

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8323



City Council Final Agenda

Thursday, March 5, 2026

5:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1

Council Member Dr. D'Andre Jones Ward 1

Council Member Sarah Moore Ward 2

Council Member Mike Wiederkehr Ward 2

Council Member Scott Berna Ward 3

Council Member Sarah Bunch Ward 3

Council Member Teresa Turk Ward 4

Council Member Min. Monique Jones Ward 4

Mayor Molly Rawn

City Attorney Kit Williams

City Clerk Treasurer Kara Paxton

Meeting Information:

1. Webinar ID: <https://fayetteville-ar.zoom.us/j/89620979503?pwd=bExwPWDOtyHbSgEEQGSscFUT91SdxBB.1>

Public Comment:

1. You may submit a public comment regarding an upcoming City Council agenda item using the below options:
 - 1) You can email your comment to AgendaItemComment@fayetteville-ar.gov
 - 2) You can attend the meeting in person and speak during the public comment period on the item.
 - 3) You can attend the meeting via Zoom and raise your virtual hand during the public comment period on the item.

Call to Order**Roll Call****Pledge of Allegiance****Mayor' s Announcements, Proclamations and Recognitions****City Council Meeting Presentations, Reports and Discussion Items**

1. **Sales Tax & Monthly Financial Report - Chief Financial Officer**

Proposed Agenda Additions**A. Consent****A.1. Approval of the February 17, 2026 City Council Meeting Minutes****A.2. 2026 Stormwater Education:**

A resolution to waive competitive bidding and authorize an agreement with the Northwest Arkansas Regional Planning Commission for a Stormwater Education Program to be provided by the University of Arkansas Cooperative Extension service in the amount of \$42,498.82. (2026-232)

A.3. Award Bid 26-22 and Authorize the Purchase of Precast Drainage Pipe and Structures:

A resolution to award Bid 26-22 and approve the purchase of precast drainage pipe and structures as needed within the approved budget from Scurlock Industries of Fayetteville through the end of 2026. (2026-265)

A.4. Purchase of Security Bollards from Delta Scientific Corporation:

A resolution to waive competitive bidding and authorize the purchase of high security bollards in the amount of \$180,058.68 from Delta Scientific Corporation and to approve a project contingency in the amount of \$19,941.32. (2026-347)

A.5. Water Main Cost Share Agreement with OP III FAY S Duncan, LP:

A resolution to approve a cost share agreement in the amount of \$200,000.00 with OP III Fay S Duncan, LP for the construction of a 12-inch water main along South Duncan Avenue, and to approve a budget adjustment. (2026-263)

A.6. ARDOT TAP Grant - Razorback Greenway Improvements:

A resolution to approve an Agreement of Understanding with the Arkansas Department of Transportation to utilize federal-aid Transportation Alternatives Program funds in the amount of \$250,000.00 for the Fayetteville Razorback Greenway Improvements Project, to authorize the Mayor to sign additional documents as necessary to implement the project, and to approve a budget adjustment. (2026-280)

A.7. FY 2027 Federal Aid Transportation Grant Applications:

A resolution to express the willingness of the City of Fayetteville to apply for and utilize federal-aid funds for the Highway 112 Tunnel, Mission Boulevard Trail Extension, Old Wire Road Lighting, Millsap Road & College Avenue Intersection, North Street Corridor, and the Huntsville Road Corridor projects. (2026-331)

A.8. Resolution of Intent to Approve an Economic Development Incentive to Support Conagra Brands:

A resolution of intent to approve an economic development incentive with Conagra Brands by supporting the issuance of industrial development revenue bonds. (2026-329)

A.9. Approval of Police Department Donations:

A resolution to approve a budget amendment in the amount of \$683.00 recognizing donation revenue to the Fayetteville Police Department. (2026-298)

A.10. Approval of State Forfeitures for Fiscal Year 2025 for the Police Department:

A resolution to approve a budget amendment in the amount of \$32,652.00 recognizing revenue associated with state law enforcement forfeitures. (2026-303)

A.11. City Hall Elevator Modernization:

A resolution to waive competitive bidding and authorize a contract with Otis Elevator for major modernization of the elevator in City Hall in the amount of \$129,840.00, pursuant to an Omnia Partners Cooperative Purchasing Contract, and to approve a project contingency in the amount of \$12,984.00. (2026-383)

B. Unfinished Business**B.1. PZD 2025-0005 North Crossover Road & East Zion Road:**

An ordinance to approve a Planned Zoning District entitled PZD-2025-005 for approximately 9 acres located at North Crossover Road and East Zion Road in Ward 3. (2026-111)

At the February 3, 2026 City Council meeting, this ordinance was left on the first reading.

At the February 17, 2026 City Council meeting, this ordinance was left on the first reading and tabled to the March 5, 2026 City Council meeting.

B.2. 516 North Fallin Avenue Sewer Damage Claim:

A resolution pursuant to §39.10(C)(4) of the Fayetteville City Code to authorize a payment of \$100,000.00 to Chris Skrocki for a sewer damage claim arising at 516 North Fallin Avenue. (2026-222)

At the February 17, 2026 City Council meeting, this resolution was tabled to the March 5, 2026 City Council meeting.

B.3. RZN 2025-0071 South Willow Avenue:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-71 for approximately 1.80 acres located at 416 South Willow Avenue in Ward 1 from NC, Neighborhood Conservation to UN, Urban Neighborhood and RI-U, Residential Intermediate, Urban. (2026-198)

At the February 17, 2026 City Council meeting, this ordinance was left on the first reading.

C. New Business**C.1. VAC 2025-0033 East Center Street:**

An ordinance to approve VAC-25-33 for property located at 18 East Center Street in Ward 2 to vacate approximately 250 square feet of utility easement. (2026-327)

C.2. RZN 2025-0069 S. Dead Horse Mountain Rd & E. Goff Farm Rd:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-69 for approximately 42.31 acres of a 157.05 acre parcel located on South Dead Horse Mountain Road & East Goff Farm Road in Ward 1 from R-A, Residential Agricultural to UN, Urban Neighborhood and NC, Neighborhood Conservation. (2026-328)

C.3. RZN 2025-0075 East Ash Street:

An ordinance to rezone the property described in Rezoning Petition RZN 2025-75 for approximately 0.34 acres located at 900 East Ash Street in Ward 3 from RSF-4, Residential Single-Family, Four Units Per Acre to NC, Neighborhood Conservation. (2026-330)

D. City Council Tour**E. Announcements****F. Adjournment****NOTICE TO MEMBERS OF THE AUDIENCE**

All interested persons may appear and address the City Council on Unfinished Business, New Business, and Public Hearings at City Council meetings. If you wish to address the City Council on an agenda item, please wait for the Mayor or Chair to request public comment. When the Mayor or Chair recognizes you, please start your public comment by giving your name and address. Comments are to be addressed to the Mayor or Chair. The Mayor or Chair will direct your comments to the appropriate elected officials, staff, or others for response. Keep your comments respectful, brief, to the point, and relevant to the agenda item being considered. Each speaker from the public will be allowed one turn to speak for discussion of an agenda item.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda Additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If a Council Member wishes to comment upon or discuss a Consent Agenda item that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Unfinished Business and New Business:

Overview Period: Agenda items at a City Council meeting shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, appellant from a final decision of the Planning Commission or City Staff, etc.) may present its proposal only during this presentation period but may be recalled by a Council Member later to answer questions. City staff, Council Members and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item. City staff's presentation and an Applicant's presentation whether presented by one or more than one presenter shall each be limited to a maximum of ten (10) minutes unless the City Council by unanimous consent or majority vote allows additional time.

Public Comments: Public comment at a City Council meeting shall be allowed on all items of unfinished and new business and subjects of public hearings. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. Speakers present in the City Council Chambers shall be recognized before speakers participating by electronic means. Speakers shall be limited to a maximum of three (3) minutes to discuss the agenda item or amendment being considered by the City Council. The City Council may allow a speaker additional time by unanimous consent or majority vote. As part of a person's public comments allowed above, the speaker may use electronic visual aids during their three (3) minutes presentation period concerning the agenda item being considered by the City Council.

Courtesy and Respect: All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from comments that are harassing or amount to a personal attack against any identifiable individual including abusive comments and derogatory remarks about integrity or offer any other comments that are also not limited to the discussion of the specific agenda item being considered by the City Council. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Cell Phones and Pagers: Cell phones must be turned off or put in silent mode and not used within the City Council Chambers during City Council meetings. Pagers must be turned off or put in silent mode within the City Council Chambers during City Council meetings. These restrictions also apply during Agenda Sessions.

Smoking Prohibited: There will be no smoking allowed in the City Council Chambers during City Council meetings.

Interpreters or Telecommunications Devices for the Deaf (TDD), for hearing impaired are available for all City Council meetings, a 72-hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available on our website at www.fayetteville-ar.gov or in the Office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas (479) 575-8323.



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Chris Brown, Public Works Director

FROM: Alan Pugh, Stormwater Manager

SUBJECT: **Waive competitive bidding and approve an agreement in the amount of \$42,498.82 with the Northwest Arkansas Regional Planning Commission for a Stormwater Education Program to be provided by the University of Arkansas Cooperative Extension service to satisfy portions of the NPDES Phase II Stormwater Permit requirements**

RECOMMENDATION:

Waive competitive bidding and approve an agreement in the amount of \$42,498.82 with the Northwest Arkansas Regional Planning Commission for a Stormwater Education Program to be provided by the University of Arkansas Cooperative Extension service to satisfy portions of the NPDES Phase II Stormwater Permit requirements

BACKGROUND:

The City of Fayetteville has participated in the educational program provided by the University of Arkansas Cooperative Extension since its inception. This program has been very successful and a valuable asset to the public as well as the city.

DISCUSSION:

Since 2003, the cities of Bentonville, Bethel Heights, Elkins, Elm Springs, Farmington, Fayetteville, Greenland, Johnson, Little Flock, Lowell, Springdale and Rogers along with Benton and Washington Counties and the University of Arkansas have been operating under the Environmental Protection Agency's (EPA) federally mandated Phase II Stormwater regulations as Municipal Separate Storm Sewer Systems (MS4s). While the participating jurisdictions obtain separate National Pollutant Discharge Elimination System (NPDES) permits, they jointly contract with Cooperative Extension Service (CES) through the Northwest Arkansas Regional Planning Commission (NWARPC) as a successful and cost-effective means of implementing the following minimum control measures required in their Phase II permits as well as ensure uniformity in the message presented to residents of Northwest Arkansas:

- 1) Public Education and Outreach
- 2) Public Involvement and Participation
- 6) Pollution Prevention and Good Housekeeping (training for municipal employees)

Positive feedback from the Arkansas Department of Environmental Quality (ADEQ) and participating MS4s has led to the CES and the NWARPC continuing their partnership as the urban stormwater education program support arm of the MS4s' new 2025-2030 stormwater management permits. This agreement is for

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www.fayetteville-ar.gov

participation in a 1-Year Regional Stormwater Education and Coordination Program.

BUDGET/STAFF IMPACT:

Funding for the program is available in the Stormwater Quality Management and Nutrient Reduction Plan Budget. These funds are proposed to be utilized to satisfy the terms of the agreement.

ATTACHMENTS: 3. Staff Review Form, 4. MOU 2026 Fayetteville, 5. 2026 NWA Stormwater Ed - Budget Split

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City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
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Legislation Text

File #: 2026-232

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE AN AGREEMENT WITH THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION FOR A STORMWATER EDUCATION PROGRAM TO BE PROVIDED BY THE UNIVERSITY OF ARKANSAS COOPERATIVE EXTENSION SERVICE IN THE AMOUNT OF \$42,498.82

WHEREAS, the City has participated in the educational program provided by the University of Arkansas Cooperative Extension since its inception; and

WHEREAS, since 2003, the cities of Bentonville, Bethel Heights, Elkins, Elm Springs, Farmington, Fayetteville, Greenland, Johnson, Little Flock, Lowell, Springdale and Rogers, along with Benton and Washington Counties and the University of Arkansas, have been operating under the Environmental Protection Agency's federally mandated Phase II Stormwater regulations as Municipal Separate Storm Sewer Systems; and

WHEREAS, while the participating jurisdictions obtain separate National Pollutant Discharge Elimination System permits, they jointly contract with Cooperative Extension Service through the Northwest Arkansas Regional Planning Commission as a successful and cost-effective means of implementing the following minimum control measures required in their Phase II permits as well as ensuring uniformity in the message presented to residents of Northwest Arkansas: Public Education and Outreach, Public Involvement and Participation, and Pollution Prevention and Good Housekeeping; and

WHEREAS, the agreement is for participation in a one-year Regional Stormwater Education and Coordination Program where the allocation of cost is based on the population according to the census.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby determines an exceptional situation exists in which competitive bidding is deemed not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes an agreement with the Northwest Arkansas Regional Planning Commission for a Stormwater Education Program to be provided by the University of Arkansas Cooperative Extension service in the amount of \$42,498.82 to satisfy portions of the National Pollutant Discharge Elimination System Phase II Stormwater Permit Requirements.

City of Fayetteville Staff Review Form

2026-232

Item ID

2/17/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Chris Brown

1/29/2026

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Waive competitive bidding and approve an agreement in the amount of \$42,498.82 with the Northwest Arkansas Regional Planning Commission for a Stormwater Education Program to be provided by the University of Arkansas Cooperative Extension service to satisfy portions of the NPDES Phase II Stormwater Permit requirements

Budget Impact:

4470.621.8810-5314.00

Sales Tax Capital Improvements

Account Number

Fund

02097.1

Stormwater Quality Management (Stormwater
Quality Mgmt/Nutrient Reduct)

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 302,394.00

Expenses (Actual+Encum)

\$ 3,174.73

Available Budget

\$ 299,219.27

Does item have a direct cost? Yes

Item Cost

\$ 42,498.82

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 256,720.45

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

**MEMORANDUM OF UNDERSTANDING FOR THE MUNICIPAL
SEPARATE STORM SEWER SYSTEMS (MS4) JURISDICTIONS OF
NORTHWEST ARKANSAS AND THE NORTHWEST ARKANSAS
REGIONAL PLANNING COMMISSION**

WHEREAS, 18 cities in Benton and Washington Counties, the counties themselves, and the University of Arkansas meet the U.S. Environmental Protection Agency's "small" urbanized area municipal separate storm sewer systems (MS4) criteria, and must comply with national Phase II Stormwater Regulations; and

WHEREAS, the Arkansas Energy and Environment – Office of Water Quality (DEQ), the state agency authorized by EPA to issue National Pollutant Discharge Elimination System (NPDES) permits requiring and ensuring compliance, will establish dates for affected entities to be covered under Arkansas' general permit for MS4s; and

WHEREAS, said permit requires development, implementation, and evaluation of a stormwater management plan, that addresses each of the six minimum control measures identified in the Phase II Storm Water Regulations contained in 40 CFR 122.26 and outlined in Part I.B.; and

WHEREAS, the Northwest Arkansas Regional Planning Commission (NWARPC) has coordinated meetings between representatives of affected jurisdictions in an effort to determine, in the interest of economy and efficiency, whether certain stormwater permit components could be addressed collectively, rather than individually; and

WHEREAS, it has been determined that a cost effective, regional approach to certain minimum control measures required as part of the permit – namely Public Education and Outreach, Public Involvement and Participation, and the education component of Pollution Prevention/Good Housekeeping – is both logical and appropriate; and

WHEREAS, the NWARPC previously requested and received statements of qualifications from interested institutions and firms with demonstrated water quality educational expertise, and has, in cooperation with representatives of affected MS4 jurisdictions, endorsed the attached proposal from the University of Arkansas Cooperative Extension Service; and

WHEREAS, the DEQ has endorsed the regional concept and proposal for addressing said minimum control measures; and

WHEREAS, said representatives of affected MS4s have also endorsed the distribution of costs associated with the proposal as shown on the attached cost allocation plan; and

WHEREAS, the Board of Directors of the NWARPC have authorized the Commission to act as the financial clearinghouse and primary contractor, on behalf of said MS4s, in connection with said proposal.

NOW, THEREFORE BE IT RESOLVED THAT WE, THE UNDERSIGNED MS4 JURISDICTION, AND THE BOARD OF DIRECTORS OF THE NORTHWEST ARKANSAS REGIONAL PLANNING COMMISSION, AGREE AS FOLLOWS:

SECTION 1. To participate in a 1-Year Regional Stormwater Education and Coordination Program (January 1, 2026 – December 31, 2026), to be carried out by the University of Arkansas Cooperative Extension Service through an engagement with the Northwest Arkansas Regional Planning Commission, with costs based on a base cost and each jurisdiction's pro-rated share of the region's 2020 urban area population; it being understood that said services to be provided shall satisfy requirements for the federally-mandated minimum control measures referenced herein. Commitments for participation in said program in future years will require governing body approval on a year-to-year basis.

SECTION 2. To participate financially in accordance with the attached cost allocation plan. Any increases in the costs allocated to the undersigned MS4 due to the failure of other MS4 jurisdictions to participate shall be subject to the approval of the undersigned MS4.

SECTION. 3. That all funds received by NWARPC from MS4s shall be utilized in their entirety for stormwater management program services and coordination activities in connection with EPA Phase II Stormwater Program requirements and shall be accounted for separately from all other Commission funds.

Dated this _____ day of _____, 202__.

FAYETTEVILLE OFFICIAL



Tim Conkin, Executive Director
Northwest Arkansas Regional Planning Commission

2026 Cost Allocation[†] of U of A Cooperative Extension Service Regional Stormwater Education and NWA Regional Planning Commission Stormwater Coordination for NWA MS4 Jurisdictions

***MS4 Cost = \$2,000 Base cost + (Remaining Program Cost x % Urban Area Population)
Using 2020 US Census Data for the 21 Collaborating Jurisdictions***

<u>Jurisdiction</u>	<u>2020 UA Pop.</u>	<u>2020 % UA</u>	<u>2026 Costs</u>
Greenland	162	0.04	\$2,075.70
Elm Springs	1,391	0.34	\$2,649.98
Tontitown	1,419	0.34	\$2,663.06
Benton County	1,840	0.45	\$2,859.79
Little Flock	1,842	0.45	\$2,860.72
Elkins	1,991	0.48	\$2,930.35
Washington County	2,958	0.72	\$3,382.20
Johnson	3,145	0.76	\$3,469.58
Cave Springs	4,560	1.10	\$4,130.78
Pea Ridge	6,026	1.46	\$4,815.81
Prairie Grove*	5,993	1.45	\$4,800.39
Farmington	6,253	1.51	\$4,921.88
U of A**	7,279	1.76	\$5,401.30
Lowell	9,574	2.32	\$6,473.70
Centerton	17,158	4.15	\$10,017.52
Siloam Springs	17,287	4.19	\$10,077.80
Bella Vista	26,236	6.35	\$14,259.46
Bentonville	54,164	13.11	\$27,309.55
Rogers	69,908	16.93	\$34,666.34
Fayetteville**	86,670	20.98	\$42,498.82
Springdale	87,176	21.11	\$42,735.27
<i>Totals</i>	413,032	100.00	\$235,000.00

† The cost breakouts by jurisdiction assume all jurisdictions participate

*Prairie Grove has portions in the Fayetteville MSA and in its own designated UA - This number reflects the total of both portions

**University of Arkansas number of resident beds subtracted from Fayetteville's UA population

Note: Regulated population is citywide for Bentonville, Rogers, Springdale and Fayetteville per the new >50,000 population requirement



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council
THROUGH: Chris Brown, Public Works Director
FROM: Terry Gulley, Asst Public Works Director - Ops
SUBJECT: **Purchase of Precast Drainage Pipe and Structures**

RECOMMENDATION:

A resolution to award Bid 26-22 and authorize the purchase of Precast Drainage Pipe and Structures from Scurlock Industries of Fayetteville in variable amounts and for varying unit prices as needed through the end of 2026.

BACKGROUND:

The purchase of bulk construction materials and services is necessary to maintain current infrastructure and to implement the projects outlined in the Capital Improvements Program and Annual Budget and Work Program.

DISCUSSION:

Sealed bids in accordance with State statutes, City Ordinances, and purchasing procedures were publicly read and the results are attached to this memo.

BUDGET/STAFF IMPACT:

Funds for the acquisition of materials and services have been budgeted in various capital projects within the Sales Tax Capital Improvements Fund and Street Fund operating programs.

ATTACHMENTS: 3. Staff Review Form, 4. Bid 26-22, Bid Tab - Final



City of Fayetteville, Arkansas

113 West Mountain Street
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(479) 575-8323

Legislation Text

File #: 2026-265

A RESOLUTION TO AWARD BID 26-22 AND APPROVE THE PURCHASE OF PRECAST DRAINAGE PIPE AND STRUCTURES AS NEEDED WITHIN THE APPROVED BUDGET FROM SCURLOCK INDUSTRIES OF FAYETTEVILLE THROUGH THE END OF 2026

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby awards Bid 26-22 and authorizes the purchase of Precast Drainage Pipe as needed within the approved budget from Scurlock Industries of Fayetteville in variable amounts and at varying unit prices as shown in the bid tabulation sheet attached to this Resolution through the end of 2026.

City of Fayetteville Staff Review Form

2026-265

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Sara Combs

2/4/2026

TRANSPORTATION SERVICES (410)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

A resolution to award Bid 26-22 and authorize the purchase of Precast Drainage Pipe and Structures from Scurlock Industries of Fayetteville in variable amounts and for varying unit prices as needed through the end of 2026.

Budget Impact:

Various

Street Funds

Account Number

Fund

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 11,380,000.00

Expenses (Actual+Encum)

\$ 1,655,202.25

Available Budget

\$ 9,724,797.75

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 9,724,797.75

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments: Since the expense will most likely be applied to various accounts, the Total Amended Budget amount is the total 2026 budget for the Street Fund.



BID TABULATION
Bid 26-22, Precast Drainage Pipe & Structures
 DEADLINE: Tuesday, February 3, 2026 at 2:00 PM

					Awarded					
					Ferguson Waterworks (Ferguson Enterprises, LLC)		Industrial Precast Inc.		Scurlock Industries of Fayetteville	
					\$29,022.30		\$249,900.00		\$382,345.00	
Line #	Description	QTY	UOM	Unit	Extended	Unit	Extended	Unit	Extended	
1	Section A: Reinforced Concrete Pipe & Flared End Section Concrete				\$29,022.30		No Bid		\$71,255.00	
1.1	Reinforced Concrete Pipe, Class III, Round (15 inches)	90	FT		\$26.20	No Bid			\$23.00	
1.2	Reinforced Concrete Pipe, Class III, Round (18 inches)	180	FT		\$30.10	No Bid			\$25.00	
1.3	Reinforced Concrete Pipe, Class III, Round (24 inches)	180	FT		\$41.90	No Bid			\$32.00	
1.4	Reinforced Concrete Pipe, Class III, Round (30 inches)	45	FT		\$60.40	No Bid			\$50.00	
1.5	Reinforced Concrete Pipe, Class III, Round (36 inches)	45	FT		\$92.30	No Bid			\$75.00	
1.6	Reinforced Concrete Pipe, Class III, Round (42 inches)	45	FT		No Bid	No Bid			\$90.00	
1.7	Reinforced Concrete Pipe, Class III, Round (48 inches)	45	FT		No Bid	No Bid			\$115.00	
1.8	Flared End Section Concrete, Round (15 inches)	2	EA		\$416.30	No Bid			\$400.00	
1.9	Flared End Section Concrete, Round (18 inches)	2	EA		\$486.50	No Bid			\$425.00	
1.10	Flared End Section Concrete, Round (24 inches)	2	EA		\$567.60	No Bid			\$500.00	
1.11	Flared End Section Concrete, Round (30 inches)	2	EA		\$756.80	No Bid			\$600.00	
1.12	Flared End Section Concrete, Round (36 inches)	2	EA		\$1,189.20	No Bid			\$1,000.00	
1.13	Flared End Section Concrete, Round (42 inches)	2	EA		No Bid	No Bid			\$1,800.00	
1.14	Flared End Section Concrete, Round (48 inches)	2	EA		No Bid	No Bid			\$2,200.00	
1.15	Reinforced Concrete Pipe, Class III, Elliptical (14" X 23")	75	FT		No Bid	No Bid			\$40.00	
1.16	Reinforced Concrete Pipe, Class III, Elliptical (19" X 30")	75	FT		No Bid	No Bid			\$50.00	
1.17	Reinforced Concrete Pipe, Class III, Elliptical (24" X 38")	75	FT		No Bid	No Bid			\$70.00	
1.18	Reinforced Concrete Pipe, Class III, Elliptical (29" X 45")	75	FT		No Bid	No Bid			\$90.00	
1.19	Reinforced Concrete Pipe, Class III, Elliptical (34" X 53")	45	FT		No Bid	No Bid			\$115.00	
1.20	Reinforced Concrete Pipe, Class III, Elliptical (38" X 60")	45	FT		No Bid	No Bid			\$140.00	
2	Section B: Reinforced Concrete Junction and Inlet Boxes				No Bid		No Bid		\$105,500.00	
2.1	Reinforced Concrete Junction Box - No Top (4' x 4' x 4')	10	EA		No Bid	No Bid			\$2,200.00	
2.2	Reinforced Concrete Junction Box - No Top (5' x 5' x 5')	5	EA		No Bid	No Bid			\$2,750.00	
2.3	Reinforced Concrete Junction Box - No Top (6' x 6' x 6')	5	EA		No Bid	No Bid			\$3,400.00	
2.4	Reinforced Concrete Inlet Box - No Top (4' x 4' x 4')	10	EA		No Bid	No Bid			\$2,200.00	
2.5	Reinforced Concrete Inlet Box - No Top (5' x 5' x 5')	5	EA		No Bid	No Bid			\$2,750.00	
2.6	Reinforced Concrete Inlet Box - No Top (6' x 6' x 6')	5	EA		No Bid	No Bid			\$3,400.00	
3	Section C: Reinforced Concrete Culvert Boxes				No Bid		\$249,900.00		\$205,590.00	
3.1	Reinforced Concrete Culvert Box - With Top (2.5' Rise x 5' Span)	42	LF		No Bid	\$375.00			\$350.00	
3.2	Reinforced Concrete Culvert Box - With Top (3' Rise x 8' Span)	42	LF		No Bid	\$500.00			\$420.00	
3.3	Reinforced Concrete Culvert Box - With Top (3' Rise x 12' Span)	42	LF		No Bid	\$750.00			\$650.00	
3.4	Reinforced Concrete Culvert Box - With Top (3' Rise x 16' Span)	42	LF		No Bid	\$1,100.00			\$900.00	
3.5	Reinforced Concrete Culvert Box - With Top (4' Rise x 4' Span)	42	LF		No Bid	\$350.00			\$250.00	
3.6	Reinforced Concrete Culvert Box - With Top (4' Rise x 8' Span)	42	LF		No Bid	\$675.00			\$450.00	
3.7	Reinforced Concrete Culvert Box - With Top (4' Rise x 9' Span)	42	LF		No Bid	\$650.00			\$500.00	
3.8	Reinforced Concrete Culvert Box - With Top (4' Rise x 12' Span)	42	LF		No Bid	\$750.00			\$675.00	
3.9	Reinforced Concrete Culvert Box - With Top (5' Rise x 12' Span)	42	LF		No Bid	\$800.00			\$700.00	

* NOTICE: Bid award is contingent upon vendor meeting minimum specifications and formal authorization by City Officials.

Trevel Young, Procurement Agent

Kenny Fitch, Sr. Procurement Agent



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council
THROUGH: Keith Macedo, Chief of Staff
FROM: Chris Brown, Public Works Director
SUBJECT: **A Resolution Waiving the Requirements of Competitive bidding and approving the purchase of Security Bollards to be Installed at the Upper Ramble**

RECOMMENDATION:

Staff recommends approval of a Resolution waiving the requirements of competitive bidding and approving the purchase of high security bollards from Delta Scientific Corporation in the amount of \$164,062.58 plus tax for a total estimate of \$180,058.68, plus a contingency in the amount of \$19,941.32 for a total budget of \$200,000.

BACKGROUND:

The Upper Ramble hosts large gatherings and includes three corner locations where vehicular access is possible, presenting a safety risk that warrants mitigation. A combination of retractable and removable bollards is recommended to reduce the risk of unauthorized vehicular access to the park.

DISCUSSION:

City staff evaluated multiple manufacturers and obtained price quotations for comparable systems. The products reviewed are proprietary in nature and differ significantly in design, specifications, foundation requirements, and operating mechanisms. Because these systems are not functionally identical and cannot be specified in a manner that would ensure a fair and competitive bid, the use of formal competitive bidding is not practicable for this purchase. Pursuant to applicable Arkansas procurement requirements, staff recommend waiving the competitive bidding process.

City staff researched available manufacturers and recommend purchase from Delta Scientific Corporation. Delta Scientific's quotation, totaling \$180,058.68 including tax, is the lowest of the three quotes received. In addition, Delta Scientific's operating mechanism requires a substantially smaller footprint than alternative systems, and its foundation system can be customized to accommodate site-specific conditions. Staff find that this purchase is in the best interest of the City and represents the best value.

BUDGET/STAFF IMPACT:

Funding for this purchase will be from the Sidewalk Improvements Project in the Sales Tax Capital Improvement Fund.

ATTACHMENTS: 3. Staff Review Form, 4. Overall - 4, 5. Delta Bollard Quote for City Council



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-347

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE PURCHASE OF HIGH SECURITY BOLLARDS IN THE AMOUNT OF \$180,058.68 FROM DELTA SCIENTIFIC CORPORATION AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$19,941.32

WHEREAS, the Upper Ramble hosts large gatherings and includes three corner locations where vehicular access is possible, presenting a safety risk that warrants mitigation; and

WHEREAS, a combination of retractable and removable bollards is recommended by staff to reduce the risk of unauthorized vehicular access to the park; and

WHEREAS, City staff evaluated multiple manufacturers and, while the products reviewed are proprietary in nature, they differ greatly in design, specifications, foundation requirements, and operating mechanisms; and

WHEREAS, because the systems are not functionally identical and cannot be specified in a manner that would ensure a fair and competitive bid, the use of formal competitive bidding is not practicable for this purchase; and

WHEREAS, City staff researched available manufacturers and recommend purchasing from Delta Scientific Corporation whose quotation, totaling \$180,058.68 including tax, is the lowest of the three quotes received; and

WHEREAS, in addition, Delta Scientific's operating mechanism requires a substantially smaller footprint than alternative systems and its foundation system can be customized to accommodate site-specific conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby determines an exceptional situation exists in which competitive bidding is deemed not feasible or practical and therefore waives the requirements of formal competitive bidding and authorizes the purchase of high security bollards in the amount of \$180,058.68 from Delta Scientific Corporation, and further approves a project contingency in the amount of \$19,941.32.

City of Fayetteville Staff Review Form

2026-0347

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Chris Brown

2/12/2026

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of A Resolution Waiving the Requirements of Competitive bidding and approving the purchase of Security Bollards from Delta Scientific Corporation in the amount of \$164,062.58 plus tax for a total estimate of 180,058.68 to be Installed at the Upper Ramble, and approval of a contingency in the amount of \$19,941.32 for a total budget of \$200,000

Budget Impact:

4470.410.8410-5814.00

Sales Tax Capital Improvements

Account Number

Fund

02053.1

Sidewalk Improvements

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 2,039,095.00

Expenses (Actual+Encum)

\$ 52,726.90

Available Budget

\$ 1,986,368.10

Does item have a direct cost? Yes

Item Cost

\$ 200,000.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 1,786,368.10

V20221130

Purchase Order Number:

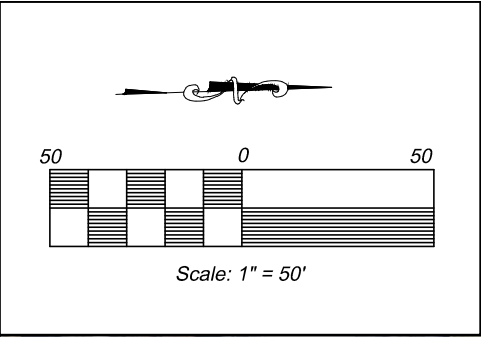
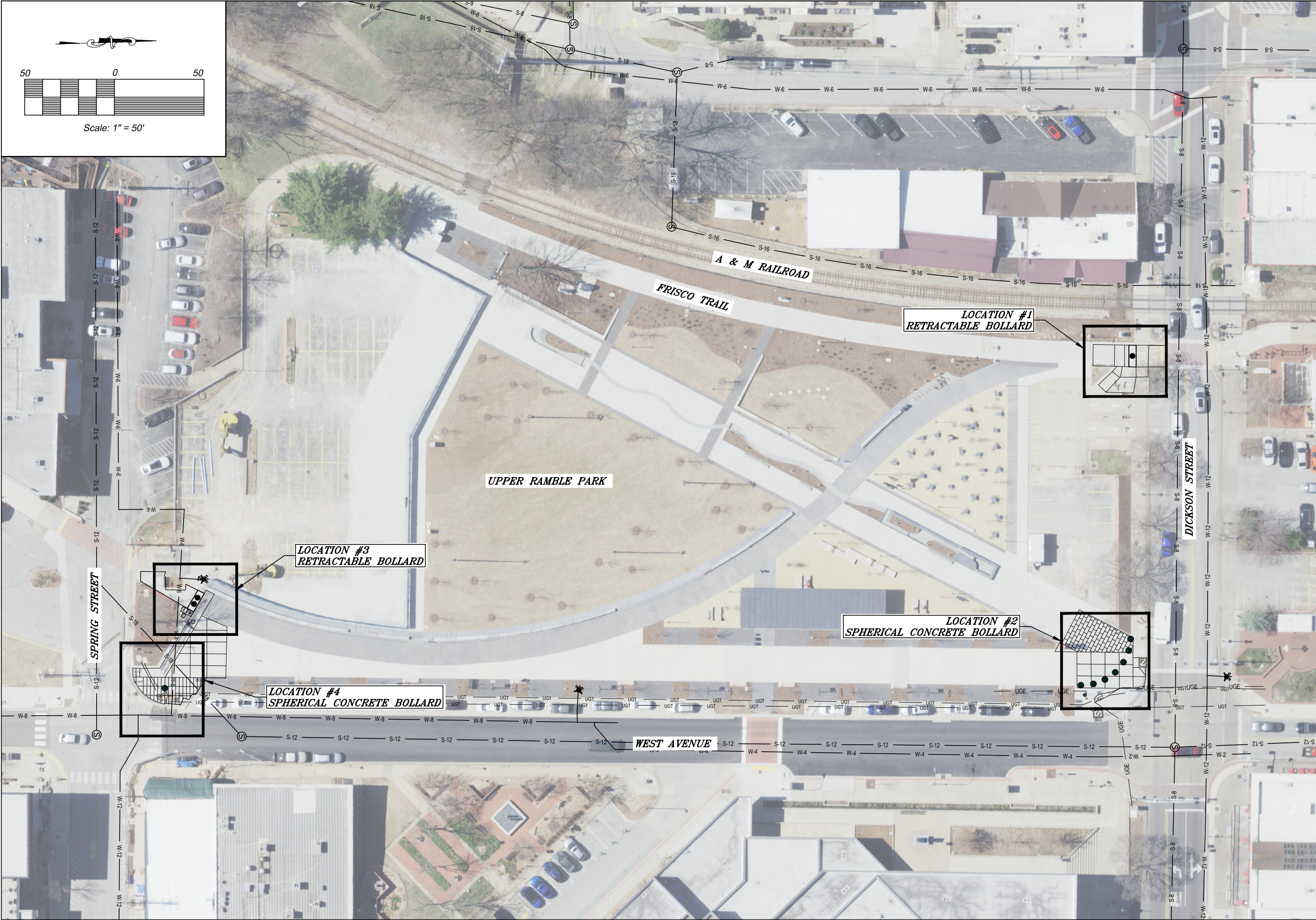
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



SURVEYED BY:	
DRAWN BY: MB	
DESIGNED BY:	
TITLE: UPPER RAMBLE BOLLARD INSTALLATION PROJECT BOLLARD LOCATIONS #1 - #4 OVERALL PLAN	
REVISED	
CITY OF FAYETTEVILLE ARKANSAS  ENGINEERING DIVISION 113 W. MOUNTAIN STREET PHONE NO. (479) 575-5206 FAX NO. (479) 575-8202	
DATE: Dec 01, 2025	
SHEET: 4	
DRAWING: Upper Ramble Bollard Project	



DSC720(M)

CITY OF FAYETTEVILLE

40355 Delta Lane
Palmdale, CA 93551 USA
Phone: (661) 575-1100
Fax: (661) 575-1110

Quote #: JW022261

DSC720(M) MANUAL HIGH SECURITY BOLLARD

35" HIGH AND A 15.25" DIAMETER RISING BOLLARD

****IN ACCORDANCE WITH DEPARTMENT OF STATE SPECIFICATION FOR VEHICLE CRASH TESTING OF PERIMETER BARRIERS AND GATES SD-SDT-02.01 (APRIL 1985). REV A
ASSESSMENT PER DOS SPECIFICATION: K12**

7 DSC720(M)-SS MANUAL HIGH SECURITY BOLLARD SYSTEM WITH STAINLESS COVER \$ 121,698.65

BASIC SYSTEM CONSISTS OF:

- * A MANUAL BOLLARD THAT CAN BE LIFTED INTO POSITION WITH A 40-POUND PULL
- * COUNTERBALANCED ASSIST SYSTEM
- * DECORATIVE POWDER COATED-ALUMINUM CASTING (STANDARD BRONZE COLOR-OPTIONS AVAILABLE)
- * LATCH MECHANISM AT BOTH FULL UP AND FULL DOWN POSITION
- * RECESSED LIFTING HANDLE
- * COVERED COMPARTMENT CONTAINING HAND LATCH WITH PADLOCK HASP (PADLOCK NOT INCLUDED)
- * DRAIN OUTLET
- * COMPLETE INSTALLATION MANUAL

DSC720(M) BOLLARD OPTIONS: (NOT INCLUDED WITH BASIC SYSTEM)

SCIENTIFIC'S EXISTING WARRANTY POLICY *NOT ON GSA

* ALL EQUIPMENT IS FOB FACTORY

TOTAL EQUIPMENT COST

\$ 122,261.65

DISCOUNT 15 %

\$ 18,339.25

INSTALLATION COST (Terms and Conditions Apply)

NA

Freight (if applicable)

\$ 6,800.00

GRAND TOTAL (Quote is valid 45 days from 00/00/00)

\$ 110,722.40

SUBTOTAL WITH DISCOUNT = \$164,062.58

TAX (9.75%) = \$15,996.10

TOTAL = \$180,058.68

LEAD TIME: 10-12 WEEKS



40355 Delta Lane
Palmdale, CA 93551 USA
Phone: (661) 575-1100
Fax: (661) 575-1110

DSC600

CITY OF FAYETVILLE FIXED PLACED REVISED 2

Quote# JW0206262R

DSC600 HIGH SECURITY FIXED POST OR REMOVABLE SHALLOW FOUNDATION BOLLARD SYSTEM
14" FOUNDATION

****IN ACCORDANCE WITH DEPARTMENT OF STATE SPECIFICATION FOR VEHICLE CRASH TESTING OF
PERIMETER BARRIERS AND GATES SD-STD-02.01, REV A, MARCH 2003
ASSESSMENT PER DOS SPECIFICATION: K12**

1	DSC600-2	TWO BOLLARD ARRAY	\$	18,766.39	\$	18,766.39
1	DSC600-3	THREE BOLLARD ARRAY <i>Not on GSA</i>	\$	25,286.28	\$	25,286.28

NOTES: TO INCLUDE DSC650 BOLLARDS TO MEET ELEVATION REQUIRMENTS.

BASIC SYSTEM CONSISTS OF:

- * A FIXED POST CRASH, SHALLOW FOUNDATION TESTED BOLLARD--14" FOUNDATION
- * WHITE ENAMEL PAINT W/YELLOW AND BLACK WARNING TAPE (OPTIONS AVAILABLE)
- * FIBERGLASS AND STAINLESS STEEL CASTING OPTIONS AVAILABLE
- * INSTALLATION INSTRUCTIONS, START UP AND TROUBLE-SHOOTING MANUAL



DSC600 BOLLARD OPTIONS: (NOT INCLUDED WITH BASIC SYSTEM)

5	DSC600-300	LIFT OUT BOLLARD UPGRADE (EACH TUBE) <i>Not on GSA</i>	\$	1,186.01	\$	5,930.03
5	DSC600-325	LIFT OUT BOLLARD LOCK HASP WITH COVER UPGRADE (EACH TUBE) <i>Not on GS</i>	\$	129.57	\$	647.86
5	DSC600"SSA"	BRUSHED STAINLESS STEEL SLEEVE AND TURNED SS CAP PER TUBE	\$	2,424.50	\$	12,122.52

* ALL EQUIPMENT IS FOB FACTORY

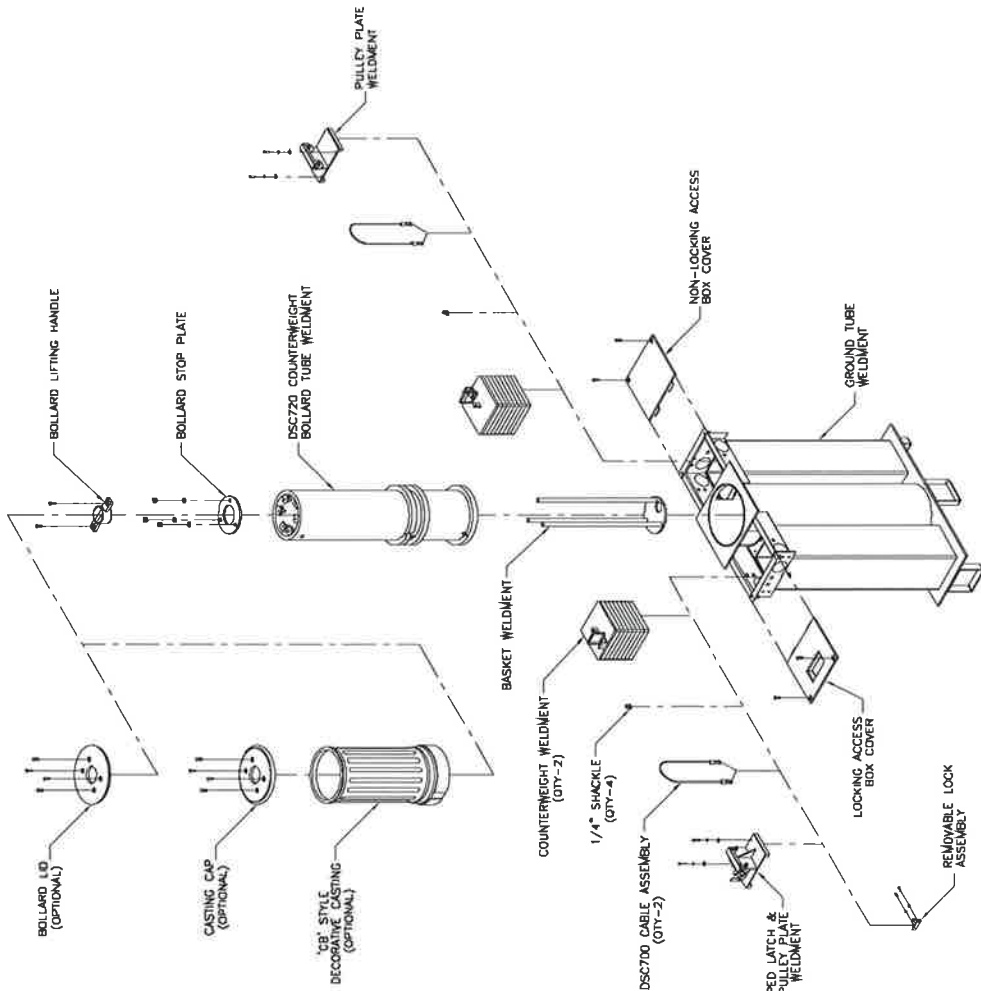
TOTAL EQUIPMENT COST \$ **62,753.08**
Discount 10% \$ **9,412.96**

INSTALLATION COST (Terms and Conditions Apply) \$ -

*Freight (if applicable) ***COMBINED FREIGHT ON SEPARATE ORDER****

GRAND TOTAL (Quote is valid 45 days from 02/06/26) **\$ 53,340.18**

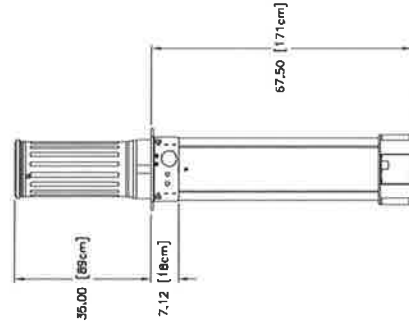
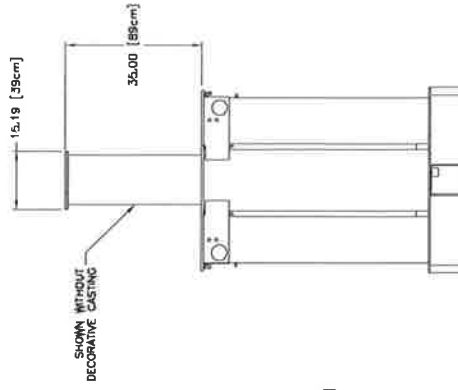
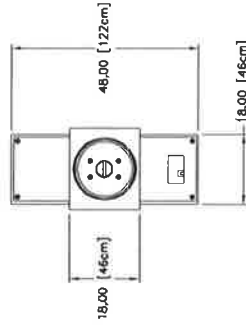
M50 Retractable



NOTES: UNLESS OTHERWISE SPECIFIED

1. FINISH: SEE ORDER DEFINITION AND MANUFACTURING INSTRUCTIONS
INTERIOR/EXTERIOR: GREY ACRYLIC HIGH GLOSS ENAMEL TOP PLATE; TEXTURED EPOXY
2. OPTIONAL ITEMS:

(A) HEATER, 200 WATTS @ 120 VOLTS 181200
(B) HEATER, 200 WATTS @ 240 VOLTS 181201
(C) LIMIT SWITCH, FULLY DOWN 182015
(D) LIMIT SWITCH, FULLY UP 182016
3. REFERENCE DRAWING 2833 FOR BOLLARD COLORS WHEN NOT SELECTING THE DECORATIVE CASTING OPTION:
 2833-12 WHITE W/YELLOW-BLACK STRIPES
 2833-13 YELLOW W/BLACK STRIPES
 2833-14 WHITE W/RED STRIPES

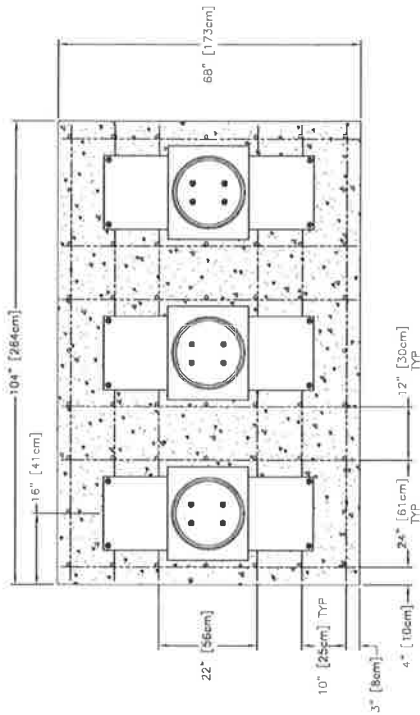


REV	DESCRIPTION	DATE	BY	DATE	BY
A	ECO 2008-144	11/12/08	MD	11/12/08	MD
DELTA SCIENTIFIC CORPORATION					
DELTA SCIENTIFIC CORPORATION					
1000 DELTA DRIVE, SUITE 100					
DELTA, CA 95018-1108					
TEL: 916.434.1108					
FAX: 916.434.1109					
WWW.DELTASCI.COM					
DSC720 COUNTERWEIGHT BOLLARD					
GENERAL ARRANGEMENT					
DATE	10/15/08	DATE	10/15/08	DATE	10/15/08
BY	MD	BY	MD	BY	MD
CHKD BY	MD	CHKD BY	MD	CHKD BY	MD
APP'D BY	MD	APP'D BY	MD	APP'D BY	MD
QTY	1	QTY	1	QTY	1
REV	A	REV	A	REV	A
REV	A	REV	A	REV	A

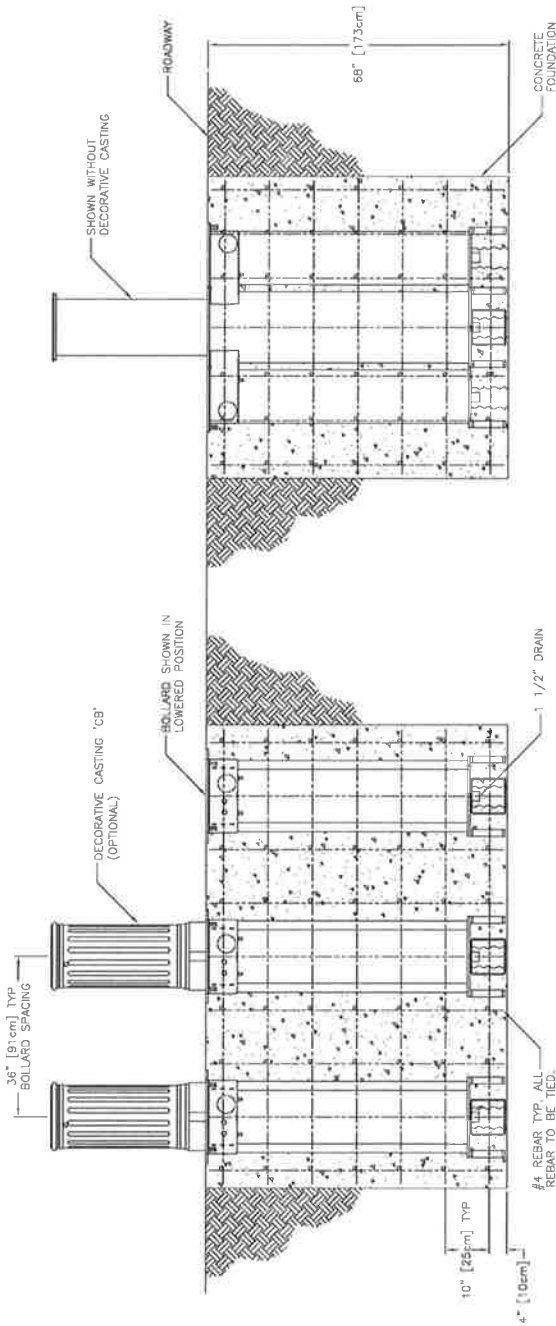
CONCRETE NOTES & RECOMMENDED SPECIFICATIONS:

1. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
2. FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATION PROVIDED THE EXCAVATION IS STABLE WHERE LAVING OCCURS. PROVIDE SHORING TYPE AND METHOD OF SHORING SHALL BE AT CONTRACTOR'S OPTION.
3. THE EXCAVATION SHALL BE KEPT DRY AT ALL TIMES. GROUND WATER, IF ENCOUNTERED, SHALL BE PUMPED FROM THE EXCAVATION.
4. CONCRETE SHALL BE LABORATORY DESIGNED, MACHINE MIXED, PRODUCING 3,000 PSI (20.68 MPA) AT 28 DAYS.
5. CEMENT SHALL BE TESTED PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II ONLY.
6. AGGREGATES SHALL CONFORM TO ASTM C33 & B GRADE PER STANDARD SPECIFICATIONS. MAXIMUM SIZE OF AGGREGATE SHALL BE 1-1/2 INCHES (38mm).
7. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60 (60,000 PSI OR 413.7MPa).
8. HOOKS AND BENDS SHALL CONFORM TO A308 STANDARD. LATEST REVISION. INSIDE DIAMETER OF HOOKS AND BENDS SHALL BE AT LEAST SIX (6) BAR DIAMETERS.
9. PROVIDE SPACER BARS, CHAIRS, SPREADERS, BLOCKS, ETC. AS REQUIRED TO POSITIVELY HOLD THE STEEL IN PLACE BEFORE CONCRETE IS POURED.
10. CONCRETE SHALL BE CONVEYED FROM THE MIXER TO FINAL DEPOSIT BY METHODS THAT WILL PREVENT SEPARATION OR LOSS OF MATERIALS.
11. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND CORNERS OF FORMS.
12. CONCRETE SHALL BE MAINTAINED ABOVE 50°F (10°C) AND IN A MOST CONDUIT FOR A MINIMUM OF 7 DAYS AFTER PLACEMENT. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
13. WHERE EXTERIOR WALL FACE REQUIRES SPORING AND/OR FORMING, THE FORMS SHALL BE KEPT IN PLACE UNTIL THE CONCRETE HAS GAINED SUFFICIENT STRENGTH TO PREVENT LEAKAGE. FORMS SHALL NOT BE REMOVED UNTIL THE CONCRETE IS SEVEN (7) DAYS OLD.
14. BACKFILLING SHALL BE DONE BY DEPOSITING AND TAMPING INTO PLACE CLEAN SAND OR POURING LEAN CONCRETE, TO 95% COMPACTION. WATER JETTING SHALL NOT BE ALLOWED.
15. CONDUITS AND PIPES OF ALUMINUM SHALL NOT BE ALLOWED.
16. CONSTRUCTION JOINTS NOT INDICATED ON THE DRAWINGS SHALL NOT BE MADE. THE SURFACE OF THE CONCRETE SHALL BE THOROUGHLY CLEANED AND ALL LAITANCE AND STANDING WATER REMOVED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT AREAS AGAINST DAMAGE AND SHALL REPAIR OR PATCH ALL DAMAGED AREAS TO MATCH EXISTING IMPROVEMENTS.
18. CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA CLEAN AT ALL TIMES AND AT COMPLETION OF WORK, REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS AND LEAVE THE PREMISES IN A CLEAN CONDITION ACCEPTABLE TO THE OWNER OR OWNER'S REPRESENTATIVE.

REV	DESCRIPTION	DATE	BY	DATE	APP'D BY	DATE
A	ECO 2300-005					
DELTA SCIENTIFIC CORPORATION 10000 DELTA DRIVE, SUITE 100 DALLAS, TEXAS 75243-1199 (214) 350-1100 FAX (214) 350-1199						
DSC700 SERIES COUNTERWEIGHT BOLLARD FOUNDATION SPECIFICATION						
SCALE: 1/4" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL) SURFACE: FINISH 1/8" = 1'-0" (VERTICAL) 1/8" = 1'-0" (HORIZONTAL)						
90452-3 A 11.10.2017						

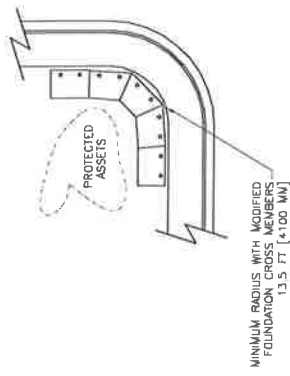
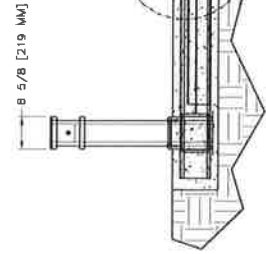
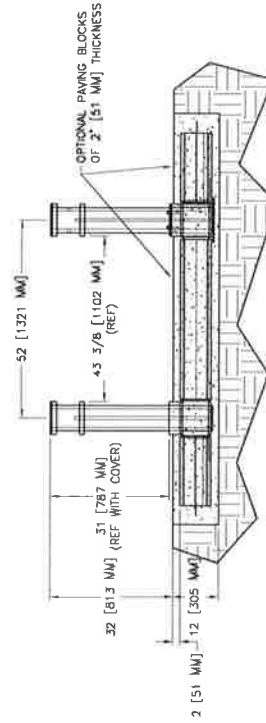
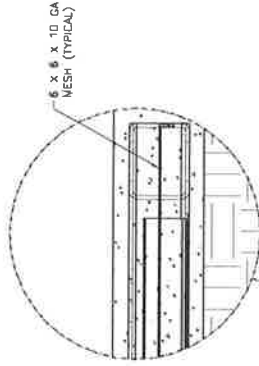
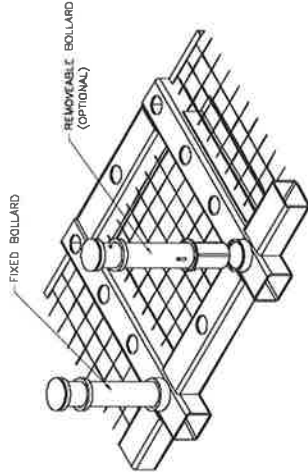
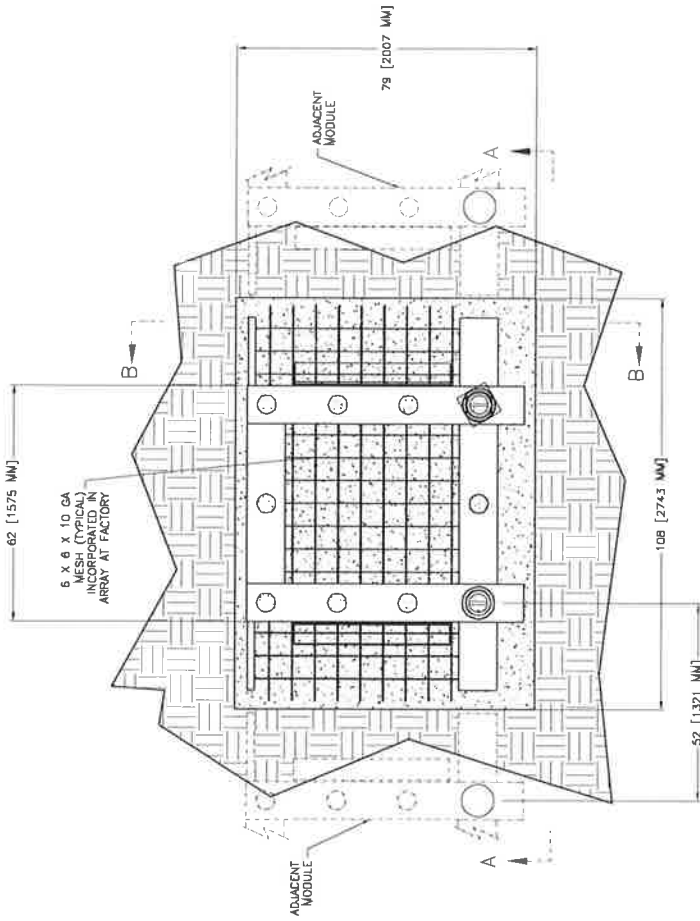


PLAN VIEW

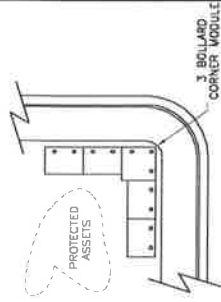


FRONT ELEVATION

END ELEVATION



CONVEX CORNER ARRAY



SHARP ANGLE ARRAY



INCLINE ARRAY

SECTION A-A

SECTION B-B

REV	ECO 2007-148	DATE	BY	CHKD	DATE	APP'D	DATE
A		12/11/07					
DELTA SCIENTIFIC CORPORATION							
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MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council
THROUGH: Keith Macedo, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **OP III FAY S Duncan, LP – Cost Share Agreement for 12-inch Water Main along Duncan Ave.**

RECOMMENDATION:

Staff recommends approval of a cost share agreement with OP III FAY S Duncan, LP in the amount of \$200,000.00 for the construction of a 12-inch water main along S. Duncan Avenue, and approval of a budget adjustment.

BACKGROUND:

Two multi-family residential projects are proposed fronting S. Duncan Avenue from approximately Treadwell Street to south of Putman Street near the University of Arkansas. The water main in this street is a smaller diameter 6-inch cast iron pipe that needs to be replaced and upsized in order to ensure reliability for these new development's demands and fire protection needs.

The first of these two developments known as The Verve is now under construction on the east side of Duncan Avenue, and formerly paid \$200,000.00 into an escrow account with the City for their share of this necessary water main upgrade. Now the development on the west side of Duncan seeks a cost share with the City to access these funds and construct the necessary water main upgrade.

DISCUSSION:

No city funds are being utilized for this cost share. Rather, the city is entering into an agreement to release the \$200,000 collected from the east development to the west developer in order to complete the required waterline improvements. This water main upgrade will serve both developments, as well as existing residential properties along South Duncan Avenue.

Staff recommends approval of this Cost Share Agreement to allow the funds formerly collected to be used for the intended purpose of constructing a new water main along South Duncan Avenue.

BUDGET/STAFF IMPACT:

The \$200,000 collected from the previous development was transferred from the City's escrow account, and a budget adjustment is attached that will move funds into the Water & Sewer fund to allow payment to the developer for the construction of the water main. The budget adjustment amount includes interest collected while in escrow.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. Cost Share Agreement

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-263

A RESOLUTION TO APPROVE A COST SHARE AGREEMENT IN THE AMOUNT OF \$200,000.00 WITH OP III FAY S DUNCAN, LP FOR THE CONSTRUCTION OF A 12-INCH WATER MAIN ALONG SOUTH DUNCAN AVENUE, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, OP III Fay S Duncan, LP has requested that the City share in the cost of constructing a 12-inch water main along South Duncan Avenue between West Treadwell Street and West Putman Street near the University of Arkansas; and

WHEREAS, the newly constructed water main will replace and upsize an aged 6-inch diameter water main and will serve the two developments known as The Verve and Duncan Avenue Student Housing Development, as well as existing residential homes in the nearby area; and

WHEREAS, upsizing this water main to 12-inch diameter as required during the City's development review process will allow development of both properties, and will also ensure reliability for these new development's water demands and fire protection requirements; and

WHEREAS, an adjacent development known as The Verve previously agreed to a payment-in-lieu in the amount of \$200,000.00 for its share of the necessary water main upgrade, which is currently held in an escrow account maintained by the City; and

WHEREAS, the available funds in the amount of \$200,000.00 currently held in an escrow account will be transferred to a City expense account to be used for its intended purpose of constructing the 12-inch water main along South Duncan Avenue.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a cost share agreement in the amount of \$200,000.00 with OP III FAY S Duncan, LP for the construction of a 12-inch water main along South Duncan Avenue, utilizing the funds held in escrow for this purpose.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2026-263

Item ID

2/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Tim Nyander

2/3/2026

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a cost share agreement with OP III FAY S Duncan, LP in the amount of \$200,000.00 for the construction of a 12-inch water main on Duncan Ave., and approval of a budget adjustment.

Budget Impact:

5400.720.5600-5808.00

Water and Sewer

Account Number

Fund

04039.2602

Water & Sewer Cost Sharing

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 2,337,627.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 2,337,627.00

Does item have a direct cost? Yes

Item Cost

\$ 200,000.00

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 204,170.00

Remaining Budget

\$ 2,341,797.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2026	WATER SEWER (720)	
	Requestor: Shea Fankhouser	

Staff recommends approval of a cost share agreement with OP III FAY S Duncan, LP in the amount of \$200,000.00 for the construction of a 12-inch water main on Duncan Ave. as part of the Verve and the Duncan Avenue Student Housing Project.

	COUNCIL DATE:	3/3/2026
	ITEM ID#:	2026-263
	Holly Black	
	2/4/2026 7:40 AM	
	Budget Division	Date
	TYPE:	D - (City Council)
	JOURNAL #:	
	GLDATE:	
	CHKD/POSTED:	/
RESOLUTION/ORDINANCE		

[illegible]

CONTRACTUAL AGREEMENT FOR
COST SHARE OF WATER MAIN INSTALLATION COSTS

This Agreement, made and entered into on this _____ day of February, 2026, by and between the City of Fayetteville, Arkansas (“City”) and OP III Fay S Duncan, LP, witnesseth:

WHEREAS, OP III Fay S Duncan, LP has requested that the City share in the cost of constructing a 12-inch water main along South Duncan Avenue between West Treadwell Street and West Putman Street near the University of Arkansas; and

WHEREAS, the newly constructed water main will replace and upsize an aged 6-inch diameter water main and will serve the two developments known as The Verve and Duncan Avenue Student Housing Development, as well as existing residential homes in the nearby area; and

WHEREAS, upsizing this water main to 12-inch diameter as required during the City’s development review process will allow development of both properties, and will also ensure reliability for these new development’s water demands and fire protection requirements; and

WHEREAS, an adjacent development known as The Verve previously agreed to a payment-in-lieu in the amount of \$200,000.00 for its share of the necessary water main upgrade, which is currently held in an escrow account maintained by the City; and

WHEREAS, the available funds in the amount of \$200,000.00 currently held in an escrow account will be transferred to a City expense account to be used for its intended purpose of constructing the 12-inch water main along South Duncan Avenue.

NOW, THEREFORE, the City of Fayetteville, Arkansas and OP III Fay S Duncan, LP agree as follows:

1. The City of Fayetteville, Arkansas agrees to:
 - A. Reimburse OP III Fay S Duncan, LP for the cost to install the water main in the area identified in Exhibit “A” the amount of **\$200,000.00**, which represents a portion of the total cost of \$367,377.06 as was estimated by the builder’s representative and shown on Exhibit “B”, attached.
 - B. Payments due to OP III Fay S Duncan, LP shall be remitted within sixty (60) days after receipt of valid invoices.

2. OP III Fay S Duncan, LP agrees to:

- A. Provide the necessary and normal project management, inspection, and testing as necessary for a complete and acceptable water main installation, including submittal of plans and specifications to the City's Engineering Department, per their standard procedures.
- B. Provide a copy of the invoices from the Contractor upon City approval of the water main construction.
- C. Pay for the water main construction (with reimbursement by the City in the amount of \$200,000.00).

IN AGREEMENT WITH ALL THE TERMS AND CONDITIONS ABOVE, WE SIGN BELOW:

OP III FAY S DUNCAN, LP
a Delaware limited partnership

CITY OF FAYETTEVILLE, ARKANSAS

By: OP III FAY S Duncan GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
MOLLY A. RAWN, Mayor

By: _____

ATTEST:

Name: _____
Mark Dempsey
Chief Financial Officer

By: _____
KARA PAXTON, City Clerk

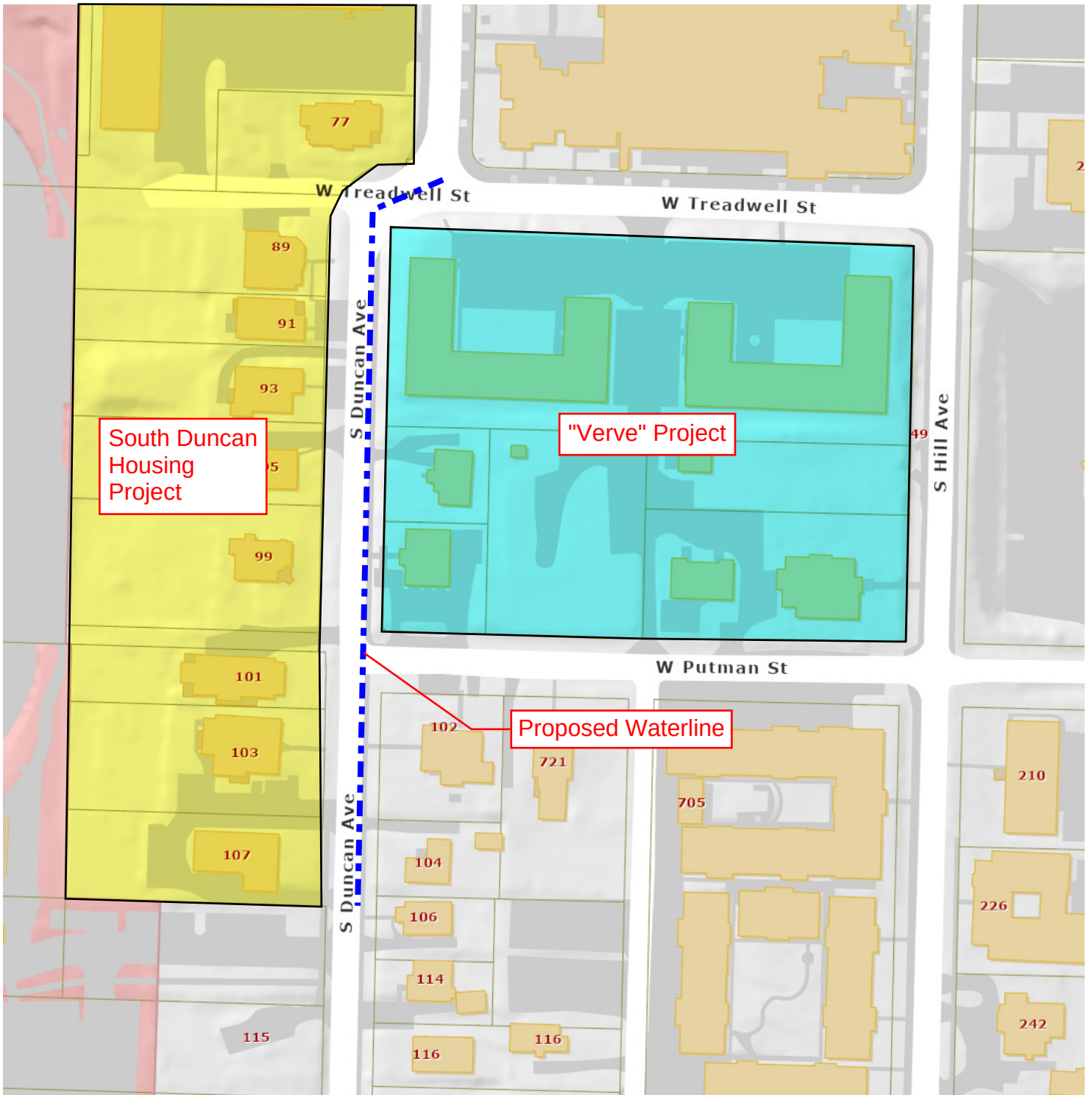
Title: _____

WITNESS:

By: _____

Name: _____
Grant Godwin

OP III Fay S Duncan, LP
Exhibit A



MEMORANDUM**Date:** 12/2/2025**Project:** Duncan Ave. Student Housing Development (Juniper)**Location:** Fayetteville, AR**Prepared By:** Brahm Driver – EDG**RE:** Duncan Ave. Water Main Cost Share Request

In coordination with the City of Fayetteville engineering staff, the Juniper project (entitled as Duncan Ave. Student Housing Development LSD-2025-0007/GRD-2025-0115) is requesting to enter into a cost share agreement between the City of Fayetteville and OP III FAY S Duncan, LP for the proposed upgrades of the S Duncan water main as shown on the attached exhibit.

OP III FAY S Duncan, LP will provide the engineering design, permitting, and construction of the water line improvements in conjunction with the Juniper project (LSD-2025-0007/GRD-2025-0115). As part of the LSD review and approval process for the Juniper Project, OP III FAY S Duncan, LP committed to contribute up to \$200,000 as their proportionate share of the water main improvements.

The adjacent project (The Verve) through their review and approval process committed to pay a fee in-lieu of \$200,000 towards the future construction of the water main improvements.

OP III FAY S Duncan, LP contracted EDG and Faver Gray/Arco Excavation to develop the detailed design and estimated cost of these proposed water main improvements along Duncan Ave. The total estimated cost of the water main improvements is \$367,377.06.

OP III FAY S Duncan, LP is requesting that the City of Fayetteville enter into a cost-share agreement to allocate the \$200,000 from the Verve project for the proposed water main improvements to be constructed.

The attached utility plans (also submitted for grading permit) show the layout for the proposed water main and the attached bid tab shows the proposed cost associated with the improvements.

