City of Fayetteville, Arkansas

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

Planning Commission Final Agenda

Monday, February 23, 2026

5:30 PM

City Hall Room 219

Planning Commission Members

Andrew Brink, Chair
Brad Payne, Vice Chair
Mary Madden, Secretary
Matthew Cabe
Nick Castin
Fred Gulley
Ashlyn Holeyfield
Mary McGetrick
Nick Werner

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 816 2530 3438
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_Dgq5pw0xTTyiO5Dpy3jKKA

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the February 9, 2026 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

Unfinished Business

2. RZN-2025-0061: Rezoning (N. FUTRALL DR & N. MARINONI DR/MISHY HOSPITALITY GROUP LLC, 441):

Submitted by COMMERCIAL REALTY DEVELOPMENT SERVICES for property located on N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE, and contains approximately 2.09 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

THIS ITEM WAS TABLED AT THE JANUARY 12, 2026 PLANNING COMMISSION MEETING.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM INDEFINITELY. - Jessica Masters, Planning Director

New Business

3. VAR-2026-0002: Planning Commission Variance (205 W. DICKSON ST/PURITAN, 484):

Submitted by KEVIN FREY for property located 205 W. DICKSON ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.25 acres. The request is for a variance to parking lot regulations.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF. - Wesley Frank, Planner

4. VAR-2026-0001: Planning Commission Variance (327 S. EAST AVE/TAB

ENTERPRISES LLC, 523):

Submitted by THOMAS BAIN for property located 327 S. EAST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.16 acres. The request is for a variance to the fence design standards. - Donna Wonsower, Senior Planner

5. PPL-2025-0005: Preliminary Plat (SOUTH OF W. LIERLY LN & N. VELMA DR/RIGGINS VENTURES LLC, 244 & 283):

Submitted by CRAFTON TULL for property located on SOUTH OF W. LIERLY LN & N. VELMA DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 11.28 acres. The request is for the preliminary plat of 81 residential lots.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Donna Wonsower, Senior Planner

6. LSD-2025-0019: Large Scale Development (SOUTH OF N. MARKS MILL LN & NORTH OF E. ASH ST/RAMAYJR HIGH, 368):

Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LN & NORTH OF E. ASH ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.7 acres. The request is for an approximately 70,000 sq. ft. junior high school with associated track and parking.

THE APPLICANT HAS REQUESTED TO TABLE THIS ITEM UNTIL THE MARCH 9, 2026 PLANNING COMMISSION MEETING. - Jessica Masters, Planning Director

7. LSD-2025-0021: Large Scale Development (3101 N. COLLEGE AVE/ARMOR BANK, 252):

Submitted by ENGINEERING SERVICES INC for property located at 3101 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.20 acres. The request is for a 4,468-square-foot commercial building with associated parking. - Jessica Masters, Planning Director

8. RZN-2026-0001: Rezoning (3513 W. MARTIN LUTHER KING JR BLVD/MLK WAREHOUSES LLC, 557 & 596):

Submitted by SWOPE CONSULTING for property located at 3513 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.80 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. - Citlali Samano, Planner

Items Administratively Approved by Staff

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, 02/09/2026					
Time:	**5:30 PM**					
Staff :	□ Jonathan Curth ☒ Jessie Masters ☒ Donna Wonsower ☒ Wesley Frank □ Citlali Samano □ Willa Thomason □ Bethany Douglas					
	□ Britin Bostick □ Kylee Cole □ Chris Brown ☒ Justin Bland □ Melissa Boyd □ Dayten Moses □ Alan Pugh ☒ Fire Marshal					
	Roll Call	**1) Minutes (01/26/2026)**	**2) LSD-2025-0017 (PACKAGING SPECIALTIES PH 2)**	**3) ADM-2025-0046 (FARM AT SOUTH SCHOOL)**	**4) VAR-2025-0057 (DRAKE FIELD)**	**5) CUP-2025-0061 (NEIGHBORS OF 55 E 15TH ST LLC)**
Holeyfield	**1**	**1**	**1**			**1**
Gulley	**1**	**1**	**1**			**1**
Cabe	**1**	**1**	**1**			**1**
Payne	**1**	**1**	**1**			**1**
Brink	**1**	**1**	**1**			**0**
Madden	**1**	**1**	**1**			**1**
McGetrick	**1**	**1**	**1**			**1**
Castin	**1**	**1**	**1**			**1**
Werner	**1**	**1**	**1**			**1**
Agenda		**Consent**	**Consent**	**Old**	**Old**	**Old**
Action		Approve	Approve	Withdrawn	Withdrawn	Approve
Motion By		Cabe	Cabe			Cabe
Motion 2nd		Castin	Castin			Payne
Vote		9-0-0	9-0-0			8-1-0
Time		5:33 PM	5:33 PM			5:54 PM
Motion Detail						With all conditions as recommended by staff.
Public Comment		0	0			0

A video of this meeting is accessible through the link below:
https://reflect-fayetteville-ar.cablecast.tv/internetchannel/show/9367?channel=1

	6) RZN-2025-0069 (STONEBRIDGE GOLF COURSE)	7) CUP-2025-0046 (ASHWOOD TOWNHOMES)	8) LSD-2025-0012 (ASHWOOD TOWNHOMES)	9) ADM-2026-0001 (CITY OF FAYETTEVILLE)	10) CUP-2025-0056 (MERMAIDS EVENT CENTER)	11) RZN-2025-0075 (SIEMEK & BATES)
Holeyfield	**1**	**1**	**1**	**1**	**1**	**1**
Gulley	**1**	**1**	**1**	**1**	**1**	**1**
Cabe	**1**	**1**	**1**	**1**	**1**	**0**
Payne	**0**	**1**	**1**	**1**	**1**	**0**
Brink	**1**	**1**	**1**	**1**	**1**	**0**
Madden	**1**	**1**	**1**	**1**	**1**	**1**
McGetrick	**1**	**1**	**1**	**1**	**1**	**0**
Castin	**1**	**1**	**1**	**1**	**1**	**1**
Werner	**1**	**1**	**1**	**1**	**1**	**1**
Agenda	**Old**	**Old**	**New**	**New**	**New**	**New**
Action	Forward	Table	Table	Forward	Approve	Forward
Motion By	Cabe	Cabe	Cabe	McGetrick	Cabe	Payne
Motion 2nd	McGetrick	Castin	Holeyfield	Cabe	Payne	Cabe
Vote	8-1-0	9-0-0	9-0-0	9-0-0	9-0-0	5-4-0
Time	6:15 PM	6:21 PM	6:22 PM	6:44 PM	6:48 PM	7:21 PM
	With a recommendation of approval.	Until the march 9, 2026 Planning Commission meeting.	Until the March 9, 2026 Planning Commission meeting.		With all conditions as recommended by staff.	
Public Comment	2	1	0	2	0	5

	12) PPL-2025-0005 (RIGGINS VENTURES)					
Holeyfield						
Gulley						
Cabe						
Payne						
Brink						
Madden						
McGetrick						
Castin						
Werner						
Agenda	New					
Action	Withdrawn					
Motion By						
Motion 2nd						
Vote						
Time						
Motion Detail						
Public Comment						

CITY OF
FAYETTEVILLE
ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: February 23, 2026

SUBJECT: **RZN-2025-0061: Rezoning (N. FUTRALL DR & N. MARINONI DR/MISHY HOSPITALITY GROUP LLC, 441):** Submitted by COMMERCIAL REALTY DEVELOPMENT SERVICES for property located on N. FUTRALL DR & N. MARINONI DR. The property is zoned UT, URBAN THOROUGHFARE, and contains approximately 2.09 acres. The request is to rezone the property to C-2, THOROUGHFARE COMMERCIAL.

RECOMMENDATION:
Staff recommends tabling **RZN-2025-0061** indefinitely at the applicant's request.

RECOMMENDED MOTION:
*"I move to table **RZN-2025-0061** indefinitely."*

PLANNING COMMISSION ACTION: **Required** **YES**

Date: **February 23, 2026** ❒ **Tabled** ❒ **Forwarded** ❒ **Denied**

Motion:

Second:

Vote:

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: February 23, 2026

SUBJECT: **VAR-2026-0001: Planning Commission Variance (327 S. EAST AVE/ TAB ENTERPRISES LLC, 523):** Submitted by THOMAS BAIN for property located at 327 S. EAST AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.16 acres. The request is for a variance to fencing regulations.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0001** based on the findings herein.

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0001**, determining:*

- *In favor of the requested variance to UDC §164.09(B)(b) Chain Link;*
- *In favor of the requested variance to UDC §166.21(E)(6)(b)(i) Height;*
- *In favor of the requested variance to UDC §166.21(E)(6)(c) Permitted Configurations; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in downtown Fayetteville at the intersection of S. East Ave. and W. 4th St. Containing approximately 0.16 acres, the property is zoned NC, Neighborhood Conservation and is located at the southern border of the Downtown Design Overlay District. It was constructed with a 1,122 square foot single-family residence in 2023 per the Washington County Assessor. A code complaint was received in October 7, 2025 regarding a fence that was constructed out of compliance with city ordinance (CVZD-2025-1094). Staff investigated and substantiated the claim, and a variance application was submitted to address the compliance case. 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	NC, Neighborhood Conservation
South	Single-Family Residential	NC, Neighborhood Conservation
East	Two-Family Residential	NC, Neighborhood Conservation
West	Single-Family Residential	NC, Neighborhood Conservation

Request: The applicant is requesting three variances from the Unified Development Code in association with a fence that was recently constructed.

Variance #1: UDC §164.09(B)(b), Chain Link – Chain link fence is prohibited if closer to the street than the front of the building. The applicant is requesting to vary from this standard to permit a chain link fence within their front yard.

> *Staff recommendation: Staff is supportive of this variance request. Single-family homes are generally exempt from this ordinance; however, the property is located within downtown design overlay district where this prohibition on chain link fences between a building and the public right-of-way applies to all property types. While chain link fences are not permitted within the Downtown Design Overlay District, staff finds that the subject property is located just within the border of this district and that there are other chain link fences in close proximity. As such, staff finds that permitting a chain link fence is unlikely to be visually obtrusive, particularly as the chain link fence has been painted black. Additionally, staff finds that requiring the complete removal of a recently installed fence in order to install a new fence compliant with the Downtown Design Overlay District could constitute a financial hardship for a single property owner. No additional conditions are recommended.*

Variance #2: UDC §166.21(E)(6)(b), Downtown Design Overlay District – Height. Fences located within a front yard (in front of the primary structure) shall have a maximum height of 42 inches. The applicant is requesting to vary from this standard for a fence which is 5 feet in height.

> *Staff recommendation: Staff is supportive of this request. Fences below seven feet in height do not typically require a permit application with the city unless their height exceeds seven feet and the applicant proposes to maintain a 5-foot-tall chain link fence that was recently constructed in front of their residence. Staff finds that because the chain link allows visibility through the fence, the fence still meets the intent of the height restrictions outlined in code to limit visual obstruction of the primary façade(s) from the public right-of-way. The property is located on a corner and includes multiple "front yards" per ordinance, limiting the area where a taller fence could be located, and the eastern portion of the property is largely composed of driveway and parking areas. While these parking areas could feasibly be reduced to permit a taller fence that complies with ordinance in the northern portion of the parcel, staff finds that a removal and/or relocation of the fence could constitute a financial hardship to the property owner. No additional conditions are recommended.*

Variance #3: UDC §166.21(E)(6)(c), Downtown Design Overlay District – Permitted Configurations. Fences may be composed of wood, metal, brick, or stone. The applicant is requesting to vary from this standard to permit a chain link fence.

> *Staff recommendation: Staff is supportive of this variance request. The downtown design overlay district specifies that fences constructed of metal "shall be comprised of primarily vertical pickets with a minimum ⅝-inch diameter, and 4-inch maximum clear space between the pickets." As a chain link fence is not comprised of vertical pickets, it does not meet this ordinance despite being composed of metal. Staff finds that the subject property is located just within the border of the Downtown Design Overlay District and that there are other chain link fences in close proximity. As such, staff finds that permitting a chain link fence is unlikely to be visually obtrusive or jarring, particularly as the chain link fence has been painted black. Similar to the above, staff also finds that the complete removal and replacement of a recently installed fence could constitute a financial hardship to the property owner. No additional conditions are recommended.*

Public Comment: To date, staff has received five public comments on this item. Four neighbors stated opposition to the request, citing the fence's construction without a permit, lack of

compliance with city codes, and incompatibility with the neighborhood. One neighbor spoke in support of the request, citing a need for security given the homeless population in the area.

RECOMMENDATION: Staff recommends approval of VAR-2026-0001 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §164.09(B)(b) – Chain Link** *Staff recommends approval of this variance for the reasons stated above.*

2. **Planning Commission determination of a variance to UDC §166.21(E)(6)(b) – Height.** *Staff recommends approval of this variance for the reasons stated above.*

3. **Planning Commission determination of a variance to UDC §166.21(E)(6)(c) – Permitted Configurations.** *Staff recommends approval of this variance for the reasons stated above.*

4. Approval of this item does not constitute approval of the associated building permit, or for other variances that have not yet been reviewed for and/or requested.

Planning Commission Action:	❒ **Approved**	❒ **Tabled**	❒ **Denied**
Meeting Date: February 23, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Unified Development Code:
  - §164.09 Fences, Walls and Vegetation
  - §166.21 Downtown Design Overlay District
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Request Letter
- Site Plan
- Photographs

164.09 Fences, Walls, And Vegetation

(A) Subject to the provisions of §166.12, fences, walls, and vegetation may be permitted in any required building setback or any required setback area, or along the edge of any setback, provided the fence, wall, or vegetation does not materially impede vision, as determined by the Zoning and Development Administrator, between vehicular or pedestrian traffic. In any required setback or any required setback area, nothing permanent over 2½ feet (30 inches) high may be installed which materially impedes vision between vehicular or pedestrian traffic.

(B) *Fences.* Fences may be permitted for screening, security or for aesthetic purposes. The following types, height, and location of fences shall be prohibited for developments that are subject to the regulations within this chapter:

(a) *Razor and/or Barbed Wire.* Razor and/or barbed wire fences are prohibited if visible from the street right-of-way or a residence, unless and except barbed wire fences that are used for agricultural purposes.

(b) *Chain Link.* Chain link fence is prohibited if closer to the street than the front of the building. Single family residential uses outside the Downtown Design Overlay District are exempt from this requirement.

(c) *Height of Fences in Front of Buildings.* Fences located in front of the principal façade of a building may be solid up to 30 inches in height. Any part of a fence which exceeds 30 inches in height shall not obstruct the view of the principal façade from the right-of-way.

(Code 1965, App. A., Art. 8(2); Ord. No. 1747, 6-29-70; Ord. No. 2380, 9-20-77; Code 1991, §160.111; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5271, 9-1-09; Ord. No. 5526, 9-18-12)

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.

…

(6) *Garden Walls, Fences and Hedges.*

(a) *General Requirements.*

(i) Fences, garden walls, or hedges are permitted along side yards, rear yards, and all property lines which abut public streets or alleys.

(ii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 10 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.

(b) *Height*.

(i) Front yard (in front of the primary structure) maximum height of 42 inches.

(ii) Fences located in the rear and side yards (behind the principal façade of the primary structure) shall have a minimum height of 36 inches and a maximum height of 8 feet.

(c) *Permitted Configurations.*

(i) *Wood Fences.* Vertical picket fences or horizontal slat fences with corner posts, and split rail fences; privacy fences are permitted in the rear and side yard only, behind the principal façade of the primary structure.

(ii) *Metal Fence.* Fence shall be comprised of primarily vertical pickets with a minimum ⅝-inch diameter, and 4-inch maximum clear space between the pickets.

(iii) *Brick and Stone*.

(d) *Permitted Finish Materials*

(i) Wood.

(ii) Wrought iron, steel and cast iron.

(iii) Brick and stone.

(iv) Concrete masonry units with or without stucco so long as the primary structure corresponds.

(v) Reinforced concrete with or without stucco as long as the primary structure corresponds.

