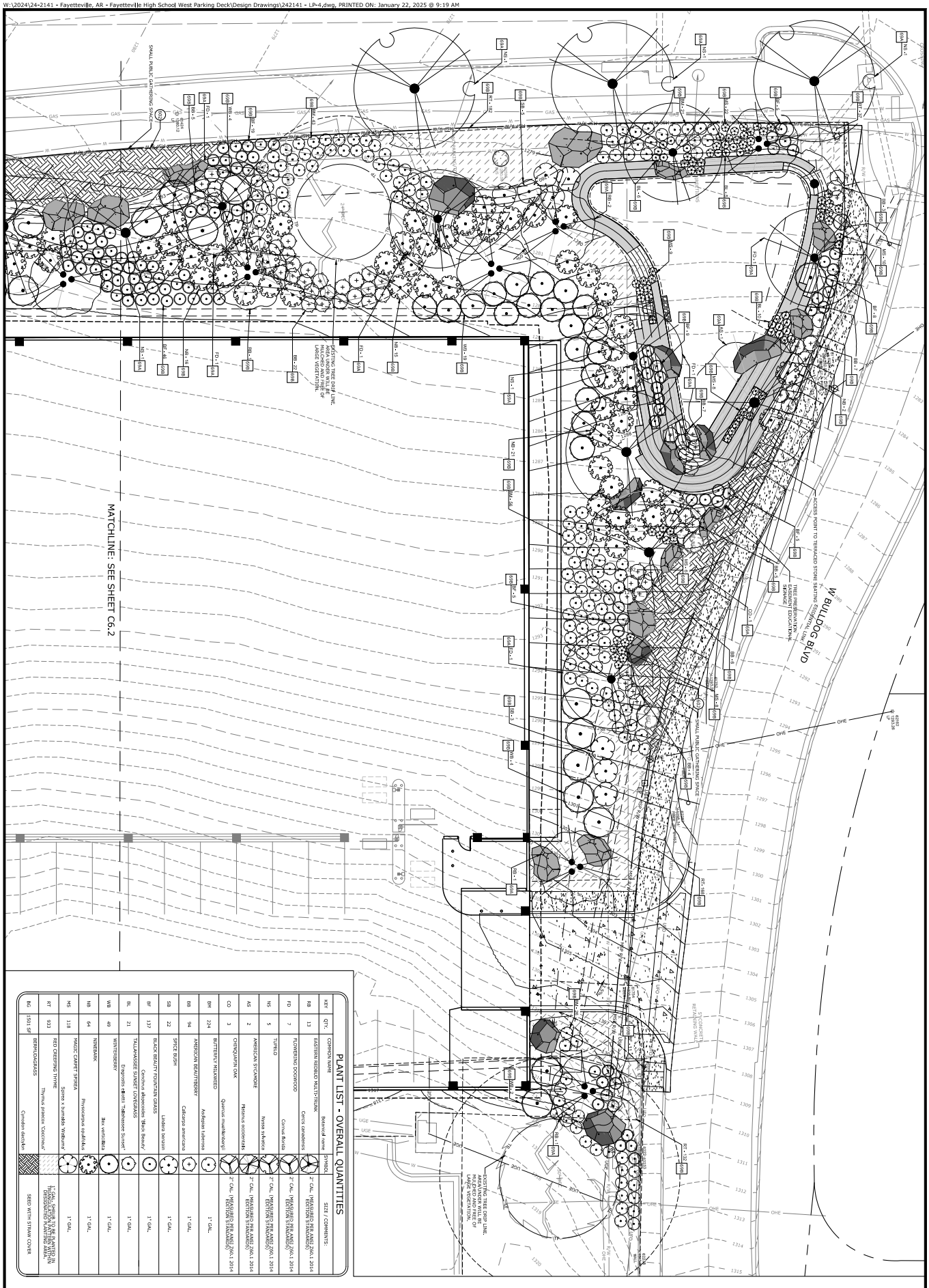


PLANT LIST - OVERALL QUANTITIES

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
RB	13	EASTERN REDBUD MULTI-TRUNK	Cercis canadensis		2" CAL. MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS
FD	7	FLOWERING DOGWOOD	Cornus florida		2" CAL. MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS
NS	5	TUPELO	Nyssa sylvatica		2" CAL. MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS
AS	2	AMERICAN SYCAMORE	Platanus occidentalis		2" CAL. MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS
CO	3	CHINQUAPIN OAK	Quercus muehlenbergii		2" CAL. MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS
BM	224	BUTTERFLY MILKWEED	Asclepias tuberosa		1" GAL.
BB	94	AMERICAN BEAUTYBERRY	Callicarpa americana		1" GAL.
SB	22	SPICE BUSH	Lindera benzoin		1" GAL.
BF	137	BLACK KEY/UTY FOUNTAIN GRASS	Cenchrus alopecioides 'Black Beauty'		1" GAL.
BL	21	TALLAHASSEE SUNSET LOVEGRASS	Eragrostis x ozarkana 'Tallahassee Sunset'		1" GAL.
WB	49	WINTERBERRY	Ilex verticillata		1" GAL.
NB	64	NINEBARK	Physocarpus opulifolius		1" GAL.
MS	118	MAGIC CARPET SPIREA	Spiraea x bumalda 'Walbumi'		1" GAL.
RT	933	RED CREEPING THYME	Thymus praecox 'Coccineus'		1" GAL. SHRUB TO BE PLANTED IN TREE/SHRUB PLANTING AREA
Bc	1501 SF	BERMUDAGRASS	Cynodon dactylon		SEED WITH STRAW COVER

ISSUED BY:	JMM
DATE:	1/22/2025
REVISION:	REV 0
JOB NUMBER:	24-2141
SCALE:	AS NOTED

C6.1

LANDSCAPE PLAN NORTH

REVISIONS		
REV	DATE	DESCRIPTION

FAYETTEVILLE HIGH SCHOOL
PARKING DECK
994 M.L.K. JR BLVD
FAYETTEVILLE ARKANSAS

ORIGINAL SIGNATURE ON FILE

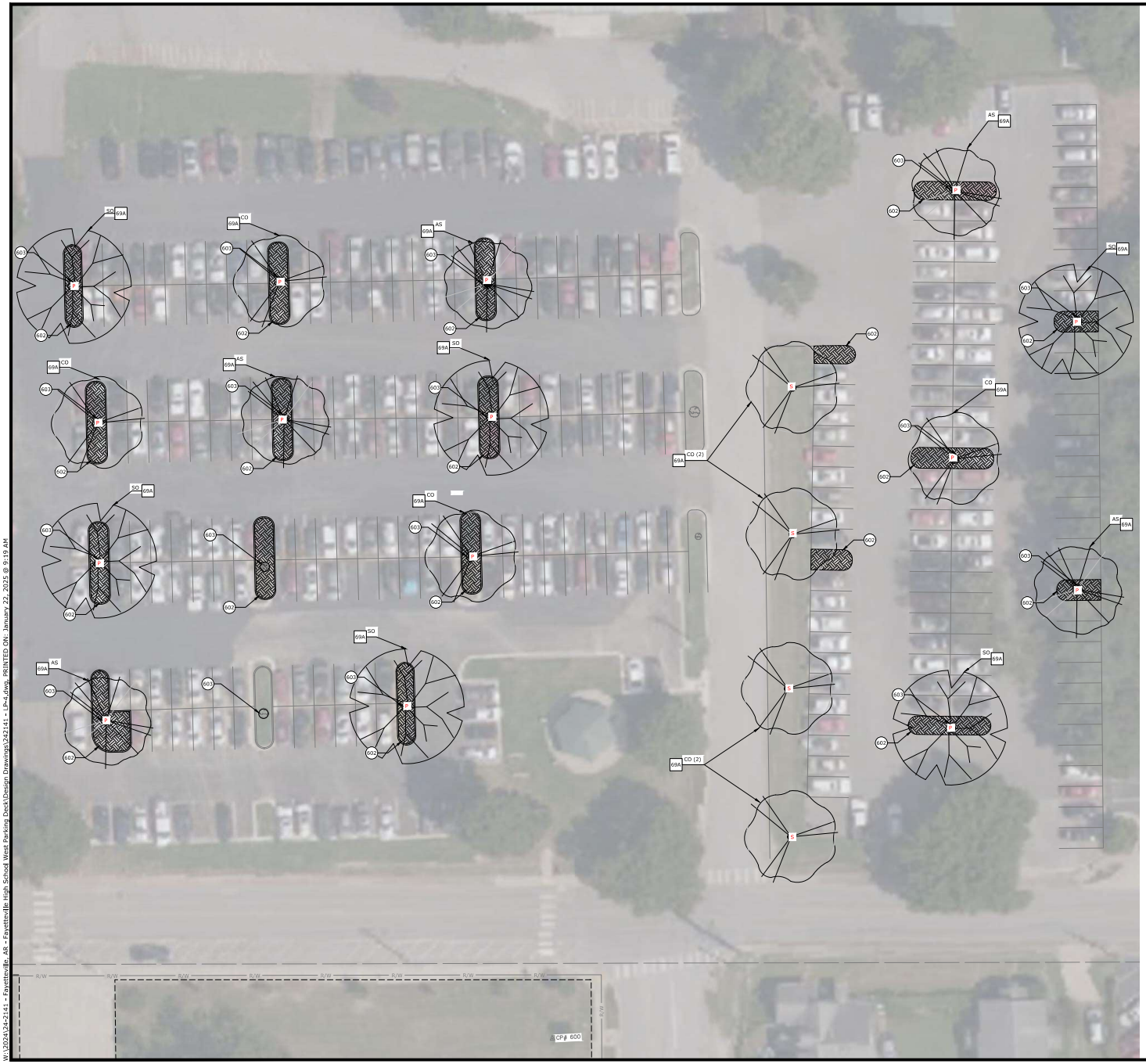
PRELIMINARY NOT FOR CONSTRUCTION

McCLELLAND CONSULTING ENGINEERS, INC.
Civil • Land Development
1211 W. Van Buren Ave. Fayetteville, AR 72703
(479) 443-2377

Planning Commission
February 10, 2025
LSD-2024-0038 (FAYETTEVILLE HIGH SCHOOL)

PLANT LIST - OVERALL QUANTITIES

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS
BB	13	EASTERN REDBUD MULTI-TRUNK	Cercis canadensis		7' CAL.; MEASURED PER ANSI Z60.1-2014 EDITION STANDARDS
FD	7	FLOWERING DOGWOOD	Cornus florida		7' CAL.; MEASURED PER ANSI Z60.1-2014 EDITION STANDARDS
NS	5	TUPELO	Nyssa sylvatica		7' CAL.; MEASURED PER ANSI Z60.1-2014 EDITION STANDARDS
AS	2	AMERICAN SYCAMORE	Platanus occidentalis		7' CAL.; MEASURED PER ANSI Z60.1-2014 EDITION STANDARDS
CO	3	CHINQUAPIN OAK	Quercus muehlenbergii		7' CAL.; MEASURED PER ANSI Z60.1-2014 EDITION STANDARDS
BM	224	BUTTERFLY MILKWEED	Asclepias tuberosa		1' GAL.
BB	94	AMERICAN BEAUTYBERRY	Callicarpa americana		1' GAL.
SB	22	SPICE BUSH	Lindera benzoin		1' GAL.
BF	137	BLACK BEAUTY FOUNTAIN GRASS	Cenchrus Alopecuroides 'Black Beauty'		1' GAL.
BL	21	TALLAHASSEE SUNSET CATTEMINT	Engelmeldt dikeldt Tallahassee Sunset'		1' GAL.
WB	49	WINTERBERRY	Ilex verticillata		1' GAL.
NB	64	NINEBARK	Physocarpus opulifolius		1' GAL.
MS	118	MAGIC CARPET SPIREA	Spirea x bumalda 'Walbumar'		1' GAL.
RT	933	RED CREEPING THYME	Thymus praecox 'Coccineus'		1' GAL. SPACED TO BE PLANTED IN DESIGNATED PLANTING AREA.
BG	1301 SF	BERMUDAGRASS	Cynodon dactylon		SEED WITH STRAW COVER



PLAN SCALE

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

- PROPERTY LINE
- R/W — RIGHT OF WAY
- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- UFO — UNDERGROUND FIBER
- OHE — OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- CABLE VAULT
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- SEED (SEE PLANTING LIST - THIS SHEET)
- SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- P — PARKING LOT TREES
- S — STREET TREES

LANDSCAPE KEYNOTES

602 SODDED AREA
603 TREE GUARD - VICTOR STANLEY, S-6, ALL STEEL CUSTOM TREE GUARD

LANDSCAPE DETAILS

69A TREE PLANTING
69D SHRUB PLANTING

LANDSCAPE DATA

STORMWATER FACILITIES	REQUIRED (1 TREE PER 12 PARKING SPACES)	PROVIDED
TREES	6,179 SF / 3K = 2.05	2
LARGE SHRUBS	(6,179 SF / 3K)*4= 8.2	16
SHRUBS/GRASS	(6,179 SF / 3K)*6= 12.3	23
STREET TREE PLANTINGS	REQUIRED (1 TREE PER 30 LF OF RIGHT-OF-WAY)	PROVIDED
BULLDOG BLVD	245 LF / 30 = 8.16	8
STADIUM DRIVE	405 LF / 30 = 13.5	14
MITIGATION TREE PLANTINGS	REQUIRED	PROVIDED
	25	10*
TOTAL TREES REQUIRED	49	49
SITE SOIL TYPES		
CAPTINA SILT LOAM	3%-8% SLOPES / 79% OF SITE	
CLARKSVILLE EXTREMELY GRAVELLY SILT LOAM	12%-60% SLOPES / 21% OF SITE	

*REAMING 15 MITIGATION TREES WILL BE PLANTED ON THE HIGH SCHOOL CAMPUS, IN THE NEW ISLANDS AT THE SWAC BUILDING.

PLANT LIST

KEY	QTY.	COMMON NAME / Botanical name	SYMBOL	SIZE / COMMENTS:
SO	6	SHUMARD OAK Quercus shumardii		2" CAL. (MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS)
CO	8	CHINQUAPIN OAK Quercus muehlenbergii		2" CAL. (MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS)
AS	5	AMERICAN SYCAMORE Platanus occidentalis		2" CAL. (MEASURED PER ANSI Z60.1 2014 EDITION STANDARDS)
-	4484 SF	YUKON BERMUDA SEED Cynodon dactylon 'Yukon'		SEED WITH STRAW MULCH COVER

McCLELAND CONSULTING ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING
1314 Garland Avenue, Fort Smith, AR 72901
(479) 452-2703 FAX (479) 452-2704

Planning Commission
February 10, 2025

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

FAYETTEVILLE HIGH SCHOOL
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FAYETTEVILLE ARKANSAS

LSD-2024-0038 (FAYETTEVILLE HIGH SCHOOL)

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

REV	DATE	DESCRIPTION
		REVISIONS

LANDSCAPE PLAN SWAC LOT

DESIGNED BY:	DRAWN BY:
JRL	JRL
DATE:	REVISION:
1/22/2025	REV 0
SCALE:	JOB NUMBER:
AS NOTED	24-2141

C6.3

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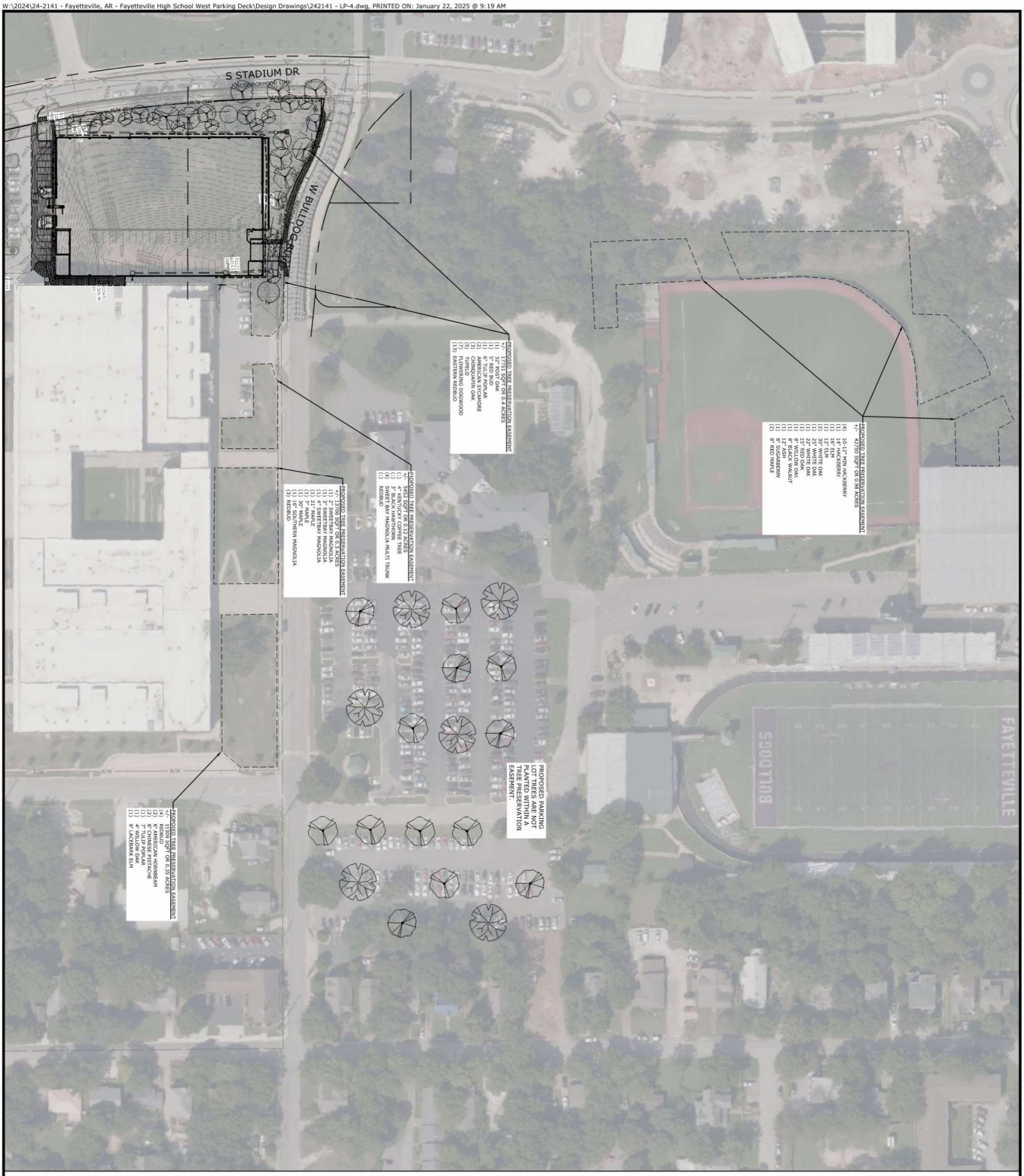

PLAN SCALE
(IN FEET)
1 inch = 60ft.

DESIGNED BY:	JTH	
DRAWN BY:	JTH	
CHECKED BY:		
DATE:	1/22/2025	REVISION:
SCALE:	AS NOTED	REV 0
JOB NUMBER:	24-2141	

C6.4

TREE PRESERVATION EASEMENTS

REVISIONS		
REV	DATE	DESCRIPTION

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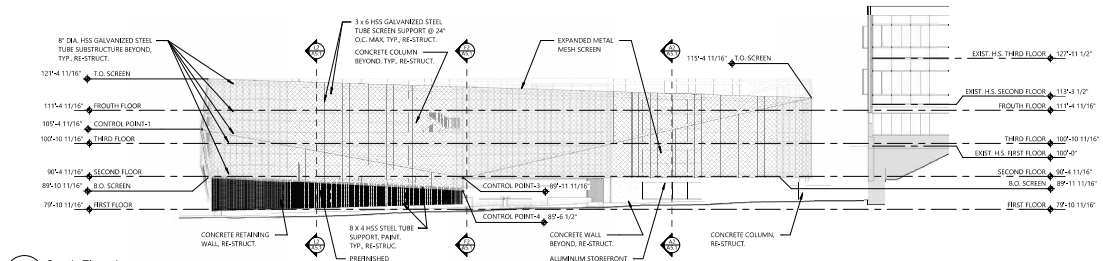
PARKING DECK
994 M.L.K. JR BLVD
FAYETTEVILLE ARKANSAS

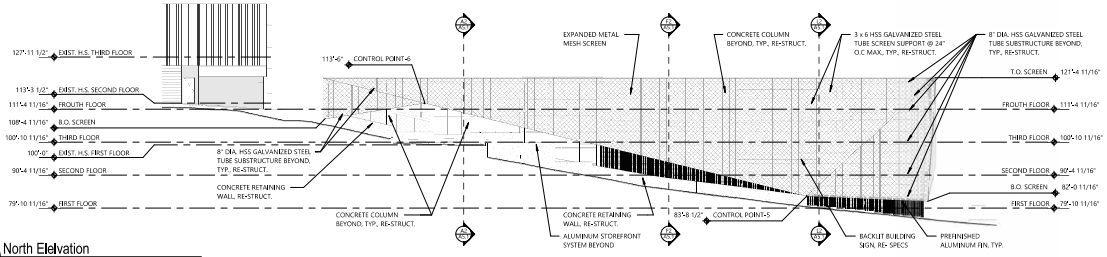
ORIGINAL SIGNATURES ON FILE

PRELIMINARY NOT FOR CONSTRUCTION

McCLELLAND CONSULTING ENGINEERS, INC.
DRIVEN TO SERVE
CIVIL ENGINEERING
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
CIVIL SURVEYING



M3 South Elevation
1/16" = 1'-0" Ref: A1/ A2.1.1



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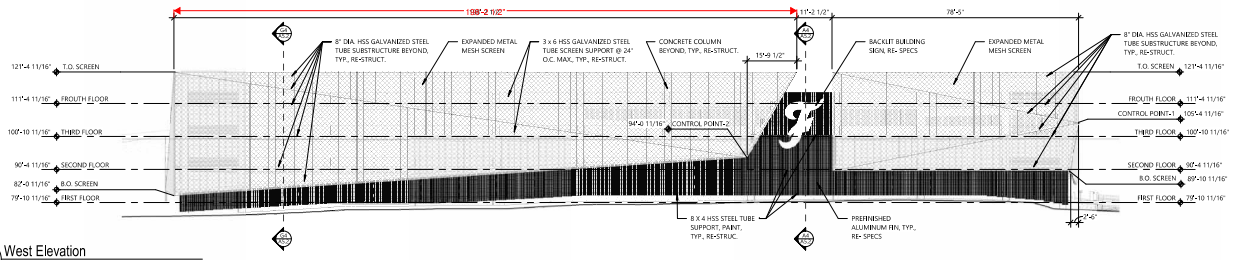
1/16" = 1'-0" Ref: A1/ A2.1.1



D7 West Elevation
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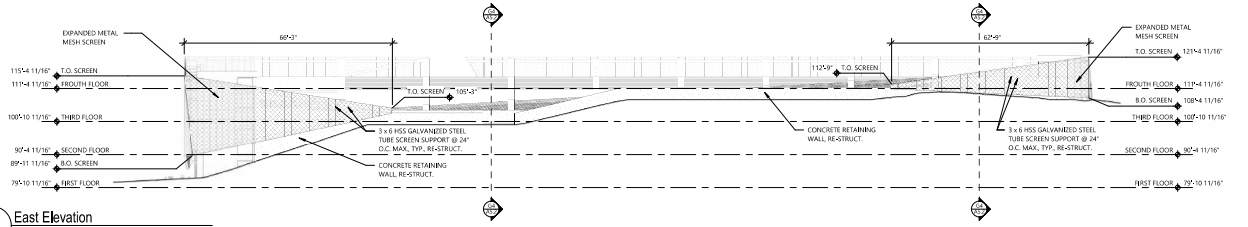