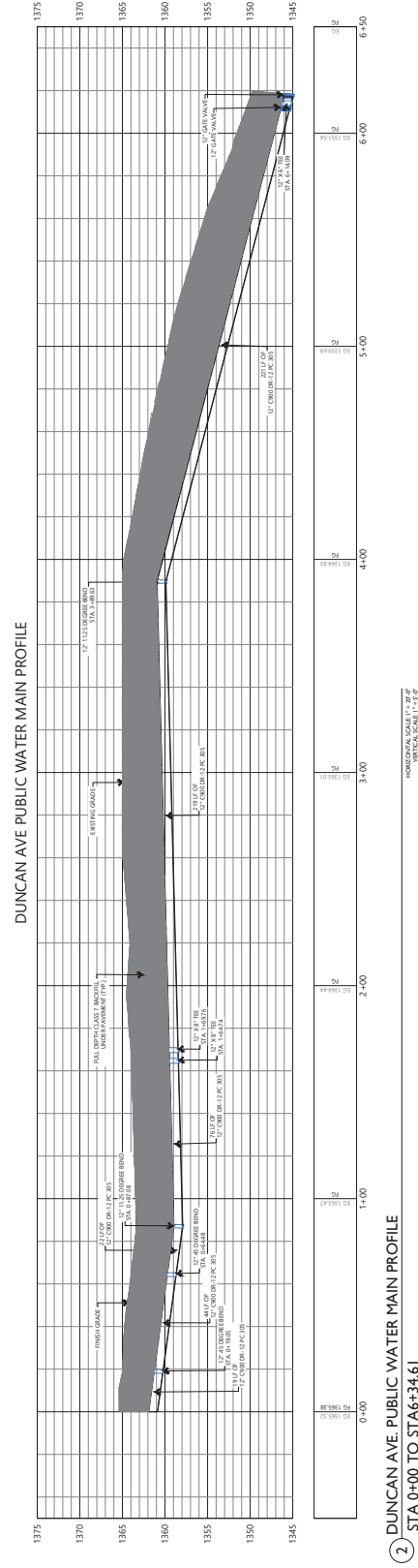
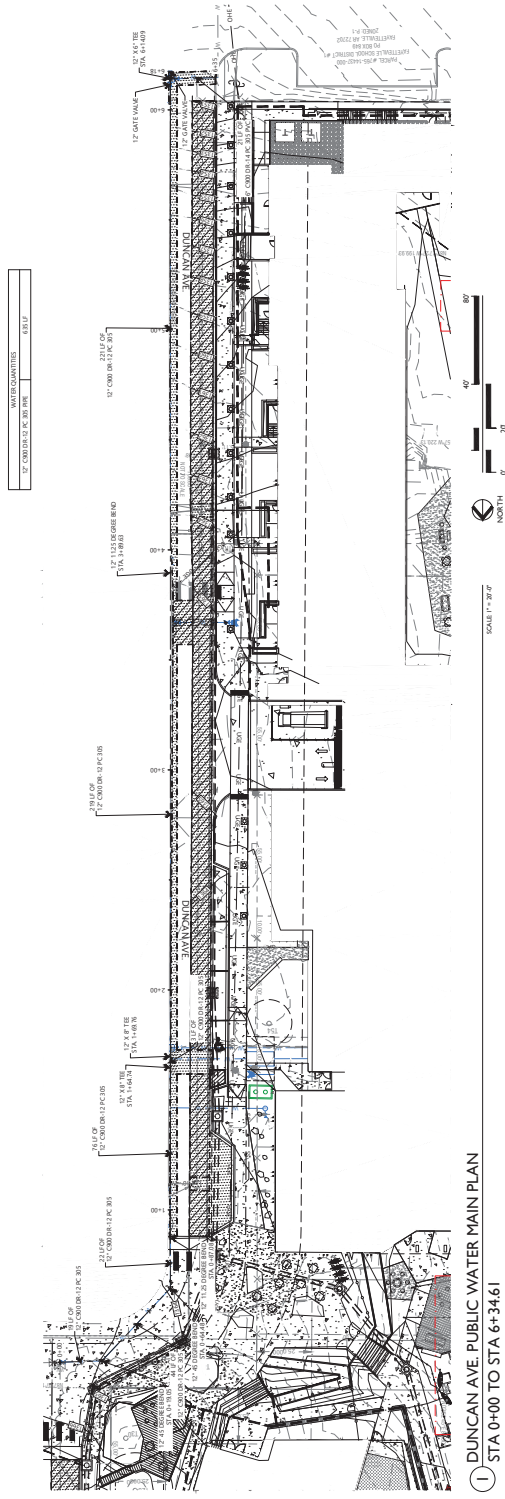
Respectfully submitted,
Ecological Design Group



Brahm Driver, PE

Principal Civil Engineer

bdriver@ecologicaldg.com



ARCO EXCAVATION *And* PAVING *Inc.*

10287 E. Hwy 72
Bentonville, AR 72712
Ph: (479)-451-8000 Fax: (479)-451-8010

To:	FaverGray	Contact:	Andrew Habernick		
Address:	415 Pablo Avenue Suite 200 Jacksonville Beach, FL 32250	Phone:	(904) 208-2004		
		Fax:			
Project Name:	Duncan Student Housing	Bid Number:	1		
Project Location:	Duncan And Treadwell, Fayetteville, AR	Bid Date:			
Item Description		Estimated Quantity	Unit	Unit Price	Total Price

Municiple Utilities, Fireline, And FDC Line

Pvc 12 In Waterline	614.00	LF	\$464.79	\$285,381.06
Connect To Existing	1.00	LS	\$3,200.00	\$3,200.00
Total Price for above Municiple Utilities, Fireline, And FDC Line Items:				\$288,581.06

Asphalt Paving

Mill Asphalt 2 In Depth	6,760.00	SF	\$5.29	\$35,760.40
Install SS1 Oil (tack)	6,760.00	SF	\$0.35	\$2,366.00
Asphalt 3 In	8,765.00	SF	\$4.64	\$40,669.60
Total Price for above Asphalt Paving Items:				\$78,796.00

Total Bid Price: \$367,377.06

Notes:

- **Arch. Concrete NOT Included**
- **CIP Walls NOT Included**
- **Excavate and Haul Off Additional Unsuitable Soils \$31 per CY**
- **Additional Import, Fill, and Compact \$33 per CY**
- **Mass Rock \$525 per CY**
- **Trench Rock \$650 per CY**
- **River Rock NOT Included**
- **All work performed under scope is per Civil plans, and deviation from plan may incur additional charges.**
- **Roof Drain Connections NOT Included. Inadequit Details.**
- Staking for ARCO operations only if included in contract.
- Execution of work will only begin after a signed proposal has been received.
- Any hold up in work will be paid by remobilization if demobilization is necessary OR by equipment sitting fee incurred daily.
- This proposal is based on work being done during normal working hours, night work and sundays not included.
- This proposal does not include price for any permits or fees associated with.
- This proposal does not include repair of any unmarked underground utilities.
- This proposal may be withdrawn if not accepted within 30 days.
- This proposal is all inclusive, any alteration will affect pricing.
- **Due to the unforeseen cost in fuel prices, quote will be updated with current fuel cost at any time up to execuuiou of contract/proposal.**

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____**Signature:** _____**Date of Acceptance:** _____**CONFIRMED:****Arco***Tony White***Authorized Signature:**

Estimator: Tony White
(479) 866-3811 Tony@arcoexc.com



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Justin Bland, City Engineer
Chris Brown, Public Works Director
Keith Macedo, Chief of Staff

FROM: Matt Mihalevich, Active Transportation Manager

SUBJECT: **Transportation Alternatives Program Federal Aid Funds – Razorback Greenway Improvements**

RECOMMENDATION:

Staff recommends approval of an Agreement of Understanding with the Arkansas Department of Transportation (ARDOT) for the Fayetteville Razorback Greenway Improvements project made possible through the Arkansas Department of Transportation – Transportation Alternatives Program (TAP) and approving a budget adjustment to recognize \$250,000.00 in federal-aid funding and authorizing the Mayor to sign additional grant related documents as necessary to implement the project.

BACKGROUND:

In February 2025, Resolution 60-25 approved the application for the Razorback Greenway Improvements project through the Arkansas Department of Transportation. In October 2025, a notice of award confirmed the full requested amount of \$250,000.

The oldest sections of the Razorback Greenway in Fayetteville, built in 2008 with asphalt pavement, are now 18 years old and showing signs of deterioration, including cracks, buckling, and bumps, creating safety hazards. The most damaged areas are between Cleveland Street and north of Poplar Street in central Fayetteville. The proposed asphalt replacement will cover 4,784 linear feet (0.9 miles) of 12-foot-wide shared-use trail.

DISCUSSION:

The identified sections of the Razorback Greenway, proposed for replacement with concrete pavement, are among the busiest, with over 800 users on average per day. The Greenway serves as the primary active transportation route, enabling people of all ages and abilities to access hundreds of destinations without relying on a vehicle.

The city's trail construction crew, through the Transportation Department, will handle the pavement replacement work. This approach allows the grant funding to stretch further, replacing more trail while minimizing disruption. Short sections will be replaced at a time, with well-managed detours ensuring trail users can still reach their destinations during construction.

BUDGET/STAFF IMPACT:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

The City of Fayetteville has been awarded \$250,000 in federal-aid funding by the Arkansas Department of Transportation – Transportation Alternatives Program. The required 20 percent match or \$62,500 has been budgeted through the Trails Capital Improvements Program.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. Letter to Mayor Rawn_Job 041017_Fayetteville Razorback Greenway Impvts., 6. Job 041017 Agreement of Understanding Packet, 7. 2025 TAP & RTP Application Cycle Notification Letter for the City of Fayetteville_2, 8. Razorback Greenway Pavement Replacement Map 2-21-25, 9. Razorback Greenway Existing Asphalt Conditions, 10. Scull Creek Trail Asphalt Replacement Cost Estimate

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-280

A RESOLUTION TO APPROVE AN AGREEMENT OF UNDERSTANDING WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION TO UTILIZE FEDERAL-AID TRANSPORTATION ALTERNATIVES PROGRAM FUNDS IN THE AMOUNT OF \$250,000.00 FOR THE FAYETTEVILLE RAZORBACK GREENWAY IMPROVEMENTS PROJECT, TO AUTHORIZE THE MAYOR TO SIGN ADDITIONAL DOCUMENTS AS NECESSARY TO IMPLEMENT THE PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT

WHEREAS, on February 18, 2025, the City Council passed Resolution 60-25 approving an application for federal-aid Transportation Alternatives Program funds for the Razorback Greenway Improvements Project through the Arkansas Department of Transportation; and

WHEREAS, in October 2025, the City was notified it was awarded \$250,000 for the project with the City being responsible for providing local matching funds in the amount of \$62,500.00; and

WHEREAS, the proposed project includes asphalt replacement of sections of the Razorback Greenway with concrete pavement that will cover 4,784 linear feet of 12-foot-wide shared-use trail.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to sign an Agreement of Understanding with the Arkansas Department of Transportation to utilize Federal-aid Transportation Alternatives Program funds in the amount of \$250,000.00 for the Fayetteville Razorback Greenway Improvements Project and further authorizes the Mayor to sign any additional documents as necessary to implement the project.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2026-280

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Matt Mihalevich

2/6/2026

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of an Agreement of Understanding with the Arkansas Department of Transportation (ARDOT) for the Fayetteville Razorback Greenway Improvements project made possible through the Arkansas Department of Transportation – Transportation Alternatives Program (TAP) and approving a budget adjustment to recognize \$250,00.00 in federal-aid funding and authorizing the Mayor to sign additional grant related documents as necessary to implement the project.

Budget Impact:

4470.800.8830-5330.05

4470.800.8830-5420.00

Account Number

02016.2602

Project Number

Sales Tax Capital Improvements

Fund

Trail Development -
Razorback Greenway Impr TAP Grant

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 2,972,034.00

Expenses (Actual+Encum)

\$ 57,786.64

Available Budget

\$ 2,914,247.36

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 250,000.00

Remaining Budget

\$ 3,164,247.36

V20221130

Purchase Order Number:

Previous Ordinance or Resolution # 60-25

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	ENGINEERING (621)	Adjustment Number
2026	/Org2		
	Requestor:	Matt Mihalevich	

Staff recommends approval of an Agreement of Understanding with the Arkansas Department of Transportation for the Fayetteville Razorback Greenway Improvements project made possible through the Arkansas Transportation Department – Transportation Alternatives Program (TAP) and approving a budget adjustment to recognize \$250,00.00 in federal-aid funding and authorizing the Mayor to sign additional grant related documents as necessary to implement the project.

	COUNCIL DATE:	3/3/2026
	ITEM ID#:	2026-280
	Holly Black	
	2/6/2026 9:14 AM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

[illegible]



February 6, 2026

The Honorable Molly Rawn
Mayor of Fayetteville
113 W. Mountain St.
Fayetteville, AR 72701

Re: Job 041017
Fayetteville Razorback Greenway
Impvts. (TAP-25) (S)
Washington County

Dear Mayor Rawn:

Reference is made to the Fayetteville Razorback Greenway Improvements project which was awarded Transportation Alternatives Program (TAP) funding. In order to proceed, you and your attorney must sign the enclosed Agreement of Understanding and return it to the Department. Please submit the signed Agreement and referenced forms within the next 60 days.

A copy of the Agreement of Understanding will be returned to you once fully executed. When submitting the Agreement to the Department for execution, you will also need to complete Form LPA-005, Form LPA-018, and Form LPA-019. All referenced forms are available in digital format at www.ardot.gov/LPA.

If you have any questions, please contact our Local Programs Grant Procurement Section at (479) 360-7161 or LPA@ardot.gov.

Sincerely,

Keli Wylie, P.E.
Assistant Chief Engineer
Program Delivery

Enclosure

c: Chief Engineer – Operations
Chief Engineer – Preconstruction
Local Programs
Program Management
District 4
Tim Conklin, Executive Director, NWARPC
Job 041017 'C' File

**AGREEMENT OF UNDERSTANDING
BETWEEN
THE CITY OF FAYETTEVILLE
AND**

THE ARKANSAS DEPARTMENT OF TRANSPORTATION

In Cooperation with the
U. S. Department of Transportation Federal Highway Administration

RELATIVE TO

Implementation of **Job 041017, Fayetteville Razorback Greenway Impvts. (TAP-25) (S)** (hereinafter called the "Project") as an Arkansas Transportation Alternatives Program (TAP) project.

WHEREAS, the City of Fayetteville (hereinafter called the "Sponsor") has expressed its desire to use Federal-aid TAP funds for the eligible Project and to provide necessary matching funds; and

WHEREAS, the Sponsor has transmitted to the Arkansas Department of Transportation (hereinafter called the "Department") Resolution No. 60-25 from the Sponsor's governing body authorizing the Sponsor's Chief Executive Officer (CEO), or their designated representative, to execute agreements and contracts with the Department for the Project; and

WHEREAS, funding in the Infrastructure Investment and Jobs Act (IIJA) includes Federal-aid TAP funds for certain local projects with the following cost share:

	Maximum <u>Federal %</u>	Minimum <u>Sponsor %</u>
Preliminary Engineering by Consultant	80	20
Environmental	80	20
Right of Way/Utilities	80	20
Construction	80	20
Construction Engineering by Consultant	80	20
Department Administrative Cost	0	100

WHEREAS, funding participation will be subject to a limit of **\$250,000** maximum Federal-aid TAP funds for the **construction phase** of the Project and approved obligation limitation; and

WHEREAS, the Sponsor understands that these funds have been awarded for specific project purposes, not for the Sponsor to utilize until expended; and

WHEREAS, the Sponsor knows of no legal impediments to the completion of the Project; and

WHEREAS, it is understood that the Sponsor and the Department will adhere to the General Requirements for Recipients and Sub-Recipients Concerning Disadvantaged Business Enterprises (DBEs) (Form LPA-001) and that, as part of these requirements, the Department may set goals for DBE participation in the Project ranging from 0% to 100% that are practical and related to the potential availability of DBEs in desired areas of expertise; and

WHEREAS, the Department has published the Arkansas Local Public Agency Project Manual (available at www.ardot.gov/LPA) which outlines procedures and requirements which must be followed during development and construction of the Project; and

WHEREAS, the parties agree, unless specifically stated otherwise, that the provisions of this agreement are not intended to create or confer a third-party benefit or right to any person or entity not a party to this agreement.

IT IS HEREBY AGREED that the Sponsor and the Department, in cooperation with the Federal Highway Administration (FHWA), will participate in a cooperative program for implementation of the Project and will accept the responsibilities and assigned duties as described hereinafter.

THE SPONSOR WILL:

1. Notify the Department in writing who the Sponsor designates as its full-time employee to be in responsible charge of the day-to-day oversight of the Project (Form LPA-005). If the designated full time employee changes, the Sponsor must notify the Department by resubmitting Form LPA-005. The duties and functions of this person are:
 - Oversee project activities, including those dealing with cost, time, adherence to contract requirements, construction quality and scope of Federal-aid projects;
 - Maintain familiarity of day-to-day project operations, including project safety issues;
 - Make or participate in decisions about changed conditions or scope changes that require change orders and/or supplemental agreements;
 - During construction, visit and review the project daily;
 - Review financial processes, transactions, and documentation to ensure that safeguards are in place to minimize fraud, waste, and abuse;
 - Direct project staff, Sponsor or consultant, to carry out project administration and contract oversight, including proper documentation; and
 - Be aware of the qualifications, assignments and on-the-job performance of the Sponsor and consultant staff at all stages of the project.
2. Submit the Revision of Project Scope and Budget (Form LPA-004) if a modification to the Project scope is needed.
3. Be responsible for hiring a consultant engineering firm(s) in accordance with the Local Agency Consultant Selection Procedures (Form LPA-002) to provide engineering services which include environmental documentation, preliminary engineering, and construction engineering for the Project. **NOTE: FHWA authorization and Department approval must be given prior to issuing a work order to the consultant for federal funds to be allowed in this phase.**
 - Make periodic payments to the consultant for preconstruction phases of the Project and request reimbursement from the Department.
 - Request reimbursement from the Department for eligible expenditures related to preconstruction phases of the Project. Reimbursement requests should be submitted, at minimum, every three (3) months and not more than once per month.
4. If desired, request that the Department contract with one of its on-call consultants on behalf of the Sponsor (Form LPA-031).
 - Execute a task order with the Department and the selected on-call consultant for implementation of selected phases of the Project.
 - Make periodic payments to the on-call consultant for work accomplished in accordance with the task order.

- Request reimbursement from the Department for eligible on-call consultant related costs incurred for the project. Reimbursement requests should be submitted, at minimum, every three (3) months and not more than once per month.
5. Prepare plans, specifications, and a cost estimate for construction. A registered professional engineer must sign the plans and specifications for the project if the project includes design of structural components. (See Form LPA-003 for items to be included in the bid proposal.) Plans which include the design of only non-infrastructure components will not require a registered stamp.
 6. Be responsible for any necessary coordination with affected railroads including preliminary and final plan review and for executing any formal railroad maintenance and construction agreements that may be necessary for the project. This includes ensuring that potential bidders are aware of railroad coordination required during construction, including flagging services and insurance.
 7. Submit plans at 30%, 60%, and 90% completion stages for Department review according to the deadline schedule.
 8. Submit the following deliverables for the Project by the listed deadline or risk possible cancellation of the Federal-aid award or significant delay of the Project. If a deadline is missed, the Sponsor may be required to submit a reason for the delay and request a time extension in writing.

Deliverables	Deadlines
Signed Agreement of Understanding for Execution by the Department	60 Days following receipt of the Draft Agreement of Understanding
30% Complete Plans for Review	90 Days following receipt of the Executed Agreement of Understanding
60% Complete Plans for Review	90 Days from the return of Department comments on previous set of plans
90% Complete Plans for Review	90 Days from the return of Department comments on previous set of plans
Final Plans, Bid Documents, and Request for Authority to Advertise	90 Days from the return of Department comments on previous set of plans

9. Complete the process for all permits that might be required for the project. This could include, but is not limited to, the US Army Corp of Engineers Section 404 permit; and the Arkansas Department of Environmental Quality's Section 401 Water Quality Certification, Short Term Activity Authorization, and National Pollutant Discharge Elimination System permit. The Section 404 permitting application(s) and/or determination information should be submitted with the plans to the Department to aid in the completion of the environmental documentation.
10. Provide any necessary higher levels of investigation for the required environmental document should the Project have uncertain or significant cultural, environmental or social impacts; have a likelihood of generating controversy; and/or possible economic impacts. For projects located on federal lands, the Sponsor must submit a completed environmental document for the Project, approved by the agency with authority over the federal lands.

11. Comply with provisions of the Americans with Disabilities Act, Section 504 of the Rehabilitation Act of 1973, Title VI of the Civil Rights Act of 1964, FHWA TAP Guidance, and any other Federal, State, and/or local laws, rules and/or regulations. (See Form LPA-003 for items to be included in the bid proposal).
12. Before acquiring property or relocating utilities, contact the Department's Right of Way Division to obtain the procedures for acquiring right of way and adjusting utilities in conformance with federal regulations. **NOTE: Failure to notify the Department prior to initiating these phases of work may result in all project expenditures being declared non-participating in federal funds.**
13. Acquire property in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (commonly referred to as the "Uniform Act").
14. Provide a copy of the registered deed or other approved documentation and an appropriate certification stating the Sponsor's clear and unencumbered title to any right of way to be used for the Project and the land is accessible to the general public for recreational or transportation purposes (See Form LPA-007). If property has been acquired for the Project, use Form LPA-006 for certification of the right of way.
15. Ensure the preparation of utility adjustment and right of way plans are in accordance with Arkansas State Highway Commission Policy.
16. Submit a certification letter (Form LPA-008), including all items noted, to the Department when requesting authority to advertise the Project for construction bids.
17. Advertise for bids in accordance with federal procedures as shown in Form LPA-010. **NOTE: FHWA authorization and Department approval must be given prior to advertising for construction bids.**
18. Forward a copy of all addenda to the Project during the advertisement to the Department.
19. After bids are opened and reviewed, submit a certification (Form LPA-012), including all items noted, to the Department and request concurrence in award of the contract.
20. Prior to issuing the notice to proceed to the Contractor, the Sponsor must hold a pre-construction meeting with the Contractor and **must invite the Department's Resident Engineer assigned to the Project.**
21. Construct the Project in accordance to plans and specifications that were developed by the Sponsor, or the Sponsor's representative, and were reviewed and approved by the Department prior to the issuance of the Notice to Proceed.
22. Perform construction inspection in accordance with the Guideline for Inspection of Locally Administered Construction Contracts for Transportation Alternatives Program (TAP) Projects and Recreational Trails Program (RTP) Projects (Form LPA-023).
23. Make payments to the contractor for work accomplished in accordance with the plans and specifications and then request reimbursement from the Department on the Construction Certification and Reimbursement Request (CCRR) form (Form LPA-014). Requests for reimbursement must be made at least once every three (3) months that construction projects are active to avoid being placed on the FHWA inactive project list, which risks project funding.

24. Attach Report of Daily Work Performed (Form LPA-015) for all days that correspond with each CCRR submittal.
25. Prior to executing the work, submit change orders (Form LPA-022) to the contract to the Department's Resident Engineer assigned to the project for review and approval for program eligibility.
26. Upon project completion hold a final acceptance meeting for the Project and submit the Final Acceptance Report form certifying that the Project was accomplished in accordance with the plans and specifications (Form LPA-016). This form must be signed by the engineer performing construction inspection on the Project, the Department's Resident Engineer assigned to the project, the Sponsor's full-time employee in responsible charge, and the Sponsor's CEO.
27. Maintain accounting records to adequately support reimbursement with Federal-aid funds and be responsible for the inspection, measurement, and documentation of pay items, and certification of all work in accordance with the plans and specifications for the Project and for monitoring the Contractor and subcontractor(s) for compliance with the provisions of FHWA-1273, Required Contract Provisions, Federal-aid Construction Contracts, and Supplements.
28. Pay all unpaid claims for all materials, labor, and supplies entered into contingent or incidental to the construction of said work or used in the course of said work including but not limited to materials, labor, and supplies described in and provided for in Act Nos. 65 and 368 of 1929, Act No. 82 of 1935, and Acts amendatory thereof.
29. Agree that any and all claims for damages to property or injury to persons caused by any act or omission, negligence, or misconduct from the performance of work by the Sponsor's contractor on the Project shall be the sole responsibility of the Sponsor's contractor and in this regard the Sponsor shall require the contractor on the Project to procure and maintain a General Public Liability Insurance Policy during the duration of the Project which shall be endorsed to include broad form general liability and complete operations coverage on the Project. The contractor shall furnish the Sponsor with documentation of proof of liability insurance coverage with submission of the signed contract.
30. Agree that any claims, liability, costs, expenses, demands, settlements, or judgments arising from misconduct or the negligent acts or omissions of the Sponsor, its employees, agents, or contractors in the performance of the Project and this Agreement must be presented to the Sponsor. Further, the Sponsor by acceptance of this grant, agrees that the Department and the Arkansas State Highway Commission, as the pass-through entity, have no duty or responsibility for the design, construction, maintenance, or operation of the Project that is the subject of this grant, and, therefore shall have no liability related to the design, construction, maintenance, or operation of the Project. The Sponsor also agrees to assume all risks associated with the work to be performed by its agents, employees, and contractors under this grant and Agreement and the Department and the Arkansas State Highway Commission, as the pass-through entity, shall not be responsible or liable for any damages whatsoever from the actions of the Sponsor, its employees, agents, and contractors.
31. Assure that its policies and practices with regard to its employees, any part of whose compensation is reimbursed from federal funds, will be without regard to race, color, religion, sex, national origin, age, or disability in compliance with the Civil Rights Act of 1964, the Age Discrimination in Employment Act of 1967, The Americans with Disabilities Act of 1990, as amended, and Title 49 of the Code of Federal Regulations Part 21 (49 CFR Part 21),

Nondiscrimination in Federally-Assisted Programs of the Department of Transportation,
(Form LPA-029).

32. Retain all records relating to inspection and certification, the Contractor's billing statements, and any other files necessary to document the performance and completion of the work in accordance with requirements of 2 CFR Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Form LPA-017).
33. Grant the right of access to Sponsor's records pertinent to this Project and the right to audit by the Department and FHWA officials.
34. Be responsible for its portion of the total project cost and Department administration costs. The funds to be submitted for Department administrative costs shall have a maximum value equaling 1% of the TAP and/or RTP award.
35. Be responsible for 100% of all project costs incurred should the Project not be completed as specified.
36. Be responsible for 100% of any and all expenditures for which federal funds do not participate or that are not approved for federal funds.
37. Sign and transmit to the Department the Certification for Grants, Loans, and Cooperative Agreements (Form LPA-018), which is necessary for Project participation.
38. Repay to the Department the federal share of the cost of any portion of this Project if, for any reason, federal participation is removed due to actions or inactions of the Sponsor, its agents, its employees, or its assigns or the Sponsor's consultants or contractors or their agents. Such actions or inactions shall include, but are not limited to, federal non-participation arising from problems with design plans, specifications, construction, change orders, construction inspection, or contractor payment procedures.
39. Repay all federal funds if this is determined necessary for any reason.
40. Retain total, direct control over the Project throughout the life of the improvements and **not, without prior approval from the Department:**
 - sell, transfer, or otherwise abandon any portion of the Project;
 - change the intended use of the Project as approved;
 - make significant alterations to any improvements constructed with Federal-aid funds; or
 - cease maintenance or operation of a project due to the Project's obsolescence.
41. Be responsible for satisfactory maintenance and operation of all improvements and for adopting regulations and ordinances as necessary to ensure this. Failure to adequately maintain and operate the Project in accordance with Federal-aid requirements may result in the Sponsor's repayment of Federal funds and may result in the withholding of all future Federal-aid funds.
42. Submit to the Department a Single Audit in accordance with the Office of Management and Budget (OMB) Circular A-133 each fiscal year that the Sponsor expends more than \$750,000 of Federal-aid from any federal source including, but not limited to, the U.S. Department of Transportation. The fiscal year used for the reporting is based on the Sponsor's fiscal year. The \$750,000 threshold is subject to change after OMB periodic reviews.
43. Promptly notify the Department if the Project is rendered unfit for continued use by natural disaster or other cause.

44. Complete and transmit to the Department both pages of the Federal Funding Accountability and Transparency Act (FFATA) Reporting Requirements (Form LPA-019).
45. After each quarter of the calendar year, complete and transmit to the Department the LPA Project Quarterly Report Form (Form LPA-020) until the project is complete.

THE DEPARTMENT WILL:

1. Maintain an administrative file for the Project and be responsible for administering Federal-aid funds.
2. Request review from the Arkansas Historic Preservation Program (AHPP).
3. Execute a task order with the Sponsor and the selected on-call consultant for implementation of the Project when requested by the Sponsor.
4. Request funds from the Sponsor within the terms described heretofore.
5. Provide routine environmental documentation for the Project.
6. Notify the Sponsor when right of way and/or utility plans are approved, and the Sponsor may proceed with right of way acquisition and/or utility adjustments.
7. Upon receipt of the Sponsor's certification of right of way (property) ownership, provide the appropriate documentation to the file.
8. Review plans and specifications for project/program eligibility.
9. Reimburse the Sponsor 80% (Federal-aid share) for all eligible costs related to preconstruction phases of the Project.
10. Ensure substantial compliance with federal contracting requirements through review of the bidding proposal for inclusion of required federal forms, review of the administration of the DBE program provisions, and general compliance with 23 CFR 635.
11. Advise the Sponsor when to proceed with advertisement of the Project for construction bids.
12. Review bid tabulations and concur in award of the construction contract for the Project.
13. Participate in the Sponsor's preconstruction and final acceptance meetings.
14. Visually verify (insofar as is reasonably possible) that the work meets contract requirements before reimbursement is made to the Sponsor.
15. Review and approve any necessary change orders for project/program eligibility.
16. Reimburse the Sponsor 80% (Federal-aid share) for eligible construction costs up to the maximum Federal-aid amount as approved in the CCRR form (Form LPA-014). This reimbursement will be limited to the maximum Federal-aid amount and to the federal amount available at the time payment is requested. If the payment requested exceeds the Federal-aid available at the time, the difference will be reimbursed as additional Federal-aid for the Project becomes available.
17. Subject to the availability of Federal-aid allocated for the Project, pay the Sponsor the remaining amount due upon completion of the Project and submittal of the certified Final Acceptance Report form (Form LPA-016).

18. Provide all form updates via email to the contact as shown on Form LPA-005.

IT IS FURTHER AGREED that Department reserves the right to cancel the Project without liability against the Department for any reason including, but not limited to, unreasonable delay or lack of progress, the Sponsor is unable to provide an audit-worthy reason for the substantial delay in the project development or completion process, or the Sponsor is unresponsive to Department requests.

IT IS FURTHER AGREED that should the Sponsor fail to fulfill its responsibilities and assigned duties as related in this Agreement, such failure may disqualify the Sponsor from receiving all future Federal-aid funds administered by the Department.

IT IS FURTHER AGREED that should the Sponsor fail to pay to the Department any required funds due for implementation of the Project or fail to complete the Project as specified in this Agreement, or fail to adequately maintain or operate the Project, the Department may cause such funds as may be required to be withheld from the Sponsor's Motor Fuel Tax allotment.

IN WITNESS WHEREOF, the parties thereto have executed this Agreement on this _____ day of _____, 20____.

**ARKANSAS DEPARTMENT OF
TRANSPORTATION**

THE CITY OF FAYETTEVILLE

Jared D. Wiley, P.E.
Director

Molly Rawn
Mayor

Kit Williams
City Attorney

All Forms referenced in this Agreement are available in digital format on the Department's webpage www.ardot.gov/LPA.

ARKANSAS DEPARTMENT OF TRANSPORTATION

NOTICE OF NONDISCRIMINATION

The Arkansas Department of Transportation (ARDOT) complies with all civil rights provisions of federal statutes and related authorities that prohibit discrimination in programs and activities receiving federal financial assistance. Therefore, ARDOT does not discriminate on the basis of race, sex, color, age, national origin, religion (not applicable as a protected group under the FMCSA Title VI Program), or disability in the admission, access to and treatment in ARDOT's programs and activities, as well as ARDOT's hiring or employment practices. Complaints of alleged discrimination and inquiries regarding ARDOT's nondiscrimination policies may be directed to the Civil Rights Division (P. O. Box 2261, Little Rock, AR 72203, (501) 569-2298, (Voice/TTY 711)), or the following email address: Civil.Rights@ardot.gov

Free language assistance may be available upon request.

This notice is available from the ADA/504/Title VI Coordinator in large print, on audiotape, and in Braille.

GENERAL REQUIREMENTS
FOR
RECIPIENTS AND SUB-RECIPIENTS
CONCERNING DISADVANTAGED BUSINESS ENTERPRISES

It is the policy of the U. S. Department of Transportation that disadvantaged business enterprises (DBEs) as defined in 49 CFR Part 26 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this Agreement. Consequently, the DBE requirements of 49 CFR Part 26 apply to this Agreement.

The recipient or its contractor agrees to ensure that DBEs as defined in 49 CFR Part 26 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this Agreement. In this regard all recipients or contractors shall take all necessary and reasonable steps in accordance with 49 CFR Part 26 to ensure that DBEs have the maximum opportunity to compete for and perform contracts. Recipients and their contractors shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of DOT-assisted contracts.

If as a condition of assistance the recipient has submitted and the Department has approved a disadvantaged business enterprise affirmative action program, which the recipient agrees to carry out, this program is incorporated into this financial assistance agreement by reference. This program shall be treated as a legal obligation and failure to carry out its terms shall be treated as a violation of this financial assistance agreement. Upon notification to the recipient of its failure to carry out the approved program, the Department shall impose such sanctions as noted in 49 CFR Part 26, Subpart F, which sanctions may include termination of the Agreement or other measures that may affect the ability of the recipient to obtain future DOT financial assistance.

The recipient shall advise each sub-recipient, contractor or subcontractor that failure to carry out the requirements set forth in 49 CFR Part 26, Subsections 26.101 and 26.107 shall substitute a breach of contract and after the notification of the Department, may result in termination of the agreement or contract by the recipient or such remedy as the recipient deems appropriate.

(NOTE: Where appropriate, the term "recipient" may be modified to mean "sub-recipient", and the term "contractor" modified to include "subcontractor".)

LOCAL AGENCY

CONSULTANT SELECTION PROCEDURES

Section I – Application (These procedures do not apply to Design-Build Contracts.)

These procedures apply to federally and state funded contracts for engineering and design related services for projects and are issued to ensure that a qualified consultant is obtained through an equitable qualifications-based selection procurement process and that the prescribed work is properly accomplished in a timely manner at a fair and reasonable cost.

Engineering and design related services are defined in 23 Code of Federal Regulations (CFR) Part 172 to include program management, construction management, preliminary engineering, design engineering, surveying mapping, or architectural related services with respect to a highway construction project. These services also include professional services of an architectural or engineering nature, as defined by State law, which are required to or may logically or justifiably be performed or approved by a person licensed, registered, or certified to provide the services with respect to a highway construction project. Contracts for these services that are paid with Federal-aid highway program (FAHP) funding will be awarded following these selection procedures.

The federal laws and regulations that govern the procurement of engineering and design related services with FAHP funds are:

- 23 United States Code (U.S.C.) 106 “Project approval and oversight”
- 23 U.S.C. 112 “Letting of contracts”
- 23 U.S.C. 114(a) “Construction Work In General”
- 23 U.S.C. 302 “State transportation department”
- 23 U.S.C. 315 “Rules, regulations, and recommendations”
- 23 U.S.C. 402 “Highway safety programs”
- 40 U.S.C. Chapter 11 – Selection of Architects and Engineers, §§1101 *et seq.*, commonly called the “Brooks Act”
- 2 CFR Part 200 “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards”
- 23 CFR Part 172 “Procurement, Management, and Administration of Engineering and Design Related Services”
- 48 CFR Part 31 “Contract Cost Principles and Procedures”
- 49 CFR Part 1.48(b) “The Federal Highway Administrator is delegated authority to administer the following provisions of title 23, Highways, U.S.C.”

In accordance with the above federal laws and regulations, the Arkansas Department of Transportation (Department) has approved these procedures for use by

the Local Agency for the “competitive negotiation” (qualifications-based selection) method of procurement as defined in 23 CFR §172.7, Procurement Methods and Procedures that complies with the Brooks Act (40 U.S.C. §§1101, *et seq.*).

The Local Agency will use these procedures for Federal-aid contracts and may elect to use them for non-Federal-aid contracts.

Section II – Advertisement for Letters of Interest

The Local Agency may employ a consultant engineering firm when a need exists for engineering services, and it is in the Local Agency’s best interest to employ an engineer or engineering firm.

As a minimum, the Local Agency will advertise in a statewide newspaper, the Department’s website and the Local Agency’s website (if available), advising that consultant engineering services are being sought. In addition, the Local Agency may advertise in appropriate national trade magazines or websites for specialized services.

Interested firms must furnish:

1. A cover letter with the firm’s response including primary contact information.
2. The firm’s completed Architect-Engineer Qualifications Standard Form (SF) 330 Parts I and II (48 CFR §53.236-2(b)). (SF 330 is available on the Department’s website.)
http://arkansashighways.com/consultant_services/advertisements/advertisements.aspx
3. A current copy of the firm’s equal employment opportunity policy required per Arkansas Code Annotated (Ark. Code Ann.) §19-11-104.
4. The firm’s current copy (within 12 months) of the Department and Finance and Administration (DFA) Illegal Immigrant Contractor Disclosure Form (Ark. Code Ann. §19-11-105).
<https://www.ark.org/dfa/immigrant/index.php/user/welcome>

Advertisements may be for either a specific single project; a group of projects; or for an on-call or indefinite delivery/indefinite quantity (IDIQ) for an established contract period (not to exceed 5 years), to be determined at a later date with specific task orders issued for each project. (23 CFR §172.9(a))

When advertising a specific project, the advertisement will describe the work in general terms allowing firms to evaluate their interest in performing the desired services.

When advertising a group of projects, a general description of work will be furnished. Firms will be asked to specify the projects they are interested in performing. When the Local Agency decides to proceed with a certain project, those firms having expressed interest in that project will be considered for selection.

When advertising for an on-call / IDIQ projects with later specified task orders, the advertisement will include a general description of work for the project task and the number of consultants anticipated to be selected.

If a solicitation fails to yield three qualified respondents, then the Local Agency may proceed with evaluation and selection if the Local Agency and the Department determines that the solicitation did not contain conditions or requirements that arbitrarily limited competition. Alternatively, the Local Agency may pursue procurement following the noncompetitive method when competition is determined to be inadequate and it is determined to not be feasible or practical to re-compete under a new solicitation. (23 CFR §172.7(a)(1)(iv)(D))

Solicitations will include language to comply with state procurement laws, rules, and regulations including but not limited to Ethical Standards (Ark. Code Ann. §19-11-708), Employee and Relative Disclosure, and Equal Opportunity Policy.

Interested firms are advised that in order to comply with state and federal requirements that the Local Agency will verify suspension and debarment actions and eligibility status of consultants in accordance with 2 CFR Part 1200 and 2 CFR Part 180.

Ark. Code Ann. §§19-11-701 through 19-11-714 addresses ethics and conflicts of interest. Federal regulations about conflicts of interest are described in 2 CFR §200.112, 23 CFR §1.33, and provisions of 23 CFR §172.7(4). No Local Agency employee may participate in selection, award or administration of a contract in which the Local Agency employee or any member of his or her immediate family has a financial, prospective financial, or other interest. Additionally, in accordance with Ark. Code Ann. §19-11-704(b) it is a breach of ethical standards for any person, including potential consultants, or parties to subagreements to engage in any conduct or behavior with other consultants, contractors, cities, counties, state agencies, or metropolitan/local planning organizations that may influence any public employee to breach the standards of ethical conduct provided by state and federal laws.

Section III – Selection Committee

The Local Agency will designate a Selection Committee (Committee) to evaluate and analyze the letters of interest (LOI) and proposals.

Section IV – Evaluation of Letters of Interest

The Committee will evaluate each consultant firm based on the criteria provided in the detailed LOIs in general as follows:

No.	Evaluation Factors for LOIs	Maximum Points Possible
1	Professional staff including the education, experience, number of personnel available, and any partnerships with sub-consultants	10
2	General and professional reputation, including responsiveness to civil rights and equal employment opportunity requirements and opportunities	10
3	*Past work performance	10
4	Experience with projects of a similar nature as those advertised	10
Total Points for LOI		40

*Past performance or evaluations from other clients will be considered when the firm has not worked for the Local Agency previously.

Following their review, the Committee will prepare a short list (minimum of three) of the top ranked engineering firms and recommend that these firms submit detailed proposals for further evaluation.

Section V – Request for Proposal

The Local Agency will prepare a scope of work statement and request proposals from the engineering firms on the short list. For projects with FHWA oversight, which are identified by FHWA as Projects of Division Interest (PoDI) projects, the Local Agency will forward the scope of work statement to the Department and FHWA for review and approval before soliciting request for proposals (RFPs). A Local Agency's scope of work will typically include the following:

1. A detailed purpose and description of the work,
2. Services that will be furnished by the Local Agency,
3. Services that will be furnished by the consultant,
4. Deliverables to be provided,
5. Project conditions of the work,
6. Schedule for performance of the work,
7. Special conditions of the work including applicable standards, specifications, and policies, and
8. Assurance of participation of certified Disadvantaged Business Enterprises (DBE) in Federal-aid projects as Department goals for the Project are established.

The short-listed firms should submit proposals that contain the following:

1. A cover letter with primary contact information,
2. A detailed work plan that identifies the major tasks of work,
3. A list of major concerns associated with completing the work,
4. A detailed work schedule for specific projects as requested,
5. A manpower estimate for specific projects as requested, and
6. Updated Standard Form 330 Parts I and II, if necessary.

The Committee will review the proposals with particular attention to the five (5) listed evaluation factors for the proposals and will also consider the results determined in Section IV. The evaluation factors and their relative importance will be listed in the RFP if any of the factors are different from the list below.

No.	Evaluation Factors for Proposals	Maximum Points Possible
1	Obvious indication that the scope of work is clearly understood	20
2	Comprehensive, coherent, and detailed work plan	20
3	Realistic work schedule when applicable	10
4	Proposed working office location, need for a local office, and any local representative*	5
5	Identification of sub-consultants and responsiveness to DBE goals and opportunities	5
6	Total Points for LOI	40
Total Points for Proposals		100

*Locality preference shall not be based on political or jurisdictional boundaries and may be applied on a project-by-project basis for contracts where a need has been established for a consultant to provide a local presence, a local presence will add value to the quality and efficiency of the project, and application of this criteria leaves an appropriate number of qualified consultants, given the nature and size of the project. (Consultants indicating that it will satisfy this factor in some manner, such as establishing a local project office, shall be considered to have satisfied this factor.)

Based on these evaluation factors, the Committee will rank the consultants based on the total score and submit the list to the Local Agency who will either:

1. Select one (1) firm to enter negotiations with; or
2. Select
 - a. Multiple firms for an IDIQ contract; or
 - b. Three or more firms to interview (a firm may present additional information concerning their proposal at the interview). After the interviews, the Committee will re-evaluate the firms based on the interview and the same evaluation factors as noted previously. The ranking list will be submitted to the Local Agency for review and final selection.

The Local Agency's contract file will contain records of the rankings and supporting data; however, the rankings will not be public information. Copies of the LOI advertisement, the rankings, and supporting data shall be submitted to the Department.

Notification must be provided to all responding consultants of the final selection of the most qualified consultant including the ranking of the top three consultants on projects where only one consultant is selected.

Section VI – Negotiation and Contract Preparation

Once a firm is selected for negotiation for a specific job or a group of projects, it will prepare a draft contract including a cost estimate for the project(s). The other firms on the short list will be advised of the firm selected, subject to successful negotiations. Prior to receipt or review of the draft contract and cost estimate, the Local Agency shall prepare a detailed independent estimate with an appropriate breakdown of the work or labor hours, types or classifications of labor required, other direct cost and consultant's fixed fee for the defined scope of work. The independent estimate shall serve as the basis for negotiation to ensure a fair and reasonable cost is obtained.

More than one firm may be selected for an on-call or IDIQ contract. The contract will establish a maximum ceiling price for work issued under the contract as well as an expiration date not to exceed 5 years, per 23 CFR Part 172. Individual task order cost estimates will be negotiated when issued.

The selected firm will prepare a draft contract based on a sample contract furnished by the Department. In accordance with the principles of 23 CFR 172, the draft contract must include an overhead rate that is approved by the Department. If the contract exceeds \$250,000, in accordance with the Department's Indirect Cost Rate Audit Requirements, the indirect cost rate shall be verified through an audit performed by a certified public accountant on behalf of the consultant. If the contract is less than \$250,000, and at least one of these conditions applies:

1. When there is insufficient knowledge of the consultant's accounting system
2. When there is previous unfavorable experience regarding the reliability of the consultant's accounting system
3. When the contract involves procurement of new equipment or supplies for which cost experience is lacking

then the Consultant shall provide the indirect cost rate verified through an audit performed by a certified public accountant on behalf of the consultant. The certified audit shall be provided by the selected firm prior to the submission of the final draft contract.

Pursuant to this requirement, the Department will notify the Local Agency if an audit by a certified public accountant for the selected firm is necessary. The certified audit needs to be provided by the selected firm prior to the submission of the final draft contract.

The Local Agency will review the draft contract proposal and either approve it as submitted or enter into negotiations with the selected firm to establish a contract and contract ceiling price that the Local Agency deems is fair and reasonable. If a satisfactory contract cannot be negotiated with the selected firm, negotiations will be

formally terminated. The Local Agency will then enter into negotiations with the second ranked firm. If negotiations with that firm fail, the Local Agency will formally terminate those negotiations and begin to negotiate with the third ranked firm, and so on. If the Local Agency cannot negotiate a satisfactory contract with any of the firms on the short list, the Local Agency shall either:

1. Request proposals from additional firms who have submitted LOIs and are considered competent and qualified; evaluate and rank the firms based on the criteria described in Section V; and continue the negotiation process, or
2. Terminate all negotiations and begin the selection process again, or
3. Pursue procurement following the noncompetitive method when competition is determined to be inadequate and it is determined to not be feasible or practical to re-compete under a new solicitation. (23 CFR §172.7(a)(1)(iv)(D))

When the Local Agency and the consultant agree the negotiated contract is fair and reasonable, the consultant will prepare a final draft and submit it to the Local Agency and the Department for review. After review and a determination that it is acceptable, the consultant will sign the contract. The Local Agency will then execute the contract. The contract will subsequently be submitted to the Department for final review and approval including funding. When approved, copies of the signed contract will be distributed within the Local Agency and to the consultant.

For projects with FHWA oversight and for on-call or IDIQ contracts where the consultant performs a management role utilizing federal funds, the Department will forward the initial and final drafts of the contract to FHWA for review and comment. The FHWA approves the final executed contract by stamp and signature and retains a copy.

After the Local Agency executes an on-call or IDIQ contract, it will assign specific projects by task order for the duration of the contract period. The consultant will prepare each task order based on the scope of work furnished by the Local Agency. The task order will include a manpower estimate and cost. The Local Agency will review the task order and approve it as submitted or negotiate with the consultant to establish a task order and task order amount that the Local Agency deems is fair and reasonable. After review and a determination that the task order is acceptable, the consultant will sign the task order. The Local Agency will then execute the task order. The task order will subsequently be submitted to the Department for final review and approval including funding. When approved, copies of the signed task order will be distributed within the Local Agency and to the consultant.

For PoDI projects, the Department will forward the initial and final drafts of the task order to FHWA for review, comment, and approval. Upon FHWA approval, the final task order is executed.

Section VII – Monitoring the Contract

The Local Agency may designate staff members as key liaisons for specific projects or for technical matters during the administration of the contract period.

The Local Agency will:

1. Maintain the contract files,
2. Arrange and attend periodic progress meetings,
3. Coordinate reviews and approval actions with other agencies when necessary,
4. Review progress payments,
5. Coordinate questions from the consultant,
6. Negotiate any change or amendment to the contract and submit to the Department for review and approval, and
7. Prepare an evaluation of the consultant's performance after completion of the contract. A copy of the evaluation shall be submitted to the Department.

Section VIII – Consultant Liability

The Local Agency will include a contract requirement that the consultant will warrant that all services and work products provided as part of the contract are performed in accordance to the prevailing industry standards, including standards of conduct and care, format and content, meet the satisfaction of the Local Agency, and conform to the requirements of the Agreement. This warrant is effective regardless of the degree of inspection and acceptance by the Local Agency or others.

If the consultant is required to correct or re-perform any work or services, the work will be performed at no cost to the Local Agency, and any work or services corrected or re-performed by the consultant shall also be warranted that it is free from defects in workmanship in accordance with industry standards. If the consultant fails or refuses to correct or re-perform, the Local Agency may, by contract or otherwise, correct or replace the deficient items or services with similar work or services, and charge the cost to the consultant or make an equitable adjustment in the consultant's reimbursement.

Acceptance is an act of an authorized representative of the Local Agency by which the Local Agency approves specific services, as partial or complete performance of the contract. Correction is the elimination of a defect.

REQUIRED CONTENTS OF BIDDING PROPOSALS FEDERAL-AID PROJECTS

1) **FHWA-1273**

Each set of contract documents shall include FHWA-1273, "Required Contract Provisions, Federal-aid Construction Contracts," and such supplements that may modify the FHWA-1273. Copies of FHWA-1273 and supplements will be provided by the Department.

2) **Anti-Collusion and Debarment Certification**

The certification shall either be in the form of an affidavit executed and sworn to by the bidder before a person who is authorized by the laws of the State to administer oaths or in the form of an unsworn declaration executed under penalty of perjury of the law of the United States. The required form for the Anti-Collusion and Debarment Certification will be provided by the Department. The certification includes:

- Anti-collusion - A statement executed by, or on behalf of the person, firm, association, or corporation submitting the bid certifying that such person, firm, association, or corporation has not, either directly or in-directly, entered into any agreement, participated in any collusion, or otherwise taken any action, in restraint of free competitive bidding in connection with the submitted bid.
- Debarment - A statement regarding debarment, suspension, ineligibility and voluntary exclusion as required by Title 2 of the United States Code of Federal Regulations, Part 180 (2 CFR Part 180).

Failure to submit the executed Certification as part of the bidding documents will make the bid nonresponsive and not eligible for award consideration.

3) **Lobbying Certification**

This certification is required by 49 CFR 20. The form for this certification will be provided by the Department.

4) **Davis-Bacon Pre-determined Minimum Wage Rates**

Davis-Bacon requirements apply to all projects greater than \$2,000 that are physically located within the existing right-of-way of a functionally classified city street or highway. The Davis-Bacon wage rates will be provided by the Department.

5) **"Build America, Buy America" Provisions**

Because federal highway funds are included in this project, "Build America, Buy America" requirements, as specified in Title 23 of the United States Code Section 313 and Title 23 of the Code of Federal Regulations Section 635.410, apply to this project. A section of the bidding documents should specify these requirements as part of the project and it should at least be noted in the advertisement for bids.

Please Print on Sponsor Letterhead
Revision of Project Scope and Budget

DATE

Mr. David Siskowski
Division Head – Local Programs
Arkansas Department of Transportation
P. O. Box 2261
Little Rock, AR 72203

Re: **Job #**
Job Name
County

Dear Mr. Siskowski:

The scope and/or budget for the project has/have been revised. I certify that:

- 1) The length of the project will be _____ feet and be _____ feet wide with a/an _____ surface.
- 2) Other project changes are as follows: _____.
- 3) Two maps are attached. One is the project location map, and the other is a close up map that shows the project termini.
- 4) The revised budget is \$_____ Federal-aid and \$_____ Sponsor funds for a total project budget of \$_____.

Any substantial changes to the above information will be submitted in writing to ARDOT.

Sincerely,

NAME & OFFICE
(Sponsor's CEO)

Attachments



Form LPA-005

2/6/2026

Mr. David Siskowski
Division Head – Local Programs
Arkansas Department of Transportation
P. O. Box 2261
Little Rock, AR 72203

Re: *Job #041017*
Fayetteville Razorback Greenway Impvts. (TAP-25)(S)
Washington County

Dear Mr. Siskowski:

The full-time employee in responsible charge of the day to day oversight for the referenced project will be ***Matt Mihalevich, Active Transportation Manager***. This letter certifies that the employee is aware of the duties and functions they are in charge of as outlined in the Agreement of Understanding. This employee may be reached by phone at ***479.575.3416*** or by email at ***mmihalevich@fayetteville-ar.gov***

Sincerely,

Molly Rawn
Mayor of Fayetteville

SPONSOR LETTERHEAD

JOB NUMBER

JOB NAME

COUNTY

Title to the right of way necessary for the construction of this project has been acquired, *or will be acquired*, in accordance with applicable Federal Highway Administration procedures.

↓ indicate total number in each category here. Delete any categories not used in this job.

- ____ Tract(s)
 ____ Options(s)
 ____ Paid
 ____ Donation(s)
 ____ Negotiation Pending* - include tract number(s) and statement: "It is anticipated that this/these tract(s) will be acquired by (date)."
 ____ Condemnation(s) – (include Order of Possession date or date the Court Order was filed)
 ____ Condemnation(s) Pending* - include tract number(s) and anticipated filing date
 * If applicable

↓ delete the statement in each pair that does not apply

There are no displacees on this project.

-Or-

Relocation Assistance has been provided in accordance with applicable Federal Highway Administration procedures and all displacees have moved from this project. There was/were # displaced (residence(s)/business(es)/personal property/etc) on the project.

There are no structures located within the right of way area.

-Or-

All structures have been removed from this project, except for those to be included as demolition items in the highway contract.

No conflicting utilities are known to exist in the right of way area.

-Or-

Necessary utility relocation has been, or will be, completed as shown in the attached Utility Status Report.

There are no railroads involved on this project

-OR-

Tract(s) # ____ shown above include(s) # ____ (Permanent/Temporary Construction Easements) for ____ Railroad.

No right of way in excess of that needed for construction or future maintenance of this project was acquired.

For Information Only

Certified by: _____
 (Type name)
 (Type title)

Date: _____



Form LPA-007

2/6/2026

**Job #041017
Fayetteville Razorback Greenway Improvements (TAP-25)(S)
Washington County**

Title to the right of way necessary for the construction of this project was in public ownership prior to project development. No additional right of way was acquired.

There are no displacees on this project.

There are no structures located within the right of way area.

There are no railroads involved on this project.

No known conflicting utilities exist within the right of way area.

Certified by: _____
Molly Rawn
Mayor of Fayetteville

Date: _____

PLEASE PRINT ON SPONSOR LETTERHEAD
CERTIFICATION LETTER
REQUESTING AUTHORITY TO ADVERTISE

DATE

Ms. Jessie Jones, P.E.
Chief Engineer – Preconstruction
Arkansas Department of Transportation
P. O. Box 2261
Little Rock, AR 72203

Re: **Job #**
Job Name
County

Dear Ms. Jones:

The following documents are submitted concerning the referenced project:

1. One set of plans and specifications.
2. A copy of the preliminary estimate of cost.
3. An unexecuted copy of the bid proposal form.

I certify that the plans, specifications and estimate were prepared by or under the direct supervision of a Professional Engineer licensed to practice in the State of Arkansas and that the plans and specifications comply with the Americans with Disabilities Act (ADA), the American Association of State Highway and Transportation Officials (AASHTO) design standards, and all other applicable state and federal regulations, including airport clearance when necessary, for the type of work involved.

I understand that if any project items are declared non-participating in federal funds due to failure to comply with any State or federal requirements, the **(Sponsor Name)** will promptly repay such funds to the Arkansas Department of Transportation (ARDOT). Further, I hereby authorize the Director of the Arkansas State Department of Finance and Administration to transfer such funds from the **(Sponsor Name)**'s Motor Fuel Tax allotment to the ARDOT's RRA Fund upon notification by the ARDOT Director of that such funds are due ARDOT and have not been paid by the **(Sponsor Name)**.

Approval to proceed with advertisement of the project for bids is requested.

Sincerely,

For Information Only
NAME & OFFICE
(Sponsor's CEO)

Enclosures

GUIDELINES FOR ADVERTISING AND OPENING BIDS FEDERAL-AID PROJECTS

Upon receipt of written authorization from the Arkansas Department of Transportation (Department), the project may be advertised for bids. The following minimum guidelines for advertising must be met:

- The minimum advertising period is three weeks (21 days).
- In addition to meeting the State requirements for advertising for construction projects, the project must be advertised a minimum of two times in a statewide newspaper (online or print versions are acceptable).
- The notice must contain: (1) the time, date, and place that sealed bids are to be accepted, opened, and publicly read; (2) a brief description of the kind or type of work contemplated; and (3) the place at which prospective bidders may obtain plans and specifications.
- The Sponsor will forward a copy of the approved advertisement to the Department once advertisement starts. Any addenda will also be sent to the Department during the advertisement period.
- The Sponsor will include the following language in the solicitation for bids:

“The **(INSERT SPONSOR NAME)** hereby notifies all bidders that this contract is subject to applicable labor laws, non-discrimination provisions, wage rate laws and other federal laws including the Fair Labor Standards Acts of 1938. The Work Hours Act of 1962 and Title VI of the Civil Rights Act of 1964 also apply.”

“Build America, Buy America provisions apply to this project.”

- All bids received in accordance with the terms of the advertisement shall be publicly opened and at a minimum, the total amount bid must be read aloud (the sponsor may choose to read the bids item by item).
- If any bid received is not read aloud, the name of the bidder and the reason for not reading the bid aloud shall be publicly announced at the letting.
- In accordance with 23 CFR 635.110, any procedures and requirements for qualifying and licensing contractors must be approved by the Federal Highway Administration.
- **Negotiation with contractors during the period following the opening of bids and before the award of the contract is strictly prohibited.**

PLEASE PRINT ON SPONSOR LETTERHEAD
CERTIFICATION LETTER
REQUESTING CONCURRENCE IN AWARD OF THE CONTRACT

DATE

Ms. Jessie Jones, P.E.
Chief Engineer – Preconstruction
Arkansas Department of Transportation
P. O. Box 2261
Little Rock, AR 72203

Re: **Job #**
Job Name
County

Dear Ms. Jones:

The following documents are submitted concerning the referenced project:

1. One set of bid tabulations.
2. A check for the ARDOT administration fee (1% of the low bid, not to exceed 1% of the Federal-aid funding plus required match).
3. Justification of award (if low bid amount is greater than 10% over the estimate).

I certify that the referenced project was advertised and bids were received in accordance with the regulations governing Federal-aid projects and all other applicable state and federal regulations, and that this process has been reviewed and approved by the ***(Sponsor Name)***'s Attorney. Additionally, I certify that the bid is being awarded to the lowest responsive and qualified bidder and that there has not been, nor will there be, any negotiations with the contractor or other bidders regarding the amount bid.

Your concurrence in the award of this contract to **(INSERT CONTRACTOR NAME)** for **(INSERT LOW BID AMOUNT)** is requested.

Sincerely,

For Information Only

Sponsor's CEO

Sponsor's Attorney

Enclosures

CONSTRUCTION CERTIFICATION AND REIMBURSEMENT REQUEST

Revised: 12/11/20

PAGE 1 OF 2 PAGES

Job No.: _____	Payee/Sponsor: _____	DATE: _____
FAP: _____	address _____	
County: _____		PAY REQUEST # _____
Job Name: _____	Federal Tax ID No.: _____	FROM: _____ TO: _____

SPONSOR'S REQUEST FOR PAYMENT

- 1 Maximum Approved Federal-aid Amount _____
- 2 Original Contract Amount _____
- 3 Net Changes by Change Orders _____
- 4 Present Contract Total _____
- 5 Present Federal-aid Amount (80% of Line 4 or Amount on Line 1, whichever is less) _____
- 6 Work Completed to Date _____
- 7 Federal Match (80% of Line 6 or amount on Line 5, whichever is less) _____
- 8 Previous Reimbursements (Federal) _____
- 9 **Amount Due this Estimate** \$0.00
(subtract Line 8 from Line 7)

Designated Full Time Employee In Responsible Charge

The information provided in this document is true and correct and I recommend that payment be made to the Contractor for this work.

By: _____ Date: _____

Title: _____

Sponsor's CEO

Payment is requested from the Arkansas Department of Transportation for the Amount Due. I certify that the Contractor and/or subcontractor(s) are complying with the provisions of FHWA-1273, Required Contract Provisions, Federal-aid Construction Contracts, and Supplements; that the work has been completed by the Contractor in accordance with the plans and specifications; and that the Contractor has been paid for this work.

By: _____ Date: _____

Title: _____

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes previously approved			
Total approved this Request Period			
TOTALS			
NET CHANGES by Change Order (Line 3 above)			

DEPARTMENT USE ONLY

Recommended for Payment in Accordance with Project Agreement	Approved for Payment	PAID
_____ Resident Engineer	_____ State Construction Engineer	Voucher No. _____ Date: _____

Form LPA-014

Revised: 12/11/20

PAGE 2 OF 2 PAGES

REQUEST NO: _____ DATE: _____
FROM: _____ TO: _____
CONTRACTOR: _____

[illegible]

Form LPA-014

COPY OF SPONSOR'S PAYMENT CHECK FOR THIS ESTIMATE MUST BE ATTACHED TO THIS FORM

Sponsor
LPA Report of Daily Work Performed

Job Name: _____	Job No.: _____
FAP No.: _____	Contractor: _____
Date: _____	Hours Worked: _____ – _____
Report No.: _____	

Project Conditions		
<u>Site Conditions</u> _____ Useable _____ Partly Useable _____ Not Useable Min Temp. (F) _____ Max Temp. (F) _____	<u>Weather</u> _____ Sunny _____ Partly Cloudy _____ Rain Rainfall Amt. (in.) _____	<u>Number of Contractor's Personnel</u> _____ Laborers _____ Carpenters _____ Concrete Laborers _____ Equip. Operators _____ Electricians _____ Plumbers _____ Foreman _____ Other _____ _____ Other _____
<u>Comments</u> 		

Location and Description of Work Performed

Special Instructions and/or Conversations

Signed: _____ For Information Only Designated Full-time Employee

SPONSOR
LPA Final Acceptance Report

Job Name:		Date:
Job No:	FAP No:	
County:	Route:	
Contractor:		
Date Work Began:	Date Work Completed:	
Attendees:		
Remarks:		
☐ Provide Digital Photos of Completed Project (minimum of 5)		
Project Completed in Substantial Compliance with Plans and Specifications and Recommended for Final Acceptance by Sponsor	Recommended for Acceptance in Accordance with Project Agreement	
_____ Engineer	_____ ARDOT Resident Engineer	

<u>Project Recommended for Acceptance</u>
Designated Full-time Employee: _____

I certify that the Contractor and/or subcontractor(s) have complied with the provisions of FHWA-1273, Required Contract Provisions, Federal-aid Construction Contracts, and Supplements; that the project has been completed by the Contractor in accordance with the plans and specifications; that the Contractor has been paid for this work, and the project is hereby accepted.

For Information Only

SPONSOR's CEO

2 CFR Part 200**UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS****Subpart D - Post Federal Award Requirements
Record Retention and Access****§200.334 Retention requirements for records.**

Financial records, supporting documents, statistical records, and all other non-Federal entity records pertinent to a Federal award must be retained for a period of three years from the date of submission of the final expenditure report or, for Federal awards that are renewed quarterly or annually, from the date of the submission of the quarterly or annual financial report, respectively, as reported to the Federal awarding agency or pass-through entity in the case of a subrecipient. Federal awarding agencies and pass-through entities must not impose any other record retention requirements upon non-Federal entities. The only exceptions are the following:

- (a) If any litigation, claim, or audit is started before the expiration of the 3-year period, the records must be retained until all litigation, claims, or audit findings involving the records have been resolved and final action taken.
- (b) When the non-Federal entity is notified in writing by the Federal awarding agency, cognizant agency for audit, oversight agency for audit, cognizant agency for indirect costs, or pass-through entity to extend the retention period.
- (c) Records for real property and equipment acquired with Federal funds must be retained for 3 years after final disposition.
- (d) When records are transferred to or maintained by the Federal awarding agency or pass-through entity, the 3-year retention requirement is not applicable to the non-Federal entity.
- (e) Records for program income transactions after the period of performance. In some cases recipients must report program income after the period of performance. Where there is such a requirement, the retention period for the records pertaining to the earning of the program income starts from the end of the non-Federal entity's fiscal year in which the program income is earned.
- (f) Indirect cost rate proposals and cost allocations plans. This paragraph applies to the following types of documents and their supporting records: Indirect cost rate computations or proposals, cost allocation plans, and any similar accounting computations of the rate at which a particular group of costs is chargeable (such as computer

usage chargeback rates or composite fringe benefit rates).

(1) *If submitted for negotiation.* If the proposal, plan, or other computation is required to be submitted to the Federal Government (or to the pass-through entity) to form the basis for negotiation of the rate, then the 3-year retention period for its supporting records starts from the date of such submission.

(2) *If not submitted for negotiation.* If the proposal, plan, or other computation is not required to be submitted to the Federal Government (or to the pass-through entity) for negotiation purposes, then the 3-year retention period for the proposal, plan, or computation and its supporting records starts from the end of the fiscal year (or other accounting period) covered by the proposal, plan, or other computation.

§200.335 Requests for transfer of records.

The Federal awarding agency must request transfer of certain records to its custody from the non-Federal entity when it determines that the records possess long-term retention value. However, in order to avoid duplicate recordkeeping, the Federal awarding agency may make arrangements for the non-Federal entity to retain any records that are continuously needed for joint use.

§200.336 Methods for collection, transmission, and storage of information.

The Federal awarding agency and the non-Federal entity should, whenever practicable, collect, transmit, and store Federal award-related information in open and machine-readable formats rather than in closed formats or on paper in accordance with applicable legislative requirements. A machine-readable format is a format in a standard computer language (not English text) that can be read automatically by a web browser or computer system. The Federal awarding agency or pass-through entity must always provide or accept paper versions of Federal award-related information to and from the non-Federal entity upon request. If paper copies are submitted, the Federal awarding agency or pass-through entity must not require more than an original and two copies. When original records are

2 CFR Part 200**UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS****Subpart D - Post Federal Award Requirements****Record Retention and Access**

electronic and cannot be altered, there is no need to create and retain paper copies. When original records are paper, electronic versions may be substituted through the use of duplication or other forms of electronic media provided that they are subject to periodic quality control reviews, provide reasonable safeguards against alteration, and remain readable.

§200.337 Access to records.

Records of non-Federal entities. The Federal awarding agency, Inspectors General, the Comptroller General of the United States, and the pass-through entity, or any of their authorized representatives, must have the right of access to any documents, papers, or other records of the non-Federal entity which are pertinent to the Federal award, in order to make audits, examinations, excerpts, and transcripts. The right also includes timely and reasonable access to the non-Federal entity's personnel for the purpose of interview and discussion related to such documents.

(a) *Extraordinary and rare circumstances.* Only under extraordinary and rare circumstances would such access include review of the true name of victims of a crime. Routine monitoring cannot be considered extraordinary and rare circumstances that would necessitate access to this information. When access to the true name of victims of a crime is necessary, appropriate steps to protect this sensitive information must be taken by both the non-Federal entity and the Federal awarding agency. Any such access, other than under a court order or subpoena pursuant to a bona fide confidential investigation, must be approved by the head of the Federal awarding agency or delegate.

(b) *Expiration of right of access.* The rights of access in this section are not limited to the required retention period but last as long as the records are retained. Federal awarding agencies and pass-through entities must not impose any other access requirements upon non-Federal entities.

§200.338 Restrictions on public access to records.

No Federal awarding agency may place restrictions on the non-Federal entity that limit public access to the records of the non-Federal entity pertinent to a Federal award, except for protected personally identifiable information (PII) or when the Federal awarding agency can demonstrate that such

records will be kept confidential and would have been exempted from disclosure pursuant to the Freedom of Information Act (5 U.S.C. 552) or controlled unclassified information pursuant to Executive Order 13556 if the records had belonged to the Federal awarding agency. The Freedom of Information Act (5 U.S.C. 552) (FOIA) does not apply to those records that remain under a non-Federal entity's control except as required under §200.315. Unless required by Federal, state, local, and tribal statute, non-Federal entities are not required to permit public access to their records. The non-Federal entity's records provided to a Federal agency generally will be subject to FOIA and applicable exemptions.

CERTIFICATION FOR GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

The undersigned certifies to the best of his knowledge and belief that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub awards at all tiers (including sub grants, and contracts and subcontracts under grants, sub grants, loans and cooperative agreements) which exceed \$100,000, and that all such sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

City of Fayetteville

Sponsor

Signature

Molly Rawn, Mayor of Fayetteville

Name (Sponsor's CEO)

Federal Funding Accountability and Transparency Act (FFATA)

Reporting Requirements

(For more information go to <https://www.fsrs.gov/>)

FFATA was signed on September 26, 2006. The intent is to empower every American with the ability to hold the government accountable for each spending decision. The end result is to reduce wasteful spending in the government. The FFATA legislation requires information on federal awards (federal financial assistance and expenditures) be made available to the public via a single, searchable website, which is www.USASpending.gov.

A Prime Grant Recipient (Arkansas Department of Transportation (hereinafter called ARDOT)) awarded a new Federal grant greater than or equal to \$25,000 as of October 1, 2010 is subject to FFATA sub-award reporting requirements as outlined in the Office of Management and Budget guidance issued August 27, 2010. **ARDOT is required to file a FFATA sub-award report for any sub-grant awarded to a sub-awardee greater than or equal to \$25,000.** As a sub-awardee, City of Fayetteville shall provide the following information to ARDOT in order to fulfill FFATA reporting requirements:

- ✓ A Unique Entity Identifier (UEI) of the sub-awardee receiving the award and the parent entity of the recipient, should the sub-awardee be owned by another entity;
- ✓ The names and total compensation of the five most highly compensated officers of the sub-awardee if the sub-awardee in the preceding Federal fiscal year received 80 percent or more of its annual gross revenues in Federal awards; and \$25,000,000 or more in annual gross revenues from Federal awards; and the public does not have access to information about the compensation of the senior executives of the sub-awardee through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986. See FFATA § 2(b)(1).

Required Sub-Awardee Information

(A) Sub-Awardee UEI: FKCQRMDULFH9 UEI Expiration Date: 5/16/2026

Parent (if applicable) UEI: _____ UEI Expiration Date: _____

- (B) In the preceding completed Federal fiscal year, did your business or organization (the legal entity to which the UEI number entered above belongs) receive (1) 80 percent or more of its annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements; and (2) \$25,000,000 or more in annual gross revenues from U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements?

Yes

☒ No

If "Yes" is selected, answer (C).

- (C) Does the public have access to information about the compensation of the executives in your business or organization (the legal entity to which the UEI entered above belongs) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986?

☒ Yes

No

If "Yes" is selected, visit <http://www.sec.gov/edgar.shtml> for reference.

If "No" is selected, answer (D).

- (D) **If "No" was selected in Question "C"**, complete the following information for the five (5) most highly compensated executives in your business or organization (the legal entity to which the UEI entered above belongs). Amount should reflect the Total Compensation Amount in the preceding completed Federal fiscal year in U.S. whole dollars.

Sub-Awardee Names and Compensation of Most Highly Compensated Officers

1. Name: _____ Amount: \$ _____
2. Name: _____ Amount: \$ _____
3. Name: _____ Amount: \$ _____
4. Name: _____ Amount: \$ _____
5. Name: _____ Amount: \$ _____

LPA Project Quarterly Report Form

Date:

Job No.:	Job Name:			
F.A.P.:	Funding Program:	Year:	Quarter:	
Sponsor:		Submitted By:		
Sponsor Phone:		Sponsor Email:		

Progress Report:

--

CURRENT PROJECT STATUS

Construction Plans:	☐ 30%	☐ 60%	☐ 90%	☐ Final	
Environmental Clearance:	☐ ARDOT to Handle	☐ Preliminary	☐ Partially Complete	☐ All Permits Received ☐ Date:	☐ Final Clearance ☐ Date:
Right of Way Acquisition:	☐ No Acquisition Needed	☐ ROW Plans in Progress	☐ ROW Plans Approved ☐ Date:	☐ Acquisition Documents Approved ☐ Date:	
	☐ Acquisition Underway	☐ Acquisition Complete Date:	☐ Right of Way Certification Submitted ☐ Conditional ☐ Final ☐ Date:		
Utility Relocation:	☐ Utility Relocation Not Necessary	☐ Relocation Plans Prepared ☐ Date:	☐ Relocation Underway	☐ Relocation Complete ☐ Date:	
Authority to Advertise:	☐ Request Submitted ☐ Date:	☐ ARDOT Approval Received ☐ Date:	☐ Bid Opening ☐ Date:		
Concurrence in Award:	☐ Request Submitted ☐ Date:	☐ ARDOT Approval Received ☐ Date:	☐ Contract Executed ☐ Date:		
Construction:	Progress (%) 0%	Estimated Completion Date:	☐ Project Completed ☐ Date:		

ARDOT Contact:

Rev. 10-2-2023

CHANGE ORDER FORM

Form LPA-022

ARDOT JOB NO.: _____

F.A.P. No.: _____

CHANGE ORDER NO.: _____

JOB NAME: _____

DATE PREPARED: _____

OWNER: _____

PREPARED BY: _____

CONTRACTOR:

DESCRIPTION OF CHANGE(S):

--

JUSTIFICATION / REASON FOR CHANGE(S):

--

SUMMARY

ITEM NO.	ITEM	UNIT	UNIT PRICE	PRESENT		REVISED	
				QUANTITY	AMOUNT	QUANTITY	AMOUNT
					\$ -		\$ -
					\$ -		\$ -
					\$ -		\$ -
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				TOTALS:	\$ -		\$ -

CHANGE ORDER FORM

Form LPA-022

CHANGES TO CONTRACT PRICE:

ORIGINAL CONTRACT PRICE

CURRENT CONTRACT PRICE ADJUSTED BY PREVIOUS CHANGE ORDERS

THE CONTRACT PRICE DUE TO THIS CHANGE ORDER WILL BE (INCREASED) / (DECREASED) BY

\$ -

THE NEW CONTRACT PRICE, INCLUDING THIS CHANGE ORDER, WILL BE

\$ -

CHANGES TO CONTRACT TIME:

THE CURRENT CONTRACT TIME

_____ DAYS

THE CONTRACT TIME WILL BE (INCREASED) / (DECREASED) BY

_____ DAYS

THE CONTRACT PERIOD, INCLUDING THIS CHANGE ORDER, SHALL BE

_____ DAYS

APPROVALS:

ENGINEER: [INSERT ENGINEER NAME HERE]

CONTRACTOR: [INSERT CONTRACTOR NAME HERE]

Signature

Date

Signature

Date

OWNER: [INSERT OWNER NAME HERE]

ARDOT RESIDENT ENGINEER CONCURS

Signature

Date

Signature

Date

ARDOT LOCAL PROGRAMS APPROVES

Signature

Date

For Information Only

GUIDELINE FOR INSPECTION OF LOCALLY ADMINISTERED CONSTRUCTION CONTRACTS

Upon receipt of written concurrence from the Arkansas Department of Transportation in the award of the construction contract, the construction contract may be executed. The following minimum guidelines for inspection must be met:

- 1) Project must be inspected by a Professional Engineer registered to practice in the State of Arkansas.
- 2) Project must be inspected using best practices for the type of work and the Sponsor is not required to use Department inspection procedures.
- 3) Prior to beginning construction activities, the Sponsor must hold a pre-construction meeting and must invite the Department's Resident Engineer (RE) assigned to the project. At the meeting:
 - a) The Sponsor will provide the RE two sets of plans and two copies of the construction contract. (One for RE's records and one to be sent to Local Programs Division)
 - b) The RE will provide a packet of posters and notices required by the FHWA-1273 supplemental specifications.
- 4) Submit the Construction Certification and Reimbursement Request (CCRR) form to the RE for review and handling. RE to check:
 - a) Maximum federal funding available.
 - b) Signed by Sponsor's Chief Elected Official (CEO).
 - c) RE to review for math errors and compare to previously submitted CCRRs.
 - d) Page 2 of the CCRR must be submitted.
 - e) Copy of check(s) from the Sponsor to the Sponsor's Contractor and LPA Report(s) of Daily Worked Performed.
- 5) Prior to implementing change orders, the Sponsor must submit fully executed change orders to the Department's RE for Department review and approval. The change order form must include:
 - a) The Sponsor's CEO (or designated representative), Engineer, and Contractor's signature.
 - b) Description of the change and why the change was necessary.
 - c) For unit price contracts, any changes in quantities.
 - d) For new pay items, the pay item name, quantities, units, and unit price.
 - e) Time extensions.
 - f) All change orders must be reviewed and approved before beginning work except for reconciliation change orders at the end of the project.
 - g) Reconciliation changes are required for project underruns greater than 20% and for all projects greater than 10% over.
- 6) Upon completion of the Project:
 - a) Submit a CCRR form showing the work completed as the final contract amount.
 - i) This form must be submitted even if the Sponsor has been reimbursed 100% of the Federal-aid available for the Project.
 - b) Hold a final acceptance meeting in which the Sponsor's engineer, the designated full-time employee and the Department's RE must attend.
 - c) Submit the LPA Final Acceptance Report form to the RE at the final acceptance meeting.