…

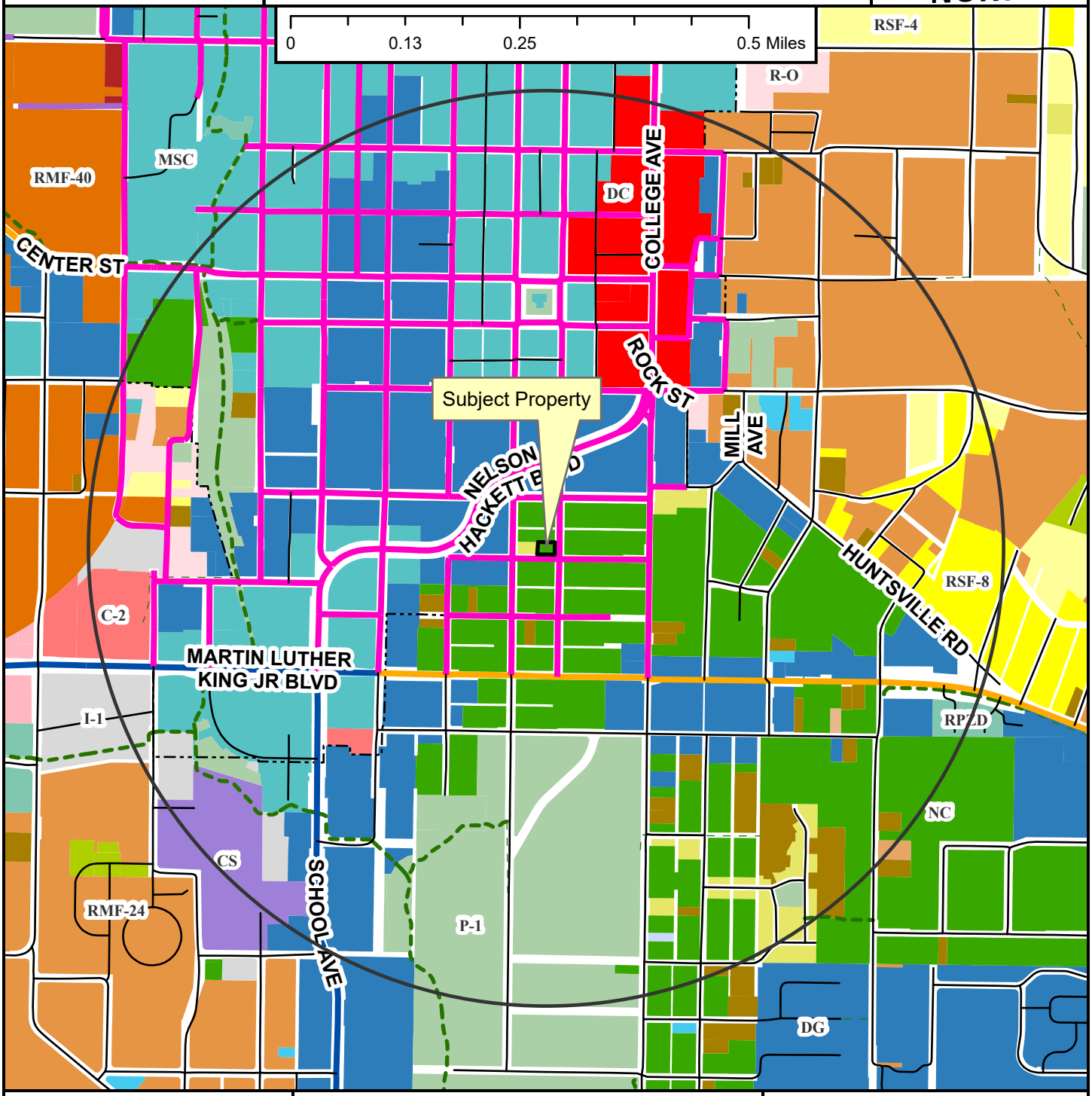
(Ord. No. 5056, 9-04-07; Ord. No. 5679, 4-15-14; Ord. No. 6017, §1, 12-5-17)

VAR-2026-0001

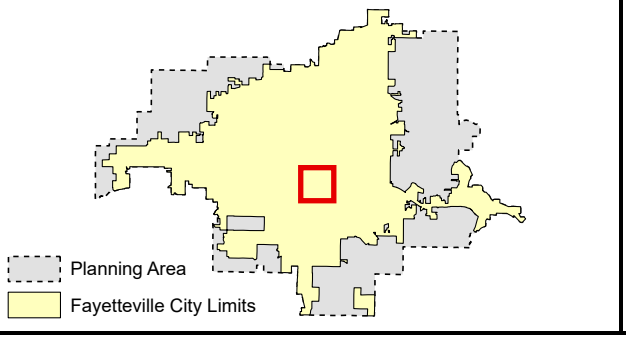
One Mile View

327 S EAST AVE

NORTH



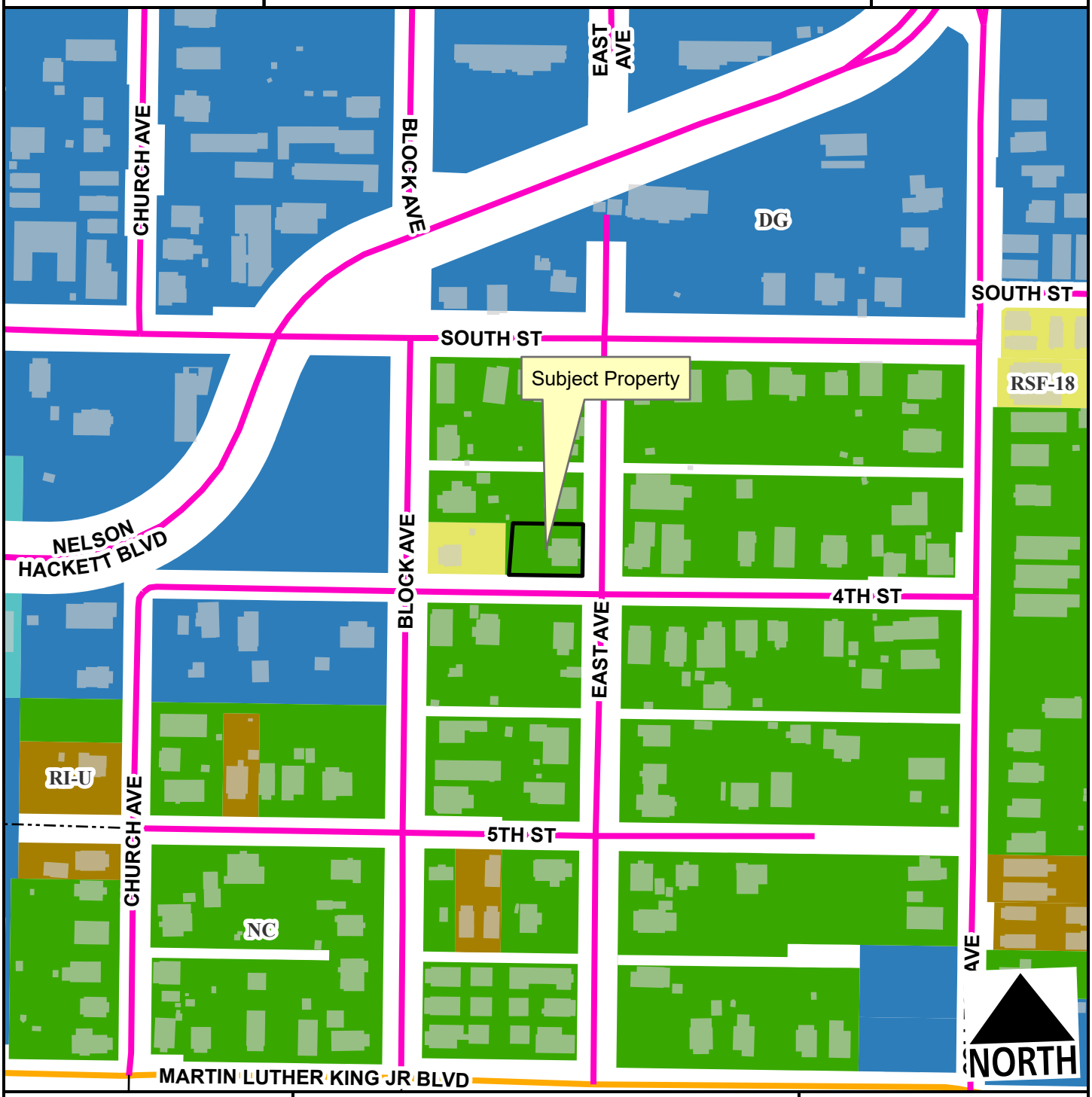
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



VAR-2026-0001

Close Up View

327 S EAST AVE



Neighborhood Link

Urban Center

Residential Link

Planning Area

Fayetteville City Limits

Design Overlay District

Feet

0 75 150 300 450 600

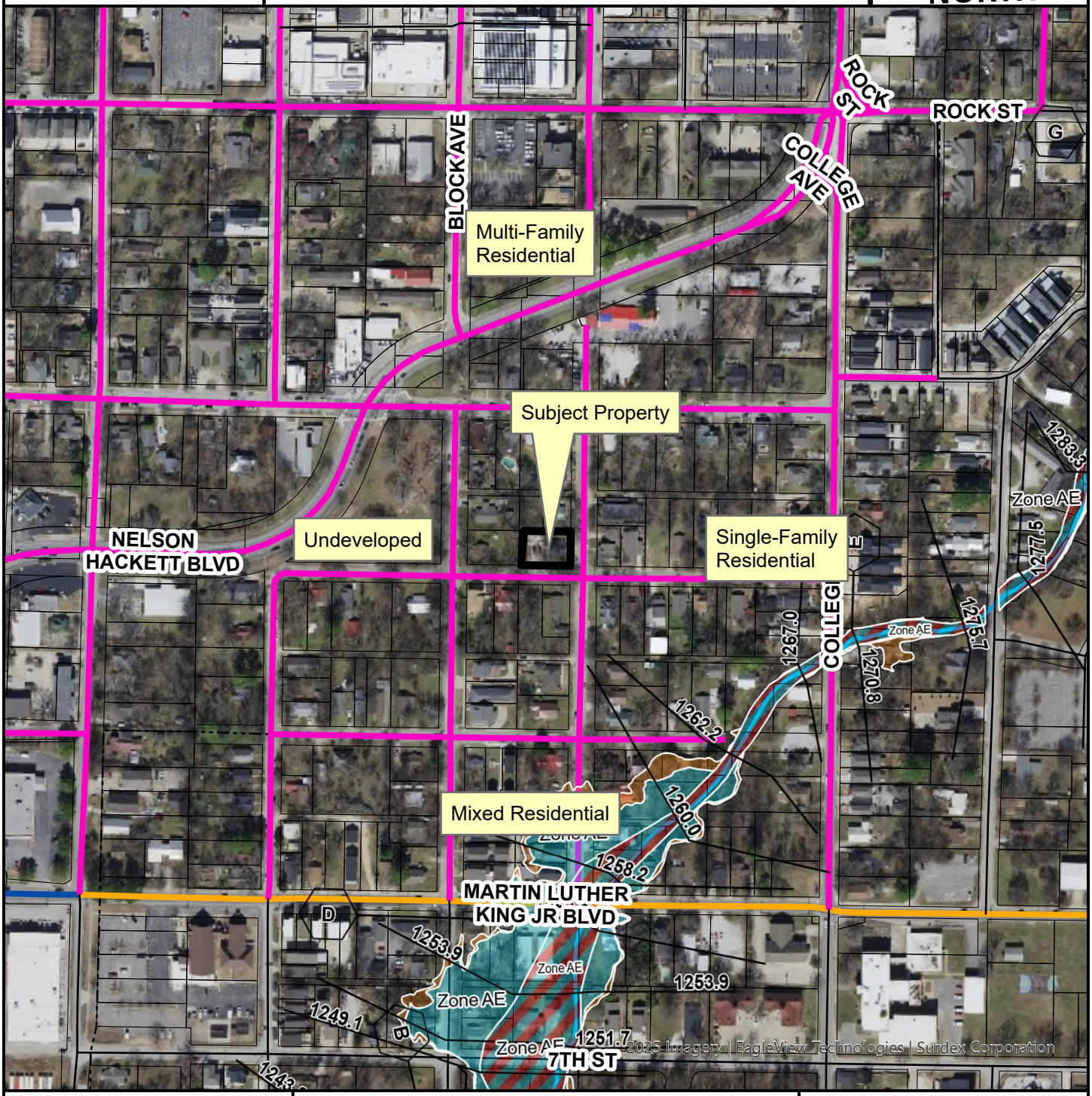
1:2,400

VAR-2026-0001

Current Land Use

327 S EAST AVE

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

Variance request
Dear Committee,

This letter is requesting a variance from UDC §166.21(E)(6)(b)(i) Height (to allow a fence taller than 42”) and UDC §166.21(E)(6)(c) Permitted Configurations (to allow a chain link fence).

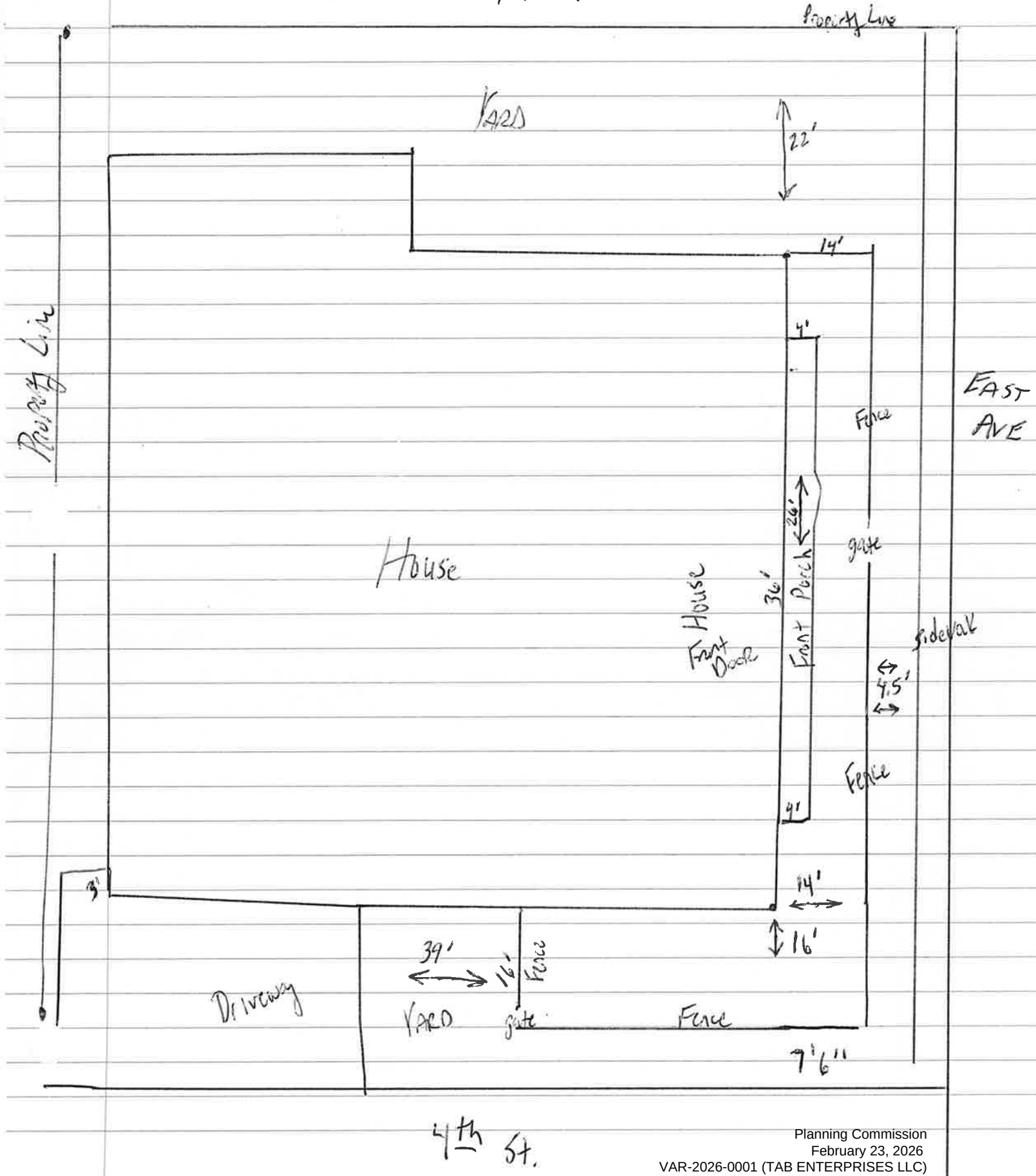
We have been issued a violation for a new fence that we just spent $4000 having professionally installed. We called the day we got the violation and spoke to Bliss Hyke and was told this was called in by an anonymous neighbor and that’s how the violation came about.
Before we began our fence, we called the city and asked if we needed a permit and were told no, as long as the fence is under 7’ tall. So we made sure we were under that and looked around our neighborhood to see what most other residents had for front yard fencing. We found a couple of wooden fences and saw mostly chain link fences and a couple of woven wire fences that were anywhere from 42”-72” tall ..all in front yards and/or on road sides.
Seeing these houses with these types of fencing we assumed those are all allowed. For a number reference, There are well over 10 of these examples in this neighborhood that I’ve taken pictures of for your reference . We aren’t asking for special treatment, we just want to be allowed to have what is already existing in our neighborhood . We believe someone is just discriminating against us because we are a new resident in this neighborhood. Our fence is a nice, professionally installed fence that does not impede any vision and is one of the nicer fences in our neighborhood . What we are asking for is a variance allowing our 60” black chain link fence in our front yard. This fence provides safety and security for us, our pets, and most importantly, our teenage daughter as there are homeless people and stray dogs and cats wandering this neighborhood day and night . Thank you for your help in this matter.
Thank you,

Thomas and Tifini Bain

Here are some examples of existing fences

Our current fence

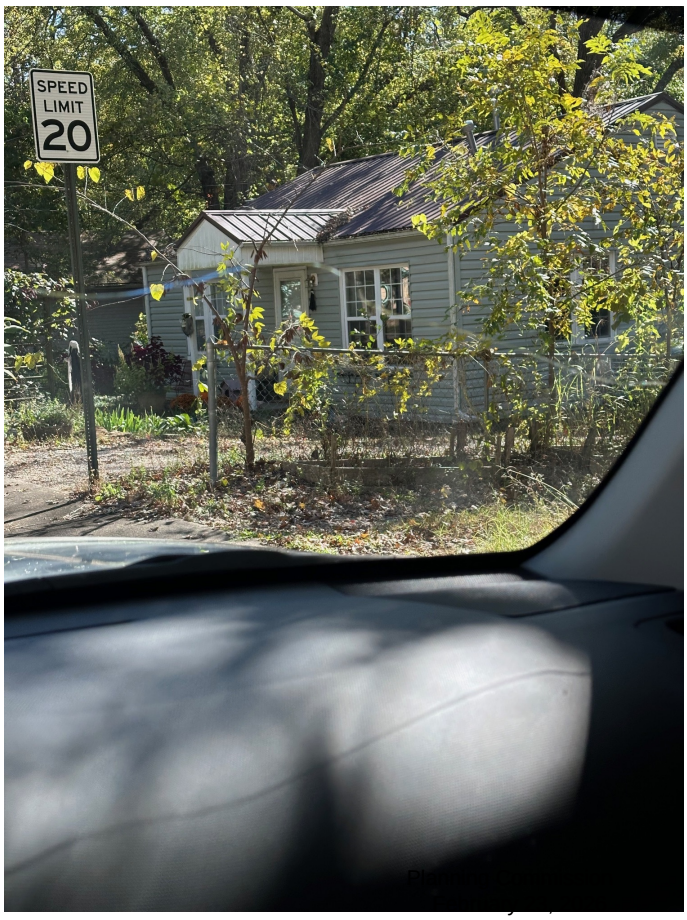
Site PLAN


Property Line
YARD
22'
14'
4'
Property Line
EAST AVE
Fence
26'
gate
House
36'
Front Porch
House
Front Door
Sidewalk
4.5'
Fence
4'
3'
14'
16'
39'
16'
Fence
Driveway
YARD
gate
Fence
9'6"
4th St.

Staff Exhibit: Applicant Fence Photos

10-08-2025 08:47 AM

Applicant Exhibit: Other Fences within the Area



Wonsower, Donna

From: Hyke, Bliss
Sent: Friday, February 6, 2026 4:54 PM
To: Wonsower, Donna
Subject: Public comment VAR-2026-0001 FW: Voice Message Attached from [V]DOUGLAS KOLBERG + 13604331090
Attachments: +13604331090_20260206_163509.wav

Follow Up Flag: Follow up
Flag Status: Flagged

Donna,

Here is the gentleman I transferred for public comment VAR-2026-0001.