A7 East Elevation
1/16" = 1'-0" Ref: A1/ A2.1.1

PRELIMINARY NOT FOR CONSTRUCTION REVIEW SET

Planning Commission February 10, 2025

Page 25 of 32

Hight Jackson ASSOCIATES

DESMAN Design Management

LSD-2024-0033 (FAYETTEVILLE HIGH SCHOOL)

FAYETTEVILLE HIGH SCHOOL
NEW PARKING GARAGE
FAYETTEVILLE, AR

DRAWN BY: EA
CHECK BY: EA/GS
ISSUE DATE: 10/25/2024
PROJECT NO: 2416

#	DATE	DESCRIPTION

EXTERIOR ELEVATIONS

SHEET A4.1

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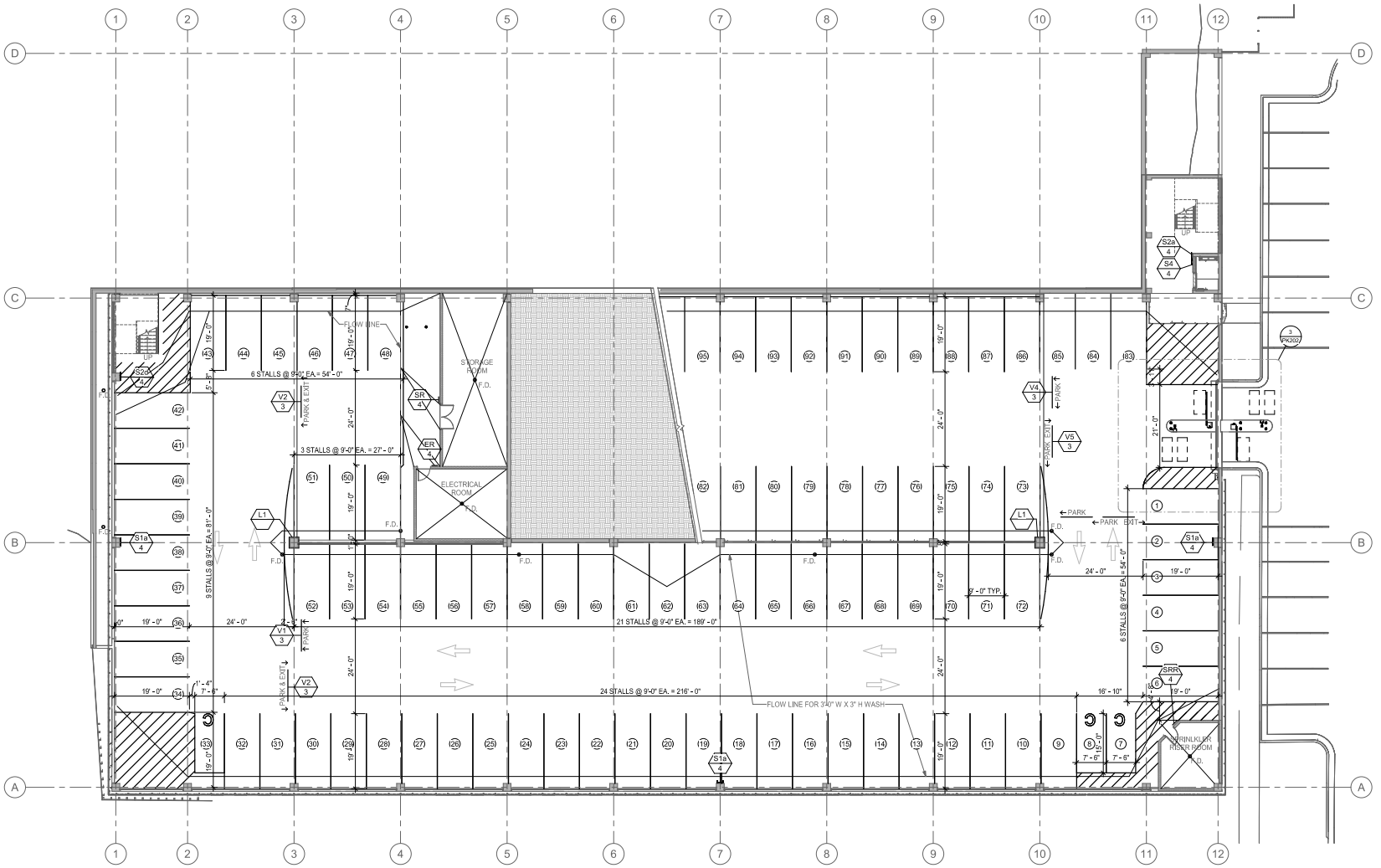
EXISITNG PARKING DATA			
PARKING STALLS	EXISITNG	REQUIRED	ADDED THIS PHASE
AUTOMOBILE STALLS	923	MAX 1,132	453
ADA ACCESSIBLE STALLS	47	24	0
TOTAL	970	N/A	453
TOTAL PARKING STALLS AFTER PROPOSED DEVELOPMENT			1,423
MAXIMUM ALLOWED: 1/EMPLOYEE (300 EMPLOYEES) + 1/3 STUDENTS (2,600 STUDENTS)			
BIKE SPACES: 1 SPACE PER 20 STALLS	60	49	0
		ADDITIONAL ALLOWED	PROVIDED
BY RIGHT (15% INCREASE ABOVE MAX. ALLOWED)		175	175
STORMWATER TREATMENT (15% INCREASE ABOVE MAX. ALLOWED)		167	81
		TOTAL ALLOWED	TOTAL PROVIDED
PARKING COUNTS		1,509	1,423

NEW GARAGE PARKING SCHEDULE

LEVEL	STALL	USER	COUNT
LEVEL P1	COMPACT	TEACHER	3
LEVEL P1	REGULAR 9'x19'	TEACHER	114
LEVEL P2	COMPACT	TEACHER	4
LEVEL P2	REGULAR 9'x19'	TEACHER	110
LEVEL P3	COMPACT	STUDENT	25
LEVEL P3	COMPACT	TEACHER	6
LEVEL P3	REGULAR 9'x19'	STUDENT	73
LEVEL P3	REGULAR 9'x19'	TEACHER	58
LEVEL P4	COMPACT	STUDENT	5
LEVEL P4	REGULAR 9'x19'	STUDENT	59
TOTAL COUNT: 457			

NOTE: COMPACT STALL COUNT IS 15% OF TOTAL COUNT.



1 PK101 LEVEL P1 STRIPING AND SIGNAGE PLAN
SCALE: 3/32" = 1'-0"

NORTH

Hight Jackson Association
DESMAN
LSD-2024-0033 (FAYETTEVILLE HIGH SCHOOL)

Fayetteville HS Garage

DRAWN BY: MBT
CHECK BY: JH
ISSUE DATE: 11/20/2024
PROJECT NO: 2416
REVISION DATES:
01/16/2025

LEVEL P1 STRIPING AND SIGNAGE PLAN

SHEET
PK101

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Planning Commission February 10, 2025
Page 26 of 32

EXISITNG PARKING DATA			
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NEW GARAGE PARKING SCHEDULE

LEVEL	STALL	USER	COUNT
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LEVEL P2	REGULAR 9'x19'	TEACHER	110
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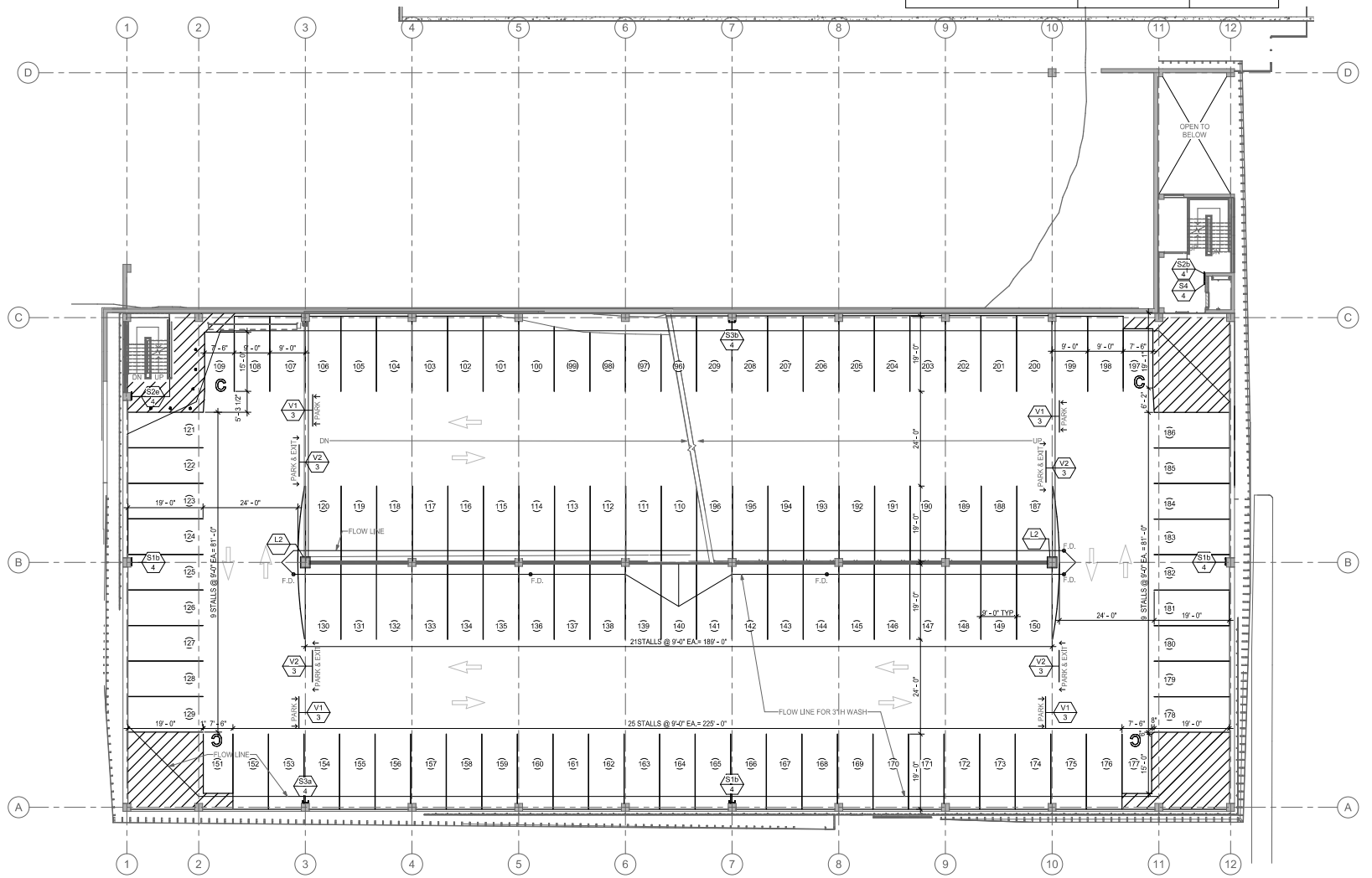
LEVEL P3	COMPACT	TEACHER	6
LEVEL P3	REGULAR 9'x19'	STUDENT	73
LEVEL P3	REGULAR 9'x19'	TEACHER	58
LEVEL P4	COMPACT	STUDENT	5
LEVEL P4	REGULAR 9'x19'	STUDENT	59
TOTAL COUNT: 457			

NOTE: COMPACT STALL COUNT IS 15% OF TOTAL COUNT.



1 PK102 LEVEL P2 STRIPING AND SIGNAGE PLAN
SCALE: 3/32" = 1'-0"

NORTH

Hight Jackson Association
DESMAN

Planning Commission
February 10, 2025
LSD-2024-0033 (FAYETTEVILLE HIGH SCHOOL)
Page 27 of 32

Fayetteville HS Garage

DRAWN BY: MBT
CHECK BY: JH
ISSUE DATE: 11/20/2024
PROJECT NO. 2416
REVISION DATES: 01/16/2025

LEVEL P2 STRIPING AND SIGNAGE PLAN
SHEET PK102

EXISITNG PARKING DATA			
PARKING STALLS	EXISITNG	REQUIRED	ADDED THIS PHASE
AUTOMOBILE STALLS	923	MAX 1,132	453
ADA ACCESSIBLE STALLS	47	24	0
TOTAL	970	N/A	453
TOTAL PARKING STALLS AFTER PROPOSED DEVELOPMENT			1,423
MAXIMUM ALLOWED: 1/EMPLOYEE (300 EMPLOYEES) + 1/3 STUDENTS (2,600 STUDENTS)			
BIKE SPACES: 1 SPACE PER 20 STALLS	60	49	0
		ADDITIONAL ALLOWED	PROVIDED
BY RIGHT (15% INCREASE ABOVE MAX. ALLOWED)		175	175
STORMWATER TREATMENT (15% INCREASE ABOVE MAX. ALLOWED)		167	81
		TOTAL ALLOWED	TOTAL PROVIDED
PARKING COUNTS		1,509	1,423

NEW GARAGE PARKING SCHEDULE

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LEVEL P1	REGULAR 9'x19'	TEACHER	114
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LEVEL P2	REGULAR 9'x19'	TEACHER	110
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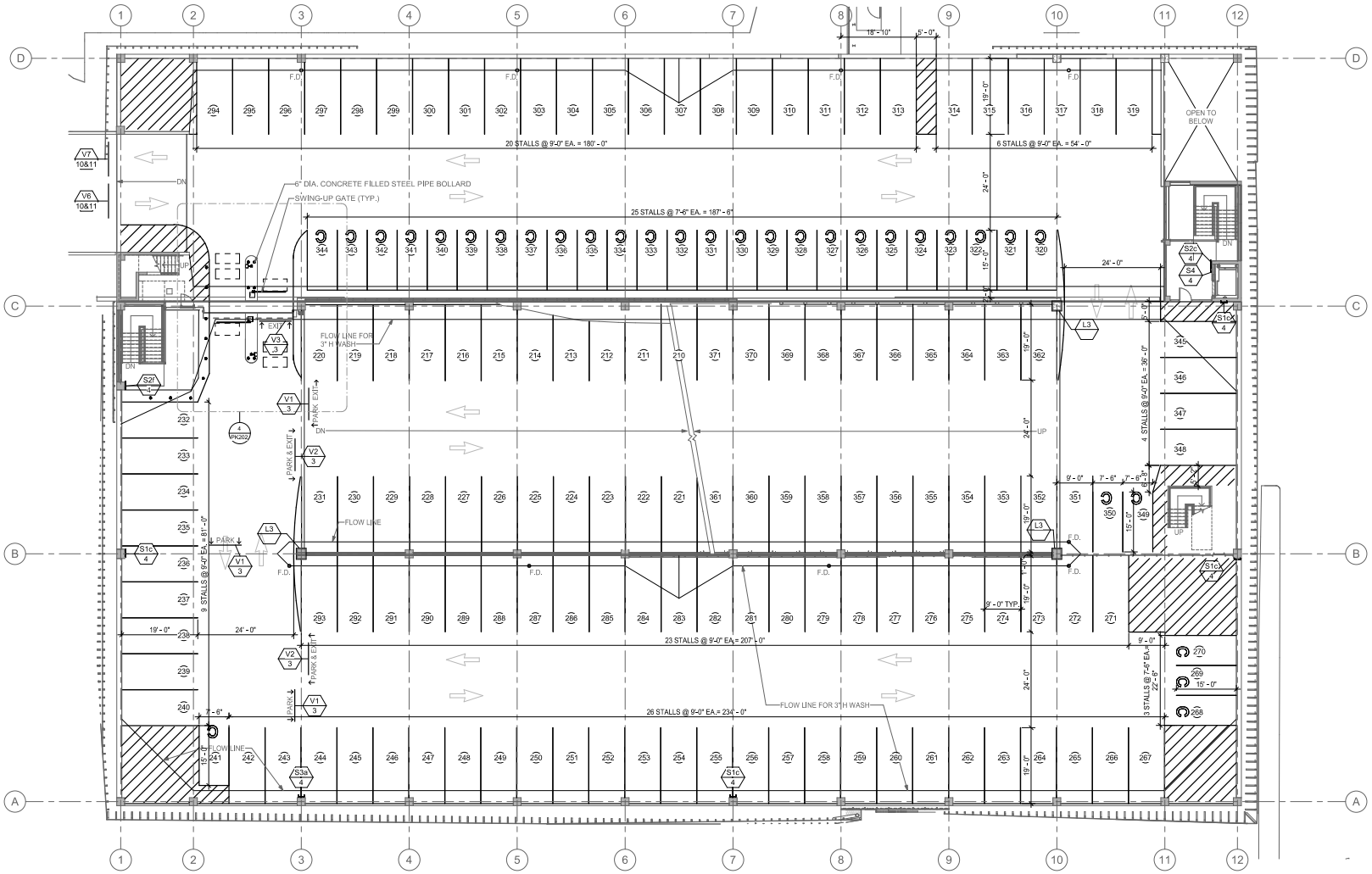
LEVEL P3	COMPACT	TEACHER	6
LEVEL P3	REGULAR 9'x19'	STUDENT	73
LEVEL P3	REGULAR 9'x19'	TEACHER	58
LEVEL P4	COMPACT	STUDENT	5
LEVEL P4	REGULAR 9'x19'	STUDENT	59
TOTAL COUNT: 457			

NOTE: COMPACT STALL COUNT IS 15% OF TOTAL COUNT.



1 PK103 LEVEL P3 STRIPING AND SIGNAL PLAN
SCALE: 3/32" = 1'-0"

NORTH

Planning Commission
ASSOCIATES February 10, 2025
LSD-2024-0033 (FAYETTEVILLE HIGH SCHOOL)
Page 28 of 32

Fayetteville HS Garage

DRAWN BY: MBT
CHECK BY: JH
ISSUE DATE: 11/20/2024
PROJECT NO: 2416
REVISION DATES: 01/16/2025

LEVEL P3 STRIPING AND SIGNAGE PLAN

SHEET PK103

EXISITNG PARKING DATA			
PARKING STALLS	EXISITNG	REQUIRED	ADDED THIS PHASE
AUTOMOBILE STALLS	923	MAX 1,132	453
ADA ACCESSIBLE STALLS	47	24	0
TOTAL	970	N/A	453
TOTAL PARKING STALLS AFTER PROPOSED DEVELOPMENT			1,423
MAXIMUM ALLOWED: 1/EMPLOYEE (300 EMPLOYEES) + 1/3 STUDENTS (2,600 STUDENTS)			
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BY RIGHT (15% INCREASE ABOVE MAX. ALLOWED)		175	175
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NEW GARAGE PARKING SCHEDULE

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LEVEL P1	REGULAR 9'x19'	TEACHER	114
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LEVEL P3	COMPACT	TEACHER	6
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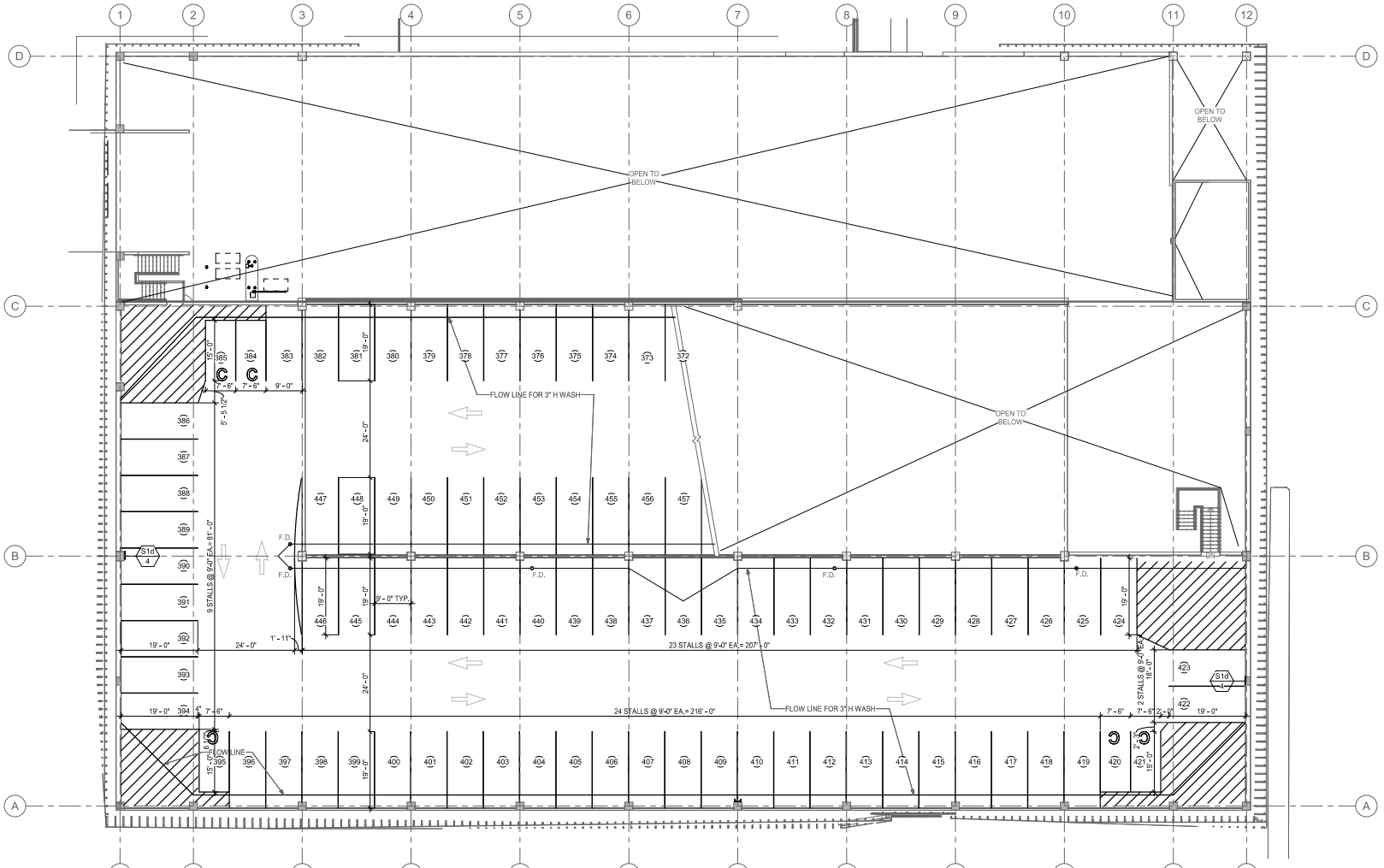
LEVEL P3	REGULAR 9'x19'	TEACHER	58
LEVEL P4	COMPACT	STUDENT	5
LEVEL P4	REGULAR 9'x19'	STUDENT	59
TOTAL COUNT: 457			

NOTE: COMPACT STALL COUNT IS 15% OF TOTAL COUNT.