Title VI Requirements and Responsibilities

Title VI of the Civil Rights Act of 1964, prohibits discrimination based upon race, color, and national origin. Specifically, 42 USC 2000d states that *“No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.”*

ARDOT is a recipient of federal funds from the U.S. Department of Transportation modal agencies, including the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA). All recipients/subrecipients of federal funding must comply with the requirements of Title VI of the Civil Rights Act of 1964 and other nondiscrimination statutes, regulation, and authorities.

Therefore, the sponsor (subrecipient) must also comply with the requirements of Title VI and its responsibilities.

Upon receipt of ARDOT reimbursement, the subrecipient will be required to establish Title VI compliance. ARDOT's Title VI Coordinator or designee will contact the subrecipient to request the following information:

- **Name of designated Title VI/ADA/Section 504 Coordinator**
- **Notice of Nondiscrimination**
- **Complaint Procedure and Process**
- **Complaint Form**
- **Standard USDOT Title VI/Non-Discrimination Assurances**
 - Must be signed annually by highest ranking official

The Title VI Coordinator or designee will assist the subrecipient in establishing the information as needed. For further information or inquiries, please contact the Civil Rights Division at 501-569-2298.

Please Print on Sponsor Letterhead
(Request for ARDOT On-call Consultant)

DATE

Mr. David Siskowski
Division Head – Local Programs
Arkansas Department of Transportation
P. O. Box 2261
Little Rock, AR 72203

Re: **Job #**
Job Name
County

Dear Mr. Siskowski:

We are interested in the Department contracting with an on-call consultant on our behalf. This letter certifies our understanding that, as the Sponsor, we remain responsible for the duties and functions outlined in the Agreement of Understanding, including full project management of the referenced project. Should an on-call consultant be assigned, their services would be limited to:

(Check all that apply):

- ☐ ***Planning (Before design begins)***
- ☐ ***Design (Professional engineering services)***
- ☐ ***Environmental (Cultural resources survey)***
- ☐ ***Right of Way (Appraisals and acquisition services)***
- ☐ ***Utility Relocation (Utility coordination)***
- ☐ ***Construction Engineering (Construction inspection services)***

We also acknowledge that the Department retains full discretion in selecting the on-call consultant. We understand that this decision may be based on factors including but not limited to current availability, workload, qualifications, and geographic location of the project.

Sincerely,

For Information Only

NAME & OFFICE
(Sponsor's CEO)

ARKANSAS STATE HIGHWAY COMMISSION

PHILIP TALDO
CHAIRMAN
SPRINGDALE

KEITH GIBSON
VICE CHAIRMAN
FORT SMITH

MARIE HOLDER
LITTLE ROCK



DAVID M. HAAK
TEXARKANA

JERRY L. HALSEY, JR.
JONESBORO

JARED D. WILEY, P.E.
DIRECTOR

P.O. Box 2261 • Little Rock, Arkansas 72203-2261
Phone (501) 569-2000 • Voice/TTY 711 • Fax (501) 569-2400
www.ARDOT.gov • www.IDriveArkansas.com

October 31, 2025

The Honorable Molly Rawn
Mayor
City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Dear Mayor Rawn:

Reference is made to your application for Transportation Alternatives Program and Recreational Trails Program funding for the Razorback Greenway Pavement Replacement project. We are pleased to inform you that this project has been selected to receive \$250,000 in Federal Transportation Alternatives Program funding. These awarded funds are made available for specific project purposes, not for awardees to utilize until expended.

A program kick-off meeting will be held in person at 1:30 p.m. on Tuesday, December 9, 2025 and virtually at 10:00 a.m. on Wednesday, December 10, 2025. It is important that the person in charge of the project attends one of these meetings to learn about the Federal requirements related to these funds. Please register for a meeting at www.ardot.gov/tap prior to the date of the meeting to receive pertinent information.

If you have any questions in the interim, please contact the Local Programs Division at (501) 569-2481.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Wiley", is written over a horizontal line.

Jared D. Wiley, P.E.
Director

c: Highway Commission
Chief Engineer – Operations
Chief Engineer – Preconstruction
Assistant Chief Engineers
Construction
Consultant Contracts
Environmental
Local Programs
Program Management
Right of Way
District 4
Mr. Matt Mihalevich, City of Fayetteville
Mr. Tim Conklin, NWARPC



250 Feet Section

513 Feet Section

834 Feet Section

466 Feet Section

1,608 Feet Section

1,113 Feet Section

Legend
Dilapidated Asphalt Trail
Sections Proposed for Replacement with Concrete

Razorback Greenway Pavement Replacement
Cleveland St. to North of Poplar St.
4,784 Linear Feet (0.9 Miles)





Razorback Greenway near North Street

1



Razorback Greenway near North Street

2



Razorback Greenway near North Street

3



Razorback Greenway near North Street

4



Razorback Greenway near North Street

5



Razorback Greenway near Sycamore Street

6



Razorback Greenway near Sycamore Street

7



Razorback Greenway near Sycamore Street

8



Razorback Greenway near Poplar Street

9



Razorback Greenway near Poplar Street

10



Razorback Greenway near Poplar Street

11



Razorback Greenway near Poplar Street

12



**Razorback Greenway Asphalt Pavement Replacement
Cleveland St. to Poplar St.
4,784 LF (0.9 Mile)
Cost Estimate**

February 21, 2025

Cost Estimate (Based on 2025 Bulk Bid for materials and City Labor)

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	Trail Traffic Control Detour Signs	1	L.S.	\$2,081.00	\$ 2,081.00
2	Erosion Control (Straw Wattle on stream side)	4,784	L.F.	\$2.00	\$ 9,568.00
3	Class 7 Base (4" under trail, level up)	1,240	Ton	\$11.00	\$ 13,640.00
4	4" Concrete Trail (4,000 PSI w/fiber)	709	C.Y.	\$155.00	\$ 109,895.00
5	Topsoil & Hydroseed disturbed shouders	1,595	S.Y.	\$4.00	\$ 6,380.00
6	Trail Center Line Striping (MMA)	2,000	L.F.	\$3.25	\$ 6,500.00

Estimated Material Cost \$148,064

Sales Tax \$14,436

Total Estimated Material Cost \$162,500

City Crew Labor and Equipment (\$75,000 per month x 2 Months) \$150,000

Total Estimated Cost \$312,500

Recreational Trails Grant -\$250,000

City of Fayetteville Match 20% \$62,500



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council
THROUGH: Chris Brown, Public Works Director
FROM: Justin Bland, City Engineer
SUBJECT: **FFY 2027 Federal Aid Transportation Grant Applications**

RECOMMENDATION:

Staff recommends approval of a resolution expressing the willingness to apply for federal-aid funds and allow staff to submit applications for 80% federal 20% local matching grants through the Federal Highway Administration, the Arkansas Department of Transportation and the Northwest Arkansas Regional Planning Commission. Grant projects include the Highway 112 Tunnel, Mission Blvd. Trail extension, Old Wire Road Lighting, Millsap Rd. & College Ave Intersection, North Street corridor, and the Huntsville Road corridor.

BACKGROUND:

Grant programs administered regionally through the Northwest Arkansas Regional Planning Commission include the Carbon Reduction Program (CRP)(1.4 Million), the Surface Transportation Block Grant-Attributable (STBGP-A) Program (\$12 Million), and the Transportation Alternatives Program (TAP) (1.3 Million). In total, these programs will provide an estimated \$14.7 million in funding for the Northwest Arkansas Region. Additionally, the State Department of Transportation offers a statewide grant opportunity through their Transportation Alternatives Program.

DISCUSSION:

Five projects have been identified for application for federal funding as shown below.

Grant Program	Existing/ New Project	Project Description	Grant Amount Requested	Req. City Matching Funds	Source of Funds
CRP	New	Old Wire Trail Lighting – Mission Blvd. to Ash St.	\$300,000	\$75,000	02016 - Trails
TAP - NWARPC	New	Mission Blvd. Trail Extension (Rush Dr. to Maple St.	\$500,000	\$125,000	
TAP - ARDOT	Existing	Highway 112 Tunnel Cost Share with ARDOT	\$290,000	\$72,500	
STBGP-A	Existing	Millsap & College Intersection Improvements	\$500,000	\$125,000	46020 – Street

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113 W. Mountain Street
Fayetteville, AR 72701

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STBGP-A	Existing	North Street Corridor (Greenway Trail to College Ave.)	\$500,000	\$125,000	Projects Bond
STBGP-A	New	MLK/Huntsville Road Corridor (School Ave. to Happy Hollow Rd.)	\$600,000	\$150,000	

BUDGET/STAFF IMPACT:

If the grants are approved, the City of Fayetteville will be responsible for 20% of the total project cost while Federal funding will provide 80%. Matching funding has been budgeted through various accounts in anticipation of award of grant funding.

The grant programs require a resolution be included with the application.

ATTACHMENTS: 3. Staff Review Form

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-331

A RESOLUTION TO EXPRESS THE WILLINGNESS OF THE CITY OF FAYETTEVILLE TO APPLY FOR AND UTILIZE FEDERAL-AID FUNDS FOR THE HIGHWAY 112 TUNNEL, MISSION BOULEVARD TRAIL EXTENSION, OLD WIRE ROAD LIGHTING, MILLSAP ROAD & COLLEGE AVENUE INTERSECTION, NORTH STREET CORRIDOR, AND THE HUNTSVILLE ROAD CORRIDOR PROJECTS

WHEREAS, the passage of the Bipartisan Infrastructure Bill is providing more opportunities for Federal funding assistance; and

WHEREAS, grant programs administered regionally through the Northwest Arkansas Regional Planning Commission include the Carbon Reduction Program (CRP), the Surface Transportation Bock Grant-Attributable Program (STBGP-A), and the Transportation Alternatives Program (TAP) that will provide over \$14 million in funding for the Northwest Arkansas Region; and

WHEREAS, the funding for selected projects will be at an 80/20 Federal and Local participating ratio, up to the maximum Federal-aid available; and

WHEREAS, five projects have been identified for application for federal funding:

Grant Program	Existing/New Project	Project Description	Amount	Matching Funds
CRP	New	Old Wire Trail Lighting – Mission Blvd to Ash St.	\$300,000	\$75,000
TAP-NWARPC	New	Mission Blvd. Trail Extension	\$500,000	\$125,000
TAP-ARDOT	Existing	Hwy 112 Tunnel Cost Share with ARDOT	\$290,000	\$72,500

STBGP-A	Existing	Millsap & College Intersection Improvements	\$500,000	\$125,000
STBGP-A	Existing	North Street Corridor	\$500,000	\$125,000
STBGP-A	New	MLK/Huntsville Road Corridor	\$600,000	\$150,000

WHEREAS, on February 19, 2026, the Transportation Committee reviewed the grant project proposals and voted unanimously to forward the request to apply to the full City Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas authorizes Mayor Rawn to submit applications for 80% federal 20% local matching grants through the Federal Highway Administration, the Arkansas Department of Transportation and the Northwest Arkansas Regional Planning Commission for the above identified projects.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby agrees to participate in accordance with its designated responsibilities in these projects, including providing the local match requirement.

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to execute all appropriate agreements and contracts necessary to expedite the construction of these projects.

Section 4: That the City Council of the City of Fayetteville, Arkansas pledges its full support and hereby authorizes the Arkansas Department of Transportation and Northwest Arkansas Regional Planning Commission to initiate action to implement these projects.

City of Fayetteville Staff Review Form

2026-331

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Sara Combs

2/10/2026

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a resolution expressing the willingness to apply for federal-aid funds and allow staff to submit applications for 80% federal 20% local matching grants through the Federal Highway Administration, the Arkansas Department of Transportation and the Northwest Arkansas Regional Planning Commission. Grant projects include the Highway 112 Tunnel, Mission Blvd. Trail extension, Old Wire Road Lighting, Millsap Rd. & College Ave Intersection, North Street corridor, and the Huntsville Road corridor.

Budget Impact:

Various

Various

Account Number

Fund

Various

Various

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 11,224,218.12

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 11,224,218.12

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 11,224,218.12

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments: Total Amended Budget is the total budget remaining in the Trail Development and Streets Bond projects.



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council
THROUGH: Blake Rutherford
FROM: Devin Howland, Director of Economic Development
SUBJECT: **Resolution of Inducement to Issue Industrial Development Revenue Bonds for Conagra Brands**

RECOMMENDATION:

Staff is recommending approval of a Resolution of Inducement to issue Industrial Development Revenue Bonds in the approximate principal amount of two-hundred and twenty-five million dollars (\$225,000,000), for the purposes of acquiring and equipping industrial facilities in the City of Fayetteville on behalf of Conagra Brands.

Approval of this Resolution of Inducement positions Fayetteville to secure one of the largest private employer reinvestments in recent history while preserving full City Council oversight of the enabling ordinance and agreements to come.

BACKGROUND:

In February 2025, the City of Fayetteville's Economic Development Department was notified by Conagra Brands that its manufacturing facility located at 1100 W. 15th Street was among a limited number of locations nationwide under consideration for a significant capital investment and the creation of additional full-time jobs. Upon learning of the potential project, City staff began coordinating with the Arkansas Economic Development Commission to support Fayetteville's competitiveness for the investment.

As part of its evaluation, Conagra inquired whether Mayor Rawn would be supportive of the project utilizing Industrial Development Revenue Bonds, commonly referred to as Act 9 bonds, along with a Payment-in-Lieu-of-Taxes agreement. Industrial Development Revenue Bonds are a standard economic development financing tool authorized under Arkansas law and commonly used to support major private investment and job creation.

In December 2025, Mayor Rawn provided a letter to Conagra expressing her support for the company's request to pursue this financing structure, while noting that any participation by the City would be subject to Fayetteville City Council consideration and the satisfaction of all applicable legal and statutory requirements.

In January 2026, Conagra notified the City that, in consideration of receiving certain incentives, it had tentatively selected the Fayetteville facility to move forward with the proposed investment and had retained bond counsel to guide the Industrial Development Revenue Bond and Payment-in-Lieu-of-Tax agreement process.

DISCUSSION:

Economic Development Project Information:

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Conagra's planned investment of up to \$225,000,000 into its Fayetteville facilities, including the addition of a new protein processing line, represents one of the largest employer investments the City of Fayetteville has received in the past fifteen years. As a significant employer that provides more than 500 full-time jobs locally, Conagra serves as a pillar of the City's advanced manufacturing sector, one of Fayetteville's targeted industry sectors. The proposed expansion will not create any negative or adverse impacts to surrounding neighborhoods or the broader community.

Capital Investment	New Jobs	Average Annual Wage of New Jobs	Existing Jobs at the facility
\$225,000,000	100	\$51,535 (\$24.78 per hour)	540+

From an economic development standpoint, an investment of this scale into an existing manufacturing facility represents far more than a capital expenditure. A \$225 million investment has the ability to meaningfully influence the long-term economic trajectory of a community, signaling sustained confidence in the City of Fayetteville, its workforce, infrastructure, and overall quality of life. Investments of this magnitude help anchor existing employers, reduce the risk of future facility closures, and position Fayetteville as a community where global companies like Conagra Brands choose to reinvest rather than relocate.

Just as importantly, reinvestment in an existing plant strengthens the City's industrial base, preserves institutional knowledge and skilled jobs, and sends a clear signal to other employers that Fayetteville is a competitive and reliable place to grow. Beyond direct job creation and revenue, projects of this scale support secondary employment, strengthen the City's tax base over time, and reinforce Fayetteville's position as a competitive community for employment investment in Northwest Arkansas.

Projects of this nature align with the City's commitment to supporting quality jobs, maintaining a diverse and resilient local economy, and partnering with employers that have demonstrated long-term investment in Fayetteville.

What are Industrial Development Revenue Bonds and Payment-in-Lieu of Tax Agreements?

Industrial Development Revenue Bonds are a standard economic development financing tool that allows a city to act only as a conduit so a private company can access lower-cost financing for major investments. The bonds are repaid entirely by the company, not the City, and do not pledge any City funds, taxes, or credit.

When bonds are used, a Payment in Lieu of Taxes agreement is negotiated to ensure the project continues contributing to local revenues in place of traditional property taxes. This Resolution of Intent does not officially approve the bonds, does not officially approve a tax incentive, and does not legally obligate the City in any way. It simply signals the City's willingness to continue evaluating the project, with all final decisions returning to City Council for separate approval. Nonetheless, if the Company commences construction of the project, the Company will do so in reliance upon the City's intention to issue the bonds and provide the tax abatement at the appropriate time.

What roles does the Resolution of Inducement play in the Industrial Development Revenue Bonds and Payment-in-Lieu of Tax Agreement process?

A resolution of inducement is an early, preliminary action by a government entity that formally declares its intention to issue Act 9 Industrial Development Revenue Bonds and proceed with the project in question, it

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functions just like a Resolution of Intent. It does not itself issue the bonds, but it lays out the government's anticipated plan and provides a policy framework for the financing process to move forward.

Are Industrial Development Revenue Bonds and Payment-in-Lieu of Tax Agreements common in Arkansas?

Yes. Industrial Development Revenue Bonds, often referred to as Act 9 bonds, are among the most commonly used economic development financing tools in Arkansas and are routinely employed by communities that are successfully competing for large-scale job creation and capital investment projects. These tools are regularly used in cities and counties across the state to support major employer expansions and new facilities. Recent examples include Springdale (2025, Tyson Foods), Little Rock (2023, Dassault Falcon Jet and Synthesia Technology), Springdale (2023, Today's Power, Inc.), Mississippi County (2022, United States Steel Corporation and 2013, Big River Steel), Russellville (2021, Americold), and Brookland (2019, solar development), among many others. Staff has also identified that the City of Little Rock currently manages more than ten active PILOT agreements tied to economic development projects, with the City of Jonesboro managing a comparable number. Collectively, these examples demonstrate that Industrial Development Revenue Bonds and PILOT agreements are standard tools used by Arkansas communities that are attracting and retaining significant employment investment.

These examples reflect a consistent pattern across Arkansas: communities that regularly secure major employer investments routinely utilize Act 9 bonds and PILOT agreements as part of their economic development toolkit.

What are the specific terms being proposed to Conagra Brands through this Resolution of Inducement?

The Resolution of Inducement proposes a 65 percent abatement over a 20-year term, with a corresponding Payment-in-Lieu-of-Taxes agreement equal to 35 percent of the ad valorem taxes that would otherwise be assessed if Industrial Development Revenue Bonds were not utilized. These terms are proposed as part of the inducement structure and would be subject to a separate approval by the Fayetteville City Council prior to any bond issuance or execution of a PILOT agreement.

The proposed 65 percent abatement over a 20-year term is consistent with projects that have used Industrial Development Revenue Bonds across Arkansas for projects of similar scale, capital intensity, and job impact. These terms are intended to support long-term reinvestment while ensuring continued revenue contributions through the PILOT structure.

Are there any risks to the City of Fayetteville participating in Industrial Development Revenue Bonds and Payment-in-Lieu of Tax Agreements?

The City of Fayetteville assumes no financial risk by participating in Industrial Development Revenue Bonds or associated Payment-in-Lieu-of-Taxes agreements under Arkansas law. The bonds are special, limited obligations that are repaid solely by the private company and are not backed by the City's taxing authority, general fund, or credit. At no point is the City responsible for bond repayment. Any PILOT agreement is a negotiated, contractual arrangement approved by City Council and structured to ensure continued revenue contributions while supporting job creation and capital investment. If a project does not move forward or the bonds are not issued, the City incurs no financial liability or exposure. Staff has identified examples where Industrial Development Revenue Bonds and PILOT agreements did not proceed, including a project involving CZ Mfg., Inc. in the City of Little Rock, and in those instances the City experienced no adverse financial or legal impacts.

Are there costs to the City of Fayetteville for participating in Industrial Development Revenue Bonds and Payment-in-Lieu of Tax Agreements?

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There are no direct costs to the City of Fayetteville associated with participating in Industrial Development Revenue Bonds. All costs related to the bond issuance, including legal, administrative, and financing expenses, are borne entirely by the private company.

What revenue could the City, County, and School District realize by participating in this request for Industrial Development Revenue Bonds and a Payment-in-Lieu of Tax Agreement for this project?

Under the proposed Payment-in-Lieu-of-Taxes agreement, the City of Fayetteville, Washington County, and the local school district could collectively realize an estimated \$423,351 in annual revenue, which is in addition to the estimated \$373,572 in annual property tax revenue currently generated by the facility. This represents an estimated 113 percent increase in annual property tax-related revenue compared to existing collections, while also supporting a significant capital investment and job creation project within the community.

	Annual Payments in Lieu of Taxes	School (45 mills)	County (4.3 mills)	Road (1 mill)	City (6.8 mills)
Annual Payment Collected with the PILOT Agreement (35%)	\$423,351	\$333,639	\$31,881	\$7,414	\$50,417

Over a twenty-year period, the City could realize an additional \$1,008,331 in payments from the project:

	Total revenue from PILOT Payments after 20 years	School (45 mills)	County (4.3 mills)	Road (1 mill)	City (6.8 mills)
Total estimated Payments Collected with the PILOT Agreement over a 20 year period (35%)	\$8,467,020	\$6,672,780	\$637,620	\$148,280	\$1,008,340

What is the process and timeline of the Industrial Development Revenue Bonds and Payment-in-Lieu of Tax Agreement if the City Council passes this Resolution of Inducement?

While the Industrial Development Revenue Bonds are expected to be finalized within an estimated 18 to 24 months, certain construction activities associated with the project are anticipated to begin prior to bond issuance. Once the financing structure is fully prepared, an ordinance will return to the Fayetteville City Council seeking approval to issue the Industrial Development Revenue Bonds and to formally enter into the Payment-in-Lieu-of-Taxes agreement. No bonds will be issued and no PILOT agreement will take effect without subsequent City Council approval.

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Fayetteville, AR 72701

www.fayetteville-ar.gov

Step 1	Step 2	Step 3	Step 4
Inducement Resolution	Public Hearing and Notices	Bond Ordinance	Closing and Issuance of the Bonds

BUDGET/STAFF IMPACT:

There is no budgetary impact to the City of Fayetteville associated with this Resolution of Inducement. All bond-related costs are borne by the private company, and existing staff capacity is sufficient to administer the required review and coordination.

ATTACHMENTS: 3. Staff Review Form, 4. Preliminary Letter of Support from Mayor Rawn, 5. Additional Information - Letter of Support from Chamber Fayetteville, 6. Additional Information - Project Overview

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-329

A RESOLUTION OF INTENT TO APPROVE AN ECONOMIC DEVELOPMENT INCENTIVE WITH CONAGRA BRANDS BY SUPPORTING THE ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS

WHEREAS, the City of Fayetteville, Arkansas (the "City") is authorized by the laws of the State of Arkansas, including particularly Title 14, Chapter 164, Subchapter 2 of the Arkansas Code of 1987 Annotated (the "Act"), to issue revenue bonds to finance the costs of acquiring, constructing and equipping industrial facilities; and

WHEREAS, it is proposed that the City issue its revenue bonds under the Act for the purpose of financing an industrial project (the "Project") located in the City for use by ConAgra Foods Packaged Foods, LLC (the "Company") and/or an affiliate designated by the Company, pursuant to a lease agreement to be entered into between the City, as lessor, and the Company, as lessee (the "Lease Agreement"); and

WHEREAS, it is anticipated that the Lease Agreement will have a stated lease term of 20 years; and

WHEREAS, the Project will generally consist of the installation of machinery and other equipment that will enable the Company to expand the facility's product line, and at the Company's election, may include improvements to the existing industrial manufacturing facility located at 1100 W. 15th Street in the City; and

WHEREAS, the Project proposes to create approximately 100 additional job opportunities in the City thereby increasing payrolls and benefits to the inhabitants of the City; and

WHEREAS, in order to secure and develop industry in furtherance of the public purpose of the Act, the City is willing to proceed with the issuance of the bonds as and when requested by the Company, subject to compliance with all conditions set forth in the Act;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fayetteville, Arkansas:

Section 1: The City hereby states its intention to assist in the accomplishment of the Project and at such time as it may be properly called upon to do so to issue its revenue bonds to finance the same, subject to the following:

(a) It is estimated at this time that revenue bonds in the approximate principal amount of \$225,000,000 will be issued to finance the Project; however, the City's commitment is to issue revenue bonds under the Act in such amount for accomplishing all or any part of the Project, whether that amount is more or

less than the above estimate.

(b) The bonds will be special obligations of the City to be paid solely from amounts paid by the Company under the Lease Agreement, and in no event will the bonds constitute an indebtedness for which the faith and credit of the City or any of its revenues are pledged.

(c) The City will not be called upon to pay any costs or expenses incurred in connection with the authorization and issuance of the bonds, and all such costs and expenses will be paid out of the proceeds of the bonds or by the Company.

Section 2: The City is informed and understands that the properties comprising the Project may be exempt from ad valorem taxes. In such case, the City desires to enter into an agreement with the Company for payments in lieu of taxes and that such payments will be equal to an amount equal to 35% of the ad valorem taxes which would be payable if the property comprising the leased premises were subject to ad valorem taxes, all subject to the provisions of the Act and the requirements of Arkansas law pertaining thereto.

Section 3: This Resolution shall be effective immediately upon its passage.

Section 4: If any provision of this Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

Section 5: All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

City of Fayetteville Staff Review Form

2026-329

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Devin Howland

2/10/2026

ECONOMIC DEVELOPMENT (050)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff is recommending approval of a Resolution of Inducement to issue Industrial Development Revenue Bonds in the approximate principal amount of two-hundred and twenty-five million dollars (\$225,000,000), for the purposes of acquiring and equipping industrial facilities in the City of Fayetteville on behalf of Conagra Brands.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



OFFICE OF THE MAYOR
Molly Rawn

December 18, 2025

Joe Glogowski, Director
Conagra Brands
11 Conagra Drive, MS 360
Omaha, NE 68102
Delivered electronically

Dear Mr. Glogowski,

I want to express my thanks to Conagra Brands for continuing to be a strong community partner to the City of Fayetteville by providing hundreds of quality jobs and strengthening our manufacturing sector. I understand you are considering our city as the site for your next expansion. If you select Fayetteville, you will not be disappointed!

My administration is prepared to support your request for a Payment in Lieu of Tax (PILOT) agreement as follows:

Preliminary Payment in Lieu of Tax Agreement Support Offer:

65% abatement on real and personal property taxes for 20 years, limited to the qualifying new capital investment.

Economic Metrics:

- Capital Investment: \$223,000,000 over three years.
- New Jobs Created: 103 new full-time positions
- Average Annual Wage: \$51,535
- Existing Jobs at the facility: 542+

This preliminary offer is subject to approval by the Fayetteville City Council, the Washington County Quorum Court, and to all legal and statutory requirements. If you select Fayetteville as your site and retain bond counsel, we ask that you coordinate with the Fayetteville Chamber of Commerce and the Fayetteville Public School District to ensure strong communication, collaboration, and a smooth review process.



OFFICE OF THE MAYOR
Molly Rawn

I am grateful for Conagra's continued investment in Fayetteville and look forward to working with you on this project.

Should you need further assistance, please do not hesitate to contact the City's Director of Economic Development, Devin Howland, at 479.575.8221 or dhowland@fayetteville-ar.gov.

Sincerely,

Molly Rawn

Molly Rawn

CC: Devin Howland

Additional Information Received

Date Received: MM/DD/YYYY	02/23/2026
Time: 00:00 (AM/PM)	5:02 PM
From: Name & Title	Devin Howland, Director of Economic Development
To: Name & Title	City Council
Agenda Meeting Date: MM/DD/YYYY	02/24/2026
Civic Clerk Number: Ex. 2025-994	2026-329
Forwarded to City Attorney's Office and Department Head	N/A



To Whom it May Concern:

I am writing to express our strong support for Conagra receiving the City's resolution of intent to issue industrial development bonds for the purpose of financing a large industrial expansion project in Fayetteville.

This expansion represents a significant decision to grow in Fayetteville, as opposed to their other locations across the U.S., and demonstrates their confidence in the City's business climate and workforce. Currently, the Fayetteville facility creates a sizable economic impact across the region. Between its different units, the company currently employs around 540 people. Many of its workers live and/or spend their income here in Fayetteville.

With this expansion, there would be additional impacts on Fayetteville and the region. The company will add 100 new employees over the next three years with annual average wages of \$52,000, representing an injection of \$5,200,000 in new annual payroll into the economy. This expansion will witness a capital investment of more than \$220M in building upgrades and new equipment here in Fayetteville.

Chamber Fayetteville conducted an economic impact assessment of this project in support of the company in their announcement. Based on modeling, the following is expected to be realized from the expansion:

- This project will have an employment multiplier in Washington County of 1.99, suggesting that these 100 new positions will indirectly support an additional 99 jobs in the county across other sectors, from construction to retail, and from healthcare to business services and other sectors;
- The direct and indirect employment associated with this expansion will generate more than \$400,000 in local taxes annually across Washington County; and
- Based on current employment commuting patterns, a strong majority of direct and "impacted" jobs and associated revenue collections across the County should be realized in Fayetteville.

At Chamber Fayetteville, we support this initiative and stand ready to assist the City and company as they expand and enhance the economy and quality of life for residents of Fayetteville and the entire region.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jennifer Irwin", is written over the word "Respectfully,".

Jennifer Irwin, IOM
President & CEO

Additional Information Received

Date Received: MM/DD/YYYY	02/24/2026
Time: 00:00 (AM/PM)	4:30 PM
From: Name & Title	Devin Howland, Director of Economic Development
To: Name & Title	City Council
Agenda Meeting Date: MM/DD/YYYY	02/24/2026
Civic Clerk Number: Ex. 2025-994	2026-329
Forwarded to City Attorney's Office and Department Head	This document was provided as a handout during the Agenda Session meeting.

City Council Briefing: Resolution of Inducement for Industrial Development Bonds in support of Conagra Brands



Economic Development Project Information:

Conagra's planned investment of up to \$225 million into its Fayetteville facilities represents one of the largest employer investments in the City's recent history.

Conagra Brands 1100 W. 15 th Street, Fayetteville AR			
Capital Investment	New Jobs	Average Annual Wage of New Jobs	Existing Jobs at the facility
\$225,000,000	100	\$51,535 (\$24.78 per hour)	540+

What is a Resolution of Inducement and what exactly is being voted on?

A Resolution of Inducement is an early, preliminary action that signals the City's intent to consider issuing Act 9 Industrial Development Revenue Bonds (IDRB) and moving the project forward. It does not issue the bonds or approve any tax incentives but establishes the policy framework for continued evaluation of the financing structure.

The Resolution proposes a 65 percent abatement of real and personal property taxes over a 20-year term, with a corresponding Payment-in-Lieu-of-Taxes equal to 35 percent of the ad valorem taxes that would otherwise be assessed if Act 9 bonds were not utilized. These proposed terms are part of the inducement structure and would return to the Fayetteville City Council for separate approval prior to any bond issuance or execution of a PILOT agreement.

What are Industrial Development Revenue Bonds and are they common?

Industrial Development Revenue Bonds (IDRBs) are a standard economic development financing tool that allows a city to act only as a pass-through so a private company can access lower-cost financing for major investments. The bonds are repaid entirely by the company, not the City, and do not pledge any City funds, taxes, or credit.

Yes, IDRBs are routinely employed by communities that are successfully competing for large-scale job creation and capital investment projects.

Are there any risks or costs to the City for participating?

There is no financial risk or cost to the City. The bonds are repaid solely by the company, no City funds, taxes, or credit are pledged, and all bond issuance costs are borne entirely by the company.

Property Tax Outcomes: ConAgra Reinvestment Scenarios (20-Year Annualized Comparison)

Baseline Property Tax Revenue (No new investment)	Property Tax Revenue with PILOT Agreement and Industrial Development Bonds
\$373,572	\$796,923

Staff Note on Calculations and Assumptions:

Assumptions: Real estate was projected to increase in value by 1% annually. Equipment is assumed to depreciate at 8% per year for the first ten years. Beginning in Year 11, the equipment value stabilizes at a residual value equal to 20% of the original cost, assuming the equipment remains fully operational through year 20.

Calculation: Annualized figures were calculated by conducting a 20-year projection incorporating the assumptions above. Total impact across the 20 years was calculated and the annualized figure was derived by dividing by 20.

What are the next steps, and will the City Council have to vote on additional items to authorize participation?

While the Industrial Development Revenue Bonds are expected to be finalized within an estimated 18 to 24 months, certain construction activities associated with the project are anticipated to begin prior to bond issuance. Once the Bonds are prepared, **an ordinance will return to the Fayetteville City Council seeking approval to issue the Industrial Development Revenue Bonds and to formally enter into the Payment-in-Lieu-of-Taxes agreement. No bonds will be issued and no PILOT agreement will take effect without subsequent City Council approval.**



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH:

FROM: Mike Reynolds, Police Chief

SUBJECT: The budget impact will consist of an increase in expense budgets equal to the Police Department Donations received. There is no impact on staffing related to this agenda item.

RECOMMENDATION:

Staff recommends approval of a resolution and budget amendment in the amount of \$683 for the acceptance of donations received by the Fayetteville Police Department.

BACKGROUND:

Periodically, businesses, organizations, and/or citizens will make monetary donations to the Police Department.

DISCUSSION:

In 2025, Victoria Crance made monthly donations for police recognition totaling \$170. Khana Company made a donation in the amount of \$100, and Stephanie Chaney made a one-time donation in the amount of \$413.

All donations were deposited into the City's General Fund and are tracked through the City's Project Accounting System. All purchases utilizing these funds must comply with the City of Fayetteville Purchasing Policy.

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Staff Review Form, 4. Staff Review Memo , 5. Budget Adjustment, 6. Project Summaries _001



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-298

**A RESOLUTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$683.00
RECOGNIZING DONATION REVENUE TO THE FAYETTEVILLE POLICE DEPARTMENT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE,
ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget amendment, a copy of which is attached to this Resolution, in the amount of \$683.00 recognizing donation revenue to the Fayetteville Police Department.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby expresses its sincere appreciation for the donations.

City of Fayetteville Staff Review Form

2026-298

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Mike Reynolds

2/10/2026

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a resolution and budget adjustment in the amount of \$683 for the acceptance of donations received by the Fayetteville Police Department.

Budget Impact:

1010.200.2920-various

General

Account Number

Fund

33044-1 & 6

Police Donations

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 576.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 576.00

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 683.00

Remaining Budget

\$ 1,259.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



**CITY OF
FAYETTEVILLE
ARKANSAS**

CITY COUNCIL MEMO

MEETING OF MARCH 3, 2026

TO: Mayor and City Council
FROM: Mike Reynolds, Chief of Police

A handwritten signature in black ink, appearing to read "Mike Reynolds".

DATE: February 10, 2026

SUBJECT: 2025 Police Department Donations

RECOMMENDATION:

Staff recommends approval of a resolution and budget adjustment in the amount of \$683 for the acceptance of donations received by the Fayetteville Police Department.

BACKGROUND:

Periodically, businesses, organizations, and/or citizens will make monetary donations to the Police Department.

DISCUSSION:

In 2025, Victoria Crance made monthly donations for police recognition totaling \$170. Khana Company made a donation in the amount of \$100, and Stephanie Chaney made a one-time donation in the amount of \$413.

All donations were deposited into the City's General Fund and are tracked through the City's Project Accounting System. All purchases utilizing these funds must comply with the City of Fayetteville Purchasing Policy.

BUDGET/STAFF IMPACT:

The budget impact will consist of an increase in expense budgets equal to the Police Department Donations received. There is no impact on staffing related to this agenda item.

Attachments:

Budget Adjustment
Project Account Reports

Budget Year	Division	Adjustment Number
2026	POLICE (200)	
	Requestor: Willie Newman	

Approval of a budget adjustment in the amount of \$683 for the acceptance of donations received by the Fayetteville Police Department.

	COUNCIL DATE:	3/3/2026
	ITEM ID#:	2026-298
	Holly Black	
	2/6/2026 9:58 AM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

[illegible]

Summary ✓



33044.1 - Police Department Donations, Police Department Donations

Budget Method Fiscal Year Basis Status Active

Expenses

Original Budget	\$0.00	
Budget Amendments - Posted	\$428.00	
Budget Amendments - Unposted	\$0.00	
Total Budget	\$428.00	
Actual	\$0.00	0.00%
Encumbrances	\$0.00	0.00%
Unposted Transactions	\$0.00	0.00%
Available Budget	\$428.00	100.00%

Revenue

Original Budget	\$0.00	
Budget Amendments - Posted	\$0.00	
Budget Amendments - Unposted	\$0.00	
Total Budget	\$0.00	
Actual	\$413.00	0.00%
Unposted Transactions	\$0.00	0.00%
Available Budget	-\$413.00	0.00%

Expenses & Revenue Graphs Show/Hide

33044.6 - Police Department Donations, Employee Recognition

Budget Method Fiscal Year Basis Status Active

Expenses

Original Budget	\$0.00	
Budget Amendments - Posted	\$148.00	
Budget Amendments - Unposted	\$0.00	
Total Budget	\$148.00	
Actual	\$0.00	0.00% 
Encumbrances	\$0.00	0.00% 
Unposted Transactions	\$0.00	0.00% 
Available Budget	\$148.00	100.00% 

Revenue

Original Budget	\$0.00	
Budget Amendments - Posted	\$0.00	
Budget Amendments - Unposted	\$0.00	
Total Budget	\$0.00	
Actual	\$270.00	0.00% 
Unposted Transactions	\$0.00	0.00% 
Available Budget	-\$270.00	0.00% 

Expenses & Revenue Graphs Show/Hide



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH:

FROM: Mike Reynolds, Police Chief

SUBJECT: **Budget Amendment to Recognize State Forfeitures**

RECOMMENDATION:

Staff recommends approval of a resolution and a budget amendment recognizing \$32,652 of state forfeitures in fiscal year 2025.

BACKGROUND:

The Fayetteville Police Department receives forfeitures because of civil proceedings concerning currency or property seized during a criminal investigation. By policy of prosecution, civil proceedings of seized currency or property are adjudicated separately from the criminal case associated with seized assets, and civil proceedings of seizures follow the conviction of criminal charges unless a failure to appear or failure to answer occurs. Forfeitures received in the past are a direct result of the efforts of the officers assigned to the 4th Judicial District Drug Task Force (4th JDDTF), the local office of the Federal Drug Enforcement Administration (DEA), and the Financial Crimes Task Force of the Internal Revenue Service. By statute, federal and state forfeitures are to be spent for law enforcement purposes only and tracked within our project accounting system. All purchases utilizing these funds must follow the City of Fayetteville Purchasing Policy.

DISCUSSION:

Funds within this budget amendment consist of state asset forfeiture funds resulting from civil proceedings involving investigations with the 4th JDDTF. The 4th JDDTF received \$54,677 in state asset forfeitures since December 2024. The 4th JDDTF retains 15% of the state asset forfeitures received, while the remaining 85% is allocated to member agencies based on their assigned staffing within the task force. The requested budget amendment consists of the following forfeitures: State asset forfeitures to the 4th JDDTF in the amount of \$7,226; and State asset forfeitures to the Fayetteville Police Department in the amount of \$25,426. All funds received through asset forfeitures have restricted use for law enforcement purposes only, and the Arkansas Legislative Audit has oversight authority.

BUDGET/STAFF IMPACT:

The expense budget will increase by the revenue received. There is no staffing impact related to this budget amendment.

ATTACHMENTS: 3. Staff Review Form, 4. Budget Adjustment, 5. Staff Review Memo, 6. State Forfeiture Report

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-303

**A RESOLUTION TO APPROVE A BUDGET AMENDMENT IN THE AMOUNT OF \$32,652.00
RECOGNIZING REVENUE ASSOCIATED WITH STATE LAW ENFORCEMENT
FORFEITURES**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE,
ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget amendment, a copy of which is attached to this Resolution, in the amount of \$32,652.00 recognizing revenue associated with state law enforcement forfeitures received since December 2024.

City of Fayetteville Staff Review Form

2026-303

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Mike Reynolds

2/10/2026

POLICE (200)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a resolution and a budget adjustment recognizing \$32,652 of state forfeitures in fiscal year 2025.

Budget Impact:

Various

General / Drug Enforcement

Account Number

Fund

33043-1 / 33045-1

Police and DTF State Forfeitures

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 222,277.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 222,277.00

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? Yes

Budget Adjustment

\$ 32,652.00

Remaining Budget

\$ 254,929.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

Budget Year	Division	Adjustment Number
2026	POLICE (200)	
	Requestor: Willie Newman	

Recognize and establish revenue and expense budgets for state and federal forfeitures received through December 31, 2025.

	COUNCIL DATE:	3/3/2026
	ITEM ID#:	2026-303
	Holly Black	
	2/9/2026 1:38 PM	
	Budget Division	Date
	D - (City Council)	
TYPE:		
JOURNAL #:		
GLDATE:		
CHKD/POSTED:	/	
RESOLUTION/ORDINANCE		

[illegible]



**CITY OF
FAYETTEVILLE
ARKANSAS**

CITY COUNCIL MEMO

MEETING OF MARCH 3, 2026

TO: Mayor and City Council

FROM: Mike Reynolds, Chief of Police

A handwritten signature in black ink, appearing to read "Mike Reynolds".

DATE: February 10, 2026

SUBJECT: Budget Adjustment to Recognize State Forfeitures

RECOMMENDATION:

Staff recommends approval of a resolution and a budget adjustment recognizing \$32,652 of state forfeitures in fiscal year 2025.

BACKGROUND:

The Fayetteville Police Department receives forfeitures because of civil proceedings concerning currency or property seized during a criminal investigation. By policy of prosecution, civil proceedings of seized currency or property are adjudicated separately from the criminal case associated with seized assets, and civil proceedings of seizures follow the conviction of criminal charges unless a failure to appear or failure to answer occurs. Forfeitures received in the past are a direct result of the efforts of the officers assigned to the 4th Judicial District Drug Task Force (4th JDDTF), the local office of the Federal Drug Enforcement Administration (DEA), and the Financial Crimes Task Force of the Internal Revenue Service. By statute, federal and state forfeitures are to be spent for law enforcement purposes only and tracked within our project accounting system. All purchases utilizing these funds must follow the City of Fayetteville Purchasing Policy.

DISCUSSION:

Funds within this budget adjustment consist of state asset forfeiture funds resulting from civil proceedings involving investigations with the 4th JDDTF. The 4th JDDTF received \$54,677 in state asset forfeitures since December 2024. The 4th JDDTF retains 15% of the state asset forfeitures received, while the remaining 85% is allocated to member agencies based on their assigned staffing within the task force. The requested budget adjustment consists of the following forfeitures: State asset forfeitures to the 4th JDDTF in the amount of \$7,226; and State asset forfeitures to the Fayetteville Police Department in the amount of \$25,426. All funds received through asset forfeitures have restricted use for law enforcement purposes only, and the Arkansas Legislative Audit has oversight authority.

BUDGET/STAFF IMPACT:

The expense budget will increase by the revenue received. There is no staffing impact related to this budget adjustment.

Attachments:

Budget Adjustment

Project Transaction Reports



CITY OF
FAYETTEVILLE
ARKANSAS

Project Transaction Report

G/L Date Range 01/01/25 - 12/31/25

Exclude Sub Ledger Detail

Sorted By Project - G/L Account - Date

G/L Date	Journal	Journal Type	Sub Ledger	Description	Source/Reference	Revenue	Debit Amount	Credit Amount	Actual Balance	Net Change
33045.1 - Police Law Enforcement State Forfeitures, PD				Law Enforcement State Forfeitures						
1010.200.2920-4308.02 - Public Safety Acts Police Law Enforcement Trust										
01/03/2025	2025-00000294	JE	GL	Red seized property per court order	KC	Yes		8,001.00	(391,875.51)	
				Man JE - Manual Journal						
02/04/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00000886	JE	RA	TAL	Collections	Yes		6,293.81	(398,169.32)	
				Cash - UFS - Business Office						
05/30/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00004522	JE	RA	DS	Collections	Yes		6,365.13	(404,534.45)	
				Cash - UFS - Business Office						
07/08/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00005646	JE	RA	LK	Collections	Yes		942.07	(405,476.52)	
				Cash - UFS - Business Office						
08/01/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00006460	JE	RA	DS	Collections	Yes		1,729.46	(407,205.98)	
				Cash - UFS - Business Office						
09/05/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00007567	JE	RA	DS	Collections	Yes		1,411.58	(408,617.56)	
				Cash - UFS - Business Office						
10/10/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00008790	JE	RA	DS	Collections	Yes		69.18	(408,686.74)	
				Cash - UFS - Business Office						
11/13/2025				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						
	2025-00009869	JE	RA	LK	Collections	Yes		614.06	(409,300.80)	
				Cash - UFS - Business Office						
				33045.1 - Police Law Enforcement State Forfeitures, PD						
				Law Enforcement State Forfeitures						



Project Transaction Report

G/L Date Range 01/01/25 - 12/31/25

Exclude Sub Ledger Detail

Sorted By Project - G/L Account - Date

G/L Date	Journal	Journal Type	Sub Ledger	Description	Source/Reference	Revenue	Debit Amount	Credit Amount	Life-to-Date	Actual Balance	Net Change
33043.1 - DTF Law Enforcement State Forfeitures, DTF				Law Enforcement State Forfeitures							
2930.200.2960-4503.00 - Forfeitures - DTF											
02/04/2025											
	2025-00000886	JE	RA	TAL	Collections Cash - UFS - Business Office	Yes		2,674.05		(21,730.51)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
05/30/2025											
	2025-00004522	JE	RA	DS	Collections Cash - UFS - Business Office	Yes		2,447.90		(24,178.41)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
07/08/2025											
	2025-00005646	JE	RA	LK	Collections Cash - UFS - Business Office	Yes		553.12		(24,731.53)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
08/01/2025											
	2025-00006460	JE	RA	DS	Collections Cash - UFS - Business Office	Yes		771.68		(25,503.21)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
09/05/2025											
	2025-00007567	JE	RA	DS	Collections Cash - UFS - Business Office	Yes		457.64		(25,960.85)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
10/10/2025											
	2025-00008790	JE	RA	DS	Collections Cash - UFS - Business Office	Yes		32.55		(25,993.40)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
11/13/2025											
	2025-00009869	JE	RA	LK	Collections Cash - UFS - Business Office	Yes		288.98		(26,282.38)	
				33043.1 - DTF Law Enforcement State Forfeitures, DTF							
				Law Enforcement State Forfeitures							
2930.200.2960-4503.00 Total							\$0.00	\$7,225.92		(\$26,282.38)	
33043.1 Total							\$0.00	\$7,225.92		(\$26,282.38)	
Grand Totals							\$0.00	\$7,225.92			

Project Inquiry - 33043 - DTF Law Enforcement State Forfeitures



Project

33043

Status

Active

Go

Reset

Projects

33043 - DTF Law Enforcement State Forfeitures

General

Budget to Actual

Summary



Budget Method Fiscal Year Basis Status Active

Expenses

Original Budget	\$0.00	
Budget Amendments - Posted	\$0.00	
Budget Amendments - Unposted	\$108,594.00	
Total Budget	\$108,594.00	
Actual	\$0.00	0.00%
Encumbrances	\$0.00	0.00%
Unposted Transactions	\$0.00	0.00%
Available Budget	\$108,594.00	100.00%

Project Inquiry - 33045 - Police Law Enforcement State Forfeitures



Project

33045

Status

Active

Go

Reset

General

Budget to Actual

Summary



Budget Method Fiscal Year Basis Status Active

Expenses

Original Budget	\$0.00	
Budget Amendments - Posted	\$0.00	
Budget Amendments - Unposted	\$113,683.00	
Total Budget	\$113,683.00	
Actual	\$0.00	0.00%
Encumbrances	\$0.00	0.00%
Unposted Transactions	\$0.00	0.00%
Available Budget	\$113,683.00	100.00%

Expenses & Revenue Graphs Show/Hide



Projects

33045 - Police Law Enforcement State Forfeitures



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Byron Humphry, Director of Park Operations and Facilities
Chris Brown, Public Works Director
Keith Macedo, Chief of Staff

FROM: Quin Thompson, Facilities & Bldg Maint Manager

SUBJECT: **APPROVAL OF A CONTRACT FOR ELEVATOR MODERNIZATION**

RECOMMENDATION:

Staff recommends approval of a contract with OTIS Elevator for major modernization of the elevator in City Hall at a cost of \$129,840.00, pursuant to an Omnia Partners purchasing agreement, with an owner contingency of \$12,984.00.

BACKGROUND:

The elevator has been in operation for more than 40 years without significant investment in updated mechanical and safety improvements.

DISCUSSION:

The Elevator is a key component of the Accessible Route for citizens and staff with mobility impairments. The proposed project will bring the elevator into conformance with current building code requirements, replace critical obsolete and unavailable parts, and improve reliability. Lighting and finishes will also be improved as a part of this project.

The elevator will be out of service for approximately 30 days through this process, during which time the upper floors will be accessible through the stairs.

In addition to utilizing Omnia Partners contract #2019.001563, replacement parts and labor for repairs of machinery and equipment is an exempt commodity from bidding, per A.C.A. § 14-58-104.

BUDGET/STAFF IMPACT:

This project is funded by Sales Tax Capital Improvement funds.

ATTACHMENTS: 3. Staff Review Form, 4. Fayetteville City Hall - Elevator Mod Signed - With Strikethroughs as Approved by Otis, 5. Otis Elevator Contract Change - Addendum Signed



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-383

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE A CONTRACT WITH OTIS ELEVATOR FOR MAJOR MODERNIZATION OF THE ELEVATOR IN CITY HALL IN THE AMOUNT OF \$129,840.00, PURSUANT TO AN OMNIA PARTNERS COOPERATIVE PURCHASING CONTRACT, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$12,984.00

WHEREAS, the elevator in City Hall has been in operation for more than 40 years without significant investment in updated mechanical and safety improvements; and

WHEREAS, this modernization will bring the elevator into conformance with current building code requirements, replace critical obsolete and unavailable parts, and improve reliability; and

WHEREAS, the elevator will be out of service for approximately 30 days through this process, during which time the upper floors will be accessible through the stairs and any necessary accommodations will be made.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes a contract with OTIS Elevator for major modernization of the elevator in City Hall in the amount of \$129,840.00, pursuant to an Omnia Partners cooperative purchasing contract, and further approves a project contingency in the amount of \$12,984.00.

City of Fayetteville Staff Review Form

2026-383

Item ID

3/17/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Quin Thompson

2/24/2026

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of a contract with OTIS Elevator for major modernization of the elevator in City Hall at a cost of \$129,840.00, pursuant to an Omnia Partners purchasing agreement, with an owner contingency of \$12,984.00.

Budget Impact:

4470.140.8900-5400.00

Sales Tax Capital Improvements

Account Number

Fund

02046.1

Building Improvements

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 861,540.00

Expenses (Actual+Encum)

\$ 94,996.29

Available Budget

\$ 766,543.71

Does item have a direct cost? Yes

Item Cost

\$ 142,824.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 623,719.71

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

OTIS

HydroFit™ MOD



Otis HydroFit™ MOD Hydraulic Control System

2/23/2026

CUSTOMER NAME

Fayetteville City Hall

Otis Elevator Company

1419 Westpark Dr.Suite F
Little Rock, Arkansas, 72204

PROJECT LOCATION

113 W Mountain St
Fayetteville, Arkansas, 72701

PROPOSAL NUMBER

F7SE1811/01

We propose to furnish labor and material to provide a microprocessor based HydroFit MOD control system. It is a digital closed-loop microprocessor-based control system specifically designed to meet the particular needs of modernizing hydraulic elevators.

This proposal described herein, will be operating under the Omnia Partners purchasing agreement #2019.001563, the terms and conditions will be tied to the Omnia Master Agreement.

Section 1



UNITS

DUTY

The present capacity and speed of the elevators will be retained as follows:

Group 1

MACHINE #	CAPACITY (Pounds)	SPEED (Feet per Minute)
Unit 1	2500	125

TRAVEL, STOPS & OPENINGS

The present travel, stops and openings of the elevators will be retained as follows:

Group 1

Unit 1

LANDINGS	OPENINGS		Distance Between Floors
	Front	Rear	
4	Yes	No	0 ft 0 in 0
3	Yes	No	12 ft 0 in 0
2	Yes	No	12 ft 0 in 0
1	Yes	No	12 ft 0 in 0

Section 2



OPERATION

NEW AUTOMATIC SELF-LEVELING

The elevator shall be provided with automatic self-leveling that shall typically bring the elevator car level with the floor landings + 1/4" regardless of direction of travel. The automatic self-leveling shall correct for over travel or under travel and rope stretch.

NEW SPECIAL EMERGENCY SERVICE

Special Emergency Service operation shall be provided in compliance with the latest applicable revision of the ASME/ANSI A17.1 Code.

Special Emergency Service Phase I to return the elevator(s) non-stop to a designated floor shall be initiated by an elevator smoke detector system or a keyswitch provided in a lobby fixture.

The smoke detector system, if required, is to be furnished by others. The elevator contractor shall provide contacts on the elevator controller to receive signals from the smoke detector system.

A keyswitch in the car shall be provided for in-car control of each elevator when on Phase II of Special Emergency Service.

If an elevator is on independent service when the elevators are recalled on Phase I operation, a buzzer shall sound in the car and a jewel shall be illuminated, subject to applicable codes.

NEW INDEPENDENT SERVICE

When the Independent Service switch in the car operating panel is actuated; it shall cancel previously registered car calls, disconnect the elevator from the hall buttons, and allow operation from the car buttons only. Door operation shall occur only after actuation of the "DOOR CLOSE" button.

NEW INSPECTION OPERATION

For inspection purposes, an enabling keyswitch shall be provided in the car operating panel to permit operation of the elevator from on top of the car and to make car and hall buttons inoperative.

HOISTWAY ACCESS SWITCHES

An enabling keyswitch shall be provided in the car operating panel to render all car and hall buttons inoperative and to permit operation of the elevator by means of an access keyswitch adjacent to the hoistway entrance at the access landing.

OTIS ONE PLATFORM

Otis ONE is an internet of things (IoT) platform that enables advanced monitoring, big data analytics, and predictive maintenance to address potential issues before they occur, increasing elevator uptime and reducing service disruptions. Activation of these features is subject to execution of a separate Otis ONE

license and subscription agreement and additional annual subscription fee which is not included in this Contract. Further, the Otis One hardware / equipment shall remain the property of Otis.

Optional Otis ONE Subscription

Otis ONE Prime Subscription Features

- IoT connection with continuous elevator data collection
- Monitoring by mechanics and OTISLINE
- Automated performance diagnostics and data analytics
- Over-the-air IoT software updates
- Otis Customer Portal access
- Real-time elevator status
- Performance & usage dashboards
- Service activity detail

Section 3



MACHINE ROOM EQUIPMENT

POWER SUPPLY

The power supply of 240V_60HZ, alternating current will be retained with the new equipment arranged for this power supply.

NEW CONTROLLER

A microprocessor based HydroFit MOD control system shall be provided to perform all the functions of safe elevator motion and elevator door control. This shall include all the hardware required to connect, transfer and interrupt power, and protect the motor against overloading. The system shall also perform group operational control.

NEW SOFT STARTER

A new solid-state starter will be provided.

NEW PUMP MOTOR

The existing motor will be replaced.

POWER UNIT

NEW SUBMERSIBLE

The existing power unit will be replaced with a new power unit. The new power unit consists of a positive displacement pump, motor, integral 4-coil control valve, oil tank and muffler. The pump and motor are submerged and are mounted to the tank with rubber isolators to reduce vibration and noise.

NEW VALVE

A new integral 4-coil control valve will be installed to replace the existing valve. The valve consists of up, up leveling, down and down leveling controls along with manual lowering and a pressure relief valve.

Section 4



DOOR EQUIPMENT

NEW CLOSED LOOP DOOR OPERATOR

Install a new closed loop door operator. Car and hoist way doors shall be power operated by means of a closed loop door operator mounted on top of the car designed to give consistent door performance with changes in temperature, wind or minor obstruction in the door track. The system continually monitors door speed and position and adjusts it accordingly to match the pre-determined profile.

NEW DOOR-PROTECTION DEVICE

Install a new solid state, infrared passenger protection device on the car door. Elevator doors shall be provided with a reopening device that will stop and reopen the car door(s) and hoistway door(s) automatically should the door(s) become obstructed by an object or person.

NEW INTERLOCKS

New interlocks will be installed. The interlocks shall prevent operation of the elevator unless all doors for that elevator are closed and shall maintain the doors in their closed position while the elevator is away from the landing.

RETAIN CAR DOOR TRACKS AND HANGERS

The present car door tracks and hangers shall be retained and inspected for proper alignment. Any adjustment required will be accomplished.

RETAIN HOISTWAY ENTRANCES

The present hoistway entrances will be retained.

RETAIN HOISTWAY DOOR TRACKS AND HANGERS

The present hoistway door tracks and hangers shall be retained.

NEW HOISTWAY DOOR RESTRICTORS

Folding hoistway door restrictors shall be installed.

Section 5



HOISTWAY EQUIPMENT

RETAIN HOISTWAY OPERATING DEVICES

The existing hoistway operating devices shall be retained.

RETAIN CAR GUIDES

The existing car guides shall be retained.

RETAIN CAR INTERIOR

The present car interior shall be retained.

RETAIN FLOORING

The present flooring will be retained.

NEW PIT SWITCH

An emergency stop switch shall be located in the pit accessible from the pit access door.

RETAIN SPRING BUFFERS

The existing spring buffers shall be retained.

NEW ACCESS ALERT HOISTWAY SAFETY DEVICE

We will furnish and install all the necessary components, circuitry and wiring for a new Access Alert system, which will operate on the elevator car top and pit.

Access Alert will be installed so the elevator can be controlled in a safe manner when an authorized person accesses the elevator hoistway. The Access Alert system meets all applicable safety codes.

This groundbreaking new product, Access Alert, is specifically designed to:

- Prevent work on top of the elevator without the top of car inspection station engaged properly.
- Prevents moving the elevator on inspection while personnel are in a potentially unsafe position.
- Prevent working in the elevator pit, while the pit stop switch is not engaged properly.
- Meet applicable building and elevator codes.

Similar to the seatbelt alarm in your car, Access Alert provides a constant, noticeable reminder to anyone accessing the hoistway that they need to engage the stop switch before starting

work. We believe the simplicity, ease of installation, and cost-effectiveness of this product will be an important way for you to invest in improving safety inside your facility.

Section 6



CAR FIXTURES

NEW APPLIED CAR OPERATING PANEL

An applied car operating panel shall be furnished. The panel shall contain a bank of mechanical illuminated buttons marked to correspond with the landings served, an emergency call button, emergency stop button, door open and door close buttons and a light switch. All buttons, when applicable, to be long life LED illumination. This panel shall be equipped with a button that shall initiate two-way communication between the car and a location inside the building, switching over to another location if call is unanswered. Otis will provide our standard, code compliant, applied fixtures in a brushed stainless-steel finish. If a specific fixture design or configuration is requested, you agree to notify Otis upon execution of this agreement. Design modifications may lead to additional costs based on final selection.

NEW EMERGENCY CAR LIGHTING

An emergency power unit employing a 6-volt sealed rechargeable battery and totally static circuit shall be provided. The power unit shall illuminate the elevator car and provide current to the alarm bell in the event of normal power failure. The equipment shall comply with the requirements of the latest applicable revision of the ASME/ANSI A17.1 Code.

NEW CAR POSITION INDICATOR

A car position indicator shall be installed. The position of the car in the hoistway shall be shown by illumination of the indication corresponding to the landing at which the car is stopped or passing.

NEW "IN-CAR" DIRECTION LANTERNS

Direction lantern(s) shall be mounted in car entrance jamb(s), visible from the corridor, which when the car stops and the doors are opening shall indicate the direction the car is traveling. A chime shall also be furnished on the car that will sound once for the "UP" direction and twice for the "DOWN" direction as the doors are opening.

Section 7



HALL FIXTURES

NEW HALL BUTTONS

New hall buttons shall be installed at each landing. An up button and a down button at each intermediate landing and a single button at each terminal landing shall be installed. All buttons, when applicable, shall be long-life LED illumination. Otis will provide our standard, code compliant, applied fixtures in a brushed stainless-steel finish. If a specific fixture design or configuration is requested, you agree to notify Otis upon execution of this agreement. Design modifications may lead to additional costs based on final selection.

Section 8



HEALTH PRODUCTS

No Health Products Specified

Section 9



WORK BY OTHERS – NOT IN CONTRACT

The following items must be performed by others and you agree to provide this work in accordance with the applicable codes and enforcing authorities:

WORK BY OTHERS SCHEDULING

All "Work by Others" must either be completed prior to our manning the job or be properly scheduled as to not obstruct the progress of the project.

AIR CONDITIONING

Provide suitable ventilation and cooling equipment, if required, to maintain the machine-room temperature between 60°F and 100°F. The relative humidity should not exceed 95 percent non-condensing.

BUILDING POWER

Provide electrical power for light, tools, hoists, etc. during installation as well as electric current for starting, testing, and adjusting the elevator. Power of permanent characteristics to be provided to properly operate all the elevators concurrently scheduled to be modernized. Power must be a 3-phase 4 wire system with ground and bonded disconnects. Grounded leg delta systems are not acceptable.

SMOKE AND HEAT SYSTEM

Provide elevator lobby, machine room and hoistway smoke detecting devices located as required and wired from the fire control center to a controller in the machine room. Hoistway devices are required to be made accessible from outside the elevator hoistway. Coordinate signal connections and necessary testing with the Elevator Contractor. Provide the following zones and locate signal circuits in a properly labeled junction box in the machine room:

Main Floor Recall: Provide one set of normally closed contacts that will open when any smoke sensor related to the elevators at the designated main landing senses smoke. This excludes other devices located in the machine room, hoistway or main egress floor.

Alternate Floor Recall: Provide one set of normally closed contacts that will open when the smoke sensor at the main egress floor senses smoke.

Machine Room/Hoistway Recall: Provide one set of normally closed contacts that will open when any smoke sensor located in the machine room or hoistway/pit senses smoke.

SPRINKLERS

Provide code compliant sprinkler system, as required, in the hoistway, pit and machine room. If sprinklers are being installed or altered in the hoistway(s), pit or the machine rooms, a means must be provided to disconnect three-phase power before water is applied. This is usually accomplished with a shunt trip breaker that must be located outside the elevator machine room. The shunt trip breaker may be activated by heat detectors located within 24" of the sprinkler heads and arranged to trip at a lower temperature than the sprinkler heads. A heat detector is not required in the pit if the sprinkler head is within

24" of the pit floor. Heat and smoke devices in elevator hoistways must be installed with UL rated and lockable panels that are accessible for servicing from outside the hoistway. The panel interiors are to be guarded using a minimum 13 gauge metal with a pattern of maximum ¾ inch holes.

CUTTING AND PATCHING

Do any cutting, (including cutouts to accommodate hall signal fixtures, entrances and/or machine room access) patching and painting of walls, floors or partitions.

MAIN DISCONNECT

Provide a fused lockable disconnect switch or circuit breaker for each elevator per the National Electrical Code with feeder or branch wiring to the transformer. Size to suit elevator contractor. Provide a SHUNT TRIP disconnect, as required, if sprinklers are being provided. Provide suitable connections from the main disconnect to the elevator control equipment.

Electrical Feeder system to limit available short circuit to not more than 10k amps at the load side of the elevator main line disconnect.

GROUND WIRE

Provide a properly sized ground wire from the elevator controller(s) to the primary building ground.

EMERGENCY COMMUNICATIONS – Phone Only

Provide a continuously monitored phone line terminating at Otis controller.

GFCI OUTLETS

Provide 120volt GFCI type convenience outlets in the machine room and in each pit. . Provide additional non-GFCI outlet in each pit for use by sump pump. Pits subject to sprinklers shall have NEMA 4 rated fixtures if located below 48" above pit floor.

CAR LIGHT POWER SUPPLY AND DISCONNECT

For each car provide a 120 volt AC, 15 amp, single-phase power supply with fused disconnect switch (or circuit breaker) capable of being locked in the open (off) position with feeder wiring to each controller located in the machine room.

REMOTE PANELS

Provide required conduit, with adequate pull boxes and ells from the elevator hoistway(s) to the location or locations required to facilitate the installation of Lobby Panels, Fire Control Room Panels or Elevator Monitoring Systems. Size and number as specified by Otis. Leave a measured pull tape in the conduit. Otis to furnish and pull required conductors.

EMERGENCY (STANDBY) POWER

If emergency power is available, verify and provide the following:

- a. Power that meets the load characteristic requirements of the new control system. Power that is capable of operating and providing sufficient power to non-linear elevator loads and that is capable of absorbing regenerated power resulting from running elevators with overhauling loads.
- b. Two conductors to the machine room from a normally closed auxiliary contact on the Owner's EP transfer switch. Contacts to open when power transfers to the emergency source.

- c. Two additional conductors to the machine room from an adjustable timed relay on the Owner's EP transfer switch to indicate "request to transfer" from standby to normal power.
- d. Power for 115VAC circuits that supply elevator cab lights, cab fan, communication means, EMS, Lobby Panels, and Compass dispatching systems (if applicable).
- e. Power for machine room lighting, ventilation and cooling means.

LIGHTING

Provide sufficient lighting in the buildings common areas to facilitate a safe working environment. Provide new or modify machine room lighting to provide a minimum of 19 ft. candles of illumination and new pit lighting to provide a minimum of 10ft. candles of illumination. The machine room light switch shall be located within 18" of the lock-set side of the entry door. Pit light switches shall be adjacent to the pit ladder and a minimum of 24" above the threshold level. Lighting must have code compliant guards of either grounded metal, plastic or comparable. Pits subject to sprinklers shall have NEMA 4 rated fixtures.

PROJECT BEING "DRIED-IN"

Work, as required, to keep the elevator lobbies, hoistway, machine room and storage area "dried-in" for the entire length of the project.

MACHINE ROOM ACCESS

Provide a self-locking and self-closing door for the elevator machine room. Access door to be adequately sized to accept our equipment. Modify machine room access, as required, to comply with code and facilitate safe egress of all equipment.

FIRE EXTINGUISHER

Provide fire extinguisher in elevator machine room.

NON-ELEVATOR MATERIAL IN HOISTWAY

Remove or encapsulate, as required, any non-elevator related pipes or wiring located in the elevator machine room or hoistway.

HOISTWAY VENTILATION

Provide code compliant hoistway ventilation. Code requires a means to prevent the accumulation of hot air and gasses at the top of the hoistway. Pressurizing the hoistways, or providing vents from the top of the hoistway to the outside of the building usually accomplishes this. Vents shall not be less than 3 1/2% of the area of the hoistway nor less than 3 sq. ft. for each elevator car, whichever is greater. You may not vent the hoistway to the machine room. If the hoistway vents must run through the machine room, they must be enclosed in a fire rated structure and not violate clearances around our equipment.

HOISTWAY LEDGES

Provide a 75o angle constructed of a non-combustible material on all ledges that are 2" greater in the hoistway, excluding multi-hatch divider beams.

SUMP HOLE GRATING

Provide a flush grating over the sump hole located in the elevator pit.

STORAGE

Provide dry, protected and secure storage space adjacent to the hoistway(s). Otis shall be compensated for material delivered that is stolen or removed from the jobsite.

DISPOSAL

The disposal of removed elevator components; machines, controllers, ropes, hydraulic fluid, oils, buffers and packing materials from the new equipment and any and all related materials shall be the sole responsibility of the Customer or owner. If a dumpster is provided on site, we will deposit waste materials in the dumpster or at an agreed upon on-site location for removal by the Customer or owner.

PIT LADDERS

Provide a pit ladder, as required, in each pit that does not have walk-in access doors. Ladder shall extend 48" above first landing access door.

OPERATING ELEVATORS FOR OTHER TRADES

If we are required to operate an elevator to facilitate the work of other trades (e.g., sprinklers, smoke sensors, ledges, etc.) then we shall be compensated for this lost time and the project schedule shall also be modified.

ADDITIONAL STOPS/OPENINGS

Extend the existing hoistways and add additional landing(s) and new machine room. Hoistway and machine room shall be constructed in accordance with applicable building codes and ANSI A17.1.

- Ledges over 2" wide shall have a 75° bevel on top. (Except separator beams) Hoistway shall be fire rated and may require patching of holes. No other pipes or electrical conduit not associated with the elevator equipment are allowed in the hoistway. Power feeders may not run up the hoistway, except by special permission of the governing authority, and shall not contain splices or junction boxes in the hoistway.
- Provide crane to bring new material and removal of the machine room equipment to new machine room.
- Provide temporary roof as required to provide continuously dry hoistways and machine rooms.
- Perform all demolition of old machine room slab and structure. Protect existing elevator cars and equipment from demolition damage, dust and debris.
- Supply new machine beams and beam supports per reactions supplied by Otis.
- Provide new machine room slab to suit reactions. Remove any construction forms, scaffold or decking from hoistway not placed by Otis. Cut and patch hoistways as required to provide a legal hoistway.
- Provide, maintain and remove any temporary barricades per OSHA or local authority requirements and furnish barricades to protect the public from access to construction areas.
- Supply and install adequate support for guide rail fastening, including separator beams where required.
- Provide adequate fastening for hoistway entrances and sills.
- Provide finished floor elevation reference height at time of installation of new entrance sills.
- Provide legal access to new machine room (and temporary access per OSHA requirements during construction).

- Grout or finish blocking of new entrances to provide a fire rated enclosure.
- Provide hoist beams over each elevator hoistway in machine room rated to hoist elevator machines.
- Finish painting of new hoistway entrances shall be by others, if prime entrances are selected.

EMERGENCY RETURN UNIT (ERU)

If an ERU battery-operated lowering device is being provided with your hydraulic elevator modernization than others are to provide an auxiliary contact in either the existing lockable disconnect (if currently code compliant) or in a new code compliant lockable disconnect.

ASBESTOS

Should any asbestos be found to be present in the building which is related to any of our work, it shall be the responsibility of others to monitor, abate, contain or prepare the workplace as safe for our employees to work within or about. Otis will not be responsible for working with asbestos which may be disturbed or uncontained. Otis will not be responsible for any costs associated with delay of the job should asbestos be detected or require addressing by others for us to proceed. This includes but is not limited to re-mobilization charges which may be applied.

HAZARDOUS MATERIALS

You agree to notify Otis if you are aware or become aware prior to the completion of the work of the existence of asbestos or other hazardous material in any elevator hoistway, machine room, hallway or other place in the building where Otis' personnel are or may be required to perform their work. In the event it should become necessary to abate, encapsulate or remove asbestos or other hazardous material from the building, you agree to be responsible for such abatement, encapsulation or removal, and any governmental reporting, and in such event Otis shall be entitled to (i) delay its work until it is determined to Otis' satisfaction that no hazard exists and (ii) compensation for delays encountered.

MATERIAL RESPONSIBILITY

Otis maintains no responsibility for material delivered to the jobsite. The Customer is financially responsible for all cost to replace any damaged, stolen or missing material or equipment. Otis will not be responsible for deductibles on "Builder's Risk" insurance policies. Otis will provide a change order, police report and affidavits as needed to substantiate the claim. Otis will not procure replacement equipment until a signed change order is received.

LOCKOUT TAG OUT

In furtherance of OSHA's directive contained in 29 C.F.R. § 1910.147(f)(2)(i), which requires that a service provider (an "outside employer") and its customer (an "on-site employer") must inform each other of their respective lock out/tag out ("LOTO") procedures whenever outside servicing personnel are to be engaged in control of hazardous energy activities on the customer's site, Otis incorporates by reference its mechanical LOTO procedures and its electrical LOTO procedures. These procedures can be obtained at www.otis.com by (1) clicking on "The Americas" tab on the left side of the website; (2) choosing "US/English" to take you to the "USA" web page; (3) clicking on the "Otis Safety" link on the left side of the page; and (4) downloading the "Lockout Tagout Policy Otis 6.0" and "Mechanical Energy Policy Otis 7.0", or the then most current version, both of which are in .pdf format on the right side of the website page. Customer agrees that it will disseminate these procedures throughout its organization to the appropriate personnel who may interact with Otis personnel while Otis personnel are working on site at Customer's facility.