Bliss Hyke
Planning Technician
Development Services
City of Fayetteville, Arkansas
479.575.8362
www.fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

From: webex_comm@webex.com <webex_comm@webex.com>
Sent: Friday, February 6, 2026 4:35 PM
To: Hyke, Bliss <ehyke@fayetteville-ar.gov>
Subject: Voice Message Attached from [V]DOUGLAS KOLBERG +13604331090

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.

webex by CISCO

You have a new voicemail

Time: Friday, February 06, 2026 16:34 PM Central Standard Time
From: [V]DOUGLAS KOLBERG +13604331090
To: Bliss Hyke 8362
Duration: 00:41

Voice message transcription

Yes, my name is Mark Colberg. My phone number is 360-433-1090. That's 360-433-1090. Trying to look into this fence variance at 03:27 Southeast Avenue. Somebody from there gave me the phone number is incorrect, either that or the contracting company isn't aware of the project. I was given another phone number and that phone number didn't work either. I'm just trying to figure out, whether this piece of paper means anything. Thank you so much, please give me a call. Bye.

To listen to this message, open the attachment.

Thank you,
The Webex Team.

Contact us if you need help.

Please do not reply to this message, as it is sent from an unmonitored address and responses will not be read.

Privacy Statement | Terms of Service

Wonsower, Donna

From: Planning Shared
Sent: Monday, February 9, 2026 9:44 AM
To: Wonsower, Donna
Subject: FW: Neighborhood fence variance at 327 S. East Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville, Arkansas
479-575-8267
fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

From: Karen Mueller <karen@karenmueller.net>
Sent: Sunday, February 8, 2026 6:33 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Neighborhood fence variance at 327 S. East Ave.

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I'm requesting that this variance not be approved. It does not meet city code requirements, nor does it align with the aesthetic standards outlined in the downtown master plan.

Thank you,
Karen Mueller
321 S. East Ave.

Wonsower, Donna

From: Planning Shared
Sent: Tuesday, February 17, 2026 10:06 AM
To: Wonsower, Donna
Subject: FW: Fence Variance Request

Concerning VAR-2026-0001

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville, Arkansas
479-575-8267
fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

From: Alan Ostner <alan@drainagedoctornwa.com>
Sent: Tuesday, February 17, 2026 8:00 AM
To: Planning Shared <planning@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-ar.gov>; Alan Ostner <alan@drainagedoctornwa.com>
Subject: Fence Variance Request

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 Planning Commissioners,
I would like to share that I think the fence variance request for 327 S. East should be denied. The letter we received says this item will be on the Feb 23, 2026 Planning Commission agenda. I am a nearby neighbor at 312 S Block Ave. I got the letter in the mail and walked over there to take a look. Looks to me like there's plenty of other yard space he could fence that's not in his front yard. We are a neighborhood in transition. We can use all the support the city can offer. We would like to keep our changes headed in a positive, welcoming direction.

Thanks,
Alan Ostner, ASLA, PLA
Drainage Doctor, NWA, PLLC
479-387-7900
Landscape Architect License# 5204
Contractor License# 0428970726

Better Business Bureau A+ rating
BSA Scoutmaster
I reply to texts and emails M-F 8am-5pm

Wonsower, Donna

From: Planning Shared
Sent: Monday, February 9, 2026 2:28 PM
To: Wonsower, Donna
Subject: FW: Prosed variance for fence at 335 South East avenue

For you
VAR-2026-0001

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville, Arkansas
479-575-8267
fayetteville-ar.gov

CITY OF
FAYETTEVILLE
ARKANSAS

From: Franklin Evarts <fevarts56@gmail.com>
Sent: Monday, February 9, 2026 1:31 PM
To: CityClerk <cityclerk@fayetteville-ar.gov>; Planning Shared <planning@fayetteville-ar.gov>
Subject: Prosed variance for fence at 335 South East avenue

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.

My name is Franklin Evarts. My wife Louise Rozier and I live at 11 West South street. We have lived in our home in the Jennings Plus neighborhood for nearly 40 years. We want to go on record opposing the requested variance for the fence at 325 South East avenue. The size of the fence does not meet the requirements of our zoning. We are also concerned about new precedents being set. With all the changes going on around us we believe our neighborhood is unique and needs protection. We would appreciate it if you consider our request and deny this variance. Thank you very much for your time.

Franklin Evarts
Dr. Louise Rozier
11 West South street

Wonsower, Donna

From: Planning Shared
Sent: Friday, February 6, 2026 12:38 PM
To: Wonsower, Donna
Subject: FW: VAR-2026-0001 (327 S EAST AVE)

Follow Up Flag: Follow up
Flag Status: Flagged

For you

Thank you

Mirinda Hopkins
Development Coordinator
Planning Division
City of Fayetteville, Arkansas
479-575-8267
fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

From: Kelley Schwarting <adorned@me.com>
Sent: Friday, February 6, 2026 12:31 PM
To: Planning Shared <planning@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-ar.gov>
Subject: VAR-2026-0001 (327 S EAST AVE)

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.

This remodel began without the required permits and without adherence to city codes. The fence was installed without an 811 One Call, resulting in damage to the underground cable serving my adjacent rental property at 325 S. East Ave. This required repairs and left my tenants without internet service for several days.

A five-foot chain-link fence has been placed in the front yard because the entire backyard has been filled with a building. This fence is inconsistent with the surrounding neighborhood. Only a handful of nearby homes have front-yard fences, and those are tasteful picket or iron styles that comply with height and design standards. In contrast, this fence is visually intrusive and resembles an institutional or commercial enclosure.

The property has been purchased and renovated for a college student who is expected to occupy it for only a few years. After that time, the neighborhood will be left with a permanent, unattractive corner lot that does not align with the character of the area.

For these reasons, I respectfully request that this variance not be approved. It does not meet city code requirements, nor does it align with the aesthetic standards outlined in the downtown master plan.

Kelley Schwarting

324 S East Ave

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director
Justin Bland, City Engineer
Bethany Douglas, Urban Forester

MEETING: February 23, 2026

SUBJECT: **LSD-2025-0019: Large Scale Development (SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH STREET/RAMAY JR. HIGH SCHOOL, 368):** Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH STREET. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.7 acres. The request is for an approximately 70,000 sq. ft. junior high school with associated track and parking.

RECOMMENDATION:
Staff recommends tabling **LSD-2025-0019** to the March 9, 2026 Planning Commission meeting, at the applicant's request.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: February 23, 2026	❒ **Tabled**	❒ **Forwarded**	❒ **Denied**
Motion:			
Second:			
Vote:			

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director
Justin Bland, City Engineer
Bethany Douglas, Urban Forester

MEETING: February 23, 2026

SUBJECT: **LSD-2025-0021: Large Scale Development (3101 N. COLLEGE AVE/ARMOR BANK, 252):** Submitted by ENGINEERING SERVICES INC for property located at 3101 N. COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.20 acres. The request is for a 4,468-square-foot commercial building with associated parking.

RECOMMENDATION:
Staff recommends approval of **LSD-2025-0021** with all conditions as recommended by staff.

RECOMMENDED MOTION:
"I move to approve **LSD-2025-0021***, recommending:*

- *In partial favor of a variance to UDC §172.04(E; Dimensional standards*
- *In favor of a variance to UDC §166.24(D)(7)(a): Entryways*
- *In favor of a variance to UDC §166.25(C)(4); Architectural Design*
- *In favor of a variance to UDC §166.08(F)(2)(a); Access Management*
- *In favor of a variance to UDC §172.04(C)(1); Parking Lot Design Standards*
- *In favor of right-of-way dedication,*
- *In favor of street improvements, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in north Fayetteville, immediately north of the Fiesta Square Shopping Center. Containing two separate parcels for a total of 1.20 acres, the property is currently developed with two commercial structures, one a 4500 sq. ft. retail space, the other a 2600 sq. ft. restaurant. The property is zoned UC, Urban Corridor, and it received that designation in 2024 following a city-initiated rezoning effort of the 71-B Corridor (Ord. 6798). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Commercial	UC, Urban Corridor
South	Commercial	UC, Urban Corridor
East	Commercial	UC, Urban Corridor
West	Commercial	UC, Urban Corridor

Proposal: The applicant requests large scale development approval for a 4,468 sq. ft. structure for Armor Bank. Several variances are being requested with this development:

- **Variance #1: UDC §172.04(E) Dimensional standards, which typically requires a 24-foot width for two-way drive aisles, and a standard parking space of 9 feet by 19 feet.** The applicant is requesting a variance for 10-foot by 20-foot parking spaces, with drive aisles of varying width but at a minimum of 30 feet.
    - *Staff recommendation: Staff recommends in partial favor of this variance request. As far as the drive aisles are concerned, the applicant is working with an unusual site constraint. Trucks and wider vehicles that need to service the adjacent property to the north must use this subject property for access to the associated loading dock. Staff finds that though the applicant's use is a bank and may not receive a significant number of deliveries throughout the day, the unique circumstance with the adjacent property owner merits the wider drive aisles to maintain adequate service provision to the adjacent property owner. However, the applicant has not provided a clear rationale for the request for wider or longer than typical parking spaces. Further, the applicant has indicated that the site only anticipates approximately 10 daily customers. Staff finds that typical parking spaces should be able to serve the anticipated clientele.*

- **Variance #2: UDC §166.24(D)(7)(a): Entryways. A primary entrance for buildings located in a build-to zone shall face the public street.** The applicant is proposing to locate the primary entrance to the structure on the northeastern façade, rather than on the façade that directly faces N. College Avenue.
    - *Staff recommendation: Staff is supportive of the requested variance. The applicant's proposed use, a bank, has specific security and staffing needs that require a primary entrance to be located opposite the drive thru so that tellers can easily serve customers from both sides. If the primary entrance were to be placed along the N. College frontage, this could pose a potential security risk as a teller may not immediately see a threat. The applicant is still meeting the intent of the ordinance by placing a patio directly off the conference room with landscape and other pedestrian-oriented elements, as well as having a direct pedestrian connection from the street.*

- **Variance #3: UDC §166.25(C)(4) All structures shall be architecturally designed to have front facades facing all adjacent street and highway rights-of-way, and shall include at least one prominent entry-way on the principal façade(s).** The applicant is proposing to locate the primary entrance to the structure on the northeastern façade, rather than on the façade that directly faces N. College Avenue.
    - *Staff recommendation: For the same reasons above, staff is supportive of the requested variance. The applicant's proposed use, a bank, has specific security and staffing needs that require a primary entrance to be located opposite from the drive thru so that tellers can easily serve customers from both sides. If the primary entrance were to be placed along the N. College frontage, this would pose a potential security risk as a teller may not immediately see a threat. The applicant is still meeting the intent of the ordinance by placing a patio directly off the conference room with landscape and other pedestrian-oriented elements, as well as having a direct pedestrian connection from the street.*

- **Variance #4: UDC §166.08(F)(2)(a) Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.** The applicant is requesting a variance to this standard to allow for two driveways which would be under the minimum requirement of 250 feet.

- *Staff recommendation: Staff recommends in favor of the applicant's request, finding that with their proposed improvements, they are improving the current access management condition. To enhance public safety, however, staff recommends that the applicant limit the northern driveway to a three-quarter access to prohibit left turns out of the driveway.*

- **Variance #5: UDC §172.04(C)(1) A parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.** The applicant is requesting a variance to this standard to install parking spaces on the property immediately to the north of this property following the closure of an existing driveway.
    - *Staff recommendation: Staff recommends in favor of the applicant's request. The applicant is improving a current access situation, and the proposed new parking spaces fall on the adjacent property. To meet the typical requirement would potentially have conflicting knock-on effects with regards to cross-access, and may require additional design on the adjacent property owner. Staff finds that this is an incremental improvement to this location that could potentially be remedied if and when the adjacent property redevelops.*

Right-of-Way to be Dedicated:
N. College Avenue: N. College Avenue is designated as a Regional High Activity Link Street, which typically requires a minimum of 96 feet of right-of-way, or 48 feet of right-of-way to be dedicated from the street centerline. The applicant is showing an intent to dedicate right-of-way in line with typical master street plan requirements, with a varying dedication amount to allow for the typically-required street improvements along the property's frontage.

Street Improvements:
N. College Avenue: Staff recommends that the applicant develop a 10-foot trail with 10-foot greenspace to be developed along the property's frontage, in line with the typical requirements for the master street plan classification.

Access Management/Connectivity: Staff has determined that the proposed development is largely compliant with the City's access management and connectivity requirements, with the exception of the variances being requested above. The applicant shows an intent to connect to all adjacent parcels.

Design Standards: Staff finds that the proposed development largely complies with pertinent design standards, with the exception of the variances being requested above.

Water and Sewer System: There is an existing 6" water main along the property frontage on College Ave. and another existing 6" water main along the southern side of the property. The applicant plans to tie into an existing water meter served by the College Ave. water main for their domestic water service. There is an existing 6" sewer main across the rear of the property that conflicts with the proposed dumpster structure. Since walls for the dumpster structure are not permitted in an easement, the applicant proposes to replace this main with a new 8" sewer main relocated across the property. The sewer service for the building will be tapped from this new main.

Parkland dedication or fee in-lieu: N/A; parkland dedication does not apply to commercial projects.

Tree Preservation:
Canopy minimum requirement: 20%
Existing canopy: 1.5%
Preserved canopy: 1.2%
Mitigation required: 1 (2)-inch caliper tree

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

RECOMMENDATION: Staff recommends approval of **LSD-2025-0021** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §UDC §172.04(E) Dimensional standards, which typically requires a 24-foot width for two-way drive aisles, and a standard parking space of 9 feet by 19 feet.** *Staff recommends in favor of the wider drive aisles, but against the applicant's request for larger than typical parking spaces.*

2. **Planning Commission determination of a variance to UDC §166.24(D)(7)(a): Entryways. A primary entrance for buildings located in a build-to zone shall face the public street.** *Staff recommends in favor of the request.*

3. **Planning Commission determination of a variance to UDC §166.25(C)(4) All structures shall be architecturally designed to have front facades facing all adjacent street and highway rights-of-way, and shall include at least one prominent entry-way on the principal façade(s).** *Staff recommends in favor of the request.*

4. **Planning Commission determination of a variance to UDC §166.08(F)(2)(a) Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.** *Staff recommends in favor of the applicant's request, with an added condition that the left turn from the northern driveway be removed.*

5. **Planning Commission determination of a variance to UDC §172.04(C)(1), which typically requires that a parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.** *Staff recommends in favor of the request.*

6. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the following amounts:*
    a. *N. College Avenue: minimum of 48 feet from street centerline*

7. **Planning Commission determination of street improvements.** Staff recommends the following improvements:
    a. *N. College Avenue: Typical master street plan requirements for sidewalk (10 feet) and greenspace (10 feet) and streetlights as needed.*

8. All remaining comments from Planning and other city divisions shall be addressed prior to permitting;

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

Standard Conditions of Approval:

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

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

12. All mechanical/utility equipment (roof and ground mounted) shall be screened using materials that are compatible with and incorporated into the structure. A note shall be clearly placed on the plat and all construction documents indicating this requirement;

13. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the Planning and Solid Waste Divisions for review prior to building permit;

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

15. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements;

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

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

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

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

20. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and

21. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;

b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
c. Exterior lighting package must be provided to the Planning Division;
a. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
b. Project Disk with all final revisions; and
c. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

PLANNING COMMISSION ACTION: Required YES

Date: February 23, 2026 ❒ **Tabled** ❒ **Forwarded** ❒ **Denied**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- UDC Sections:
  - 166.08 Street Design And Access Management Standards
  - 166.24 Nonresidential Design Standards
  - 172.04 Parking Lot Design Standards
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Staff Memos
  - Engineering Memo
  - Urban Forestry Memo
- Submittal Documents
  - Request Letter
  - Variance Request Letter and Exhibits
  - Site Plan
  - Building Elevations

166.08 Street Design And Access Management Standards

…

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

(1) *Curb Cut Separation.* For purposes of determining curb cut or street access separation, the separation distance shall be measured along the curb line from the edge of curb cut to the edge of curb cut/intersection. The measurement begins at the point where the curb cut and intersecting street create a right angle, i.e., the intersection of lines drawn from the face-of-curb to face-of-curb. The measurement ends at the point along the street where the closest curb cut or street intersection occurs; again, measured to the point where the curb cut or intersecting streets create a right angle at the intersection of face-of-curb. In all cases curb cuts shall be a minimum of 5 feet from the adjoining property line, unless shared.

(2) Separation for two (2) family, three (3) and four (4) family, multi-family and nonresidential development.

(a) *Regional and Regional High Activity Links.* Where a street with a lower functional classification exists that can be accessed, curb cuts shall access onto those streets. When necessary, curb cuts along regional links shall be shared between two (2) or more lots. Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.

(b) *Neighborhood Links.* Curb cuts shall be located a minimum of 100 feet from an intersection or driveway. When necessary, curb cuts along neighborhood links shall be shared between two (2) or more lots.

(c) *Residential Links.* Curb cuts shall be located a minimum of 50 feet from an intersection or driveway. In no case shall a curb cut be located within the radius return of an adjacent curb cut or intersection.

(G) *Non-Conforming Access Features.*

(1) *Existing.* Permitted access connections in place on the date of the adoption of this ordinance that do not conform with the standards herein shall be designated as nonconforming features and shall be brought into compliance with the applicable standards under the following conditions:

(a) When new access connection permits are requested;

(b) Upon expansion greater than 50% of the property's appraised or market value as established by the Washington County Assessor; or

(c) As roadway improvements allow.

(d) With development of a new primary structure on the property.

(Code 1965, App. C., Art. IV, §§C, D, F—H; Ord. No. 1750, 7-6-70; Ord. No. 1801, 6-21-71; Ord. No. 2196, 2-17-76; Ord. No. 2353, 7-5-77; Code 1991, §§159.45, 159.58, 159.51—159.53; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4757, 9-6-05; Ord. No. 4919, 9-05-06; Ord. No. 5156, 8-5-08; Ord. No. 5296, 12-15-09; Ord. No. 5546, 12-04-12; Ord. No. 5642, 12-03-13; Ord. No. 6179, §1, 4-16-19; Ord. No. 6207, §§1—4, 7-16-19; Ord. No. 6244, §1, 10-1-19; Ord. No. 6350, §4(Exh. C), 8-18-20; Ord. No. 6658, §9, 5-2-23)

166.24 Nonresidential Design Standards

…

(7) *Fenestration.* Fenestration patterns should encourage design, reinforce rhythm, and create shadows. The following shall be met to satisfy the fenestration requirements for a principal façade:

(a) Entryways. A primary entrance for buildings located in a build-to zone shall face the public street. When a structure is not in a build-to zone, the primary entrance shall be well-defined from access drives, sidewalks, and/or major parking areas.

(i) Multiple entryways are encouraged for all structures; however, a building entrance shall occur at a minimum of every 100 feet of building façade length that is within the build-to zone.

(ii) Each primary entrance shall be made visible and prominent by using special architectural treatment that signifies the entrances, such as large entry doors, porches, or protruding or recessed entrances.