1 PK104 LEVEL P4 STRIPING AND SIGNAGE PLAN
SCALE: 3/32" = 1'-0"

Planning Commission
February 10, 2025
Page 29 of 32
LSD-2024-0033 (FAYETTEVILLE HIGH SCHOOL)

Hight Jackson Associates
DESMAN

Fayetteville HS Garage

DRAWN BY: MBT
CHECK BY: JH
ISSUE DATE: 11/20/2024
PROJECT NO: 2416
REVISION DATES: 01/16/2025

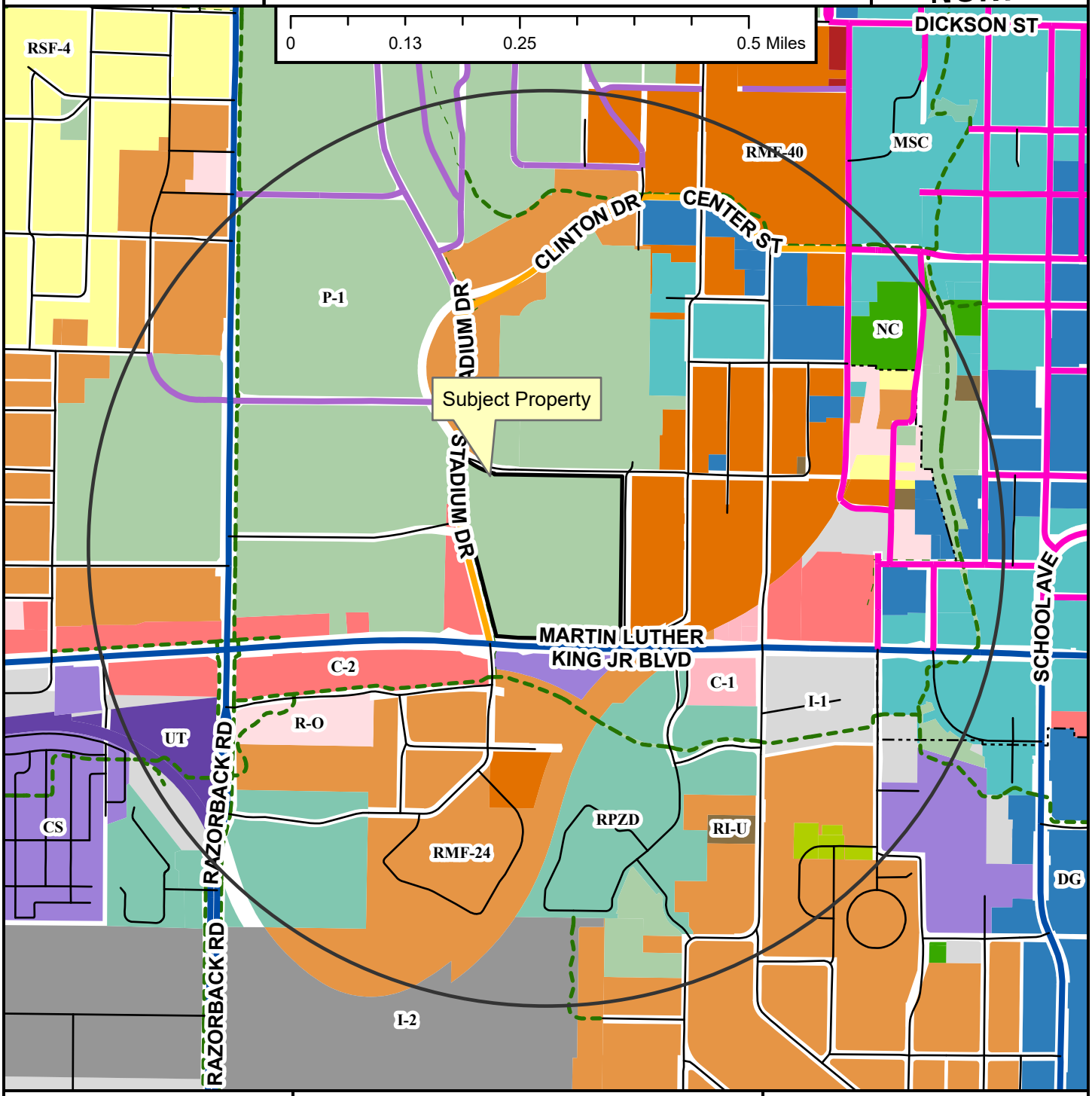
LEVEL P4 STRIPING AND SIGNAGE PLAN
SHEET
PK104

LSD-2024-0033

One Mile View

1001 W. BULLDOG BLVD

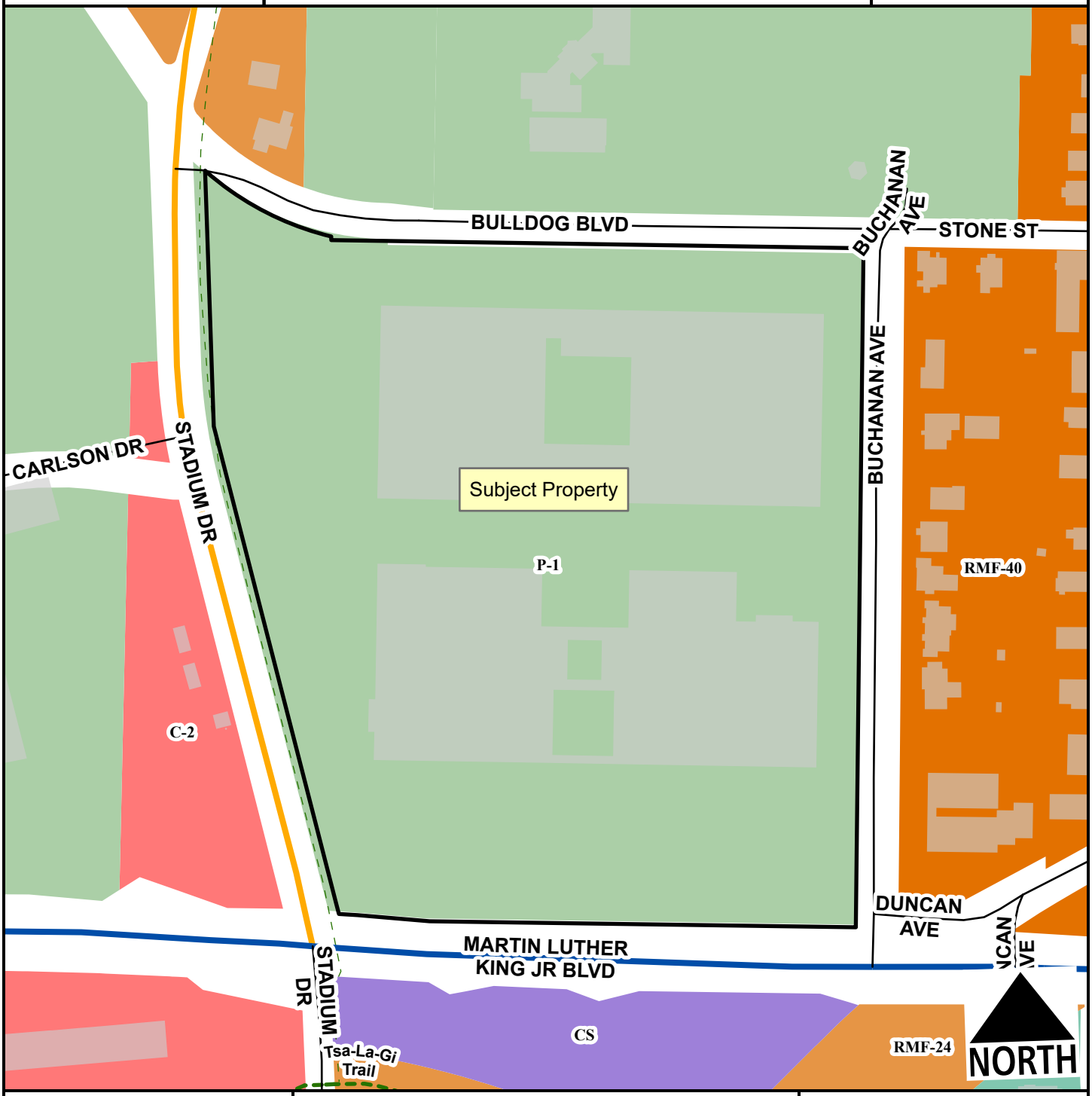
NORTH



LSD-2024-0033

Close Up View

1001 W. BULLDOG BLVD



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

Feet

0 75 150 300 450 600

1:2,400

- RMF-24
- RMF-40
- C-2
- Community Services
- Commercial, Industrial, Residential
- P-1

LSD-2024-0033

Current Land Use

1001 W. BULLDOG BLVD

NORTH



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- 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

MEETING DATE: February 10, 2025

SUBJECT: **CUP-2025-0001: Conditional Use Permit (963 S. LARAMIE HTS/TOTAL SITE DEVELOPMENT, 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 for a conditional use permit for cluster housing.

RECOMMENDATION:
Staff recommends approval of **CUP-2025-0001** with conditions, based on the findings contained in this report.

RECOMMENDED MOTION:
*"I move to approve **CUP-2025-0001** with conditions, determining:*

- *In favor of compatibility with adjacent properties, 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 last year, extending its approval until January 24, 2025 (ADM-2024-0003). That conditional use permit cannot be extended any further and has expired. A one-year extension to LSD-2022-0042 was granted administratively by staff as well, prior to the CUP expiration, extending the LSD's approval until August 14, 2025. An amendment to the LSD (ADM-2024-0051) was approved by the Planning Commission in November, which modified the floor plans, elevations, and parking counts related to Lots 13-22 to add a third bedroom to 36 units. 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;	R-A, Residential-Agricultural;

	Centennial Park	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; Undeveloped	NC, Neighborhood Conservation

City Plan 2040 Future Land Use Designation: **Residential Neighborhood**

Proposal: The applicant requests conditional use permit approval for twelve cluster housing developments containing a total of 134 units. Classified under the City of Fayetteville's Unified Development Code as Use Unit 44, a cluster housing development is a conditional use in the underlying NC zoning district. A conditional use permit was previously granted by the Planning Commission (CUP-2021-000056), though that approval recently expired with all extensions exhausted. Conformance with development requirements, including drainage, tree preservation, and fire apparatus access, have been reviewed for with an associated large scale development (LSD-2022-0042) which has an active approval.

Public Comment: Staff has not received public comment on the request.

RECOMMENDATION: Staff recommends approval of **CUP-2025-0001** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed cluster housing development to be compatible with the surrounding area based on the findings in this report;*

2. Approval of this conditional use permit does not constitute the approval or extension of any associated development applications. The conditional use permit grants the applicant the right to submit a development proposal based on the conceptual layout included herein. However, the applicant must still be able to comply with all other development requirements, including but not limited to, tree preservation, drainage, utility installation and Fire Department access.

3. The final project design shall follow the general layout and design of the conceptual plan included herein. A development application (Preliminary/Final Plat and/or Large Scale Development) is required to go through the review process prior to any building permits to ensure compliance with all Unified Development Code requirements;

4. Fence details shall be provided at the time of development review. Fences interior to the development or between a unit and a public street or trail shall be no higher than 48 inches;

5. A condominium association, homeowner's association, or similar mechanism to maintain the common amenities shall be established prior to issuance of construction permits. The City of Fayetteville does not enforce these private agreements, but will require that this agreement be in place prior to issuing building permits;

6. Prior to receiving a certificate of occupancy for the final home in each cluster, all shared parking areas and bike racks shall be installed. All development requirements, such as

detention facilities, utilities, required landscaping, etc. shall be installed prior to any building permits being issued. The exact phasing of improvements will be determined at development review;

7. The maximum number of unrelated persons in any dwelling unit is three, pursuant to the underlying single-family zoning district;

8. Per §166.20, Expiration of Approved Plans and Permits, conditional use permit approval is for one year; and

9. Exterior lighting package must be provided to the Planning Division prior to building permit approval. Common area lighting shall comply with UDC Chapter 176, Outdoor Lighting.

PLANNING COMMISSION ACTION: **Required** **YES**
Date: January 24, 2025 ❒ **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. 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 a conditional use permit for Use Unit 44, Cluster Housing Development, in the NC zoning**

district, including permission to develop twelve cluster housing developments on the subject property.

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; and

Finding: The Planning Commission is empowered under Unified Development Code §161.09 to grant the requested conditional use permit.

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: Staff finds that granting the requested conditional use is unlikely to negatively affect the public interest. The detached, single-family dwellings are of a type and scale that is comparable to what would otherwise be allowed by-right in the underlying NC zoning. The applicant proposes 134 units which equates to a density of 7.56 units per acre. Staff finds the development pattern under the cluster housing ordinance provides efficiencies in the use of space, especially in terms of required lot width, or lack thereof, and lot area which provide an opportunity to consolidate the developed area leaving larger areas of communal open spaces. Developing the property as a cluster housing development will subject it to the extent of Fayetteville's tree preservation and drainage criteria, which are both intended to minimize off-site impacts and protect the public's interest. Cluster housing developments also carry heightened design requirements for the structures themselves. Parking courts are proposed to be enclosed within the development which serves to further minimize potential negative impacts on neighboring properties.

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are specific rules governing Use Unit 44, Cluster Housing Development, as follows:

§164.22, CLUSTER HOUSING DEVELOPMENT

D. Dwellings Permitted.

1. *Number of Cluster Housing Units Permitted.* A cluster housing development shall contain a maximum of twelve (12) dwelling units. In

multi-family zones where the proposed cluster housing development exceeds the minimum open space requirements of 164.22(G)(3)(a) by at least 20%, and in which at least 75% of the planned units are attached dwellings, there shall be no maximum number of dwelling units, except to conform to the density limitations herein.

Finding: **The proposal is for twelve interconnected cluster housing developments. A maximum of twelve dwelling units are provided in each individual cluster.**

2. *Existing Nonconforming Structures.* On a lot to be used for a cluster housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cluster density.

Finding: **There are no existing nonconforming structures on the property.**

E. Zoning Regulations.

1. *Permitted and Conditional Use.* Cluster housing development is permitted as identified in Chapter 161, Zoning Regulations, as a permitted or conditional use.

Finding: **Use Unit 44 is a conditional use in the NC zoning district.**

2. *Density.* Cluster housing development permitted as a use by right shall be allowed a density in conformance with the underlying zoning district. Zoning districts that allow cluster housing developments as a conditional use shall be allowed a density not to exceed two (2) times the maximum density allowed in the underlying zoning district.

Finding: **The applicant's submitted plan proposes a density of approximately 7.56 units per acre on a total area of approximately 17.72 acres. A cluster housing development in the NC zoning district is permitted up to 20 units per acre.**

3. *Bulk and Area Regulations*

(a.) Lot Width Minimum. There is no lot width requirement for individual cluster housing lots.
(b.) Lot Area Minimum. The lot area minimum for cluster housing lots is 750 square feet.
(c.) Land Area per Dwelling Unit. The land area per dwelling unit requirement is 750 square feet.

Finding: **All lot widths, lot areas, and land area per dwelling unit shall be reviewed during the development process, either through a preliminary plat or large scale development review.**

4. *Setback Requirements* All structures shall meet setback and separation requirements of the International Building Code, as applicable. For zoning purposes:

(a.) In single family districts, all cluster housing units shall have a minimum separation from one another of ten feet measured from exterior wall to exterior wall, not counting eaves or other architectural projections.

(b.) In multi-family districts, there are no separation requirements from one cluster housing structure to another.

(c.) The setbacks from the exterior property lines of the original parent tract shall be set by the underlying zoning district.

Finding: **Separation and setback requirements for the NC zoning district will apply between individual units and exterior property lines. Each parent tract, prior to development, shall conform to the NC zoning criteria. Setbacks shall be reviewed during the development process, either through a preliminary plat or large scale development review.**

5. *Building Height Regulations.* The height for all structures in a cluster housing development shall not exceed the permitted height requirement of the underlying zoning district.

Finding: **The NC zoning district permits building heights of three stories. The dwellings proposed by the applicant are one or two stories.**

6. *Building Area.* None

Finding: **Building Area will be considered with the associated development review.**

7. *Accessory Dwelling Units.* Accessory dwelling units are not permitted in cluster housing developments.

Finding: **Accessory dwellings are not proposed.**

F. **Common Property Maintenance.** Community buildings, parking areas and common open space shall be owned and maintained commonly by the cluster housing development residents, through a condominium association, a homeowners' association or a similar mechanism, and shall not be dedicated to the city unless accepted by the City Council.

Finding: **Proof of common property maintenance regulations will be required during the development process.**

G. **Development Standards.** The UDC outlines specific development standards for Cluster Housing Developments.

Finding: **Development standards including floor area, building orientation, open space, parking, bicycle racks, Fire Department access, pedestrian connectivity, utilities, and recycling and trash collection will be considered at the time of a preliminary plat or large scale development review.**

H. **Building Design Standards.**

4. Variety in Detached Cluster Housing Units Floor Plans and Architectural Treatments. These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cluster housing development. In cluster housing developments, no two (2) structures shall be identical in terms of exterior finishes. All cluster housing units shall differ from each other by utilizing at least two (2) of the following options:

   (a.) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
   (b.) Variations in adjacent cluster housing unit floor plans that alter the location of exterior windows and doors;
   (c.) Variations in the size of main floor area and/or building height of adjacent structures; or
   (d.) A front porch with a minimum width no less than 50% of the front building façade. Front porches shall have a minimum depth of six feet. No structurally identical front porches shall be located on adjacent cluster housing units.
   (e.) Variations in roof shapes or gables between adjacent structures.
   (f.) Other variations as approved by the Zoning and Development Administrator.

Finding: **In cluster housing developments no two structures can be identical in terms of exterior finishes and must vary in building height, main floor size, location of windows and doors, porches, and/or roof shape. The building elevations and site plan provided with this submittal and the associated approved large scale development show unique plans that will be used throughout the proposed cluster development. Twelve units are the maximum number of units allowed in any cluster. Staff finds that the applicant is meeting this requirement based on the building plans approved with the associated large scale development.**

§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: **The cluster housing development will access Old Farmington Road by way of existing and proposed public street connections. Old Farmington Road is a Residential Link Street designed to accommodate up to 4,000 vehicle trips per day. Old Farmington Road connects to Shiloh Drive, a Neighborhood Link Street, to the east and Martin Luther King Jr. Boulevard, a Regional High-Activity Link Street, to the south. In addition to the street's own intersection with Martin Luther King Jr. Boulevard access is provided via One Mile Road. The intersection of One Mile Road and Martin Luther King Jr. Boulevard is signalized, the other two intersections are not. Based on the impact of this development, staff recommended and the Planning Commission approved an assessment in the amount of $75,875.74 for this**

project for planned improvements to the intersection of Martin Luther King Jr. Boulevard and One Mile Road with the associated large scale development (LSD-2022-0042).

(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: **The submitted site plan includes on-site parking in garages, parking courts, and on-street along the internal street network. In cluster housing developments applicants can elect to provide parking at a rate of one space per bedroom or two spaces per unit.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading;

Finding: **The Recycling and Trash Collection Division will review the proposed site plan at the time of a preliminary plat or large scale development review. Ingress and egress is currently proposed through an internal street network consisting of public streets.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the site. Existing six-inch sanitary sewer and water mains are available to the property along the north side of Old Farmington Road. Determinations of capacity or the need for improvements will be made with development submittal.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Given that the proposal can be viewed as an extension and of similar character of the adjacent cluster housing development, staff does not recommend screening or buffering.**

(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: **Any proposed signage and exterior lighting in common areas will be subject to the City's ordinances and all the regulations therein.**

(g.) Required yards and other open space; and

Finding: **Review of the submitted site plan suggests, conceptually, that the open space requirements for cluster housing can be provided. All separation and setback requirements will be considered with the associated development review.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **In staff's opinion, the applicant's proposal is largely compatible with the mix of surrounding uses. Acknowledging that the number of interconnected**

cluster developments may have an out-sized impact that presents challenges with existing development and infrastructure, staff finds the proposal serves to bring additional residential density in a manner that is sensitive to the context of the built and unbuilt environment. Under the proposed development, the northern and western extents of the property will remain undeveloped, limiting impacts on the site's natural features. To the south and east, properties are also developed residentially, but to a higher density and intensity, including single-, three-family dwellings and two other cluster housing developments. Within a quarter mile, a wide array of commercial and recreational uses would be easily accessible to potential residents. Centennial Park, multiple grocery stores, various retail, restaurant, and institutional services can be accessed along the W. Martin Luther King Jr. corridor. Being proximate to groceries, retail, and other services may limit the impact of vehicle traffic generated by the development.

(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 applicant's request is generally compatible with the city's adopted land use and transportation plans, meeting four of the six goals identified in City Plan 2040: making appropriate infill the highest priority, discouraging suburban sprawl, making compact and connected development the standard, and growing a livable transportation network.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code
  - §161.29, Neighborhood Conservation
  - §164.22, Cluster Housing Development
- Request Letter
- Conceptual Site Plan
- One Mile Map
- Close-Up Map
- Current Land Use Map

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

(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15>; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6211, §1, 8-6-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

164.22 Cluster Housing Development

(A) *Purpose.* The purpose of the cluster housing development ordinance is to encourage innovation and variety in housing while ensuring compatibility with established neighborhoods, and to provide housing opportunities for a population diverse in age, income and household size.

(B) *Applicability.* The provisions of this section shall apply to proposed cluster housing development proposals, as defined in Chapter 162, Use Units, and authorized by Chapter 161, Zoning Regulations of the Unified Development Code, however zoning and development regulations such as density, bulk and area, building area, street frontage requirements, lot splits and other standards for cluster housing development are enforced subject to the criteria adopted in this chapter.

(C) *Development Review Process.* For the purpose of development review, cluster housing developments less than one (1) acre shall be processed as a site improvement plan. Cluster housing development on lots one (1) acre or larger shall be processed as a large scale development. If individual cluster housing unit lots are proposed and the proposal meets all of the requirements in this section, the subdivision shall be processed through the subdivision platting process as a lot split regardless of the number of lots created.

(D) *Dwellings Permitted.*

(1) *Number of Cluster Housing Units Permitted.* A cluster housing development shall contain a maximum of twelve (12) dwelling units. In multi-family zones where the proposed cluster housing development exceeds the minimum open space requirements of 164.22(G)(3)(a) by at least 20%, and in which at least 75% of the planned units are attached dwellings, there shall be no maximum number of dwelling units, except to conform to the density limitations herein.

(2) *Existing Nonconforming Structures.* On a lot to be used for a cluster housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cluster density.

(E) *Zoning Regulations.* The parent tract prior to development shall conform to the zoning criteria of the underlying zoning district.

(1) *Permitted and Conditional Use.* Cluster housing development is permitted as identified in Chapter 161, Zoning Regulations, as a permitted or conditional use.

(2) *Density.* Cluster housing development permitted as a use by right shall be allowed a density in conformance with the underlying zoning district. Zoning districts that allow cluster housing developments as a conditional use shall be allowed a density not to exceed two (2) times the maximum density allowed in the underlying zoning district.

(3) *Bulk and Area Regulations.*

(a) *Lot Width Minimum.* There is no lot width requirement for individual cluster housing lots.
(b) *Lot Area Minimum.* The lot area minimum for cluster housing lots is 750 square feet.
(c) *Land Area per Dwelling Unit.* The land area per dwelling unit requirement is 750 square feet.

(4) *Setback Requirements.* All structures shall meet setback and separation requirements of the International Building Code, as applicable. For zoning purposes:

(a) In single family districts, all cluster housing units shall have a minimum separation from one another of ten feet measured from exterior wall to exterior wall, not counting eaves or other architectural projections.
(b) In multi-family districts, there are no separation requirements from one cluster housing structure to another.
(c) The setbacks from the exterior property lines of the original parent tract shall be set by the underlying zoning district.