CONFINED SPACES

The machine room, hoistway, pit and mezzanine ("Elevator Spaces") may be considered Permit- Required Confined Spaces as defined by the Occupational Safety and Health Organization ("OSHA"), 29 C.F.R. § 1910.146(b) and § 1926 Subpart AA. Otis has a documented process to control or eliminate hazards and classify such Elevator Spaces as non-permit required confined spaces. In the event that the Customer, others, or unique site conditions or hazards (such as chemical manufacturing sites) require Otis to handle such Elevator Spaces as Permit-Required Confined Spaces, the Customer or owner will be responsible for supplying, at its expense, all resources, including monitoring, permitting, attendants and rescue planning associated with handling such Elevator Spaces as Permit-Required Confined Spaces. The Customer or owner is required to inform Otis of all known or potential hazards related to Elevator Spaces that Otis may be required to access prior to Otis performing any work in such spaces. Further, the Customer or owner is required to communicate any changes in the conditions associated with such Elevator Spaces or activities in or around such spaces that could introduce a hazard into such spaces.

Section 10



GENERAL REQUIREMENTS

EXAMINATION OF EQUIPMENT

Except insofar as your equipment may be covered by an Otis maintenance or service contract, it is agreed that we will make no examination of your equipment other than that necessary to do the work described in this Contract and assume no responsibility for any part of your equipment except that upon which work has been done under this contract.

RE-MOBILIZATION

You agree to pursue and schedule the work by other trades in a timely manner so as to not interrupt our work. Should our crew(s) have to suspend work on the job to await the conclusion of work by others not party to this contract, we shall be entitled to a re-mobilization charge of **five thousand (\$5,000) dollars**. We shall also extend the stated durations to the extent that we are delayed.

INSURANCE

OTIS

Otis agrees to maintain General Liability coverage in the amount of \$1,000,000 per occurrence and \$2,000,000 in the aggregate, Automobile Liability in the amount of \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage, Worker's Compensation in statutory limits. Employer's Liability in the amount of \$1,000,000 for Each Accident, Each Employee – Disease. We shall maintain worker's compensation and employers' liability insurance covering our liability for injury or death sustained by our employees, and comprehensive general liability insurance.

CUSTOMER

~~You shall insure that all risk insurance upon the full value of the Work and material delivered to the job site is maintained at no cost to us.~~

CERTIFICATES

If either party so requires, in writing, the other party shall furnish a copy of the certificates of insurance evidencing the above insurance coverages.

PRE-EXISTING CONDITIONS HYDRAULIC

We have not included for any additional costs associated with identifying or correcting car weights previously increased or decreased more than the ASME code allowance of 5% of original design.

PAYMENT AND SCHEDULE OF VALUES

You agree to be bound and pay in accordance with the supplied schedule of values. We shall be paid for our material delivery invoice prior to starting installation work. We shall be paid in full for all change orders and the base Contract amount (**no less than 95%**) prior to scheduling an inspection and/or turnover of the elevators to you for use. Otis reserves the right at its absolute discretion to discontinue work or not turn over elevators unless payments are current.

- Our quoted price is based on the "Initial Payment" equaling **fifty percent (50%)** of Contract award. This amount PLUS a fully executed subcontract must be received prior to releasing equipment for manufacturing or scheduling any other work. Refer to the "Schedule of Values" below.
- Otis will mobilize after the "Material Delivery Payment" is received. See "Schedule of Values" below.
- If Otis is directed by you to furnish any labor, service, or material that is outside of the mutually agreed upon scope of work of this Contract ("Out of Scope Work"), Otis may agree to perform such Out of Scope Work (1) subject to receipt of a written notice to proceed prior to commencement of any such Out of Scope Work; and (2) contingent upon receipt of a mutually agreed upon and executed change order within thirty (30) calendar days of such written notice to proceed. If the parties are unable to agree to terms that lead to the issuance of a mutually agreed upon and executed change order within such thirty (30) day period, Otis may suspend the Out of Scope Work. Notwithstanding any other provision, language, term or condition to the contrary, Otis shall not be liable for any project delays and/or damages, including but not limited to liquidated damages, associated with a delay in the issuance of a mutually agreed upon and executed change order.

SUBSTANTIAL COMPLETION/"LABOR PROGRESS PAYMENTS"

- This payment is due upon substantial completion of each modernized elevator. The "Labor Progress Payment" amount shown on the SOV is divided by the total number of elevators being modernized as a part of this Contract. Substantial completion is defined as a functional elevator that is acceptable by the authority having jurisdiction as useable for temporary or general use. Any agreed upon punch-list items will be corrected within a mutually agreeable timeframe. This payment, however, is still due upon substantial completion of each elevator.
- Final retention payment shall be due within thirty (30) days after acceptance of each elevator installation. Otherwise, warranties shall be suspended or terminated at Otis' absolute discretion.
- All change orders must be executed and paid prior to scheduling a final inspection and turnover of each elevator to customer.

- Otis will not agree to any language referencing or implying "pay when paid." This Contract is between Otis Elevator and referenced entity. The attached payment schedule ("Schedule of Values") is not contingent upon said entity's ability to be paid by others or any other factor or event not described above.
- A processing fee will be applied to credit card payments.

SCHEDULE OF VALUES			
Base Contract Amount: \$114,840			
DUE DATE	DESCRIPTION	%	VALUE
Due within 30 days from date of invoice or prior to release of factory orders, whichever occurs first.	Engineering/Drawings/Mobilization "Initial Payment"	50%	\$57,420
Due within 30 days from date of invoice or prior to installation, whichever occurs first. Installation will not commence until this material payment is made.	Materials for project "Material Delivery Payment"	25%	\$28,710
Due within 30 Days from substantial completion of each elevator.	Installation labor "Labor Progress Payments"	25%	\$28,710

LEAD TIME AND DURATION

We anticipate approximately 16 weeks manufacturing time from receipt of approvals and down payment.

Thereafter, we expect the modernization to take approximately 4 weeks per car. All work will be performed during our regular working hours of our regular working days.

SCHEDULE

Our proposal is based on a delivery date of 07/30/2026. If the delivery date is delayed 90 calendar days or greater, customer agrees to pay applicable factory material price increases. A fully executed change order and full payment of the price increase, in addition to full payment of the required down payment by Customer is required prior to the factory material being ordered and released. Additionally, if your project schedule changes and extends installation or completion of labor into a future year or year(s), Customer

agrees to pay applicable labor escalation price increases. A fully executed change order regarding the labor escalation price increase must be executed prior to mobilization and the start of any work.

Due to current market conditions the availability of elevator installation labor is limited. If this proposal is not accepted within 30 days, prior to acceptance of any award Otis reserves the unilateral right to decline the award based on a review of the project schedule and our labor availability/commitments.

CODE CLARIFICATIONS

ASME A17.1 / CSA B44 (2016 or earlier): It is our understanding the International Building Code (IBC), 2018 Edition is NOT applicable to this project. Otis has included an emergency communication system that conforms to ASME A17.1 / CSA B44 (2016 or earlier), Requirement 2.27.1.1. It should be noted that at the present time there is a potential conflict concerning the emergency communication system requirements between IBC 2018 and ASME A17.1 / CSA B44 (Safety Code for Elevators and Escalators) and you agree to hold Otis harmless for any claim, loss, cost, or damage in connection with any such conflict.

Work By Others

Customer or owner will provide one (1) dedicated outside telephone line to the elevator machine room as described in the "Work by Others" section.

Section 11



ALTERNATES

ALTERNATE 1 – NEW ELEVATOR CAB INTERIORS (OPTION)

New elevator cab interiors will be provided with the following specifications:

- Plastic laminate horizontal panels
- Brushed stainless steel reveals behind horizontal panels
- Brushed stainless steel handrail
- Stainless steel grid ceiling panels
- LED energy-saving lights installed in ceiling panels

Price: \$15,000 per elevator. \$15,000 (Fifteen Thousand Dollars)

Please indicate your intention to choose this option by initialing here

The extent of the work to be performed is either described above or in the attached specification which is incorporated into and made a part of this document.

PRICE	\$114,840 "Cost Excluding AR Sales Tax"
	One Hundred Fourteen Thousand Eight Hundred Forty Dollars

This price is based on a **fifty percent (50%)** downpayment in the amount of \$57,420

This proposal, including the provisions printed on the pages following, shall be a binding contract between you, or the party identified below for whom you are authorized to contract, and us when accepted by you and our authorized representative through execution of this proposal; or by your authorizing us to perform work for the project and our commencing such work. The purchase price in the Contract is subject to increase caused by any reason beyond Otis' reasonable control including but not limited to commodity, fuel, tariff, and/or shipping transportation cost increases. This quotation is valid for thirty (30) days from the date of submission unless changed by us prior to a fully executed contract.

Accepted in Duplicated

Submitted by: Drew Allen

CUSTOMER

Approved by Authorized Representative

Date: _____

Signed: ☒ _____

Print Name: _____

Title: _____

Name of Company: _____

OTIS ELEVATOR COMPANY

Approved by Authorized Representative

Date: 2/24/26

Signed: ☒ Crystal Gateley

Print Name: Crystal Gateley

Title: General Manager

TERMS AND CONDITIONS

This Contract constitutes the entire understanding between the parties regarding the subject matter hereof and may not be modified by any terms on your order form or any other document and supersedes any prior written or oral communication relating to the same subject. Any amendment or modifications to this Contract shall not be binding upon either party unless agreed to in writing by an authorized representative of each party. Both parties agree that any form issued by you that contains any terms that are inconsistent with those contained herein shall not modify this Contract, nor shall it constitute an acceptance of any additional terms.

The work shall be performed for the agreed price plus any applicable sales, excise or similar taxes as required by law. In addition to the agreed price, you shall pay to us any future applicable tax imposed on us, our suppliers or you in connection with the performance of the work described.

This quotation is subject to change or withdrawal by us prior to written acceptance.

We warrant to you that the work performed by us hereunder shall be free from defects, not inherent in the quality required or permitted, in material and workmanship for one (1) year from the date of substantial completion. Our duty and your remedy under this warranty are limited to our correcting any such defect you report to us within the warranty period by, at our opinion, repair or replacement, provided all payments due under the terms of this Contract have been made in full. All parts used for repair or replacement under this warranty shall be good quality and furnished on an exchange basis. Printed circuit boards used for replacement parts under this warranty may be refurbished boards. Exchanged parts become our property. This warranty excludes any damage due to ordinary wear and tear and any damage due to any reason beyond our reasonable control including but not limited to vandalism, abuse, misuse, neglect, modifications not performed by us, or improper or insufficient maintenance by others. THE EXPRESS WARRANTIES SET FORTH IN THIS CONTRACT ARE THE EXCLUSIVE WARRANTIES GIVEN: WE MAKE NO OTHER WARRANTIES EXPRESS OR IMPLIED, AND SPECIFICALLY MAKE NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR ANY PARTICULAR PURPOSE; AND THE EXPRESS WARRANTIES SET FORTH IN THIS CONTRACT ARE IN LIEU OF ANY SUCH WARRANTIES AND ANY OTHER OBLIGATION OR LIABILITY ON OUR PART.

We shall perform the work during our regular working hours of our regular working days unless otherwise agreed in writing. You shall be responsible for providing suitable storage space at the site for our material.

You shall obtain title to the equipment furnished hereunder when final payment for such equipment is received by us. In addition, you shall be granted a license to use software incorporated into such equipment solely for operating such equipment and in accordance with the terms regarding licensing further below. Further, Customer shall not have the right to take title or possession of any of Otis' tools or machinery used by Otis in providing its services or work.

Any drawings, illustrations or descriptive matter furnished with the proposal are submitted only to show the general style, arrangement and dimensions of the equipment.

Payments shall be made pursuant to the payment schedule above and on the following terms: If the work is not completed within a thirty day period, monthly progress payments shall be made based on the value of any equipment ready or delivered, if any, and labor performed through the end of the month less the agreed upon retainage and the aggregate of previous payments. We shall be paid in full for all change orders and no less than the percentage base contract amount stated above prior to scheduling an inspection and/or turnover of the elevators to you for use. The retainage shall be paid when the work is completed. We reserve the right to discontinue our work at any time until payments shall have been made as agreed and we have assurance satisfactory to us that subsequent payments will be made when due. ~~Payments not received within thirty (30) days of the date of invoice shall be subject to interest accrued at the rate of eighteen percent (18%) per annum or at the maximum rate allowed by applicable law, whichever is less.~~ We shall also be entitled to reimbursement from you of the expenses, including attorney's fees, incurred in collecting any overdue payments.

Any material removed by us in the performance of the work shall become our property.

Our performance is conditioned upon your securing any required governmental approvals for the installation of any equipment provided hereunder and your providing our workmen with adequate electrical power at no cost to us with a safe place in which to work, and we reserve the right to discontinue our work in the building whenever in our opinion working conditions are unsafe. If overtime work is mutually agreed upon and performed, an additional charge thereof, at our usual rates for such work, shall be added to the Contract price. The performance of our work hereunder is conditioned on your performing the preparatory work and supplying the necessary data specified on the front of this proposal or in the attached specification, if any. Should we be required to make an unscheduled return to your site to begin or complete the work due to your request, acts or omissions, then such return visits shall be subject to additional charges at our current labor rates. We disclaim any responsibility for claims or damages associated with elevator service interruptions caused by or resulting from work performed by you or others retained by you to perform work.

We shall retain a security interest in all material furnished hereunder and not paid for in full. You agree that a copy of this Contract may be used by us as a financing statement for the purpose of placing upon public record our interest in any material furnished hereunder, and you agree to execute a UCC-1 form or any other document reasonably requested by us for that purpose.

Except insofar as your equipment may be covered by an Otis maintenance or service contract, it is agreed that we will make no examination of your equipment other than that necessary to do the work described in this Contract and assume no responsibility for any part of your equipment except that upon which work has been done under this Contract.

We do not agree under our warranty to bear the cost of repairs or replacements due to vandalism, abuse, misuse, neglect, normal wear and tear, modifications not performed by us, improper or insufficient maintenance by others, or any cause beyond our control.

We shall conduct, at our own expense, the defense of any claim, suit or action alleging that, without further combination, the use by you of any equipment provided hereunder directly infringes any patent, but only on the conditions that (a) we receive prompt written notice of such claim, suit or action and full opportunity to assume the sole defense thereof, including settlement and appeals, and all information available to you for such defense; (b) said equipment is made according to a specification or design furnished by us; and (c) the claim, suit or action is brought against you. Provided all of the foregoing conditions have been met, we shall, at our own expense, either settle said claim, suit or action or shall pay all damages excluding consequential damages and costs awarded by the court therein and, if the use or resale of such equipment is finally enjoined, we shall at our option, (i) procure for you the right use of the equipment, (ii) replace the equipment with equivalent noninfringing equipment, (iii) modify the equipment so it becomes noninfringing but equivalent, or (iv) remove the equipment and refund the purchase price (if any) less a reasonable allowance for use, damage or obsolescence.

Under no circumstances shall either party be liable for special, indirect, liquidated, or consequential damages or losses of any kind including, but not limited to, loss of revenues, loss of profits, loss of rents, loss of good will, loss to business opportunity, or harm to business reputation, in contract, tort, including negligence, warranty or otherwise, notwithstanding any indemnity provision to the contrary. We will use commercially reasonable efforts to complete the work set forth herein with minimal disruption to elevator service for you and your tenants (as applicable). Notwithstanding the foregoing, the parties acknowledge that delays and disruptions in service are a normal result of the type of work described herein, and notwithstanding any other representations, warranties or indemnity obligations hereunder, we will have no liability for any direct or indirect damages resulting from interruptions in elevator service during the performance of our obligations. ~~Neither party's liability to the other for any reason arising from this Contract shall exceed the value of the Contract~~

Otis shall not be liable for any loss, damage, or delay nor be found to be in default or breach due to any cause beyond its reasonable control including, but not limited to acts of God or nature: fire; explosion; theft; floods; water; weather; traffic conditions; epidemic, pandemic, quarantine or other local, state, or federal government action in response thereto; sabotage; national emergency; act of terrorism; earthquake; riot; civil commotion; war; vandalism; national or local labor strikes, lockouts, other labor disputes; misuse, abuse, neglect, mischief, or work by others (collectively "Causes Beyond Otis' Reasonable Control"). Otis shall be allowed a reasonable amount of additional time for the performance of the Work due to Causes Beyond Otis' Reasonable Control. Otis' ability to maintain scheduled job progress is further conditioned upon the timely furnishing to Otis by Customer of completed and code compliant hoistway(s) (wellway) and machine rooms, necessary approvals and power of proper characteristics for Otis' uninterrupted use.

The products and/or services being provided may result in the collection of Personal Information. The Parties will comply with applicable Data Privacy Laws as they pertain to personal information processed in connection with activity under this Contract. "Personal Information" shall mean information and data exchanged under this Contract related to an identifiable natural person. "Processing" of Personal Information shall mean the operation or set of operations whether automated or not, performed on Personal Information such as collecting, recording, organizing, structuring, storing, adapting, altering, retrieving, consulting, using, disclosing, sharing or erasing. "Controller" shall mean the party that determines the purposes and means of processing Personal Information. With respect to any Personal Information provided by you to Otis, you shall be the Controller and you warrant that you have the legal right to share such Personal Information with Otis and you shall be responsible for all obligations relating to that data, including without limitation providing notice or obtaining consent as may be required by law. Once you have lawfully provided Personal Information to Otis, you and Otis shall become co-Controllers. Otis may share such Personal Information internally, across borders and with service providers in accordance with applicable Data Privacy Laws. Otis transfers information subject to the corporate rules of its parent company. Otis may store Personal Information provided by you on servers located and accessible globally by Otis and its parent and their services providers. The parties agree to cooperate and to take reasonable commercial and legal steps to protect Personal Information against undue disclosure. In this regard each party shall notify the other in the event of a data breach, which shall include the actual or unauthorized access to or possession of, or the loss or destruction of, Personal Information, whether intentional or accidental. The party whose system was compromised in the data breach incident shall be responsible for any notifications and associated costs. Should either party receive in any form, (i) a complaint or allegation indicating a violation of applicable data privacy law, (ii) a request seeking access to correct or delete Personal Information or (iii) an inquiry or complaint related to the processing of personal information, said party shall take reasonable commercial steps to immediately notify the other party.

~~Your remedies set forth herein are exclusive and our liability with respect to any contract, or anything done in connection therewith such as performance or breach thereof, or from the manufacture, sale, delivery, installation, repair or use of any equipment furnished under this contract, whether in contract, in tort, in warranty or otherwise, shall not exceed the price for the equipment or services rendered.~~

It is agreed that after completion of our work, you shall be responsible for ensuring that the operation of any equipment furnished hereunder is periodically inspected.

By accepting delivery of parts incorporating software you agree that the transaction is not a sale of such software but merely a license to use such software solely for operating the unit(s) for which the part was provided, not to copy or let others copy such software for any purpose whatsoever, to keep such software in confidence as a trade secret, and not to transfer possession of such part to others

except as a part of a transfer of ownership of the equipment in which such part is installed, provided that you inform us in writing about such ownership transfer and the transferee agrees in writing to abide by the above license terms prior to any such transfer.

Our work shall not include the identification, detection, abatement, encapsulation or removal of asbestos, polychlorinated biphenyl (PCB), or products or materials containing asbestos, PCB's or other hazardous substances. In the event we encounter any such product or materials in the course of performing work, we shall have the right to discontinue our work and remove our employees from the project until you have taken the appropriate action to abate, encapsulate or remove such products or materials, and any hazards connected therewith, or until it is determined that no hazard exists (as the case may require). We shall receive an extension of time to complete the work hereunder and compensation for delays encountered as a result of such situation.

This Contract constitutes the entire understanding between the parties regarding the subject matter hereof and may not be modified by any terms on your order form or any other document and supersedes any prior written or oral communication relating to the same subject. Any amendment or modifications to this Contract shall not be binding upon either party unless agreed to in writing by an authorized representative of each party. Both parties agree that any form issued by you that contains any terms that are inconsistent with those contained herein shall not modify this Contract, nor shall it constitute an acceptance of any additional terms.



OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE



Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Byron Humphrey**, Director of Parks Operations & Facilities
Quin Thompson, Facilities & Building Maintenance Manager

FROM: **Blake Pennington**, Senior Assistant City Attorney

DATE: **February 25, 2026**

RE: **Changes Requested to Otis Elevator Contract**

I have noted in the attached contract four changes our office is requesting:

- Section 10, General Requirements; Insurance: Strike “You shall insure that all risk insurance upon the full value of the Work and material delivered to the job site is maintained at no cost to us.” (Page 15 of 22)
- Terms and Conditions:
 - Strike “Payments not received within thirty (30) days of the date of invoice shall be subject to interest accrued at the rate of eighteen percent (18%) per annum or at the maximum rate allowed by applicable law, whichever is less.” (Page 20 of 22)
 - Strike “Neither party’s liability to the other for any reason arising from this Contract shall exceed the value of the Contract.” (Page 21 of 22)
 - Strike “Your remedies set forth herein are exclusive and our liability with respect to any contract, or anything done in connection therewith, such as performance or breach thereof, or from the manufacture, sale, delivery, installation, repair or use of any equipment furnished under this contract, whether in contract, in tort, in warranty or otherwise, shall not exceed the price for the equipment or services rendered.” (Page 21 of 22)

Crystal Gateley

Crystal Gateley



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **PZD-2025-0005: Planned Zoning District (N. CROSSOVER RD & E. ZION RD/THE MARKET AT CROSSOVER, 138): Submitted by CEI ENGINEERING for property located on N. CROSSOVER RD & E. ZION RD. in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.00 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is at the northeast corner of N. Crossover Road and where a proposed extension of E. Zion Road is underway in association with the Chandler Crossing subdivision. The property is currently zoned under a Planned Zoning District (PZD) and it received this designation in 2021 (Ord. 6421).

Proposal: The applicant requests to rezone the property to a new Planned Zoning District with two planning areas, as described below:

- Planning Area #1 (Commercial) – 7.00 acres: This area will encompass the West side of the development, and will allow for commercial uses, with the primary intention of developing a grocery store and a separate convenience store with fueling stations on the property.
- Planning Area #2 (Detention and open space) – 2.00 acres: This area will encompass the east side of the property, and will set aside land for detention, drainage features, and natural spaces.

Public Comment: Staff received inquiries about this proposal ahead of Planning Commission, but no direct comments regarding opposition or support. Individuals expressed some curiosity about the proposed use of the grocery store, suggesting it may be supported by the surrounding community. One member of the public spoke in opposition to the request at the Planning Commission meeting with concerns about drainage, and with concerns about the overall Chandler Crossing development.

Land Use Compatibility: Staff finds that the proposed PZD is compatible with the surrounding land uses. The existing PZD allows for uses that primarily align with the CS zoning district, though also currently allows for gas stations and drive-thru restaurants by right. The current PZD also allows for residential uses by-right, which staff recommended incorporation of in to the applicant's current proposal; the applicant took this feedback from

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

staff and Planning Commission, and has now incorporated multi-family as a by-right use in this zoning district. A key difference between the existing PZD requirements and the applicant's proposal reflects standards more in line with a traditional zoning pattern with traditional setbacks, rather than an urban form with a build-to zone. There is, however, a strong, existing pattern of traditional setbacks along this portion of N. Crossover Road which may help justify this shift in this instance, rather than holding firm to the urban form standard here; the properties to the west and southwest on the other side of the intersection are built to traditional setbacks, and the properties to the north and south are built to a rural standard currently. Form-based zoning is meant to encourage development to address the street to create a more walkable and pedestrian-friendly environment. The applicant's proposal will require that additional pedestrian-oriented elements and users of alternative forms of transportation are still accommodated at this site by writing higher-level requirements into their plans and requirements. Staff finds that this outcome will still benefit pedestrians and the surrounding community while still respecting the existing development pattern in the area.

Land Use Plan Analysis: Staff finds that the proposed PZD is aligned with several goals of City Plan 2040, especially if mixed-use is still prioritized in the applicant's request. The infill score of the property is 7 at the highest level, though the Future Land Use map designates this area as a City Neighborhood Area, which calls for commercial and mixed-use development along intersections and major corridors; the applicant's proposal is directly in line with that goal. By providing heightened design standards at the property, orienting at least part of the use toward a proposed new trail along N. Crossover Road, and seeking to provide safe pedestrian walkways throughout the proposed parking lot, staff finds that the applicant's request is compatible with the current land use surroundings. This proposal is an incremental step towards the overarching City's goals.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of 5-7 for this site. Elements contributing to the highest score include the following:

- Adequate Fire Response (Station #5, 2979 N. Crossover Road)
- Near Sewer Main (8" PVC and 10" DIP in N. Crossover Road)
- Near Water Main (12" PVC)
- Near City Park (Lake Fayetteville)
- Near Paved Trail (On-Street Bike Facility on N. Crossover; Planned Off-street Facility)
- Near ORT Bus Stop (N. Crossover Road)
- Appropriate Future Land Use (City Neighborhood)

DISCUSSION:

At the January 12, 2026 Planning Commission meeting, a vote of 6-1-0 forwarded the request to City Council with a recommendation of approval. Commissioner Payne made the motion, with Gulley seconding. Commissioner Werner voted in opposition, citing concerns in the discussion about whether the use was needed in this location, and issues with the removal of the form-based standards that currently govern the site. Commissioner McGetrick supported the applicant's site plan and design standards but raised concerns about the broader amendment process for Chandler Crossing, the potential weakening of its master plan, and the need for clarity on how the proposal ensures the full development of Zion Road. Commissioners who voted in favor supported the applicant's request, appreciating the applicant's efforts to propose heightened design criteria and insert additional uses to promote the opportunity for mixed-use development in the future. Noting that the use was needed in this area, Commissioner Madden also stated that grocery stores outside of heavily urbanized areas were almost impossible to install without adequate parking and supported the applicant's efforts to make the site as walkable as possible. One member of the public spoke in opposition to the request, expressing concerns about water and drainage, and continued opposition to Chandler Crossing.

BUDGET/STAFF IMPACT:

N/A

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Exhibit C PZD Booklet, 7. Planning Commission Staff Report

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-111

AN ORDINANCE TO APPROVE A PLANNED ZONING DISTRICT ENTITLED PZD-2025-005 FOR APPROXIMATELY 9 ACRES LOCATED AT NORTH CROSSOVER ROAD AND EAST ZION ROAD IN WARD 3

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves PZD-2025-05 as described in Exhibits “A” (map), “B” (legal description), and “C” (PZD booklet) attached to the Planning Division’s Agenda Memo which allows the development of approximately 7 acres of commercial uses and 2 acres for detention, drainage features, and natural spaces.

Section 2: That the official zoning map of the City of Fayetteville, Arkansas is hereby amended to reflect the zoning criteria change provided in Section 1 above.

City of Fayetteville Staff Review Form

2026-111

Item ID

2/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

1/15/2026

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

PZD-2025-0005: Planned Zoning District (N. CROSSOVER RD & E. ZION RD/THE MARKET AT CROSSOVER, 138): Submitted by CEI ENGINEERING for property located on N. CROSSOVER RD & E. ZION RD. in WARD 3. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.00 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number: _____

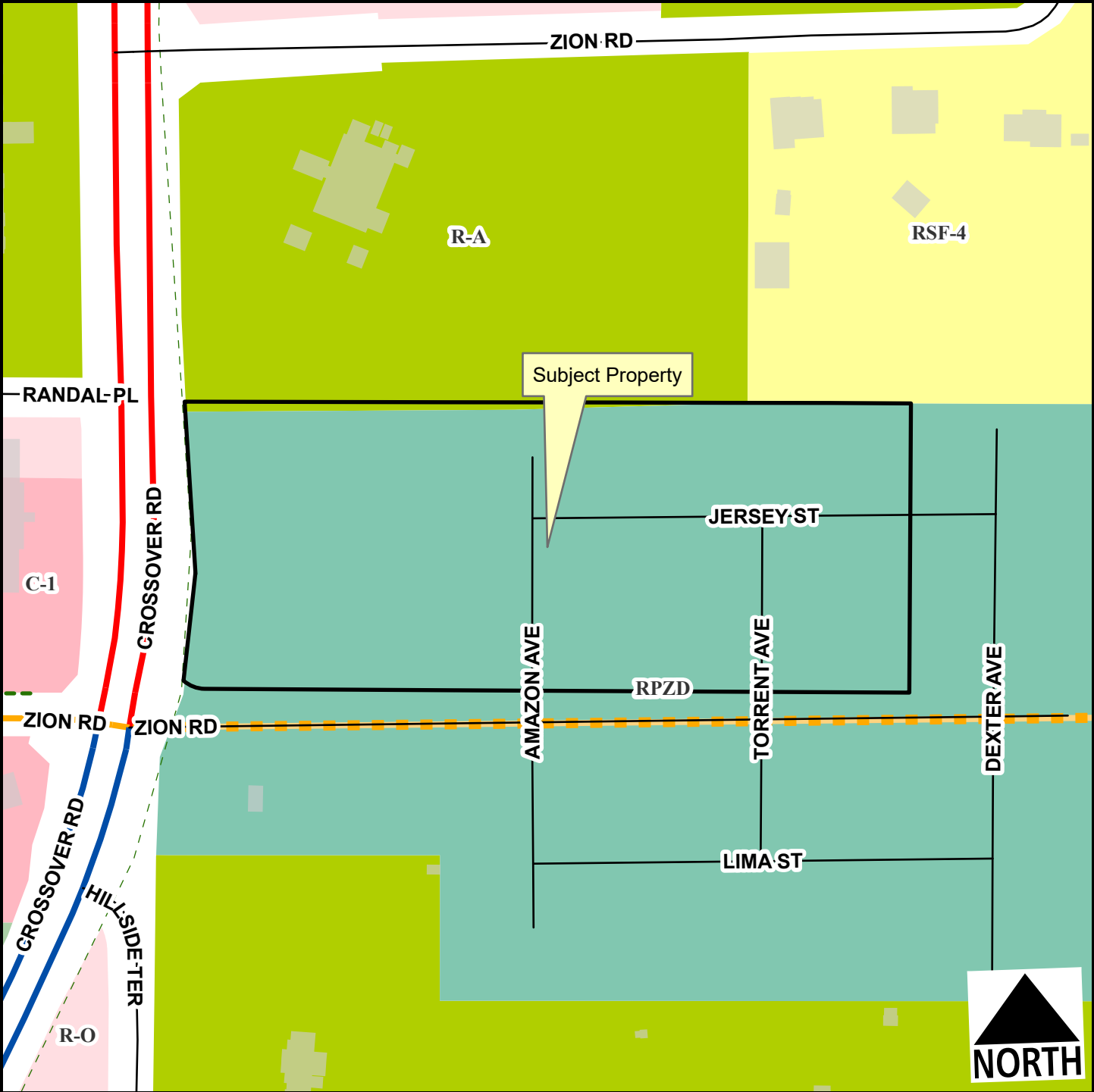
Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



- Regional Link - Neighborhood Link - Regional Link - High Activity - Residential Link - Planned Neighborhood Link - Planning Area - Fayetteville City Limits - Shared-Use Paved Trail - Trail (Proposed)	Feet 0 75 150 300 450 600 1:2,400	
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EXHIBIT B

GIS Approved
01/07/2026

Subject Tract Description

A part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), and part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) all in Section 19, Township 17 North, Range 29 West, Washington County, Arkansas, also being a part of the tract described at File Number 2021-00029879 in the public records of Washington County, Arkansas and being described by metes and bounds as follows:

COMMENCING at a 5/8-inch rebar found at the Northeast Corner of said NE 1/4 of the SW 1/4 also being the Northeast Corner of said parent tract;

THENCE along the North Line of said parent tract, North 87°44'49" West, passing through a 5/8-inch rebar at a distance of 155.20 feet and continuing for a total distance of 272.02 feet to a 5/8-inch rebar with cap LS#1618 also being the **POINT OF BEGINNING**;

THENCE departing said North Line, South 02°19'45" West, 397.59 feet to a 5/8-inch rebar with cap LS#1618;

THENCE North 87°41'00" West, 968.04 feet to a 5/8-inch rebar with cap LS#1618;

THENCE Westerly along the arc of a curve to the right 31.83 feet, having a radius of 44.50 feet, through a central angle of 40°59'18", having a chord bearing and distance of North 67°11'50" West, 31.16 feet to a 5/8-inch rebar with cap LS#1618 set on the East Right-of-Way of North Crossover Road (AR Highway 265) per ARDOT Job #040518;

THENCE along said East Right-of-Way the following three (3) courses:

1. North 08°21'32" East, 147.86 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped LS#1710;
2. North 01°35'11" West, 226.14 feet to a 5/8-inch rebar with 2-inch aluminum cap stamped LS#1710;
3. North 00°54'23" West, 11.00 feet to a 5/8-inch rebar with cap LS#1618;

THENCE along the North Line of said parent tract, South 87°52'19" East, passing through a 5/8-inch rebar with cap LS#1118 at a distance of 773.69 feet and continuing for a total distance of 888.09 feet to a 5/8-inch rebar with cap LS#1618;

THENCE continuing along said North Line, South 87°44'49" East, passing through a 5/8-inch rebar at a distance of 66.70 feet and continuing for a total distance of 109.67 feet returning to the **POINT OF BEGINNING** containing 392,073 square feet or 9.00 acres, more or less.



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

2600 NE 11th St., Suite 300
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

PLANNED ZONING DISTRICT BOOKLET

PREPARED FOR:
THE MARKET AT CROSSOVER
CROSSOVER ROAD AND ZION ROAD
FAYETTEVILLE, AR

DATE:
DECEMBER 2025

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A. CURRENT OWNERSHIP

The subject property comprises approximately 9.00 acres and is part of a larger 22.41-acre tract identified as Parcel ID 765-13219-000. The entire tract is presently owned by Chandler Crossing, LLC; however, the 9.00-acre portion is proposed to be sold to a national retailer represented by:

CEI Engineering Associates, Inc.
Candice Anderson
canderson@ceieng.com
2600 NE 11th St., Suite 300
Bentonville, AR 72712

Watkins, Boyer, Gray & Curry, PLLC
William Kellstrom
mwkellstrom@watkinslawoffice.com
1106 W. Poplar
Rogers, AR 72756

B. PROJECT SUMMARY

The proposed development will include two planning areas designed to serve as a destination for residents in the surrounding community. These areas will introduce essential grocery and fueling services that are currently limited or unavailable near the site, significantly improving convenience, walkability and addressing key needs for local residents. The project will incorporate substantial pedestrian and bicycle features intended to make this a walkable destination from the adjacent Chandler Crossing subdivision. All planning areas will incorporate accessibility enhancements and open space improvements to support a well-connected and community-focused environment.

C. GENERAL PROJECT CONCEPT

- 1) **Street and Lot Layout:** The development will feature a detention basin positioned along the Eastern property line at the rear of the site, while the main store will face West to maximize visibility and accessibility. A compact convenience store will be strategically located at the Southwest corner of the property. Primary access will be provided via a newly constructed Central Neighborhood Link Street, extending east from the intersection of Crossover Road and Zion Road. Additionally, a right-in/right-out driveway will offer direct access to Crossover Road at the Northwest corner of the development, ensuring efficient traffic flow and connectivity.
- 2) **Site Plan Showing Proposed Improvements:** A site and master plan will be attached with this Booklet.
- 3) **Buffer Areas** Shall conform to all city standards with the UDC, unless otherwise noted.
- 4) **Tree Preservation Areas:** Tree preservation plans, and landscape plans will be required and submitted once development begins on any individual large scale or when a preliminary plat application and development plan is submitted.
- 5) **Storm Water Detention Areas and Drainage** will consist of one detention basin positioned along the Eastern property line at the rear of the site, within Planning Area 2. The drainage report will further detail the proposed system by which storm water will be carried through the development.
- 6) **Undisturbed Natural Areas:** The site has recently undergone earthwork and initial development activities and currently features minimal tree coverage and sparse vegetation.

- 7) **Existing and Proposed Utility Connections and Extensions:** Existing water and sanitary sewer mains are located at Crossover Road.
- 8) **Development and Architectural Design Standards** Shall conform to all city standards with the UDC, unless otherwise noted.
- 9) **Building Elevations** have been submitted with this application.

D. PROPOSED PLANNING AREAS (PA's)

- 1) **Planning Area 1 (Commercial)** – This **7.0 acre** area will encompass the West side of the development. This district will be designed to provide grocery and fueling services to support the surrounding areas.
- 2) **Planning Area 2 (Detention Basin)** – This **2.0 acre** area will encompass all the detention, drainage features, forested areas, natural areas, and recreational features. The zoning district is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space.

These planning areas will be described within Section E and Section F of this booklet, along with a map delineating the planning areas. The map will be attached as the Zoning and Development Standards by Planning Area map concurrently submitted with this booklet.

E. PROPOSED ZONING STANDARDS

1) Planning Area 1 (Commercial) – 7.0 Acres

The zoning within this portion of the PZD will be based largely on the existing C-1 (Neighborhood Commercial) zoning district, conforming to the standard non-urban form requirements. This district is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas.

Commercial 1 Zoning District:
Permitted uses by unit:

Unit 1	City-wide uses by right
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 16	Shopping goods
Unit 18	Gasoline service stations and drive-in-through restaurants
Unit 25	Offices, Studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Conditional uses by unit:

Unit 2	City-wide uses by conditional permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

Non-Residential Intensity:

- Acreage: 1.24 acres, Non-residential SF: 54,000 SF

Bulk and area regulations:

- Lot width minimum: None
- Lot area minimum: None
- Setback requirements:
 - Front 15 feet.
50 feet (if parking is allowed between the right-of-way and the building.
 - Side None
15' (When contiguous to a single-family residential district)
 - Rear 20 feet
- Height regulations: 5 Stories

Site Planning:

- **Landscaping** throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.
- **Parking** shall be associated with proposed use and will conform with Chapter 172 of the UDC, unless otherwise shown in the development plans.
- **Architectural design standards** shall conform to building and development requirements within the UDC, unless otherwise shown in the development plans.
- **Signage** allowed with the planning areas shall conform to large scale or non-large scale development requirements within UDC Chapter 174, unless otherwise shown in the development plans.
- **Additional Landscape Features:** The development shall incorporate various bike, pedestrian, and landscape features, above the minimum requirements of the UDC, such as premium bike racks, seating areas, gathering spaces, streetscape enhancements, and improved pedestrian and bike connectivity features, as shown on the site plan, or as otherwise approved by Planning Staff.

Waivers / Variances

The applicant will submit for any required waivers or variances to the UDC during the large-scale development process.

2) Planning Area 2 (Detention Basin) – 2.0 Acres

This area will encompass all the detention basin, drainage features, forested areas, natural areas, recreational features. The zoning district is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space.

Non-residential Zoning District:

Permitted uses by unit:

Unit 1	City-wide uses by right
Unit 6	Agriculture

Conditional uses by unit:

Unit 2	City-wide uses by conditional permit
Unit 4	Cultural and recreational facilities

Non-Commercial Intensity:

- Acreage: 0 acres, Non-residential SF: 0 SF

Bulk and area regulations:

- Lot width minimum: None
- Lot area minimum: None
- Setback requirements:
 - Front 35 feet.
 - Side 20 feet
 - Rear 35 feet
- Height regulations: There shall be no maximum height limits within the planning area, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.
- Building area: There shall be no building area lot requirements for open space, non-buildable, or detentions pond lots.

Site Planning

- **Landscaping** throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.
- **Parking** shall be associated with proposed use and will conform with Chapter 172 of the UDC, unless otherwise shown in the development plans.
- **Architectural design standards** shall conform to building and development requirements within the UDC, unless otherwise noted.
- **Signage** allowed with the planning areas shall conform to large scale or non-large scale development requirements within UDC Chapter 174, unless otherwise shown in the development plans.

Waivers / Variances

The applicant will submit for any required waivers or variances to the UDC during the large-scale development process.

F. PLANNING AREA ZONING CHARTS

1) Planning Area 1 (Commercial) – 7.0 Acres

A breakdown of the proposed Planning Area 1 (Commercial) zoning district within the PZD versus the City of Fayetteville current PZD zoning of the property is provided in the following table.

Regulation	Current Zoning		Proposed Zoning
	PZD, PA 1 (Commercial)	PZD, PA 2 (Residential 1)	PZD, PA 1 (Commercial)
Density	Non-residential SF – 269,900	None	None
Lot Width Minimum	18 feet for a dwelling, None for all other uses		None
Lot Area Minimum	No minimum lot area		None
Setbacks	Front: 10'-25' Build to zone Side: 0' or 15' if contiguous to single family residential Rear: 0' or 15' if contiguous to single family residential		Front: 15 feet 50 feet (if parking is allowed between the right- of -way and the building. Side: None 15' (When contiguous to a single- family residential district) Rear: 20 feet
Building Height Maximum	5 Stories	2 stories / 3 stories	5 Stories
Building Area	None		None
Minimum Buildable Street Frontage	50% of the Lot Width	None	None

2) Planning Area 2 (Detention Basin) – 2.0 Acres

A breakdown of the proposed Planning Area 2 (Detention Basin) zoning district within the PZD versus the City of Fayetteville current PZD zoning of the property is provided in the following table.

Regulation	Current Zoning	Proposed Zoning
	PZD, PA 2 (Residential 1)	PZD, PA 2 (Detention Basin)
Density	None	None
Lot Width Minimum	18 feet for a dwelling	None
Lot Area Minimum	None	None
Setbacks	Front: 15 feet 50 feet (if parking is allowed between the right-of-way and the building. Side: None	Front 35 feet. Side 20 feet Rear 35 feet
Building Height Maximum	2 stories / 3 stories	No maximum height*
Building Area	None	None**

* There shall be no maximum height limits within the planning area, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

** There shall be no building area lot requirements for open space, non-buildable, or detentions pond lots.

G. ANALYSIS OF SITE CHARACTERISTICS

The proposed Planned Zoning District (PZD) encompasses a 9.00-acre tract of open land. The site has recently undergone earthwork and initial development activities and currently features minimal tree coverage and sparse vegetation. The topography gently slopes toward the Northeast. Additionally, offsite drainage from Crossover Road currently discharges onto the property and will need to be re-routed around the development to accommodate site planning and infrastructure.

H. RECREATIONAL FACILITIES

The development is a short drive down Zion Road from the Lake Fayetteville trails, connections to the Razorback Greenway, Veterans Park, The Lake Fayetteville ballfields and Marina, and the Botanical Garden of the Ozarks.

I. REASON FOR THE REQUEST OF ZONING CHANGE

The proposed 9.00-acre tract is currently zoned as a Planned Zoning District (PZD). However, the proposed development overlaps multiple Planning Areas within the current PZD, and the current Planning Area 1 designation for commercial use, along with its bulk area regulations, does not align with the intended development plan. To better support the proposed development, and to align the development with City planning goals, the proposed PZD will largely follow C-1 zoning requirements, consistent with adjacent properties to the West. This approach will allow for the creation of a community destination that introduces essential services, including grocery and fueling options, which are currently lacking near the site. The development will enhance convenience, encourage alternative mode of transportation, such as walking and biking and meet key needs for residents in the surrounding area.

J. RELATION TO EXISTING AND SURROUNDING PROPERTIES

The proposed Planned Zoning District (PZD) is designed to complement and align with the existing C-1 commercial zoning regulations of the adjacent development to the West. To the South, the property is zoned PZD for commercial use, while the remaining surrounding properties are primarily residential in nature. Strategically located at the intersection of Crossover Road and Zion Road, this development is positioned to serve as a vibrant destination for nearby residents, offering essential services that are currently limited or unavailable within close proximity. The development is also intended to provide walkable shopping for daily necessities to the proposed residential development in Chander Crossing PZD.

The introduction of grocery and fueling services will significantly enhance convenience and meet critical daily needs for the local community. By bridging the gap between residential areas and commercial amenities, the proposed PZD will contribute to a more balanced and accessible neighborhood environment.

Access to the site will be provided via designated entry points along Crossover Road, ensuring efficient traffic flow. A comprehensive traffic study will be submitted with the preliminary plat plan to evaluate trip generation and distribution, ensuring that the development integrates smoothly with existing infrastructure.

Signage within the proposed PZD will be thoughtfully designed to reflect the character and quality of surrounding developments. High-quality pylon and monument signs will be utilized, and all signage will comply with the standards outlined in Chapter 174 of the Unified Development Code (UDC).

K. FAYETTEVILLE COMPREHENSIVE LAND USE PLAN COMPLIANCE

The proposed Planned Zoning District (PZD) is located within the City Neighborhood Area. While the development does not include a residential component, it will be designed to support the growth and vitality of surrounding residential neighborhoods, such as the adjacent Chander Crossing PZD. Positioned at the key intersection of Crossover Road and Zion Road, the site will serve as a dynamic commercial hub, offering essential services such as grocery and fueling options that are currently limited or unavailable nearby. This will significantly improve convenience and quality of life for residents.

In addition to vehicular access, the development will incorporate pedestrian and bike friendly design elements and establish direct connections to the City's trail system. These enhancements will promote walkability, encourage alternative transportation options, and ensure safe, convenient access for residents in adjacent neighborhoods. By integrating with the broader mobility network, the PZD will foster a more connected and accessible community environment.

The development will be carefully designed to minimize and mitigate potential adverse impacts on adjacent residential areas. A range of strategies will be implemented to ensure compatibility and preserve neighborhood character, including:

- **Traffic Management:** A comprehensive traffic study will be conducted to assess trip generation and distribution. Access points will be strategically placed to minimize congestion and avoid cut-through traffic in residential areas.
- **Noise Reduction:** Site layout will be planned to limit noise impacts. Landscaping buffers and sound attenuation measures will be incorporated where necessary. Landscaping throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.
- **Visual Appearance:** Architectural design and materials will reflect high-quality standards and complement surrounding developments. Landscaping and screening will be used to soften visual impacts and enhance aesthetics.
- **Lighting Control:** Outdoor lighting will be directed downward and shielded to prevent light spillover into adjacent residential properties, in compliance with chapter 176 of the code of Ordinances for the City of Fayetteville.
- **Drainage and Stormwater Management:** A dedicated detention basin planning area will be included to manage stormwater runoff effectively, ensuring no negative impact on neighboring properties.

These measures collectively aim to create a well-integrated development that enhances the surrounding community while respecting the character and needs of nearby residential areas.

L. TRAFFIC STUDY

A comprehensive traffic study will be submitted with the large-scale development plan to evaluate trip generation and distribution, ensuring that the development integrates smoothly with existing infrastructure.

M. IMPACTS OF CITY SERVICES

The proposed development will be supported utility infrastructure designed to meet both current and future needs. An 8-inch water main will be installed to service the site, including the placement of appropriately spaced fire hydrants to ensure adequate fire protection. This water main will connect to an existing 12-inch main along Crossover Road, allowing for extended service to adjacent parcels and supporting broader utility integration.

Sanitary sewer service will be provided via an 8-inch gravity sewer system, which will tie into an existing 10-inch sewer line located along Crossover Road. Preliminary coordination with Fayetteville Utilities has indicated that sewer capacity, hydrant flow, and water pressure in the area are sufficient to support the proposed development without concern.

Additional city services impacted by the development include fire, police, and sanitation. Emergency services will have direct access to all commercial buildings via the internal street network and surrounding drive aisles. Fire hydrants will be strategically located along street frontages and drive aisles to ensure access in the event of an emergency.

Trash collection services will be accommodated through screened dumpster areas located near the rear of each commercial building, maintaining both functionality and visual appeal.

N. CONCEPTUAL DESCRIPTIONS OF DEVELOPMENT STANDARDS

The development standards and conditions for the proposed Planned Zoning District (PZD) are being established to ensure compatibility with surrounding land uses, promote cohesive and contiguous development, promote alternative modes of transportation like walking and biking, and enhance the overall functionality and appeal of the area. While the PZD is commercially focused, its design will contribute to a high-quality built environment that supports nearby residential growth and public infrastructure.

The intent is to create a well-integrated commercial destination that aligns with community expectations for design, accessibility, and environmental quality, while also protecting public investments and reinforcing the long-term vision for the district.

- 1) **Screening and Landscaping** throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.

- 2) **Traffic and Circulation:** A comprehensive traffic study will be submitted with the preliminary plat plan to evaluate trip generation and distribution, ensuring that the development integrates smoothly with existing infrastructure.
- 3) **Parking Standards:** Parking shall be associated with proposed use and will conform to Chapter 172 in the UDC, unless otherwise shown in the development plans.
- 4) **Perimeter Treatment** shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the developer to ensure long-term visual quality and environmental performance.
- 5) **Sidewalks** shall follow a standard throughout the development. Typical sidewalk shall follow the Master Street plan for each street section (ex: Residential Link, Neighborhood Link). Sidewalks shall all meet Master Street Plan requirements.
- 6) **Streetlights** shall be of a uniform type throughout the development. All streetlights shall be full cut-off fixtures, and a lighting system shall appropriately light all public areas. All streetlights shall be per Ozark Electric Cooperative and meet UDC code 166.04(B)(3)(g)
- 7) **Water** mains and services shall be provided for each commercial building. Water mains shall be per Fayetteville 2017 Water and Sewer Specifications, utilizing an 8" AWWA C900 PVC, DR14 material. Water services shall follow these same specifications for meters and service lines.
- 8) **Sewer** services shall be provided for each commercial building. Sewer mains shall be per Fayetteville 2017 Water and Sewer Specifications, utilizing an 8" PVC SDR 26. Sewer services shall follow these same specifications for any service lines.
- 9) **Streets** shall conform to City of Fayetteville minimum street standards. Street design shall be reviewed by the Engineering department from the City of Fayetteville.
Drainage and storm design will be provided on the attached site design/master plan. Drainage and storm design will be reviewed by the Engineering Department from the City of Fayetteville.
- 10) **Construction of Nonresidential Facilities:** Any non-residential facilities not proposed with this application will follow all applicable Non-Residential Design Standards (UDC chapter 166.24 & 166.25), Large scale development standards, or non-large scale development standards where applicable.
- 11) **Tree Preservation** plans and landscape plans will be required and submitted once development begins on any individual large scale or when a preliminary plat application and development plan is submitted.
- 12) **Architectural Design Standards:** For non-residential structures and commercial areas, the architectural design will not be defined in this booklet. Any commercial buildings within Planning Area 1 will be submitted by Large Scale Development application and subject to city code, and any non-residential structures shall conform to all city standards with the UDC, unless otherwise shown in the development plans.
- 13) **Proposed Signage:** Signage will not be allowed except for what is already stated in the Planning Areas section of this Booklet. Any applicable signage to be proposed will conform to all regulations in the City of Fayetteville's ordinances UDC 174, unless otherwise shown in the development plans.

- 14) **View Protection:** View protection shall be considered if any proposed work is to occur outside the scope of the proposed PZD and its master plan.
- 15) **Covenants, Trust, and Homeowner Associations:** It is not anticipated at the time that the development will be subject to any protective covenants or owners associations.

O. PLANNED ZONING DISTRICT INTENT / PURPOSE

The intent of the proposed commercial development is to align with the goals and vision outlined in the City of Fayetteville's 2040 Land Use Plan for the City Neighborhood Area. This project is designed to create a vibrant, accessible destination that serves the surrounding residential community by introducing essential services such as grocery and fueling options. These services are currently limited or unavailable near the site, and their inclusion will significantly improve convenience and meet key daily needs for local residents.

By thoughtfully integrating land use, accessibility, and service offerings, the development will contribute to a completer and more connected neighborhood environment, supporting both current and future growth in the area.

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CORPORATE TRSLS FIRM #10081500

3030 LBJ FREEWAY, SUITE 920
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Preliminary
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	TLP
FIELD WORK	EM
CB PROJECT NUMBER	34126
DATE	12/23/2025
REVISION	REV-1

OF
13



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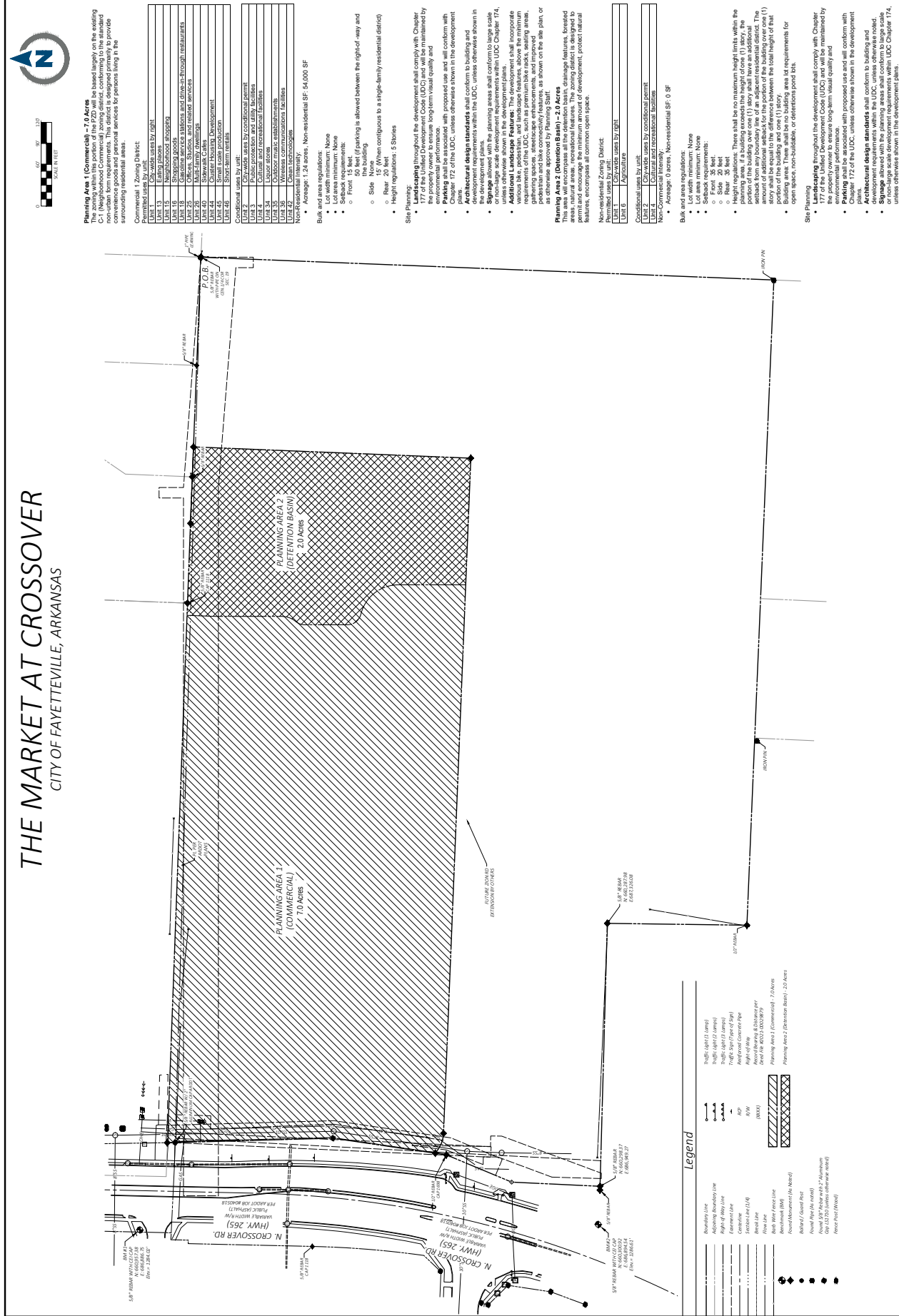
3030 LBJ FREEWAY, SUITE 520
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Zoning and Development Standards by Planning Area
The Market at Crossover
N Crossover Rd. and Zion Rd.
City of Fayetteville, Washington County, Arkansas

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	DGR
DESIGNER	TLP
FIELD WORK	EM
CB PROJECT NUMBER	34126
DATE	01/14/2016
REVISION	REV-1

Planning Areas Exhibit



THE MARKET AT CROSSOVER
CITY OF FAYETTEVILLE, ARKANSAS



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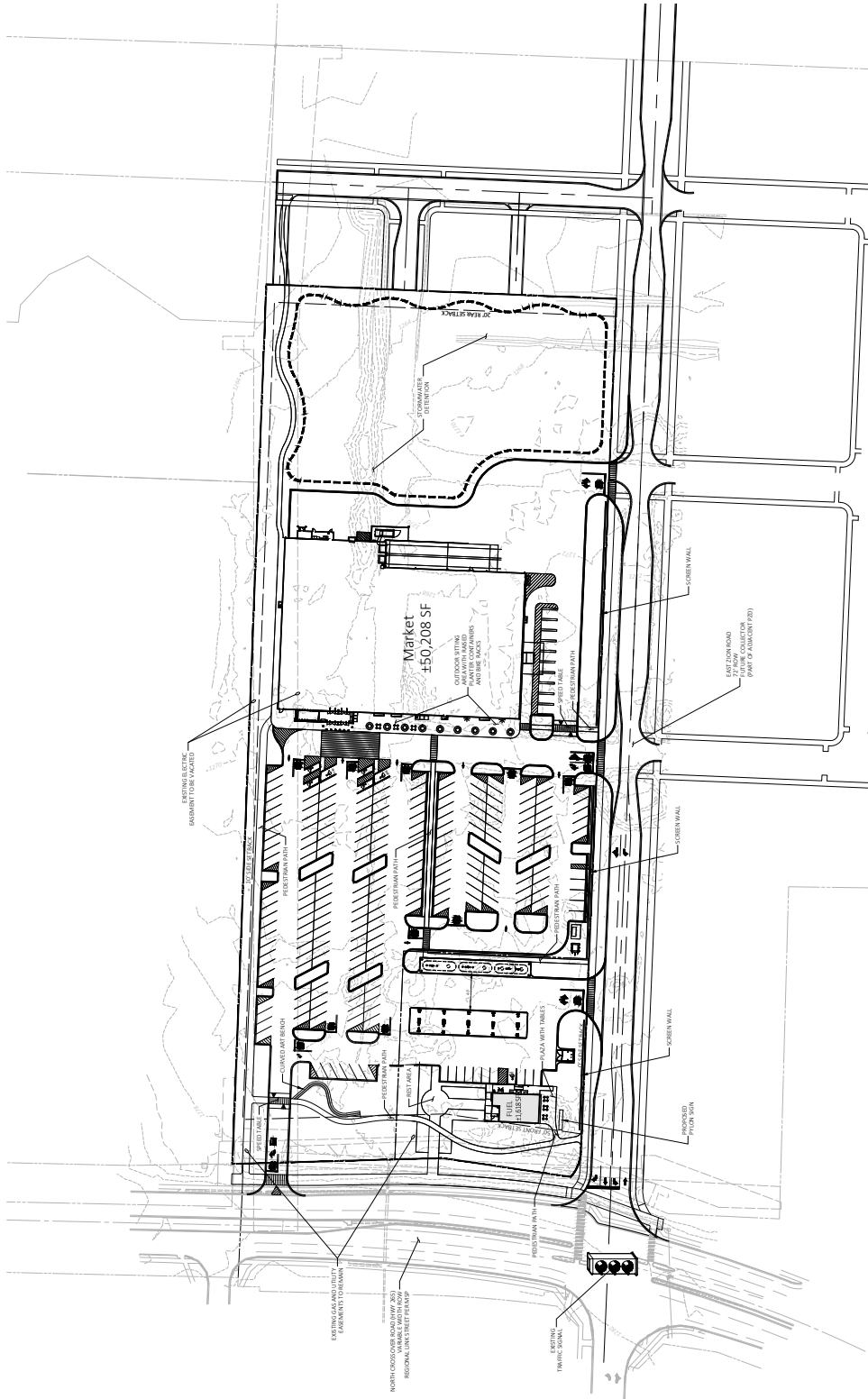
PZD MASTER PLAN
THE MARKET AT CROSSOVER
N CROSSOVER RD. & E ZION RD.
CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

PRELIMINARY
CONSTRUCTION

PROJECT LOCATION	AD
PROJECT NUMBER	AD
PROJECT NAME	AD
DATE	02/06/2018
REVISION	REV 1

PZD MASTER PLAN
SHEET NUMBER

3 OF 3



FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD HAZARD, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF FAYETTEVILLE, COMMUNITY PANEL NUMBER 05400002E, EFFECTIVE DATE 12/15/2015.

PARKING ANALYSIS TABLE

MARKET BUILDING AREA	50,208 SF
PROPOSED PARKING	217 SPACES
PROPOSED PARKING RATIO	4.32 / 1,000 SF

SITE AREA TABLE

PLANNING AREA 1 (COMMERCIAL)	7.0 ACRES
MARKET	5.84 ACRES
FUEL STATION	1.16 ACRES
PLANNING AREA 2 (DETENTION BASIN)	2.0 ACRES
TOTAL AREA	9.0 ACRES





TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING: January 12, 2026 **Updated with results**

SUBJECT: **PZD-2025-0005: Planned Zoning District (N. CROSSOVER RD & E. ZION RD/THE MARKET AT CROSSOVER, 138):** Submitted by CEI ENGINEERING for property located on N. CROSSOVER RD & E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 9.00 acres. The request is to rezone the property to a PLANNED ZONING DISTRICT.

RECOMMENDATION:

Staff recommends forwarding **PZD-2025-0005** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **PZD-2025-0005** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is at the northeast corner of N. Crossover Road and where a proposed extension of E. Zion Road is underway in association with the Chandler Crossing Development. The property is currently zoned under a Planned Zoning district, and it received this designation in 2021 (Ord. 6421). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Elks Lodge	R-A, Residential Agricultural
South	Undeveloped (Chandler Crossing)	PZD, Planned Zoning District
East	Undeveloped (Chandler Crossing)	PZD, Planned Zoning District
West	Fayetteville Athletic Club	C-1, Neighborhood Commercial

Proposal: The applicant requests to rezone the property to a new Planned Zoning District with two planning areas, as described below:

- **Planning Area #1 (Commercial) – 6.97 acres:** This area will encompass the West side of the development, and will allow for commercial uses, with the primary intention of developing a grocery store and a separate convenience store with fueling stations on the property.
- **Planning Area #2 (Detention and open space) – 2.03 acres:** This area will encompass the east side of the property, and will set aside land for detention, drainage features, and natural spaces.

Public Comment: Staff has received inquiries about this proposal, but no direct comments regarding opposition or support. Individuals on the phone expressed some curiosity about the proposed use of the grocery store, suggesting it may be supported by the surrounding community.

INFRASTRUCTURE:

Streets: The property's frontage along North Crossover Road, a regional link, is improved with asphalt paving, curb and gutter, and sidewalk. 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 12-inch water main along the east side of North Crossover Road at the northwest corner of the property.

Sewer: Sanitary sewer is available to the subject property. There is an existing 10-inch sewer main along the east side of North Crossover Road across the frontage of the property.

Drainage: Development on this site must meet the four Minimum Standards of Fayetteville's Drainage Criteria Manual for water quality, channel protection, overbank flood protection, and extreme flood protection. Review for conformance with these standards, and determination of any additional improvements for drainage, will be done with a development application. No portion of the subject property lies within a FEMA floodplain and there are no protected streams on site. No portion of the property lies within the Hillside-Hilltop Overlay District.

There are hydric soils on site. 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 are issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 1.9 miles from the fire station with an anticipated drive time of approximately 4 minutes using existing streets. The anticipated response time would be approximately 6.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The proposed RPZD, Residential Planned Zoning District and the current PZD require **25% minimum canopy preservation**.

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

City Neighborhood Areas are more densely developed than residential neighborhood areas and provide a mix of non-residential and residential uses. This designation supports the widest spectrum of uses and encourages density in all housing types, from single-family to multi-family. Non-residential and commercial uses are primarily located at street intersections and along major corridors. Ideally, commercial uses would have a residential component and vary in size, variety and intensity. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Building setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **5-7** for this site with a weighted score of **8** at the highest level. Elements contributing to the highest score include the following:

- Adequate Fire Response (Insert fire station info here)
- Near Sewer Main (8" PVC and 10" DIP in N. Crossover Road)
- Near Water Main (12" PVC)
- Near City Park (Lake Fayetteville)
- Near Paved Trail (On-Street Bike Facility on N. Crossover; Planned Off-street Facility)
- Near ORT Bus Stop (N. Crossover Road)
- Appropriate Future Land Use (City Neighborhood)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds that the proposed PZD is compatible with the surrounding land uses, especially with some added conditions of approval that staff recommends. The existing PZD allows for uses that primarily align with the CS zoning district, though also currently allows for gas stations and drive-thru restaurants by right. The current PZD also allows for residential uses by-right, which staff argues should also be incorporated in the applicant's current proposal. A key difference between the existing PZD requirements and the applicant's proposal reflects standards more in line with a traditional zoning pattern with traditional setbacks, rather than an urban form with a build-to zone. There is, however, a strong, existing pattern of traditional setbacks along this portion of N. Crossover Road which may help justify this shift in this instance, rather than holding firm to the urban form standard here; the properties to the west and southwest on the other side of the intersection are built to traditional setbacks, and the properties to the north and south are built to a rural standard currently. Form-based zoning is meant to encourage development to address the street to create a more walkable and pedestrian-friendly environment. The applicant's proposal will require that additional pedestrian-oriented elements and users

of alternative forms of transportation are still accommodated at this site by writing higher-level requirements into their plans and requirements. Staff finds that this outcome will still benefit pedestrians and the surrounding community while still respecting the existing development pattern in the area.

Land Use Plan Analysis: Staff finds that the proposed PZD is aligned with several goals of City Plan 2040, especially if mixed-use is still prioritized in the applicant's request. The infill score of the property is 7 at the highest level, though the Future Land Use map designates this area as a City Neighborhood Area, which calls for commercial and mixed-use development along intersections and major corridors; the applicant's proposal is directly in line with that goal. By providing heightened design standards at the property, orienting at least part of the use toward a proposed new trail along N. Crossover Road, and seeking to provide safe pedestrian walkways throughout the proposed parking lot, staff finds that the applicant's request is compatible with the current land use surroundings. This proposal is an incremental step towards the overarching City's goals.

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

Finding: The PZD and its proposed uses align with the future land use plans of the City, especially since the area is called out as being a City Neighborhood Area. The applicant has made efforts to incorporate walkable, pedestrian oriented elements throughout the site plan that would not typically be required in a C-1 zoning district. Staff finds that the proposal also seeks to respond to a market need for a grocery store in this area that may contribute to the City's goal of creating compact, complete, and connected developments.

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

Finding: The PZD is not likely to create or appreciably increase traffic danger and congestion at this location beyond what could already occur by-right under the existing allowances. The overarching Chandler Crossing development seeks to build out a Neighborhood Link Street connection of E. Zion Road at this location that will create opportunities for access on a lower classification street than N. Crossover Road. While development standards have not yet been fully reviewed for, the applicant will still be subject to meeting all necessary access management requirements as outlined in the unified development code.

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

Finding: The proposed PZD in its current form does not have the opportunity to alter the population density since it does not currently allow for residential uses. However, staff finds that the insertion of the possibility of residential uses within the PZDs allowances could add additional population, though likely

not to an undesirable degree. Fayetteville Public Schools did not comment on this request, but it is worth mentioning that a new school is currently under development about ¾ mile south.

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

§ 161.35. Planned Zoning Districts (PZD)

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

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

Findings: Staff finds that the proposed PZD meets several of the factors above, including flexibility by incorporating a variety of uses in Planning Area 1, though staff recognizes that housing would also be a value-add to the use schedule. The project also seeks to minimize negative impacts on future development, and provides open space by maintaining a planning area solely dedicated to open space and potential for recreation. Staff does not find that an existing zoning regulation would be violated with this PZD.

RECOMMENDATION: Staff recommends forwarding **PZD-2025-0005** to the City Council with a recommendation of approval, with the following conditions.

Conditions of Approval:

1. Planning Area 1 shall incorporate Use Unit 26 within the proposed use schedule, by right.
2. Precise acreage for each Planning Area shall be confirmed with a resubmittal of the PZD booklet and associated documents prior to being heard by City Council.