…

(Ord. No. 5312, 4-20-10; Ord. No. 5519, 8-21-12; Ord. No. 5859, §1(Exh. A), 3-15-16; Ord. No. 6164, §10, 4-2-19)

166.25 Commercial, Office and Mixed Use Design And Development Standards

…

(4) All structures shall be architecturally designed to have front facades facing all adjacent street and highway rights-of-way, and shall include at least one prominent entry-way on the principal façade(s).

(5) All buildings should be constructed of wood, masonry, or other similar durable material.

…

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

172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

(A) *Maneuvering.* Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without moving other vehicles, unless a valet service has been approved as part of the development plans. Vehicles shall exit the parking lot in a forward motion.

(B) *Pedestrian Access.*

(1) Pedestrian access shall be provided from the street to the entrance of the structure by way of designated pathway or sidewalk.

(2) Parking lots may be utilized by restaurants, cafes, and similar uses where pedestrian seating, access, or service does not interfere with safe and functional circulation. If a parking lot utilized for outdoor service is determined to represent a hazard to pedestrian or vehicular use, sites may be required to include an implied or physical barrier with landscaping elements, gated fencing, changes in ground surface texture, material or color, or similar treatments.

(C) *Build-to Zone.* A portion of a required parking lot may be located within the build-to zone, subject to the following:

(1) A parking lot located within the build-to zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.

(2) Parking lots that are located within the build-to zone shall comply with Chapter 177: Landscape Regulations, related to landscape setbacks.

(3) Off-site parking lots shall be prohibited from being located within the build-to zone.

(4) In urban zoning districts that specify urban form (i.e., a build-to zone) the intent is for drive-thru lanes, parking lot drive aisles, and parking spaces to be located to the side or rear of buildings. In urban zoning districts, a drive-thru lane, parking lot drive aisle, or parking spaces are not permitted to be located in the front yard directly between a building and the Master Street Plan right-of-way.

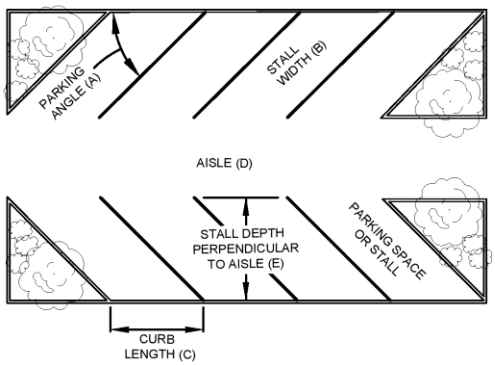
(D) *Compact Spaces.* A maximum of 35% of the total spaces are allowed to be compact spaces for nonresidential uses and a maximum of 20% are allowed to be compact spaces for residential parking. Compact spaces shall be marked either by marking on the pavement or by separate marker.

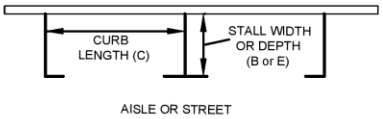
(E) *Dimensional Requirements.* (See Table 1)

TABLE 1
DIMENSIONAL REQUIREMENTS

Angle (A)	Type	Width (in ft.) (B)	Curb length (in ft.) (C)	One-way aisle width	Two-way aisle width	Stall depth (in ft.) E)

				(in ft.) (D)	(in ft.) (D)	
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	8	15	12	24	14
45°	Standard	9	12.5	12	24	19
	Compact	8	10.5	12	24	16
60°	Standard	9	10.5	18	24	20
	Compact	8	8.5	15	24	16.5
90°	Standard	9	9	24	24	19
	Compact	8	7.5	22	24	15
	Motorcycle/Scooter	3	3	12-24	24	7.5—9





PARALLEL PARKING

…

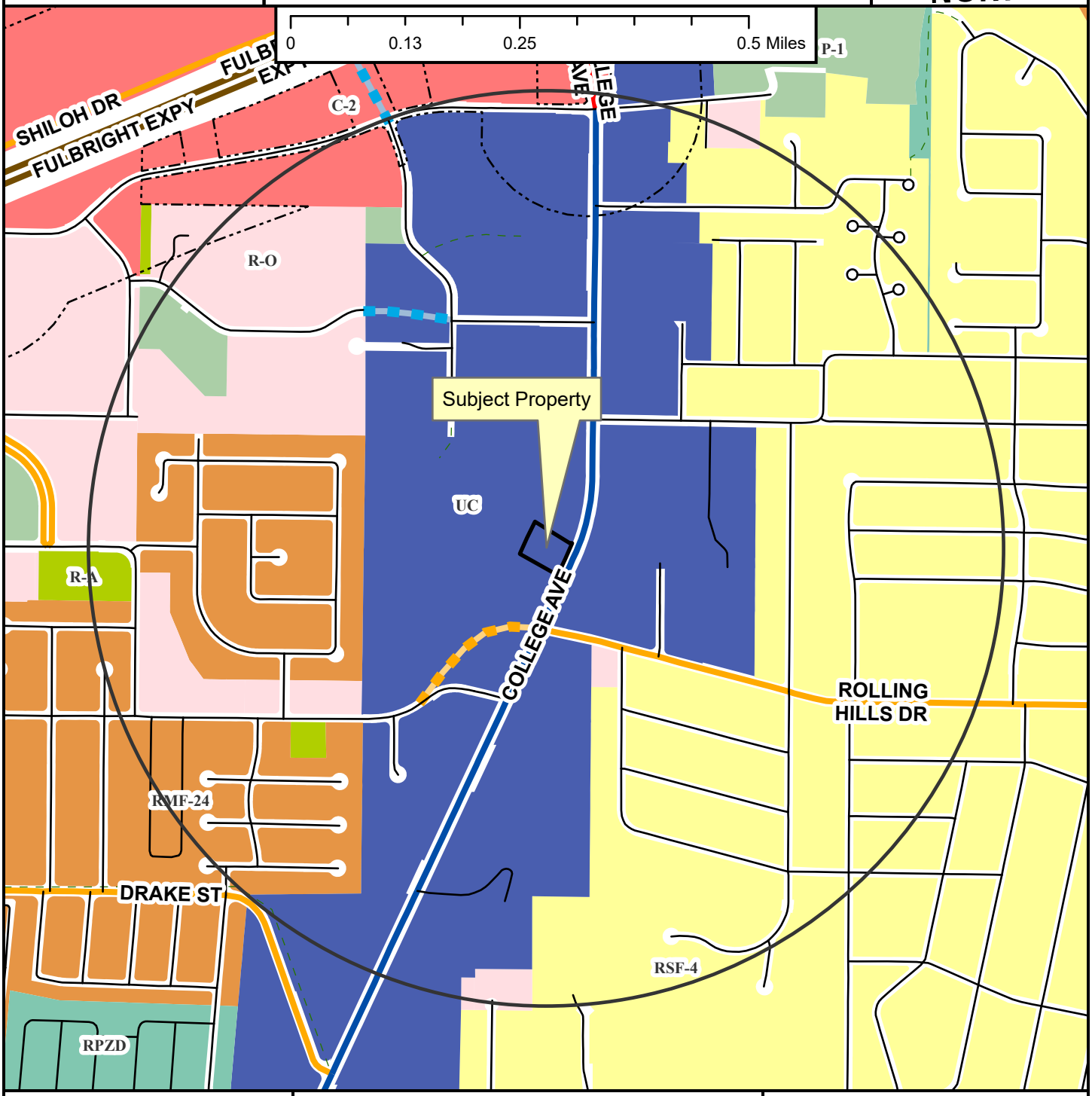
(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh. G), 8-18-20; Ord. No. 6864, §1, 5-6-25)

LSD-2025-0021

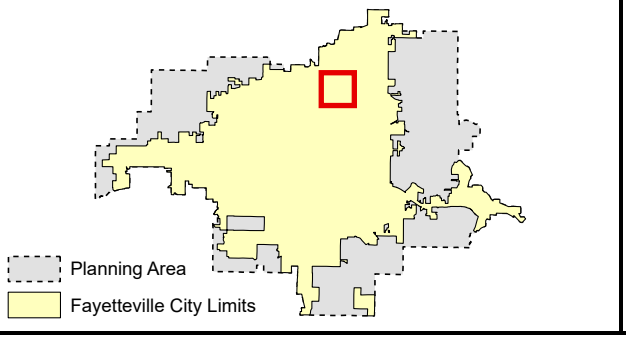
One Mile View

3101 N. COLLEGE AVE

NORTH



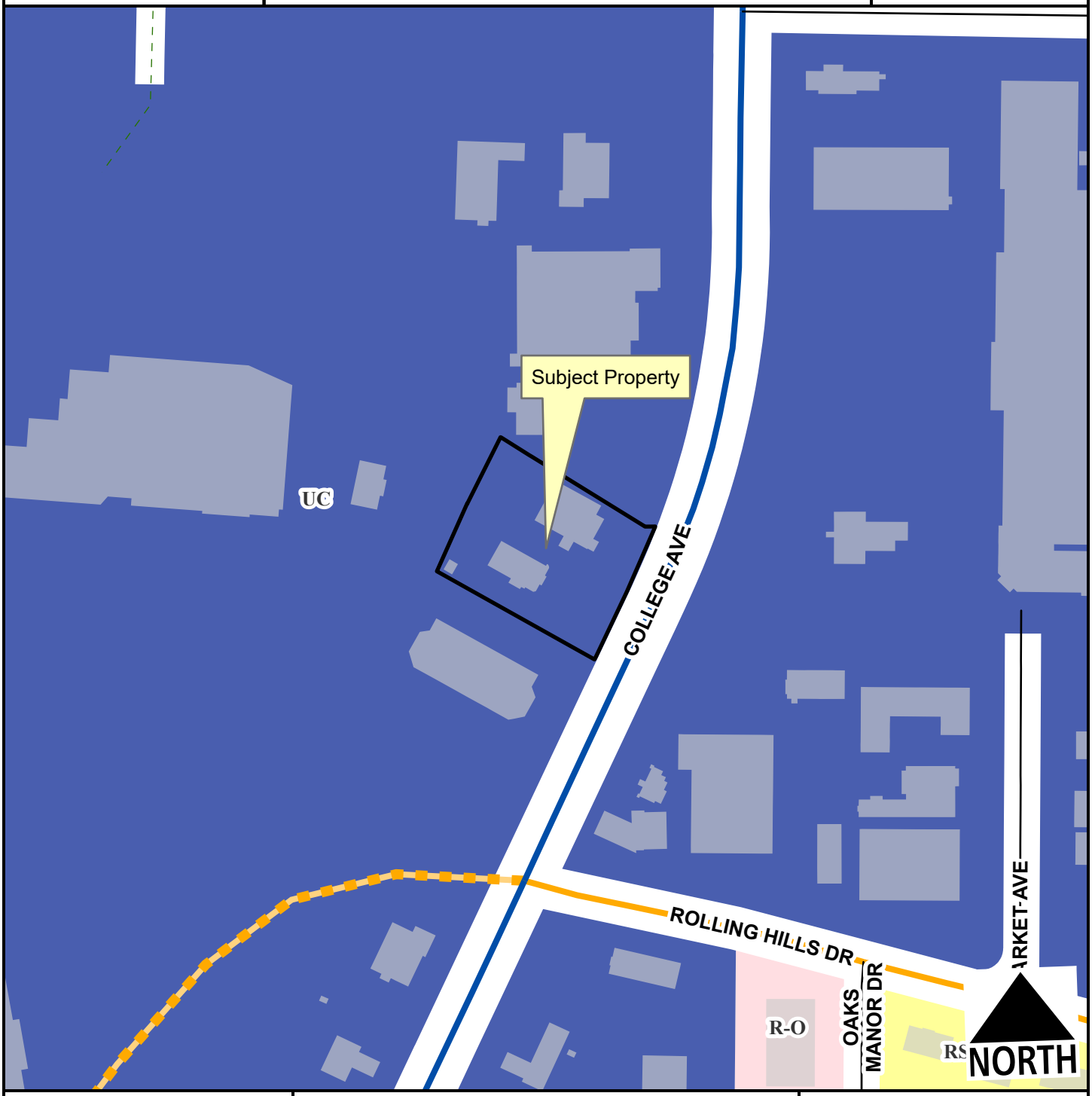
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



LSD-2025-0021

Close Up View

3101 N. COLLEGE AVE



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

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

LSD-2025-0021

Current Land Use

3101 N. COLLEGE AVE

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: February 18, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2025-0021**

Water: There is an existing 6" water main along the property frontage on College Ave. and another existing 6" water main along the southern side of the property. The applicant plans to tie into an existing water meter served by the College Ave. water main for their domestic water service.

Sewer: There is an existing 6" sewer main across the rear of the property that is in conflict with the proposed dumpster structure. Since walls for the dumpster structure are not permitted in an easement, the applicant proposes to replace this main with a new 8" sewer main relocated across the property. The sewer service for the building will be tapped from this new main.

Streets: The applicant proposes removing five existing drives (four on their property plus one on the neighboring property to the north) and replacing them with two drives. These two drives will not meet the curb cut separation requirement of 250'. However, the City Engineer has granted an administrative variance due to the net improvement in safety that is achieved by the reduction of driveways.

The new northern drive will allow full access (in and out), while the southern drive will be exit-only. In an effort further improve safety, staff recommends to the Planning Commission that the northern drive be restricted to three-quarter access to prohibit left turns out of the driveway. This restriction would improve safety while still allowing vehicles to exit the site via the southern drive or an additional drive to the north connected through the parking lot.

Drainage: Since the site is currently almost entirely covered by impervious surfaces, the applicant will not be required to install drainage improvements. This plan will slightly reduce the total impervious area. During the grading review, drainage patterns and areas will be confirmed to ensure there are no adverse impacts on adjacent properties.

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense

3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.
4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
5. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
    - Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
    - Sanitary Sewer pipe sizing, profiles, or utility conflicts
    - Waterline fittings, callouts, or utility conflicts
    - Street profiles
    - Fine grading/spot elevations

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Engineering Services Inc

From: Bethany Douglas, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: February 16, 2026

Subject: LSD-2025-0021: Armor Bank (3101 N College Ave)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting 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	47,882	100%
*Zoning Designation * Select Below with drop down arrow*		
UT, Urban Thoroughfare	7,182	15%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	7,182	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	730	1.5%
Tree Canopy Preserved	555	1.2%
Tree Canopy Removed *On Site	175	0.4%
Tree Canopy Removed *Off Site	138	
Tree Canopy Removed Total	313	0.7%
Removed Below Minimum	**6,627**	
Mitigation Requirements	**313**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	313	1
Low Priority		
Total Mitigation Trees Required		

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**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		
b.	Property Boundary	**Yes**		
c.	Natural Features (100ft beyond limits of disturbance)	**N/A**		
d.	Existing Topography and Proposed Grading	**Yes**		
e.	Soil Types	**Yes**		
f.	Significant Trees	**Yes**		
g.	Groupings of Trees	**N/A**		
h.	Table Inventory List (species, size, health, priority)	**Yes**		
i.	All Existing and Proposed Utilities	**Yes**		
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		
k.	All Streams (with approximate center line)	**N/A**		
l.	Floodplains and floodways	**N/A**		
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		
n.	Submitted Site Analysis Plan (if required)	**Yes**		
o.	Shows ALL Proposed Site Improvements	**Yes**		
p.	Delineates trees/canopy to be preserved and removed	**Yes**		
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**Yes**		
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**		
b.	Limits of Root Pruning	**Yes**		
c.	Traffic flow on work site	**Yes**		
d.	Location of material storage	**Yes**		
e.	Location of concrete wash out	**Yes**		
f.	Location of construction entrance/exit	**Yes**		
6.	**Site Analysis Report (if required)** *UDC 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**	**Planning Commission**
	Conditionally Approved	**1-14-26**	**2-16-26**
	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.

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To:	Engineering Services Inc
From:	Bethany Douglas, Urban Forester
CC:	Jessie Masters, Planning Director
Meeting Date:	February 16, 2026
Subject:	LSD-2025-0021: Armor Bank (3101 N COLLEGE AVE)

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.	Wheel Stops/Curbs *UDC Chapter 177.04B1*	**X**		
b.	Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			**X**

c.	Tree Island (8' min. width, 18.7' min length OR 150 square feet) *UDC Chapter 177.04C*	**X**		
d.	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). *UDC Chapter 177.04D2a*	X		
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
d.	Screening of parking lot from adjacent residential properties and the street.	**X**		
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**
5.	**Landscape Requirement Totals**	**Amount**		
	Mitigation Trees	**1**		
	Parking Lot Trees	**3**		
	Street Trees	**4**		
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	**N/A**		

Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**N/A**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**N/A**

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**1-14-26**	**2-16-26**
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.

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

December 30, 2025

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

RE: Overall Narrative
Armor Bank
Fayetteville, AR

To whom it may concern,

Please let this letter serve as a narrative to accompany the complete submittal for the new Armor Bank branch. The proposed development is located along North College Avenue, just north of the North College Avenue and East Rolling Hills Drive intersection. It is Washington County Parcel Numbers 765-15918-000 and 765-15917-000. Both properties are owned by different entities, but the final product will be owned by one entity. Both property owners have signed off on the property owner authorization forms. These properties are currently zoned UC and no change in zoning is requested. There are 2 existing buildings that will be removed, and then the proposed building will be constructed.

Pre-Application Meeting

A pre-application meeting was held with Fayetteville Planning, Engineering, and Urban Forestry. All discussion at the meeting has been utilized in the design of the plans.

Utilities

This site has access to public water and sewer. For Water, the existing 6" water mains along N College Avenue and along a private alley will be kept in place, and an existing water meter will be kept and utilized for providing service to the new building. For sewer, there is an existing 6" sewer main along the northwest property line that will be connected to for service.

Traffic

It is not anticipated that this development will cause any traffic issues. The number of driveways along N College Avenue are being reduced from 4 to 2 after discussion with Engineering. There is one driveway for ingress and egress, with the other driveway being strictly egress from the drive-thru lanes.

Variances

Variances for the drive aisle widths exceeding 24 feet, parking stalls exceeding 9 feet in width, principal façade not within the build-to zone, and prominent entry-way not facing the public street are being requested. An administrative variance has been requested for driveway separation from the Engineering division, and staff is supportive of the proposed driveway locations. The total number of driveways associated with the project is being reduced from 4 down to 2, and the separation between the proposed driveways and the existing driveways increases compared to the separation between the existing driveways along the property.

This submittal includes the following items:

- No submittal fee is included. Once the invoice is generated, this will be paid by the developer.
- Large Scale Development Plans
- Preliminary Drainage Report
- Warranty Deeds
- Legal Descriptions
- Consent of Owner Form
- Boundary Survey
- Building Elevations
- Tech Plat Fire Review Sheet

Please let me know if I can answer any questions.