(5) *Building Height Regulations.* The height for all structures in a cluster housing development shall not exceed the permitted height requirement of the underlying zoning district.

(6) *Building Area.* None.

(7) *Accessory Dwelling Units.* Accessory dwelling units are permitted in cluster housing developments by conditional use. Where a cluster housing development is permitted as a conditional use, accessory dwelling units may be requested within the same application.

(F) *Common Property Maintenance.* Community buildings, parking areas and common open space shall be owned and maintained commonly by the cluster housing development residents, through a condominium association, a homeowners' association or a similar mechanism, and shall not be dedicated to the city unless accepted by the City Council.

(G) *Development Standards.* All cluster housing developments are subject to the following standards:

(1) *Floor Area.* The total conditioned floor area of any individual cluster housing unit shall not exceed 2,500 square feet.

(2) *Building Orientation.* A minimum of 75% of dwelling units in a cluster housing development shall be oriented around and face the common open space, a public trail or towards the street, having pedestrian access to the common open space and the street. Where a cluster housing unit fronts onto a public trail, the façade facing the public trail shall be considered a principal façade for the purposes of meeting design standards.

(3) *Open Space.*

(a) For units up to 1,500 square feet, a minimum of 250 square feet of common open space shall be provided per unit. For units exceeding 1,500 square feet and up to 2,000 square feet, 500 square feet of common open space shall be required per unit. For units exceeding 2,000 square feet, 750 square feet of common open space shall be required per unit. Common open space is subject to the following performance criteria:
  (i) No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than ten feet.
  (ii) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
  (iii) Common open space shall be improved for passive or active recreational use, garden/food production, social gathering spaces or landscaped areas. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, plazas or gardens. A detailed site plan of the common open space depicting the design and amenities of the space shall be reviewed with the site plan for approval.
  (iv) Amenities such as permanent or movable seating, landscaping, trails and paths, barbeque or eating facilities, covered shelters or water features shall be included within the common open space. Low Impact Development stormwater management facilities may be placed within the common open space when they are integrated with the amenities listed above.

(b) Each cluster housing unit shall be provided with a private open space of 250 square feet with no dimension of less than ten feet. Private open space should be contiguous to each dwelling unit, for the exclusive use of each respective resident. In multi-family zones in which at least 75% of the planned units are attached dwellings, private open space shall not be required where the development exceeds the minimum open space requirements of (G)(3)(a) by at least 20% and it can be demonstrated that each unit has easily available access to open space amenities.

(c) Parking areas and driveways shall not be counted as open space.

(4) *Fences.* Fencing located between a cluster housing unit and a public street or trail or the common open space shall not exceed 48 inches in height.

(5) *Parking Requirements and Standards.* Parking areas should be located within the cluster housing development in such a way as to maintain the character along the public street and to minimize the noise and light impacts on private residences and public spaces. Reductions in parking space allowances are permitted in cluster housing developments as described in Chapter 172, Parking and Loading. Permitted on-street parking spaces adjacent to a project's frontage may count towards the parking requirements of the development. Parking standards for cluster housing developments shall be as follows:

(a) The owner/developer may choose to supply one (1) parking space per bedroom for his or her entire cluster housing development. Otherwise, the required number of parking spaces shall be determined according to the square footage of the cluster housing unit as described below:
  (i) Dwelling units less than 1,000 square feet shall have one and one-half (1.5) parking spaces provided.
  (ii) Dwelling units over 1,000 square feet shall have two (2) parking spaces provided.

(b) Shared covered parking shall be designed to be similar and compatible to the design, materials and roof pitches used for the cluster housing units.

(6) Cluster housing developments shall provide at least one (1) bicycle parking rack per cluster housing unit.

(7) *Fire Department Access.* Fire Department access shall be determined at the time of development review.

(8) *Pedestrian Connectivity.* All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk or trail system.

(9) *Utilities.* Individual cluster housing lots shall have a unique connection to the main water and sewer lines. Main water and sewer lines on private property servicing cluster housing unit developments shall be located in a dedicated easement.

(10) *Community Buildings.* Indoor or covered common areas less than 2,000 square feet are permitted by right in cluster housing development. These structures shall be architecturally integrated with the architectural style of the cluster housing development.

(11) *Recycling and Trash Collection Service.* For the purposes of recycling and trash collection cluster housing developments are considered a residential use and should receive residential recycling and trash collection service (individual carts and recycling bins) where possible. In certain instances, it may be necessary to service cluster housing developments with commercial trash collection equipment (dumpsters). This may occur when a project is located in a predominately commercial area serviced by commercial trash pickup. It is incumbent on the developer to design recycling and trash collection facilities into the cluster housing development plan early in the process. The final determination of recycling and trash collection service and pick-up areas will be made at the time of development review by the city. Specific requirements for residential and commercial trash and recycling pick-up shall be as follows:

(a) Residential trash and recycling collection service requires a designated location near the street curb for trash carts and recycling bins. This location shall be kept clear of obstructions on the designated pick-up day. If this location is also used for on-street parking it shall be clearly marked and a sign posted restricting use for the designated pick-up day. An appropriate linear distance is required to accommodate each cluster housing unit's trash cart and recycling bin, subject to city approval.
(b) Commercial trash collection service requires a dumpster location that is freely accessible for front end loading and screened from public view.
(c) Recycling and trash facilities shall be located behind the front building setback line and shall be screened from the right-of-way and adjacent property owners by either architectural treatments or vegetative screening.

(H) *Building Design Standards.*

(1) *Variety in Detached Cluster Housing Units Floor Plans and Architectural Treatments.* These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cluster housing development. In cluster housing developments no two (2) structures shall be identical in terms of exterior finishes. All cluster housing units shall differ from each other by utilizing at least two (2) of the following options:

(a) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
(b) Variations in adjacent cluster housing unit floor plans that alter the location of exterior windows and doors;
(c) Variations in the size of main floor area and/or building height of adjacent structures; or
(d) A front porch with a minimum width no less than 50% of the front building façade. Front porches shall have a minimum depth of six feet. No structurally identical front porches shall be located on adjacent cluster housing units.
(e) Variations in roof shapes or gables between adjacent structures.
(f) Other variations as approved by the Zoning and Development Administrator.

(2) All attached cluster housing units shall comply with §166.23, Urban Residential Design Standards. Where a cluster housing unit fronts onto a public trail or open space, the façade facing the public trail or open space shall be considered a principal façade, for the purposes of meeting this section.

(I) *Variances From the Minimum Cluster Housing Development Requirements.* Variances of this section, Cluster Housing Development, shall be administered as normal development regulations for variances of General Design Standards, except that (E) Zoning Regulations shall be administered as zoning regulations for variance purposes.

(Ord. No. 5921, §5(Exh. A), 11-1-16; Ord. No. 6067, §1, 5-1-18; Ord. No. 6520, §5, 1-18-22)

January 1, 2025
Via EnerGov

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

RE: **3220 Old Farmington Road - CUP-2021-000056**

Ms. Harrison,

On behalf of the project owner and developer, I am writing in regards to CUP 2021 000056 which was originally approved by the January 24, 2022 Planning Commission and is set to expire on January 24, 2025. I am requesting that the January 27, 2025 or February 10, 2025 Planning Commission approve a new CUP item which is the same as the soon to be expired CUP 2021 000056.

As a part of CUP 2021 00056, LSD 2022 0014 has been completed. LSD 2022 0042 is currently under construction. We request that all of the approved house plans and grading permit be carried over to the new CUP item. I am including with this submittal the original approved master plan document with overlays that show status of the different associated large scale developments.

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

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

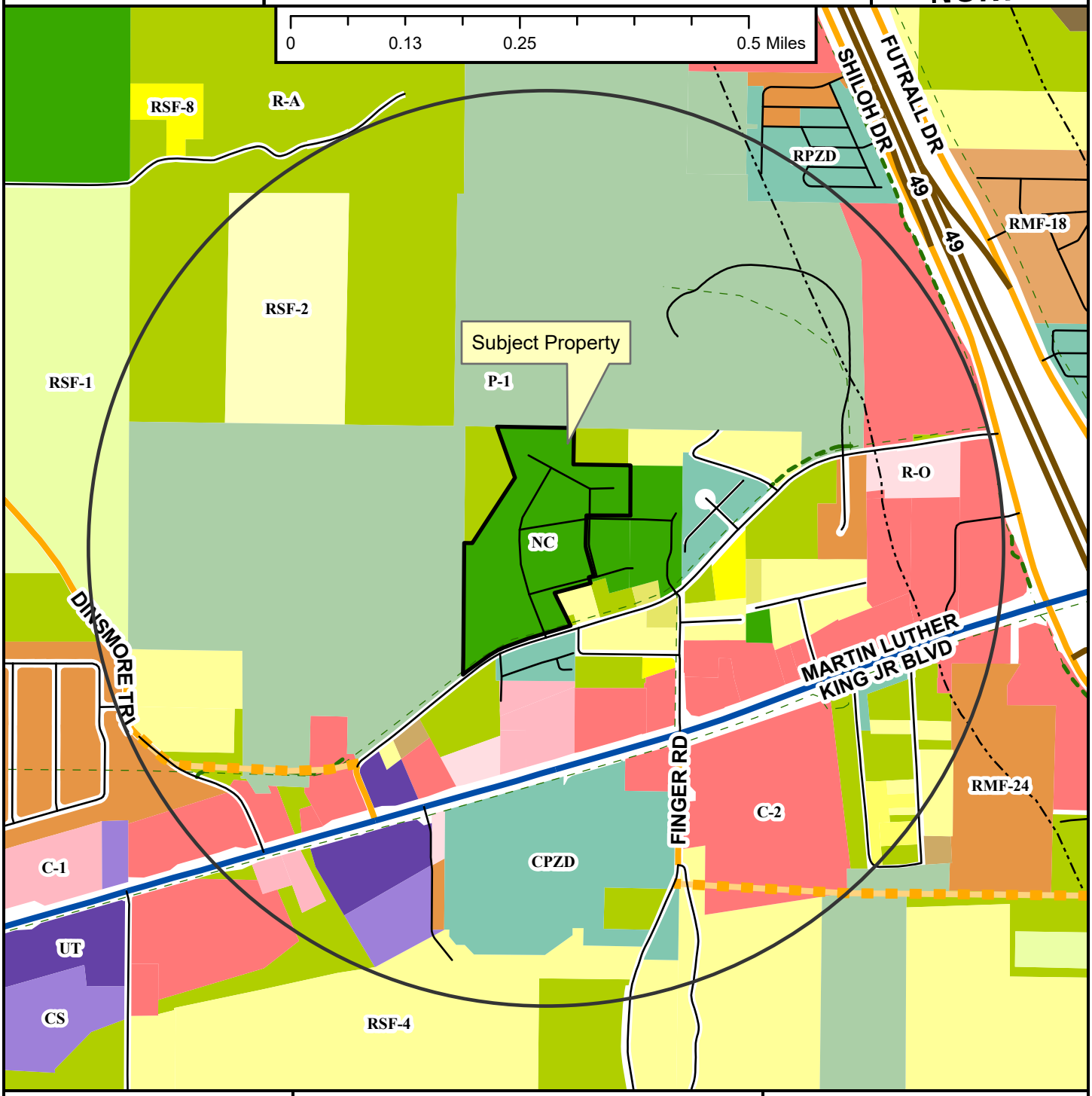

Centennial Park
Centennial Park
Centennial Park
Centennial Park
Public Street
Public Street
Public Street
Public Street
Public Street
One Mile Road
One Mile Road
Old Farmington Road
Tudor Avenue
Sandra Street
North Fork Farmington Branch
COMPLETED
LSD 2022 0014
PART OF
CUP 2021 000056
UNDER CONSTRUCTION
LSD 2022 0042
PART OF
CUP 2021 000056
COMPLETED
LSD 20-7116
NOT A PART
OF CUP 2021
000056
Master Plan Key
Civic Green (A)
Green Court / Lawn (B)
Pedestrian Court (C)
Private Courtyards (D)
Parking Courts (E)
Streamside Walk (F)
Walk in the Woods (G)
Hiking Trail (H)
Tree Preservation (I)
community.by.design
TOWN PLANNING.URBAN ENGINEERING
SOUTHERN WOODS
3220 OLD FARMINGTON ROAD
ANNOTATED MASTER PLAN
01/14/22

CUP-2025-0001

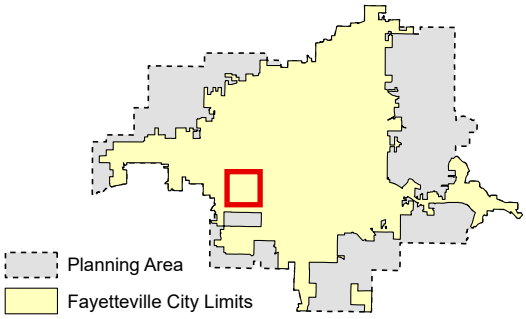
One Mile View

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

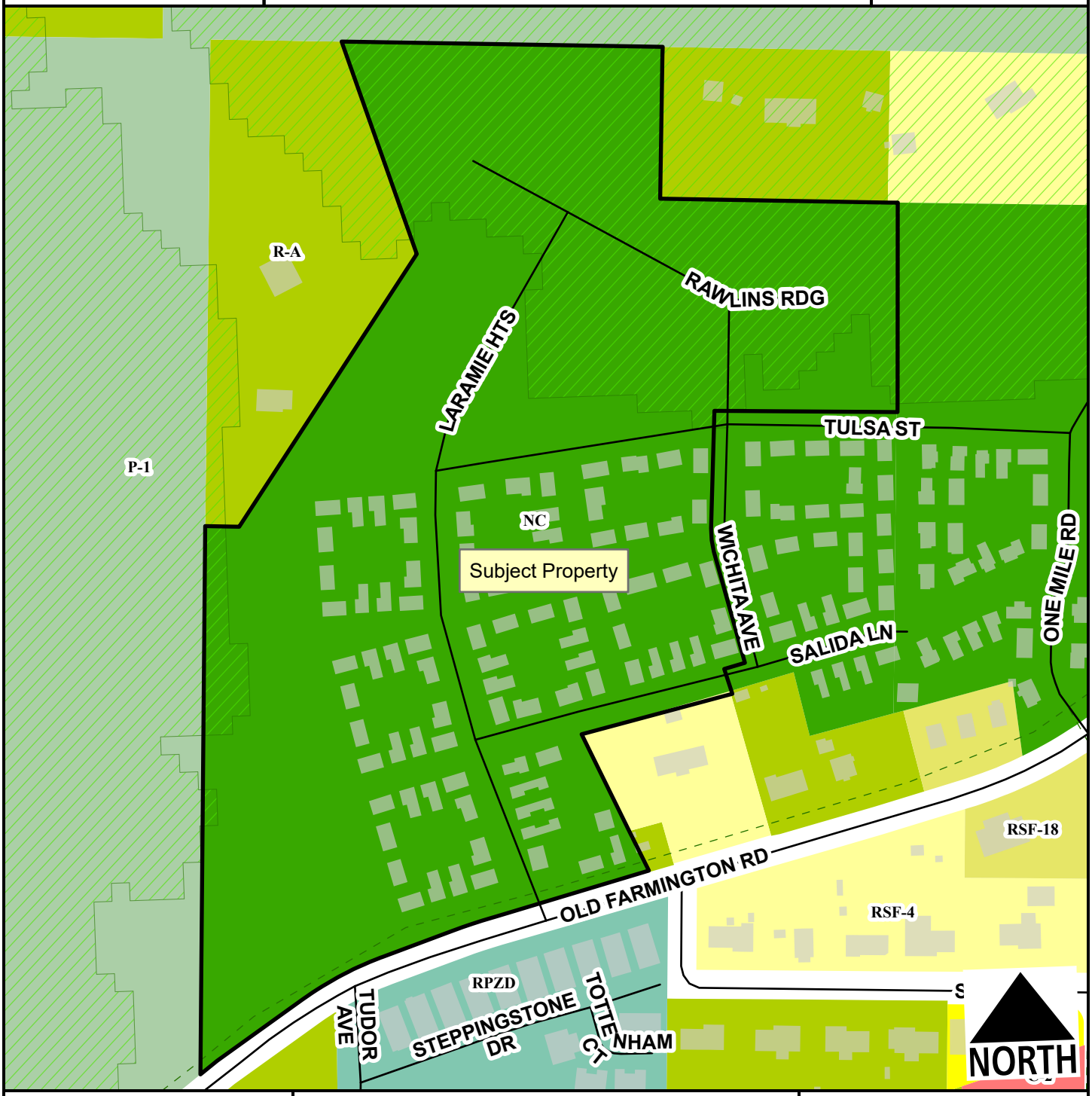
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

CUP-2025-0001

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

CUP-2025-0001

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: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner

MEETING DATE: February 10, 2025

SUBJECT: **CUP-2024-0053: Conditional Use Permit (5151 W. RIDGEBURY PL/SIMPLE VENTURES LLC, 359):** Submitted by DENZEL TONEY-WASHINGTON for property located at 5151 W. RIDGEBURY PL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to use the property as a short-term rental.

RECOMMENDATION:
Staff recommends approval of **CUP-2024-0053** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2024-0053**, determining:*

- *In favor of compatibility with adjacent properties, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in west Fayetteville, abutting the city boundaries near the intersection of W. Ridgebury Pl. and N. Fallbrook Way. The property contains approximately 0.20 acres and is developed with a 1,918 square-foot single-family dwelling constructed in 2020. The property received a Type-1 short-term rental license in June 2024. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, City Council amended the ordinance to enact new requirements for short-term rentals, and on July 6, 2023, City Council amended the Type 2 short-term rental density cap from two percent of all dwelling units to 475 units city wide. This report reflects those new changes for consideration. 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	RSF-4, Residential Single-Family, Four Units per Acre
South	Rural Residential	Washington County
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

City Plan 2040 Future Land Use Designation: **Residential Neighborhood**

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term

rentals are subject to density limitations, including a city-wide cap of 475 units, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

Public Comment: Staff has received public comment from three members of the public. Concerns relate to the transient nature of short-term rental users, safety and crime, increased traffic, noise, commercialization of a residential neighborhood, general incompatibility, the removal of housing from the long-term housing market, and negative impacts on adjacent property values. Multiple comments also raised concerns that the property is currently operating without proper licenses.

RECOMMENDATION: Staff recommends approval of **CUP-2024-0053** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible based on the findings contained herein;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in city code;

3. Per UDC §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within one year of conditional use permit approval;

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom, plus two, for the entire unit when the property is operated as a short-term rental;

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers, and business seminars are prohibited from occurring in the short-term rental;

6. No recreational vehicle, trailer, other vehicle, or structure not classified as a permanent residential dwelling may be used as a short-term rental;

7. All trash receptacles shall be screened from view of the right-of-way;

8. All outdoor lighting shall meet requirements as outlined in UDC Chapter 176, Outdoor Lighting;

9. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs; and

10. Per Business Regulations §120.02(A), the owners of only short-term rentals shall be required to designate and register their landlord's representative into the Landlord's Representative Registry.

PLANNING COMMISSION ACTION: Required YES

Date: February 10, 2025 ❒ **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 a conditional use permit for a Type 2 short-term rental in RSF-4 zoning.

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; and

Finding: The Planning Commission is empowered under Business Regulations §118.01(E)(2) to grant the requested conditional use permit.

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest given the applicable business license requirements, including a required building safety inspection, and applicable density caps on Type 2 short-term rentals.

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are specific rules governing short-term rentals, as follows:

§163.18. SHORT-TERM RENTALS.

A. Residential Zoning Districts. Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, and NC. Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: The request is to operate a Type 2 short-term rental in RSF-4 zoning, which requires a conditional use permit.

B. Occupancy. Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: The property contains a total of three bedrooms which would limit occupancy to a maximum of eight guests per ordinance.

C. Parking. Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: Parking for single-family homes is required to be provided at a rate of two spaces per unit. The applicant indicated in their submittal that there is space to park up to four vehicles on the property's driveway, with no parking permitted in the garage.

D. Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: The applicant's request letter suggests that the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: The application is for use of the property at 5151 W. Ridgebury Pl. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

F. Exceptions. Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a citywide density cap at 475 business licenses. As of January 30, 2025, the City had issued 455 Type 2 short-term rental licenses with an additional 15 in review. Granting a CUP for this location would entitle the applicant to apply for a business license but does not guarantee its approval. No exceptions are being requested.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals;

4. Prior zoning or code violations; and

5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line.

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. Four off-street parking spaces will be available for up to eight guests on site. The garage will not be available for parking. City records indicate that zero other units within a quarter-mile radius of the property have an active Type 2 short-term rental business license. The property is not within 1,000 feet of a public or private school.**

Two violations were reported on this property for overgrown grass, one in 2018 and one in 2019, both under previous ownership. The property has had an active Type-1 short-term rental license since June 24, 2024, and the city has received no violation reports during that time.

§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: **A driveway onto W. Ridgebury Pl. is available to accommodate vehicular ingress and egress. W. Ridgebury Pl. has sidewalks on the north side of the right-of-way to facilitate pedestrian access. Staff finds that the proposal to use the property as a short-term rental will not likely adversely affect vehicular traffic flows considering the property would be limited to a maximum of eight guests which would not be out of character with the use of the property for residential purposes.**

(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: **Four off-street parking spaces are available in the driveway with no parking permitted within the garage. The short-term rental ordinance limits the number of guest vehicles to the maximum number of vehicles as allowed by the underlying zoning district. The property is located on a widened portion of the street that could accommodate on-street parking.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading;

Finding: **The applicant proposes to utilize residential trash service.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the property and its use as a short-term rental is not expected to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends that residential trash carts be screened so that they are not visible from the public right-of-way.**

(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: **Any proposed signage will be subject to Unified Development Code Chapter 174, Signs, and all regulations therein.**

(g.) Required yards and other open space; and

Finding: **Based on the applicant's submittal, the house appears to be meeting relevant setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **On the balance of considerations, staff finds the proposed use to be compatible with surrounding properties. The property is surrounded by single-family residential dwellings on all sides. There appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be somewhat incompatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans since it does not clearly support any of the stated goals in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a city-wide density cap of 475 units and restrictions on the number guests and vehicles.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Business Regulations
  - §118.01 Applicability
- Unified Development Code
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
  - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
- Applicant Request Letter
  - Elevations
  - Site Plan
  - Floor Plans
- Public Comments
- One Mile Map
- Close-Up Map
- Current Land Use Map
- STRs within ¼ Mile Map

118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty consecutive (30) days.

(1) *Short-Term Rental, Type 1.* A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence for nine (9) months of the year. Accessory dwelling units (ADUs) as defined in Unified Development Code Chapter 151 shall be considered a Type 1 short-term rental.

(2) *Short-Term Rental, Type 2.* A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has no intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental in a residential zoning district prior to the city issuing a business license.

(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) Any change in ownership requires a new or amended business license.

(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, 'availability' means that the owner or agent is accessible

by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.

(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the City upon request.

(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.

(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.

(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).

(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of 475 dwelling units may be Type 2 rentals. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.

(18) Short-term rentals must comply with all applicable codes under Unified Development Code §163.18 and § 164.26 successfully obtain a business license prior to operation.

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals;

4) Prior zoning or code violations; and

5) Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line.