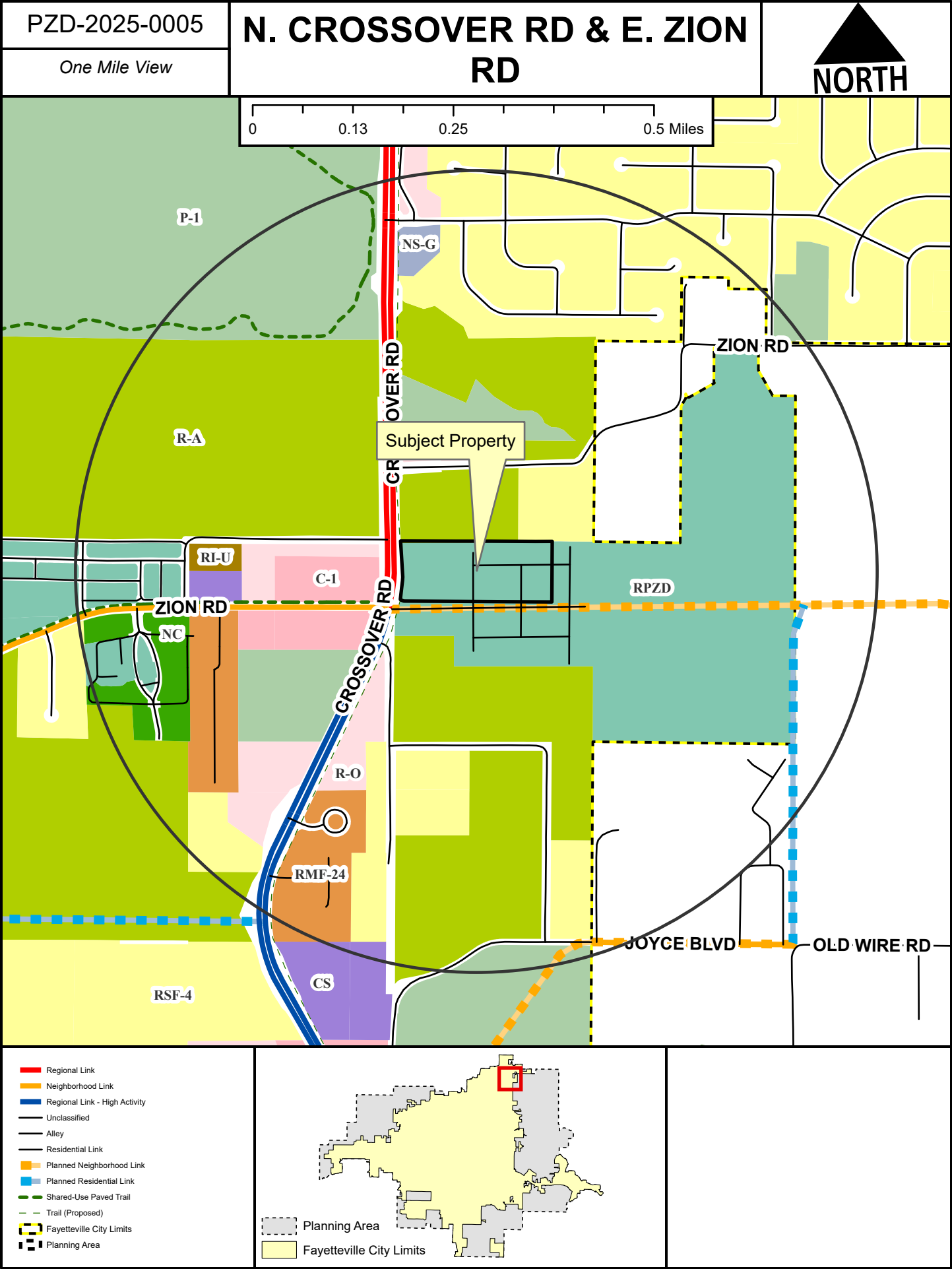
Planning Commission Action:	☒ Forwarded	☐ Tabled	☐ Denied
Meeting Date: <u>January 12, 2026</u>	with all conditions as recommended by staff.		
Motion: Payne			
Second: Gulley			
Vote: 6-1-0 (Werner opposed)			

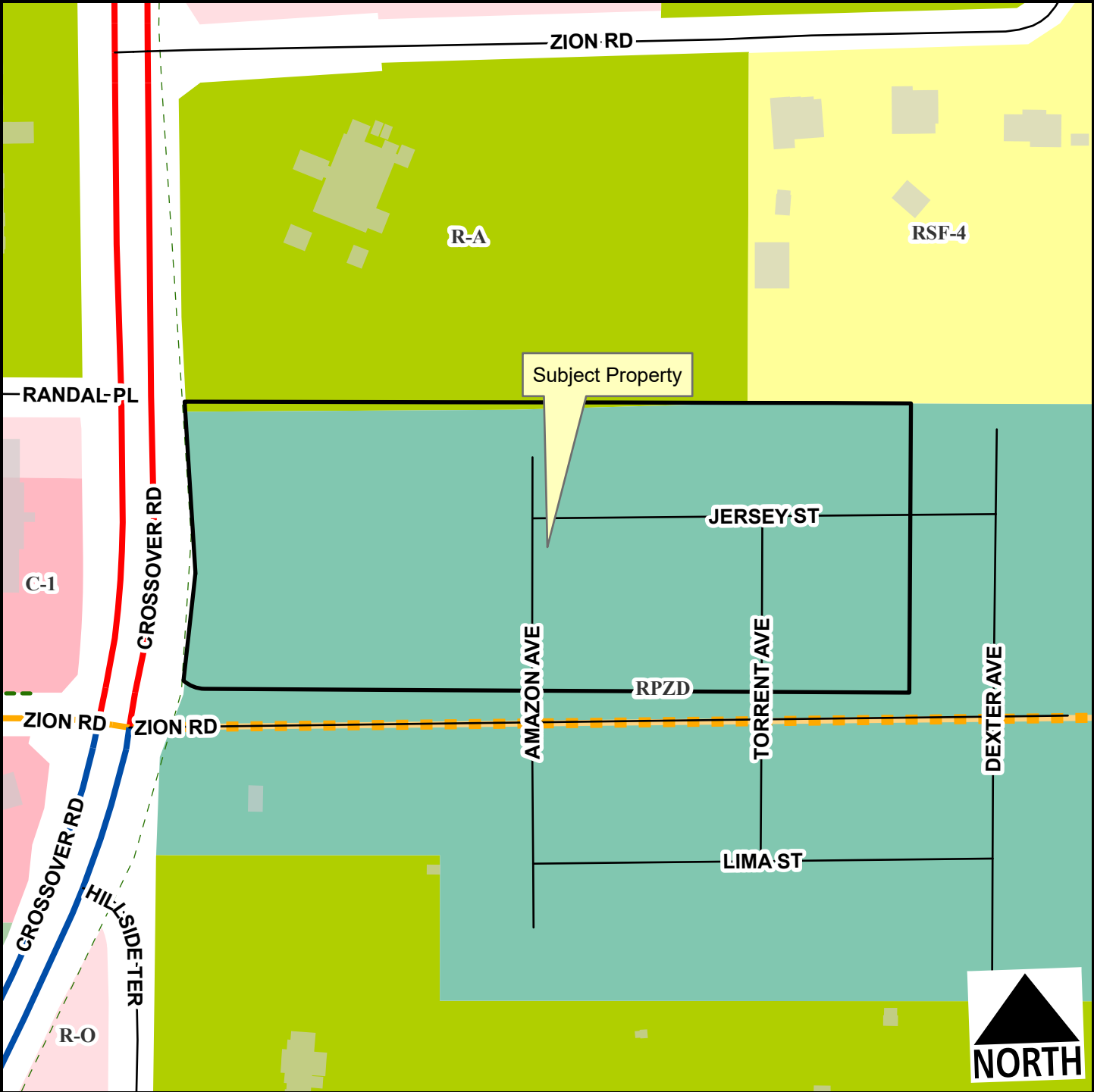
BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

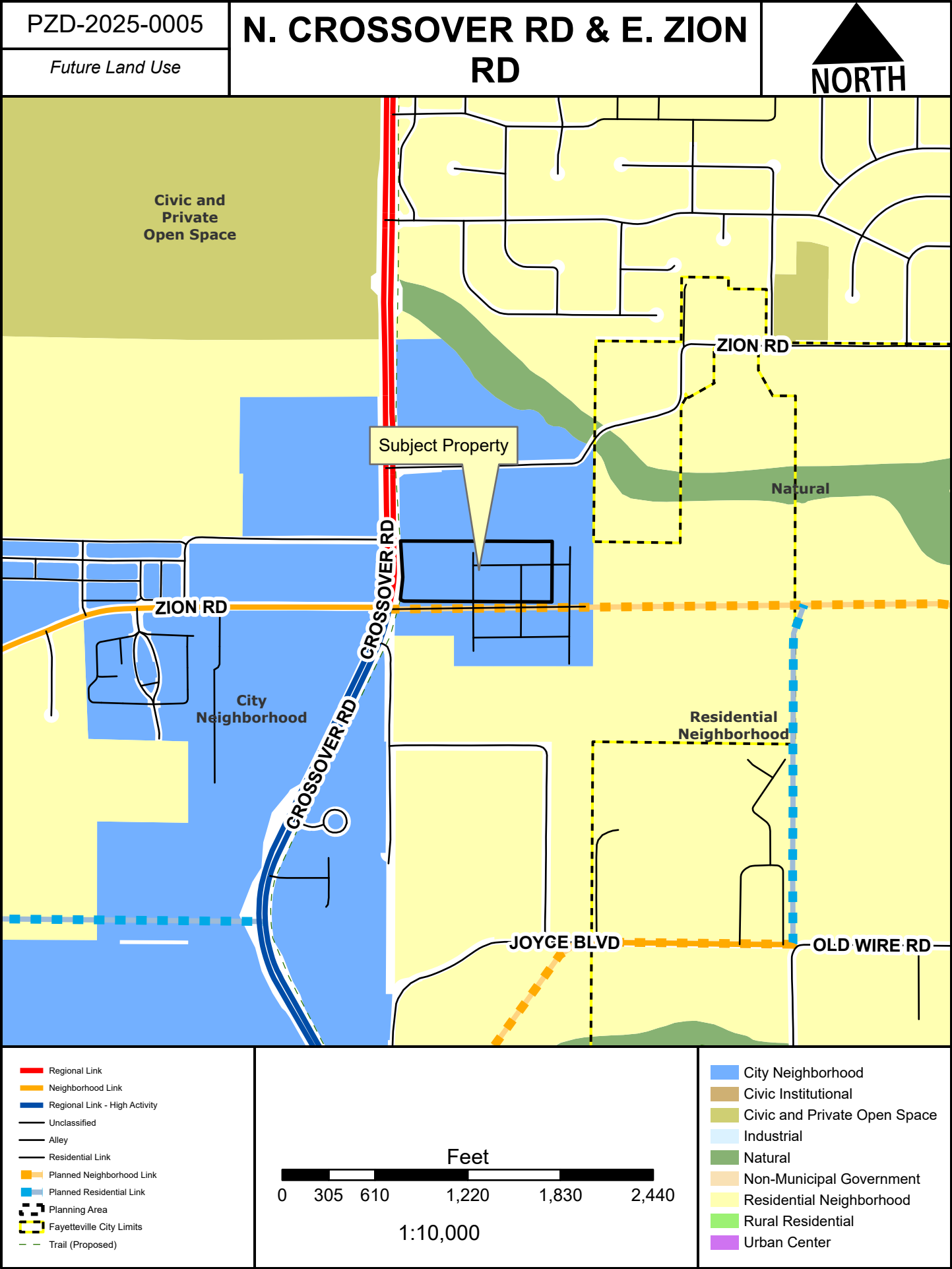
- One Mile Map
- Close Up Map
- Current Land Use Map
- Future Land Use Map
- Applicant Request Letter
- PZD Booklet





- Regional Link - Neighborhood Link - Regional Link - High Activity - Residential Link - Planned Neighborhood Link - Planning Area - Fayetteville City Limits - Shared-Use Paved Trail - Trail (Proposed)	Feet 0 75 150 300 450 600 1:2,400	
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Planned Zoning District Submittal
The Market at Crossover
Northeast corner of Crossover Road and Zion Road
Parcel 765-13219-000
Fayetteville, AR 72703
CEI # 34126

December 3, 2025

Dear Commissioners,

We respectfully submit the attached documentation and request approval for the establishment of a new Planned Zoning District (PZD) encompassing approximately 9.00 acres of a larger tract located at Crossover Road and Zion Road. The proposed development vision does not align with the existing PZD standards and planning areas currently governing the property. The updated zoning will enable the creation of a neighborhood commercial center that includes a grocery store, fueling services, and public communal spaces. These amenities are not currently available in the immediate vicinity and will significantly enhance daily convenience, walkability, and addressing key needs for local residents.

The proposed development consists of two distinct planning areas. The first is a commercial zone that will accommodate the grocery store, fueling facilities, and complementary neighborhood services and amenities. The second planning area is dedicated to landscape and stormwater detention, designed to manage runoff effectively.

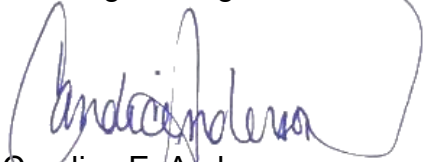
Site access will be provided by a proposed neighborhood linked street Zion Road extension. In addition, a supplemented by a right-in and right-out drive approach at Crossover Road, which will provide access to the northwest corner of the site. The project will fully comply with all applicable city standards for landscaping, lighting, sidewalks, and utilities. A traffic impact study will accompany the preliminary plat to ensure the surrounding street network can adequately support the proposed development.

The surrounding context includes commercial zoning to the west and south, as well as surrounding established residential neighborhoods. The project has been thoughtfully designed to integrate with both, offering essential services while incorporating appropriate landscape buffering and photometric measures to protect adjacent properties.

This proposal advances the objectives of the Comprehensive Land Use Plan by introducing a neighborhood commercial destination within walking and biking distance of nearby communities. It strengthens connectivity and fosters a more complete neighborhood fabric by providing services that residents currently must travel considerable distances to access.

For these reasons, the proposed PZD represents a strategic and beneficial update to the property and aligns with both neighborhood needs and the city's long-term planning goals. We respectfully request your consideration and approval of this application and trust that the enclosed materials provide the necessary information to facilitate review and processing of this Planned Zoning District application. Please contact me directly if you require any further clarification or supporting documentation. We look forward to the opportunity to address any questions or provide additional details as needed.

Respectfully Submitted,
CEI Engineering Associates, Inc.



Candice E. Anderson
Project Manager
Commercial I Department



*Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management*

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PLANNED ZONING DISTRICT BOOKLET

PREPARED FOR:
THE MARKET AT CROSSOVER
CROSSOVER ROAD AND ZION ROAD
FAYETTEVILLE, AR

DATE:
DECEMBER 2025

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A. CURRENT OWNERSHIP

The subject property comprises approximately 9.00 acres and is part of a larger 22.41-acre tract identified as Parcel ID 765-13219-000. The entire tract is presently owned by Chandler Crossing, LLC; however, the 9.00-acre portion is proposed to be sold to a national retailer represented by:

CEI Engineering Associates, Inc.
Candice Anderson
canderson@ceieng.com
2600 NE 11th St., Suite 300
Bentonville, AR 72712

Watkins, Boyer, Gray & Curry, PLLC
William Kellstrom
mwkellstrom@watkinslawoffice.com
1106 W. Poplar
Rogers, AR 72756

B. PROJECT SUMMARY

The proposed development will include two planning areas designed to serve as a destination for residents in the surrounding community. These areas will introduce essential grocery and fueling services that are currently limited or unavailable near the site, significantly improving convenience, walkability and addressing key needs for local residents. The project will incorporate substantial pedestrian and bicycle features intended to make this a walkable destination from the adjacent Chandler Crossing subdivision. All planning areas will incorporate accessibility enhancements and open space improvements to support a well-connected and community-focused environment.

C. GENERAL PROJECT CONCEPT

- 1) **Street and Lot Layout:** The development will feature a detention basin positioned along the Eastern property line at the rear of the site, while the main store will face West to maximize visibility and accessibility. A compact convenience store will be strategically located at the Southwest corner of the property. Primary access will be provided via a newly constructed Central Neighborhood Link Street, extending east from the intersection of Crossover Road and Zion Road. Additionally, a right-in/right-out driveway will offer direct access to Crossover Road at the Northwest corner of the development, ensuring efficient traffic flow and connectivity.
- 2) **Site Plan Showing Proposed Improvements:** A site and master plan will be attached with this Booklet.
- 3) **Buffer Areas** Shall conform to all city standards with the UDC, unless otherwise noted.
- 4) **Tree Preservation Areas:** Tree preservation plans, and landscape plans will be required and submitted once development begins on any individual large scale or when a preliminary plat application and development plan is submitted.
- 5) **Storm Water Detention Areas and Drainage** will consist of one detention basin positioned along the Eastern property line at the rear of the site, within Planning Area 2. The drainage report will further detail the proposed system by which storm water will be carried through the development.
- 6) **Undisturbed Natural Areas:** The site has recently undergone earthwork and initial development activities and currently features minimal tree coverage and sparse vegetation.

- 7) **Existing and Proposed Utility Connections and Extensions:** Existing water and sanitary sewer mains are located at Crossover Road.
- 8) **Development and Architectural Design Standards** Shall conform to all city standards with the UDC, unless otherwise noted.
- 9) **Building Elevations** have been submitted with this application.

D. PROPOSED PLANNING AREAS (PA's)

- 1) **Planning Area 1 (Commercial)** – This area will encompass the West side of the development. This district will be designed to provide grocery and fueling services to support the surrounding areas.
- 2) **Planning Area 2 (Detention Basin)** – This is area will encompass all the detention, drainage features, forested areas, natural areas, and recreational features. The zoning district is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space.

These planning areas will be described within Section E and Section F of this booklet, along with a map delineating the planning areas. The map will be attached as the Zoning and Development Standards by Planning Area map concurrently submitted with this booklet.

E. PROPOSED ZONING STANDARDS

1) Planning Area 1 (Commercial)

The zoning within this portion of the PZD will be based largely on the existing C-1 (Neighborhood Commercial) zoning district, conforming to the standard non-urban form requirements. This district is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas.

Commercial 1 Zoning District:

Permitted uses by unit:

Unit 1	City-wide uses by right
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 16	Shopping goods
Unit 18	Gasoline service stations and drive-in-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

Conditional uses by unit:

Unit 2	City-wide uses by conditional permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

Non-Residential Intensity:

- Acreage: 1.24 acres, Non-residential SF: 54,000 SF

Bulk and area regulations:

- Lot width minimum: None
- Lot area minimum: None
- Setback requirements:
 - Front 15 feet.
50 feet (if parking is allowed between the right-of -way and the building.
 - Side None
15' (When contiguous to a single-family residential district)
 - Rear 20 feet
- Height regulations: 5 Stories

Site Planning:

- **Landscaping** throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.
- **Parking** shall be associated with proposed use and will conform with Chapter 172 of the UDC, unless otherwise shown in the development plans.
- **Architectural design standards** shall conform to building and development requirements within the UDC, unless otherwise shown in the development plans.
- **Signage** allowed with the planning areas shall conform to large scale or non-large scale development requirements within UDC Chapter 174, unless otherwise shown in the development plans.
- **Additional Landscape Features:** The development shall incorporate various bike, pedestrian, and landscape features, above the minimum requirements of the UDC, such as premium bike racks, seating areas, gathering spaces, streetscape enhancements, and improved pedestrian and bike connectivity features, as shown on the site plan, or as otherwise approved by Planning Staff.

Waivers / Variances

The applicant will submit for any required waivers or variances to the UDC during the large-scale development process.

2) Planning Area 2 (Detention Basin)

This area will encompass all the detention basin, drainage features, forested areas, natural areas, recreational features. The zoning district is designed to permit and encourage the minimum amount of development, protect natural features, encompass all common open space.

Non-residential Zoning District:

Permitted uses by unit:

Unit 1	City-wide uses by right
Unit 6	Agriculture

Conditional uses by unit:

Unit 2	City-wide uses by conditional permit
Unit 4	Cultural and recreational facilities

Non-Commercial Intensity:

- Acreage: 0 acres, Non-residential SF: 0 SF

Bulk and area regulations:

- Lot width minimum: None
- Lot area minimum: None
- Setback requirements:
 - Front 35 feet.
 - Side 20 feet
 - Rear 35 feet
- Height regulations: There shall be no maximum height limits within the planning area, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.
- Building area: There shall be no building area lot requirements for open space, non-buildable, or detentions pond lots.

Site Planning

- **Landscaping** throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.
- **Parking** shall be associated with proposed use and will conform with Chapter 172 of the UDC, unless otherwise shown in the development plans.
- **Architectural design standards** shall conform to building and development requirements within the UDC, unless otherwise noted.
- **Signage** allowed with the planning areas shall conform to large scale or non-large scale development requirements within UDC Chapter 174, unless otherwise shown in the development plans.

Waivers / Variances

The applicant will submit for any required waivers or variances to the UDC during the large-scale development process.

G. PLANNING AREA ZONING CHARTS

1) Planning Area 1 (Commercial)

A breakdown of the proposed Planning Area 1 (Commercial) zoning district within the PZD versus the City of Fayetteville current PZD zoning of the property is provided in the following table.

Regulation	Current Zoning		Proposed Zoning
	PZD, PA 1 (Commercial)	PZD, PA 2 (Residential 1)	PZD, PA 1 (Commercial)
Density	Non-residential SF – 269,900	None	None
Lot Width Minimum	18 feet for a dwelling, None for all other uses		None
Lot Area Minimum	No minimum lot area		None
Setbacks	Front: 10'-25' Build to zone Side: 0' or 15' if contiguous to single family residential Rear: 0' or 15' if contiguous to single family residential		Front: 15 feet 50 feet (if parking is allowed between the right- of -way and the building. Side: None 15' (When contiguous to a single- family residential district) Rear: 20 feet
Building Height Maximum	5 Stories	2 stories / 3 stories	5 Stories
Building Area	None		None
Minimum Buildable Street Frontage	50% of the Lot Width	None	None

2) Planning Area 2 (Detention Basin)

A breakdown of the proposed Planning Area 2 (Detention Basin) zoning district within the PZD versus the City of Fayetteville current PZD zoning of the property is provided in the following table.

Regulation	Current Zoning	Proposed Zoning
	PZD, PA 2 (Residential 1)	PZD, PA 2 (Detention Basin)
Density	None	None
Lot Width Minimum	18 feet for a dwelling	None
Lot Area Minimum	None	None
Setbacks	Front: 15 feet 50 feet (if parking is allowed between the right-of-way and the building. Side: None	Front 35 feet. Side 20 feet Rear 35 feet
Building Height Maximum	2 stories / 3 stories	No maximum height*
Building Area	None	None**

* There shall be no maximum height limits within the planning area, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

** There shall be no building area lot requirements for open space, non-buildable, or detentions pond lots.

H. ANALYSIS OF SITE CHARACTERISTICS

The proposed Planned Zoning District (PZD) encompasses a 9.00-acre tract of open land. The site has recently undergone earthwork and initial development activities and currently features minimal tree coverage and sparse vegetation. The topography gently slopes toward the Northeast. Additionally, offsite drainage from Crossover Road currently discharges onto the property and will need to be re-routed around the development to accommodate site planning and infrastructure.

I. RECREATIONAL FACILITIES

The development is a short drive down Zion Road from the Lake Fayetteville trails, connections to the Razorback Greenway, Veterans Park, The Lake Fayetteville ballfields and Marina, and the Botanical Garden of the Ozarks.

J. REASON FOR THE REQUEST OF ZONING CHANGE

The proposed 9.01-acre tract is currently zoned as a Planned Zoning District (PZD). However, the proposed development overlaps multiple Planning Areas within the current PZD, and the current Planning Area 1 designation for commercial use, along with its bulk area regulations, does not align with the intended development plan. To better support the proposed development, and to align the development with City planning goals, the proposed PZD will largely follow C-1 zoning requirements, consistent with adjacent properties to the West. This approach will allow for the creation of a community destination that introduces essential services, including grocery and fueling options, which are currently lacking near the site. The development will enhance convenience, encourage alternative mode of transportation, such as walking and biking and meet key needs for residents in the surrounding area.

K. RELATION TO EXISTING AND SURROUNDING PROPERTIES

The proposed Planned Zoning District (PZD) is designed to complement and align with the existing C-1 commercial zoning regulations of the adjacent development to the West. To the South, the property is zoned PZD for commercial use, while the remaining surrounding properties are primarily residential in nature. Strategically located at the intersection of Crossover Road and Zion Road, this development is positioned to serve as a vibrant destination for nearby residents, offering essential services that are currently limited or unavailable within close proximity. The development is also intended to provide walkable shopping for daily necessities to the proposed residential development in Chander Crossing PZD.

The introduction of grocery and fueling services will significantly enhance convenience and meet critical daily needs for the local community. By bridging the gap between residential areas and commercial amenities, the proposed PZD will contribute to a more balanced and accessible neighborhood environment.

Access to the site will be provided via designated entry points along Crossover Road, ensuring efficient traffic flow. A comprehensive traffic study will be submitted with the preliminary plat plan to evaluate trip generation and distribution, ensuring that the development integrates smoothly with existing infrastructure.

Signage within the proposed PZD will be thoughtfully designed to reflect the character and quality of surrounding developments. High-quality pylon and monument signs will be utilized, and all signage will comply with the standards outlined in Chapter 174 of the Unified Development Code (UDC).

L. FAYETTEVILLE COMPREHENSIVE LAND USE PLAN COMPLIANCE

The proposed Planned Zoning District (PZD) is located within the City Neighborhood Area. While the development does not include a residential component, it will be designed to support the growth and vitality of surrounding residential neighborhoods, such as the adjacent Chander Crossing PZD. Positioned at the key intersection of Crossover Road and Zion Road, the site will serve as a dynamic commercial hub, offering essential services such as grocery and fueling options that are currently limited or unavailable nearby. This will significantly improve convenience and quality of life for residents.

In addition to vehicular access, the development will incorporate pedestrian and bike friendly design elements and establish direct connections to the City's trail system. These enhancements will promote walkability, encourage alternative transportation options, and ensure safe, convenient access for residents in adjacent neighborhoods. By integrating with the broader mobility network, the PZD will foster a more connected and accessible community environment.

The development will be carefully designed to minimize and mitigate potential adverse impacts on adjacent residential areas. A range of strategies will be implemented to ensure compatibility and preserve neighborhood character, including:

- **Traffic Management:** A comprehensive traffic study will be conducted to assess trip generation and distribution. Access points will be strategically placed to minimize congestion and avoid cut-through traffic in residential areas.
- **Noise Reduction:** Site layout will be planned to limit noise impacts. Landscaping buffers and sound attenuation measures will be incorporated where necessary. Landscaping throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.
- **Visual Appearance:** Architectural design and materials will reflect high-quality standards and complement surrounding developments. Landscaping and screening will be used to soften visual impacts and enhance aesthetics.
- **Lighting Control:** Outdoor lighting will be directed downward and shielded to prevent light spillover into adjacent residential properties, in compliance with chapter 176 of the code of Ordinances for the City of Fayetteville.
- **Drainage and Stormwater Management:** A dedicated detention basin planning area will be included to manage stormwater runoff effectively, ensuring no negative impact on neighboring properties.

These measures collectively aim to create a well-integrated development that enhances the surrounding community while respecting the character and needs of nearby residential areas.

M. TRAFFIC STUDY

A comprehensive traffic study will be submitted with the large-scale development plan to evaluate trip generation and distribution, ensuring that the development integrates smoothly with existing infrastructure.

N. IMPACTS OF CITY SERVICES

The proposed development will be supported utility infrastructure designed to meet both current and future needs. An 8-inch water main will be installed to service the site, including the placement of appropriately spaced fire hydrants to ensure adequate fire protection. This water main will connect to an existing 12-inch main along Crossover Road, allowing for extended service to adjacent parcels and supporting broader utility integration.

Sanitary sewer service will be provided via an 8-inch gravity sewer system, which will tie into an existing 10-inch sewer line located along Crossover Road. Preliminary coordination with Fayetteville Utilities has indicated that sewer capacity, hydrant flow, and water pressure in the area are sufficient to support the proposed development without concern.

Additional city services impacted by the development include fire, police, and sanitation. Emergency services will have direct access to all commercial buildings via the internal street network and surrounding drive aisles. Fire hydrants will be strategically located along street frontages and drive aisles to ensure access in the event of an emergency.

Trash collection services will be accommodated through screened dumpster areas located near the rear of each commercial building, maintaining both functionality and visual appeal.

O. CONCEPTUAL DESCRIPTIONS OF DEVELOPMENT STANDARDS

The development standards and conditions for the proposed Planned Zoning District (PZD) are being established to ensure compatibility with surrounding land uses, promote cohesive and contiguous development, promote alternative modes of transportation like walking and biking, and enhance the overall functionality and appeal of the area. While the PZD is commercially focused, its design will contribute to a high-quality built environment that supports nearby residential growth and public infrastructure.

The intent is to create a well-integrated commercial destination that aligns with community expectations for design, accessibility, and environmental quality, while also protecting public investments and reinforcing the long-term vision for the district.

- 1) **Screening and Landscaping** throughout the development shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the property owner to ensure long-term visual quality and environmental performance.

- 2) **Traffic and Circulation:** A comprehensive traffic study will be submitted with the preliminary plat plan to evaluate trip generation and distribution, ensuring that the development integrates smoothly with existing infrastructure.
- 3) **Parking Standards:** Parking shall be associated with proposed use and will conform to Chapter 172 in the UDC, unless otherwise shown in the development plans.
- 4) **Perimeter Treatment** shall comply with Chapter 177 of the Unified Development Code (UDC) and will be maintained by the developer to ensure long-term visual quality and environmental performance.
- 5) **Sidewalks** shall follow a standard throughout the development. Typical sidewalk shall follow the Master Street plan for each street section (ex: Residential Link, Neighborhood Link). Sidewalks shall all meet Master Street Plan requirements.
- 6) **Streetlights** shall be of a uniform type throughout the development. All streetlights shall be full cut-off fixtures, and a lighting system shall appropriately light all public areas. All streetlights shall be per Ozark Electric Cooperative and meet UDC code 166.04(B)(3)(g)
- 7) **Water** mains and services shall be provided for each commercial building. Water mains shall be per Fayetteville 2017 Water and Sewer Specifications, utilizing an 8" AWWA C900 PVC, DR14 material. Water services shall follow these same specifications for meters and service lines.
- 8) **Sewer** services shall be provided for each commercial building. Sewer mains shall be per Fayetteville 2017 Water and Sewer Specifications, utilizing an 8" PVC SDR 26. Sewer services shall follow these same specifications for any service lines.
- 9) **Streets** shall conform to City of Fayetteville minimum street standards. Street design shall be reviewed by the Engineering department from the City of Fayetteville.
Drainage and storm design will be provided on the attached site design/master plan. Drainage and storm design will be reviewed by the Engineering Department from the City of Fayetteville.
- 10) **Construction of Nonresidential Facilities:** Any non-residential facilities not proposed with this application will follow all applicable Non-Residential Design Standards (UDC chapter 166.24 & 166.25), Large scale development standards, or non-large scale development standards where applicable.
- 11) **Tree Preservation** plans and landscape plans will be required and submitted once development begins on any individual large scale or when a preliminary plat application and development plan is submitted.
- 12) **Architectural Design Standards:** For non-residential structures and commercial areas, the architectural design will not be defined in this booklet. Any commercial buildings within Planning Area 1 will be submitted by Large Scale Development application and subject to city code, and any non-residential structures shall conform to all city standards with the UDC, unless otherwise shown in the development plans.
- 13) **Proposed Signage:** Signage will not be allowed except for what is already stated in the Planning Areas section of this Booklet. Any applicable signage to be proposed will conform to all regulations in the City of Fayetteville's ordinances UDC 174, unless otherwise shown in the development plans.

- 14) **View Protection:** View protection shall be considered if any proposed work is to occur outside the scope of the proposed PZD and its master plan.
- 15) **Covenants, Trust, and Homeowner Associations:** It is not anticipated at the time that the development will be subject to any protective covenants or owners associations.

P. PLANNED ZONING DISTRICT INTENT / PURPOSE

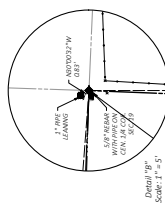
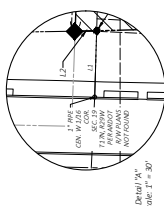
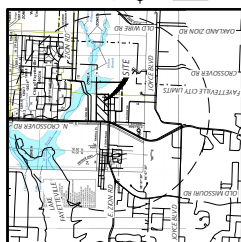
The intent of the proposed commercial development is to align with the goals and vision outlined in the City of Fayetteville's 2040 Land Use Plan for the City Neighborhood Area. This project is designed to create a vibrant, accessible destination that serves the surrounding residential community by introducing essential services such as grocery and fueling options. These services are currently limited or unavailable near the site, and their inclusion will significantly improve convenience and meet key daily needs for local residents.

By thoughtfully integrating land use, accessibility, and service offerings, the development will contribute to a complete and more connected neighborhood environment, supporting both current and future growth in the area.

THE MARKET AT CROSSOVER
CITY OF FAYETTEVILLE, ARKANSAS



VICINITY MAP
NOT TO SCALE
APPROXIMATE STREET LOCATIONS BASED ON
UTILITY OF FORT WORTH MASTER STREET PLAN
Latitude: 36° 74'7"N
Longitude: 94° 65'7"W

[illegible]

Line Table			Property Curve Table					
Line #	Direction	Length	Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
L1	N88°19'53"W	33.86'	C1	44.50'	31.83'	40°59'18"	N67°11'50"W	31.16'
L2	N00°54'23"W	11.00'						

[illegible]

Legend

- [illegible]

Planning Commission

January 12, 2026

PZD-2025-0005 (THE MARKET AT CROSSOVER)

Page 27 of 36

CEI
*Solutions for
Land and Life*

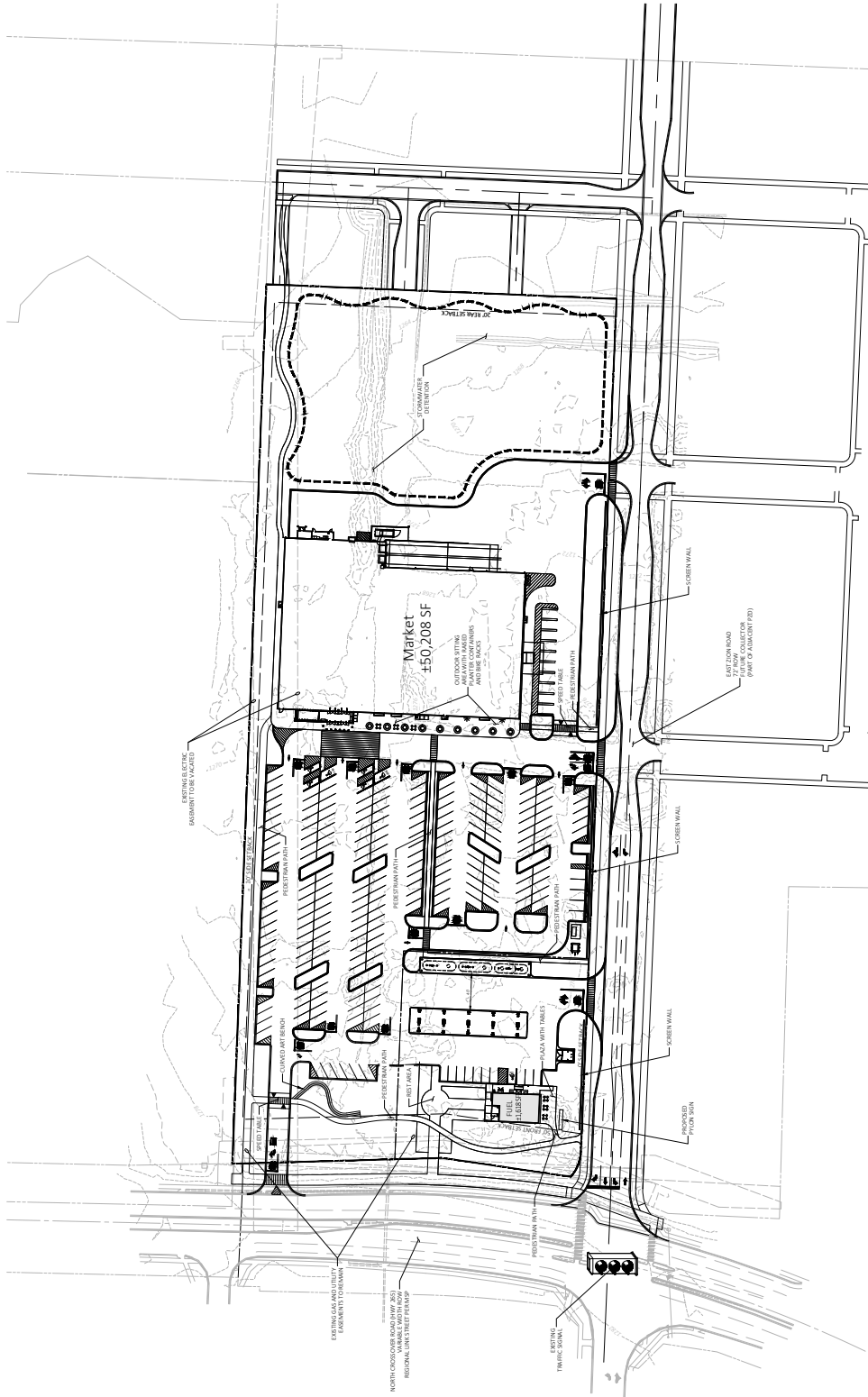
CEI ENGINEERING ASSOCIATES, INC.
2000E 11TH ST., SUITE 100
DENVER, CO 80202
PHONE: (303) 276-6422
FAX: (303) 276-6423
CORPORATE: (800) 598-4300/1500

3000 LB FREEWAY, SUITE 180
DENVER, CO 80202
PHONE: (303) 488-3737
FAX: (303) 488-9572



THE MARKET AT CROSSOVER

CITY OF FAYETTEVILLE, ARKANSAS



FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD HAZARD, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF FAYETTEVILLE, COMMUNITY PANEL NUMBER 054000000E, EFFECTIVE DATE 12/22/2025.

PARKING ANALYSIS TABLE

MARKET BUILDING AREA	50,208 SF
PROPOSED PARKING	217 SPACES
PROPOSED PARKING RATIO	4.32 / 1,000 SF

SITE AREA TABLE

MARKET	±7.84 AC
FUEL STATION	±1.16 AC
TOTAL AREA	±9.00 AC





LEGEND

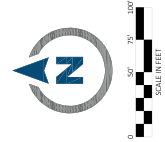
- REQUIRED TREE PER CITY LANDSCAPE CODE
- PREMIUM TREE ADDITIONAL TO CITY LANDSCAPE CODE
- CONNECTION TO RAZORBACK GREENWAY WITH RAISED PLANTER
- NORTH PLAZA WITH CURVED ART BENCH
- FUEL-MART OUTDOOR REST AREA WITH SPARK INLAY
- PLAZA WITH TABLES
- STORMWATER DETENTION AND PLANTED PERMEABLE PAVEMENT
- STORMWATER DETENTION SHRUB BUFFER PER FAYETTEVILLE REQUIREMENTS*
- OUTDOOR SITTING AREA WITH RAISED PLANTER
- PROPOSED COMMERCIAL BUILDING
- CONNECTION TO PROPOSED SIDEWALK WITH MULTI-COLORED PANELS
- RADIAL BIKE "TREE" RACKS
- PYLON SIGN
- EV STATIONS
- *SEE FAYETTEVILLE AND STORMWATER DETENTION PONDS PLANTED PER FAYETTEVILLE AT LANDSCAPE CODE

FUTURE DEVELOPMENT AT Crossover Rd & Zion Rd

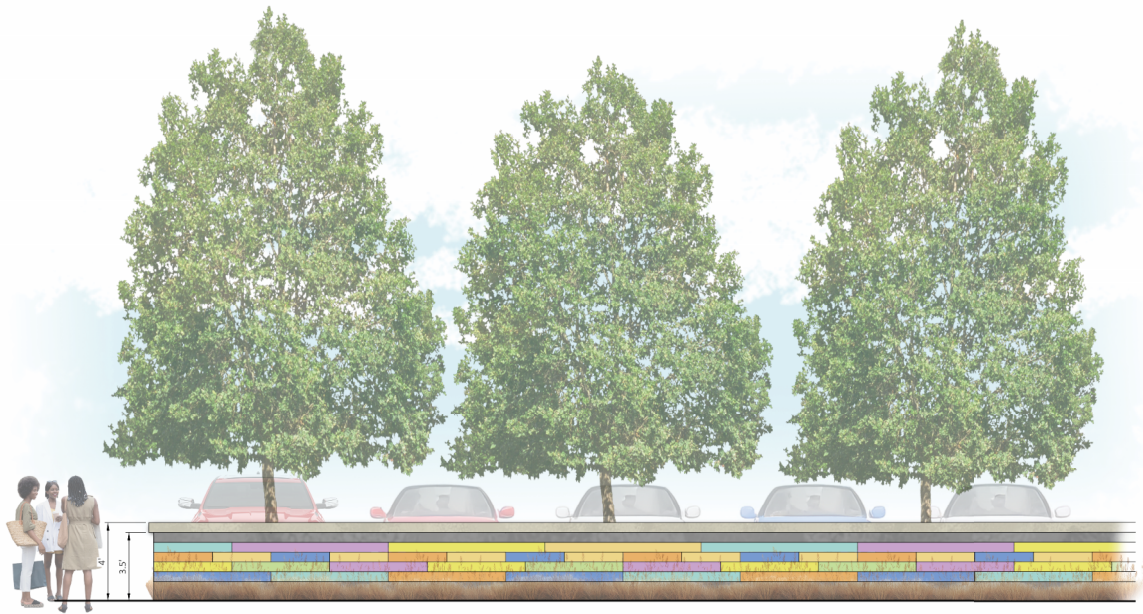
FAYETTEVILLE, AR

Crossover Rd & E Zion Rd

DECEMBER 23, 2025



January 12, 2026



11 SCREENING WALL CONCEPT

CREATE A SPLASH OF COLOR AND VISUAL BARRIER BETWEEN STREET TRAFFIC TRAVELLING EAST & WEST ON E ZION RD. PROVIDE AN INTERESTING DESIGN TO AN OTHERWISE UNINTERESTING FEATURE, SIGNIFICANT PLACEMAKING IMPACT FOR VISITORS AND VISUAL INTEREST



12 RADIAL CURB BIKE "TREE" RACK - PUTUP BIKE SOLUTIONS

THE RADIAL CURB RACK IS MADE TO HOLD ONE, TWO, THREE, FOUR, SIX, OR EIGHT BICYCLES WHILE SAVING SPACE, AND INCREASING THE AMOUNT OF PARKING AVAILABLE. WITH THEIR EYE-CATCHING DESIGN AND STURDY CONSTRUCTION, THE CIRCULAR MODELS ARE A GREAT ADDITION TO ANY PUBLIC, COMMERCIAL, OR RESIDENTIAL SPACE. ASK MANUFACTURER FOR COLOR OPTIONS.



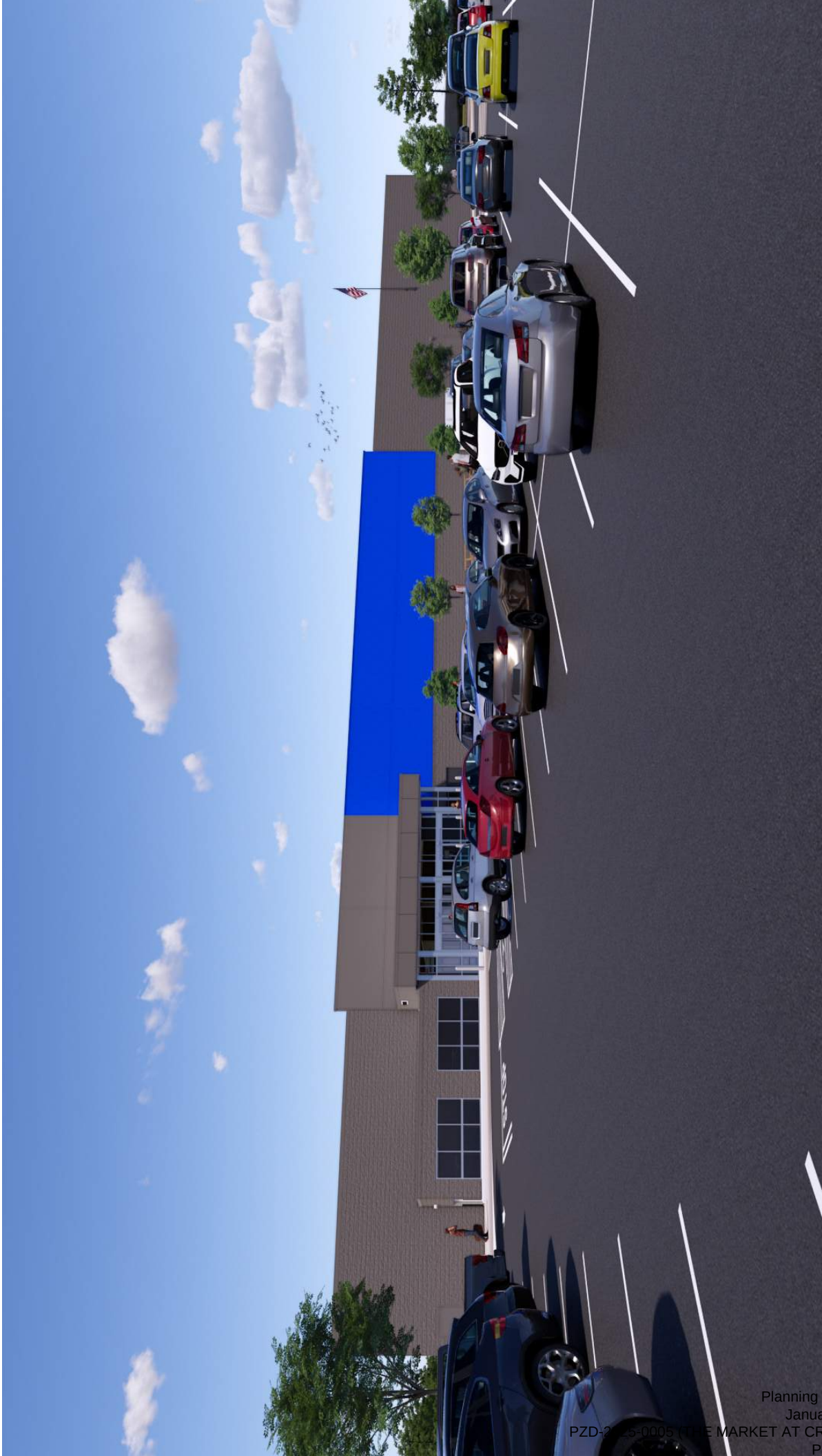
2

CURVED MURAL/ART BENCHES

CREATE AN A SPLASH OF COLOR AND ART INTO THE LANDSCAPE. INVITATION FOR THE COMMUNITY TO DESIGN ART FOR THEIR LOCAL NEIGHBORHOOD GROCERY STORE. MAKE THE GATHERING SPACE UNIQUE TO THE AREA AND ENCOURAGE THE LOCAL FAYETTEVILLE "FUNKY" VIBE.







12/02/25

Fayetteville, AR - 90299

View at Parking Lot

03





MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council
THROUGH: Keith Macedo, Chief of Staff
FROM: Tim Nyander, Utilities Director
SUBJECT: **Sewer Damage Claim for 516 North Fallin Avenue (Chris Skrocki)**

RECOMMENDATION:

Staff recommends a resolution to authorize a payment of \$100,000.00 to Chris Skrocki for a sewer damage claim arising at 516 North Fallin Avenue, pursuant to §39.10(C)(4) of the Fayetteville City Code.

BACKGROUND:

On or about December 8th, 2025, a directional boring company bored through the sewer main that had been incorrectly located by the City of Fayetteville which was located behind 516 N Fallin Ave. This caused a buildup of debris in the sewer main, which resulted in the home located at 516 N Fallin Ave experiencing a sewer backup.

The customer called a mitigation company, NWA Restore It. They removed flooring, trim, sheetrock, etc. On December 9th, 2025, City crews were notified of the issue and promptly went to repair the sewer main.

DISCUSSION:

The claimant, Chris Skrocki, is seeking compensation from the City which includes the cost of the mitigation, cleaning of personal effects, and construction costs to replace materials removed by the mitigation company. Below are the cost estimates:

NWA Claims, LLC Repair Estimate	\$46,496.83
Personal Property Loss (Customer estimate, approved by NWA Claims)	\$24,505.00
NWA Restore It Personal Property Cleaning Estimate	\$32,745.19
NWA Restore It Mitigation Estimate	\$36,241.11
Total	\$139,988.13
Less: Insurance Payment	(\$10,000.00)
Damage Claim Amount Requested from City	\$129,988.13

City staff recommends the maximum allowable compensation in the amount of \$100,000.00 as specified by Ordinance 6725.

BUDGET/STAFF IMPACT:

Mailing address:
113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

Funds are available in the Self Insurance – Non-Vehicular Damage account within the Water & Sewer fund.

ATTACHMENTS: 3. Staff Review Form, 4. Attachments



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-222

A RESOLUTION PURSUANT TO §39.10(C)(4) OF THE FAYETTEVILLE CITY CODE TO AUTHORIZE A PAYMENT OF \$100,000.00 TO CHRIS SKROCKI FOR A SEWER DAMAGE CLAIM ARISING AT 516 NORTH FALLIN AVENUE

WHEREAS, pursuant to §39.10(C)(4) of the City Code, the City Council may, in an extraordinary case by a 2/3 vote, approve the payment of water or sewer damage claims up to \$100,000.00; and

WHEREAS, the City has received estimates for repairs at 516 North Fallin Avenue exceeding \$100,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas, pursuant to § 39.10(C)(4) of the Fayetteville City Code, authorizes a payment of \$100,000.00 to or on behalf of Chris Skrocki for expenses related to the sewer damage claim at 516 North Fallin Avenue.

City of Fayetteville Staff Review Form

2026-222

Item ID

2/17/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Tim Nyander

1/28/2026

WATER SEWER (720)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends a resolution to authorize the Mayor to pay the total amount of \$100,000.00 to Chris Skrocki for a sewer damage claim arising at 516 North Fallin Avenue, pursuant to §39.10(C)(4) of the Fayetteville City Code.

Budget Impact:

5400.720.4410-5311.04

Water and Sewer

Account Number

Fund

N/A

N/A

Project Number

Project Title

Budgeted Item? Yes

Total Amended Budget

\$ 180,000.00

Expenses (Actual+Encum)

\$ -

Available Budget

\$ 180,000.00

Does item have a direct cost? Yes

Item Cost

\$ 100,000.00

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ 80,000.00

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



Claim Request

Although the City of Fayetteville is immune from any claim for liability or damages caused by alleged negligence of its employees, the City Council has authorized a very limited property damage claims procedure.

INSTRUCTIONS: Please complete this form clearly stating the reason for the claim, amount you are requesting, all contact information, and attach appropriate documentation including receipts, estimates, photos, etc. Three (3) itemized written estimates must be provided prior to repairs being made. Substantive documentation **MUST** be provided to establish all monetary values. Additional sheets may be added. Failure to provide all information and fully substantiate your claim will result in the claim being denied. Please do not discard any items that are being claimed as damaged. **Filing a claim does not imply approval**; claims will be investigated before a decision is rendered; claims received more than **30 days** after the incident will be denied. Claims containing inaccurate or fraudulent information will be denied. Please mail to or hand-deliver documents to: **Mayor's Office – Claims, City of Fayetteville, 113 W. Mountain St., Fayetteville, AR 72701 OR Fax to 479-575-8257**

CLAIMANT INFORMATION

First Name

Chris

Last Name

Skrocki

Middle Initial

M

Claim Type

What type of claim are you requesting?

☐ General ☒ Water and Sewer

Email

cskrock@gmail.com

Address

Street Address

516 N FALLIN AVENUE

Address Line 2

City

Fayetteville

State / Province / Region

AR

Postal / Zip Code

72701

Country

USA

Daytime Phone

479-466-6593

Alternate Phone**Incident Location**

Address/Location of Occurrence

Street Address

516 N FALLIN AVENUE

Address Line 2

City

Fayetteville

State / Province / Region

Arkansas

Postal / Zip Code

72701

Country

United States

INCIDENT INFORMATION**Date of Incident**

12/8/2025

Time of Incident

4:00 PM ▼

Amount being Claimed

\$ 1000000.00

Incident Nature

Nature of Occurrence

- ☐ Automotive Related ☒ Home Related ☐ Personal
☐ other

Legal Owner of Property

Chris Skrocki

As shown in the Washington County land records

Insurance

Do you have any insurance which covers your damage?

- ☐ Yes ☒ No

The City cannot pay a claim in an amount exceeding a Claimant's insurance deductible, if covered. The undersigned hereby files a claim against the City of Fayetteville, Arkansas for the following reason(s): Attach additional sheets if necessary

**Incident
Description**

The undersigned hereby files a claim against the City of Fayetteville, Arkansas for the following reason(s):

Please consider the amounts required for form submission to be placeholders and not necessarily representative of actual claimed amounts or the relevancy of a private property insurance claim. Based on a preliminary conversation with a claims adjuster it does not appear likely that private insurance will come anywhere close to covering the extent of this incident, therefore I selected 'No' to the insurance question.

Here is what I know - on the afternoon of December 8th sewage water seeped through two toilets, my bathtub, and shower and covered the lower level of my house. Franklin Plumbing came out this morning, and, upon opening the manhole cover at the street, advised that the overflow came from the city sewer system.

Furniture, clothing, and other personal items have been damaged to a significant extent.

My floors require replacement, wool rugs are a total loss, cabinetry will need to be replaced, etc.

My mitigation/remediation contractor, NWA Restore It, tentatively estimates the house will be uninhabitable for 6 months. NWA Restore It is actively documenting losses/articles which are candidates for remediation throughout the process.

I have concerns about damage to the value of the property with respect to eventual required seller's disclosures given the extent to which raw sewage from the city's line has been distributed throughout my house.

I would like to discuss the next steps moving forward as we further learn the scope of the damages.

Merry Christmas,

Chris Skrocki

File Upload

image0.jpeg	804KB
image1.jpeg	804KB
image2.jpeg	1.53MB
image3.jpeg	1.75MB
image4.jpeg	1.12MB

Attach appropriate documentation including receipts, itemized estimates, photos, etc. If vehicle related, please include proof of insurance if applicable.

Agreement☒ I Agree.

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

Signature

By signing below, I acknowledge that the above-provided information is true and correct to the best of my knowledge and belief.

**Refer To** ▼**Department** ▼**Additional
Documentation**

Skrocki Subrogation Demand.pdf	4.12MB
--	--------

Memo

*

Sent claim received email and told claimant they first needed to file a claim with their home owner's insurance. CA 12-10-25

Sent NWA Claims, LLC a request to perform a damage assessment at this property. CA 12-11-25

Insurance company responded with letter stating they will seek subrogation against the City. Sent inquiry on how to proceed to CAO. CA 12-23-25

City Attorney's Office gave response that claimant will have to provide subrogation letter or claim will be closed. I sent this instruction to claimant and asked if he could provide this from his insurance company. CA 1-7-26

Letter to Claimant *

Comments

2000 characters left

NWA Claims, LLC.

P.O. Box 4872
Fayetteville, AR 72702
479-871-3700

Client: Chris Skrocki
Property: 516 North Fallin Avenue
Fayetteville , AR 72702

Operator: MDEATON

Estimator: Mark Deaton

Business: (479) 871-3700

Type of Estimate: Water Damage

Date Entered: 12/16/2025

Date Assigned: 12/11/2025

Price List: ARFA8X_JAN26

Labor Efficiency: Restoration/Service/Remodel

Estimate: SKROCKI_SKETCH

File Number: 26-001

PROPERTY DAMAGE DISCLAIMER: PLEASE READ CAREFULLY

NWA Claims, LLC . is not authorized to: (1) make coverage determinations, (2) secure contractors, (3) authorize OR suggest payments, or (4) authorize work of any kind whatsoever.

NWA Claims, LLC . will prepare an estimate based on visible damages and a scope of work needed in accordance to our opinions. Items such as hidden damages or unforeseen future developments cannot be forecasted, so our estimate represents our opinions as to an estimated measure of damages that exist as of the date of preparation.

OUR ESTIMATE IS NOT A PROMISE OF PAYMENT OR CONSTITUTES SETTLEMENT OR AN OFFER OF SETTLEMENT; IT IS NOT AN AUTHORIZATION FOR REPAIRS.

Our estimate does not create coverage under a policy where coverage does not or did not exist.

Preparation of our estimate does not prevent an insurance company from reserving its rights under a policy, or from exercising its rights as outlined within the policy.

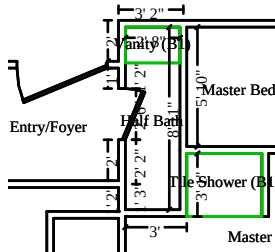
This estimate is subject to review by the client/insurance company.

NWA Claims, LLC . is not responsible for payment to any third party contractor for any fees for repairs, construction, remediation, etc., to the property upon which this estimate was prepared.

P.O. Box 4872
Fayetteville, AR 72702
479-871-3700

SKROCKI_SKETCH

Downstairs



Half Bath

Height: 9'

191.83 SF Walls	23.78 SF Ceiling
215.61 SF Walls & Ceiling	23.78 SF Floor
2.64 SY Flooring	14.50 LF Floor Perimeter
23.17 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. 1/2" - drywall per LF - up to 2' tall	14.50 LF	11.38	19.31	33.00	217.32	(0.00)	217.32
2. Remove Pre-finished solid wood flooring	84.00 SF	2.70	26.53	45.36	298.69	(0.00)	298.69
Remove half of the wood flooring not removed during mitigation.							
3. Pre-finished solid wood flooring	23.78 SF	9.54	26.54	45.38	298.78	(0.00)	298.78
4. Baseboard *	14.50 LF	3.82	6.48	11.08	72.95	(0.00)	72.95
5. Paint baseboard - one coat	14.50 LF	1.03	1.75	2.98	19.67	(0.00)	19.67
6. Paint the walls - two coats	191.83 SF	1.09	24.47	41.82	275.38	(0.00)	275.38
Paint Walls For Match							
7. Interior door unit	1.00 EA	316.68	37.06	63.34	417.08	(0.00)	417.08
To Include Framing							
8. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	34.48	8.06	13.80	90.82	(0.00)	90.82

Totals: Half Bath

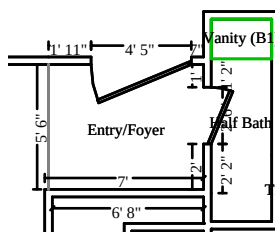
150.20

256.76

1,690.69

0.00

1,690.69



Entry/Foyer

Height: 15' 6"

289.31 SF Walls	37.58 SF Ceiling
326.89 SF Walls & Ceiling	37.58 SF Floor
4.18 SY Flooring	12.42 LF Floor Perimeter
24.83 LF Ceil. Perimeter	

Missing Wall

5' 6" X 15' 6"

Opens into LIVING_ROOM

Door

4' 5" X 6' 8"

Opens into Exterior

Door

2' 6" X 6' 8"

Opens into HALF_BATH

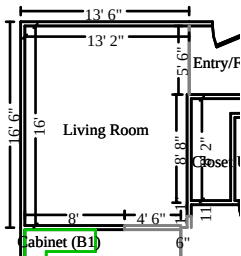
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
9. 1/2" - drywall per LF - up to 2' tall	12.42 LF	11.38	16.54	28.26	186.14	(0.00)	186.14
10. Paint the walls - two coats	289.31 SF	1.09	36.90	63.08	415.33	(0.00)	415.33
Paint Walls For Match							

NWA Claims, LLC.

P.O. Box 4872
Fayetteville, AR 72702
479-871-3700

CONTINUED - Entry/Foyer

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
11. Pre-finished solid wood flooring	37.58 SF	9.54	41.94	71.70	472.15	(0.00)	472.15
Totals: Entry/Foyer			95.38	163.04	1,073.62	0.00	1,073.62



Living Room

Height: 9'

434.89 SF Walls	209.00 SF Ceiling
643.89 SF Walls & Ceiling	209.00 SF Floor
23.22 SY Flooring	46.92 LF Floor Perimeter
52.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

4' 6" X 6' 8"

Opens into KITCHEN

Missing Wall

6" X 9'

Opens into DINING_AREA

Missing Wall - Goes to Floor

11" X 6' 8"

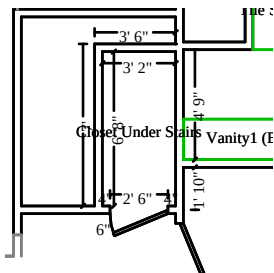
Opens into DINING_AREA

Missing Wall

5' 6" X 9'

Opens into ENTRY_FOYER

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
12. Fireplace hearth - tile	96.00 SF	17.91	201.17	343.88	2,264.41	(0.00)	2,264.41
13. Framing & Rough Carpentry (Bid Item)	1.00 EA	325.00	38.03	65.00	428.03	(0.00)	428.03
14. 1/2" - drywall per LF - up to 4' tall	46.92 LF	16.41	90.08	154.00	1,014.04	(0.00)	1,014.04
15. Paint the walls - two coats	434.89 SF	1.09	55.46	94.80	624.29	(0.00)	624.29
16. Pre-finished solid wood flooring	209.00 SF	9.54	233.28	398.78	2,625.92	(0.00)	2,625.92
17. Baseboard *	46.92 LF	3.82	20.96	35.84	236.03	(0.00)	236.03
18. Paint baseboard - one coat	46.92 LF	1.03	5.65	9.66	63.64	(0.00)	63.64
Totals: Living Room			644.63	1,101.96	7,256.36	0.00	7,256.36



Closet Under Stairs

Height: 9'

160.33 SF Walls	21.11 SF Ceiling
181.44 SF Walls & Ceiling	21.11 SF Floor
2.35 SY Flooring	17.17 LF Floor Perimeter
19.67 LF Ceil. Perimeter	

Door

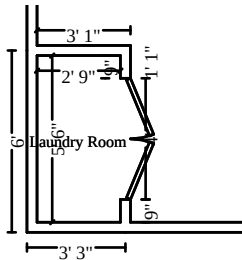
2' 6" X 6' 8"

Opens into DINING_AREA

NWA Claims, LLC.

P.O. Box 4872
Fayetteville, AR 72702
479-871-3700

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
19. 1/2" - drywall per LF - up to 2' tall	17.17 LF	11.38	22.86	39.08	257.33	(0.00)	257.33
20. Remove Pre-finished solid wood flooring	84.00 SF	2.70	26.53	45.36	298.69	(0.00)	298.69
Remove half of the wood flooring not removed during mitigation.							
21. Pre-finished solid wood flooring	21.11 SF	9.54	23.57	40.28	265.24	(0.00)	265.24
22. Baseboard *	17.17 LF	3.82	7.68	13.12	86.39	(0.00)	86.39
23. Paint baseboard - one coat	17.17 LF	1.03	2.06	3.54	23.29	(0.00)	23.29
24. Paint the walls - two coats	160.33 SF	1.09	20.45	34.96	230.17	(0.00)	230.17
Paint Walls For Match							
25. Interior door unit	1.00 EA	316.68	37.06	63.34	417.08	(0.00)	417.08
To Include Framing							
26. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	34.48	8.06	13.80	90.82	(0.00)	90.82
Totals: Closet Under Stairs			148.27	253.48	1,669.01	0.00	1,669.01

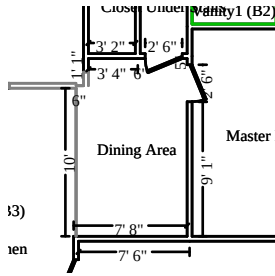
**Laundry Room****Height: 9'**

121.83 SF Walls	15.13 SF Ceiling
136.96 SF Walls & Ceiling	15.13 SF Floor
1.68 SY Flooring	12.50 LF Floor Perimeter
16.50 LF Ceil. Perimeter	

Door		4' X 6' 8"		Opens into KITCHEN			
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
27. 1/2" - drywall per LF - up to 2' tall	12.50 LF	11.38	16.64	28.46	187.35	(0.00)	187.35
28. Remove Pre-finished solid wood flooring	84.00 SF	2.70	26.53	45.36	298.69	(0.00)	298.69
Remove half of the wood flooring not removed during mitigation.							
29. Pre-finished solid wood flooring	15.13 SF	9.54	16.88	28.86	190.08	(0.00)	190.08
30. Baseboard *	12.50 LF	3.82	5.59	9.56	62.90	(0.00)	62.90
31. Paint baseboard - one coat	12.50 LF	1.03	1.51	2.58	16.97	(0.00)	16.97
32. Paint the walls - two coats	121.83 SF	1.09	15.54	26.56	174.89	(0.00)	174.89
Paint Walls For Match							
33. Interior door unit	1.00 EA	316.68	37.06	63.34	417.08	(0.00)	417.08
To Include Framing							
34. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	34.48	8.06	13.80	90.82	(0.00)	90.82
Totals: Laundry Room			127.81	218.52	1,438.78	0.00	1,438.78

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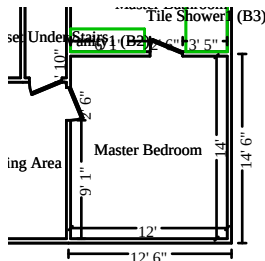
Dining Area

Height: 9'

214.06 SF Walls	88.47 SF Ceiling
302.53 SF Walls & Ceiling	88.47 SF Floor
9.83 SY Flooring	22.25 LF Floor Perimeter
28.17 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into MASTER_BEDRO
Door	2' 6" X 6' 8"	Opens into CLOSET_UNDER
Missing Wall - Goes to Floor	11" X 6' 8"	Opens into LIVING_ROOM
Missing Wall	6" X 9'	Opens into LIVING_ROOM
Missing Wall	10' X 9'	Opens into KITCHEN

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
35. 1/2" - drywall per LF - up to 2' tall	22.25 LF	11.38	29.63	50.64	333.48	(0.00)	333.48
36. Paint the walls - two coats	214.06 SF	1.09	27.30	46.66	307.29	(0.00)	307.29
Paint Walls For Match							
37. Remove Pre-finished solid wood flooring	44.23 SF	2.70	13.97	23.88	157.27	(0.00)	157.27
Remove portion of wood flooring during mitigation							
38. Pre-finished solid wood flooring	88.47 SF	9.54	98.75	168.80	1,111.55	(0.00)	1,111.55
Totals: Dining Area			169.65	289.98	1,909.59	0.00	1,909.59



Master Bedroom

Height: 9'

434.67 SF Walls	168.00 SF Ceiling
602.67 SF Walls & Ceiling	168.00 SF Floor
18.67 SY Flooring	47.00 LF Floor Perimeter
52.00 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into MASTER_BATHR
Door	2' 6" X 6' 8"	Opens into DINING_AREA

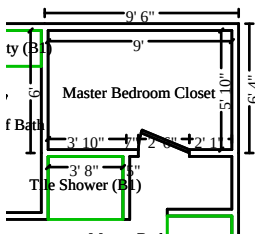
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
39. 1/2" - drywall per LF - up to 2' tall	47.00 LF	11.38	62.58	106.98	704.42	(0.00)	704.42
40. Remove Pre-finished solid wood flooring	84.00 SF	2.70	26.53	45.36	298.69	(0.00)	298.69
Remove half of the wood flooring not removed during mitigation.							
41. Pre-finished solid wood flooring	168.00 SF	9.54	187.52	320.54	2,110.78	(0.00)	2,110.78
42. Baseboard *	47.00 LF	3.82	21.01	35.90	236.45	(0.00)	236.45
43. Paint baseboard - one coat	47.00 LF	1.03	5.66	9.68	63.75	(0.00)	63.75
44. Paint the walls - two coats	434.67 SF	1.09	55.43	94.76	623.98	(0.00)	623.98

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CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Paint Walls For Match							
45. Interior door unit To Include Framing	1.00 EA	316.68	37.06	63.34	417.08	(0.00)	417.08
46. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	34.48	8.06	13.80	90.82	(0.00)	90.82
Totals: Master Bedroom			403.85	690.36	4,545.97	0.00	4,545.97

**Master Bedroom Closet****Height: 9'**

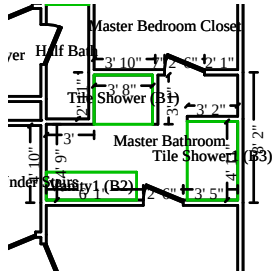
250.33 SF Walls	52.50 SF Ceiling
302.83 SF Walls & Ceiling	52.50 SF Floor
5.83 SY Flooring	27.17 LF Floor Perimeter
29.67 LF Ceil. Perimeter	

Door**2' 6" X 6' 8"****Opens into MASTER_BATHR**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
47. 1/2" - drywall per LF - up to 2' tall	27.17 LF	11.38	36.18	61.84	407.21	(0.00)	407.21
48. Pre-finished solid wood flooring	52.50 SF	9.54	58.60	100.18	659.63	(0.00)	659.63
49. Baseboard *	27.17 LF	3.82	12.14	20.76	136.69	(0.00)	136.69
50. Paint baseboard - one coat	27.17 LF	1.03	3.28	5.60	36.87	(0.00)	36.87
51. Paint the walls - two coats	250.33 SF	1.09	31.92	54.58	359.36	(0.00)	359.36
Paint Walls For Match							
52. Interior door unit To Include Framing	1.00 EA	316.68	37.06	63.34	417.08	(0.00)	417.08
53. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	34.48	8.06	13.80	90.82	(0.00)	90.82
Totals: Master Bedroom Closet			187.24	320.10	2,107.66	0.00	2,107.66

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Master Bathroom

Height: 9'

304.19 SF Walls
386.74 SF Walls & Ceiling
5.08 SY Flooring
52.17 LF Ceil. Perimeter

82.56 SF Ceiling
45.76 SF Floor
18.67 LF Floor Perimeter

Door

2' 6" X 6' 8"

Opens into MASTER_BEDRO

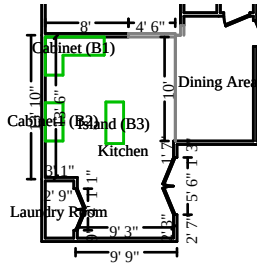
Door

2' 6" X 6' 8"

Opens into MASTER_BEDR2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
54. 1/2" - drywall per LF - up to 2' tall	18.67 LF	11.38	24.85	42.50	279.81	(0.00)	279.81
55. Pre-finished solid wood flooring	45.76 SF	9.54	51.07	87.32	574.94	(0.00)	574.94
56. Baseboard *	18.67 LF	3.82	8.34	14.26	93.92	(0.00)	93.92
57. Paint baseboard - one coat	18.67 LF	1.03	2.24	3.84	25.31	(0.00)	25.31
58. Paint the walls - two coats	304.19 SF	1.09	38.80	66.32	436.69	(0.00)	436.69
Paint Walls For Match							
59. Interior door unit	1.00 EA	316.68	37.06	63.34	417.08	(0.00)	417.08
To Include Framing							
60. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	34.48	8.06	13.80	90.82	(0.00)	90.82
61. Jetted tub *	1.00 EA	2,260.16	264.44	452.04	2,976.64	(0.00)	2,976.64
Replace Jetted Tub-Had to be removed to clean fecal matter which had settled under it.							
62. Masonry (Bid Item)	1.00 EA	675.00	78.97	135.00	888.97	(0.00)	888.97
Re-tile around tub							
63. Tile shower - 61 to 100 SF	1.00 EA	2,137.88	250.13	427.58	2,815.59	(0.00)	2,815.59
Replace shower stall - Hardware Included							
64. Vanity*	4.00 LF	154.22	72.18	123.38	812.44	(0.00)	812.44
65. Countertop - Reset*	4.00 LF	10.88	5.09	8.70	57.31	(0.00)	57.31
66. Plumbing (Bid Item)	1.00 EA	325.00	31.69	0.00	356.69	(0.00)	356.69
Reset plumbing fixtures in bathroom							
Totals: Master Bathroom			872.92	1,438.08	9,826.21	0.00	9,826.21

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Kitchen

Height: 9'

377.17 SF Walls	222.13 SF Ceiling
599.29 SF Walls & Ceiling	195.84 SF Floor
21.76 SY Flooring	26.50 LF Floor Perimeter
53.50 LF Ceil. Perimeter	

Door	4' X 6' 8"	Opens into LAUNDRY_ROOM
Door	5' 6" X 6' 8"	Opens into Exterior
Missing Wall	10' X 9'	Opens into DINING_AREA
Missing Wall - Goes to Floor	4' 6" X 6' 8"	Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
67. Detach & Reset Countertop*	54.00 SF	33.07	208.93	357.16	2,351.87	(0.00)	2,351.87
Reset Countertop							
68. 1/2" - drywall per LF - up to 2' tall	26.50 LF	11.38	35.28	60.32	397.17	(0.00)	397.17
69. Remove Pre-finished solid wood flooring	97.92 SF	2.70	30.94	52.88	348.20	(0.00)	348.20
Remove half of the wood flooring not removed during mitigation.							
70. Pre-finished solid wood flooring	195.84 SF	9.54	218.59	373.66	2,460.56	(0.00)	2,460.56
71. Baseboard *	26.50 LF	3.82	11.84	20.24	133.31	(0.00)	133.31
72. Paint baseboard - one coat	26.50 LF	1.03	3.19	5.46	35.95	(0.00)	35.95
73. Paint the walls - two coats	377.17 SF	1.09	48.10	82.22	541.44	(0.00)	541.44
Paint Walls For Match							
74. Detach & Reset Range - freestanding - gas *	1.00 EA	160.88	18.83	32.18	211.89	(0.00)	211.89
Reset Stove							
75. Detach & Reset Refrigerator*	1.00 EA	54.02	6.32	10.80	71.14	(0.00)	71.14
Reset Refrigerator							
76. Detach & Reset Dishwasher	1.00 EA	234.69	27.46	46.94	309.09	(0.00)	309.09
Reset Dishwasher							
77. Remove Cabinetry - lower (base) units *	6.00 LF	8.65	6.07	10.38	68.35	(0.00)	68.35
Remove lower cabinet section not removed during mitigation							
78. Cabinetry - lower (base) units *	16.00 LF	361.97	677.60	1,158.30	7,627.42	(0.00)	7,627.42
Replace lower cabinets-Doors Included-R&Ret Hardware Included							
79. Plumbing (Bid Item)	1.00 EA	325.00	31.69	0.00	356.69	(0.00)	356.69
Reset All Plumbing Items/Plumbing/Garbage Disposal/Etc.							
Totals: Kitchen			1,324.84	2,210.54	14,913.08	0.00	14,913.08
Total: Downstairs			4,124.79	6,942.82	46,430.97	0.00	46,430.97

Stairs

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Miscellaneous

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
80. Insulation (Bid Item)	1.00 EA	-575.00	-67.27	-115.00	-757.27	(0.00)	-757.27
Replace damaged insulation on exterior walls							
81. Electrical (Bid Item)	1.00 EA	750.00	73.13	0.00	823.13	(0.00)	823.13
Address electrical items							
Totals: Miscellaneous			5.86	-115.00	65.86	0.00	65.86
Total: Stairs			5.86	-115.00	65.86	0.00	65.86
Line Item Totals: SKROCKI_SKETCH			4,130.65	6,827.82	46,496.83	0.00	46,496.83

Grand Total Areas:

4,438.26	SF Walls	1,398.22	SF Ceiling	5,836.48	SF Walls and Ceiling
1,365.36	SF Floor	151.71	SY Flooring	428.73	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	574.89	LF Ceil. Perimeter
1,365.36	Floor Area	1,549.25	Total Area	4,064.17	Interior Wall Area
2,854.42	Exterior Wall Area	308.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Summary

Line Item Total	35,538.36
Overhead	3,413.91
Profit	3,413.91
Total Sales Tax	4,130.65
Replacement Cost Value	\$46,496.83
Net Claim	\$46,496.83