Joshua Haley, E.I.
Project Engineer

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72764 • (479) 751-8733 • Established 1971

February 16, 2026

City of Fayetteville
Development Services Building
125 West Mountain Street
Fayetteville, AR 72701

Re: Variance Request
Armor Bank (LSD-2025-0021)
Fayetteville, Arkansas

To whom it may concern:

Please accept this letter as a variance request to waive the parking lot design standard requirements under UDC Chapter 172.04(E). The development proposes to use 10 ft as the width of the parking stalls for the 90 degree parking to allow for more comfortable parking by bank patrons. The drive aisles are also proposed to be wider than 24 feet. The proposed aisles vary in width, but are a minimum of 30 feet to allow for more comfortable driving for patrons that have trailers attached to their vehicles. The combination of both allows for the clients of the bank to park and drive comfortably at this location. Additionally, there is an access easement along the north line of the property line for the adjacent owners to access a truck dock typically by WB-67 and WB-40 style vehicles, and the larger aisles will increase the ease of access to this dock for the truck deliveries.

We would also like to request a variance to waive the requirement to have the primary entrance within the build-to-zone under UDC Chapter 166.24 (D)(7)(a). The principal façade and primary entrance face towards the parking lot, and having a second primary entry-way into the bank leads to security concerns. Doors have been added to the building within the build-to-zone, but this will not be available as an entrance for the bank patrons.

We would also like to request a variance to waive the requirement to have at least one prominent entry-way facing the adjacent street under UDC Chapter 166.25 (C)(4) Commercial, Office, and Mixed Use Design and Development Standards. The principal façade faces towards the parking lot, and having a second primary entry-way into the bank leads to security concerns. Doors have been added to the building within the build-to-zone, but this will not be available as an entrance for the bank patrons.

We would also like to request a variance to waive the curb cut separation for the development's driveways under UDC Chapter 166.08(F)(2)(a). The existing two buildings have four driveway curb cuts with an additional driveway on the adjacent owner to the north's property for a total of five curb cuts, and the proposed development reduces the amount of curb cuts in this section of North College Avenue down to two. The two driveway locations that are proposed with the development are in the same locations as two of the existing driveways, with improvements added to meet city standards. The separation between the proposed on site south curb cut driveway and the existing one further south is approximately 43 feet, and the separation between both the proposed curb cut driveway is approximately 125 feet.

With the removal of the curb cut driveway to the north of the development with the one in lane, one out left turn lane, and one out right turn lane, we request the proposed north drive entrance become this style of curb cut driveway and essentially shift the existing one to the south approximately 50 feet to the shared lot line with the adjacent owner. We also request that the south proposed curb cut driveway have a left turn out lane and a right turn out lane, with no ingress at this driveway. We have coordinated

with the Engineering department to ensure that the reduction in curb cuts are safe for patrons and the public.

We would also like to request a variance to waive the screening requirements for a parking lot under UDC Chapter 172.04(C)(1). The parking lot spaces that are being added onto the northern adjacent property owners lot with the removal of the existing one lane in, one left turn out, one right turn out curb cut driveway entrance are located within the build-to-zone. The rest of the adjacent owner's parking lot currently does not have any screening along North College Avenue, and this would block the view into the proposed development and the adjacent property.

It is our intention to attempt to meet the intent of the code, while adjusting the site plan to meet the needs of the client. While we understand the need for these requirements, we believe the intent of the code is met through the proposed site plan and utilizing a controlled access to the bank that creates a special circumstance that requires consideration of the Planning Commission.

Very truly yours,

Joshua Haley, E.I.
Project Engineer

Z:\Engineers\00 - Engineer Projects\25930 - Armor Bank Fayetteville\03 Pre-Construction Plan Submittals\variance submittals\Variance Request Armor Bank.docx

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Dec. 4, 2025
DRAWN BY: GH
CHECKED: JH
W.O. # 25930

1/2

© COPYRIGHT 2025, ENGINEERING SERVICES, INC. 12-4-2025 2:14 PM

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TRUCK EXHIBIT
ARMOR BANK
FAYETTEVILLE ARKANSAS

ESI
ENGINEERING SERVICES, INC.
SITE DESIGN • LAND DEVELOPMENT • PLANNING

REVISION	DATE	DESCRIPTION

SCALE: 1"=20'
DATE: Dec. 4, 2025
W.O. # 25930
DRAWN BY: GH
CHECKED: JH

© COPYRIGHT 2025, ENGINEERING SERVICES, INC. 12-4-2025 2:14 PM
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TRUCK EXHIBIT
ARMOR BANK
FAYETTEVILLE ARKANSAS

ESI
ENGINEERING SERVICES, INC.
SITE DESIGN • LAND DEVELOPMENT • PLANNING

2/2

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282 Ph: 479-751-8733 • Fax: 479-751-8746

February 17, 2026

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

RE: Traffic Summary
Armor Bank
Fayetteville, AR

To whom it may concern,

Please let this letter serve as a traffic summary for anticipated traffic to the proposed branch location for Armor Bank. Historic data at other branches in the area supply that there will be around 5 employees in the bank with a daily average of 10 customers, with the peak hours being noon to 1pm. Based off this data, there is not a significant increase in average daily traffic or change in peak hours when compared to the existing restaurant and sports store.

Please let me know if I can answer any questions.

Joshua Haley, E.I.
Project Engineer

ARMOR BANK

February 16th, 2026

RE: Fayetteville Location

To whom it may concern,

Armor Bank is excited to expand our business in Northwest Arkansas through a proposed branch in Fayetteville. Fayetteville has a vibrant business community, and we are hopeful that this expansion is a win-win for everyone involved.

Regarding our request, we want to provide more clarity to two pieces of our site plan: branch traffic and parking stall widths.

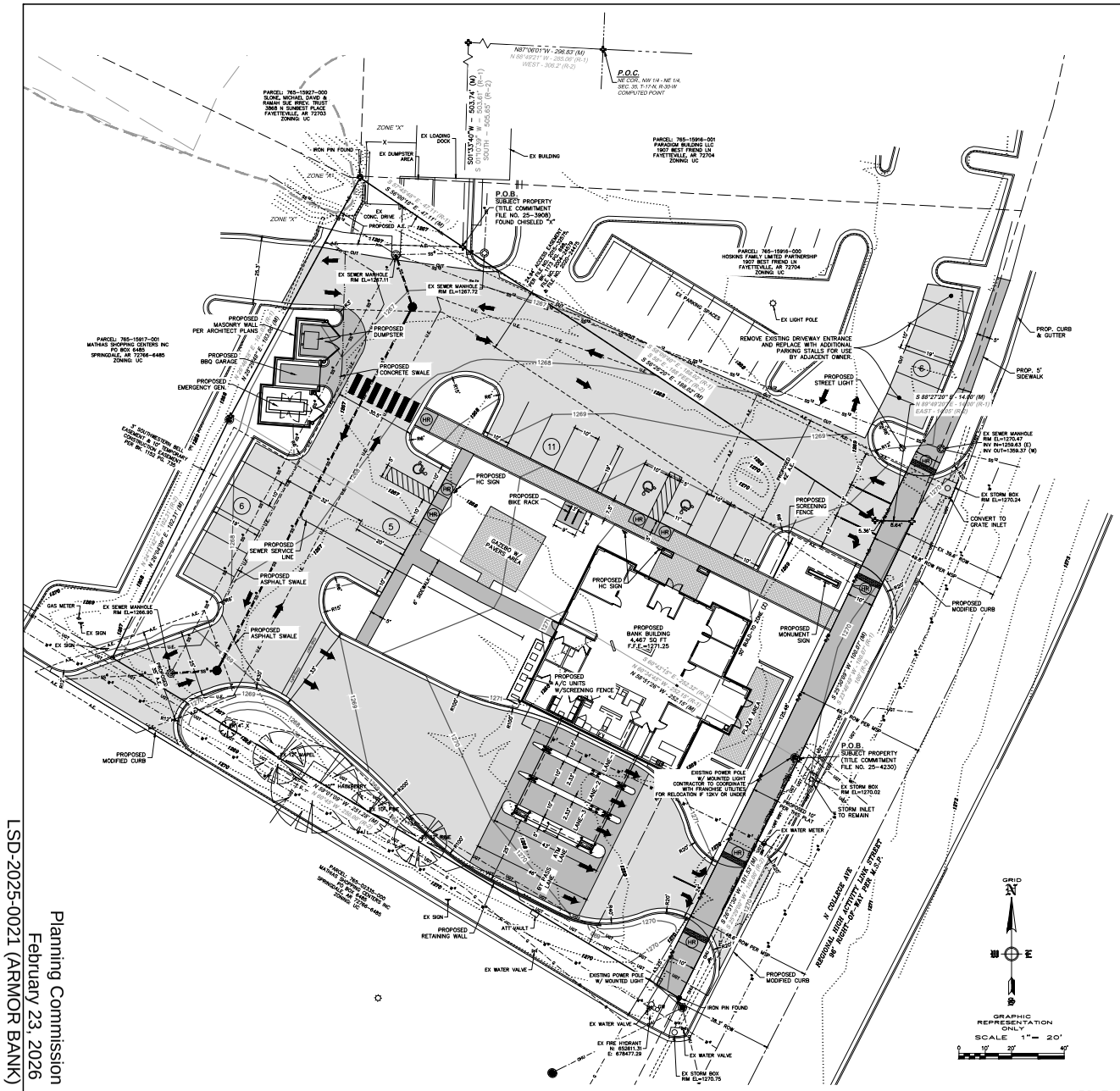
As it pertains to traffic, in our submission we list an expected traffic count of 10 per day. That calculation is based upon our Rogers, AR location's in-person transaction count. Our retail staff indicated in-person traffic averaged 10 per day in the near 3 years of that location being open. In an age of digital banking, we are seeing less in-person transaction counts with more business being conducted over the phone, email, or virtually.

As it pertains to parking stalls, in our submission we are requesting 10 foot wide parking stalls. Although in-person transaction counts have declined over time, vehicle sizes have not. Furthermore, our commercial clients typically drive larger vehicles—dual wheeled trucks, large pickup trucks, and utility vans. Wider parking stalls allow our clients to park and get in and out of their vehicles without fear of damaging another vehicle.

I hope this addional commentary helps you assess our site and helps add validity to our proposal. Feel free to reach out with any additional questions.

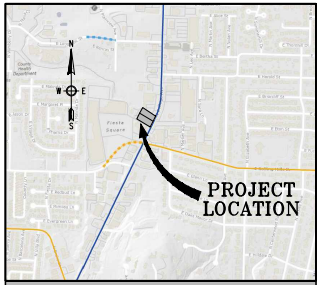
Andrew C. Brink

Andrew Brink
Market President
1100 S 52nd St
Rogers, AR 72758
(479) 957-0339 (cell)
(479) 335-2222 (office)



PLAT PAGE: 252

OWNER:	CHIANG, KUEI & FENG TRUST 704 FAIRWAY CIR SPRINGDALE, AR 72764
OWNER:	A. JONES, INC 3107 N COLLEGE AVE FAYETTEVILLE, AR 72703
DEVELOPER:	ARMOR BANK 2300 COTTONDALE LANE STE 250 LITTLE ROCK, AR 72202 C/O CHAD MAY 501-772-5288
ENGINEER/SURVEYOR:	ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 282 SPRINGDALE, AR 72765
CITY ZONING:	UC (URBAN CORRIDOR)
SETBACKS:	FRONT – A BUILD-TO ZONE THAT IS LOCATED BETWEEN THE FRONT PROPERTY LINE AND A LINE 30 FEET FROM THE FRONT PROPERTY LINE SIDE AND REAR – NONE SIDE OR REAR WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT – 15'
PARKING SPACES REQUIRED:	A MINIMUM OF FOUR (4) SPACES FOR ONE (1) DRIVE-THRU WINDOW, PLUS THREE (3) SPACES FOR EACH ADDITIONAL DRIVE-THRU LANE OR AUTOMATED TELLER MACHINE (ATM), AS MEASURED FROM EACH DRIVE-THRU WINDOW. (4 DRIVE-THRU LANES=13 SPACES REQUIRED) (INCLUDING 1 A.D.A. SPACE) (1 BIKE SPACE REQUIRED) MAXIMUM OF 1 SPACE PER GFA (22 SPACES PERMITTED)
PARKING SPACES PROVIDED:	22 (INCLUDING 3 A.D.A. ACCESSIBLE) INCLUDES 2 BICYCLE SPACES
SITE COVERAGE:	EXISTING: 48,257 SQ.FT. (96.7%) PROPOSE: 36,499 SQ.FT. (73.1%)



VICINITY MAP (MASTER STREET PLAN)
N.T.S.

LEGEND

	IRON PIN FOUND
	IRON PIN SET
	PROPERTY LINE
	EX. EASEMENT LINE
	EX. BUILDING SETBACK LINE
	EX. ROAD CENTERLINE
	EX. CURB & GUTTER
W	EX. WATER LINE
SS	EX. 8" SEWER LINE
	EX. STORM DRAIN LINE
OHP/T	EX. OVERHEAD POWER LINE
F.O.	EX. FIBER OPTIC LINE
	EX. WATER METER
	EX. FIRE HYDRANT
	EX. SEWER MANHOLE
	EX. POWER POLE
	EX. WATER VALVE
	EX. WATER METER
1069	EX. CONTOUR
1368	PROPOSED CONTOUR
	PROPOSED CURB & GUTTER
	PROPOSED SINGLE WATER SERVICE
	PROPOSED DOUBLE WATER SERVICE
	PROPOSED SEWER SERVICE
HR	PROPOSED HANDICAP RAMP

FEMA FLOOD PLAIN ZONE:

A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'A', DESIGNATED AS AN AREA WHERE NO BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, ALL AS SHOWN ON THE F.I.R.M. MAP # 05143C0207G, PANEL 207 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

LEGAL DESCRIPTION:

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 30 WEST; WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N88°49'21"W ALONG THE NORTH LINE OF SAID 40 ACRE TRACT 285.06 FEET (RECORD 306.20 FEET); THENCE S01°10'39"W 503.61 FEET (RECORD 505.65 FEET) TO AN EXISTING CHISELED "X" FOR THE TRUE POINT OF BEGINNING; THENCE S58°09'40" E 188.02 FEET TO AN EXISTING SURVEYOR'S NAIL; THENCE N89°49'20"E 14.00 FEET TO AN EXISTING SURVEYOR'S NAIL ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #71 (COLLEGE AVENUE); THENCE S23°46'49"W ALONG SAID RIGHT-OF-WAY LINE 100.07 FEET TO AN EXISTING IRON; THENCE LEAVING SAID RIGHT-OF-WAY LINE N60°34'45"W 252.15 FEET TO A SET 1/2" IRON REBAR; THENCE N26°46'28"E 103.03 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE S57°45'48"E 47.11 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES, MORE OR LESS.
SUBJECT TO A 25-FOOT WIDE ACCESS EASEMENT, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 30 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE N88°49'21"W ALONG THE NORTH LINE OF SAID 40 ACRE TRACT 109.34 FEET (RECORD 131.80 FEET); THENCE S01°10'39"W 599.50 FEET (RECORD 605.70 FEET) TO AN EXISTING SURVEYOR'S NAIL ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #71 (COLLEGE AVENUE) FOR THE TRUE POINT OF BEGINNING; THENCE S89°49'20"W 14.00 FEET TO AN EXISTING SURVEYOR'S NAIL; THENCE N58°09'40"W 188.09 FEET TO AN EXISTING CHISELED "X" IN CONCRETE; THENCE S89°50'20"W 55.21 FEET; THENCE S24°57'37"W 27.60 FEET; THENCE N89°50'20"E 59.85 FEET; THENCE S58°09'40"E 188.00 FEET; THENCE N89°49'20"E 9.99 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE N23°46'49"E 27.34 FEET TO THE POINT OF BEGINNING.

AND:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST; DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING 306.2 FEET WEST AND 505.65 FEET SOUTH OF THE NORTHEAST CORNER OF SAID 40 ACRE TRACT, THENCE SOUTH 58 DEGREES EAST 188 FEET; THENCE EAST 14.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 71 BUSINESS (COLLEGE AVENUE); THENCE ALONG SAID LINE 202 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES 45 MINUTES WEST 250.00 FEET TO AN IRON PIN; THENCE NORTH 24 DEGREES 11 MINUTES 42 SECONDS EAST 102.31 FEET TO AN EXISTING R.R. SPIKE; THENCE SOUTH 60 DEGREES 43 MINUTES 15 SECONDS EAST 252.32 FEET TO AN IRON PIN; THENCE SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST 102.00 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING IN THE ABOVE DESCRIBED TRACT, TO-WIT: BEGINNING AT A POINT 392.2 FEET WEST AND 572.8 FEET SOUTH OF THE NORTHEAST CORNER OF SAID 40 ACRE TRACT DESCRIBED ABOVE; AND RUNNING, THENCE NORTH 24 DEGREES 40 MINUTES EAST 101.50 FEET; THENCE NORTH 66 DEGREES 05 MINUTES WEST 243.25 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES WEST 202.00 FEET; THENCE SOUTH 60 DEGREES 45 MINUTES EAST 168.23 FEET; THENCE NORTH 24 DEGREES 40 MINUTES EAST 102.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS.