SYMPLE VENTURES LLC
Denzel R. Toney-Washington
5151 W Ridgebury Place, Fayetteville, AR 72704
479-466-7754
sympleventures2020@gmail.com

December 17th, 2024

Request Letter

To Whom It May Concern:

I am writing to submit the necessary information regarding my proposal to operate a Type 2 Short-Term Rental (STR) at 5151W Ridgebury Place, Fayetteville, AR 72704. Below, I have addressed the required points in your request to provide a complete overview of the STR.

1. **Building Size (Existing and Proposed)**
   - **Existing Building Size**: 1911 square feet
   - **Proposed Building Use**: The property will be used exclusively as a Short-Term Rental, offering 3 bedrooms and 2 bathrooms, with a max occupancy of 8 overnight guests. No structural changes are planned to the existing building.

2. **Color Elevations of All Exterior Sides**
   The property features a white brick exterior. There will be no modifications to the exterior or visual appearance of the property in relation to the proposed STR use.

3. **Off-Street Parking**
   - **Provided Parking Spaces**: 4 parking spaces within the driveway are available for guests. The designated driveway accommodates all standard sedans, trucks, and SUVs. The garage is off-limits.

4. **Outdoor Lighting**
   Exterior lighting will be installed for security purposes, particularly near entryways and along pathways, to ensure safety for guests.

5. **Noise**
   Noise concerns will be limited to guest activity during rental periods. To minimize disturbances, quiet hours will be enforced from 11 PM to 6 AM, and noise restrictions are included as part of the rental agreement. We also plan to limit the number of guests to ensure a quieter environment, with a strict no-party policy and a preference for small family gatherings only.

6. **Screening or Buffering from Adjacent Properties**
   A private fence along the property line already buffers the property. Additional screening or buffering is not necessary at this time. However, we are committed to maintaining

respectful relations with neighboring properties and will address any concerns promptly.

7. **Trash**
   A private cleaning contractor via Turno will be responsible for taking trash to the curb on Tuesdays for pickup on Wednesdays. Trash and recycling bins can be placed in the garage to meet approval conditions.

8. **Ingress and Egress / Traffic Impacts**
   Access to the property will be via a designated private driveway, which will not impact neighborhood traffic flow. Given the nature of the STR, we do not anticipate significant increases in traffic volume. We will manage guest arrival times after 4 PM and departures at 11 AM to minimize disruptions. Additionally, we will ensure that all vehicles are parked within the designated spaces to prevent any on-street parking issues.

9. **General Compatibility with Adjacent Properties and the Neighborhood**
   The proposed STR is compatible with surrounding properties, which include other short-term rentals, long-term rentals, and hotels near Wedington. The use of the property will not detract from the neighborhood's character. We are committed to maintaining the property and ensuring that guests adhere to community rules and respect the surrounding environment.

Please feel free to reach out if you need additional information or clarification. I look forward to your feedback and working with you as I establish the Short-Term Rental at this property.

Sincerely,
Denzel R. Toney-Washington
CEO, Founder
SYMPLE VENTURES LLC

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

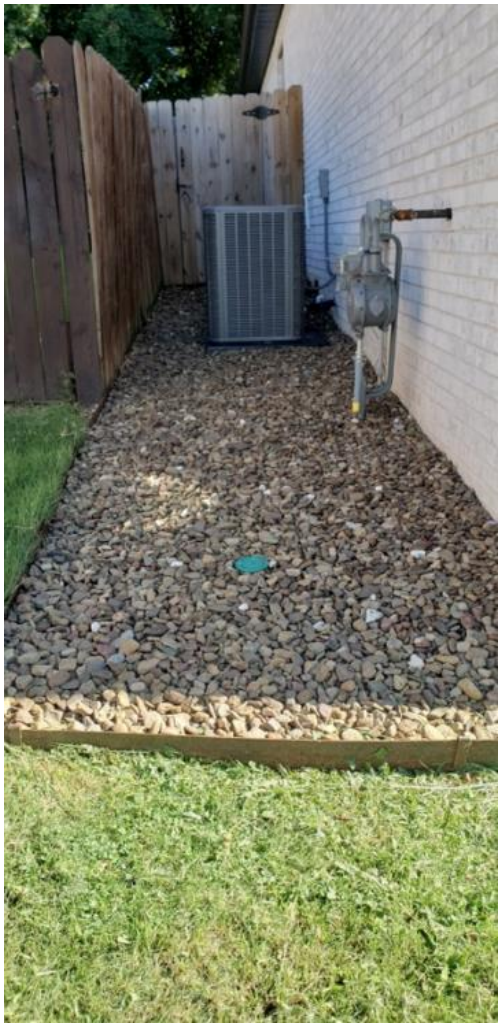
(F) *Building Height Regulations*.

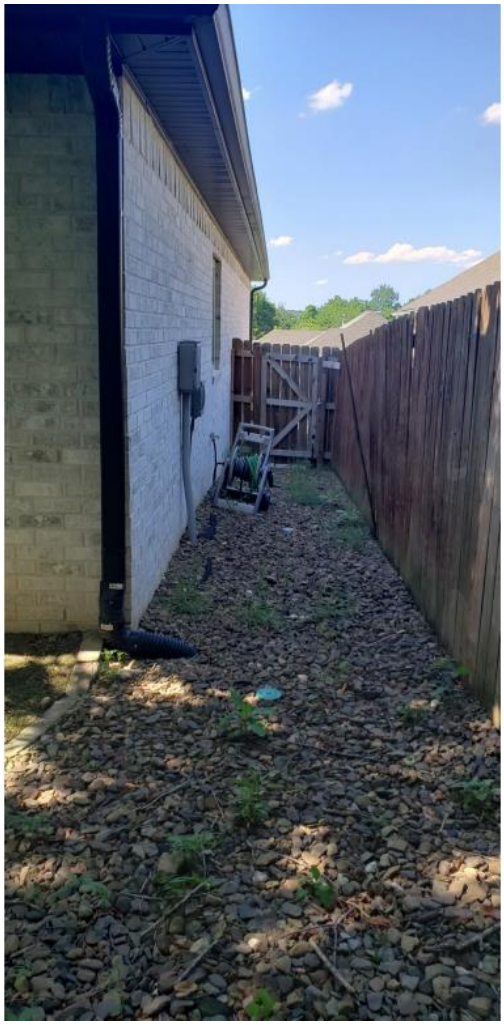
Building Height Maximum	3 stories

(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.

BUILDING ELEVATIONS







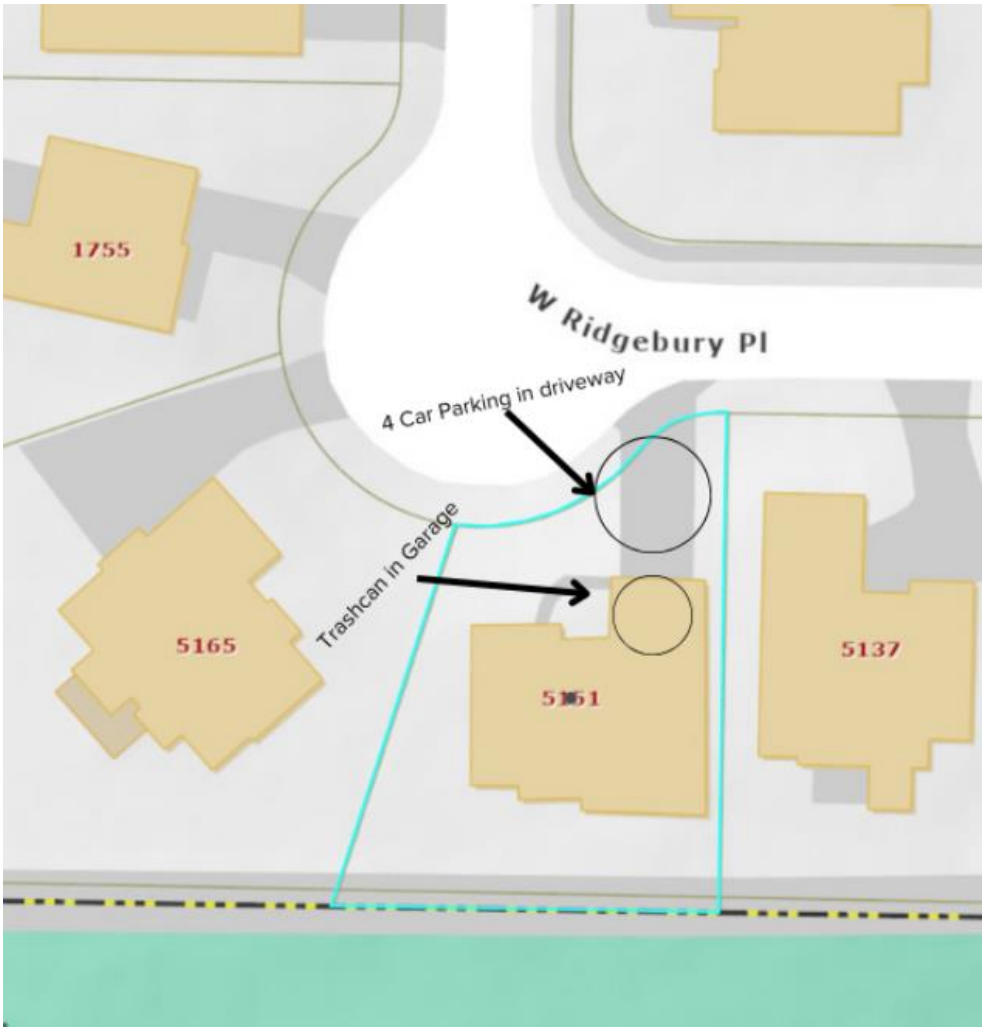


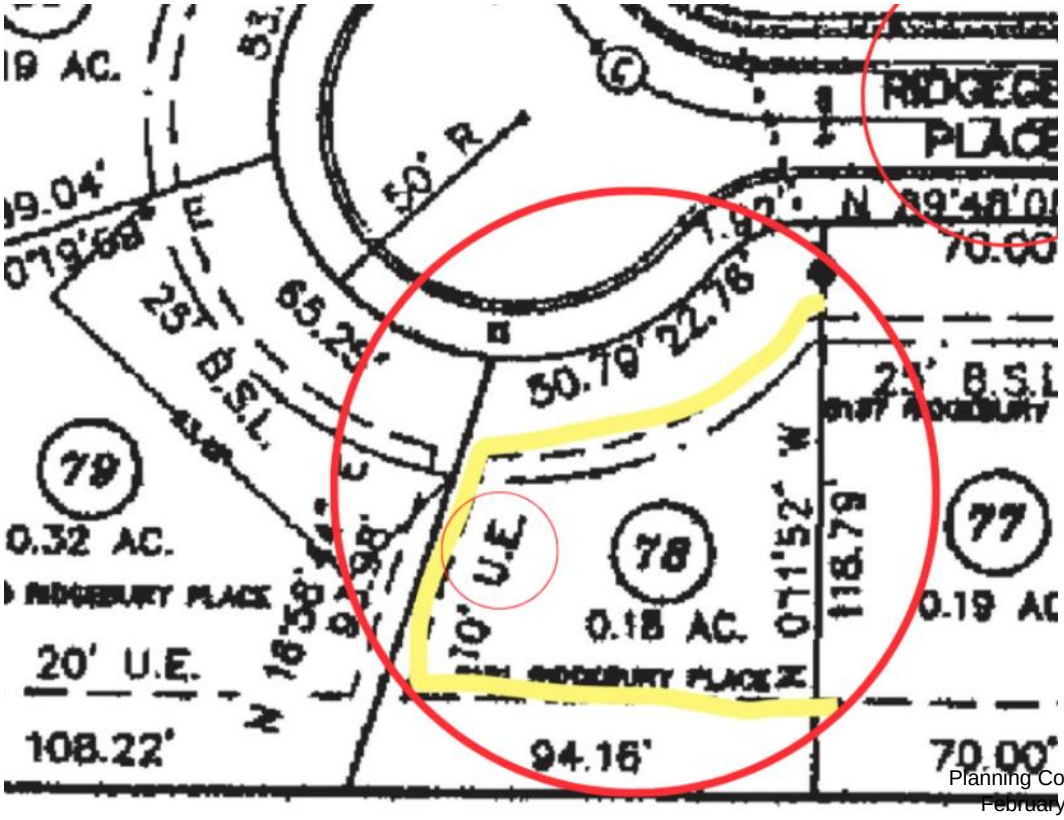






SITE PLAN


1755
W Ridgebury Pl
4 Car Parking in driveway
Trashcan in Garage
5165
5137


50' R
65.29'
50.78'
22.76'
25' B.S.L.
78
0.32 AC.
RIDGEBURY PLACE
20' U.E.
108.22'
U.E.
78
0.18 AC.
118.79'
77
94.16'
70.00'

FLOOR PLANS


Dining Area
Backyard Porch
Bedroom #2
Master Bedroom
Kitchen
Living Room
Hallway
Bathroom
Master Bathroom
Hallway
Hallway
Laundry
Library
Front Porch
Bedroom #3
Garage
Driveway

Wonsower, Donna

From: Natascha Bunner <nasch22@icloud.com>
Sent: Tuesday, February 4, 2025 5:09 PM
To: Wonsower, Donna
Subject: Re: 5151 W Ridgebury Place (CUP-2024-0053)

Follow Up Flag: Follow up
Flag Status: Flagged

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It's also of note, that they have been indeed renting out the property for several months without approval. If they can't follow the laws and regulations now, who's to say they will follow them after they are granted this commercial license? They certainly will not.

This STR proposal will open up our neighborhoods to strangers frequently and disruptively. How are we supposed to trust they will vet these renters? Criminal background checks? That is highly doubtful and impossible to achieve for a business of STRs that bottom line depends on rapid rentals and frequent turnover.

Again, if you are a council that is conscientious towards your city, you will vote against this proposal.

Natascha Bunner

> On Feb 4, 2025, at 8:30 AM, Wonsower, Donna <dwonsower@fayetteville-ar.gov> wrote:
>
> Good Morning,
>
> Thank you for your comment. I have saved your email to the project folder for record and will ensure it is included in the packet for the commissioners to consider. Please feel free to reach out with any additional comments or questions.
>
> Best Regards,
> **Donna Wonsower, AICP**
> Planner, Development Services
> 479-575-8358
> Website | Facebook | Twitter | Instagram | YouTube
>
> <image001.png>
>
> <image002.png>

From: Natascha Bunner <nasch22@icloud.com>
Sent: Monday, February 3, 2025 8:52 PM
To: Wonsower, Donna <dwonsower@fayetteville-ar.gov>
Subject: Re: 5151 W Ridgebury Place (CUP-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 Donna,

Thank you for your prompt reply. I would like the attached concerns to be included.

1. General Compatibility with Adjacent Properties and the Neighborhood:
In its nature, a short term rental is not compatible with other non-STR properties that already exist in our quiet neighborhood. If we allow a company to purchase interests in a home in our city, where does it end from there? The floodgates open and our property values, scenery, and peace of mind all plummet. This is a neighborhood, not a commercial district. It's preposterous to be entertaining this proposal.

2. Noise concerns: I see in the proposal that noise will be enforced. How exactly is that possible ? We are a young growing family with other young growing families around us. Noise is a right to safety and peace within one's home. A short term vacation rental doesn't protect those same interests. How do we enforce this? Call the police every time it's a problem? That is odious and troublesome. Will they send out a survey after every visitor for us to give them 5 stars or not?

3. Overall, as a first time homeowner I am blessed to possess this home, while many others are desperately searching for one as well. How can Fayetteville be ok with allowing a business to profit and turn one of these precious commodities into a commercial dwelling, when they are already so scarce? We are close to multiple schools, parks, and family friendly avenues of entertainment. This home is a prime location for any family. This property is why it is becoming almost impossible to buy a home in this area. An area I used to be proud to say was affordable, safe, and a great place to live.

Please make the right decision and not allow this project to go through.

Natascha Bunner

> On Feb 3, 2025, at 9:36 AM, Wonsower, Donna <dwonsower@fayetteville-ar.gov> wrote:

Good Morning,

I am the planner assigned to this project. The conditional use permit for the short-term rental will be heard at the February 10 Planning Commission meeting. I am drafting staff's report, but have attached the applicant's request letter, site plan, elevations, and flood plan here.

There are a couple of options to make public comment. You can email me back directly with any concerns or questions, and I will make sure your email is included in the project packet for the Planning Commissioners to consider. You can call me and I can summarize your concerns in the public comment section of the staff report. You can also speak directly to the commissioners at the meeting. There are options for both virtual or in=person attendance and both are limited to three minutes of speaking time. You do not have to pick one option or the other, and can provide both written and verbal comment. Please feel free to reach out with any questions.

Best Regards,
Donna Wonsower, AICP
Planner, Development Services
479-575-8358
Website | Facebook | Twitter | Instagram | YouTube

-----Original Message-----
From: Natascha Bunner <nasch22@icloud.com>
Sent: Saturday, February 1, 2025 4:05 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 5151 W Ridgebury Place

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How do I request info and state my opinion on this matter? I'm a homeowner in this neighborhood and I object to this project.

Natascha Bunner
<CUP-2024-0053 Applicant Documents.pdf>

Wonsower, Donna

From: Tasha Finkus <tfinkus@gmail.com>
Sent: Tuesday, February 4, 2025 4:23 PM
To: Wonsower, Donna
Subject: RE: 5151 Ridgebury Place

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.

Hello, Donna. My name is Tasha and our family is a neighbor to the house of 5151 W Ridgebury Place, Fayetteville.

I am emailing in regards to the sign in their front yard. After speaking with a neighbor about this, she informed me they are trying to make this home in our quiet and quaint neighborhood an STR.

My husband and I, along with 4 other families on our street, are in high disregard and disdain for the home on Ridgebury being a short term rental. Here are a few of our many thoughts, feelings and concerns. I pray you take into consideration these things that are on our hearts and minds with the utmost importance.

First, this is a residential neighborhood/subdivision. We have owned our home a few houses down from 5151 Ridgebury for the last 11 years. This is a family friendly neighborhood. There are at least 15 children who reside on this street and cul de sac alone. We like to be outside, enjoying time with each other and our neighbors on a regular basis. My husband's first thought and fear which I also share is the possibility of a sex offender, identified or not, being in this neighborhood and particular property. This is a non-negotiable issue. As parents, our job is to keep our children safe. We have an 11 and a 2 year old. It is our job to protect them at all costs. The house being proposed as a short term rental for anyone, without a background check, is preposterous to the ability to maintain safety and security in our neighborhood.

I am not sure if you are aware that the tenant of this property has already been short term renting it for the past several months, without a legal license...?!? There have been numerous vehicles coming and going with various different states license plates. This has been unnerving. I do not feel safe in my own neighborhood. We know our neighbors within a nearly 20 house radius. We cannot justify a revolving door of unknowns to be a healthy dynamic to our beloved piece of tranquility.

My husband, who is versed in city planning and projects and works for a trusted firm in NWA, also ascretains the idea of a commercial used property within a residential one. How can this be legal and justifiable...?!? What about our subdivisions covenant?!? Of course another plausible concern is if this property does become short term, it would most likely bring our property value down.

I know there are more engatives from our household along with neighbors - I am hoping to be one of the many voices reaching out. I pray you and your team deny the STR that is trying to open up on our street. I

am a momma bear who will fiercely protect her cubs, along with the other children in the neighborhood who are like family.

Thank you for your time, consideration and respect in this matter.

Sincerely,
Tasha Finkus, LPC

Wonsower, Donna

From: ricardaamymccall@gmail.com
Sent: Monday, February 3, 2025 11:53 PM
To: Wonsower, Donna
Subject: Opposition to Proposed Short-Term Rental at 5151 W Ridgebury Place CUP-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.

To Whom It May Concern,

We are writing to express a strong opposition to the proposal for a short-term rental (STR) at 5151 W Ridgebury Place. As residents of this quiet, family-oriented neighborhood, we have serious concerns regarding the safety, security, and integrity of our community should this proposal be approved.

Our neighborhood is comprised of young families with small children. It is situated just on the outskirts of Fayetteville in a triple cul-de-sac with one way in and out, making traffic flow and safety of paramount concern. Continuing to allow this property to be a short-term rental would create the following risks:

1. Safety Concerns for Children: With a revolving door of guests, we cannot guarantee that individuals staying in the STR will not pose a risk to our children. This is particularly concerning as short-term rentals do not allow for comprehensive vetting of guests, increasing the potential for undesirable individuals, including those with criminal histories or sex offenders, to stay in our neighborhood.

2. Increased Traffic Risks: The driveway at 5151 W Ridgebury Place is located on a hill and will not realistically accommodate more than two cars, contrary to the claims in the proposal. Overflow parking would likely spill onto the street, obstructing visibility and creating congestion. This poses a significant safety hazard for children playing outside and residents navigating the cul-de-sacs.

3. Impact on Property Values: The presence of a short-term rental in our community, with frequent turnover and inconsistent tenant behavior, would undoubtedly affect property values. Families invest in neighborhoods like ours for their safety, quietude, and stability. Introducing commercial activities in a purely residential area detracts from these qualities and risks lowering property values for all homeowners.

4. Noise and Disturbances: Despite assurances of quiet hours and no-party policies, enforcing such rules with transient guests is notoriously difficult. The potential for late-night disturbances, large gatherings, and excessive noise disrupts the peaceful nature of our neighborhood. Emergency services could be stretched thin responding to noise complaints or safety incidents related to STR guests.

5. Commercialization of a Residential Neighborhood: Our neighborhood is not designed to support commercial enterprises such as short-term rentals. **Every resident here purchased their homes with the expectation of living in a safe, family-focused environment not next to a short term rental property** with a high turnover of unknown occupants; **approving this STR sets a dangerous precedent for future commercialization of our neighborhood.**

Furthermore, STR guests benefit from proximity to tourist areas, yet neighborhoods like ours were not designed to accommodate transient visitors.

Local governments have designated commercial zones for this purpose, and approving an STR in our neighborhood undermines those boundaries.

We strongly urge the decision-makers to **prioritize** the safety, well-being, and character of **our neighborhood over the interests of a single individual seeking to profit commercially from a residential property. Allowing this STR to operate would set a precedent that could irreparably harm our community by opening it to lower property values, increased crime rates, and higher insurance premiums.**

Thank you for considering our concerns. We our confident that you will make a decision that reflects the best interests of the families and children in our neighborhood.