Mark Deaton

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1 1-IMG_4023

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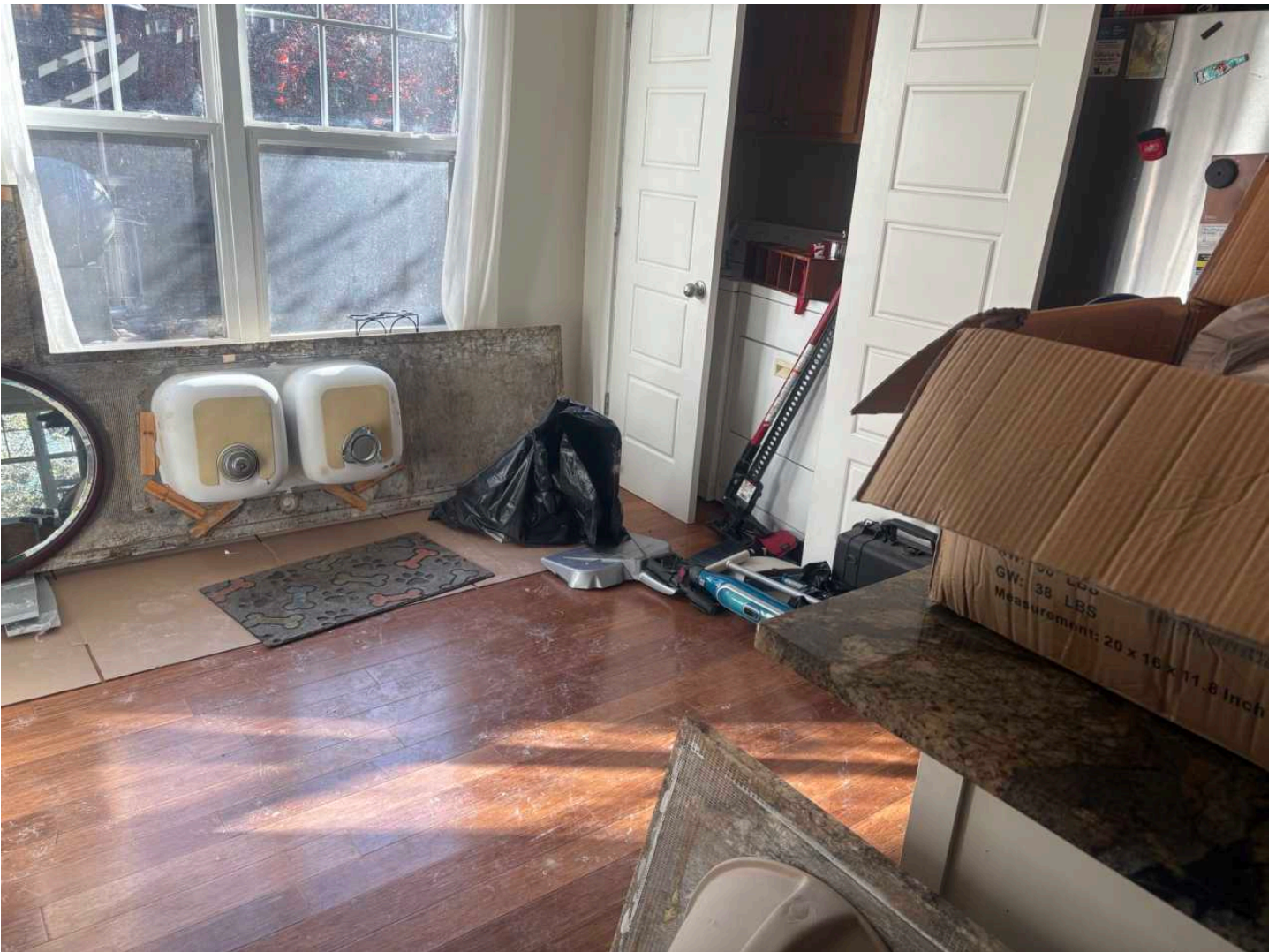
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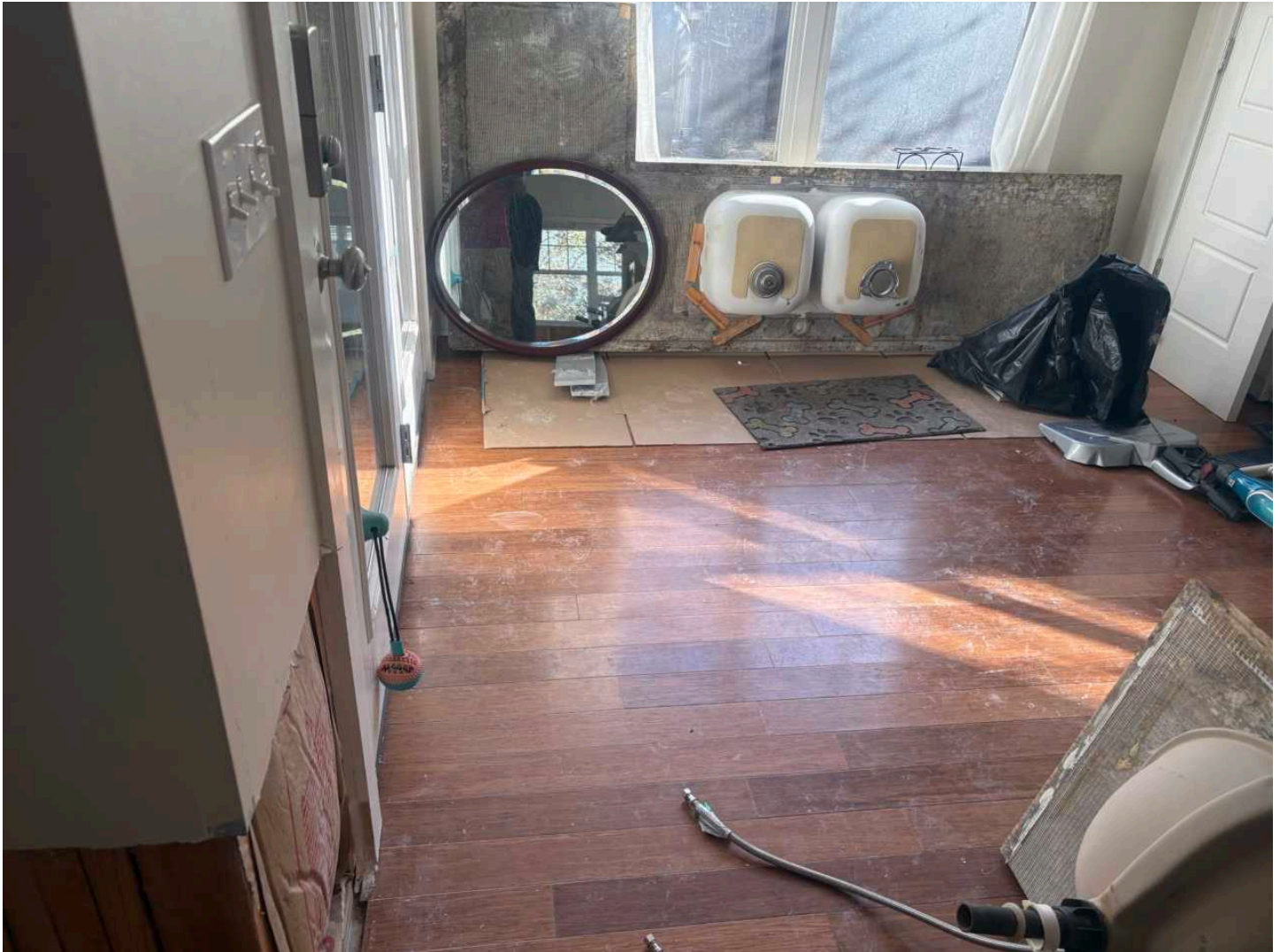
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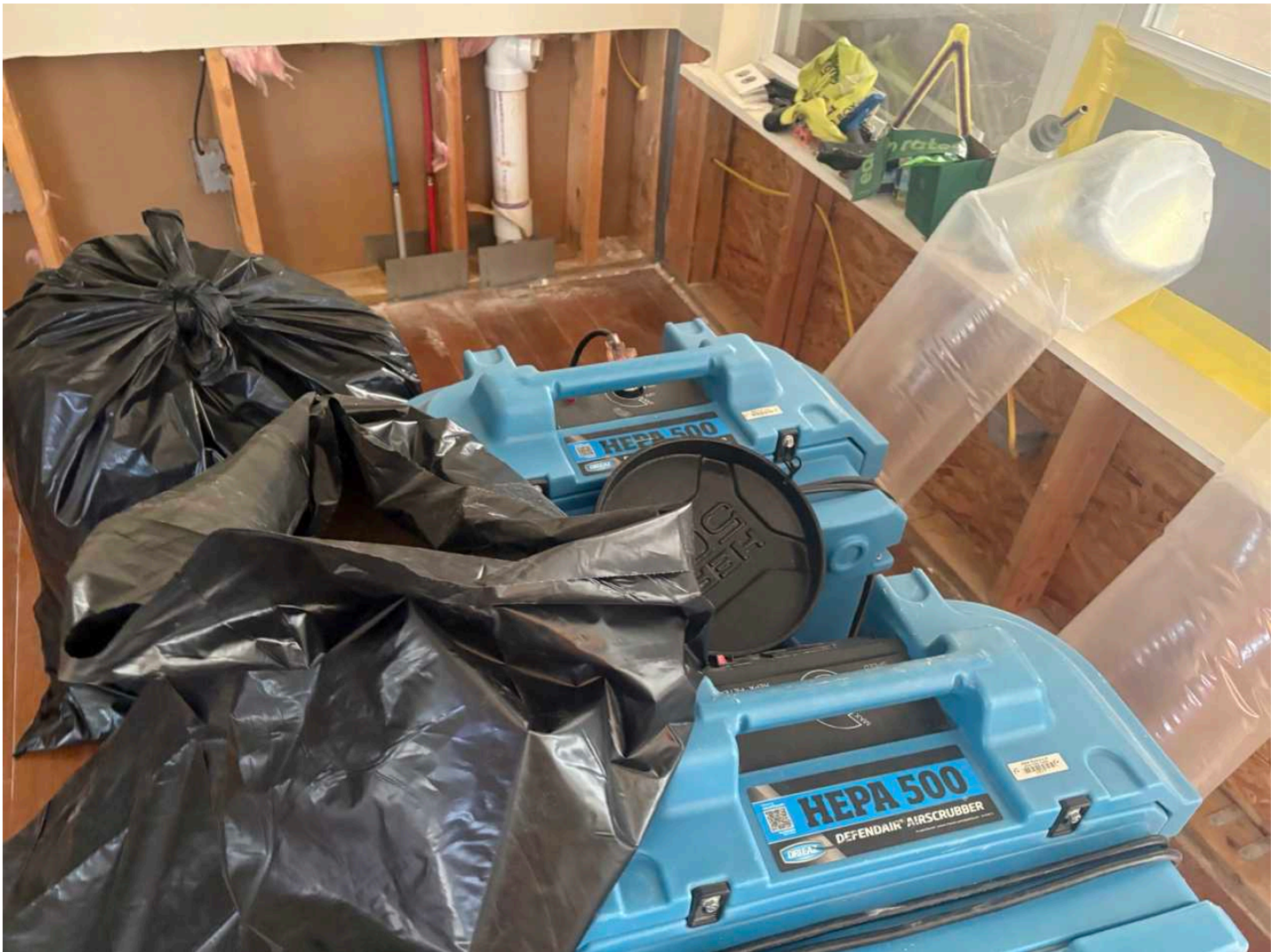
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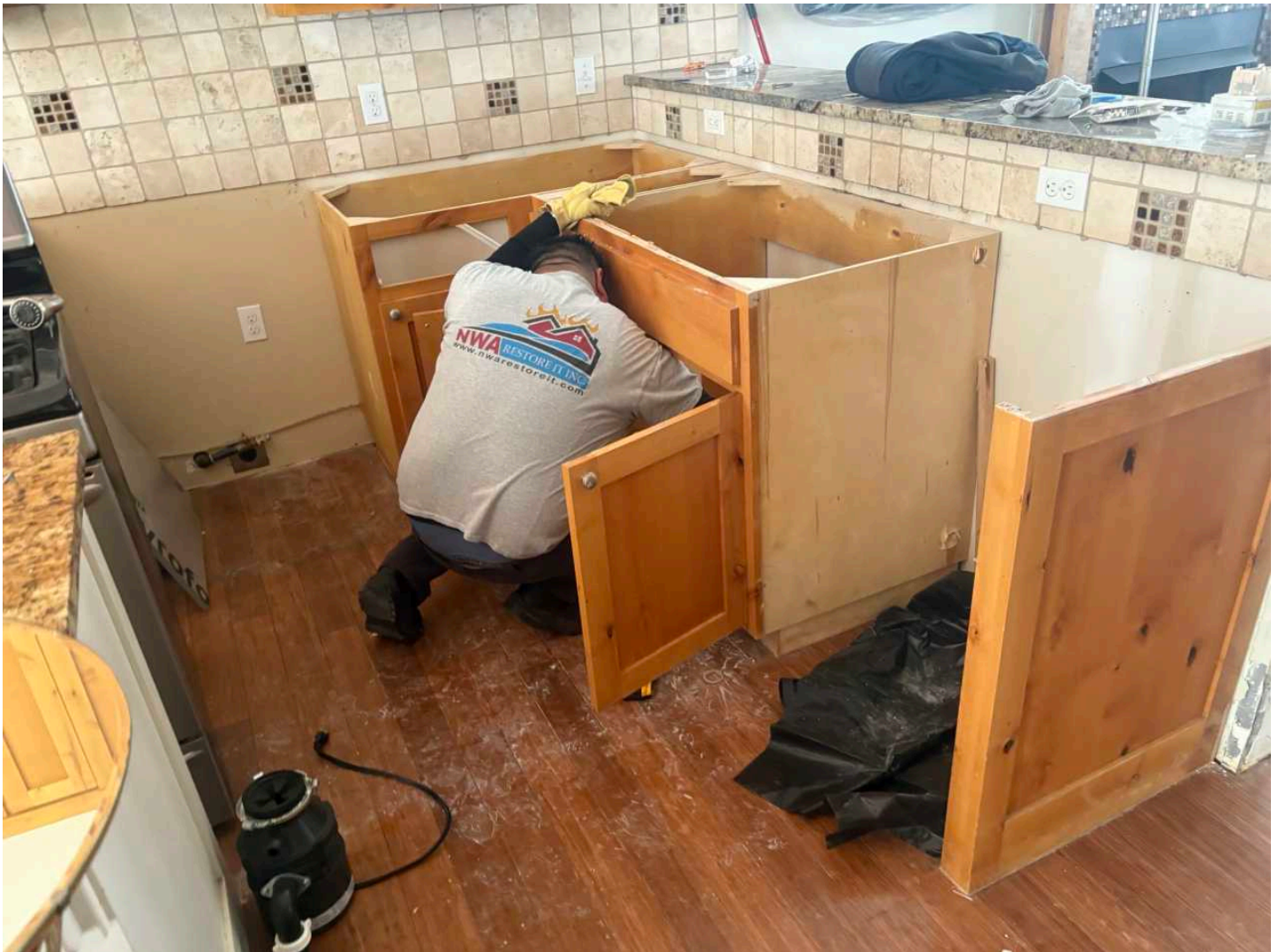
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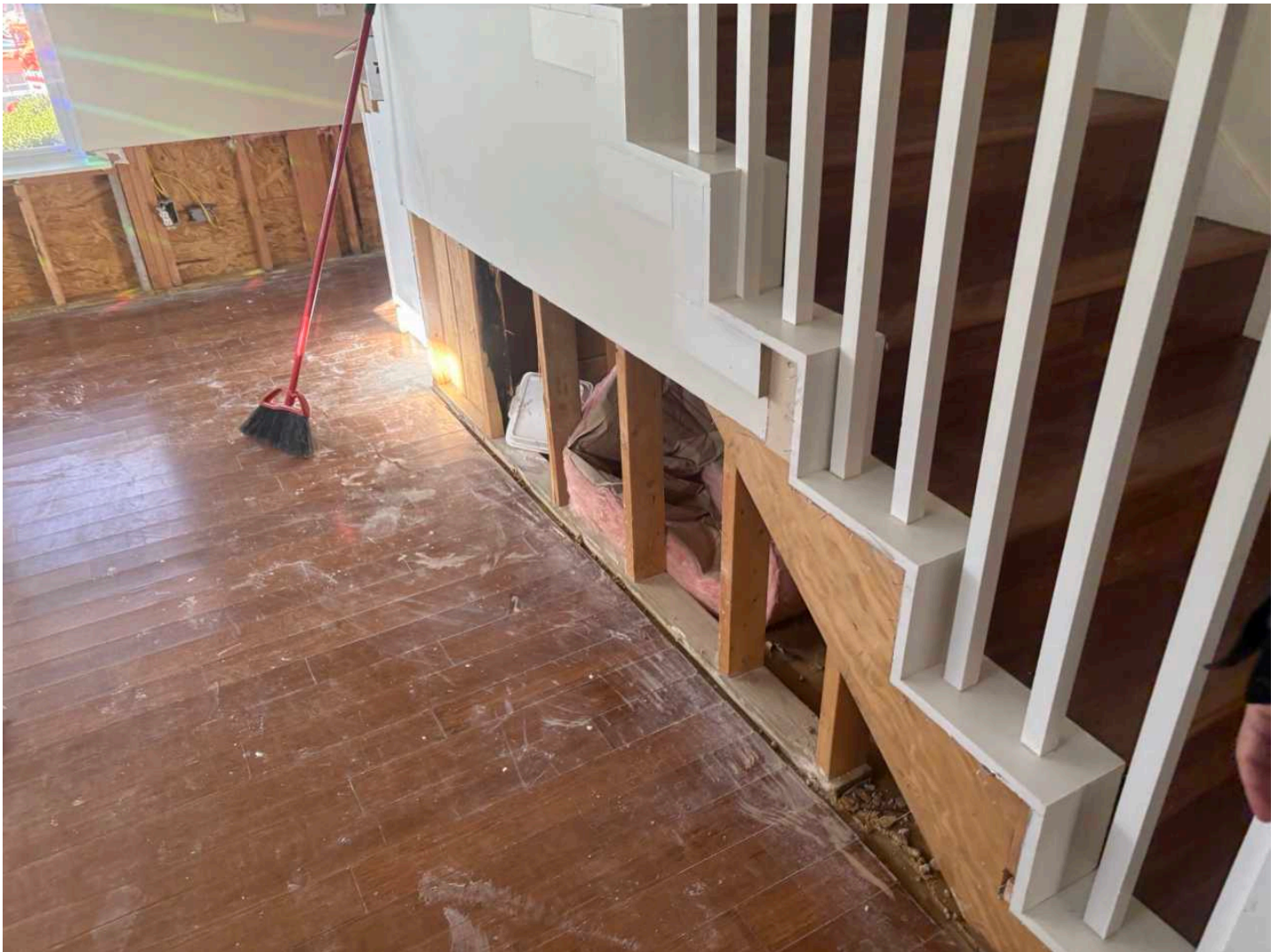
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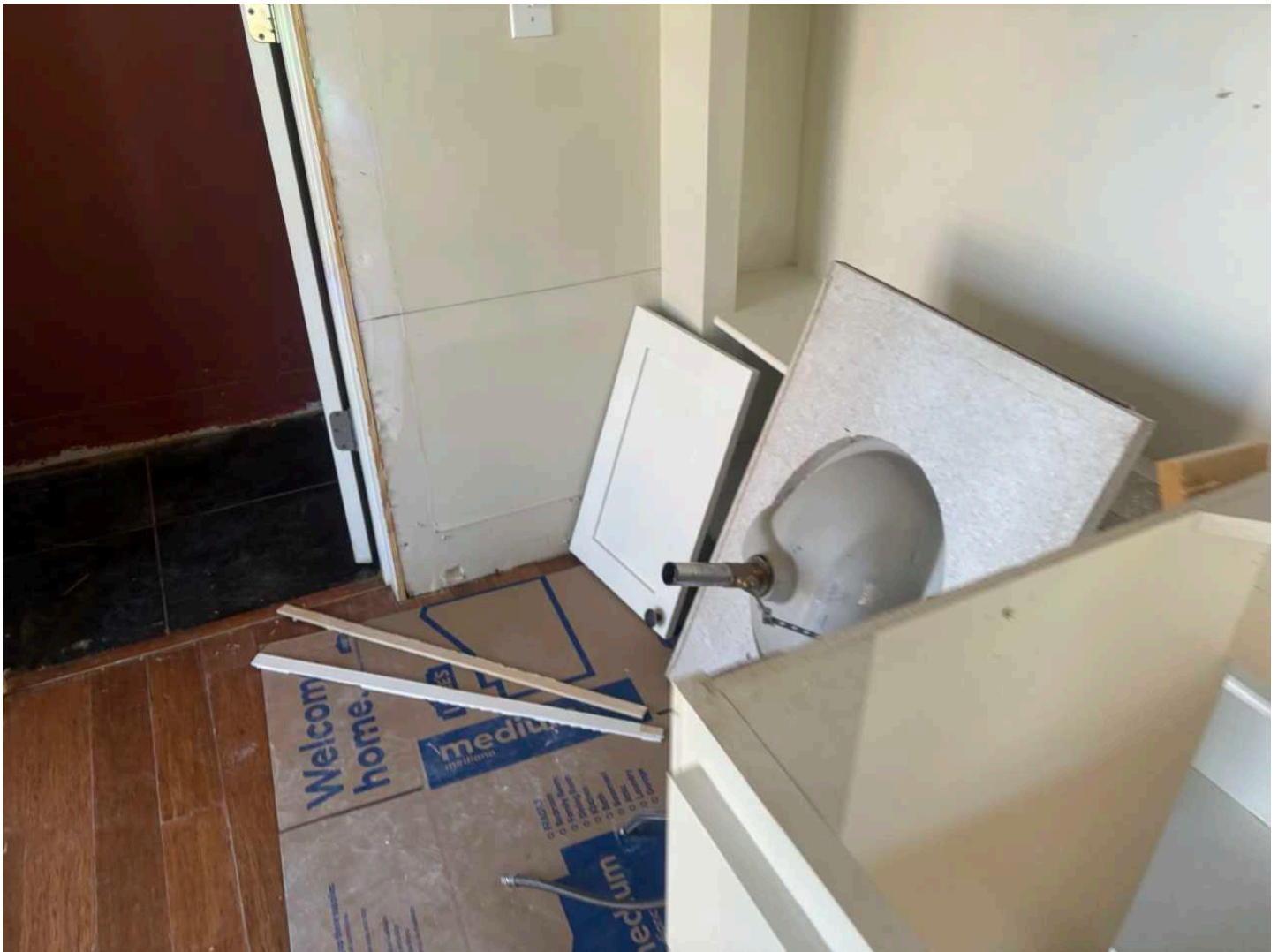
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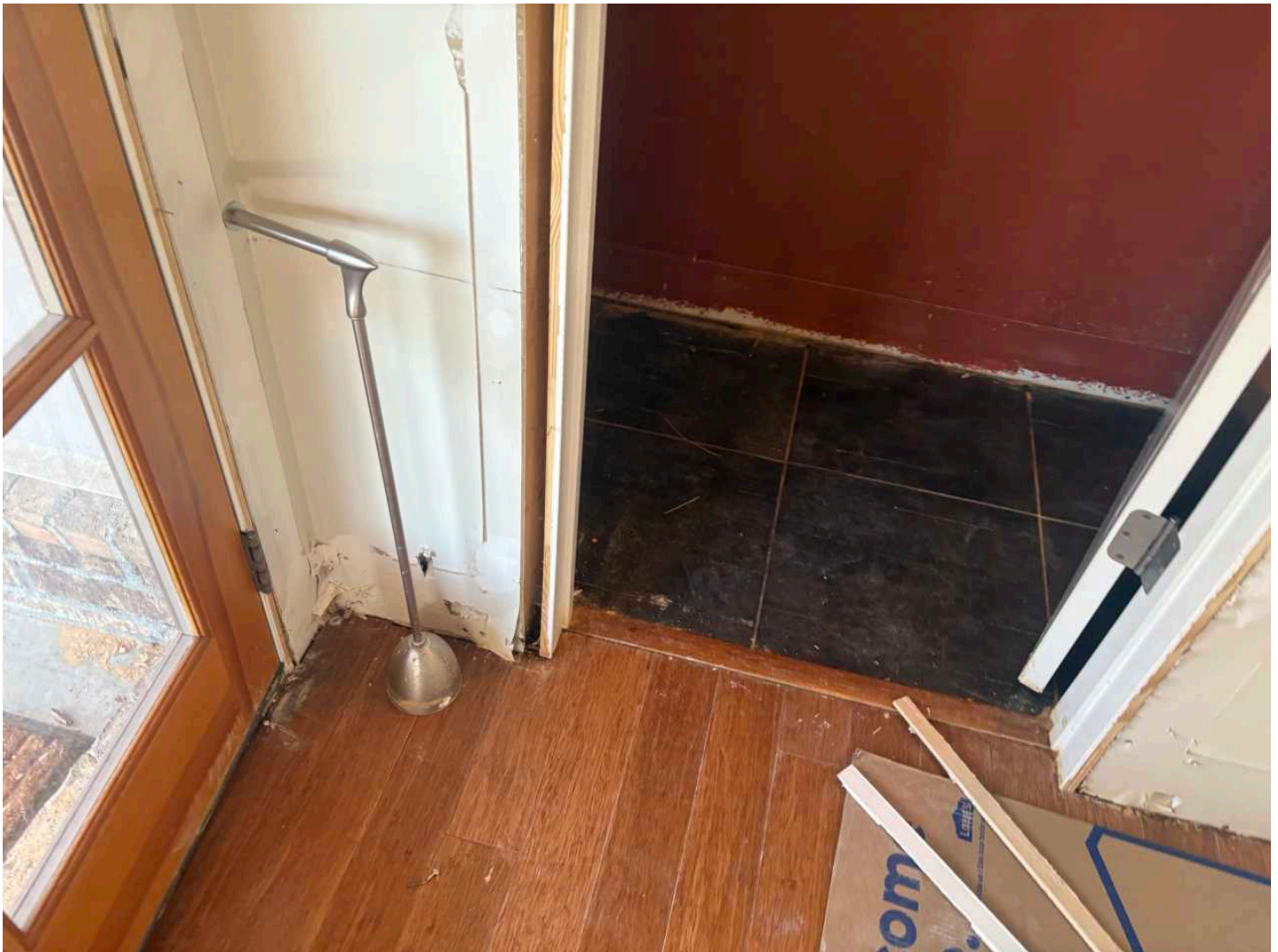
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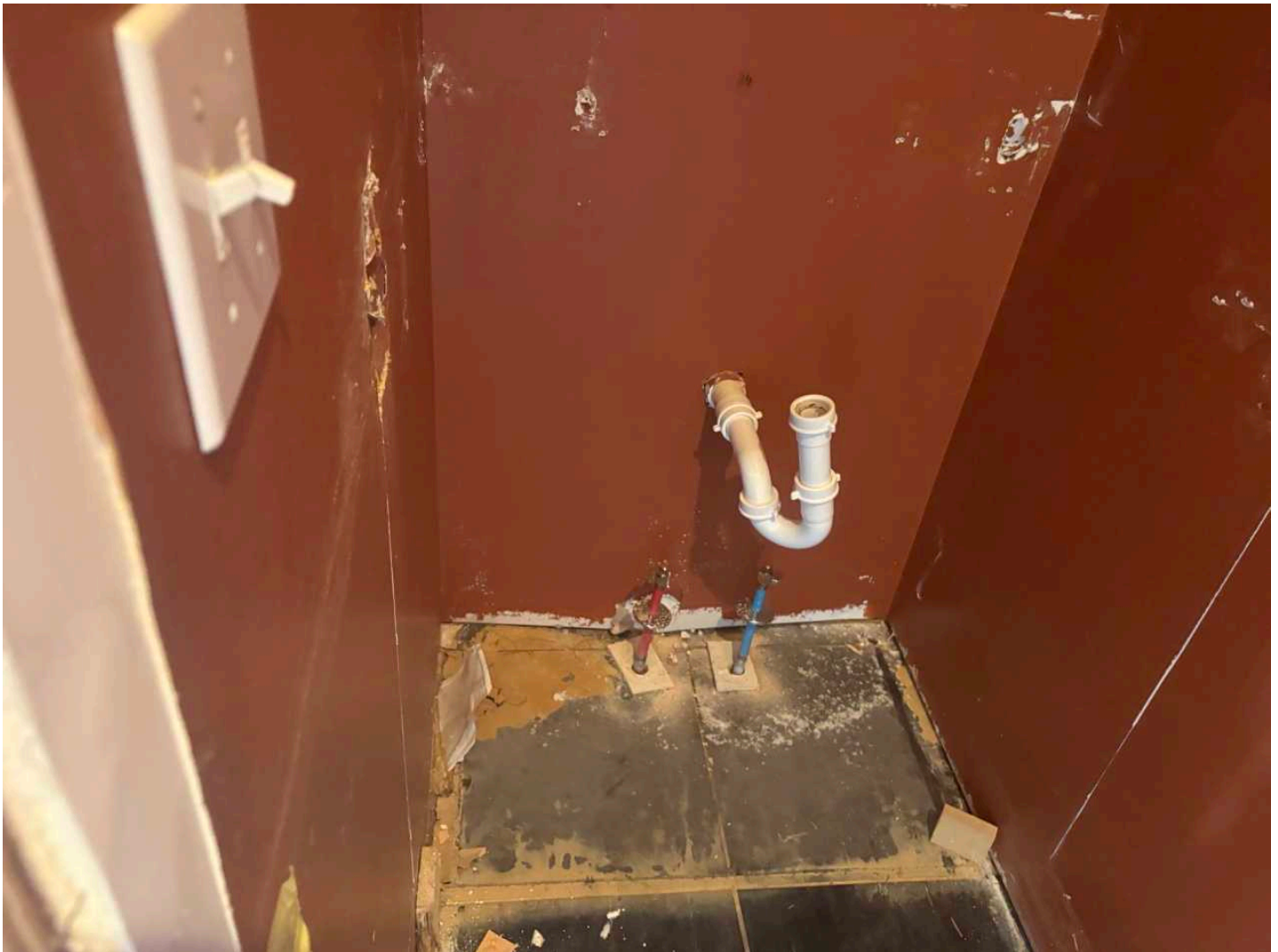
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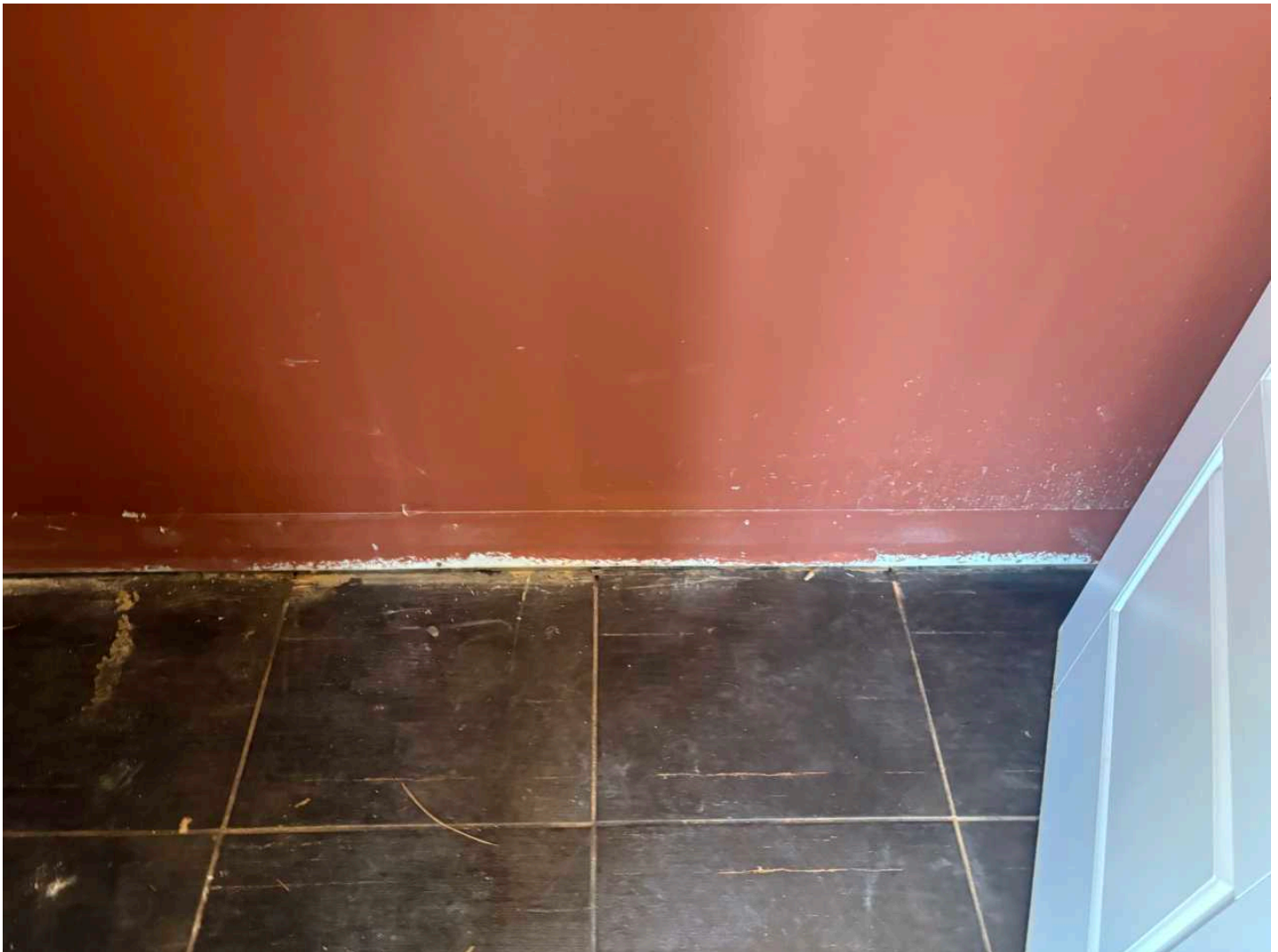
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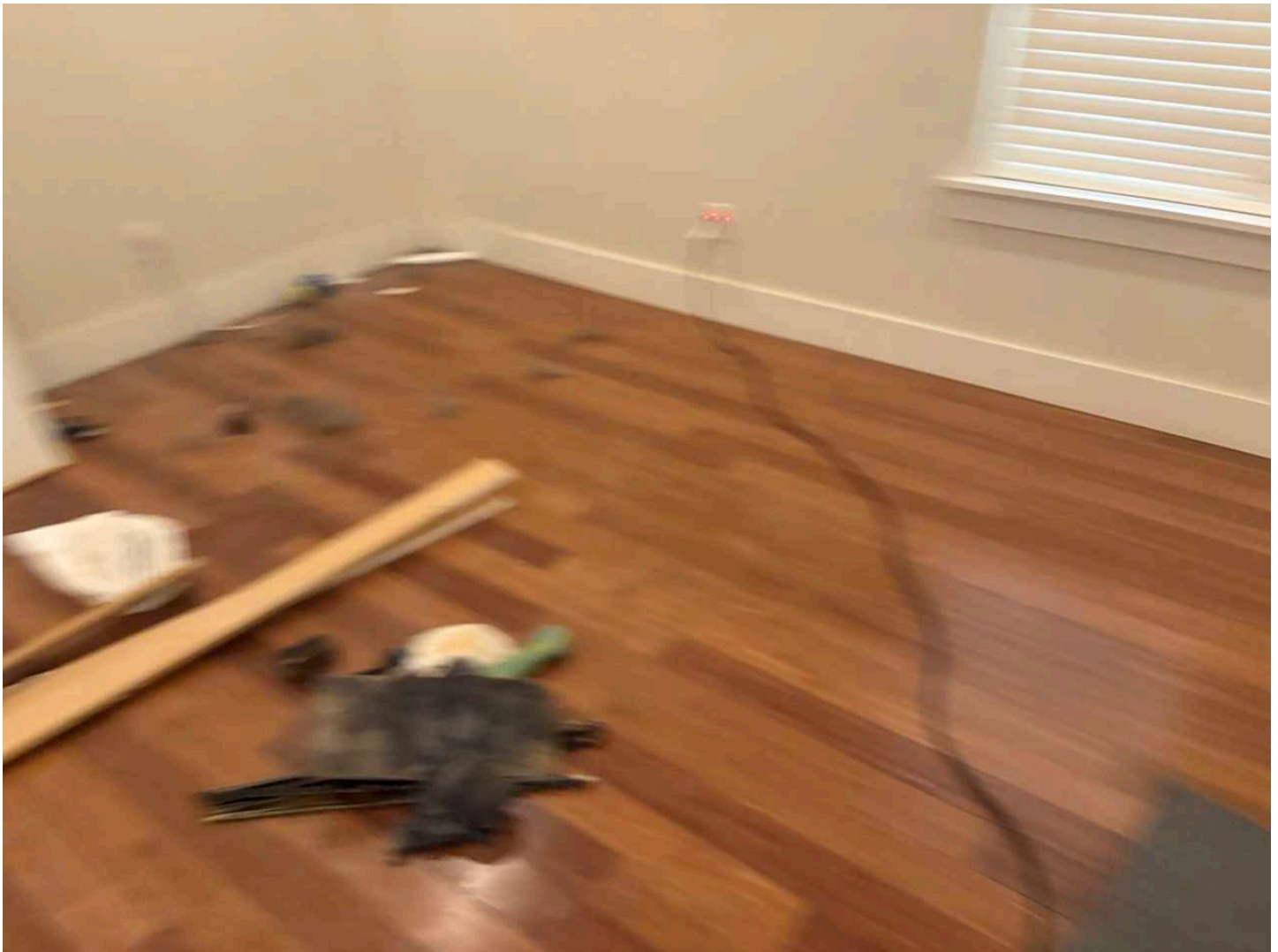
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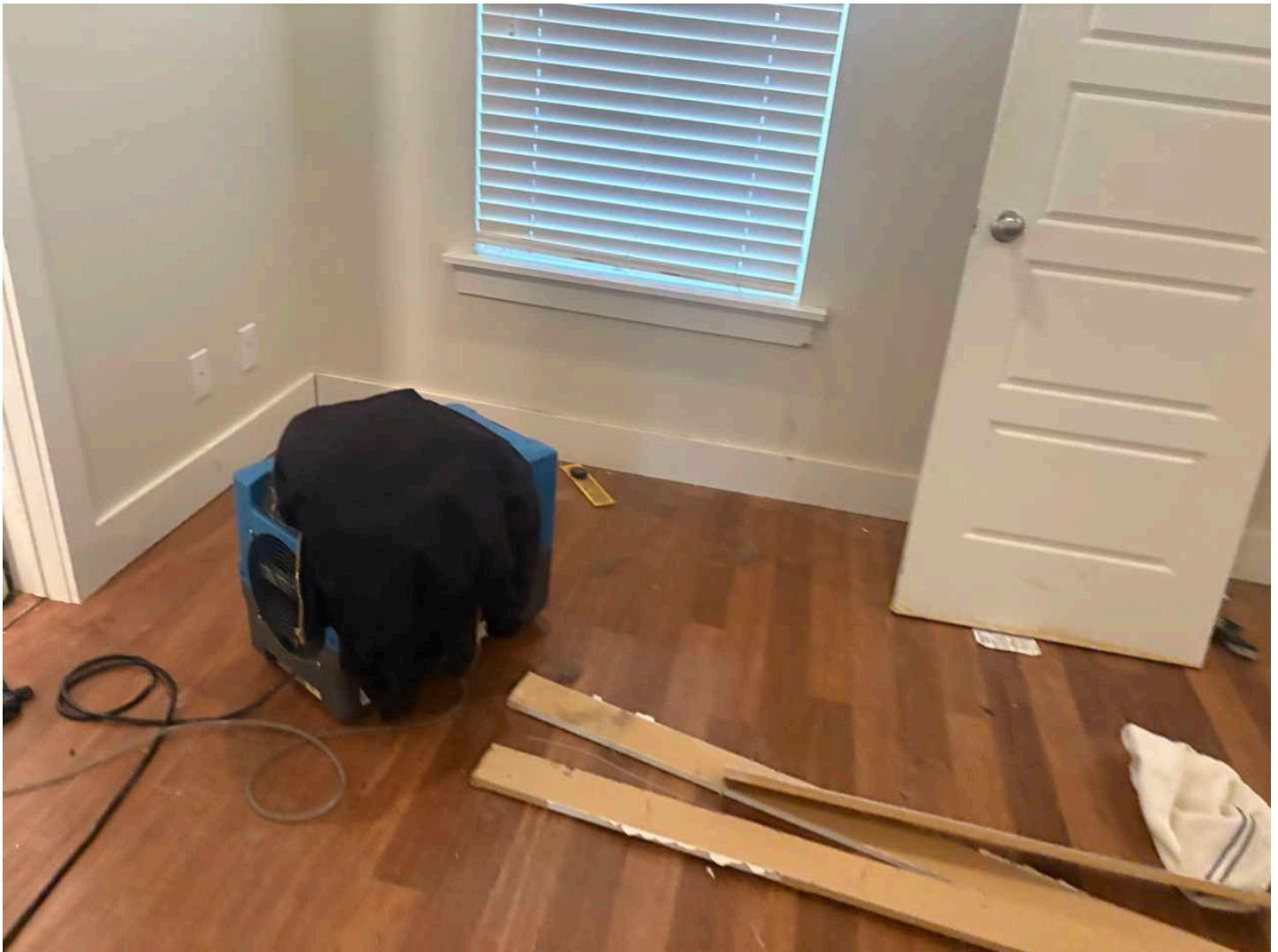
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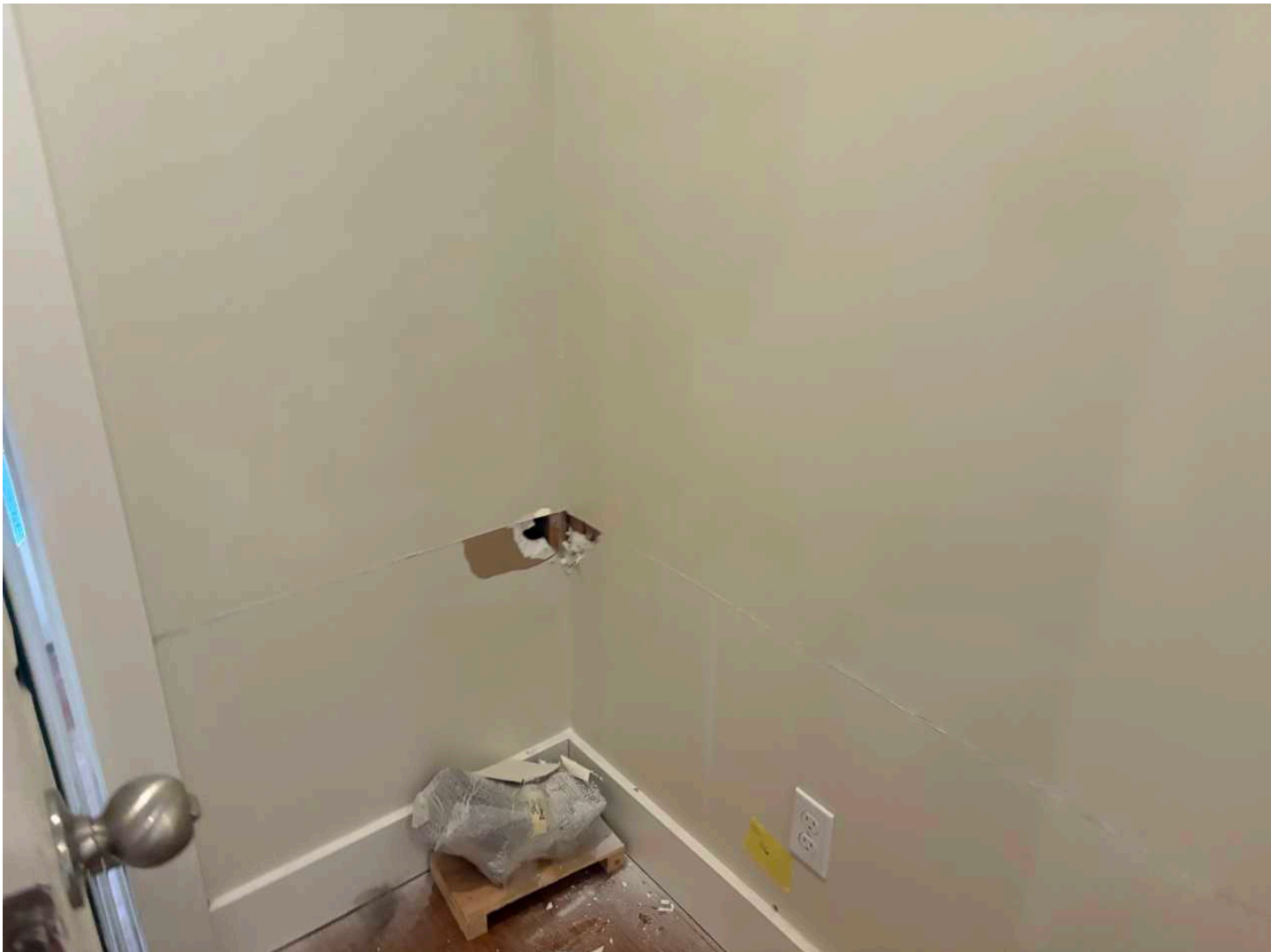
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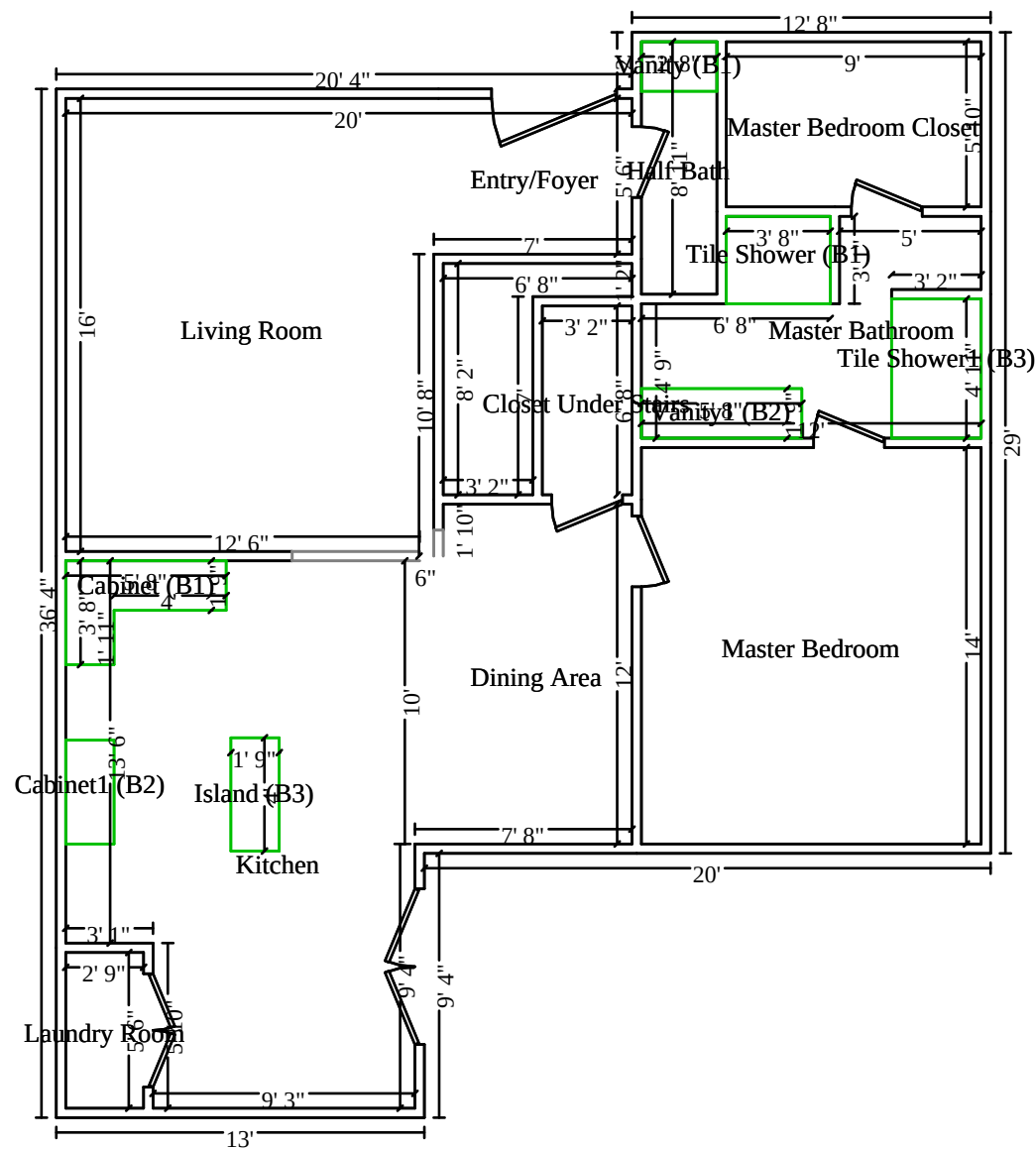
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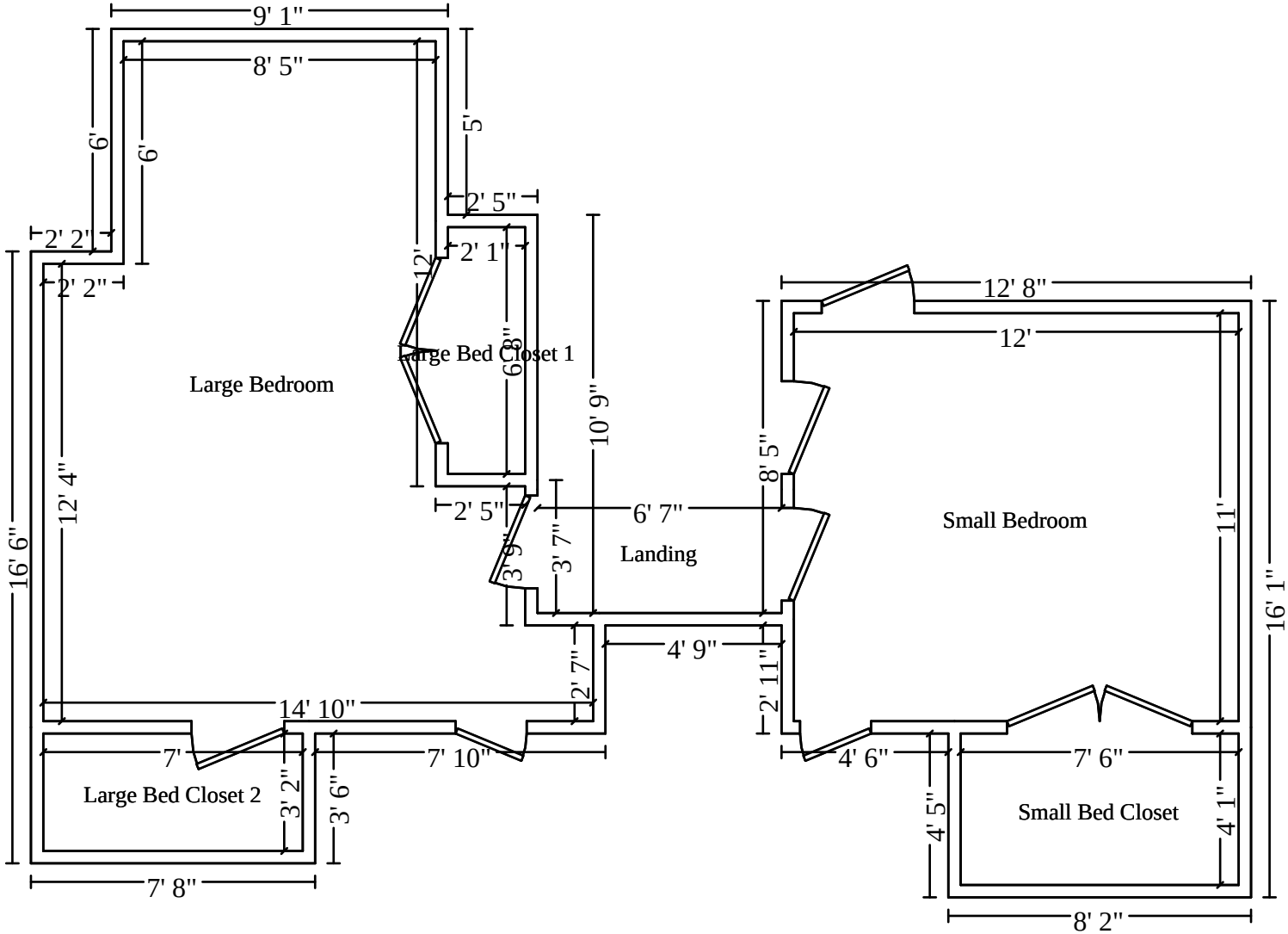
NWA Claims, LLC.

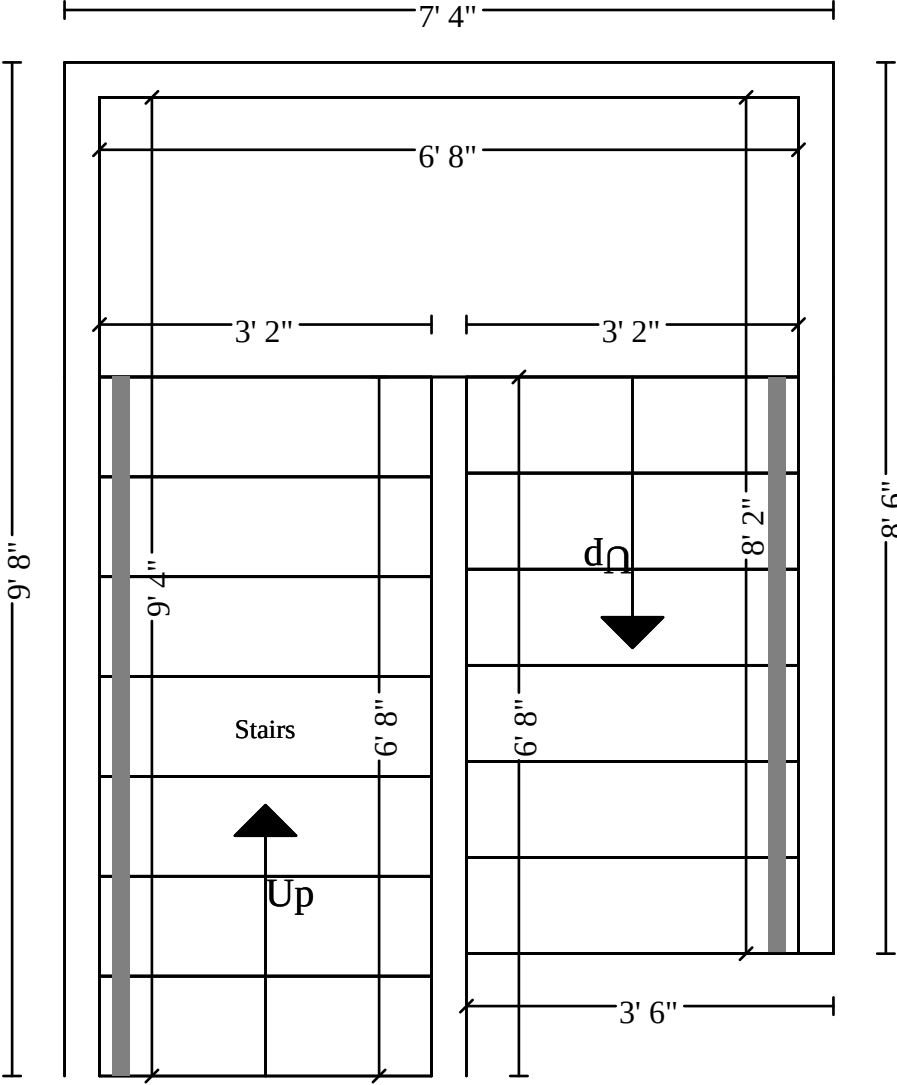
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Personal Property Lost Items

ROOM	ITEM	DESCRIPTION	VALUE	POTENTIALLY RECOVERABLE	Comments
KITCHEN	Food on counters	Assorted food exposed	\$75		0 Sewage air, approx 8 hrs
	Dog food	Dog food on floor	\$40		0
	Plants	Plants on floor	\$110		0
	Dog containers	Bowls, auto water dispenser	\$80		0 On floor, Rizzari Automatic Pet Water Bowl part of this
	Dishwasher	Stainless,	\$600		0 In standing sewage approx 8 hrs
	Stove	Gas 5 burner stove and oven including exhaust hood	\$950		0 Bottom instanding sewage appro 8 hrs. Top to match
					0
	Trash Can	Stainless trash can pedal	\$60		0
	Plastic storage	Containers in island approx 15 pcs	\$70		0 Close proximity to raw sewage
					0
	Bottom Cabinet				0
	Pots	13 pcs	\$280		0 Close proximity to raw sewage
	Cast iron pans	4 pcs	\$140		0 Close proximity to raw sewage
	Other pans	4 pcs	\$120		0 Close proximity to raw sewage
	Towels / trivets /				0 Close proximity to raw sewage
	pot holders	15 pcs	\$170		0 Close proximity to raw sewage
	Cleaning supplies		\$150		0 Close proximity to raw sewage
	under sink				0 Close proximity to raw sewage
	Free Standing Cabinet	Cabinet sitting under window that housed liquor and serving items	\$900	1	900 In standing seage for approx 8 hrs, potentially recoverable with refinish
					0
					0
	Runner carpet 10'x3'		\$300		0
	Under carpet pad 10'x3'		\$40		0
DINING	6 chairs	Raised, solid wood	\$1,500	1	1500 Legs in sewage approx 8 hrs, potentially recoverable with refinish
	Dining room table	Solid wood	\$1,100	1	1100 Legs in sewage approx 8 hrs, potentially recoverable with refinish
	Air rifle	Rifle w/ scope	\$250		0 Butt stock in raw sewage
					0
WATER HEATER CLOSET	Cleaning supplies floor	Chemicals	\$210		0
		Rags, towels on floor x 12	\$120		0
	Free standing selves		\$150		0
	Vacuum cleaner		\$175		0
	Steam cleaner		\$200		0
					0
LIVING ROOM					0
	8' Leather Couch	Full leather dog proof	\$2,500		0 Legs in standing sewage for 8 hrs as well as potentially underside of couch. Dog jumped on couch after paws in raw sewage.
	4' Fabric Love Seat	Custom furniture to the house	\$750		0 Legs in sewage approx 8 hrs, dog jumped on with contaminated paws
	4' Fabric Love Seat	Custom furniture to the house	\$600		0 Legs in sewage approx 8 hrs, dog jumped on with contaminated paws
	Fabric Bench Seat	Custom furniture to the house	\$800		0 Legs in sewage approx 8 hrs, dog jumped on with contaminated paws
	Ottoman storage bench		\$350		0 Legs in sewage approx 8 hrs, dog jumped on with contaminated paws
	Dog toys	several kong toys, chuck it balls	\$90		0
	Router		\$150		0 Replacement from ATT
	Google Nest Range Extender		\$90		0
	Accent lamp		\$75		0 fell on contaminated ground
	Electric cords	4 pcs	\$60		0
	Bar stools	3 pcs solid wood	\$450		0
	Coffee Table	Solid wood (Walnut)	\$400		0 Legs in sewage approx 8 hrs
	Area Rug	8 x 10	\$1,439		0 Rizzy Mod Mo575a Grey Area Rug
	Under Rug Pad	8 x 10	\$150		0
	Bottom shelf Curio				0
	Items by Entrance	Book	\$60		0
		Plant	\$40		0
		Photos	\$40		0
					0
					0
1/2 BATHROOM	Cleaning Supplies		\$65		0
	Towels / Rags	x 8	\$80		0
	Brush, plunger		\$30		0
	Bidet on toilet		\$90		0
					0
BEDROOM	King Bed frame Bernhardt 379-H06 Headboard Fabric, Bernhardt 379-FR06 Footboard/rails		\$1,095		0 Purchased 7/22/2024 Sam's Furniture order 15178
	Box Spring		\$270	1	270 Potentially recoverable
	Mattress		\$1,500	1	1500 Potentially recoverable, had a waterproof coverg
	Bedding	Comforter	\$150		0 Bedding replacement result of dog jumping on bed with contaminated paws
	Blankets	x 2	\$90		0 Bedding replacement result of dog jumping on bed with contaminated paws

MASTER BATHROOM	Dream Fit Enhanced Bamboo King Sheets FFBB004-75-5K5 Sheet Set		\$190		0 Bedding replacement result of dog jumping on bed with contaminated paws. Purchased Sam's Furniture 7/19/2024
	King Size Pillows (x 4), Decorative Pillow set (x3)	x1	\$125		0
	High Dresser	Solid wood 5'	\$800	1	800 Bottom in sewage 8 hrs. Potentially recoverable
	Low dresser	Solid wood 7'	\$1,300	1	1300 Bottom in sewage 8 hrs. Potentially recoverable
	End tables	Solid wood by bed x 2	\$600	1	600 Bottom in sewage 8 hrs. Potentially recoverable
	Air filter free standing		\$250		0
	Clothes bottom drawers				0
		Pants x 7 pr	\$280		0
		T shirts x 14	\$200		0
		Collar shirts x 12	\$360		0
		Socks x 15 pr	\$150		0
	End table lamps	x 2	\$100		0 Cords in sewage approx 8 hrs
	Dog bed	x1	\$90		0
					0
	Cleaning supplies bottom		\$175		0
	Bathroom products bottom		\$120		0
	Hairdryer		\$30		0
	Brush, plunger		\$30		0
	Bath mat		\$25		0
	Bath products tub		\$40		0 Tub overflow and raw sewage spill
					0
MASTER CLOSET	Soft sided gun cases	x 6	\$260		0 Absorbed raw sewage. All exposed firearms recoverable after extensive disinfecting/lubricating
	Hard sided gun case	x 1	\$80		0
	Shoes				0
	Sneakers	x 5	\$750		0
	Boots	x 3	\$420		0
	Special boots with Sole insoles	x 1	\$600		0 Cape Buffalo Courtenay Boots tyre style tread sourced from Africa Sporting Creations Dallas Safari Club with sole insoles
	Cowboy Boots	x 2	\$700		0 Caiman and bull hide
	Dress shoes	x3	\$510		0
	Shotgun shells Pheasant loads	x150	\$250		0 Disposed of with Fayetteville PD hand receipt
	Cabela's Compound Bow case	x1	\$90		0 Soft case, absorbed sewage
	Laser Rangefinder in Bow case	x1	\$100		0 Sat in sewage for 8 hrs.
	Bow release	x1	\$60		0 absorbed sewage
	Ultralight aluminum collapsible hunting tripod (rail and swivel attachments)	x1	\$300		0 elastic line within poles (similar to camping poles) could not be effectively decontaminated
EXTERIOR	Welcome mat	x2	\$80		0 Contaminated shoes making repeated contact
	8'x10' mat	x1	\$150		0 Contaminated items seeping sewage placed upon this mat in screened in porch area
ADDITIONAL EXPENSES	Tarps, gloves, towels for gun cleaning	x1	\$70.84		0 receipt TrueValue 12/10/25
			\$28,490	total personal property impacted	
			\$7,970	potentially recoverable amount	
			\$24,505	total personal property loss if half recoverable items are restored, doesn't include costs for restoration	



NWA Restore It Inc

13525 W. Highway 102
Centerton, AR 72719
Office: 479-795-1300
Fax: 479-795-1156
Tax-ID-- 72-1532198

Client: Skrocki, Christopher
Property: 516 N Fallin Ave
Fayetteville , AR 72701

Operator: GEORGIAC

Estimator: Georgia Coppock
Company: NWA Restore It Inc.
Business: 13525 W Hwy 102
Centerton, AR 72719

Business: (479) 795-1300
E-mail: georgiac@nwarestoreit.com

Type of Estimate:

Date Entered: 12/8/2025

Date Assigned:

Price List: ARFA8X_DEC25

Labor Efficiency: Restoration/Service/Remodel

Estimate: SKROCKI_CONT_0977C



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SKROCKI_CONT_0977C

Inventory Import

Inventory Import

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. On-Site Evaluation and/or Supervisor/Admin - per hour	25.00 HR	0.00	65.73	160.22	1,803.47
2. On-Site Inventory, Packing, Boxing, Moving chrg - per hour	76.33 HR	0.00	52.86	393.39	4,428.19
3. Cleaning Technician - per hour	138.00 HR	0.00	52.86	711.23	8,005.91
4. Moving Truck	1.00 EA	0.00	933.43	0.00	933.43
5. Job-site moving/storage container - (per month)	3.00 MO	0.00	249.00	72.83	819.83
This is for 3 months of storage (any additional months will be charged separately)					
6. Job-site moving container - pick up/del. (ea. way) 12'-20'	2.00 EA	0.00	99.50	19.40	218.40
Total: Inventory Import				1,357.07	16,209.23

Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
7. Clean countertop appliance - small - Light clean	1.00 EA	0.00	7.82	0.77	8.59
8. Clean countertop appliance	5.00 EA	0.00	16.55	8.14	90.89
[Skrocki-000021] - Clean countertop appliance					
[Skrocki-000021] - Clean countertop appliance					
[Skrocki-000027] - Clean countertop appliance					
[Skrocki-000024] - Clean countertop appliance					
9. Clean countertop appliance - Heavy clean	3.00 EA	0.00	22.32	6.67	73.63
[Skrocki-000039] - Clean countertop appliance - Heavy clean					
[Skrocki-000039] - Clean countertop appliance - Heavy clean					
[Skrocki-000018] - Clean countertop appliance - Heavy clean					
10. Clean household appliance	3.00 EA	0.00	25.00	7.42	82.42
[Skrocki-000029] - Clean household appliance					
[Skrocki-000099] - Clean household appliance					
[Skrocki-000099] - Clean household appliance					
11. Clean household appliance - small	1.00 EA	0.00	8.46	0.84	9.30



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000028] - Clean household appliance - small					
12. Clean household appliance - Light clean	4.00 EA	0.00	16.13	6.37	70.89
[Skrocki-000021] - Clean household appliance					
[Skrocki-000099] - Clean household appliance - - Clean household appliance					
[Skrocki-000099] - Clean household appliance					
13. Clean vacuum cleaner - canister w/ attachments	1.00 EA	0.00	43.73	4.30	48.03
[Skrocki-000042] - Clean vacuum cleaner - canister w/ attachments					
14. Clean bag - handbag - small - Full service	2.00 EA	0.00	13.68	2.93	30.29
[Skrocki-000028] - Clean bag - handbag - small - Full service					
[Skrocki-000028] - Clean bag - handbag - small - Full service					
15. Clean bag - tote bag - Full service	1.00 EA	0.00	13.56	1.45	15.01
[Skrocki-000018] - Clean bag - tote bag - Full service					
16. Clean belt - leather - Full service	1.00 EA	0.00	6.67	0.72	7.39
[Skrocki-000065] - Clean belt - leather - Full service					
17. Clean back pack - outdoor - Full service	1.00 EA	0.00	18.82	2.01	20.83
[Skrocki-000068] - Clean back pack - outdoor - Full service					
18. Provide box & tape - medium size	42.00 EA	0.00	3.42	29.37	173.01
[Skrocki-000075] - Provide box & tape - medium size					
[Skrocki-000070] - Provide box & tape - medium size					
[Skrocki-000071] - Provide box & tape - medium size					
[Skrocki-000074] - Provide box & tape - medium size					
No tags					
[Skrocki-000033] - Provide box & tape - medium size					
[Skrocki-000076] - Provide box & tape - medium size					
[Skrocki-000084] - Provide box & tape - medium size					
Pillow					
No tags					
[Skrocki-000071] - Provide box & tape - medium size					
[Skrocki-000074] - Provide box & tape - medium size					
No tags					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000039] - Provide box & tape - medium size					
[Skrocki-000078] - Provide box & tape - medium size					
[Skrocki-000085] - Provide box & tape - medium size					
[Skrocki-000098] - Provide box & tape - medium size					
[Skrocki-000070] - Provide box & tape - medium size					
[Skrocki-000072] - Provide box & tape - medium size					
[Skrocki-000032] - Provide box & tape - medium size					
[Skrocki-000075] - Provide box & tape - medium size					
[Skrocki-000083] - Provide box & tape - medium size					
Pillow					
No tags					
[Skrocki-000042] - Provide box & tape - medium size					
Blanket					
Pillow					
No tags					
[Skrocki-000073] - Provide box & tape - medium size					
[Skrocki-000081] - Provide box & tape - medium size					
[Skrocki-000028] - Provide box & tape - medium size					
[Skrocki-000042] - Provide box & tape - medium size					
[Skrocki-000032] - Provide box & tape - medium size					
[Skrocki-000073] - Provide box & tape - medium size					
[Skrocki-000072] - Provide box & tape - medium size					
Provide box & tape - medium size					
19. Provide box & tape - small size	25.00 EA	0.00	2.47	12.63	74.38
[Skrocki-000028] - Provide box & tape - small size					
[Skrocki-000069] - Provide box & tape - small size					
[Skrocki-000047] - Provide box & tape - small size					
[Skrocki-000045] - Provide box & tape - small size					
[Skrocki-000068] - Provide box & tape - small size					
[Skrocki-000100] - Provide box & tape - small size					
[Skrocki-000052] - Provide box & tape - small size					
[Skrocki-000030] - Provide box & tape - small size					
[Skrocki-000029] - Provide box & tape - small size					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000082] - Provide box & tape - small size					
[Skrocki-000025] - Provide box & tape - small size					
[Skrocki-000027] - Provide box & tape - small size					
[Skrocki-000099] - Provide box & tape - small size					
[Skrocki-000069] - Provide box & tape - small size					
[Skrocki-000031] - Provide box & tape - small size					
[Skrocki-000028] - Provide box & tape - small size					
[Skrocki-000066] - Provide box & tape - small size					
[Skrocki-000061] - Provide box & tape - small size					
[Skrocki-000067] - Provide box & tape - small size					
[Skrocki-000065] - Provide box & tape - small size					
[Skrocki-000060] - Provide box & tape - small size					
[Skrocki-000064] - Provide box & tape - small size					
[Skrocki-000059] - Provide box & tape - small size					
[Skrocki-000063] - Provide box & tape - small size					
[Skrocki-000062] - Provide box & tape - small size					
20. Provide box & tape - large size	3.00 EA	0.00	4.63	2.84	16.73
[Skrocki-000048] - Provide box & tape - large size					
[Skrocki-000054] - Provide box & tape - large size					
[Skrocki-000026] - Provide box & tape - large size					
21. Provide box, packing paper & tape - medium size	1.00 EA	0.00	3.91	0.80	4.71
[Skrocki-000024] - Provide box, packing paper & tape - medium size					
22. Clean curtains - plain - large - Full service	4.00 EA	0.00	42.20	18.08	186.88
[Skrocki-000018] - Clean curtains - plain - large - Full service					
[Skrocki-000018] - Clean curtains - plain - large - Full service					
[Skrocki-000018] - Clean curtains - plain - large - Full service					
[Skrocki-000018] - Clean curtains - plain - large - Full service					
23. Clean gloves - Full service	2.00 EA	0.00	8.32	1.79	18.43
[Skrocki-000081] - Clean gloves - Full service					
[Skrocki-000081] - Clean gloves - Full service					
24. Clean hanger - padded - Full service	3.00 EA	0.00	3.88	1.24	12.88



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000065] - Clean hanger - padded - Full service					
25. Clean hat - Full service	1.00 EA	0.00	20.19	2.17	22.36
[Skrocki-000028] - Clean hat - Full service					
26. Clean mittens - Full service	1.00 EA	0.00	4.06	0.44	4.50
[Skrocki-000018] - Clean mittens - Full service					
27. Clean pillow - large - Full service	1.00 EA	0.00	21.48	2.30	23.78
[Skrocki-000083] - Clean pillow - large - Full service					
28. Clean pillow case - Full service	2.00 EA	0.00	4.47	0.96	9.90
[Skrocki-000018] - Clean pillow case - Full service					
[Skrocki-000018] - Clean pillow case - Full service					
29. Clean toy - Full service	1.00 EA	0.00	12.43	1.33	13.76
[Skrocki-000096] - Clean toy - Full service					
30. Clean toy - small - Full service	1.00 EA	0.00	9.46	1.01	10.47
[Skrocki-000096] - Clean toy - small - Full service					
31. Clean toy - doll clothes - Full service	8.00 EA	0.00	6.01	5.15	53.23
[Skrocki-000058] - Clothes					
[Skrocki-000057] - Clothes					
[Skrocki-000051] - Clothes					
[Skrocki-000053] - Clothes					
[Skrocki-000050] - Clothes					
[Skrocki-000049] - Clothes					
[Skrocki-000055] - Clothes					
[Skrocki-000056] - Clothes					
32. Clean towel - Full service	1.00 EA	0.00	3.23	0.35	3.58
[Skrocki-000048] - Clean towel - Full service					
33. Clean wall hanging - Full service	1.00 EA	0.00	16.29	1.74	18.03
[Skrocki-000031] - Clean wall hanging - Full service					
34. Clean electronics / accessories - exterior wipe down	5.00 EA	0.00	9.88	5.00	54.40
[Skrocki-000097] - Clean electronics / accessories - exterior wipe down					
[Skrocki-000039] - Clean electronics / accessories - exterior wipe down					
[Skrocki-000077] - Clean electronics / accessories - exterior wipe down					
[Skrocki-000028] - Clean electronics / accessories - exterior wipe down					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000028] - Clean electronics / accessories - exterior wipe down					
35. Clean electronics / accessories - small - ext. wipe down	8.00 EA	0.00	1.87	1.48	16.44
[Skrocki-000052] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000045] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000081] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000045] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000024] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000029] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000028] - Clean electronics / accessories - small - ext. wipe down					
[Skrocki-000028] - Clean electronics / accessories - small - ext. wipe down					
36. Cleaning - Electronics - per hour	3.00 HR	0.00	52.86	15.46	174.04
[Skrocki-000099] - Cleaning - Electronics					
[Skrocki-000099] - Cleaning - Electronics - per hour					
[Skrocki-000028] - Cleaning - Electronics - per hour					
37. Clean bar contents	14.00 LF	0.00	13.95	19.61	214.91
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000030] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
[Skrocki-000052] - Clean bar contents					
38. Clean bar contents	1.00 LF	0.00	13.95	1.40	15.35
[Skrocki-000052] - Clean bar contents					
39. Clean bookcase contents	9.00 LF	0.00	11.19	10.15	110.86