REVISION	DATE	DESCRIPTION

LARGE SCALE DEVELOPMENT

ARMOR BANK

FAYETTEVILLE, ARKANSAS

SCALE: 1"=20'	DATE: February 16, 2026	DRAWN BY: JGA

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

W.O.# 25930 | SHEET 3

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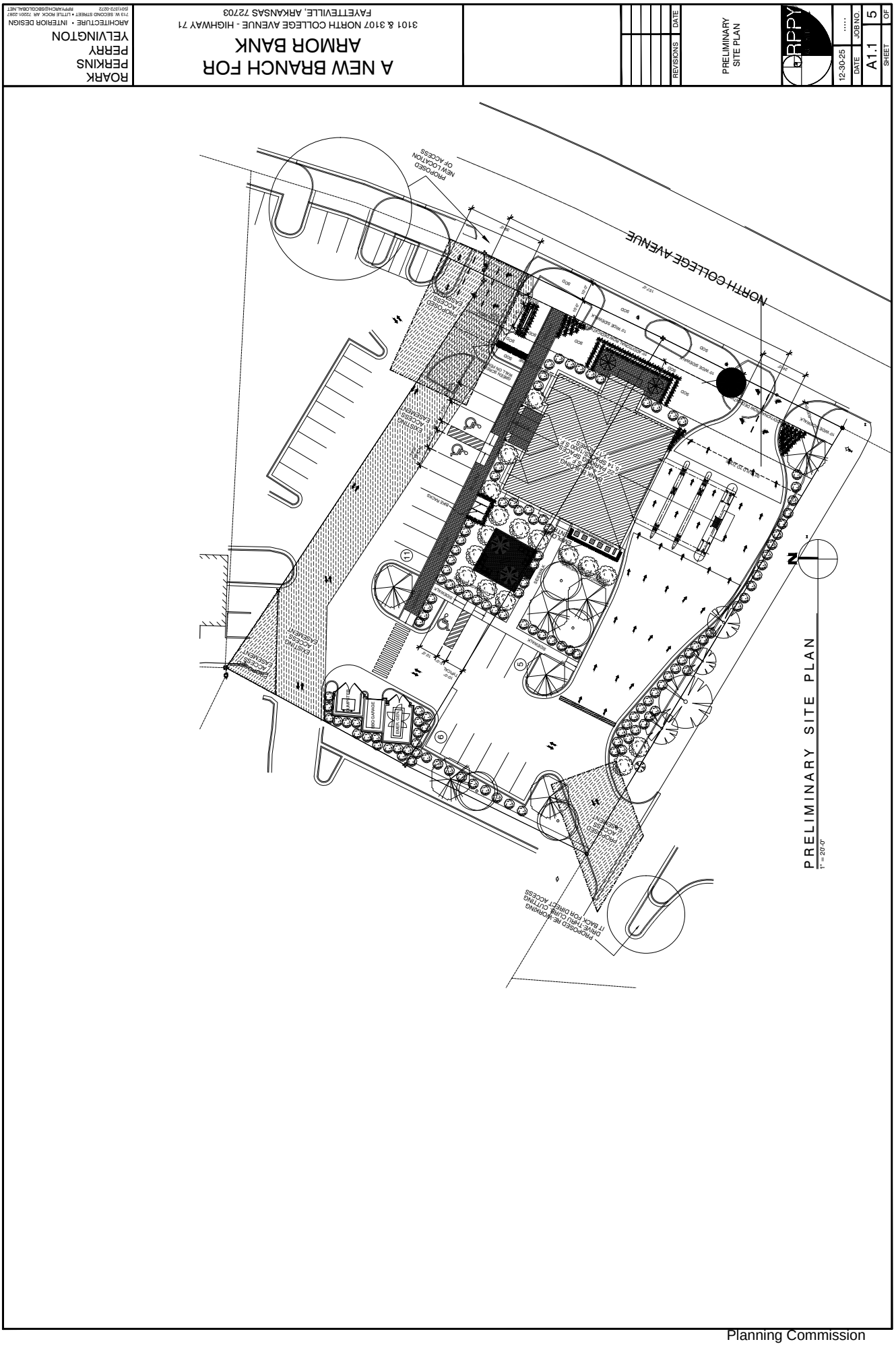
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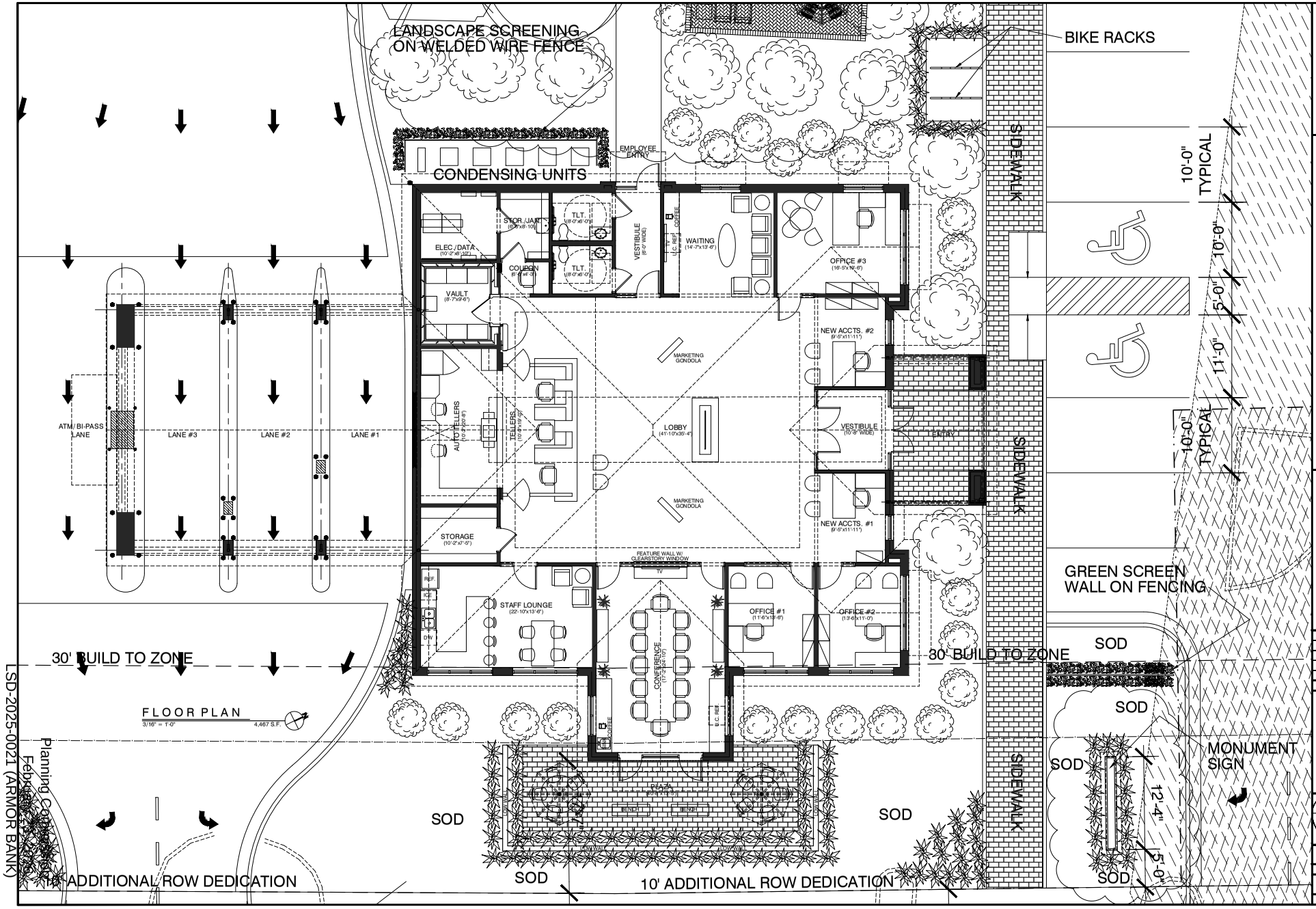
ARCHITECTURE • INTERIOR DESIGN
710 W. SECOND STREET • LITTLE ROCK, AR 72201-2087
501/372-0272 RPPYARCH@BELLSOUTH.NET
A NEW BRANCH FOR
ARMOR BANK
3101 & 3107 NORTH COLLEGE AVENUE - HIGHWAY 71
FAYETTEVILLE, ARKANSAS 72703
REVISIONS
DATE
PRELIMINARY
SITE PLAN
12-30-25
DATE
....
JOB NO.
A1.1
SHEET
5
OF
NORTH COLLEGE AVENUE
PROPOSED NEW LOCATION OF ACCESS
PROPOSED ACCESS EASEMENT
EXISTING ACCESS EASEMENT
PROPOSED BE MOVING DRIVE THRU QUE CUTTING IT BACK FOR DIRECT ACCESS
PRELIMINARY SITE PLAN
1" = 20'-0"



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2314 W. SECOND STREET • LITTLE ROCK, AR. 72201
501.375.1275 • FAX 501.375.1287
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A NEW BRANCH FOR ARMOR BANK

3101 &3107 NORTH COLLEGE AVENUE - HIGHWAY 71
FAYETTEVILLE, ARKANSAS

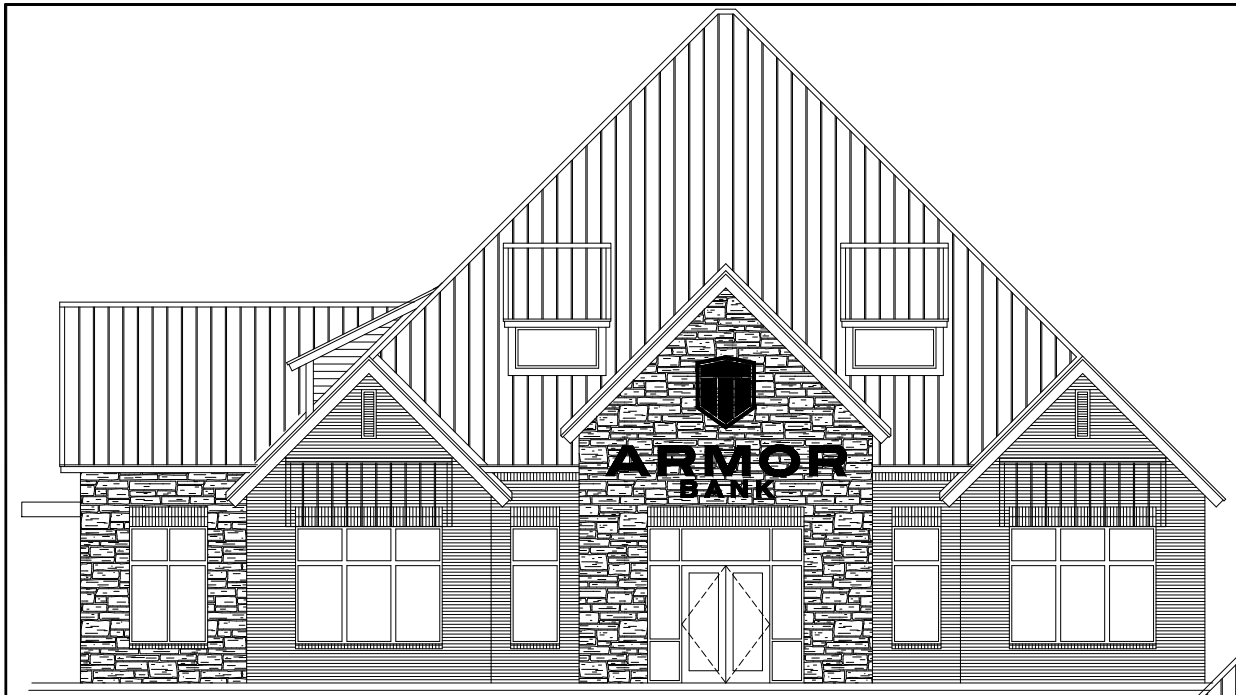
REVISIONS	DATE

PRELIMINARY FLOOR PLAN

RPPY

DATE	JOB NO.
11-24-25	.....

SHEET	OF
A1.2	5



NORTH ELEVATION

1/4" = 1'-0"

EAST ELEVATION

1/4" = 1'-0"

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A NEW BRANCH FOR ARMOR BANK

3101 & 3107 NORTH COLLEGE AVENUE - HIGHWAY 71
FAYETTEVILLE, ARKANSAS

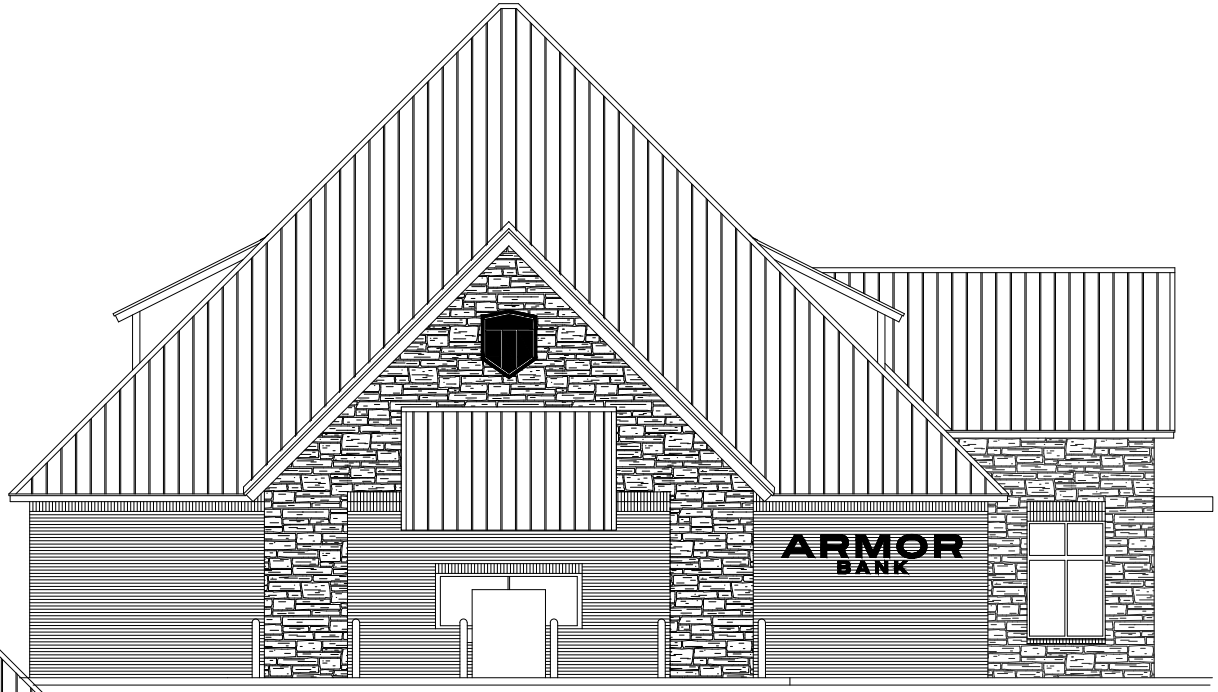
REVISIONS	DATE

PRELIMINARY
NORTH & EAST
ELEVATIONS

RPPY

DATE	JOB NO.
11-24-25	.....

SHEET	OF
A1.3	5



SOUTH ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

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730 W. SECOND STREET • LITTLE ROCK, AR 72201-3267
(501) 372-2202 UPPERCASE@RPPY.COM

A NEW BRANCH FOR ARMOR BANK

3101 & 3107 NORTH COLLEGE AVENUE - HIGHWAY 71
FAYETTEVILLE, ARKANSAS

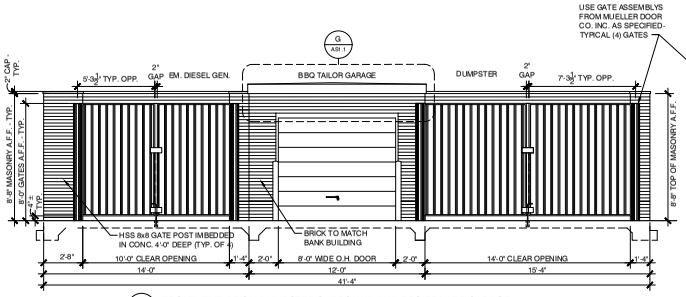
REVISIONS	DATE

PRELIMINARY
SOUTH & WEST
ELEVATIONS

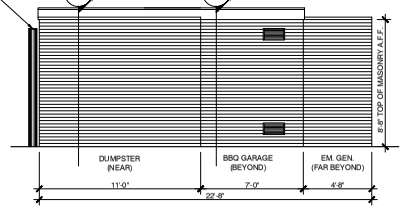
RPPY

DATE	JOB NO.
11-24-25	.....

SHEET	OF
A1.4	5



A AS1.1 FRONT ELEVATION DUMPSTER SURROUND AND BBQ TRAILER GARAGE
1/4" = 1'-0"



B AS1.1 RIGHT ELEVATION DUMPSTER SURROUND
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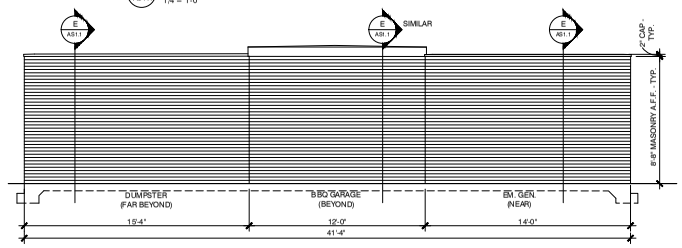
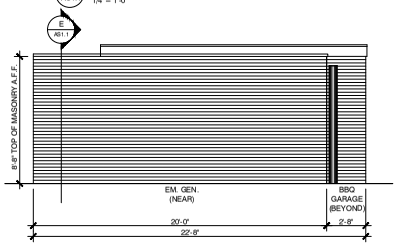
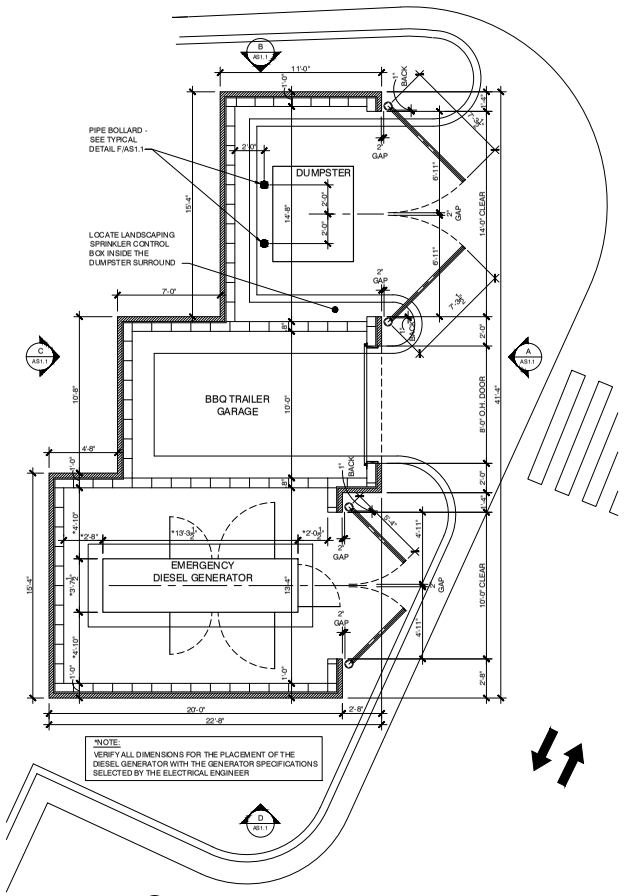


C AS1.1 BACK ELEVATION DUMPSTER SURROUND
1/4" = 1'-0"

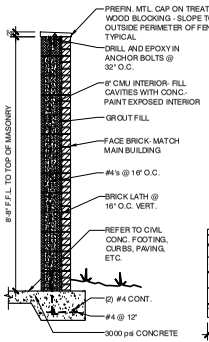


D AS1.1 BACK ELEVATION DUMPSTER SURROUND
1/4" = 1'-0"



*NOTE:
VERIFY ALL DIMENSIONS FOR THE PLACEMENT OF THE DIESEL GENERATOR WITH THE GENERATOR SPECIFICATIONS SELECTED BY THE ELECTRICAL ENGINEER

1 ENLARGED DUMPSTER AREA PLAN
1/4" = 1'-0"



E AS1.1 DUMPSTER WALL SECTION
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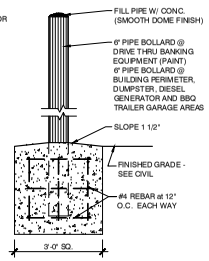

F AS1.1 PIPE BOLLARD DETAIL
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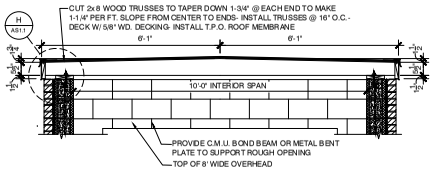
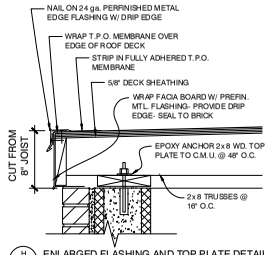


G AS1.1 FRONT ELEVATION
Scale: 1/2" = 1'-0"



H AS1.1 ENLARGED FLASHING AND TOP PLATE DETAIL
Scale: 1-1/2" = 1'-0"

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DUMPSTER AREA ENLARGED PLAN, ELEVATIONS AND DETAILS

REVISIONS	DATE

RPPY

DATE	JOB NO.
11-24-25	.