Sincerely,

The Family of

1834 N Knollcrest Circle

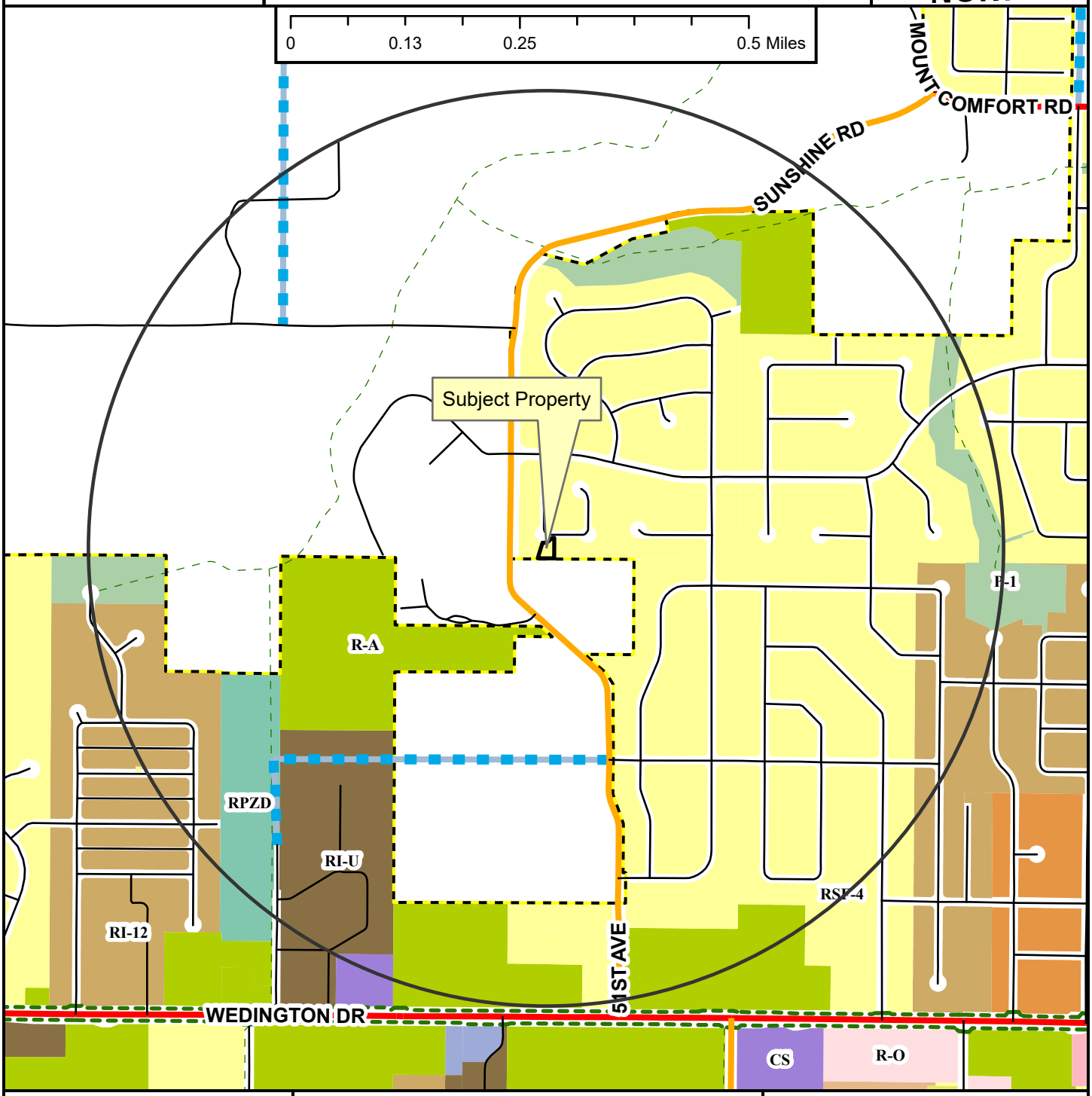
Fayetteville, AR 72704

Contact information:
Amy McCall 479.935.5875

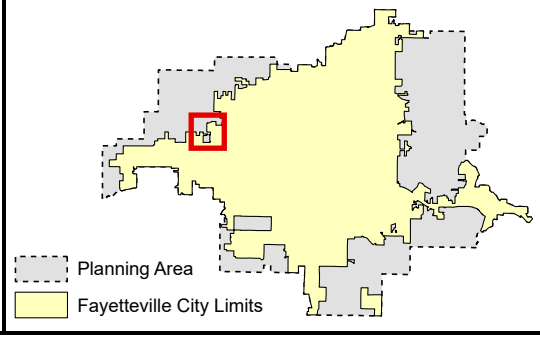
CUP-2024-0053

One Mile View

5151 W. RIDGEBURY DR



- 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

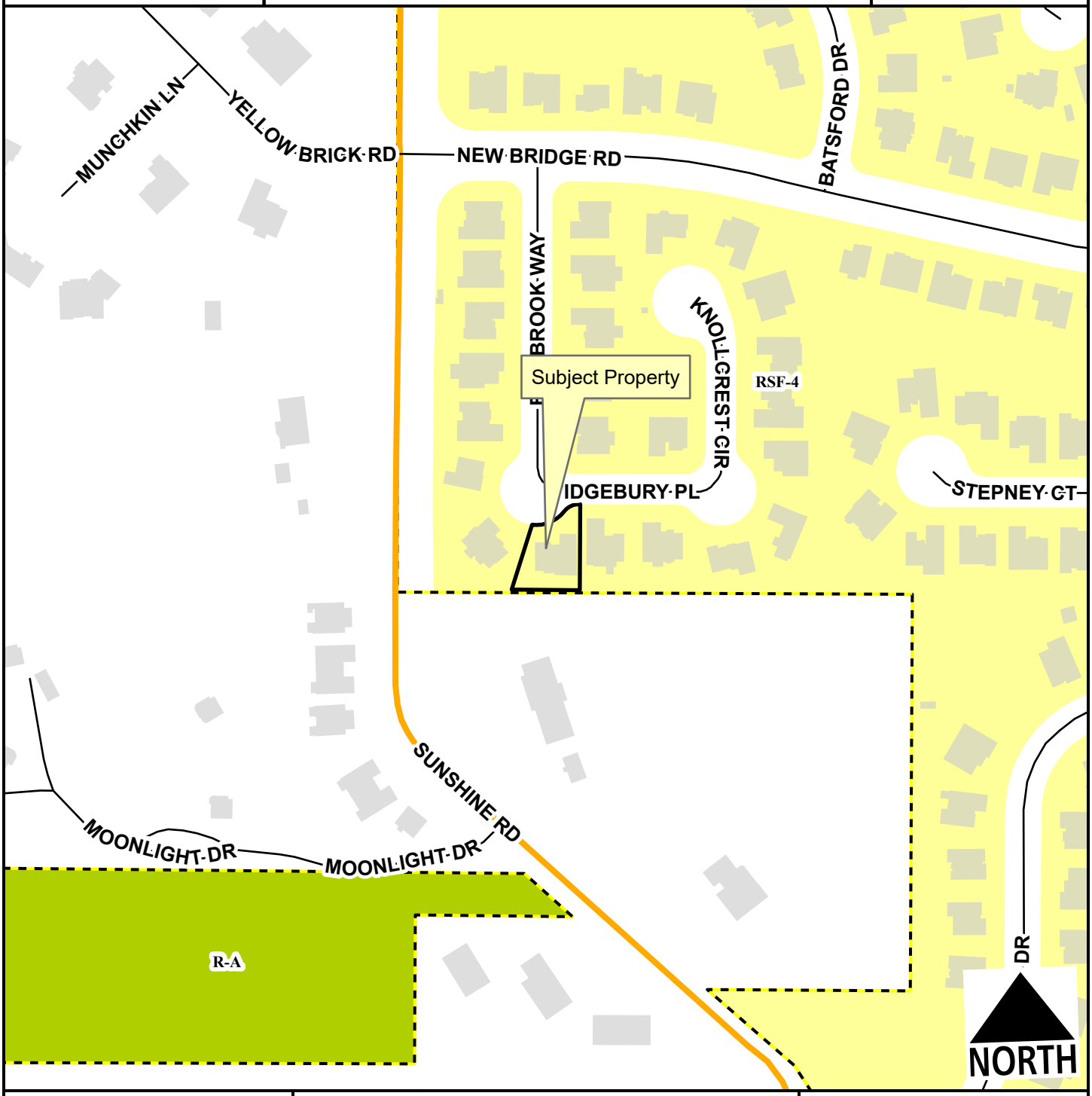
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

CUP-2024-0053

Close Up View

5151 W. RIDGEBURY DR



Neighborhood Link
Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet
0 75 150 300 450 600
1:2,400

Residential-Agricultural
RSF-4

CUP-2024-0053

Current Land Use

5151 W. RIDGEBURY DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

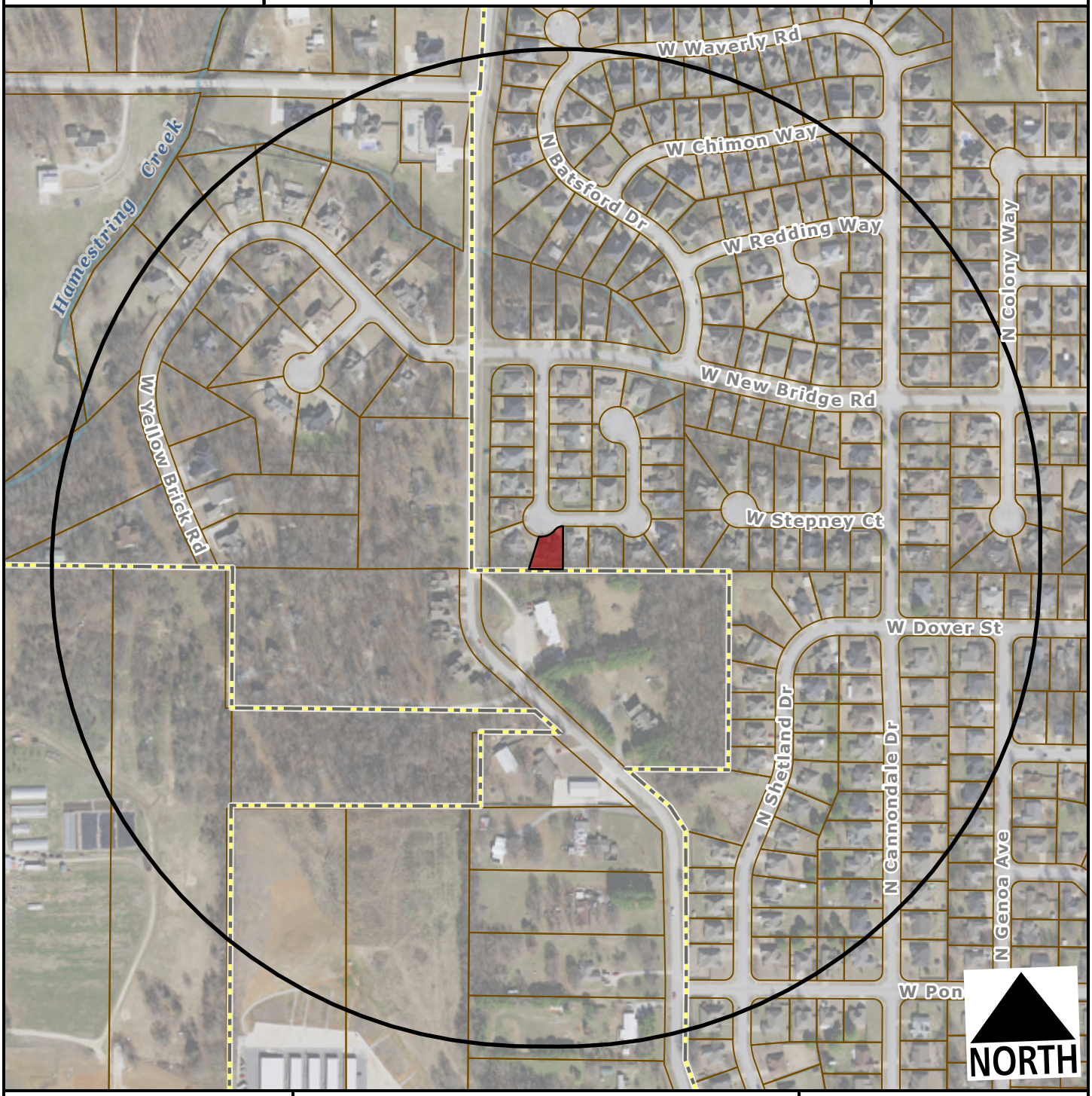
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2024-0053

STRs Within 1/4 Mile

5151 W. RIDGEBURY DR



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 0

Occupiable Residential Addresses (Estimated Housing Units): 225

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Development Review Manager

MEETING DATE: February 10, 2025

SUBJECT: **CUP-2024-0054: Conditional Use Permit (611 N. OLIVER AVE,/JD RIGGINS FAMILY HOLDINGS, 443):** Submitted by RMP LLP for property located at 611 N. OLIVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.80 acres. The request is to use the property as a short-term rental.

RECOMMENDATION:
Staff recommends approval of **CUP-2024-0054** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2024-0054**, determining:*

- *In favor of compatibility with adjacent properties, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in central Fayetteville approximately 500 feet west of the University of Arkansas at the corner of N. Oliver Avenue and W. Cardwell Lane. The property is zoned RSF-4 and is not part of any zoning overlays. It totals approximately 0.80 acres and has been developed with a 3248 square foot, four-bedroom single-family structure built in 1901 per the Washington County Assessor. The property also contains a detached garage structure. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, the City Council amended the ordinance to enact new requirements for short-term rentals, and on July 6, 2023, City Council amended the Type 2 short-term rental density cap requirements from 2% city-wide, to 475 total. On March 19, 2024, the City Council amended the ordinance to add additional considerations for conditional use approval. This report reflects those new changes for consideration. Surrounding land use 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, 4 Units per Acre
South	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
East	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre
West	Single-family Residential	RSF-4, Residential Single-family, 4 Units per Acre

City Plan 2040 Future Land Use Designation: **Residential Neighborhood.**

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a citywide cap of 475 units, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

Public Comment: Staff has received public comment opposing this request, citing the density of existing short-term rentals in the neighborhood, lack of compatibility with existing zoning, and parking issues.

RECOMMENDATION: Staff recommends approval of **CUP-2024-0054** with the following conditions;

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed short-term rental to be compatible with the neighborhood based on the findings in this report;*

2. Approval of the conditional use permit does not ensure approval of a business license application. The applicant must still be able to comply with all other applicable requirements in the development code.

3. Per §166.20, Expiration of Approved Plans and Permits, a business license must be obtained within 1 year of conditional use permit approval.

4. Per ordinance, the number of occupants is limited to a maximum of two people per bedroom, plus two, for the entire unit when the property is operated as a short-term rental.

5. Special events including, but not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars are prohibited from occurring in the short-term rental.

6. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

7. All trash receptacles shall be screened from view of the right-of-way.

8. All outdoor lighting shall meet requirements as outlined in §176, Outdoor Lighting.

9. Any signage shall meet the requirements as outlined in §174, Signage.

10. Per Business Regulations §120.02(A), the owners of only short-term rentals shall be required to designate and register their landlord's representative into the Landlord's Representative Registry.

PLANNING COMMISSION ACTION: Required YES

Date: February 10, 2025 ❒ **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 a conditional use permit for a Type 2 short-term rental in the RSF-4 zoning district.

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; and

Finding: The Planning Commission is empowered under Unified Development Code §118.01(E)(2) to grant the requested conditional use permit.

(b.) That the granting of the conditional use will not adversely affect the public interest.

Finding: Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest given the applicable business license requirements, including a required building safety inspection, and applicable density caps on Type 2 short-term rentals.

(c.) The Planning Commission shall certify:

(1.) Compliance with the specific rules governing individual conditional uses; and

Finding: There are specific rules governing Short-Term Rentals, as follows:

§163.18 - SHORT-TERM RENTALS

A. Residential Zoning Districts. Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, NC. Short term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: The request is to operate a Type 2 Short-Term Rental, Use Unit 46, in RSF-4 zoning, which requires a conditional use permit.

B. Occupancy. Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: Occupancy is limited as described in UDC §163.18(A)(3). Occupancy limitations are confirmed by the applicant during licensing. Per the application, the structure has four bedrooms, which would limit the guest count to ten.

C. Parking. Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: Staff recommends parking is limited as described in UDC §163.18(A)(4). For single-family structures parking is required to be provided at a rate of two vehicle spaces per dwelling unit. According to the applicant the main dwelling unit has four bedrooms, with up to eight parking spaces available on-site. Ordinance limits the number of vehicles to be parked outside to no more than 4. Staff finds that the amount of available parking on-site is adequate and does not anticipate issues.

D. Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: The application letter suggests the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle,

trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 611 N. Oliver Avenue. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a citywide density cap at 475 business licenses. As of January 30, 2025, the City had issued 455 Type 2 short-term rental licenses with an additional 15 in review. Further, there are currently an additional 43 on the waitlist. Granting a CUP for this location would entitle the applicant to apply for a business license but does not guarantee its approval. No exceptions are being requested.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4. Prior zoning or code violations; and

5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line.

Finding: **Staff finds there is likely adequate parking infrastructure to support the use of the property as a short-term rental. Up to four vehicle spaces are available within the existing driveway. W. Cardwell Lane and N. Oliver Avenue do not currently have adequate width to support on-street parking, but staff finds that the applicant's property is likely to absorb the parking necessary to serve this property as a short-term rental. No zoning or other code violations were found for this property, and the property is not within 1,000 feet of a K-12 school. Leverett Elementary School is located to the northeast of this property, but it is outside of the 1000-foot boundary line, so it is not to be considered by the Planning Commission from a compatibility standpoint. City business license records indicate six (6) other units within a quarter-**

mile radius of the property have an active Type 2 short-term rental business license. These properties are spread relatively evenly within this radius with no apparent clusters. Staff finds that the area could likely support an additional short-term rental.

§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: **An existing driveway is available to accommodate vehicular ingress and egress. The property has frontage along W. Cardwell Lane and N. Oliver Avenue. Based on the number of on-site parking spaces available, staff does not anticipate an adverse impact on the surrounding streets.**

(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: **A total of four off-street parking spaces are available in an existing driveway, which falls within the maximum permitted by ordinance. The applicant has indicated that up to 8 vehicles can park in the driveway, but this would not permitted per code, which allows a maximum of 4 vehicles to be parked outside.**

(c.) Refuse and service areas, with particular reference to ingress and egress, and off-street parking and loading,

Finding: **The applicant proposes typical residential trash cart service rather than dumpster service. Staff recommends storage of the containers should be screened from public view when not at the curb for residential pick-up.**

(d.) Utilities, with reference to locations, availability, and compatibility;

Finding: **Utilities are currently available to the site, and the use as a short-term rental is not anticipated to impact the provision of utilities.**

(e.) Screening and buffering with reference to type, dimensions, and character;

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way.**

(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: **Any proposed signage will be subject to Unified Development Code section 174 – Signs, and all the regulations therein.**

(g.) Required yards and other open space; and

Finding: **Based on the applicant's submittal, the structure is meeting relevant setbacks.**

(h.) General compatibility with adjacent properties and other property in the district.

Finding: **Staff finds the use to be compatible with the surrounding properties. The property is surrounded by primarily residential uses and there are six other licensed Type 2 short-term rentals within a quarter mile radius. There appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse impacts with this request. Staff also recognizes that the neighborhood largely has concerns about additional short-term rentals operating in the area.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be somewhat incompatible with the City's adopted land use, transportation, and other strategic plans since short-term rentals do not clearly support any of the goals identified in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a citywide density cap of 475 units and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Business Regulations
  - §118.01 Applicability
- Unified Development Code
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
  - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
- Applicant Request Letter
- Site Plans
- Building Floor Plan
- Elevations
- Public Comment

- One Mile Map
- Close-Up Map
- Current Land Use Map
- STRs Within ¼ Mile Map

118.01 Applicability

(A) *General Businesses.*

(1) All businesses, institutions, corporations, LLCs, LLPs, partnerships, non-profit associations or corporations, sole proprietorships or other non-governmental entities with a physical address or which operates either a legally permitted home occupation or a short-term rental within the Fayetteville city limits shall be required to file for the City of Fayetteville Business Registry and License. A covered business or entity with multiple physical addresses in Fayetteville must obtain a separate business license for each such business address.

(2) In addition, any person or non-governmental entity who has or should have a sales tax permit and operates out of a physical address within Fayetteville shall be required to file for the City of Fayetteville Business Registry and License.

(3) In addition, any person or non-governmental entity who is engaged in any trade or occupation which requires federal or state licenses and who operates out of a physical address within Fayetteville shall be required to file for the City of Fayetteville Business Registry and License.

(B) *Religious Entities.* Churches and other religious institutions are exempt from this chapter unless they are performing functions like daycare that must be licensed by the state or that generate revenue upon which state sales or use taxes must be paid. The city business license shall not be required for the religious entity but only for those functions that require a state license or upon which state sales or use taxes must be paid.

(C) *Minors Exempt.* No individual under eighteen (18) years of age shall be required to register or obtain a business license. Minors are prohibited from leasing, advertising, managing or any other activity involved in STRs unless they are an emancipated minor.

(D) *Individual Landlords Renting Less Than Three (3) Dwelling Units Exempt.* An individual landlord, not operating as a corporation, LLC, LLP, or other business entity, who rents out less than three (3) dwelling units, and no commercial, industrial, or institutional unit, site or building shall be exempt from this chapter. However, a landlord that operates a short-term residential rental shall not be exempt and must apply for and obtain a business license for each individual short-term rental.

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty (30) consecutive days.

(1) *Short-Term Rental, Type 1.* A short-term rental where the principal use of the property remains as a full-time residence. The occupants or owner rent their primary residence as a short-term rental. A copy of the Homestead Tax Credit or long-term lease agreement for the subject property is required to be classified as a Type 1 rental. The occupant or owner must occupy the residence for nine (9) months of the year. Accessory dwelling units (ADUs) as defined in Unified Development Code Chapter 151 shall be considered a Type 1 short-term rental.

(2) *Short-Term Rental, Type 2.* A short-term rental that is not occupied by a permanent resident. The owner lists this property full-time as a short-term rental and has no intention of having permanent residents living in the property. A conditional use permit is required for a Type 2 short-term rental in a residential zoning district prior to the city issuing a business license.

(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and

(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.

(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) Any change in ownership requires a new or amended business license.

(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.

(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.

(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.

(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.

(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.

(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.

(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.

(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.

(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.

(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the city upon request.

(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.

(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.

(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal

taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).

(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of four hundred seventy-five (475) dwelling units may be Type 2 rentals. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap.

(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.

(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.

(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.

(18) Short-term rentals must comply with the Unified Development Code including the regulations contained in §163.18 and §164.26 and must successfully obtain a business license prior to operation.

(Ord. No. 5347, 9-7-10; Ord. No. 6427, §§1(Exh. A), 2, 4-20-21; Ord. No. 6505, §1(Exh. A), 11-16-21; Ord. No. 6521, §§1, 2, 1-18-22; Ord. No. 6537, §1(Exh. A), 2-15-22; Ord. No. 6630, §1(Exh. A), 12-20-22; Ord. No. 6672, §1, 7-6-23)

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.

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

(1) R-A
(2) RSF-.5
(3) RSF-1
(4) RSF-2
(5) RSF-4
(6) RSF-7
(7) RSF-8
(8) RSF-18
(9) RI-12
(10) RI-U
(11) RMF-6
(12) RMF-12
(13) RMF-18
(14) RMF-24
(15) RMF-40
(16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:
(1) Adequate parking infrastructure;
(2) Adequate adjoining or nearby streets for on-street parking;
(3) Frequency or concentration of nearby licensed Type 2 short-term rentals;
(4) Prior zoning or code violations; and
(5) Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line.

(Ord. No. 6630, §5(Exh. B), 12-20-22; Ord. No. 6726, §1, 3-19-24)

Editor's note(s)—Ord. No. 6630, §5(Exh. B), adopted December 20-2022, repealed the former §163.18, and enacted a new §163.18 as set out herein. The former §163.18 pertained to similar subject matter and derived from Ord. No. 6427, §§1(Exh. E), 2, adopted April 20, 2021; Ord. No. 6505, §2(Exh. B), adopted November 16, 2021; Ord. No. 6537, §2(Exh. B), adopted February 15, 2022.