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000052] - Clean bookcase contents					
[Skrocki-000081] - Clean bookcase contents					
[Skrocki-000024] - Clean bookcase contents					
[Skrocki-000024] - Clean bookcase contents					
[Skrocki-000029] - Clean bookcase contents					
40. Clean bookcase contents	3.00 LF	0.00	11.19	3.38	36.95
[Skrocki-000045] - Clean bookcase contents					
[Skrocki-000045] - Clean bookcase contents					
[Skrocki-000045] - Clean bookcase contents					
41. Clean bric-a-brac - per Lg box	37.00 EA	0.00	85.61	311.89	3,479.46
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000026] - Clean bric-a-brac - per Lg box					
[Skrocki-000081] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000099] - Clean bric-a-brac - per Lg box					
[Skrocki-000077] - Clean bric-a-brac - per Lg box					
Clean bric-a-brac - per Lg box					
[Skrocki-000077] - Clean bric-a-brac - per Lg box					
Clean bric-a-brac - per Lg box					
Skrocki-000012					
Clean bric-a-brac - per Lg box					
Skrocki-000012					
42. Clean bric-a-brac - per Lg box - low density - Lt Clean	1.00 EA	0.00	45.57	4.48	50.05
Clean bric-a-brac - per Lg box - low density - Lt Clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
43. Clean bric-a-brac - per Lg box - Lt clean	17.00 EA	0.00	68.35	114.18	1,276.13
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Lt clean					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Lt clean					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Lt clean					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Lt clean					
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Lt clean					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Lt clean					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Lt clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
[Skrocki-000077] - Clean bric-a-brac - per Lg box - Lt clean					
44. Clean bric-a-brac - per Lg box - Hvy clean	6.00 EA	0.00	129.70	77.03	855.23
Clean bric-a-brac - per Lg box - Hvy clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
[Skrocki-000097] - Clean bric-a-brac - per Lg box - Hvy clean					
Clean bric-a-brac - per Lg box - Hvy clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Hvy clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Hvy clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean bric-a-brac - per Lg box - Hvy clean					
45. Clean bric-a-brac - per Sml box - Hvy clean	12.00 EA	0.00	86.24	102.27	1,137.15
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
[Skrocki-000076] - Clean bric-a-brac - per Sml box - Hvy clean					
46. Clean dishpack - per box - Heavy clean	1.00 EA	0.00	104.51	10.38	114.89
[Skrocki-000039] - Clean dishpack - per box - Heavy clean					
47. Clean glasspack - per box - Light clean	2.00 EA	0.00	27.06	5.46	59.58
[Skrocki-000030] - Clean glasspack - per box - Light clean					
[Skrocki-000030] - Clean glasspack - per box - Light clean					
48. Clean glasspack - per box - Heavy clean	1.00 EA	0.00	85.24	8.50	93.74
[Skrocki-000039] - Clean glasspack - per box - Heavy clean					
49. Clean misc items - per Lg box - Hvy clean	1.00 EA	0.00	102.96	10.23	113.19
[Skrocki-000039] - Clean misc items - per Lg box - Hvy clean					
50. Clean misc items - per Med box	1.00 EA	0.00	60.94	6.02	66.96
[Skrocki-000019] - Clean misc items - per Med box					
[Skrocki-000019] - Poopy job					
51. Clean misc items - per Med box - Hvy clean	3.00 EA	0.00	82.77	24.64	272.95
[Skrocki-000021] - Clean misc items - per Med box - Hvy clean					
Clean misc items - per Med box - Hvy clean					
Clean misc items - per Med box - Hvy clean					
52. Clean misc items - per Sml box	1.00 EA	0.00	50.80	5.02	55.82
[Skrocki-000045] - Clean misc items - per Sml box					
53. Clean misc items - per Sml box - Lt clean	1.00 EA	0.00	36.56	3.61	40.17
[Skrocki-000045] - Clean misc items - per Sml box - Lt clean					
54. Clean misc items - per Sml box - Hvy clean	1.00 EA	0.00	67.84	6.72	74.56
[Skrocki-000045] - Clean misc items - per Sml box - Hvy clean					
55. Clean cabinet contents - kitchen	11.00 LF	0.00	19.20	21.90	233.10
[Skrocki-000039] - Clean cabinet contents - kitchen					
[Skrocki-000024] - Clean cabinet contents - kitchen					
[Skrocki-000049] - Clean cabinet contents - kitchen					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000026] - Clean cabinet contents - kitchen					
[Skrocki-000032] - Clean cabinet contents - kitchen					
[Skrocki-000020] - Clean cabinet contents - kitchen					
[Skrocki-000032] - Clean cabinet contents - kitchen					
56. Clean closet contents (no clothing)	14.00 LF	0.00	5.87	8.68	90.86
Clean closet contents (no clothing)					
Skrocki-000002 matches a Box ID used in a prior Job and was removed					
[Skrocki-000061] - Clean closet contents (no clothing)					
[Skrocki-000031] - Clean closet contents (no clothing)					
[Skrocki-000061] - Clean closet contents (no clothing)					
[Skrocki-000064] - Clean closet contents (no clothing)					
Clean closet contents (no clothing)					
Skrocki-000001 matches a Box ID used in a prior Job and was removed					
Clean closet contents (no clothing)					
Skrocki-000001 matches a Box ID used in a prior Job and was removed					
[Skrocki-000079] - Clean closet contents (no clothing)					
[Skrocki-000061] - Clean closet contents (no clothing)					
Clean closet contents (no clothing)					
Skrocki-000001 matches a Box ID used in a prior Job and was removed					
[Skrocki-000061] - Clean closet contents (no clothing)					
[Skrocki-000061] - Clean closet contents (no clothing)					
[Skrocki-000061] - Clean closet contents (no clothing)					
[Skrocki-000038] - Clean closet contents (no clothing)					
57. Clean ladder - small - Heavy clean	1.00 EA	0.00	31.43	3.17	34.60
[Skrocki-000016] - Clean ladder - small - Heavy clean					
58. Clean night stand contents - Heavy clean	2.00 EA	0.00	22.24	4.46	48.94
Clean night stand contents - Heavy clean					
Skrocki-000035 matches a Box ID used in a prior Job and was removed					
Clean night stand contents - Heavy clean					
Skrocki-000036 matches a Box ID used in a prior Job and was removed					
59. Clean sporting goods - binoculars / monocular / scope	6.00 EA	0.00	11.48	6.95	75.83
[Skrocki-000065] - Clean sporting goods - binoculars / monocular / scope					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000068] - Clean sporting goods - binoculars / monocular / scope					
[Skrocki-000065] - Clean sporting goods - binoculars / monocular / scope					
[Skrocki-000031] - Clean sporting goods - binoculars / monocular / scope					
[Skrocki-000028] - Clean sporting goods - binoculars / monocular / scope					
[Skrocki-000028] - Clean sporting goods - binoculars / monocular / scope					
60. Clean power tool - exterior wipe down	1.00 EA	0.00	21.01	2.06	23.07
Clean power tool - exterior wipe down					
Skrocki-000001 matches a Box ID used in a prior Job and was removed					
61. Clean bar stool	3.00 EA	0.00	16.29	5.23	54.10
Skrocki-000005 - Clean bar stool					
Skrocki-000006 - Clean bar stool					
Skrocki-000007 - Night stand					
62. Clean bar stool - Heavy clean	4.00 EA	0.00	26.47	11.48	117.36
Clean bar stool - Heavy clean					
Skrocki-000006 matches a Box ID used in a prior Job and was removed					
Clean bar stool - Heavy clean					
Skrocki-000005 matches a Box ID used in a prior Job and was removed					
Clean bar stool - Heavy clean					
Skrocki-000015 matches a Box ID used in a prior Job and was removed					
Clean bar stool - Heavy clean					
Skrocki-000014 matches a Box ID used in a prior Job and was removed					
63. Clean chair - wood with plastic/vinyl seat - Heavy clean	6.00 EA	0.00	47.07	29.48	311.90
Clean chair - wood with plastic/vinyl seat - Heavy clean					
Skrocki-000009 matches a Box ID used in a prior Job and was removed					
Clean chair - wood with plastic/vinyl seat - Heavy clean					
Clean chair - wood with plastic/vinyl seat - Heavy clean					
Skrocki-000013 matches a Box ID used in a prior Job and was removed					
Clean chair - wood with plastic/vinyl seat - Heavy clean					
Skrocki-000012 matches a Box ID used in a prior Job and was removed					
Clean chair - wood with plastic/vinyl seat - Heavy clean					
Skrocki-000010 matches a Box ID used in a prior Job and was removed					
Clean chair - wood with plastic/vinyl seat - Heavy clean					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Skrocki-000011 matches a Box ID used in a prior Job and was removed					
64. Clean chest	2.00 EA	0.00	29.88	6.09	65.85
Skrocki-000080 - Clean chest					
[Skrocki-000081] - Display					
65. Clean dresser - single	1.00 EA	0.00	32.65	3.36	36.01
Skrocki-000037 - Clean dresser - single					
66. Clean dresser - single - Heavy clean	5.00 EA	0.00	39.76	21.30	220.10
Clean dresser - single - Heavy clean					
Skrocki-000037 matches a Box ID used in a prior Job and was removed					
Clean dresser - single - Heavy clean					
Skrocki-000101 matches a Box ID used in a prior Job and was removed					
Skrocki-000034 - Clean dresser - single - Heavy clean					
Skrocki-000035 - Clean dresser - single - Heavy clean					
Skrocki-000036 - Clean dresser - single - Heavy clean					
67. Clean dresser mirror	1.00 EA	0.00	16.54	1.72	18.26
Clean dresser mirror					
Skrocki-000022 matches a Box ID used in a prior Job and was removed					
68. Clean shoe tree / rack / organizer	2.00 EA	0.00	18.20	3.87	40.27
Skrocki-000043 - Clean shoe tree / rack / organizer					
[Skrocki-000083] - Clean shoe tree / rack / organizer					
69. Clean shoe tree / rack / organizer - Heavy clean	1.00 EA	0.00	23.86	2.64	26.50
Clean shoe tree / rack / organizer - Heavy clean					
Skrocki-000043 matches a Box ID used in a prior Job and was removed					
70. Clean table - coffee - Heavy clean	1.00 EA	0.00	27.15	2.98	30.13
Clean table - coffee - Heavy clean					
71. Clean table - dining - large - Heavy clean	1.00 EA	0.00	75.93	7.79	83.72
Clean table - dining - large - Heavy clean					
72. Clean table - end table - Heavy clean	1.00 EA	0.00	20.02	2.20	22.22
Clean table - end table - Heavy clean					
Skrocki-000007 matches a Box ID used in a prior Job and was removed					
73. Clean table - kitchen	3.00 EA	0.00	22.88	7.08	75.72



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Skrocki-000008 - Clean table - kitchen					
[Skrocki-000023] - Clean table - kitchen					
Clean table - kitchen					
Skrocki-000008 is a duplicate of another Item ID and was removed					
74. Clean table - kitchen - Heavy clean	4.00 EA	0.00	39.20	16.58	173.38
Skrocki-000010 - Kitchen chairs					
Skrocki-000012 - Kitchen chairs					
Skrocki-000009 - Kitchen chairs					
Skrocki-000011 - Kitchen chairs					
75. Clean lamp shade - cloth - Light clean	1.00 EA	0.00	20.08	1.99	22.07
[Skrocki-000085] - Clean lamp shade - cloth - Light clean					
76. Clean table lamp - flat finish (no shade)	2.00 EA	0.00	32.99	6.53	72.51
Skrocki-000041 - Clean table lamp - flat finish (no shade)					
Skrocki-000040 - Clean table lamp - flat finish (no shade)					
77. Clean table lamp - flat finish (no shade) - Light clean	1.00 EA	0.00	24.46	2.42	26.88
[Skrocki-000085] - Clean table lamp - flat finish (no shade) - Light clean					
78. Clean vase - gloss finish - Heavy clean	1.00 EA	0.00	8.42	0.90	9.32
[Skrocki-000024] - Clean vase - gloss finish - Heavy clean					
79. Clean bidet - Heavy	1.00 EA	0.00	39.35	3.85	43.20
[Skrocki-000096] - Clean bidet - Heavy					
80. Cleaning (Miscellaneous Item)	1.00 EA	0.00	0.00	0.00	0.00
Steamer					
81. Clean soap/hand sanitizer dispenser	1.00 EA	0.00	9.09	0.89	9.98
[Skrocki-000096] - Clean soap/hand sanitizer dispenser					
82. Clean toilet paper dispenser - Heavy	1.00 EA	0.00	12.18	1.19	13.37
[Skrocki-000096] - Clean toilet paper dispenser - Heavy					
83. Packaging, Handling, Storage (Miscellaneous Item)	82.00 EA	0.00	0.00	0.00	0.00
Backpack					
Sponge Holder					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
[Skrocki-000065] - Scent killer					
[Skrocki-000065] - Rifle stand					
[Skrocki-000065] - Night vision goggles headband and misc hardware					
Sweater					
[Skrocki-000067] - Large Box					
Dog Collar					
Duffel Bag					
Dog Seatbelt					
Crock Pot					
Shower Curtain					
[Skrocki-000039] - Misc papers					
Sweater					
Dog Leash					
Tupperware Lid					
Portable Charger					
HDMI Cord					
Sous Vide Cooker					
Tote Bag					
[Skrocki-000065] - Misc papers					
Sweater					
[Skrocki-000039] - Clean pocket knife					
Dog Jersey					
Microfiber Towel					
Dog Pants					
Dog Chew Toys					
Dog Toy					
Dog Puzzle					
[Skrocki-000029] - Ned					
Buc-Cee Squishmellow					
Clip On Fan					
[Skrocki-000027] - Kitchen appliance					
Skrocki-000017 - Side table					
[Skrocki-000016] - Kitchen chair					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Skrocki-000013 - Kitchen chair					
Skrocki-000015 - Kitchen chair					
Basket					
[Skrocki-000099] - Household appliance					
Skrocki-000014 - Kitchen chair					
[Skrocki-000046] - Clothes					
[Skrocki-000044] - Clothes					
Security Camera					
Luggage Bag					
Waterproof Storage Bag					
Lock					
Small Bag					
Dry Bag					
Chargers					
Safety Vest Harness					
Dry Bag					
Misc					
Game Camera					
Dry Bag					
Scopes					
Turkey Call					
Portable Chargers					
Knives					
Hunting Hat					
Pillow Case					
Fanny Pack					
Part of Gun Scope					
Dry Bag					
Pillow Case					
Gun Manuals					
Plug In					
USB-C Charger					
Collar					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Plug In					
Range Finder					
Hunting Vest					
Waterproof Storage Bag					
Head Lamp					
Winter Gloves					
Safety Harness					
iPhone 8					
84. Job-site cargo/storage container - 20' long (per month)	1.00 MO	0.00	128.83	12.56	141.39
[Skrocki-000065] - Rifle scope					
85. Evaluate, tag, & inventory miscellaneous - per item	1.00 EA	0.00	10.19	0.00	10.19
Skrocki-000101 - Evaluate, tag, & inventory miscellaneous - per item					
86. Clean picture - frame, glass & back only - Light clean	1.00 SF	0.00	4.82	0.50	5.32
[Skrocki-000081] - Clean picture - frame, glass & back only - Light clean					
87. Clean picture - frame, glass & back only - Heavy clean	1.00 SF	0.00	11.46	1.18	12.64
[Skrocki-000096] - Clean picture - frame, glass & back only - Heavy clean					
88. Clean/Restore taxidermy - BID ONLY	1.00 EA	0.00	0.00	0.00	0.00
[Skrocki-000083] - Clean/Restore taxidermy - BID ONLY					
89. Clean furniture - Heavy clean	1.00 EA	0.00	71.45	7.35	78.80
Skrocki-000001					
90. Clean furniture - Heavy clean	1.00 EA	0.00	71.45	7.35	78.80
Skrocki-000003					
91. Clean furniture - Heavy clean	1.00 EA	0.00	71.45	7.35	78.80
Skrocki-000002					
92. Clean furniture - Heavy clean	1.00 EA	0.00	71.45	7.35	78.80
Skrocki-000022					
93. Clean furniture - Heavy clean	1.00 EA	0.00	71.45	7.35	78.80
Skrocki-000004					
94. Clean bric-a-brac - per Lg box - Hvy clean	1.00 EA	0.00	129.70	12.83	142.53
[Skrocki-000077]					



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CONTINUED - Cleaning Items

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
95. Clean wall hanging - wood sculpture - Light clean	3.00 EA	0.00	22.88	7.08	75.72
[Skrocki-000081] - Clean wall hanging - wood sculpture - Light clean					
[Skrocki-000081] - Clean wall hanging - wood sculpture - Light clean					
[Skrocki-000081] - Clean wall hanging - wood sculpture - Light clean					
Totals: Cleaning Items				1,128.42	12,177.77

Garment & Soft Goods

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
96. Heavy Soil/Body Flued Charge	1.00 EA	0.00	250.00	2.19	252.19
97. Clean scarf - Full service	1.00 EA	0.00	7.31	0.78	8.09
98. Clean sweater - Full service	9.00 EA	0.00	11.21	10.81	111.70
99. Clean pants - Full service	7.00 EA	0.00	11.98	8.99	92.85
100. Clean tie - silk - Full service	11.00 EA	0.00	6.71	7.90	81.71
101. Clean shirt - Full service	32.00 EA	0.00	8.53	29.25	302.21
102. Clean blazer/sport coat - lined - Full service	8.00 EA	0.00	12.11	10.38	107.26
103. Clean coat - Full service	4.00 EA	0.00	36.93	15.82	163.54
104. Clean jacket - leather suede - heavy - Full service	3.00 EA	0.00	111.06	35.70	368.88
105. Clean rug - Pelt- large - Full service	1.00 EA	0.00	208.85	22.37	231.22
106. Laundry - wash/dry/fold - per pound - Full service	10.00 LB	0.00	6.53	6.37	71.67
107. Clean blouse - fancy - Full service	53.00 EA	0.00	19.22	109.13	1,127.79
108. Clean comforter - king size - Full service	1.00 EA	0.00	45.84	4.91	50.75
109. Clean blanket -Weighted- full size - Full service	1.00 EA	0.00	39.64	4.25	43.89
110. Clean blanket - full size - Full service	1.00 EA	0.00	29.24	3.14	32.38
111. Clean robe - Full service	3.00 EA	0.00	44.65	14.34	148.29
112. Clean shirt - knit - Full service	5.00 EA	0.00	13.17	7.06	72.91
113. Clean pants - denim jeans - Full service	24.00 EA	0.00	10.93	28.09	290.41



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CONTINUED - Garment & Soft Goods

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
114. Clean belt - Full service	2.00 EA	0.00	6.67	1.43	14.77
115. Clean overalls - ski bibs - Full service	1.00 EA	0.00	14.46	1.55	16.01
116. Clean jacket - Full service	12.00 EA	0.00	21.34	27.44	283.52
117. Clean uniform - military - Full service	6.00 EA	0.00	14.93	9.59	99.17
118. Clean bag - Backpack- Full service	1.00 EA	0.00	24.90	2.67	27.57
119. Clean bag - handbag - Full service	3.00 EA	0.00	25.03	8.05	83.14
120. Clean vest - Full service	5.00 EA	0.00	7.70	4.13	42.63
121. Clean sweatshirt - Full service	12.00 EA	0.00	8.09	10.40	107.48
122. Clean jacket - heavy weight - Full service	2.00 EA	0.00	23.92	5.13	52.97
123. Clean hat - fur/leather - Full service	1.00 EA	0.00	66.11	7.08	73.19
Totals: Garment & Soft Goods				398.95	4,358.19
Total: Inventory Import				2,884.44	32,745.19
Line Item Totals: SKROCKI_CONT_0977C				2,884.44	32,745.19



NWA Restore It Inc

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Summary for Contents

Line Item Total	29,860.75
Material Sales Tax	8.56
Cleaning Matl Tax	79.43
Storage Rental Tax	104.79
Subtotal	30,053.53
Service Sales Tax	2,691.66
Replacement Cost Value	\$32,745.19
Net Claim	\$32,745.19

Georgia Coppock



INVOICE

BILL TO:	
Christopher Skrocki 516 N Fallin Ave Fayetteville, AR 72701	

DATE	INVOICE #
1/12/2026	37951

Project	20250977C	Christopher Skrocki 516 N Fallin Ave Fayetteville, AR 72701
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Jobs involving multiple phases ((mitigation (initial work to stop further loss, dry, and remove damaged material), mold remediation, general construction (work to restore property to pre-loss condition), and/or contents (moving, cleaning, and storing personal property)) may be invoiced at the completion of each phase.

Item	Description	Amount
Division - Co...	CONTENTS DIVISION	0.00
CONTXSTMT	TAXABLE CLEANING	0.00T
XM8 - CLN - ...	CLEANING	7,355.30T
XM8 - CAP - ...	CLEAN APPLIANCES	349.24T
XM8 - CDC - ...	CLEAN GARMENT & SOFT GOODS	10,268.13T
XM8 - CEL - ...	CLEAN ELECTRIC ITEMS	222.94T
XM8 - CGN - ...	CLEAN GENERAL ITEMS	7,931.86T
XM8 - CHF - ...	CLEAN HARD FURNITURE	1,510.97T
XM8 - CLM - ...	CLEAN LAMPS OR VASES	118.94T
XM8 - CWH - ...	CLEAN CEILING/WALL HANGINGS	84.92T
CONNTXST...	INVENTORY, PACKING OUT, PACKING IN, HANDLING, STORAGE	0.00
XM8 - CPS - ...	CONTENTS: PACKING/HANDLING/STORAGE	2,018.45
MTAD -XM8	TAX ADJ - MATERIALS	169.81

Insurance Co.		Claim #		Sales Tax (9.75%)	\$2,714.63
Payment Due Upon Receipt. Invoice Past Due at 30 Days. Lien Notice sent at 45 Days. 5% finance charge may apply to balances not paid within 30 days.				Total	\$32,745.19
				Payments/Credits	\$0.00
				Balance Due	\$32,745.19

A 3.0% surcharge will be added to payments made by credit card.

Federal ID Number: 72-1532198
Remit to: 13525 W Hwy 102 - Centerton, AR 72719
Main 479.644.4246 Office 479.795.1300 Fax 479.795.1156



NWA Restore It Inc

13525 W. Highway 102
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Office: 479-795-1300
Fax: 479-795-1156
Tax-ID-- 72-1532198

Client: Christopher Skrocki
Property: 516 N Fallin Ave.
Fayetteville, AR 72701

Operator: JEFFT

Type of Estimate:

Date Entered: 12/18/2025

Date Assigned:

Price List: ARFA8X_DEC25

Labor Efficiency: Restoration/Service/Remodel

Estimate: SKROCKI_0977M



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SKROCKI_0977M

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Emergency service call - after business hours	1.00 EA	0.00	262.92	0.00	262.92
2. Residential Supervision / Project Management - per hour	3.00 HR	0.00	83.00	0.00	249.00
3. Asbestos test fee - (per sample)	12.00 EA	0.00	89.76	0.00	1,077.12
Per industry standard IICRC S500 (section 8.7) AND OSHA guidelines asbestos samples must be taken on any PACM (presumed asbestos containing materials).					
4. Contamination - post test - full service (Bid Item)	1.00 EA	0.00	1,100.00	0.00	1,100.00
Totals: General				0.00	2,689.04

Master Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
5. Water extract from hard surf flr - Cat 3 wtr - after hours Initial extraction.	80.00 SF	0.00	1.32	0.00	105.60
6. Content manipulation - master bedroom To manipulate contents for extraction on initial evening.	1.00 EA	0.00	73.78	0.00	73.78
7. Apply plant-based anti-microbial agent to the surface area - after hrs Anit microbial sprayed on initial evening.	150.00 SF	0.00	0.45	7.55	75.05
8. Block and pad furniture in room - after hours	1.00 EA	0.00	85.22	0.00	85.22
9. Apply plant-based anti-microbial agent to the surface area To apply anti microbial on day 2 to re-extract. And to spray after necessary removal of affected materials.	300.00 SF	0.00	0.32	11.29	107.29
10. Water extraction from hard surface floor - Cat 3 water Extraction on day 2.	80.00 SF	0.00	0.83	0.00	66.40
11. Tear out oversized/multibase - bag for disp. - up to Cat 3	23.00 LF	1.87	0.00	0.00	43.01
12. Tear out trim and bag for disposal - up to Cat 3	28.00 LF	1.04	0.00	0.00	29.12
13. Clean the surface area	150.00 SF	0.00	0.72	10.69	118.69



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CONTINUED - Master Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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To clean before necessary removal after double extraction.

IICRC Standard S500- 12.4.5 Initial Cleaning, Category 1 Water:

Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. The drying process can aerosolize soil and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles can aerosolize, creating possible health, safety, comfort, and cleanliness issues. Where cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

Further-

IICRC Standard S500- 12.5.3 Controlling Airflow:

....Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates.

Where cleaning cannot sufficiently remove soil or particulates, when airflow is directed through interstitial spaces, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

14. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	35.00 LF	5.98	0.00	0.00	209.30
15. Tear out and bag wet insulation - Category 3 water	48.00 SF	1.19	0.00	0.00	57.12
16. Tear out non-salv wood floor & bag - Category 3 water	78.00 SF	6.11	0.00	0.00	476.58
17. Add for tear out wd flr glued down over concrete-after hrs	78.00 SF	4.18	0.00	0.00	326.04
18. Clean with pressure/chemical spray	150.00 SF	0.00	1.83	26.93	301.43
Low pressure wash of affected areas and extraction.					
19. HEPA Vacuuming - Detailed - (PER SF)	150.00 SF	0.00	0.84	12.29	138.29

Totals: Master Bedroom				68.75	2,212.92
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Master closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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20. Water extract from hard surf flr - Cat 3 wtr - after hours	52.00 SF	0.00	1.32	0.00	68.64
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Initial extraction.



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CONTINUED - Master closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
21. Content manipulation - closet To manipulate contents for extraction on initial evening.	1.00 EA	0.00	55.39	0.00	55.39
22. Apply plant-based anti-microbial agent to the surface area - after hrs Anit microbial sprayed on initial evening.	106.00 SF	0.00	0.45	5.33	53.03
23. Apply plant-based anti-microbial agent to the surface area To apply anti microbial on day 2 to re-extract. And to spray after necessary removal of affected materials.	106.00 SF	0.00	0.32	3.99	37.91
24. Water extraction from hard surface floor - Cat 3 water Extraction on day 2.	52.00 SF	0.00	0.83	4.21	47.37
25. Tear out oversized/multibase - bag for disp. - up to Cat 3	27.00 LF	1.87	0.00	0.00	50.49
26. Tear out trim and bag for disposal - up to Cat 3	14.00 LF	1.04	0.00	0.00	14.56
27. Clean the surface area To clean before necessary removal after double extraction.	106.00 SF	0.00	0.72	7.55	83.87

IICRC Standard S500- 12.4.5 Initial Cleaning, Category 1 Water:

Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. The drying process can aerosolize soil and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles can aerosolize, creating possible health, safety, comfort, and cleanliness issues. Where cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

Further-

IICRC Standard S500- 12.5.3 Controlling Airflow:

....Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. Where cleaning cannot sufficiently remove soil or particulates, when airflow is directed through interstitial spaces, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

28. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	27.00 LF	5.98	0.00	0.00	161.46
29. Tear out and bag wet insulation - Category 3 water	30.00 SF	1.19	0.00	0.00	35.70
30. Clean with pressure/chemical spray	106.00 SF	0.00	1.83	19.02	213.00



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CONTINUED - Master closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Low pressure wash of affected areas and extraction.					
31. HEPA Vacuuming - Detailed - (PER SF)	106.00 SF	0.00	0.84	8.68	97.72
Totals: Master closet				48.78	919.14

Master Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
32. Water extract from hard surf flr - Cat 3 wtr - after hours Initial extraction.	75.00 SF	0.00	1.32	0.00	99.00
33. Apply plant-based anti-microbial agent to the surface area - after hrs Anit microbial sprayed on initial evening.	122.00 SF	0.00	0.45	6.13	61.03
34. Apply plant-based anti-microbial agent to the surface area To apply anti microbial on day 2 to re-extract. And to spray after necessary removal of affected materials.	122.00 SF	0.00	0.32	4.59	43.63
35. Water extraction from hard surface floor - Cat 3 water Extraction on day 2.	75.00 SF	0.00	0.83	0.00	62.25
36. Toilet - Detach	1.00 EA	0.00	56.72	0.00	56.72
37. Bathtub - Detach	1.00 EA	0.00	128.75	0.00	128.75
38. Remove Shower door	1.00 EA	21.14	0.00	0.00	21.14
39. Tear out oversized/multibase - bag for disp. - up to Cat 3	14.00 LF	1.87	0.00	0.00	26.18
40. Interior door slab only - Detach	1.00 EA	0.00	7.51	0.00	7.51
41. Tear out trim and bag for disposal - up to Cat 3	12.00 LF	1.04	0.00	0.00	12.48
42. Clean the surface area	92.00 SF	0.00	0.72	6.56	72.80



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CONTINUED - Master Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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To clean before necessary removal after double extraction.

IICRC Standard S500- 12.4.5 Initial Cleaning, Category 1 Water:

Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. The drying process can aerosolize soil and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles can aerosolize, creating possible health, safety, comfort, and cleanliness issues. Where cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

Further-

IICRC Standard S500- 12.5.3 Controlling Airflow:

....Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates.

Where cleaning cannot sufficiently remove soil or particulates, when airflow is directed through interstitial spaces, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

43. Countertop - solid surface/granite - Detach	5.50 SF	0.00	9.91	0.00	54.51
44. Sink - single basin - Detach	2.00 EA	0.00	33.73	0.00	67.46
45. Cabinet - vanity unit - remove - cat 3	5.50 LF	0.00	19.54	0.00	107.47
46. Water line copper cap/plug - per cap	4.00 EA	0.00	24.20	0.00	96.80
47. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	16.00 LF	8.38	0.00	0.00	134.08
48. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	17.00 LF	5.98	0.00	0.00	101.66
49. Tear out and bag wet insulation - Category 3 water	26.00 SF	1.19	0.00	0.00	30.94
50. Clean with pressure/chemical spray	122.00 SF	0.00	1.83	21.90	245.16
Low pressure wash of affected areas and extraction.					
51. Tear out non-salv. tile & bag - Category 3 water	57.00 SF	4.94	0.00	0.00	281.58
52. HEPA Vacuuming - Detailed - (PER SF)	122.00 SF	0.00	0.84	9.99	112.47
53. Tear out non-salv. tile & bag - Category 3 water	46.00 SF	4.94	0.00	0.00	227.24
54. Add for tear out tile thinset down over concrete substrate	46.00 SF	2.10	0.00	0.00	96.60



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CONTINUED - Master Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Master Bathroom				49.17	2,147.46

Toilet Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
55. Water extract from hard surf flr - Cat 3 wtr - after hours Initial extraction.	24.00 SF	0.00	1.32	0.00	31.68
56. Apply plant-based anti-microbial agent to the surface area - after hrs Anit microbial sprayed on initial evening.	92.00 SF	0.00	0.45	4.63	46.03
57. Apply plant-based anti-microbial agent to the surface area To apply anti microbial on day 2 to re-extract. And to spray after necessary removal of affected materials.	92.00 SF	0.00	0.32	3.46	32.90
58. Water extraction from hard surface floor - Cat 3 water Extraction on day 2.	24.00 SF	0.00	0.83	0.00	19.92
59. Toilet - Detach	1.00 EA	0.00	56.72	0.00	56.72
60. Tear out oversized/multibase - bag for disp. - up to Cat 3	14.00 LF	1.87	0.00	0.00	26.18
61. Interior door slab only - Detach	1.00 EA	0.00	7.51	0.00	7.51
62. Tear out trim and bag for disposal - up to Cat 3	56.00 LF	1.04	0.00	0.00	58.24
63. Clean the surface area	92.00 SF	0.00	0.72	6.56	72.80



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CONTINUED - Toilet Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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To clean before necessary removal after double extraction.

IICRC Standard S500- 12.4.5 Initial Cleaning, Category 1 Water:

Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. The drying process can aerosolize soil and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles can aerosolize, creating possible health, safety, comfort, and cleanliness issues. Where cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

Further-

IICRC Standard S500- 12.5.3 Controlling Airflow:

....Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates.

Where cleaning cannot sufficiently remove soil or particulates, when airflow is directed through interstitial spaces, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

64. Countertop - solid surface/granite - Detach	7.00 SF	0.00	9.91	0.00	69.37
65. Sink - single basin - Detach	1.00 EA	0.00	33.73	0.00	33.73
66. Cabinet - vanity unit - remove - cat 3	2.50 LF	0.00	19.54	0.00	48.85
67. Water line copper cap/plug - per cap	2.00 EA	0.00	24.20	0.00	48.40
68. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	17.00 LF	8.38	0.00	0.00	142.46
69. Tear out and bag wet insulation - Category 3 water	15.00 SF	1.19	0.00	0.00	17.85
70. Clean with pressure/chemical spray	92.00 SF	0.00	1.83	16.51	184.87
Low pressure wash of affected areas and extraction.					
71. HEPA Vacuuming - Detailed - (PER SF)	92.00 SF	0.00	0.84	7.53	84.81
72. Tear out non-salv. tile & bag - Category 3 water	24.00 SF	4.94	0.00	0.00	118.56
73. Add for tear out tile thinset down over concrete substrate	24.00 SF	2.10	0.00	0.00	50.40

Totals: Toilet Room				38.69	1,151.28
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Living Room/ Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
74. Containment Barrier/Airlock/Decon. Chamber	56.00 SF	0.00	1.02	0.00	57.12
75. Content manipulation - Living room	1.00 EA	0.00	221.33	0.00	221.33
76. Containment Barrier - tension post (per day)	2.00 DA	0.00	3.35	0.00	6.70
77. Peel & seal zipper - heavy duty	1.00 EA	0.00	16.80	0.00	16.80
78. Water extract from hard surf flr - Cat 3 wtr - after hours Initial extraction.	450.00 SF	0.00	1.32	0.00	594.00
79. Apply plant-based anti-microbial agent to the surface area - after hrs Anit microbial sprayed on initial evening.	620.00 SF	0.00	0.45	31.19	310.19
80. Block and pad furniture in room - after hours	1.00 EA	0.00	85.22	0.00	85.22
81. Apply plant-based anti-microbial agent to the surface area To apply anti microbial on day 2 to re-extract. And to spray after necessary removal of affected materials.	1,240.00 SF	0.00	0.32	46.64	443.44
82. Water extraction from hard surface floor - Cat 3 water Extraction on day 2.	450.00 SF	0.00	0.83	0.00	373.50
83. Tear out oversized/multibase - bag for disp. - up to Cat 3	82.00 LF	1.87	0.00	0.00	153.34
84. Tear out trim and bag for disposal - up to Cat 3	56.00 LF	1.04	0.00	0.00	58.24
85. Clean the surface area	620.00 SF	0.00	0.72	44.18	490.58



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CONTINUED - Living Room/ Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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To clean before necessary removal after double extraction.

IICRC Standard S500- 12.4.5 Initial Cleaning, Category 1 Water:

Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. The drying process can aerosolize soil and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles can aerosolize, creating possible health, safety, comfort, and cleanliness issues. Where cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

Further-

IICRC Standard S500- 12.5.3 Controlling Airflow:

....Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates.

Where cleaning cannot sufficiently remove soil or particulates, when airflow is directed through interstitial spaces, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

86. Range - freestanding - electric - Detach	1.00 EA	0.00	24.37	0.00	24.37
87. Tear out non-salv. tile & bag - Category 3 water	16.00 SF	4.94	0.00	0.00	79.04
For affected tile removed around the fireplace.					
88. Dishwasher - Detach	1.00 EA	0.00	63.18	0.00	63.18
89. Sink - double basin - Detach	1.00 EA	0.00	36.03	0.00	36.03
90. Remove P-trap assembly - ABS (plastic)	2.00 EA	10.46	0.00	0.00	20.92
91. Remove Garbage disposal / disposer	1.00 EA	28.82	0.00	0.00	28.82
92. Countertop - solid surface/granite - Detach	18.00 SF	0.00	9.91	0.00	178.38
93. Cabinet - lower (base) unit - Detach - Cat 3	8.00 LF	0.00	26.85	0.00	214.80
94. Water line copper cap/plug - per cap	2.00 EA	0.00	24.20	0.00	48.40
95. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	85.00 LF	5.98	0.00	0.00	508.30
96. Tear out and bag wet insulation - Category 3 water	42.00 SF	1.19	0.00	0.00	49.98
97. Tear out non-salv wood floor & bag - Category 3 water	476.00 SF	6.11	0.00	0.00	2,908.36



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CONTINUED - Living Room/ Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
98. Add for tear out wd flr glued down over concrete-after hrs	476.00 SF	4.18	0.00	0.00	1,989.68
99. Clean with pressure/chemical spray Low pressure wash of affected areas and extraction.	620.00 SF	0.00	1.83	111.28	1,245.88
100. HEPA Vacuuming - Detailed - (PER SF)	620.00 SF	0.00	0.84	50.78	571.58
Totals: Living Room/ Kitchen				284.07	10,778.18

Closet under the stairs

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
101. Water extract from hard surf flr - Cat 3 wtr - after hours Initial extraction.	21.00 SF	0.00	1.32	0.00	27.72
102. Apply plant-based anti-microbial agent to the surface area - after hrs Anit microbial sprayed on initial evening.	55.00 SF	0.00	0.45	2.76	27.51
103. Apply plant-based anti-microbial agent to the surface area To apply anti microbial on day 2 to re-extract. And to spray after necessary removal of affected materials.	110.00 SF	0.00	0.32	4.13	39.33
104. Water extraction from hard surface floor - Cat 3 water Extraction on day 2.	21.00 SF	0.00	0.83	0.00	17.43
105. Tear out oversized/multibase - bag for disp. - up to Cat 3	15.00 LF	1.87	0.00	0.00	28.05
106. Tear out trim and bag for disposal - up to Cat 3	14.00 LF	1.04	0.00	0.00	14.56
107. Clean the surface area	55.00 SF	0.00	0.72	3.92	43.52



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CONTINUED - Closet under the stairs

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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To clean before necessary removal after double extraction.

IICRC Standard S500- 12.4.5 Initial Cleaning, Category 1 Water:

Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates. The drying process can aerosolize soil and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles can aerosolize, creating possible health, safety, comfort, and cleanliness issues. Where cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

Further-

IICRC Standard S500- 12.5.3 Controlling Airflow:

....Prior to implementing the restorative drying effort (e.g., rapid air movement), restorers should evaluate then clean materials within the work area as needed. Where necessary, restorers should clean visible debris, dust, and soil from materials and surfaces to reduce the amount of soil or particulates that can become aerosolized. Restorers should employ cleaning methods that minimize aerosolizing particulates.

Where cleaning cannot sufficiently remove soil or particulates, when airflow is directed through interstitial spaces, or there are high-risk occupants, it is recommended restorers install one or more air filtration devices (AFDs).

108. Tear out wet drywall, cleanup, bag, per LF - to 2' - Cat 3	17.00 LF	5.98	0.00	0.00	101.66
109. Tear out non-salv wood floor & bag - Category 3 water	12.00 SF	6.11	0.00	0.00	73.32
110. Add for tear out wd flr glued down over concrete-after hrs	12.00 SF	4.18	0.00	0.00	50.16
111. Clean with pressure/chemical spray	55.00 SF	0.00	1.83	9.87	110.52

Low pressure wash of affected areas and extraction.

112. HEPA Vacuuming - Detailed - (PER SF)	55.00 SF	0.00	0.77	4.13	46.48
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Totals: Closet under the stairs				24.81	580.26
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Restoration Equipment

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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113. Air filtration device (24 hr period) - No monit.	34.00 DA	0.00	80.00	0.00	2,720.00
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*Price does not include filter.

114. Air mover (per 24 hour period) - No monitoring	104.00 EA	0.00	33.00	0.00	3,432.00
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CONTINUED - Restoration Equipment

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Includes: Equipment cost for a standard drying fan. Based on 24 hours of "run time" on the job-site. Excludes: Set-up, take down, and monitoring. Use WTREQ for set-up, take down, and/or monitoring, if needed. Quality: Standard drying fan, typically greater than 850 actual CFM. Note: Due to ever improving technology and efficiency of equipment, and as the actual type (brand/model/specs) of equipment used varies, CFM may not always be the best indicator. The price for this line item is therefore based on the reported cost for the most predominantly used standard drying fans in this area. No life expectancy data					
115. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	22.00 EA	0.00	95.00	0.00	2,090.00
Includes: Hourly labor to travel to job-site to deliver, setup, inspect, move and adjust, monitor, take moisture readings, etc. and/or take down & remove dryers and dehumidifiers. Excludes: Equipment charges. No life expectancy data *Price does not include filter.					
116. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor.	22.00 EA	0.00	123.00	0.00	2,706.00
Includes: Equipment cost for a dehumidifier unit. Based on 24 hours of "run time" on the job-site. Excludes: Set-up, take down, and monitoring. Use WTREQ for set-up, take down, and/or monitoring, if needed. Quality: Dehumidifier with an AHAM certified rating of 110 to 159 pints per day. Note: Due to ever improving technology and efficiency of equipment, and as the actual type (brand/model/specs) of equipment used varies among service providers and areas of the country, no specific equipment is referenced within this line item. The price for this line item is therefore based on the reported cost for the most predominantly used "high capacity" dehumidifier in this area. No life expectancy data					
*Price does not include filter.					
117. Equip. setup, take down & monitoring - after hrs	4.00 HR	0.00	94.90	0.00	379.60
1 hr for set up of stabilization and 1 hr of monitoring on the original evening. 2 hrs over the weekend of monitoring.					
118. Equipment setup, take down, and monitoring (hourly charge)	12.00 HR	0.00	63.20	0.00	758.40
10 hours of monitoring while drying. 2 hours for equipment take down.					
119. Equipment decontamination charge - HVY, per piece of equip	20.00 EA	0.00	59.46	0.00	1,189.20
To decontaminate the drying equipment after drying.					
120. Water Extraction & Remediation Technician - per hour	12.00 HR	0.00	63.20	0.00	758.40
2 techs for 4 hours to decontaminate & clean hoses, wands, truck mount, and portables.					
Totals: Restoration Equipment				0.00	14,033.60



NWA Restore It Inc

13525 W. Highway 102
Centerton, AR 72719
Office: 479-795-1300
Fax: 479-795-1156
Tax-ID-- 72-1532198

Consumables

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
121. Add for HEPA filter (for negative air exhaust fan)	2.00 EA	0.00	210.80	41.11	462.71
122. Filter (Pre-filter for air filtration device)	2.00 EA	0.00	8.74	3.57	21.05
New filters for air filtration device(s).					
123. Filter (dehumidifier)	5.00 EA	0.00	11.86	12.13	71.43
New filters for dehumidifier(s).					
124. Add for personal protective equipment - per person per suit up	9.00 EA	0.00	21.43	10.66	203.53
3 techs, 1 set of PPE the original evening response, 3 techs, 2 sets of PPE (before lunch and after lunch) on day 2. Includes up to protective: suits, masks, filters and gloves.					
125. Add for HEPA filter (for canister/backpack vacuums)	1.00 EA	0.00	92.19	7.56	99.75
126. Ducting - lay-flat	10.00 LF	0.00	0.51	1.05	6.15
Totals: Consumables				76.08	864.62

Debris Removal

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
127. Dumpster trailer load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	474.80	0.00	46.29	521.09
1.66 tons of debris dumped.					
128. Haul debris - per pickup truck load - including dump fees	1.00 EA	163.28	0.00	0.00	163.28
Totals: Debris Removal				46.29	684.37

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
129. Plumbing labor minimum	1.00 EA	0.00	50.75	0.00	50.75
130. Mirror/shower door labor minimum	1.00 EA	0.00	129.49	0.00	129.49
Totals: Labor Minimums Applied				0.00	180.24
Line Item Totals: SKROCKI_0977M				636.64	36,241.11



NWA Restore It Inc

13525 W. Highway 102
Centerton, AR 72719
Office: 479-795-1300
Fax: 479-795-1156
Tax-ID-- 72-1532198

Summary

Line Item Total	35,604.47
Material Sales Tax	59.33
Cleaning Matl Tax	28.39
Subtotal	35,692.19
Service Sales Tax	548.92
Replacement Cost Value	\$36,241.11
Net Claim	\$36,241.11



Toll Free: (800) 527-3907
Email: myclaim@foremost.com
Please include your claim # on any correspondence
National Document Center
P.O. Box 268994
Oklahoma City, OK 73126-8994
claims.Foremost.com

December 18, 2025

CHRISTOPHER SKROCKI
516 N FALLIN AVE
FAYETTEVILLE AR 72701-3608

RE:	Insured:	Christopher Skrocki
	Claim Number:	5040242207-1-1
	Policy Number:	5017751302
	Loss Date:	12/08/2025
	Location of Loss:	516 N Fallin Ave, Fayetteville, AR
	Subject:	Settlement Notice

Dear CHRISTOPHER SKROCKI:

Thank you for being a valued customer. We'll issue your claim payment(s) through the method you select to receive your funds.

Your settlement breakdown and other claim related information can be found on the included Additional Information page.

The amount of your loss that exceeded the limit was enough to cover the entire deductible amount.

We encourage you to visit www.foremost.com to learn more about our self-service options available to you, including the ability to view your claim status, upload documents and photos and find local service providers.

If you have any questions, please contact me.

Thank you.

Ashlee Ornelas
Special Field Claims Representative
(405) 782-6221
Foremost Insurance Company Grand Rapids, Michigan

Email communications are preferred and should be sent to myclaim@foremost.com. If hard copies of communications are required, they should be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994.

Payment Reference Number(s): 1644387496

Enclosure(s):

Estimate/Invoice -

Additional Information

Payment summary:

The following table of information outlines your claim settlement.

Line of Coverage	Water Backup
Less: Policy Deductible	\$250.00
Applicable Policy Limit	\$10,000.00
Amount	\$10,000.00

Settlement information:

Actual cash value is based on replacement cost less any applicable depreciation for age, useful life and condition. Labor, taxes and other fees and expenses have also been depreciated if not prohibited by your state. To recover depreciation, please send us a copy of any invoices or receipts that demonstrate replacement or repairs. We believe our estimate reflects the reasonable cost necessary to repair or replace the covered damages. Please let us know immediately if you disagree. We'll reimburse you for the full replacement cost reasonably paid to repair or replace the covered damages or any applicable policy limits.

Any deductible amount will be applied according to policy provisions.

Loss payee on check:

The attached payment includes all loss payees as your policy requires.

Subrogation pursuit:

We intend to pursue reimbursement of amounts we paid, including your deductible, if applicable, from the responsible party who caused or contributed to this loss. If we receive payment, we will reimburse your deductible, if one was applied, according to your state's law.

Legal Notice(s):

We reserve all rights and defenses under the policy and law and no activity on our part should be construed as a waiver. Even though only parts of the policy may be mentioned or quoted in this letter, additional portions found to be relevant will be applied.

Please note there are time limits set forth in the Conditions ("Lawsuits Against Us" or "Legal Action Against Us" or "Suit Against Us") section of the policy which, depending on your state, may affect the time within which you may pursue your claim. This period may have been extended by statute or case law.



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6725

File Number: 2024-1790

ORDINANCE TO AMEND §39.10 WATER AND WASTEWATER DAMAGE CLAIMS (AMENDMENT):

AN ORDINANCE TO AMEND §39.10 WATER AND WASTEWATER DAMAGE CLAIMS AND §39.11 DAMAGE CLAIMS OTHER THAN WATER AND WASTEWATER DAMAGE CLAIMS OF THE FAYETTEVILLE CODE TO INCREASE THE AMOUNT OF COMPENSATION THAT THE CITY COUNCIL CAN AWARD

WHEREAS, the City of Fayetteville is authorized to pay reasonable claims of citizens damaged by water and sewer infrastructure problems and uninsured city vehicles, equipment, infrastructure and personnel even though statutory sovereign immunity protects our taxpayers for such unintentional, actions even if negligent; and

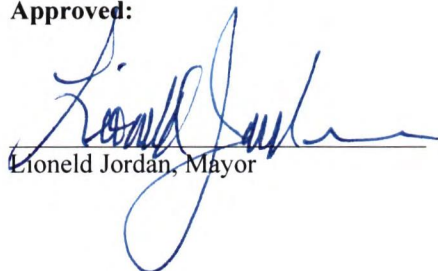
WHEREAS, a dozen years have passed since these code sections were enacted by the City Council and recent inflationary pressures necessitate an increase in the City Council's authority to grant reasonable compensation for appropriate claims.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 39.10 and § 39.11 of the *Fayetteville Code* to increase the City Council's authority to grant reasonable compensation to citizens whose property have been damaged by City infrastructure or personnel by repealing the current § 39.10 and § 39.11 and by enacting new § 39.10 and § 39.11 as shown on Exhibit A attached to this ordinance to more properly compensate a person whose property has been damaged.

PASSED and APPROVED on March 19, 2024

Approved:


Lioneld Jordan, Mayor

Attest:


Kara Paxton, City Clerk Treasurer



This publication was paid for by the City Clerk-Treasurer of the City of Fayetteville, Arkansas. Amount Paid: \$

136.80



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **RZN-2025-0071: Rezoning (416 S. WILLOW AVE/EBBRECHT, 524): Submitted by WESLEY BATES for property located at 416 S. WILLOW AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.80 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD and RI-U, RESIDENTIAL INTERMEDIATE, URBAN.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in southeast Fayetteville at the intersection of S. Willow Avenue and E. 4th Street, approximately 460 feet south of E. Huntsville Road. The area in question is composed of 4 parcels that encompass approximately 1.8 acres that are zoned NC, Neighborhood Conservation and have been zoned this way since 2008. The property is currently developed with a 1380 sq. ft. single-family home that Washington County records indicate was built in 1965. The property is located within the Walker Park Master Plan area.

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to UN, Urban Neighborhood. Staff and the Planning Commission recommend a modified request with RI-U, Residential Intermediate, Urban in place of UN for a portion of the property.

Public Comment: Staff received public comment in opposition to the request ahead of the meeting, citing concerns with a lack of consistency with the Walker Park master plan, and concerns about the amount of density that could be included with the request. Three members of the public spoke in opposition to the request at the January 26, 2026 Planning Commission meeting, though at least one was in favor of staff's recommended alternative.

Land Use Compatibility: Staff finds the request to rezone the property fully to UN would be incompatible with surrounding land uses and the intended role of the UN district. UN is meant to serve as a transitional zone—supporting medium-scale commercial and multi-family uses at corners or along corridors—not as a blanket designation for a nearly 2-acre interior site. Allowing full-scale restaurants, multi-family buildings, and office structures across the subject property risks introducing development out of scale with the neighborhood and location, and inconsistent with the Walker Park Master Plan. A more calibrated approach would better balance neighborhood character with community needs. Staff recommends rezoning only the portion of the site at E.

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

4th Street to UN to introduce walkable amenities while keeping intensity focused at the edge. This smaller area could support compatible neighborhood services without overwhelming adjacent homes.

For the remainder of the property, staff supports rezoning to RI-U. RI-U would enable additional housing types at a scale harmonious with single-family areas, helping meet rising demand near key amenities, such as Walker Park. While NC and RI-U share some similar use allowances, RI-U's smaller lot size requirements make it better suited for context-sensitive infill that strengthens the neighborhood rather than disrupts it.

Land Use Plan Analysis: Staff finds the applicant's proposed zoning inconsistent with the Future Land Use Map's Residential Neighborhood Area designation at the scale requested. A combination of RI-U and a limited area of UN at the E. 4th Street frontage would better align with the site's context. RI-U supports a broader mix of urban housing types compatible with surrounding development, while a small UN node at the corner would encourage compact, connected, walkable amenities without overwhelming the neighborhood. The number of infill attributes associated with the property further supports this balanced approach.

The site lies within the Walker Park Neighborhood Plan, which emphasizes the "predominately single-family nature" of interior blocks. A full UN rezoning would introduce a scale out of step with that vision, particularly along S. Willow Avenue, where single-family zoning predominates. A scaled-back rezoning would still increase infill capacity and add community-serving uses, but in a way that respects neighborhood character and reinforces the plan's long-term goals.

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

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (S. Willow Avenue)
- Near Water Main (S. Willow Avenue)
- Near City Park (Walker Park)
- Near Paved Trail (S. Willow Avenue Shared Roadway)
- Near ORT Bus Stop (Martin Luther King Jr. Blvd)
- Within Master Plan Area (Walker Park Master Plan)
- Sufficient Intersection Density (Greater than 140 intersections per square mile)

DISCUSSION:

At the January 26, 2026 Planning Commission meeting, a vote of 5-0-0 forwarded a request to rezone the property to City Council with a recommendation of approval. However, the request was modified from what the applicant originally requested, a full-site rezoning to UN, Urban Neighborhood, to a more scaled-back approach in line with staff's provided exhibit to split-zone the property from UN, Urban Neighborhood to RI-U, Residential Intermediate, Urban. Commissioners who were present at the meeting were unanimously in favor of the split approach. While some were open to the inclusion of more property along S. Willow within UN, they ultimately recommended in favor of rezoning the property in alignment with staff's recommendation. The applicant also verbally agreed to the request. Three members of the public spoke at the meeting, with concerns about the proposal to rezone the entire site to UN, arguing that it did not align with the Walker Park Neighborhood Plan.

BUDGET/STAFF IMPACT:

N/A

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. PC Staff Report



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-198

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-71 FOR APPROXIMATELY 1.80 ACRES LOCATED AT 416 SOUTH WILLOW AVENUE IN WARD 1 FROM NC, NEIGHBORHOOD CONSERVATION TO UN, URBAN NEIGHBORHOOD AND RI-U, RESIDENTIAL INTERMEDIATE, URBAN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from NC, Neighborhood Conservation to UN, Urban Neighborhood and RI-U, Residential Intermediate, Urban.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2026-198

Item ID

2/17/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

1/29/2026

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0071: Rezoning (416 S. WILLOW AVE/EBBRECHT, 524): Submitted by WESLEY BATES for property located at 416 S. WILLOW AVE. in WARD 1. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.80 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD and RI-U, RESIDENTIAL INTERMEDIATE, URBAN.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

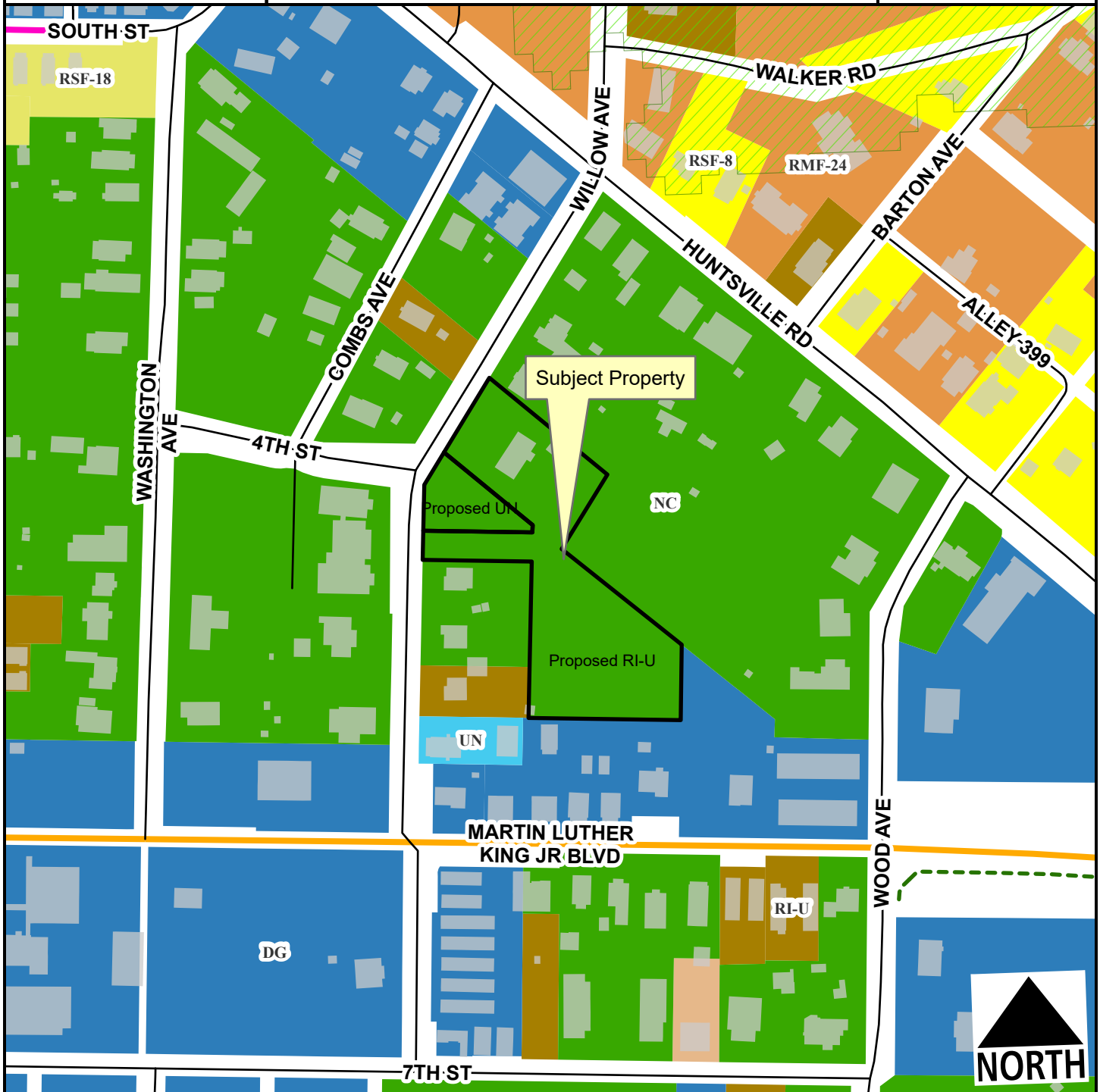
Comments:

RZN-2025-0071

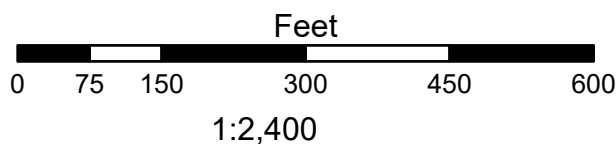
416 S. WILLOW AVE

EXHIBIT A

Close Up View



- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
NC	1.8	0.0
RI-U	0.0	1.6
UN	0.0	0.2

Total 1.8 ac

EXHIBIT B

Rezoning to UN, Urban Neighborhood

A part of the SW1/4 of the SW1/4 of Section 15 in Township 16, North Range 30 West, described as follows: Beginning at the point which is 473.5 feet West and 738.8 North of the South-east corner of said forty acre tract, and running thence West 150 feet; thence North 72 feet; thence North 39 degrees East 43 feet; thence South 52 degrees East and 11 minutes East 157 feet; thence South 13 feet to the point of beginning.

Rezoning to RI-U, Residential Intermediate, Urban

Lot No. Seven (7) and Lot No. Eight (8) in the J.O. Mayes Addition to the City of Fayetteville, Arkansas, as the same is designated upon the plat of said addition now on file in the office of the Clerk of the Circuit Court and Ex-Officio for Washington County, Arkansas.

A part of the Southwest quarter of the Southwest quarter of Section 15 in Township 16 North of Range 30 West, described as beginning at a point which is 473.5 feet West and 484.8 feet North of the South East corner of said forty acre tract, and running, thence North 268 feet, thence South 52 degrees and 11 inches East 264 feet, thence South 105 feet to a point due East of the beginning point; and thence West 209 feet to the point of beginning. Also a strip of 39 feet to be used for roadway purposes running from Willow Avenue to a tract of land above described, and being more particularly described as beginning at a point which is 473.5 feet West and 699.8 feet North of the South East corner of said forty acre tract, and running, thence West 150 feet to the East line of Willow Avenue; thence North along the East line of the said Street 39 feet, thence East 150 feet; thence South 39 feet to the place of beginning, the lands above described being in the City of Fayetteville, Arkansas.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: January 26, 2026 **Updated with results**

SUBJECT: **RZN-2025-0071: Rezoning (416 S. WILLOW AVE/EBBRECHT, 524):**
Submitted by WESLEY BATES for property located at 416 S. WILLOW AVE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.80 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD.

RECOMMENDATION:
Staff recommends denial of **RZN-2025-0071**.

RECOMMENDED MOTION:
*"I move to forward **RZN-2025-0071** to City Council with a recommendation of approval."*

BACKGROUND:

The subject property is in southeast Fayetteville at the intersection of S. Willow Avenue and E. 4th Street, approximately 460 feet south of E. Huntsville Road. The area in question is composed of 4 parcels that encompass approximately 1.8 acres that are zoned NC, Neighborhood Conservation and have been zoned this way since 2008. The property is currently developed with a 1380 sq. ft. single-family home that Washington County records indicate was built in 1965. The property is located within the Walker Park Master Plan area. 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	Single-Family Residential	NC, Neighborhood Conservation
West	Combs Street Church of Christ	NC, Neighborhood Conservation

Request: The request is to rezone the subject property from NC, Neighborhood Conservation to UN, Urban Neighborhood.

Public Comment: Staff has received one public comment in opposition to the request, citing concerns with a lack of consistency with the Walker Park master plan, and concerns about the amount of density that could be included with the request.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along S. Willow Avenue. South Willow Avenue is a partially improved Residential Link Street with asphalt paving and curb

and gutter. Any street improvements required in these areas would be determined at the time of the development proposal.

Water: Public water is available to the subject area. An existing 2-inch water main is present along S. Willow Avenue.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along S. Willow Avenue. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system 580 feet South of this property.

Drainage: No portion of the property lies with the Hillside-Hilltop Overlay District or FEMA floodplain, and no protected streams are present in the subject area. No Hydric soils are present on the property. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 1, located at 303 W. Center St., protects this site. The property is located approximately 0.8 miles from the fire station with an anticipated drive time of approximately 3 minutes using existing streets. The anticipated response time would be approximately 5.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The proposed zoning district, UN, Urban Neighborhood requires **15% minimum canopy preservation**. The current zoning district, NC, Neighborhood Conservation requires **20% 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 **Residential Neighborhood**.

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a ranging score of **7-8** for this site with a weighted score of **10.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #1, 303 W. Center Street)
- Near Sewer Main (S. Willow Avenue)
- Near Water Main (S. Willow Avenue)

- Near City Park (Walker Park)
- Near Paved Trail (S. Willow Avenue Shared Roadway)
- Near ORT Bus Stop (Martin Luther King Jr. Blvd)
- Within Master Plan Area (Walker Park Master Plan)
- Sufficient Intersection Density (Greater than 140 intersections per square mile)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds the request incompatible with surrounding land uses and the intended role of the UN district. UN is meant to serve as a transitional zone—supporting medium-scale commercial and multi-family uses at corners or along minor corridors—not as a blanket designation for a nearly 2-acre interior site. Allowing full-scale restaurants, multi-family buildings, and office structures across the entire property risks introducing development out of scale with the neighborhood and inconsistent with the Walker Park Master Plan.

A more calibrated approach would better balance neighborhood character with community needs. Staff recommends rezoning only the portion of the site at E. 4th Street to UN to introduce walkable amenities while keeping intensity focused at the edge. This smaller area could support compatible neighborhood-serving uses without overwhelming adjacent homes.

For the remainder of the property, staff supports rezoning to RI-U. RI-U would enable additional housing types at a scale harmonious with single-family areas, helping meet rising demand near key amenities, such as Walker Park. While NC and RI-U share similar use allowances, RI-U's smaller lot size requirements make it better suited for context-sensitive infill that strengthens the neighborhood rather than disrupts it.

Land Use Plan Analysis: Staff finds the applicant's proposed zoning inconsistent with the Future Land Use Map's Residential Neighborhood Area designation at the scale requested. A combination of RI-U and a limited area of UN at the E. 4th Street frontage would better align with the site's context. RI-U supports a broader mix of urban housing types compatible with surrounding development, while a small UN node at the corner would encourage compact, connected, walkable amenities without overwhelming the neighborhood. The property's infill score (8; weighted 10.5) further supports this more balanced approach.

The site lies within the Walker Park Neighborhood Plan, which emphasizes the "predominately single-family nature" of interior blocks. A full UN rezoning would introduce a scale out of step with that vision, particularly along S. Willow Avenue, where single-family zoning predominates. A scaled-back rezoning would still increase infill capacity and add community-serving uses, but in a way that respects neighborhood character and reinforces the plan's long-term goals.

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

Finding: Staff finds there is justification to rezone a portion of the property to UN, but does not find a rezoning for the whole site to be justified. Rezoning the entire 2-acre property to UN could have negative consequences for scale and compatibility for the surrounding community.

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

Finding: Staff finds that rezoning the property to UN, or RI-U is not likely to appreciably increase traffic danger or congesting, given the other limiting factors to development on this property, including drainage criteria, tree preservation, and parking. That said, any street improvements required in this area would be determined at the time of development proposal.

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 NC to UN (or RI-U) has the potential to alter the population density when considering that neither district has a set density limitation. However, given the presence of existing public infrastructure, the presence of nearby trails and other bike infrastructure, and proximity to nonresidential services such as churches, transit stops, and parks, staff finds that the proposed rezoning is not likely to increase the load on public services to an undesirable degree. Fayetteville Public Schools did not comment on this request.

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

Finding: N/A

RECOMMENDATION: Planning staff recommends denial of RZN-2025-0071 as the applicant has requested. Should the item be forwarded, staff would recommend in favor of a more nuanced approach as shown in the attached exhibit.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>January 26, 2026</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion: Brink	with a recommendation of approval, in line with staff's exhibit.		
Second: McGetrick			
Vote: 5-0-0			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Project Maps
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
 - Future Land Use Map
- Unified Development Code
 - §161.37 Urban Neighborhood
 - §161.12 District RI-U, Residential Intermediate – Urban
 - §161.29 District NC, Neighborhood Conservation
- Staff Exhibit
- Long-Range Planning Memo
- Request Letter
- Public Comment **Updated Jan. 26, 2026**

161.37 Urban Neighborhood

(A) *Purpose.* The Urban Neighborhood District is designed to serve as a mixed use area of medium intensity and provide a transition into residential neighborhoods from more intense, mixed-use districts. Urban Neighborhood promotes a walkable, pedestrian-oriented neighborhood development form with a variety of housing options and complementary neighborhood businesses that are compatible in scale and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Urban Neighborhood district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 13	Eating places
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk cafes

Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 14	Hotel, motel and amusement services
Unit 15	Neighborhood shopping goods
Unit 36	Wireless communication facilities
Unit 45	Small scale production
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	12 feet
All other uses	None

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 6830, §1(Exh. A), 1-7-25; Ord. No. 6879, §2, 5-20-25)

161.12 District RI-U, Residential Intermediate - Urban

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building set back greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 5945, §5(Exh. A), 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

Editor's note(s)—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.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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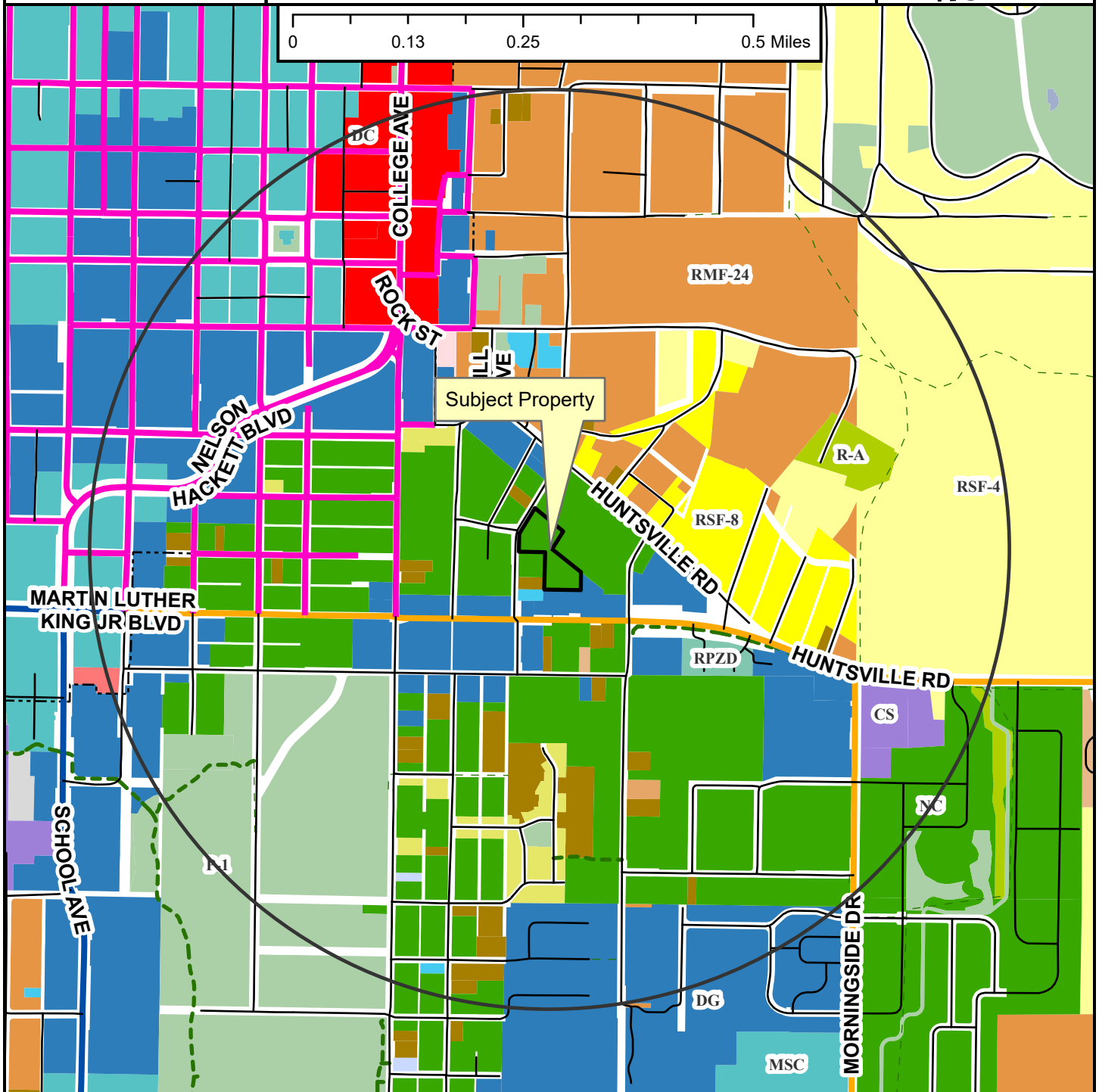
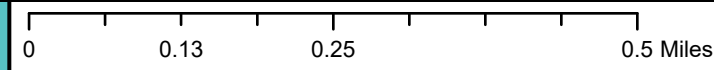
(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15>; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6211, §1, 8-6-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—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.