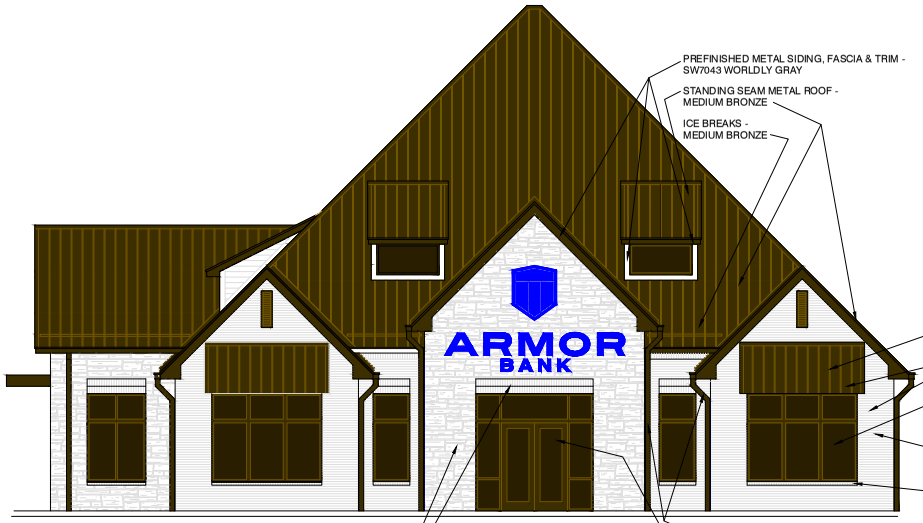
SHEET	OF
AS1.1	5

S:\0000 - Armor Bank Fayetteville\AutoCAD for Construction\0000 AS1.0 AND AS1.1 Armor Bank Fayetteville.dwg 11/24/2025 2:34 PM

STONE VENEER - ALAMO STONE - STONE WALL BLEND

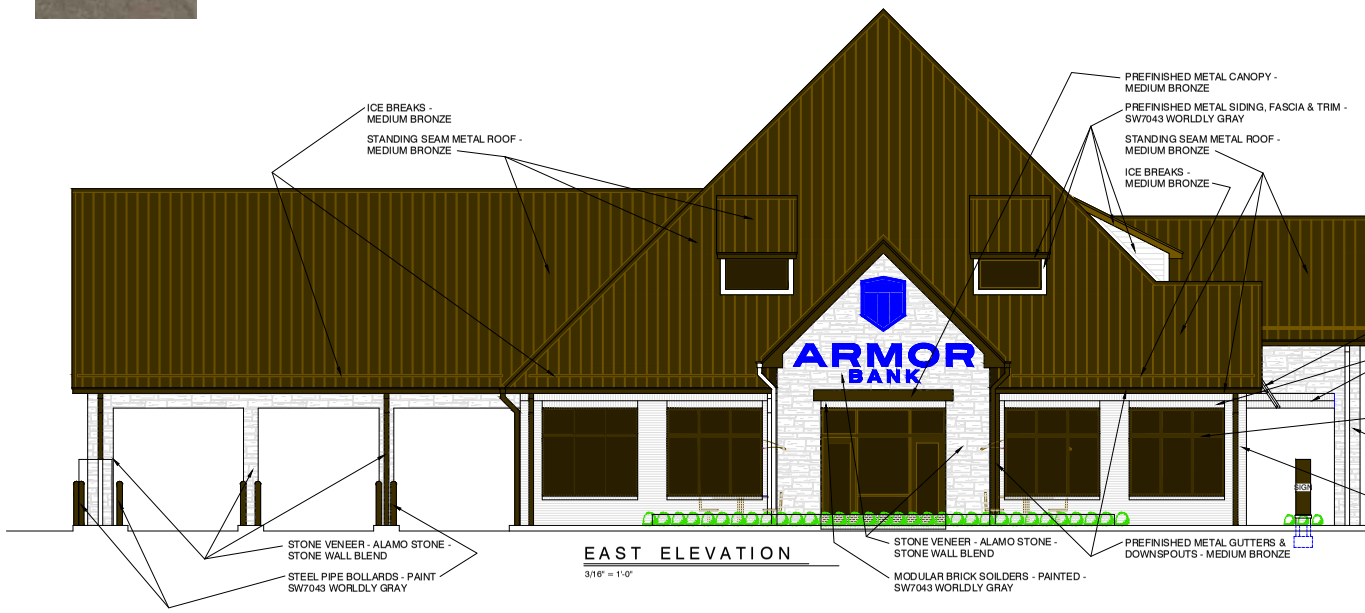
MODULAR BRICK - PAINTED - SW7043 WORLDLY GRAY

STANDING SEAM METAL ROOF CANOPY ON ALUM. TUBE FRAMING - MEDIUM BRONZE



NORTH ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

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A NEW BRANCH FOR ARMOR BANK

3101 & 3107 NORTH COLLEGE AVENUE - HIGHWAY 71
FAYETTEVILLE, ARKANSAS

REVISIONS	DATE

PRELIMINARY NORTH & EAST ELEVATIONS

RPPY

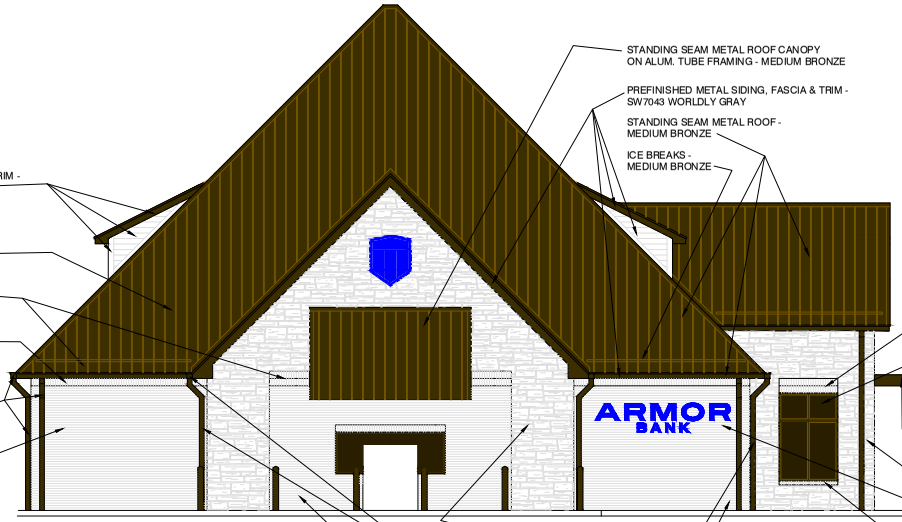
DATE	JOB NO.
12-30-25	.....

SHEET	OF
A1.3	5

STONE VENEER - ALAMO STONE - STONE WALL BLEND

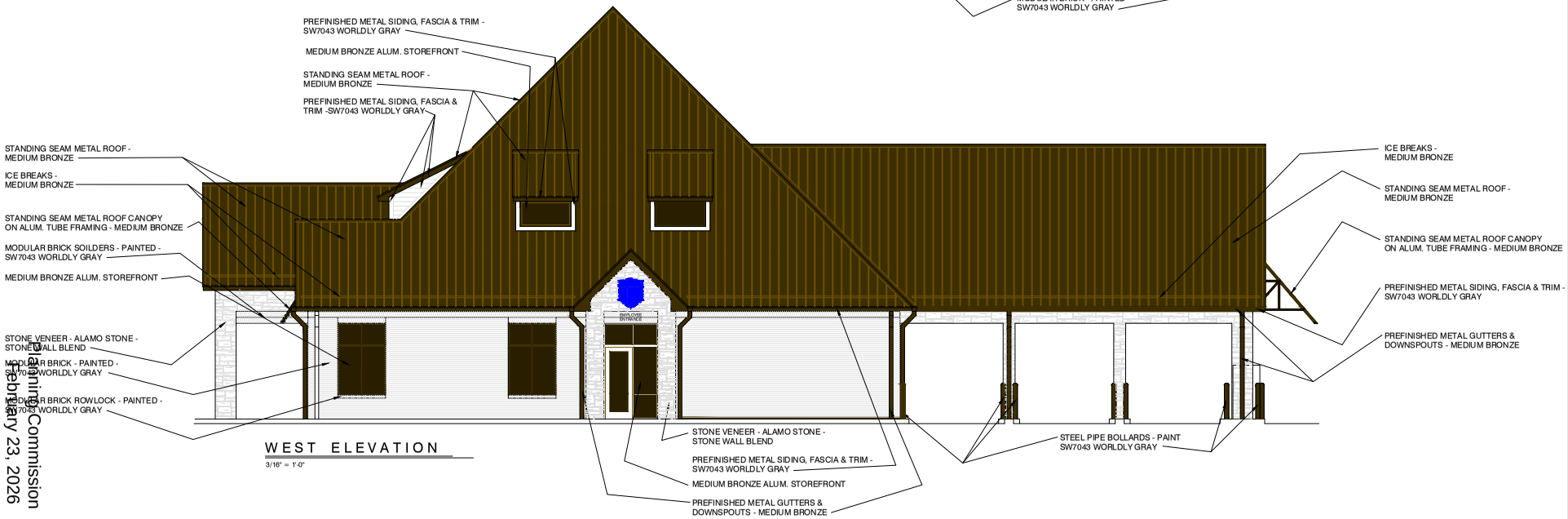
MODULAR BRICK - PAINTED - SW7043 WORLDLY GRAY

STANDING SEAM METAL ROOF CANOPY ON ALUM. TUBE FRAMING - MEDIUM BRONZE



SOUTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

ROARK PERKINS PERRY YELVINGTON
ARCHITECTURE · INTERIOR DESIGN
3100 SOUTH 56TH STREET · SUITE 200A · FORT SMITH, AR 72903 · 479.452.0000

A NEW BRANCH FOR ARMOR BANK

3101 & 3107 NORTH COLLEGE AVENUE - HIGHWAY 71
FAYETTEVILLE, ARKANSAS

REVISIONS	DATE

PRELIMINARY SOUTH & WEST ELEVATIONS

RPPY

DATE	JOB NO.
12-30-25	.....

SHEET	OF
A1.4	5

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: February 23, 2026

SUBJECT: **RZN-2026-0001: Rezoning (3513 W. MARTIN LUTHER KING JR BLVD)** Submitted by SWOPE CONSULTING for property located at 3513 W. MARTIN LUTHER KING JR BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL and contains approximately 0.80 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE. PP 557 & 596.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0001** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0001** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in west Fayetteville on the southbound side of the intersection of W MLK Jr. Blvd and S Dinsmore Trl. The property contains one parcel totaling 0.80 acres which is currently zoned C-1, Neighborhood Commercial. The property is not subject to any overlay districts. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Commercial	C-2, Thoroughfare Commercial
South	Undeveloped	C-2, Thoroughfare Commercial; R-A, Residential Agricultural
East	Undeveloped	C-1, Neighborhood Commercial
West	Commercial	C-2, Thoroughfare Commercial; R-A, Residential Agricultural

Request: The request is to rezone the subject property from C-1, Neighborhood Commercial to UT, Urban Thoroughfare.

Public Comment: Staff has not received any public comment at this time.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage to West Martin Luther King Jr Blvd which is a partially improved Regional Link – High Activity Street with asphalt paving, curb and gutter and open ditches. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject property. There is an existing 18-inch water main along the south side of West Martin Luther King Jr Blvd.

Sewer: Sanitary Sewer is available to the subject property. There is an existing 6-inch sewer main along the south side of West Martin Luther King Jr Blvd.

Drainage: No protected streams or FEMA Floodplain. However, there are hydric soils present in the subject area. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Fire: Station 6, located at 900 S Hollywood Ave., protects this site. The property is located approximately 1.4 miles from the fire station with an anticipated drive time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of C-1, Neighborhood Commercial, requires **20% minimum canopy preservation.** The proposed zoning district of UT, Urban Thoroughfare, requires **15% minimum canopy preservation**.

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

Natural Areas consist of lands approximating or reverting to a wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network.

A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **6-7** for this site with a weighted score of **8**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, S Hollywood Ave)
- Near Sewer Main (6 in gravity line, W Martin Luther King Blvd)
- Near Water Main (18 in line, W Martin Luther King Blvd)
- Near Grocery Store (Aldi's, W Martin Luther King Blvd)
- Near City Park (Centennial Park)
- Near Paved Trail (Old Farmington Trail, S Dinsmore Trl)
- Near Razorback Bus Stop (Walmart, MLK)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **From a current land use standpoint, the request is compatible with its immediate surroundings. The property is surrounded by commercially zoned parcels and undeveloped mixed-use zoning districts. The site is directly located on W. Martin Luther King Jr. Blvd., designated as a Regional Link - High Activity Street, which is intended to support higher-intensity commercial activity and serve as a major transportation corridor. Given this classification, commercial uses represent the highest and best use of the property. The surrounding corridor already exhibits a pattern of automobile-oriented and service-related commercial development, reinforcing the appropriateness of an auto-oriented shop at this location. The site's direct access to a major arterial roadway minimizes traffic impacts on local residential streets and supports safe ingress and egress for customers. Although single-family residential uses are located within the broader vicinity, UT district is specifically designed to provide goods and services to nearby neighborhoods while promoting compatible design standards through the inclusion of commercial and residential uses. The district encourages a concentration of commercial and mixed-use development that enhances both function and appearance along major thoroughfares.**

Land Use Plan Analysis: **Staff finds that the request is not fully consistent with adopted land use policies, the Future Land Use Map designation (Natural Area), but does align with certain goals of City Plan 2040. The Natural Area designation reflects an intent to preserve natural landscapes; however, the surrounding context has evolved with substantial commercial zoning along the corridor and City Neighborhood designations nearby that support a range of housing types. Given the site's location along a high-activity arterial roadway and its adjacency to commercially zoned properties,**

the Natural Area designation appears to be primarily influenced by the Farmington Branch stream, which runs along the western and southern boundaries, as well as portions of the 100-year floodplain that extend into the property. However, this designation does not represent the most practical or context-sensitive long-term land use for the site. The surrounding City Neighborhood designation anticipates residential density that would benefit from proximate neighborhood-serving commercial services. A mixed-use zoning district such as UT provides an appropriate combination between established commercial activity and residential areas. Additionally, the site's infill score and corridor location suggest that limited, well-designed commercial development may better support overall connectivity and land use efficiency than preservation as strictly natural landscape. Allowing this use would strengthen commercial connectivity along W. Martin Luther King Jr. Blvd. and support City Plan 2040 Goal #3 by promoting compact, complete, and connected development patterns. The proposed use would contribute to economic activity, provide a needed service to the community, and reinforce the established development pattern of the corridor.