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.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §8, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6245 , §2, 10-15-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6625 , §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (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, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

City of Fayetteville, Arkansas
Conditional Use Permit Application
611 N. Oliver Avenue

1. Payment in full has been made.
2. 611 N. Oliver Ave, Fayetteville, AR 72701 is the address of the property at issue. A legal description for the property is listed in the attached deed.
3. Owner is applying for a conditional use permit for a short term rental. The property will be used as a nightly rental. The property will not be used as a rental during football games.
    a. The unit is 3,200 square feet.
    b. The unit is 2 floors. On the 1st floor is the kitchen and living space, a half bathroom and 1 bedroom and the 2nd floor contains 3 bedrooms and 2 bathrooms. Pictures of the property showing elevations are attached.
    c. The property has 8+ parking spots located in the driveway. Pictures of the property showing parking area are attached.
    d. Not applicable.
    e. There are lights located at the front, side, and back doors of the units. The exterior porches also have lights. Lights with motion sensors illuminate the parking area and walkways.
    f. The property will be used for short stays of 1-8 guests so the noise level should be minimal. The unit will not be used for anything outside of its intended purposes, specifically for University of Arkansas football games.
    g. The unit has existing landscaping on both sides of the property that screens the house from neighboring properties. Pictures of the property showing landscaping are attached.
    h. Trash will be picked up by the City of Fayetteville.
    i. The unit will not add additional traffic to N. Oliver Ave. to the east, W. Cardwell Ln. to the south, or N. Gray Ave. to the west. The surrounding properties are residential units, as well.
    j. The use of the property as a residential rental is very common in this location because of its accessibility to surrounding areas and events.
4. A site plan is attached.
5. The floor plan drawn to scale showing walls, doors, windows, and identification of activity areas is attached.
6. A copy of the county parcel map from the Washington County Assessor's office website is attached at the end of this document. The pictures show the subject property and all parcels within 200 feet.

7. The consent of ownership form signed by Larry McCredy, as authorized agent for JD Riggins Family Holdings, LLC is attached as a separate document.

Image Attachments

3(b) Elevations of all exterior sides of the structure








3(c) Parking Description

The driveway begins on the south side of the property and winds around the west side of the house to a large parking area, allowing for 8+ vehicles to be parked, if needed.







3(g) Screening or buffering from adjacent properties









Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 5/10/2022 12:08:24 PM
Fee Amt: $25.00 Page 1 of 3
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2022-00015780

WARRANTY DEED
(By Trustees)

KNOW ALL MEN BY THESE PRESENTS:

We, the undersigned, being the duly appointed, qualified and acting **Trustees of the Lane Riggins Trust u/a/d August 24, 2021**, hereinafter called "Grantor", pursuant to the power and authority granted therein as evidenced by the Certification of Trust dated August 24, 2021, filed herewith, and for Ten Dollars ($10.00) and other valuable consideration to us paid by **JD Riggins Family Holdings, LLC**, an Arkansas limited liability company, hereinafter called "Grantee", the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and unto Grantee's successors and assigns forever, the following-described lands situated in Washington County, Arkansas:

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 8, T-16-N, R-30-W, FAYETTEVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIPE ON THE WEST LINE OF OLIVER STREET WHICH IS S 00°27'11" E (REC. SOUTH) 626.00 FEET (REC. 625.00 FEET) AND EAST 888.60 (REC. 881.00 FEET) FROM THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S 00°55'35" E 136.49 FEET ALONG THE WEST LINE OF SAID OLIVER STREET TO AN EXISTING IRON REBAR AT THE NORTH LINE OF CARDWELL LANE; THENCE S 78°04'22" W 202. 77 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF A LOT SOLD TO THEODORE F. GRAY; THENCE N 00°28'58" w 179.21 FEET WITH THE EAST LINE OF GRAY LOT TO A SET 1/2" IRON REBAR AT THE SOUTH LINE OF A TRACT SOLD TO HILLARD JACKSON; THENCE S 89°45'41" E 197.70 FEET WITH SAID LINE TO THE POINT OF BEGINNING, WASHINGTON COUNTY, ARKANSAS.

Subject to recorded instruments, covenants, rights of way, and easements, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

[Legal description provided by Realty Title & Closing Services, LLC.]

TO HAVE AND TO HOLD the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized of said lands, that Grantor has the right to sell and convey the same, that said lands are unencumbered, and that Grantor will forever warrant and defend the title to said lands against all lawful claims and demands whatsoever.

WITNESS our hands and seals as such Grantor this 5 day of May, 2022.

SEND TAX NOTICES TO:
JD Riggins Family Holdings, LLC

1204 E Joyce Blvd Suite 102
Fayetteville, AR 72703
(Address)

Lane Michael Riggins, Trustee of the Lane Riggins Trust u/a/d August 24, 2021

Jimmy Darin Riggins, Trustee of the Lane Riggins Trust u/a/d August 24, 2021

Please see the attached Real Estate Transfer Tax Stamps for proof of tax paid and certification that documentary stamps or documentary symbol in the legally correct amount have been placed on this instrument.

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Washington)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **Lane Michael Riggins and Jimmy Darin Riggins,** to me personally known or satisfactorily proven, who stated that they were the **Trustees** of the **Lane Riggins Trust u/a/d August 24, 2021**, and were duly authorized in such capacities to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5 day of May, 2022.

My Commission Expires:

01/27/2027

Lesa Renee O'Kelley
Notary Public

OFFICIAL SEAL
LESA RENEE' O'KELLEY
Notary Public Arkansas
Washington County
Commission# 12700085
Commission Exp. 01/27/2027

Instrument prepared by:
Stephen J. Miller, Attorney – Harrington Miller Law Firm
4710 S. Thompson, Suite 102, Springdale, AR 72764
www.arkansaslaw.com | (479) 751-6464

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument. No Revenue Stamps Required
No Consideration Given.

AGENT: Sam Walker
Signature

Washington County, AR
I certify this instrument was filed on
5/10/2022 12:08:24 PM
and recorded in REAL ESTATE

File# 2022-00015780
Kyle Sylvester - Circuit Clerk

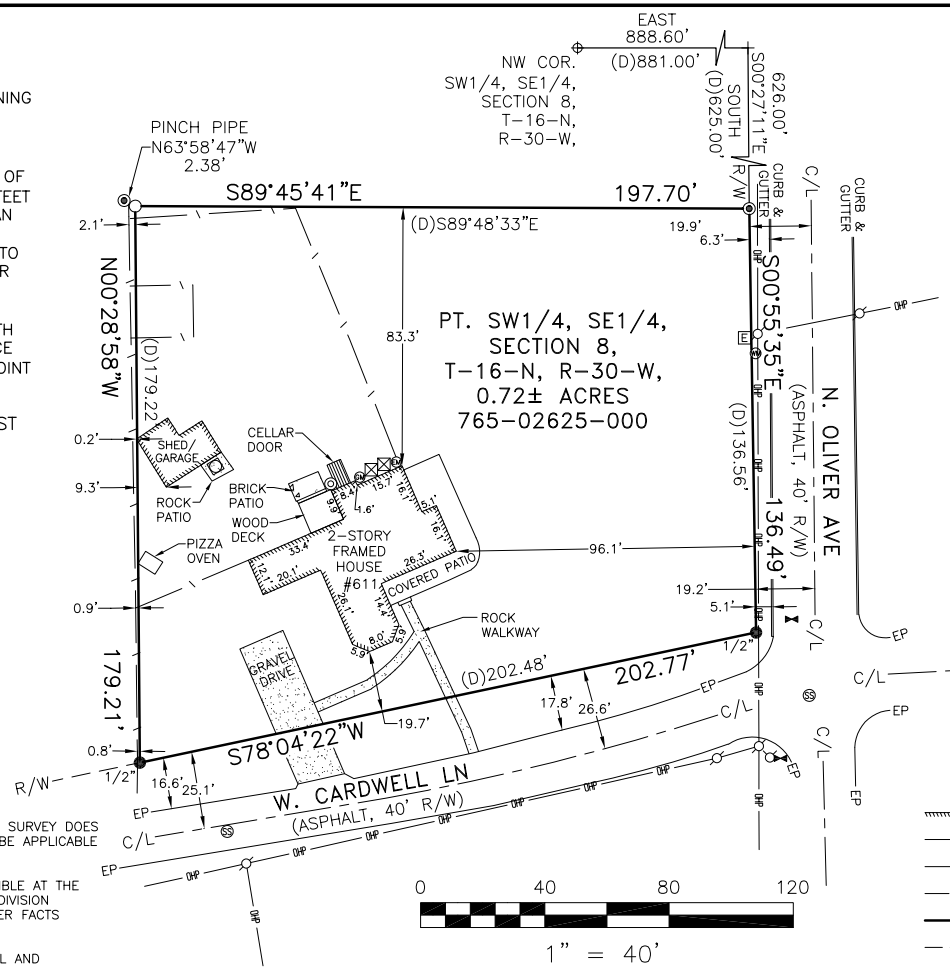
SURVEY DESCRIPTION

PART OF THE SW1/4 OF THE SE1/4 OF SECTION 8, T-16-N, R-30-W, FAYETTEVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON PIPE ON THE WEST LINE OF OLIVER STREET WHICH IS S00°27'11"E (REC. SOUTH) 626.00 FEET (REC. 625.00 FEET) AND EAST 888.60 (REC. 881.00 FEET) FROM THE NORTHWEST CORNER OF SAID 40 ACRE TRACT; THENCE S00°55'35"E 136.49 FEET ALONG THE WEST LINE OF SAID OLIVER STREET TO AN EXISTING IRON REBAR AT THE NORTH LINE OF CARDWELL LANE; THENCE S78°04'22"W 202.77 FEET TO AN EXISTING IRON REBAR AT THE SOUTHEAST CORNER OF A LOT SOLD TO THEODORE F. GRAY; THENCE N00°28'58"W 179.21 FEET WITH THE EAST LINE OF GRAY LOT TO A SET 1/2" IRON REBAR AT THE SOUTH LINE OF A TRACT SOLD TO HILLARD JACKSON; THENCE S89°45'41"E 197.70 FEET WITH SAID LINE TO THE POINT OF BEGINNING, WASHINGTON COUNTY, ARKANSAS.

BUYER: DARIN & CHRISTINE RIGGINS REV. TRUST

SELLER: REBECCA NEWTH HARRISON TRUST

ADDRESS: 611 N. OLIVER ST,
FAYETTEVILLE, AR, 72701





LEGEND

- AC UNIT
- COMPUTED POINT
- ELECTRIC BOX
- ELECTRIC METER
- EXISTING IRON PIPE
- EXISTING IRON REBAR
- FIRE HYDRANT
- GAS METER
- POWER POLE
- RAILROAD SPIKE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SET 1/2" IRON REBAR
- WATER METER
- WATER VALVE
- WELL
- BUILDING LINE
- CENTERLINE ROAD
- CHAIN-LINKED FENCE
- OVERHEAD ELECTRIC LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE

PLAT NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE:

EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDED THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS THE CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

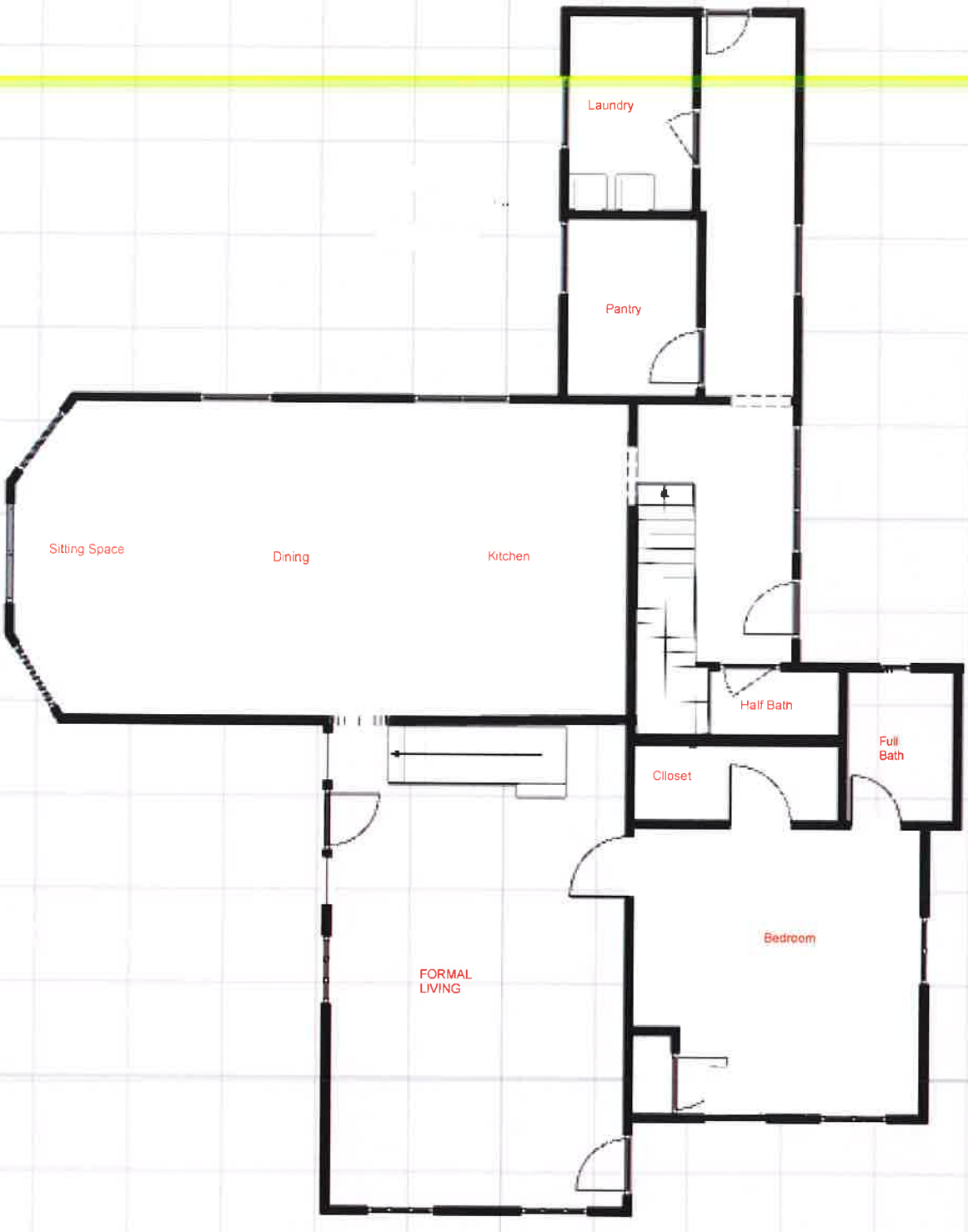
DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

Alan Reid & Associates
118 South College Avenue
Fayetteville, Arkansas 72701
(479) 444-8784

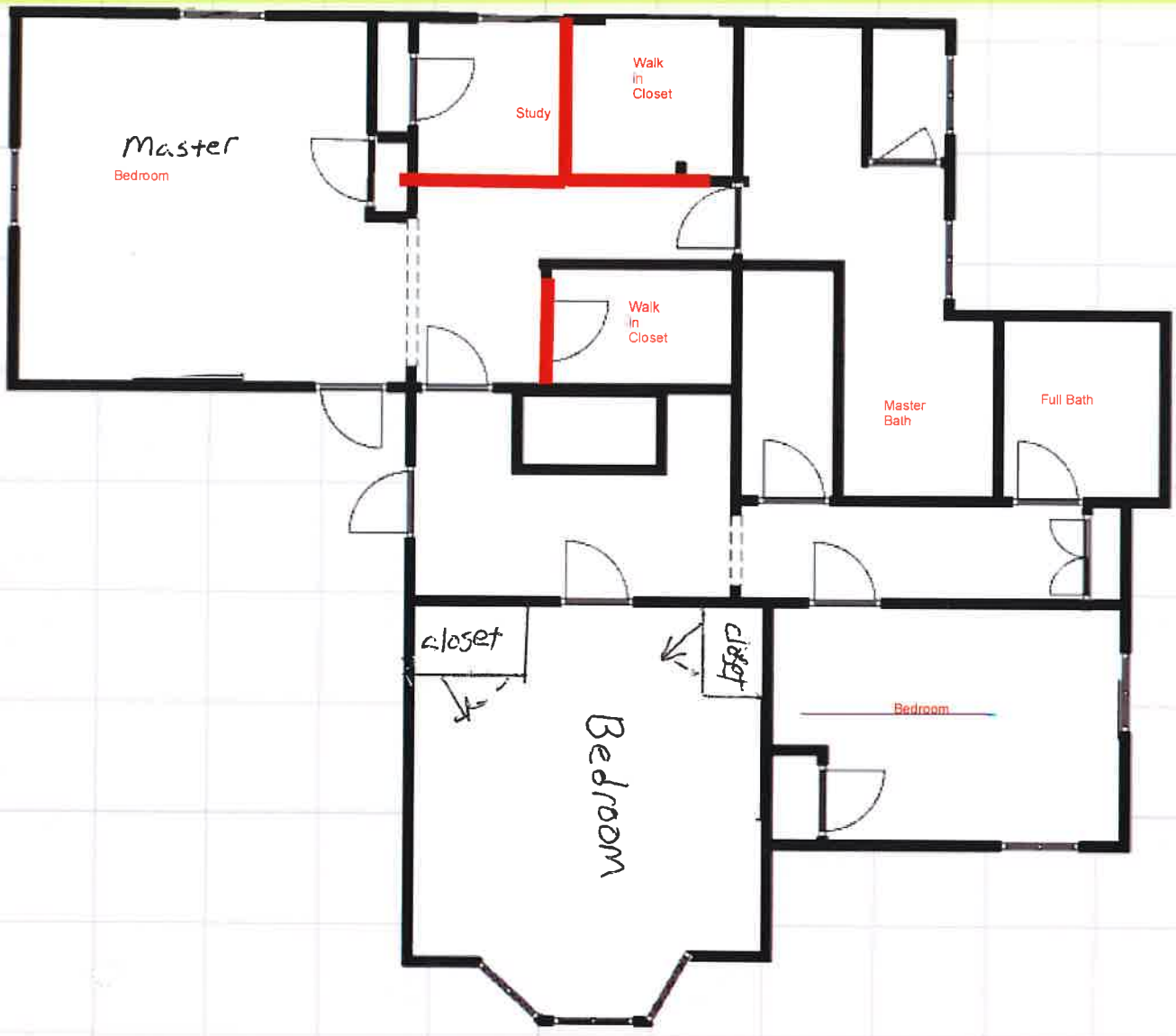
DATE: 06/03/2021	REVISED:	PROJECT NO. 21110
SCALE: 1"= 40'	DRAWN BY: DF	

LOT SURVEY



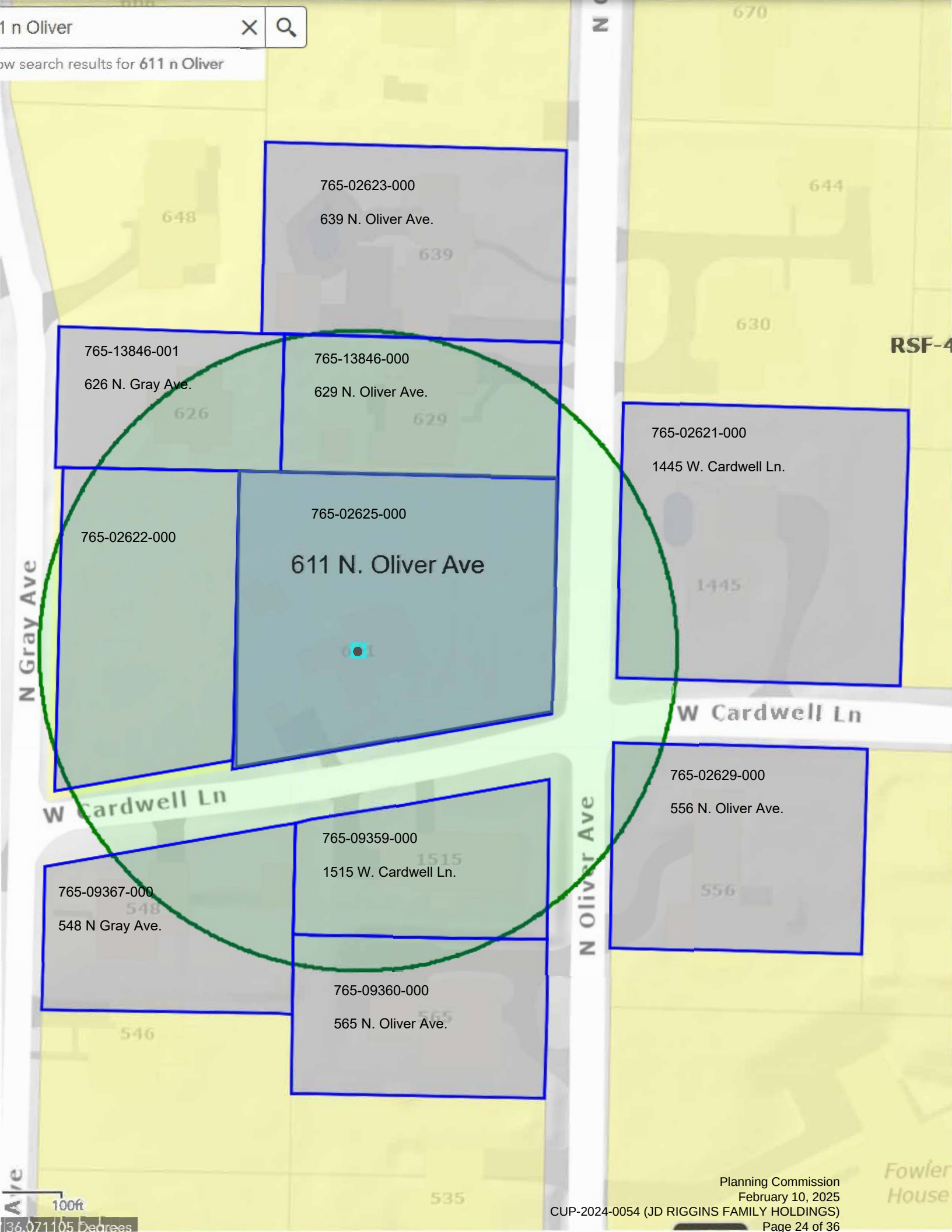
611 N Oliver Ave Fayetteville

1st FLOOR



611 N oliver Fayetteville

2nd FLOOR


1 n Oliver
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765-13846-001
626 N. Gray Ave.
765-13846-000
629 N. Oliver Ave.
765-02621-000
1445 W. Cardwell Ln.
765-02622-000
765-02625-000
611 N. Oliver Ave
N Gray Ave
W Cardwell Ln
765-02629-000
556 N. Oliver Ave.
765-09359-000
1515 W. Cardwell Ln.
765-09367-000
548 N Gray Ave.
765-09360-000
565 N. Oliver Ave.
N Oliver Ave
RSF-4
100ft

December 18, 2024

To Whom It May Concern:

I am Darin Riggins. I am the Trustee of the JD Riggins Family Trust, which is the sole member of JD Riggins Family Holdings, LLC. JD Riggins Family Holdings, LLC owns property at 611 N. Oliver Avenue in Fayetteville and is applying for a Condition Use Permit for short term rental property for that residence. JD Riggins Family Holdings, LLC appoints and authorizes Larry McCredy as its agent authorized to act on its behalf for all matters related to the Conditional Use Permit application, including signing the Consent of Owner Form.