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

Finding: **A rezone from C-1 to UT does not maintain the site's agreement with the "Natural Area" designation, however the site has held C-1 zoning for more than two decades, as per City Ordinance 4667 passed on January 4, 2005.**

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

Finding: **Rezoning the property from C-1 to UT would have no changes in the allowable density on the site as both districts have no density maximums. C-1 does not allow residential uses, whereas UT does an array of residential uses from single-family dwellings up to multi-family dwellings. However, staff does not find that the ultimate added density would appreciably increase traffic danger or congestion at this location.**

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

Finding: **Rezoning the property from C-1 to UT would increase the potential population at the site, but staff does not find that it would be to an undesirable degree; staff finds that given the City's growth and moderate infill score, this rezoning would be an incremental step in providing more commercial amenities.**

5. If there are reasons why the proposed zoning should not be approved in view of considerations under b (1) through (4) above, a determination as to whether the proposed zoning is justified and/or necessitated by peculiar circumstances such as:

    a. It would be impractical to use the land for any of the uses permitted under

its existing zoning classifications;

b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2026-0001 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: February 23, 2026	❒ **Tabled**	❒ **Forwarded**	❒ **Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

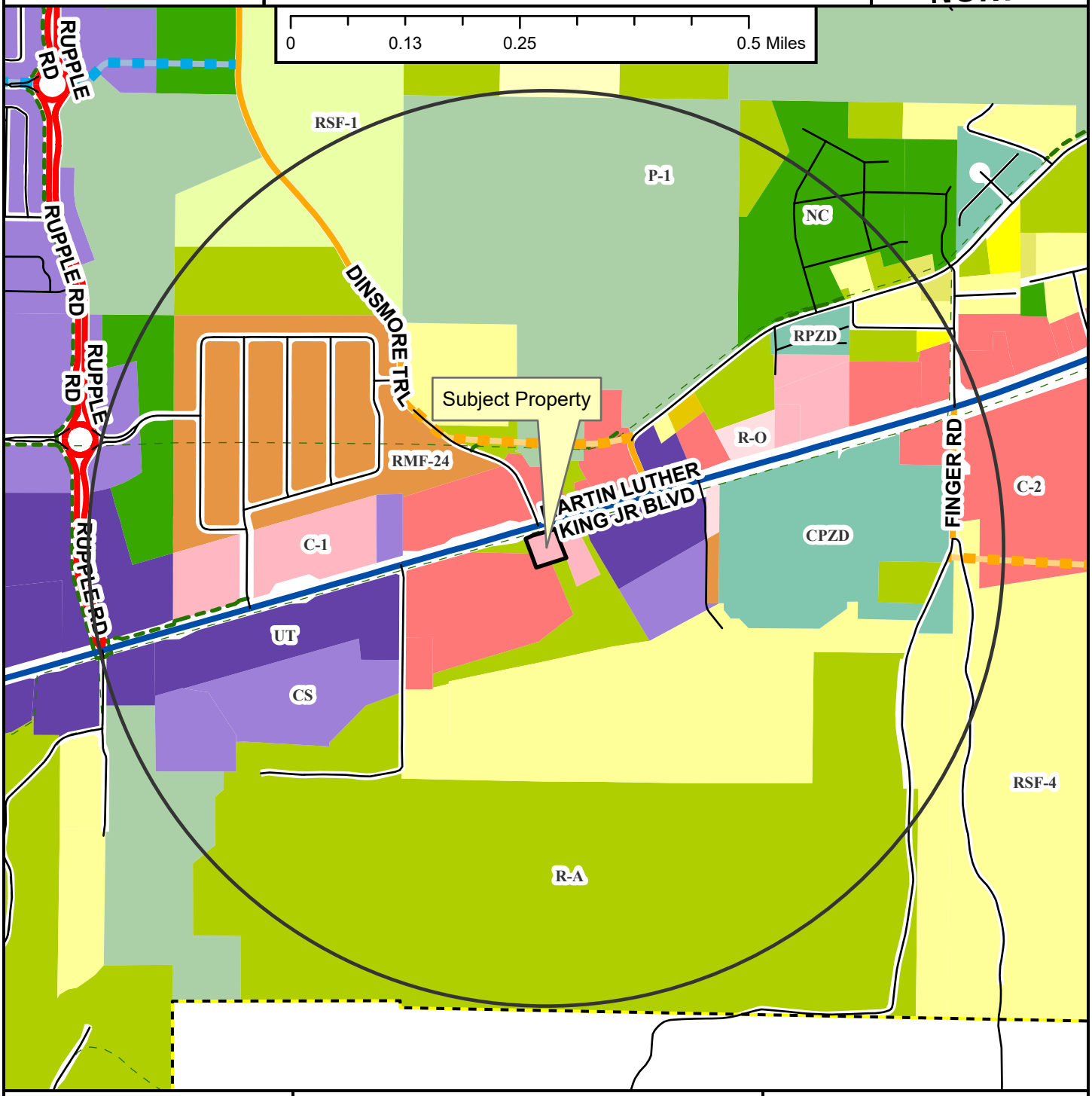
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.21 District C-1, Neighborhood Commercial
  - §161.24 District UT, Urban Thoroughfare
- Applicant Exhibits
  - Request Letter

RZN-2026-0001

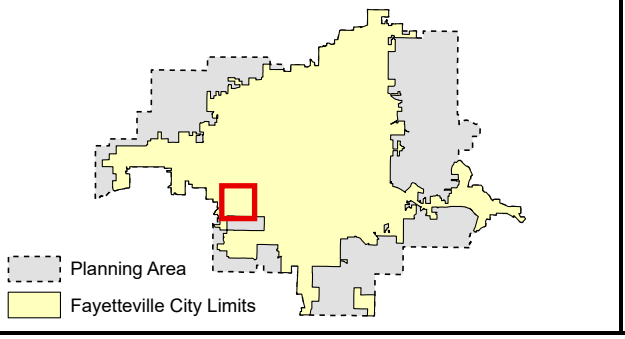
One Mile View

3513 W MARTIN LUTHER KING JR BLVD

NORTH



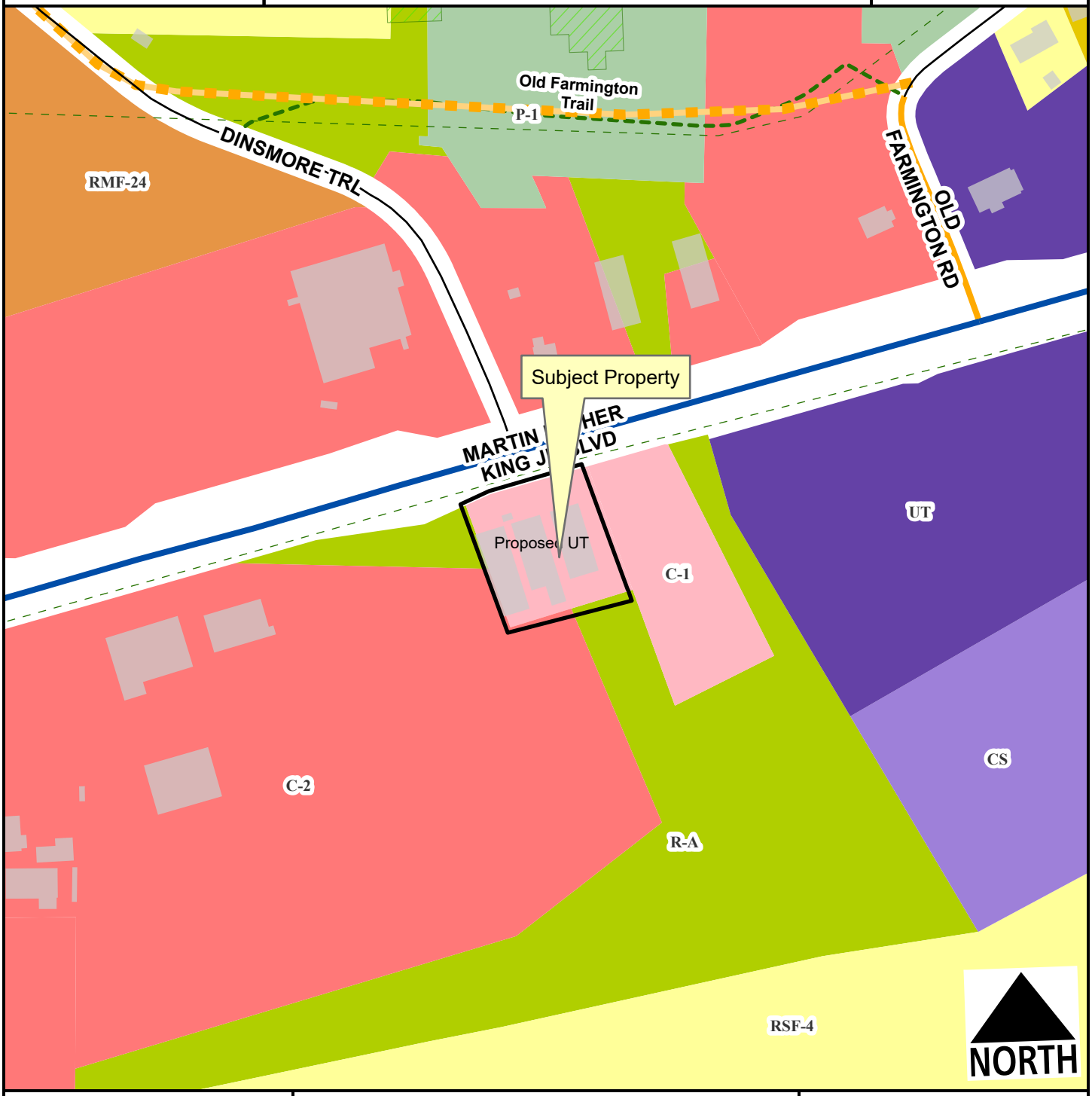
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



RZN-2026-0001

Close Up View

3513 W. MARTIN LUTHER KING JR BLVD



- Neighborhood Link
- Regional Link - High Activity
- Residential Link
- Planned Neighborhood Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

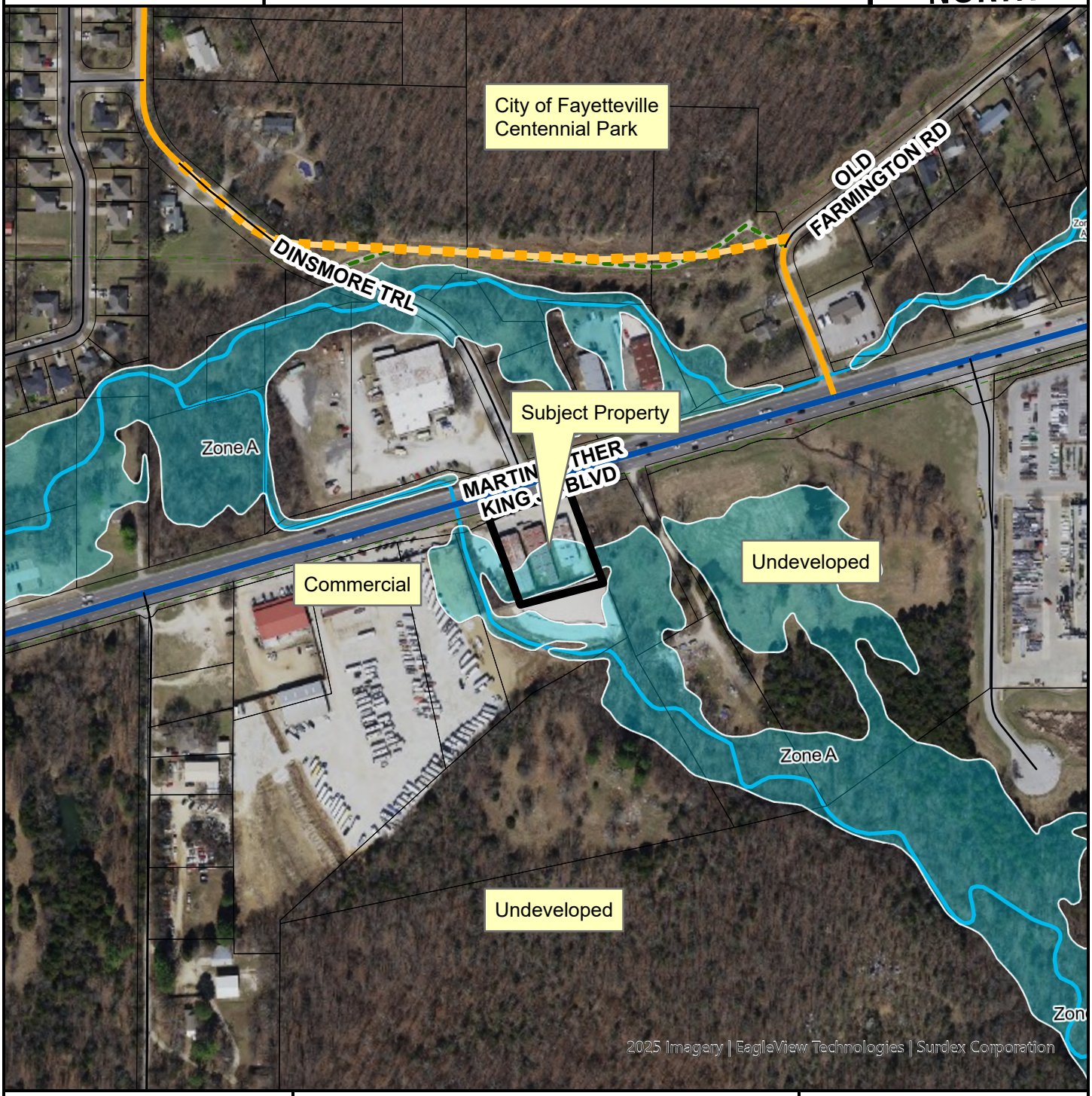
Zone	Current	Proposed
C-1	0.7	0.0
C-2	0.0	0.0
R-A	0.0	0.0
UT	0.0	0.8
Total	**0.8 ac**	

RZN-2026-0001

Current Land Use

3513 W. MARTIN LUTHER KING JR BLVD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

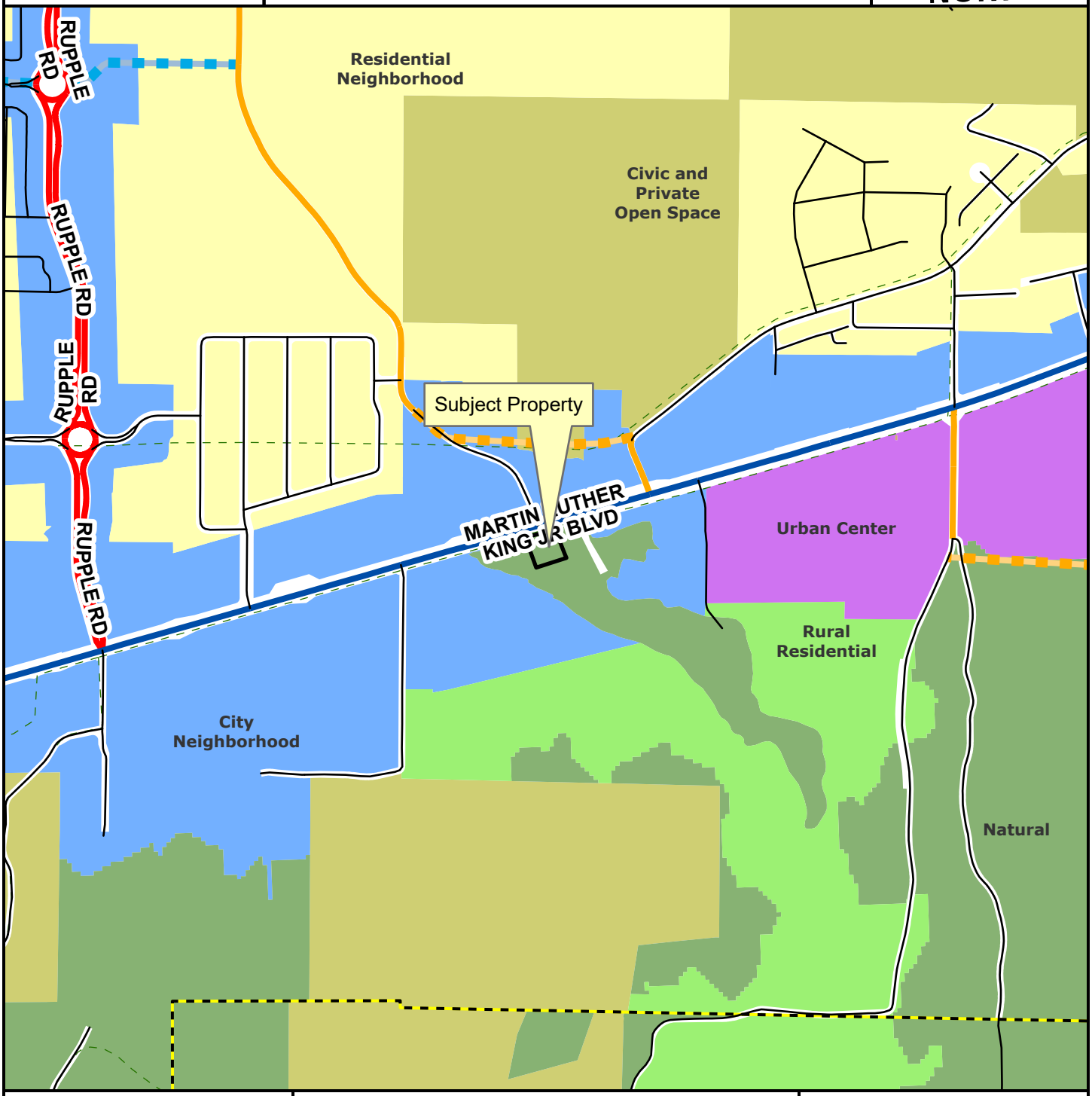
- 100-Year Floodplain
- Floodway

RZN-2026-0001

Future Land Use

3513 W MARTIN LUTHER KING JR BLVD

NORTH



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

Feet

0 305 610 1,220 1,830 2,440

1:10,000

- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

161.21 - District C-1, Neighborhood Commercial

(A) *Purpose.* The Neighborhood Commercial District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 25	Offices, studios, and related services
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
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 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies
Unit 2	City-wide uses by conditional use permit

(C) *Density.* None.

(D) *Bulk and Area Regulations.* None.

(E) *Setback Regulations.*

Front	15 feet
Front, if parking is allowed between the right-of-way and the building	50 feet
Side	None
Side, when contiguous to a residential district	10 feet
Rear	20 feet

Urban Form Setback Regulations:

Front	A build-to zone that is located between 10 feet and a line 25 feet from the front property line
Side and rear	None
Side or rear, when contiguous to a single-family residential district	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) 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.

(H) Urban form minimum buildable street frontage: 50% of the lot width.

(Code 1965, App. A., Art. 5(V); Ord. No. 2603, 2-19-80; Ord. No. 1747, 6-29-70; Code 1991, §160.035; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6164, §§1, 4, 5, 4-2-19; Ord. No. 6223, §1, 9-3-19; Ord. No. 6245, §2, 10-15-19; Ord. No. 6521, §4, 1-18-22)

161.24 - Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings

Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	18 feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None

Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

If a building exceeds the height of two (2) stories, the portion of the building that exceeds two (2) stories shall have an additional setback from any boundary line of an adjacent single family district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

Editor's note— Ord. No. 6888, §1, adopted June 17, 2025 determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause), Ordinance 6710 (extending the Sunset Clause), and Ordinance 6820 (extending the 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 November 30, 2025 unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

Rezoning Compatibility Statement

The proposed rezoning from C-1, Neighborhood Commercial to U-T, Urban Throughfare. Commercial is compatible with neighboring properties as well as existing and current development patterns in the area. The requested rezoning will not unreasonably adversely affect surrounding land uses because the U-T zoning allows for a broader range of commercial and high-intensity uses, which are already present or planned in the area, and any proposed development will be designed to minimize potential impacts through setbacks, landscaping, traffic management and where possible adhering to the city's unified development code.

- **Compatibility with Existing Uses:**
  The U-T zoning designation allows for a wider variety of commercial uses compared to C-1, which is generally intended for more limited commercial activities. This broader range of uses aligns with the existing or planned commercial activity in the area, ensuring that the proposed development will fit within the character of the neighborhood.

- **Minimizing Potential Impacts:**
  The proposed development will be designed to minimize potential negative impacts on neighboring properties through:
  - **Setbacks and Landscaping:** Adequate setbacks and landscaping will be implemented to create a buffer between the proposed development and surrounding properties, reducing potential noise, light, and visual impacts.
  - **Traffic Management:** Any proposed development will adhere to the city's traffic management requirements as specified in the city's unified development code.
  - **Noise and Light Controls:** Measures will be taken to control noise and light emissions from the development as required by the city's unified development code, ensuring that they do not unreasonably impact neighboring properties.

- **Supporting Community Needs:**
  The proposed development will contribute to the community by providing additional commercial services and opportunities, which can help to meet the needs of residents and businesses in the area.

- **Economic Benefits:**
  The development will create new jobs and generate tax revenue, which can help to strengthen the local economy.