Thank you for you attention to this matter.

JD RIGGINS FAMILY HOLDINGS, LLC

By: JD RIGGINS FAMILY TRUST, its sole member

By: _____ Trustee

Darin Riggins, Trustee

Compiled Public Comment
CUP-2024-0054

From: Sun Flower <sunflowerwiks@gmail.com>
Sent: Thursday, January 23, 2025 4:06 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 611 N. Oliver CUP-2024-0054.

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 reside at 548 N Gray Avenue, across Cardwell Lane, in the same block and one property away from 611 N. Oliver.

- Despite my proximity, I was not directly notified by the applicant, nor were other immediate neighbors regarding this application.

- However, I did observe the posted notice on the property concerning their application **CUP-2024-0054.**scheduled to be heard by the commission on **February 10, 2025.**

- **I am opposed** to the granting of this application for a short-term rental at this address.

- According to Teresa Turk, our Ward 4 City Councilman, **there are at least 7 short-term rentals within a quarter mile radius of this address.**

- **Such a concentration of short term rentals depletes a much needed housing stock for long term residents and drives up costs not only in our neighborhood, but in Fayetteville as a whole.**
- This lovely historic home, known as the “Oliver House” for the family who built it, has housed families since the very early 1900s, and should continue to do so.
- The current owner has done a lovely job restoring the home. It is ready for move-in when and if he wishes to sell, **ideally to a resident family** who will join area residents **who are attempting to preserve a tightly knit neighborhood that benefits from a nearby elementary school and public university, a neighborhood grocery and area restaurants and shopping.**

I urge you to deny this application.

Sincerely,
Margaret Ann Holcomb
548 N Gray Ave
Fayetteville, AR
<sunfllowerwiks@gmail.com>
From: Sun Flower <sunflowerwiks@gmail.com>
Sent: Sunday, January 26, 2025 7:46 PM

Compiled Public Comment
CUP-2024-0054

To: Planning Shared <planning@fayetteville-ar.gov>
Subject: 611 N. Oliver CUP-2024-0054 with correction

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 reside at 548 N Gray Avenue, across Cardwell Lane, in the same block and one property away from 611 N. Oliver.

- Despite my proximity, I was not directly notified by the applicant, nor were other immediate neighbors regarding this application.

Correction:*After I emailed this statement, I received a letter via postal from Larry McCredy, lawyer from RMP representing JD Riggins,*
owner of 611 N Oliver regarding the hearing on February 10 for the conditional use permit.

- However, I did observe the posted notice on the property concerning their application **CUP-2024-0054.**scheduled to be heard by the commission on **February 10, 2025**

- **I am opposed** to the granting of this application for a short-term rental at this address.

- According to Teresa Turk, our Ward 4 City Councilman, **there are at least 7 short-term rentals within a quarter mile radius of this address.**

- **Such a concentration of short term rentals depletes a much needed housing stock for long term residents and drives up costs not only in our neighborhood, but in Fayetteville as a whole.**
- This lovely historic home, known as the “Oliver House” for the family who built it, has housed families since the very early 1900s, and should continue to do so.
- The current owner has done a lovely job restoring the home. It is ready for move-in when and if he wishes to sell, **ideally to a resident family** who will join area residents **who are attempting to preserve a tightly knit but welcoming neighborhood that benefits from a nearby elementary school and public university, a neighborhood grocery and area restaurants and shopping.**

I urge you to deny this application.

Sincerely,
Margaret Ann Holcomb
548 N Gray Ave
Fayetteville, AR
<sunfllowerwiks@gmail.com>
-----Original Message-----
From: Kurt Reed <kkreed@swbell.net>

Compiled Public Comment
CUP-2024-0054

Sent: Monday, February 3, 2025 9:12 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: CUP-2024-0054

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.

City of Fayetteville Planning Commission,

My name is Kurt Reed and I own the house at 672 N Gray Avenue. I would like to register my opposition of the application for STR at 611 N Oliver (CUP-2024-0054). There are currently two STRs within 6 houses of my primary residence at 672 N Gray. Approval of 611 N Oliver would make 3 STRs with 6 houses which is half the houses (50%) to the south of my house. Our councilwomen, Teresa Turk, indicated that there are currently 7 STRs in a quarter mile radius of 611 N Oliver. I am not sure the exact total number of houses within this radius, but a quick count via google maps seems to be between 80-100 which creates a current STR density of ~7%-8.8%. This seems to be a very high concentration as the city originally had a plan of only 2% STR density for the entire city and dropped it much much lower by capping the total number of STRs to 475 city wide.

I feel the City of Fayetteville and certainly the University of Arkansas is very well aware of the challenges students are experiencing finding lodging while attending the U of A. STRs do nothing to help students find lodging.

Thanks you for your time
and consideration.

Sincerely,
Kurt Reed
672 N Gray Avenue

Sent from my iPhone

From: Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Sent: Tuesday, January 21, 2025 4:46 PM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: CUP at 611 Oliver for STR

Hi Jonathan,
Thanks so much for your response and I didn't know we were below the 475 caps. Also thank you for explaining the process for STR approvals before the PC. For now, I think you have answered all my questions and I'll report back if there are any additional questions from the citizens.

See you at the CC meeting shortly,
Teresa

From: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Sent: Tuesday, January 21, 2025 4:25 PM
To: Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: RE: CUP at 611 Oliver for STR

Teresa,

Thanks for the questions and follow-up call; apologies for missing it. In an effort to get you a prompt response, I am replying briefly here, but can offer more later if it is helpful or needed.

First, the latest on short-term rental enforcement. To date, 158 non-compliant units have been confirmed, of which 93 have received water shut-off letters, removed their listing, or modified their listing to long-term rental. A few dozen more are in limbo due mail being returned, changes in ownership, changes in owner's address etc. Relatedly, I am working with the Administration to schedule an agenda session presentation on the topic so that Council may see and evaluate if the position was money well spent.

Back to the topic at-hand, we do indeed have a cap on housing units used as Type 2s short-term rentals (STRs), or, in layperson's terms, housing units used primarily for STR rather than long-term rental. That cap is 475 and we effectively reached it in December 2023. I write "effectively" since we have yet to have 475 active Type 2 licenses; there have consistently been one or more in some state of review, but we never allow more off the waitlist than we have available licenses. Put differently as an example, if we have issued 472 Type 2 STR licenses, we release three applications from the waitlist and await their approval or denial before moving more from the waitlist.

Beyond this, I answered your questions where possible below in **red**. Hopefully this clarifies what may be a misunderstanding about the timing staff and the Planning Commission reviews. STR applications on the waitlist are not receiving staff reviews and Planning Commission consideration until they reach the front of the waitlist. My concerns are certainly aligned with yours in terms of efficient use of staff time.

Finally, I included Jessie Masters, our lead planner and the reviewer for this specific request in case you have detailed questions that I am not the best-placed to answer .

Thanks again,

Jonathan Curth, AICP
Development Services Director
Development Services Department
City of Fayetteville, Arkansas
jcurth@fayetteville-ar.gov
479.575.8308

Website | Facebook | Twitter | Youtube

Compiled Public Comment
CUP-2024-0054

From: Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Sent: Sunday, January 19, 2025 9:58 AM
To: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: CUP at 611 Oliver for STR

CUP-2024-0054 (611 N. OLIVER RD)

Good Morning Jonathan,
First could you please send me the latest STR enforcement update when you get a chance? Thank you in advance.

Second, the neighbors called to my attention the request for a STR at 611 N Oliver. I thought we were maxed out on STR-Type 2's correct? **In a sense, yes. Since late 2024, we have consistently had 475 Type 2 STR licenses issued or in review, but no more than 475.** Is this to allow these folks to be in line when a new permit becomes available? Yes, the waitlist is for a new license. Once you reach the front of the waitlist, you are directed to apply for a conditional use permit and initiate any other necessary steps (amend insurance for STR rider, make necessary life/safety upgrades, etc.) How many properties are ahead of this proposed STR? **Zero. While there are currently 37 applications on the waitlist, 611 N. Oliver came off the waitlist at the end of November and applied for their CUP in mid-December. This was largely a result of several STRs not renewing towards the end of the year, thereby opening up licenses for applicants on the waitlist.**

As you may recall we have a huge number of STR-2 on Oliver already. Using a combo of Google Earth and Development Services dashboard, I count 7 permitted and active STR-2s within ¼ mile radius of the proposed STR-2 on Oliver. Could you please confirm that my calculations are correct? **Planning will perform that analysis with their evaluation, but a cursory, informal review appears to include seven properties within ¼ mile of 611 N. Oliver.** Why are we bringing new STR's before the Planning Commission when we may not have any permits available? **It is a question of license availability, which is capped at 475. Ordinance prohibits issuing more conditional use permits than there are available licenses. As noted above, this property has come off the waitlist and regardless of any other variable, it is eligible for consideration.** Could we not implement a strategy where there are 5 properties in line on the wait list and not consider any more permits for a set period of time? **I am not sure what you are proposing. Only applications that have reached the front of the waitlist are considered. Some weeks or months this is one or two, whereas others, like the period after business license renewal, there were ten or so.** Is this something that Ordiance Review could review? **Possibly, but I may not be clear on what is being asked and if it is already being considered or implemented.** I'm just thinking about the Planning Commission and staff's time to review proposed STRs if we have a long waiting list and the neighbors who are upset and think this new STR may be starting business next month. **Staff and the Planning Commission only consider applications that have come off the waitlist. We are not evaluating the 37 that remain on the waitlist until licenses become available to them.**

Thanks in advance for the information and any thoughts you may have,
Teresa

Teresa Turk
City Council Member
Ward 4 Position 1
Fayetteville, AR 72701
ward4_pos1@fayetteville-ar.gov
206.713.2265

To: Planning Commission

I am writing this letter regarding the request by the JD Riggings Family Holdings, LLC, to get Conditional Use Permit so that they might use the home at 611 Oliver as a Short Term Rental. This property is in an established community relatively close to UA.

I feel very lucky to live in a neighborhood where neighbors know and watch out for one another; a somewhat unusual thing in this day and age, it seems. The majority of our neighbors own their homes.

Rental properties are fine when placed in the proper area of the city. However, when they begin to crawl into an established neighborhood, one that is NOT ZONED for rental property, it should not be allowed. Simple. Rental properties come with some unwanted realities, i.e. unknown people coming in and out constantly, often with little of no regard for the neighbors and neighborhood, and might even open the door for unlawful situations.

So, having a house with no one living in it can be dangerous to both the owner of the property and all of the the neighbors. We would be so thankful to see the Planning Committee uphold the zoning that the city has established. This zoning was established for a reason, one which seems to be thrown out the window when certain people decide it does not serve their needs. We own our homes, we take care of one another and would love to see those in charge uphold what has already been deemed concerning rentals and neighborhoods.

Thank you for your consideration of this matter. I certainly appreciate the work you do.

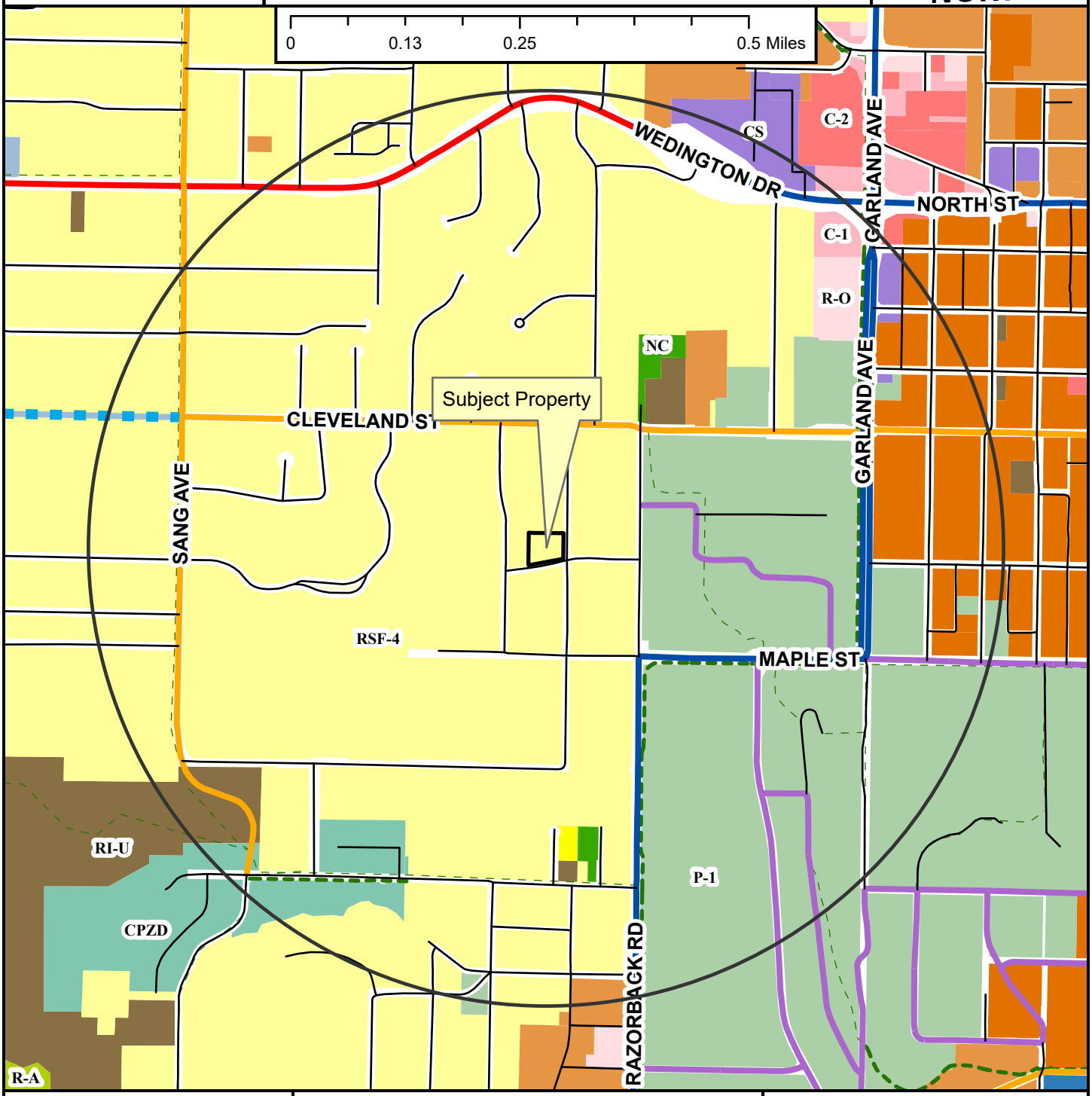
Gail Leftwich
668 N Gray Ave
479-595-1455

CUP-2024-0054

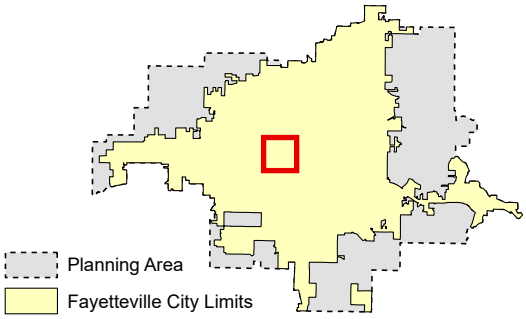
One Mile View

611 N. OLIVER RD

NORTH



- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- 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

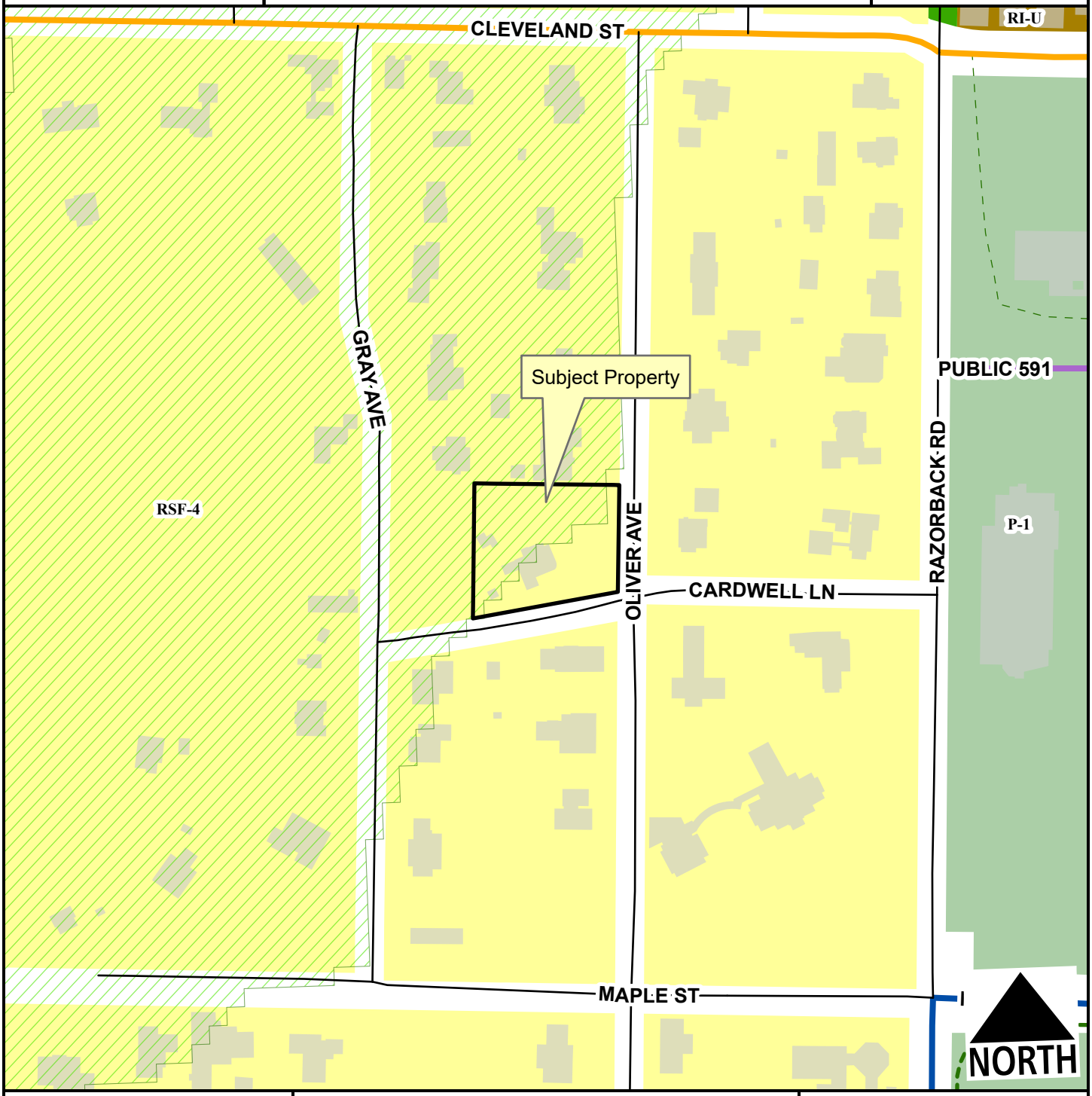
PLANNED ZONING DISTRICTS
- Commercial, Industrial, Residential

INSTITUTIONAL
- P-1

CUP-2024-0054

Close Up View

611 N. OLIVER RD



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

- RSF-4
- RI-U
- Neighborhood Conservation
- P-1

CUP-2024-0054

Current Land Use

611 N. OLIVER RD

NORTH



- Neighborhood Link
- Institutional Master Plan
- 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

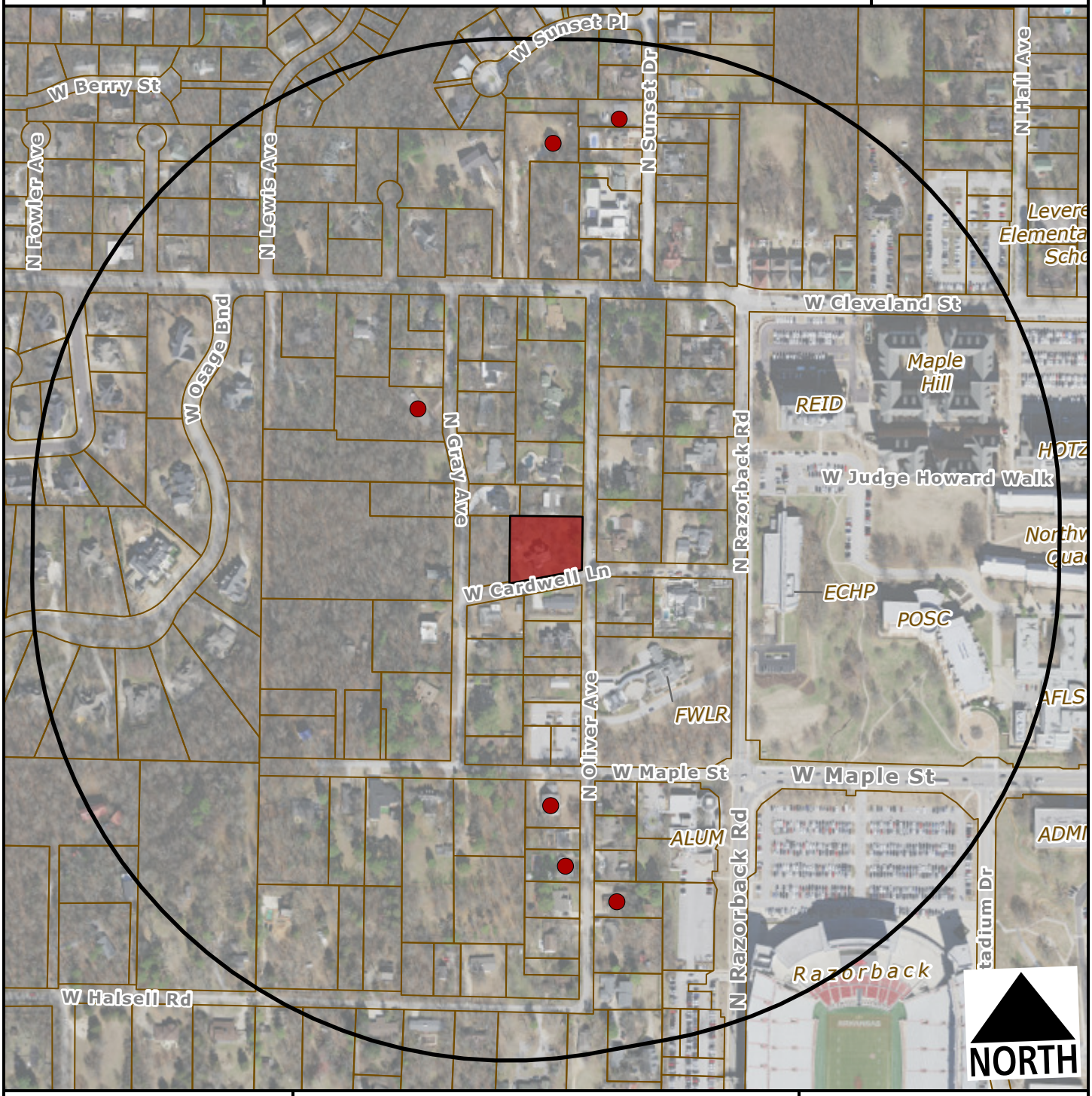
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2024-0054

STRs Within 1/4 Mile

611 N. OLIVER RD



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 6

Occupiable Residential Addresses (Estimated Housing Units): 150