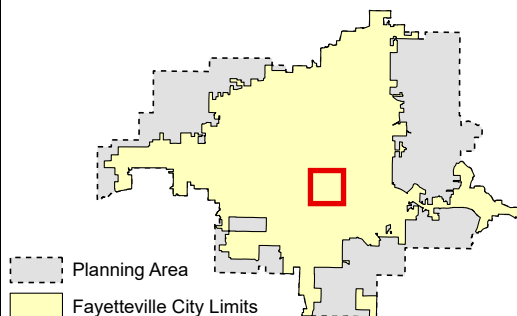
RZN-2025-0071

416 S. WILLOW AVE

One Mile View



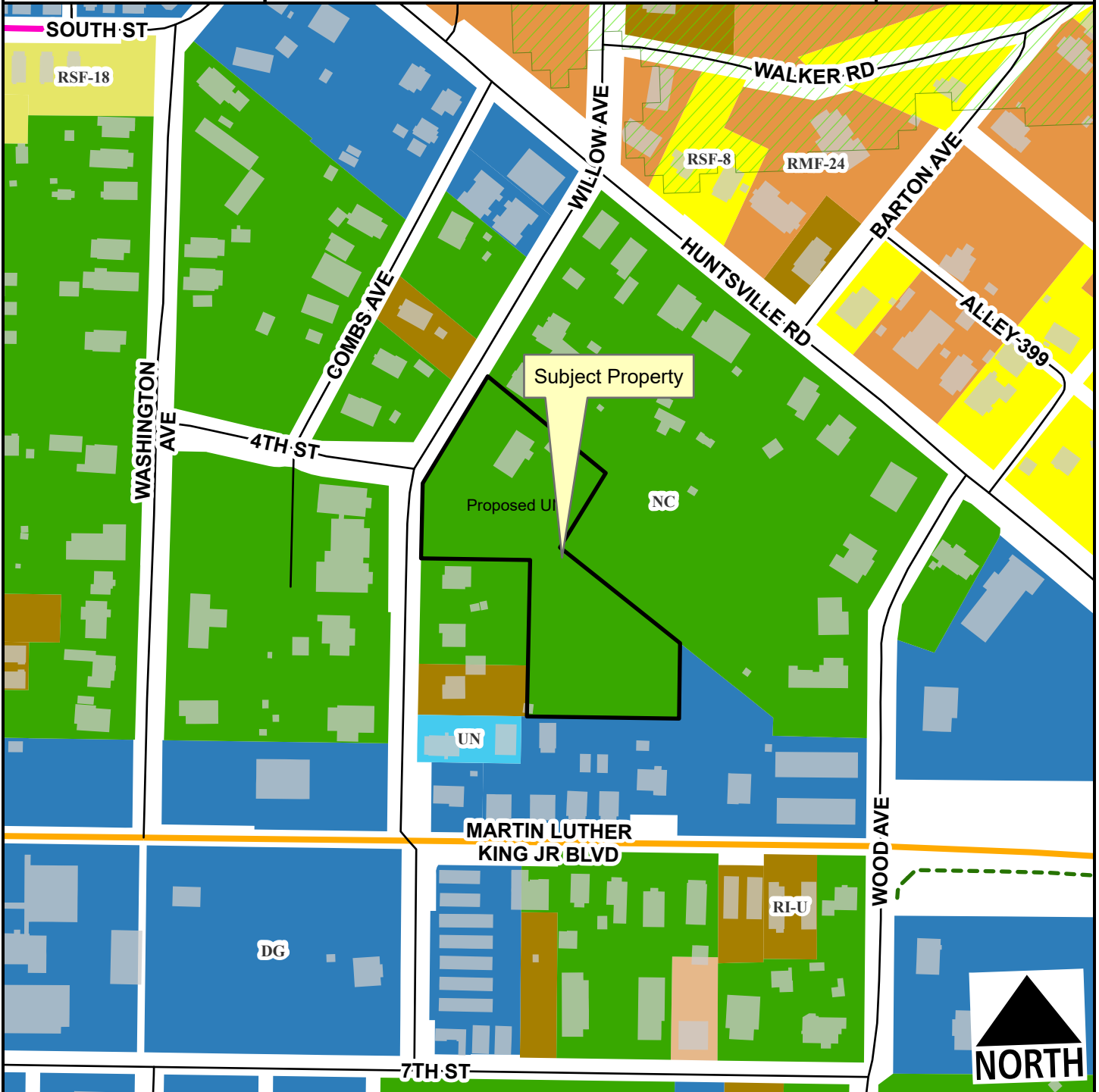
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



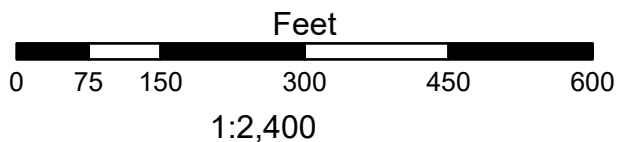
RZN-2025-0071

416 S. WILLOW AVE

Close Up View



- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Design Overlay District
- Planning Area
- Fayetteville City Limits



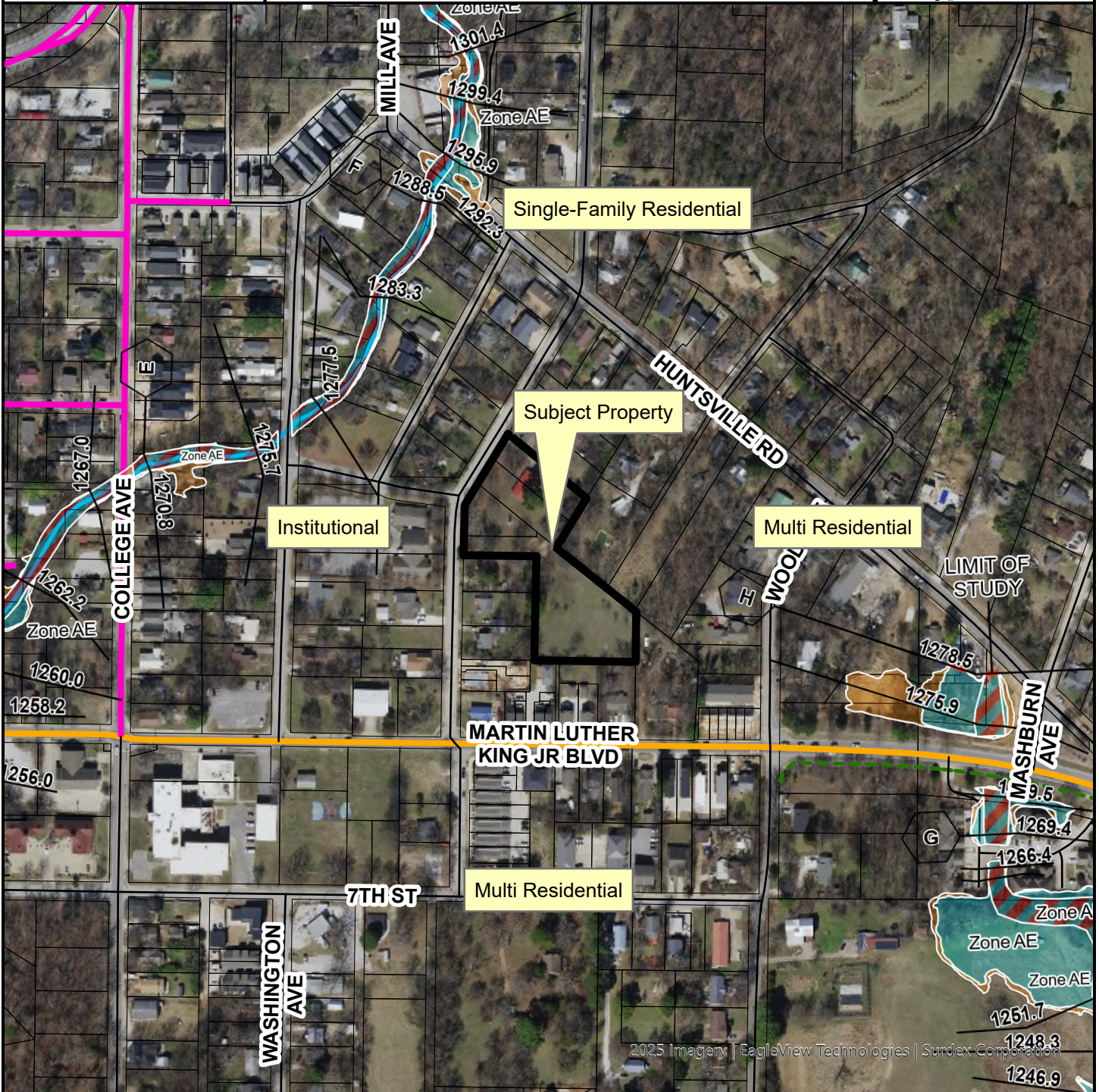
Zone	Current	Proposed
NC	1.8	0.0
UN	0.0	1.8

Total 1.8 ac

RZN-2025-0071

416 S. WILLOW AVE

Current Land Use



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



FEMA Flood Hazard Data

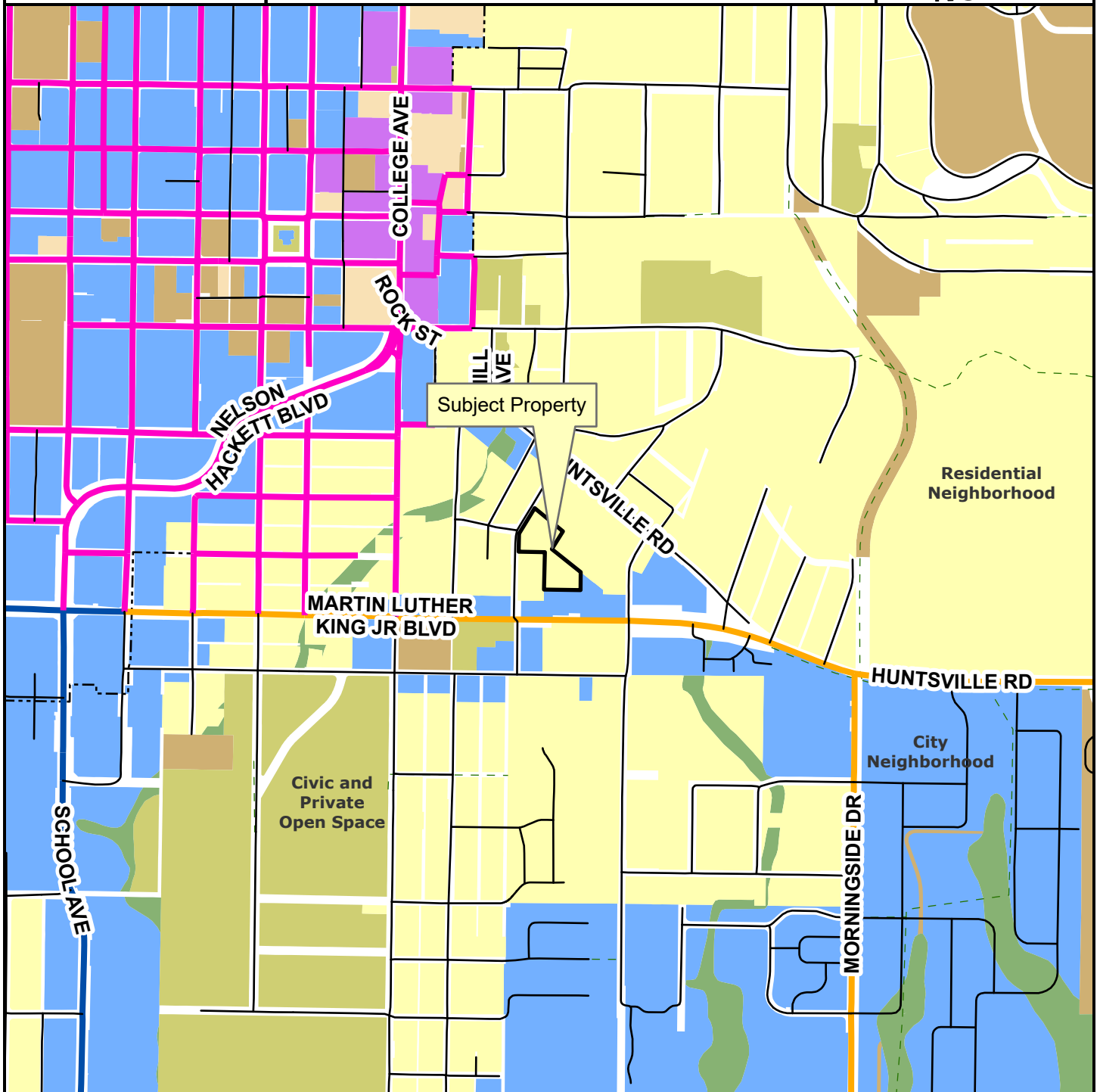
- 100-Year Floodplain
- Floodway

RZN-2025-0071

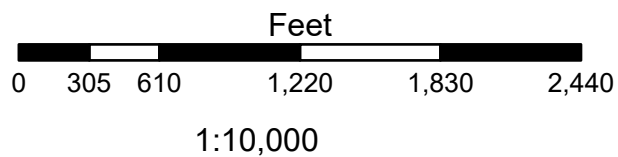
416 S. WILLOW AVE



Future Land Use

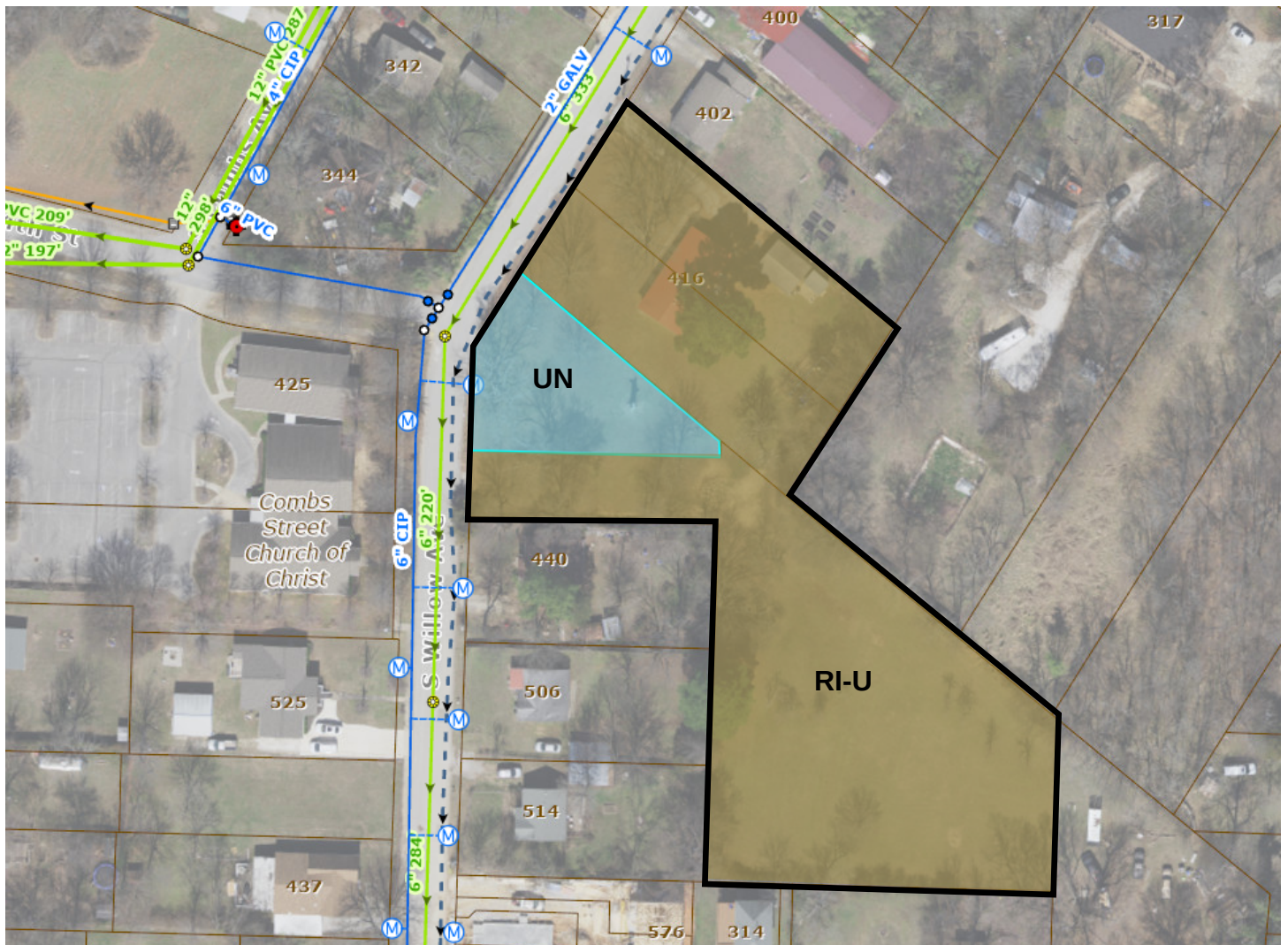


- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Trail (Proposed)
- Design Overlay District



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

STAFF'S RECOMMENDATION





TO: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: January 26, 2026

SUBJECT: Long Range Planning Comments Regarding RZN-2025-0071

BACKGROUND:

The applicant requests to rezone approximately 1.10 acres from NC, Neighborhood Conservation to UN, Urban Neighborhood. Five long range planning documents are relevant when evaluating this request: *City Plan 2040*, *Walker Park Neighborhood Plan*, the *Heritage & Historic Preservation Plan*, the *Historic Black Community of Southeast Fayetteville Historic Context Statement*, and the draft of *Phase 1 Fayetteville Citywide Historic Resources Survey*.¹

City Plan 2040 (2020):

City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
 - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

Walker Park Neighborhood Plan (2008):

Adopted in February 2008, the *Walker Park Neighborhood Plan* outlined four guiding principles, of which one is relevant to this request:

1. Balance of Uses and Housing

Heritage & Historic Preservation Plan (2023):

The City's *Heritage & Historic Preservation Plan* was initiated by City Plan 2040.

Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

1.9	Plan Review	Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
1.10	Demolition Ordinance	Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.

¹ Forthcoming in Spring 2026.

4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.
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Historic Black Community of Southeast Fayetteville Historic Context Statement (2025):

The subject property is within an area settled by Black families in the mid-20th century. The presence of Spout Spring Branch, or “the Branch,” made the area prone to flooding, and the steep terrain made building difficult. Since the lots weren’t ideal for building, they were more affordable to Black families who were largely limited to low wage employment in Fayetteville.

The terrain also impacted where and how residents constructed their homes, and the relatively flat Willow Avenue became the community’s main street. Many homes were constructed close to the street with sloping back yards, and maps showed that land was divided into “irregularly shaped lots of varying sizes” (p. 28). The community was inherently mixed use, as residences, churches, schools, and small businesses dotted the landscape. Three properties were listed in The Green Book, one of which is still standing.²

During the 20th century, some Black families lived among white neighbors on or below East Huntsville Road, in an area referred to as “the Valley” (where the subject property is located). This area was less populated in the early 20th century, with homes clustered along E. Huntsville Road, Combs Avenue, and S. Willow Avenue. By the mid- to- late 20th century, the Valley would be more extensively developed by Black families as some relocated to be closer to the Jefferson School (S. College and MLK).

Phase 1 Fayetteville Citywide Historic Resources Survey (forthcoming Spring 2026):

The subject property was included in the phase 1 windshield survey of historic resources, which identified a cluster of potentially significant resources historically known as “South Fayetteville.” This neighborhood consists of modest residential properties constructed and occupied by middle- and working-class residents. This area has experienced significant new development involving the demolition of historic-age resources and the construction of new buildings that are incompatible with the scale and character of the neighborhood.³



The subject property contains a single-family Ranch-style dwelling constructed ca. 1965, according to Washington County Tax Assessor records. The property is potentially eligible for the National Register of Historic Places as part of a historic district but is not individually eligible. It is also contributing to a potential Local Historic District, which is currently under review by

² The Green Book was a guidebook for African American travelers in the US. It was founded by Victor Hugo Green, an African American postal worker from New York City, and was published annually from 1936 to 1966.

³ Post Oak Preservation Solutions, *Phase 1 Fayetteville Citywide Historic Resources Survey*, 20.

staff. It has been assigned a moderate preservation priority. The survey recommends the evaluation of a local historic district to slow the rapid loss of historic buildings and protect the historic character of South Fayetteville. ⁴

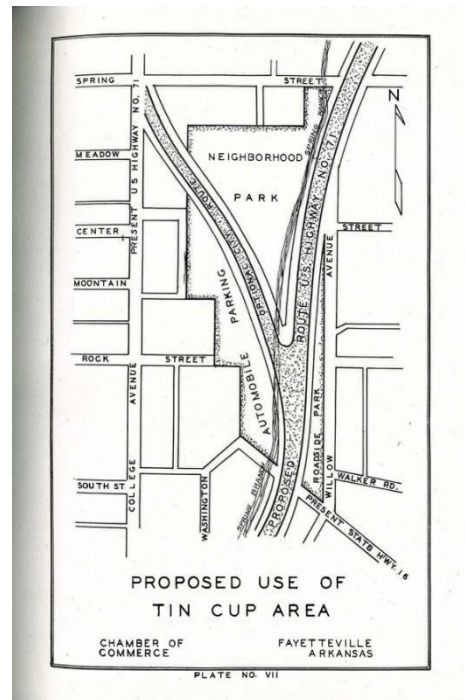
Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to mitigate against the loss of historic structures when regulatory tools are not available.

DISCUSSION:

Zoning History:

The zoning history of the neighborhood merits consideration with this request. The 1945 “A Master City Plan and Public Works Program for Fayetteville, Arkansas”, sponsored jointly by the Fayetteville Chamber of Commerce and Fayetteville City Council, called for the construction of U.S. Highway 71 through the neighborhood, following Willow Ave. and Spring Branch to the intersection of Maple and Mission. Part of the justification for the route was that “It would afford an opportunity to build roadside parks and parking area in what is now sub-standard housing districts.”, and that “The highway would not pass by important public buildings such as schools, hospitals, etc.” The historic St. James Methodist and Missionary Baptist churches as well as the Lincoln School, the segregated elementary school, were all on the proposed highway route.

While many of the projects proposed in the 1945 plan did not come to fruition, the neighborhood was subjected to many of the proposals of the 1968 “Program for Community Renewal” written by consulting planner James Vizzier. Like many urban renewal plans of the mid-20th century, the plan was paid for in part by a grant from the federal Urban Renewal Administration under the Housing Act of 1954. The plan noted that Fayetteville’s “general plan should be updated and expanded to include plans for community renewal.”, and further explained that, “...about 65% of the housing supply (in the city) might be susceptible to blight...Most of these improvements are in older neighborhoods where the units that must be cleared are deficient or dilapidated rather than sound.” Vizzier counted 1,327 families to be displaced by public improvements for University expansion, street construction, hospitals or schools and playgrounds, while at the same time noting an imbalance between the cost of housing and family income. He laid out an ambitious and costly (\$47,615,400 in 1968 dollars) plan for urban renewal in Fayetteville, most of which was never accomplished. One of the significant outcomes of Vizzier’s recommendations, however, was Fayetteville’s zoning ordinance in 1970. Vizzier had criticized the city’s zoning as being based “primarily on existing land use instead of the future land use plan. And second, it does not recognize the need for raising the standards for land use in older areas. Upgrading and renewal of older areas are not provided for in the document (referring to the city’s comprehensive plan). The rules do not provide for large scale developments such as renewal projects.”



Map showing proposed route of Hwy. 71. 1945 Master City Plan, pg. 41.

⁴ Post Oak Preservation Solutions, *Phase 1 Fayetteville Citywide Historic Resources Survey, Draft Survey Log & 21.*

On October 18, 1968 the City Council passed Resolution No. 33-68 approving the undertaking of an Urban Renewal Plan, which included the subject property and surrounding neighborhood. Ultimately some houses were repaired, but others were razed with the occupants moved into the new Willow Heights apartments which were constructed atop the former site of the Lincoln School. Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property and surrounding neighborhood as being zoned into the medium-density “R-2” zoning district, which was subsequently translated to “RMF-24” with the adoption of the city’s Unified Development Code.

The subject property was again rezoned, this time to the current zoning designation of NC, Neighborhood Conservation, in 2008 following the *Walker Park Neighborhood Plan*.

City Plan 2040 and Future Land Use Plan:

This area is designated as a Residential Neighborhood area, which are “primarily residential in nature and support a wide variety of housing types of appropriate scale and context.” This land use designation also encourages the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail or offices.⁵ The request aligns with this designation by increasing the variety of housing types permitted from just single-family to include two-, three-, four-, and multifamily housing. The UN district would also incorporate non-residential uses, however the intensity of some may extend beyond what was envisioned for this area. Specifically, UN permits General Business (Use Unit 12b) and Eating Places (Use Unit 13), which may increase traffic or noise. However, uses like a small office may not result in a significant impact to the neighborhood. Given this concern, a zoning district like NS-L may be more appropriate, however it does not come with as flexible lot width minimums that may spark redevelopment into fee-simple lots for denser housing. In reviewing the applicant’s request letter and desire to retain the existing house but allow low-intensity commercial uses, rezoning to NS-L could be an appropriate compromise.

Walker Park Neighborhood Plan:

The subject property is included in the Walker Park Neighborhood Plan, which outlines goals and a vision for the area. Including a balance of commercial uses and diverse housing types.

While on its face, the request for UN may appear appropriate given the *Neighborhood Plan*’s vision for balancing commercial uses and housing variety, the plan does acknowledge the value of retaining single-family housing and other housing patterns where appropriate. The *Walker Park Neighborhood Plan* acknowledges the “predominately single-family nature of the interior of the neighborhood.”⁶ A large swathe of primarily single-family zoned property is located roughly between E. 7th St. to E. 15th St. While mixed-use zoning districts may be appropriate along major streets like E. 7th, E. 15th, and even S. College Ave. it is not clear that this portion of the neighborhood was envisioned for commercial uses. RI-U offers increased housing flexibility, which aligns with both the goals of the *Walker Park Plan* and *City Plan 2040*, without inserting commercial uses into an established residential neighborhood like would be permitted under UN. This alternative would advance housing priorities and avoid locating commercial uses in an incompatible area.

It is also worth noting that the *intent* of the Urban Neighborhood district is to “serve as a mixed use are of medium intensity and *provide a transition* into residential neighborhoods from more

⁵ City Plan 2040, 128.

⁶ *Walker Park Neighborhood Plan*, 18.

intense, mixed-use districts.” The subject property is in the midst of solely residential properties (with the exception of the Combs Street Church), and not on the periphery where it could serve as a transitional space. As such, this request may not align with the intent of the Urban Neighborhood district. Alternative options that do not include commercial uses, like RI-U may be more appropriate.

To: Fayetteville Planning Commission
From: Wes Bates
Re: Rezoning Request – 416 S Willow Ave (NC → UN)
Date: 12/9/25

Dear Commissioners,

I am requesting a rezoning for the property located at 416 S Willow Ave from Neighborhood Conservation (NC) to Urban Neighborhood (UN). While the NC district restricts development to lower-intensity residential uses, UN zoning better reflects both the historical pattern of this neighborhood and the city's goals for compact, walkable infill development.

This area has long included a mix of residential and small-scale commercial uses, and today the neighborhood continues to include DG (Downtown General) and UN zoning in close proximity. The current NC boundary along this block is inconsistent with the existing land-use pattern and does not accurately reflect how the neighborhood has developed over time.

The UN district is an appropriate and compatible fit for 416 S Willow because it allows for a modest increase in residential flexibility while preserving neighborhood character. A key benefit of UN zoning is the ability to build townhouses narrower than 18 feet, which aligns with the traditional townhouse proportions found in historic Fayetteville neighborhoods. These narrower homes promote affordability, walkability, and architectural forms that fit seamlessly into older street grids.

This rezoning will allow the property to support traditional, human-scaled housing types that meet the City Plan's goals for attainable housing, gentle density, and sustainable growth. The site's proximity to existing mixed-use and higher-intensity zoning makes it a logical location to continue the neighborhood's historic pattern of compact urban development.

Thank you for your consideration,

Wes Bates

From: esyule gamache <esyule@yahoo.com>

Sent: Tuesday, January 13, 2026 2:17 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: Wesley Bates proposal of rezoning from NC to UN at 416 S Willow

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs: I both received a notification form and saw on my walk posted the property at 416 S. Willow. I am against rezoning this property.

Once there was a Walker Park neighborhood plan, which offered a future proposed map. This rezoned parts of this area from 15th Street to Huntsville Rd. This area plan showed development but with tasteful single family homes. I agreed with this plan. I am not for giving builders unlimited density cap on property.

Honestly, the existed zoning seems to be allowing eight homes or even duplexes on this land which would be a full area as it is yet it would be in harmony with this residential block of land whose parameters are Wood to MLK to Willow to Huntsville Rd., which is where I reside. I see development is inevitable but let's make it wise and in accord with what was proposed by the Walker Park Neighborhood plan.

Thank you.

Louise A Gamache

311 E. Huntsville Rd.

From: John Squires <jsquires4@gmail.com>

Sent: Monday, January 26, 2026 4:25 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: RE : Proposed rezoning of property at 416 S Willow

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.

Public Comment

RZN-2025-0071

To Fayetteville Planning commission.

RE: OPPOSITION to Wesley Bates proposed zoning change from NC to UN for property at 416 S. Willow, Fayetteville, AR.

Commissioners:

My name is John Squires. I own property at 407 E. Huntsville Rd. This property backs up to the the side of the property at 416 South Willow.

This residential neighborhood is one of the oldest in Fayetteville and his long been one of the most affordable neighborhoods in Fayetteville. The proposed rezoning would allow for a high density apartment complex in the middle of this neighborhood. The neighborhood is already undergoing gentrification. But it is still a neighborhood of single-family homes and narrow streets. Illumination of the density cap does not make a positive contribution to the neighborhood.

If the same zoning change proposal were situated in the middle of a upper income neighborhood I doubt it would be even under serious consideration. Affordable neighborhoods deserve the same protection as the rest of the neighborhoods in Fayetteville. Developer interest should not outweigh those of the neighborhood.

Already the neighborhood is seeing an increase in traffic since Huntsville Road was improved to provide a shortcut to the downtown area off of Martin Luther King Blvd. Changing the density from 10 units per acre to unlimited will only increase the traffic in this narrow street-ed neighborhood.

I understand that Fayetteville needs more affordable housing. But providing for unlimited density on a 1.8 acre parcel in the middle of this neighborhood is not the way to do it.



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

SUBJECT: **VAC-2025-0033: Vacation (18 E. CENTER STREET/18/20 EAST CENTER LLC, 484): Submitted by JORGENSEN AND ASSOCIATES for property located at 18 E. CENTER ST. in WARD 2. The property is zoned DC, DOWNTOWN CORE and contains approximately 0.062 acres. The request is to vacate 0.0057 acres of easement.**

RECOMMENDATION:

City Planning staff recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B', and with the following conditions of approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense;
2. Any installed fence shall be removable;
3. No bike racks may be installed within the retained easement on the parcel;
4. No disturbances to the AT&T facilities which exist to the north and west of the vacated easement shall be permitted; and
5. Existing gas meters shall be relocated to a location agreeable to all parties.

BACKGROUND:

The subject property is located in central Fayetteville approximately 260 feet east of the Fayetteville Square. The property received its current zoning designation of DC, Downtown Core, through a staff-initiated rezoning associated with the implementation of the Downtown Master Plan in 2006. The property includes a 3,500 square foot commercial structure built in 1925 per Washington County Assessor records, which is currently vacant and under renovation (COMM-2024-0029).

Request: The applicant proposes to vacate 0.0057 acres of existing public utility easement to expand the building footprint in association with a permit that also includes the adjacent property to the east. This permit proposes renovations to the existing commercial spaces on the first floor and the creation of a residential unit on the second floor.

DISCUSSION:

City of Fayetteville staff recommends in favor of the requested easement vacation. The applicant submitted all the necessary approvals without objections and with conditions as noted above.

BUDGET/STAFF IMPACT:

NA

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Request Letter, 7. Petition to Vacate, 8. Survey



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-327

AN ORDINANCE TO APPROVE VAC-25-33 FOR PROPERTY LOCATED AT 18 EAST CENTER STREET IN WARD 2 TO VACATE APPROXIMATELY 250 SQUARE FEET OF UTILITY EASEMENT

WHEREAS, the City Council has the authority under Ark. Code Ann. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of utility easement is not required for corporate purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of utility easement as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the following conditions:

1. Any damage to or relocation of existing facilities will be at the property owner/developer's expense.
2. Any installed fence shall be removable.
3. No bike racks may be installed within the retained easement on the parcel
4. No disturbances to the AT&T facilities which exist to the north and west of the vacated easement shall be permitted.
5. Existing gas meters shall be relocated to a location agreeable to all parties.

City of Fayetteville Staff Review Form

2026-327

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

2/12/2026

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

VAC-2025-0033: Vacation (18 E. CENTER STREET/18/20 EAST CENTER LLC, 484): Submitted by JORGENSEN AND ASSOCIATES for property located at 18 E. CENTER ST. in WARD 2. The property is zoned DC, DOWNTOWN CORE and contains approximately 0.062 acres. The request is to vacate 0.0057 acres of easement.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

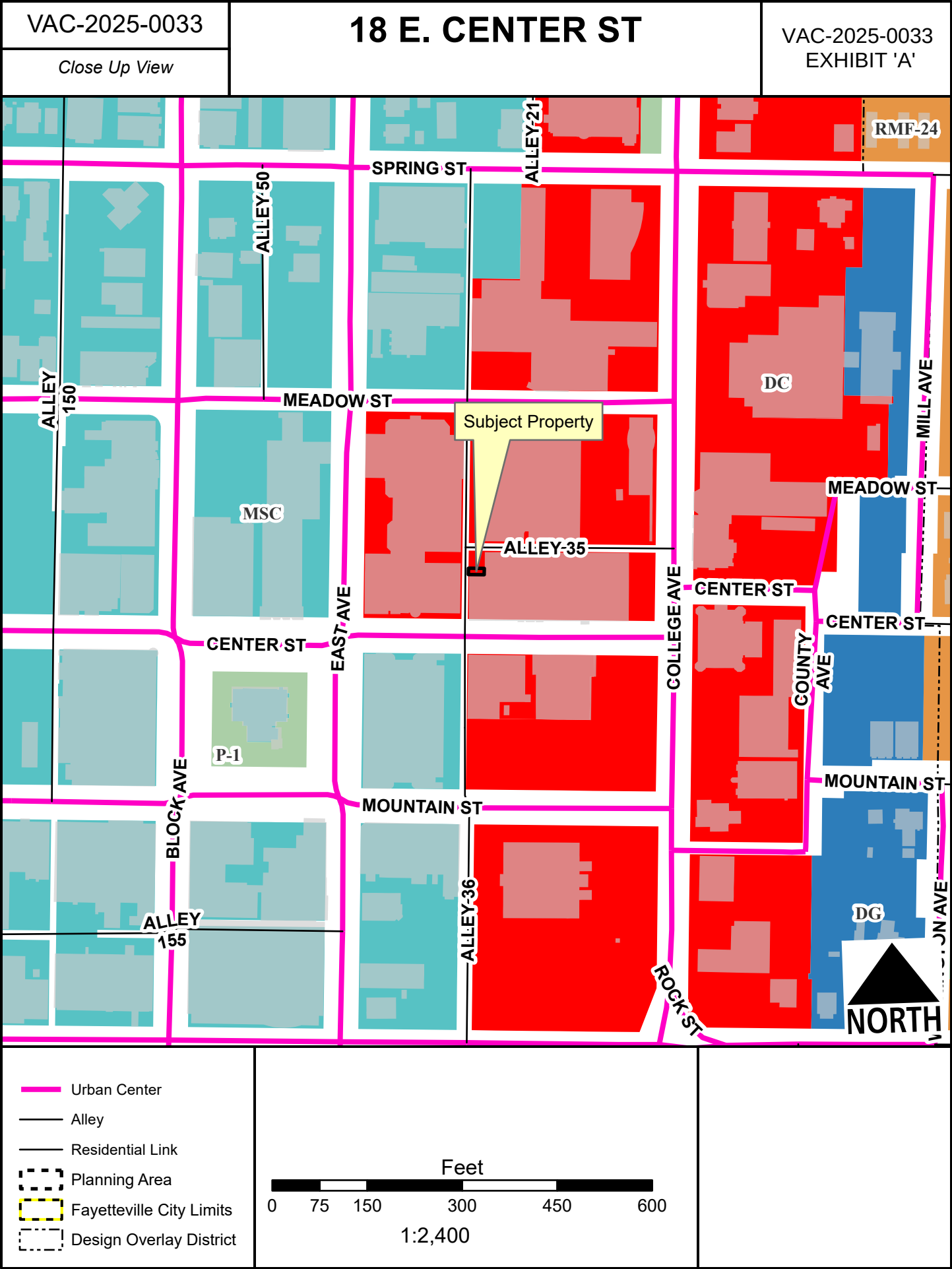
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



VAC-2025-0033

EXHIBIT 'B'

LEGAL DESCRIPTION: (UTILITY EASEMENT TO BE VACATED)

Vacating the South 10 feet of an existing easement as per Book 1045 at Page 138 and being a part of Lot 8 in Block 15 of the Original Town of Fayetteville, as per plat filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 8, thence N02°43'09"E 70.19 feet to the POINT OF BEGINNING; thence N02°43'09"E 10.00 feet, thence S87°19'03"E 25.00 feet, thence S02°43'09"W 10.00 feet, thence N87°19'03"W 25.00 feet to the POINT OF BEGINNING: Containing 250.00 square feet or 0.0057 acres more or less.



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 3
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

City of Fayetteville
Development Services
16, 18, 20, 22 E Center Street UE VACATION

To whom it may concern;

On behalf of the 18/20 East Center Street, LLC, we are requesting to vacate the South 10 feet of an existing utility easement as per Book 1045 at Page 138 and being a part of Lot 8 in Block 15 of the Original Town of Fayetteville, as per plat filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Sincerely;

Blake Jorgensen, PE

PETITION TO VACATE A(N) Existing Utility Easement LOCATED @ 18 E Center Street, CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the (18 E Center Street) hereinafter sought to be abandoned and vacated, lying in *Part of Lot 8, Block 15 in the Original Town of Fayetteville, Washington County, City of Fayetteville, Arkansas*, a municipal corporation, petition to vacate a Utility Easement which is described as follows:

LEGAL DESCRIPTION: (UTILITY EASEMENT TO BE VACATED)

Vacating the South 10 feet of an existing easement as per Book 1045 at Page 138 and being a part of Lot 8 in Block 15 of the Original Town of Fayetteville, as per plat filed in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said Lot 8, thence N02°43'09"E 70.19 feet to the POINT OF BEGINNING; thence N02°43'09"E 10.00 feet, thence S87°19'03"E 25.00 feet, thence S02°43'09"W 10.00 feet, thence N87°19'03"W 25.00 feet to the POINT OF BEGINNING: Containing 250.00 square feet or 0.0057 acres more or less.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above described real estate be used for their respective benefit and purpose as now approved by law. The petitioners further pray that the above described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 10 day of DECEMBER, 2025.

TED BELDEN
Printed Name

Ted Belden
Signature



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **RZN-2025-0069: Rezoning (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD/STONEBRIDGE GOLF COURSE, 606, 607, 646 & 685): Submitted by JORGENSEN & ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD. in WARD 1. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 157.05 acres. The request is to rezone 4.65 acres of the property to UN, URBAN NEIGHBORHOOD, and 37.66 acres of the property to NC, NEIGHBORHOOD CONSERVATION.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is in southeast Fayetteville and is the site of the Stonebridge Meadows Golf Club. Totalling approximately 157.05 acres, the property is currently zoned R-A Residential Agricultural. In the mid-1990s, the property transitioned from a private farm with a horse track to the Stonebridge Meadows Golf Club. A previous rezoning request that encompassed this property and the adjacent one for a total of 205.2 acres was denied by City Council in July 2023.

Request: The request is to rezone 4.65 acres to UN, Urban Neighborhood, and 37.66 acres to NC, Neighborhood Conservation. The remainder of the site, approximately 114.74 acres, is to remain R-A, Residential Agricultural. The applicant had originally requested to rezone 4.65 acres to CS, Community Services, but later modified prior to performing public notification.

Public Comment: Staff has received public comment in opposition of the request, citing traffic concerns, lack of water and sewer infrastructure, and flooding issues on S. Dead Horse Mountain Road. Two members of the public spoke at the February 9th Planning Commission meeting.

Land Use Compatibility: From a use perspective, adding additional single-family homes near single-family homes is inherently compatible, and staff does not find any issues with a request to rezone approximately 37 acres of property from R-A to NC, even though it represents an increase in density. Given right-of-way dedication, tree preservation, and drainage requirements associated with residential subdivision development, it is likely that upwards of 250 single-family units could be built in that portion of the property. At this intensity, staff does not find that existing infrastructure could support this without significant investment. Most traffic would concentrate to the north towards Huntsville Road, and water and sewer capacity are also quite limited in

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

this area. The area to the west, though generally rural in nature, has seen recent development, and with the inclusion of UN zoning in the northwestern portion of the site, this could help insert additional services in an area that is currently lacking in available amenities. The UN zoning district proposal, at 4.63 acres, allows for a modest insertion of nonresidential uses. With no stated density maximum and minimal lot width and area sizes, the potential impact of additional residential units in that portion, whether multi-family or single-family would likely be compatible with the surrounding neighborhoods. The emerging development pattern in the area also suggests a continual increase in single-family home development, with this development filling a gap between two developments southeast of the intersection of Dead Horse Mountain Road and E. Goff Farm Road. The applicant also intends to keep the majority of site zoned as R-A, which shows an intention to incrementally increase density, and to keep the existing golf course intact.

Land Use Plan Analysis: Staff finds that the proposal runs counter to some of the goals outlined in City Plan 2040, but in in-line with others. On one hand, the infill score for this site is low, which appears to counter the City's stated goal towards making infill development a priority (goal 1), and discouraging suburban sprawl (goal 2). That said, the area in question is identified as a Residential Neighborhood Area, and the applicant's intention to bring a mixed-use zoning district into the proposal contributes to goal 3 of making compact, complete, and connected development the standard. Staff also finds that the smaller lot sizes can facilitate meeting the goal of providing attainable housing (goal 6). Maintaining the existing golf course and open space acknowledges the enduring green network (goal 5) and does not prevent the area's preservation in the long-term.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 0-3 for this site. The following elements of the matrix contribute to the score:

- Near Sewer Main (6 – 8" PVC main through the site)
- Near City Park (Combs Park)
- Near Paved Trail (St. Paul Trail)

DISCUSSION:

At the February 9, 2026 Planning Commission meeting, a vote of 8-1-0 forwarded the request to City Council with a recommendation of approval. Commissioner Payne was opposed, though did not state a specific reason. Those in favor found that the request was compatible with surrounding land uses and that recent and ongoing upgrades to City infrastructure with regards to water and sewer would adequately support the development. Two members of the public spoke in opposition to the request with concerns about the homes becoming rental properties, the proposed lot sizes being too small, and a desire to see larger, more upscale homes in the neighborhood. Drainage and flooding concerns were also issued by the members of the public.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-328

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-69 FOR APPROXIMATELY 42.31 ACRES OF A 157.05 ACRE PARCEL LOCATED ON SOUTH DEAD HORSE MOUNTAIN ROAD & EAST GOFF FARM ROAD IN WARD 1 FROM R-A, RESIDENTIAL AGRICULTURAL TO UN, URBAN NEIGHBORHOOD AND NC, NEIGHBORHOOD CONSERVATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential Agricultural to UN, Urban Neighborhood and NC, Neighborhood Conservation.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2026-328

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

2/12/2026

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0069: Rezoning (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD/STONEBRIDGE GOLF COURSE, 606, 607, 646 & 685): Submitted by JORGENSEN & ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD. in WARD 1. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 157.05 acres. The request is to rezone 4.63 acres of the property to UN, URBAN NEIGHBORHOOD, and 37.66 acres of the property to NC, NEIGHBORHOOD CONSERVATION.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

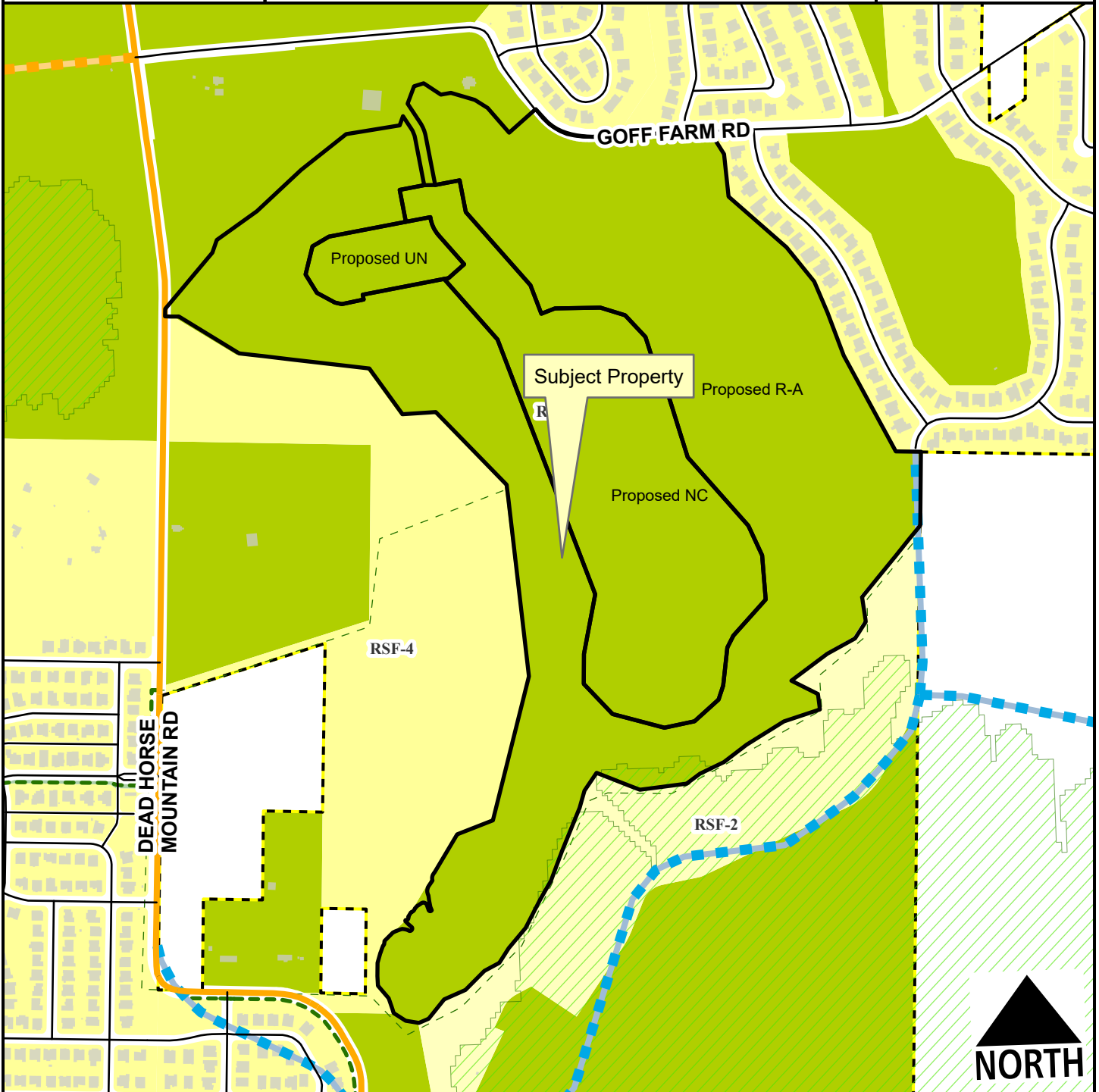
Comments:

RZN-2025-0069

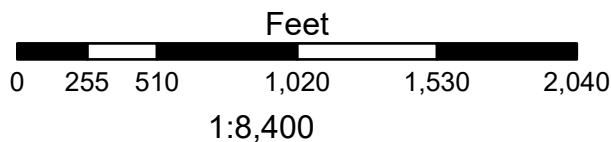
S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD

EXHIBIT A

Close Up View



- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Hillside-Hilltop Overlay District
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



Zone	Current	Proposed
UN	0.0	4.6
NC	0.0	37.4
R-A	159.6	118.6
RSF-2	0.3	0.0
RSF-4	0.1	0.0

Total 160.6 ac

EXHIBIT B

LEGAL DESCRIPTION: (R-A TO UN)

A part of the SE1/4 of the SW1/4 and a part of the SW1/4 of the SE1/4 of Section 24, T16N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the SE Corner of said SE1/4, SW1/4, thence N02°50'44"E 731.78 feet to the POINT OF BEGINNING, thence S81°02'45"W 50.53 feet, thence S08°57'15"E 23.68 feet, thence S80°07'59"W 108.00 feet, thence N74°31'30"W 34.38 feet, thence N59°50'02"W 97.58 feet, thence N29°20'58"W 104.06 feet, thence N15°49'34"E 138.95 feet, thence N61°00'05"E 91.68 feet, thence N81°09'21"E 497.04 feet, thence along a non tangent curve to the left 96.96 feet, said curve having a radius of 160.92 feet and a chord bearing and distance of S22°23'52"E 95.50 feet, thence S39°26'41"E 186.19 feet, thence S50°31'39"W 100.87 feet, thence S81°02'45"W 369.40 feet to the POINT OF BEGINNING: Containing 4.65 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (R-A TO NC)

A part of the SE1/4 of Section 24 and a part of the NE1/4 of Section 25 all in T16N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of the SW1/4, SE1/4 of Section 24, thence N02°50'44"E 731.78 feet, thence N81°02'45"E 347.19 feet to the POINT OF BEGINNING; thence N81°02'45"E 22.21 feet, thence N50°31'39"E 100.87 feet, thence N39°26'41"W 186.19 feet, thence along a non tangent curve to the right 96.96 feet, said curve having a radius of 160.92 feet and a chord bearing and distance of N22°23'52"W 95.50 feet, thence S81°09'21"W 120.00 feet, thence N08°57'15"W 156.08 feet, thence N81°02'45"E 120.00 feet, thence S89°00'26"E 52.69 feet, thence N80°56'09"E 120.20 feet, thence S08°57'15"E 156.08 feet, thence S39°28'21"E 468.95 feet, thence S18°59'17"E 146.99 feet, thence N71°00'43"E 69.91 feet, thence S88°59'17"E 219.11 feet, thence S71°01'00"E 123.95 feet, thence S41°01'48"E 143.32 feet, thence S15°42'11"E 266.28 feet, thence N74°17'46"E 19.53 feet, thence S15°42'17"E 81.70 feet, thence S15°19'54"E 133.25 feet, thence S15°13'16"E 131.98 feet, thence S39°36'57"E 439.73 feet, thence S22°54'42"E 157.34 feet, thence S02°32'46"E 213.06 feet, thence S43°43'41"W 235.14 feet, thence S28°26'43"W 62.04 feet, thence S08°20'49"W 184.25 feet, thence S19°43'24"W 70.60 feet, thence S49°53'43"W 156.88 feet, thence S80°04'03"W 147.49 feet, thence N73°14'18"W 258.25 feet, thence N41°49'52"W 200.37 feet, thence N02°31'08"E 144.22 feet, thence N12°36'14"E 292.67 feet, thence N18°59'17"W 572.29 feet, thence S72°22'35"W 226.24 feet, thence N04°36'29"W 53.37 feet, thence N72°22'35"E 212.98 feet, thence N18°59'17"W 460.67 feet; thence N18°59'17"W 227.10 feet, thence N39°28'21"W 389.04 feet to the POINT OF BEGINNING: Containing 37.66 acres more or less subject to easements and right of way of record.

LEGAL DESCRIPTION: (R-A TO REMAIN)

A part of the SW1/4 and a part of the SE1/4 of Section 24 and a part of the NE1/4 and a part of the SE1/4 of Section 25 all in T16N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the SE Corner of the SE1/4, SW1/4 of Section 24, thence N02°50'44"E 350.34 feet to the POINT OF BEGINNING, thence N33°48'42"W 21.34 feet, thence N81°26'17"W 630.62 feet, thence

EXHIBIT B

N56°34'19"W 339.64 feet, thence N87°14'03"W 66.30 feet, thence N02°33'15"E 35.95 feet, thence N42°00'27"E 354.05 feet, thence N20°47'21"E 64.36 feet, thence N56°26'58"E 236.55 feet, thence N48°57'18"E 291.80 feet, thence N53°36'18"E 276.65 feet, thence N82°43'44"E 260.64 feet, thence N22°12'33"E 47.50 feet, thence S31°14'11"E 72.45 feet, thence along a curve to the right 48.22 feet, said curve having a radius of 124.00 feet and a chord bearing and distance of S20°05'43"E 47.92 feet, thence S08°57'15"E 231.35 feet, thence S81°02'45"W 120.00 feet, thence S08°57'15"E 156.08 feet, thence S81°09'21"W 377.04 feet, thence S61°00'05"W 91.68 feet, thence S15°49'34"W 138.95 feet, thence S29°20'58"E 104.06 feet, thence S59°50'02"E 97.58 feet, thence S74°31'30"E 34.38 feet, thence N80°07'59"E 108.00 feet, thence N08°57'15"W 23.68 feet, thence N81°02'45"E 397.71 feet, thence S39°28'21"E 389.04 feet, thence S18°59'17"E 227.10 feet; thence S18°59'17"E 1,084.97 feet, thence S12°36'14"W 292.67 feet, thence S02°31'08"W 144.22 feet, thence S41°49'52"E 200.37 feet, thence S73°14'18"E 258.25 feet, thence N80°04'03"E 147.49 feet, thence N49°53'43"E 156.88 feet, thence N19°43'24"E 70.60 feet, thence N08°20'49"E 184.25 feet, thence N28°26'43"E 62.04 feet, thence N43°43'41"E 235.14 feet, thence N02°32'46"W 213.06 feet, thence N22°54'42"W 157.34 feet, thence N39°36'57"W 439.73 feet, thence N15°13'16"W 131.98 feet, thence N15°19'54"W 133.25 feet, thence N15°42'17"W 81.70 feet, thence S74°17'46"W 19.53 feet, thence N15°42'11"W 266.28 feet, thence N41°01'48"W 143.32 feet, thence N71°01'00"W 123.95 feet, thence N88°59'17"W 219.11 feet, thence S71°00'43"W 69.91 feet, thence N18°59'17"W 146.99 feet, thence N39°28'21"W 468.95 feet, thence N08°57'15"W 156.08 feet, thence S80°56'09"W 120.10 feet, thence N08°57'15"W 240.46 feet, thence along a curve to the left 68.45 feet, said curve having a radius of 176.00 feet and a chord bearing and distance of N20°05'43"W 68.02 feet, thence N31°14'11"W 111.00 feet, thence N22°12'33"E 89.22 feet, thence N75°02'54"E 48.07 feet, thence S54°37'53"E 99.63 feet, thence N81°29'37"E 48.59 feet, thence S71°40'52"E 120.12 feet, thence S55°40'23"E 72.67 feet, thence S39°03'01"E 157.90 feet, thence N50°27'50"E 170.70 feet, thence along a non tangent curve to the left 80.69 feet, said curve having a radius of 2,085.88 feet and a chord bearing and distance of S40°19'34"E 80.69 feet, thence along a non tangent curve to the left 96.76 feet, said curve having a radius of 225.85 feet and a chord bearing and distance of S56°22'36"E 96.02 feet, thence along a non tangent curve to the left 99.53 feet, said curve having a radius of 343.44 feet and a chord bearing and distance of S76°11'30"E 99.18 feet, thence along a non tangent curve to the left 77.54 feet, said curve having a radius of 334.45 feet and a chord bearing and distance of S87°42'24"E 77.37 feet, thence N89°26'35"E 193.26 feet, thence N88°06'38"E 170.89 feet, thence N89°02'14"E 160.26 feet, thence S30°02'34"E 134.84 feet, thence S04°12'11"E 205.40 feet, thence S46°42'16"E 370.58 feet, thence S37°06'33"E 211.06 feet, thence S21°05'47"E 162.00 feet, thence S18°50'24"E 221.95 feet, thence S26°28'59"E 509.81 feet, thence S26°23'08"E 14.89 feet, thence S87°02'41"E 0.03 feet; thence S87°02'41"E 120.70 feet, thence S02°30'07"W 354.52 feet, thence S41°09'04"W 443.83 feet, thence S06°46'14"E 119.60 feet, thence S34°52'13"W 95.97 feet, thence S63°01'02"W 152.31 feet, thence S55°11'27"W 216.18 feet, thence S61°22'55"E 142.84 feet, thence S05°41'43"E 74.86 feet, thence S73°32'00"W 182.84 feet, thence S60°03'38"W 212.32 feet, thence S54°29'23"W 137.53 feet, thence S66°18'34"W 126.83 feet, thence S55°22'29"W 80.93 feet, thence S84°28'15"W 226.61 feet, thence N66°35'42"W 223.01 feet, thence S36°34'23"W 103.77 feet, thence S17°43'01"W 85.52 feet, thence S24°04'34"W 226.44 feet, thence S22°33'56"W 149.87 feet, thence S31°27'55"W 104.87 feet, thence S29°02'26"W 153.99 feet, thence S42°14'23"W 127.07 feet, thence

EXHIBIT B

S34°13'06"W 83.05 feet, thence S63°31'07"W 81.67 feet, thence S46°50'16"W 129.75 feet, thence S67°57'14"W 111.70 feet, thence S41°02'21"W 119.44 feet, thence S68°42'52"W 50.71 feet, thence N78°18'33"W 64.56 feet, thence N55°41'46"W 68.35 feet, thence N16°20'29"W 74.72 feet, thence N38°52'47"W 79.66 feet, thence N01°23'12"W 46.36 feet, thence N02°28'42"E 63.91 feet, thence N18°19'01"E 51.64 feet, thence N22°14'54"E 35.67 feet, thence along a non tangent curve to the left 12.13 feet, said curve having a radius of 12.34 feet and a chord bearing and distance of N30°53'13"E 11.65 feet, thence N06°26'53"E 11.72 feet, thence N46°54'37"E 58.40 feet, thence along a non tangent curve to the right 47.85 feet, said curve having a radius of 246.52 feet and a chord bearing and distance of N70°49'20"E 47.77 feet, thence along a non tangent curve to the right 29.19 feet, said curve having a radius of 26.36 feet and a chord bearing and distance of S77°26'51"E 27.72 feet, thence along a non tangent curve to the left 36.29 feet, said curve having a radius of 11.51 feet and a chord bearing and distance of N56°55'59"E 23.01 feet, thence N46°20'01"W 22.37 feet, thence N43°01'27"W 19.29 feet, thence along a curve to the right 7.75 feet, said curve having a radius of 3.86 feet and a chord bearing and distance of N14°29'00"E 6.51 feet, thence along a non tangent curve to the left 23.50 feet, said curve having a radius of 10.28 feet and a chord bearing and distance of N39°00'59"E 18.71 feet, thence N32°40'39"E 25.80 feet, thence along a non tangent curve to the left 27.56 feet, said curve having a radius of 25.63 feet and a chord bearing and distance of N48°12'46"E 26.25 feet, thence N44°32'40"E 15.03 feet, thence N58°52'19"E 21.91 feet, thence along a non tangent curve to the right 35.72 feet, said curve having a radius of 17.72 feet and a chord bearing and distance of S75°27'50"E 29.97 feet, thence S17°42'44"E 22.91 feet, thence along a non tangent curve to the left 31.36 feet, said curve having a radius of 8.45 feet and a chord bearing and distance of S74°36'00"E 16.22 feet, thence N20°28'18"W 17.41 feet, thence along a non tangent curve to the right 56.42 feet, said curve having a radius of 751.11 feet and a chord bearing and distance of N07°40'22"W 56.41 feet, thence along a non tangent curve to the right 45.39 feet, said curve having a radius of 44.30 feet and a chord bearing and distance of N02°29'24"E 43.43 feet, thence N36°23'21"E 34.04 feet, thence along a non tangent curve to the left 41.47 feet, said curve having a radius of 38.48 feet and a chord bearing and distance of N16°00'41"E 39.49 feet, thence N32°40'39"E 213.53 feet, thence N70°36'56"E 185.38 feet, thence N15°59'29"E 713.53 feet, thence N04°36'29"W 927.98 feet, thence N42°11'57"W 488.91 feet, thence S88°14'57"W 161.24 feet, thence N33°48'42"W 250.20 feet to the POINT OF BEGINNING: Containing 118.57 acres more or less subject to easements and right of way of record.



TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: February 9, 2026 **Updated with results**

SUBJECT: **RZN-2025-0069: Rezoning (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD/STONEBRIDGE GOLF COURSE, 606, 607, 646 & 685):**
Submitted by JORGENSEN & ASSOCIATES for property located on S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 157.05 acres. The request is to rezone 4.63 acres of the property to UN, URBAN NEIGHBORHOOD, and 37.65 acres of the property to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0069** to City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0069** to City Council with a recommendation of approval."*

JANUARY 12, 2026 PLANNING COMMISSION MEETING

The applicant previously requested to table themselves to the February 9 Planning Commission meeting, to give themselves time to produce additional traffic impact analysis for the proposed development. They have provided this documentation, and it is attached to this report for the Commission's consideration.

BACKGROUND:

The subject property is in south Fayetteville and is the site of the Stonebridge Meadows Golf Club. Totalling approximately 157.05 acres, the property is currently zoned R-A, Residential Agricultural. In the mid-1990s, the property transitioned from a private farm with a horse track on it to the currently operating Stonebridge Meadows Golf Club. A previous rezoning request that encompassed this property and the adjacent one for a total of 205.2 acres was denied by City Council in July 2023. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Golf Course	R-A, Residential-Agricultural
South	Undeveloped	RSF-2, Residential Single-Family, 2 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Undeveloped/Single-Family Residential	R-A, Residential-Agricultural; RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone 4.63 acres to UN, Urban Neighborhood, and 37.65 acres to NC, Neighborhood Conservation. The remainder of the site, approximately 114.77 acres, is to

remain R-A, Residential Agricultural. The applicant had originally request to rezone 4.63 acres to CS, Community Services, but has since changed their request.

Public Comment: Staff has received public comment in opposition of the request, citing traffic concerns, lack of water and sewer infrastructure, and flooding issues on S. Dead Horse Mountain Road.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area with the requested rezoning does not have any direct street frontage; the overall site has street frontage along E. Goff Farm Road, and there is a street stub-out to S. Pumpkin Ridge Drive at the south end of the overall site. Further, an adjacent land subdivision to the east proposes to stub out to the site in question. E. Goff Farm Road is a partially-improved street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. An existing 8-inch water main is present at the end of South Pumpkin Ridge Drive.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present at the end of S. Pumpkin Ridge Drive and an existing 12-inch sewer main is present on the west side of the subject property.

Drainage: A very small portion of the southern end of the overall site is within the Hillside-Hilltop Overlay District, though would not likely affect the specific area in question. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control and abbreviated tree preservation plans. There are also hydric soils present on the property. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits could 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: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 3, located at 1050 S. Happy Hollow Rd., protects this site. The property is located approximately 2 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 districts of R-A, Residential-Agricultural and RSF-4, Residential Single-Family, 4 Units per Acre require **25% minimum canopy preservation**. The proposed zoning districts of NC, Neighborhood Conservation and UN, Urban Neighborhood, require **20% minimum canopy preservation** and **15% minimum canopy preservation**, respectively.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 0-3 for this site with a weighted score of 3. The following elements of the matrix contribute to the score:

- Near Sewer Main (6 – 8" PVC main through the site)
- Near City Park (Combs Park)
- Near Paved Trail (St. Paul Trail)

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 use perspective, adding additional single-family homes near single-family homes is inherently compatible, and staff does not find any issues with a request to rezone approximately 37 acres of property from R-A to NC, even though it represents an increase in density. Given necessary right-of-way dedication, tree preservation, and drainage requirements, it is likely that upwards of 250 single-family units could be built in that portion of the property. At this intensity, staff does not find that existing infrastructure could support this without significant investment. Most traffic would concentrate to the north towards Huntsville Road, and water and sewer capacity are also quite limited in this area. The area to the west, though generally rural in nature, has seen recent development, and with the inclusion of UN zoning in the northwestern portion of the site, this could help insert additional services in an area that is currently lacking in available amenities. The UN zoning district proposal, at 4.63 acres, allows for a modest insertion of uses. With no stated density maximum and minimal lot*

width and area sizes, the potential impact of additional residential units in that portion, whether multi-family or single-family would likely be compatible with the surrounding neighborhoods. The emerging development pattern in the area also suggests a continual increase in single-family home development, with this development filling a gap between two developments southeast of the intersection of Dead Horse Mountain Road and E. Goff Farm Road. The applicant also intends to keep the majority of site down-zoned to R-A, which shows an intention to incrementally increase density, and to keep the existing golf course intact.

Land Use Plan Analysis: Staff finds that the proposal runs counter to some of the goals outlined in City Plan 2040, but in line with others. One hand, the infill score for this site is low, which appears to counter the City's stated goal towards making infill development a priority (goal 1), and discouraging suburban sprawl (goal 2). That said, the area in question is identified as a Residential Neighborhood Area, and the applicant's intention to bring a mixed-use zoning district into the conversation in this area contributes to goal 3 of making compact, complete, and connected development the standard. Staff also finds that the smaller lot sizes lean this neighborhood towards meeting the goal of providing attainable housing (goal 6). Maintaining the existing golf course and open space also contributes to the goal of maintaining an enduring green network (goal 5).

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

Finding: Staff finds that the proposed rezoning to NC, Neighborhood Conservation and UN, Urban Neighborhood, is justifiable based on future land use goals of creating a residential neighborhood in this area.

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

Finding: The proposed rezoning will increase traffic, and possibly to a significant degree. With the addition of potentially hundreds of housing units, staff finds this may negatively contribute to traffic counts on Dead Horse Mountain Road, with residents having no viable alternative transportation option. That said, the applicant provided a traffic study with this request that indicated that the level of service at the intersection of Dead Horse Mountain Road and E. Goff Farm Road was maintained with the applicant's proposed development. Staff also finds that there is a possible connection to an existing bike trail, which does work in the development's favor towards the future reduction of traffic counts, but this does little to provide connectivity to the development in the short term.

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 its current zoning designation will significantly alter the potential population density in the area. Initial Engineering Division

review indicates that utility extensions or upgrades are likely required, especially with regards to current water service to the site, which may not currently have the capacity to serve a development of this size. No comments were received from the Fayetteville Public School district.

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-2025-0069 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:				Required	<u>YES</u>
Date: <u>February 9, 2026</u>	☐ Tabled	☒ Forwarded	☐ Denied		
Motion: Cabe	with a recommendation of approval.				
Second: McGetrick					
Vote: 8-1-0 (Payne opposed)					

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.03 District R-A, Residential-Agricultural
 - §161.29 Neighborhood Conservation
 - §161.37 Urban Neighborhood
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Request Letter
- Traffic Study
- Long-Range Planning Memo
- Public Comment

161.03 District R-A, Residential-Agricultural

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

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

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

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

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

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6625, §1 adopted December 6, 2022, "determines that Section 2 of Ordinance 6427 (Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2023, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section."

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800 , §1(Exh. A), 10-6-15>; Ord. No. 5921 , §1, 11-1-16; Ord. No. 5945 , §§5, 7—9, 1-17-17; Ord. No. 6015 , §1(Exh. A), 11-21-17; Ord. No. 6211 , §1, 8-6-19; Ord. No. 6427 , §§1(Exh. C), 2, 4-20-21)

Ord. No. 6427 , § 2, adopted April 20, 2021, "determines that this ordinance and all amendments to Code sections ordained or enacted by this ordinance shall automatically sunset, be repealed, terminated, and become void twenty (20) months after the passage and approval of this ordinance, unless prior to that date, the City Council amends this ordinance to repeal this sunset, repeal and termination section."

161.37 Urban Neighborhood

- (A) *Purpose.* The Urban Neighborhood District is designed to serve as a mixed use area of medium intensity and provide a transition into residential neighborhoods from more intense, mixed-use districts. Urban Neighborhood promotes a walkable, pedestrian-oriented neighborhood development form with a variety of housing options and complementary neighborhood businesses that are compatible in scale and use with surrounding land uses. For the purpose of Chapter 96: Noise Control the Urban Neighborhood district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12b	General business
Unit 13	Eating places
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 14	Hotel, motel and amusement services
Unit 15	Neighborhood shopping goods
Unit 36	Wireless communication facilities
Unit 45	Small scale production
Unit 48	Private dormitories

(C) *Density*. None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum*.

All dwellings	12 feet
All other uses	None

(2) *Lot Area Minimum*. None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories
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(G) *Minimum Buildable Street Frontage*. 50% of the lot width.

(Ord. No. 6830, §1(Exh. A), 1-7-25; Ord. No. 6879, §2, 5-20-25)

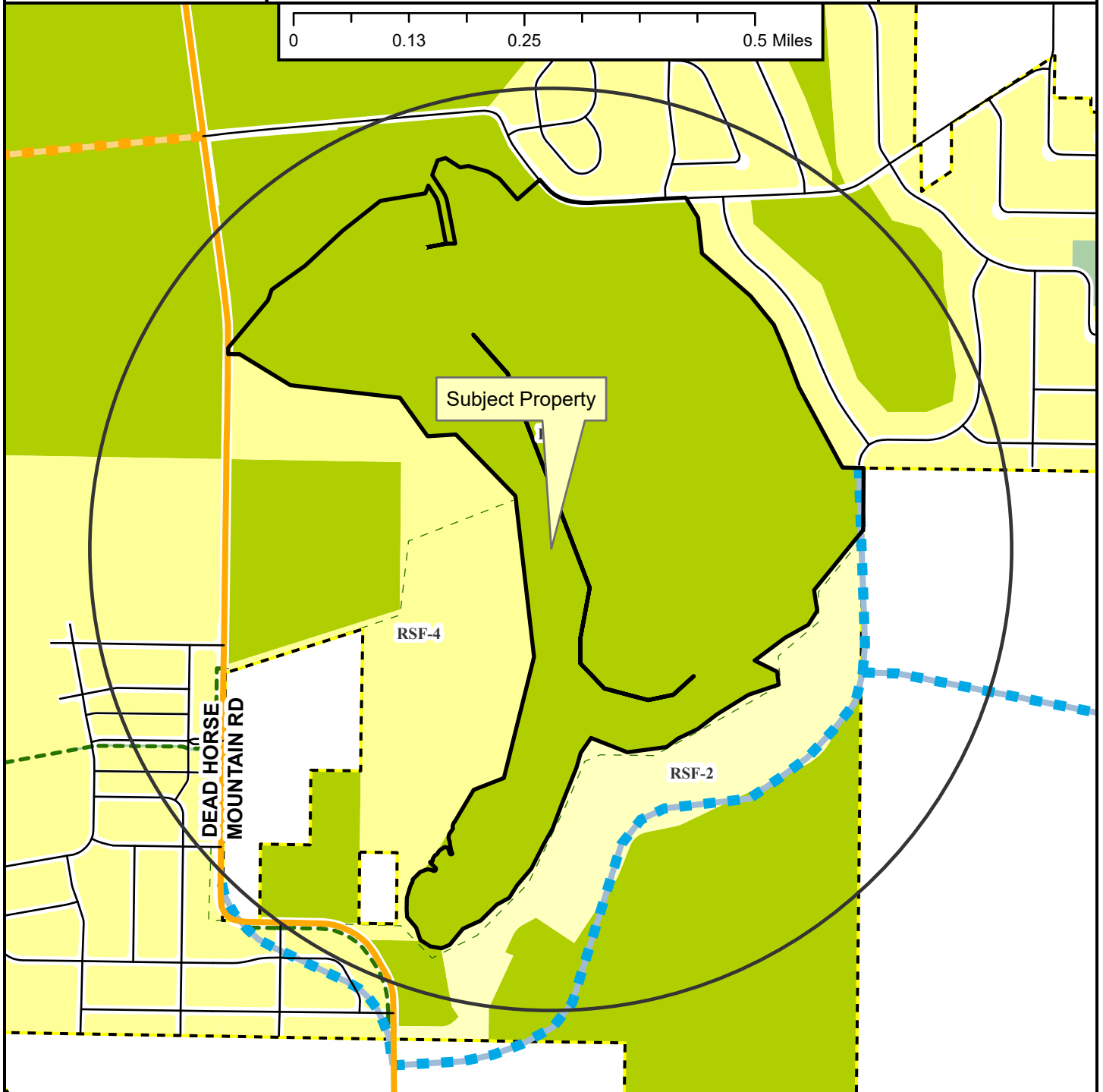
RZN-2025-0069

One Mile View

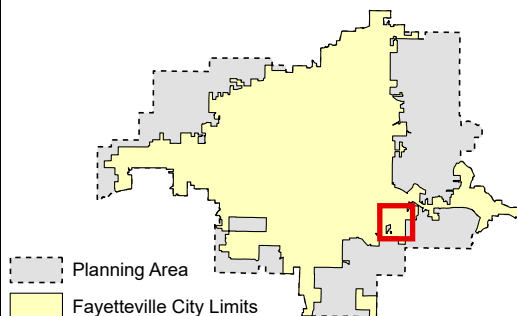
S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD



0 0.13 0.25 0.5 Miles



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

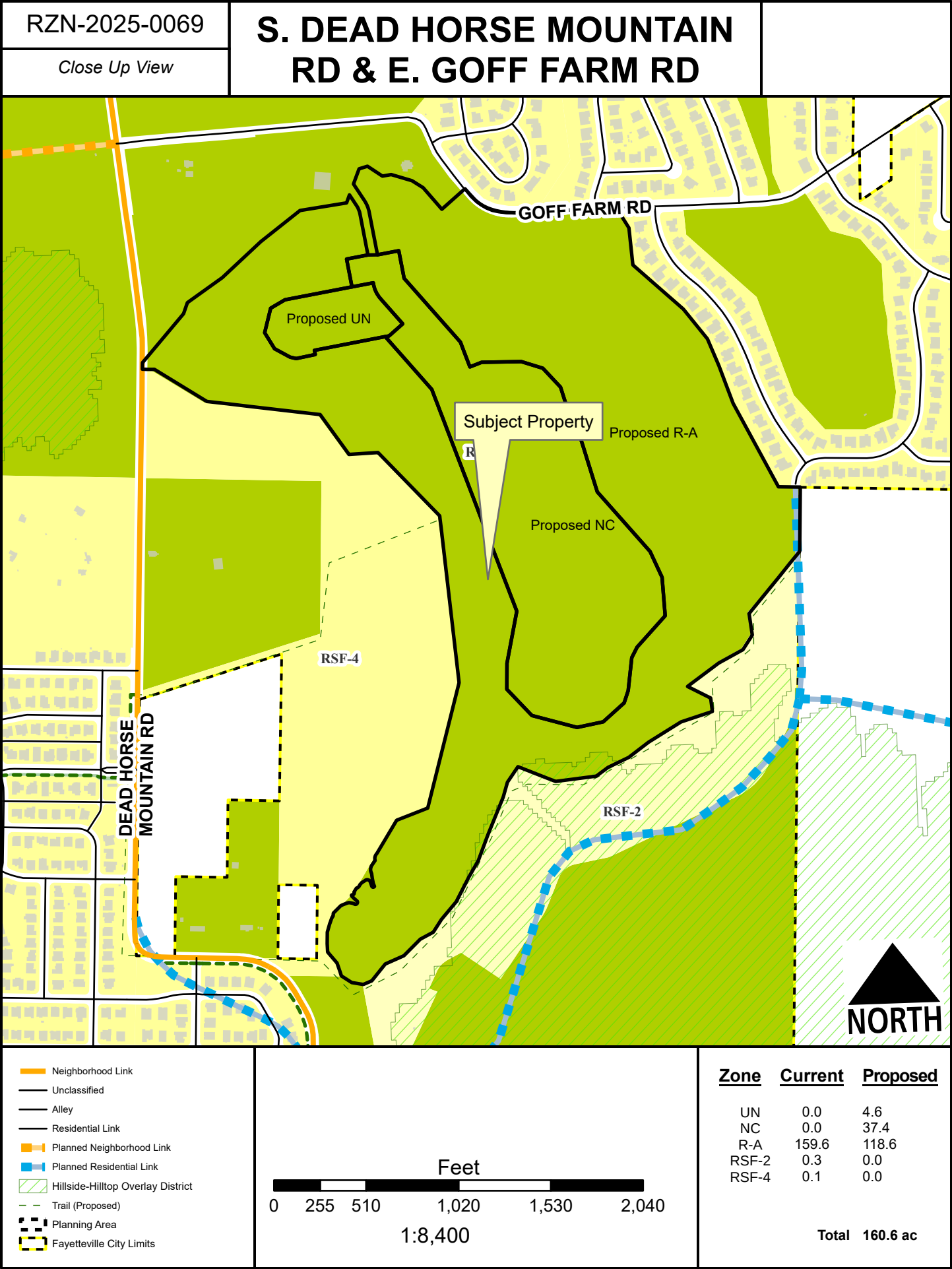


Planning Commission

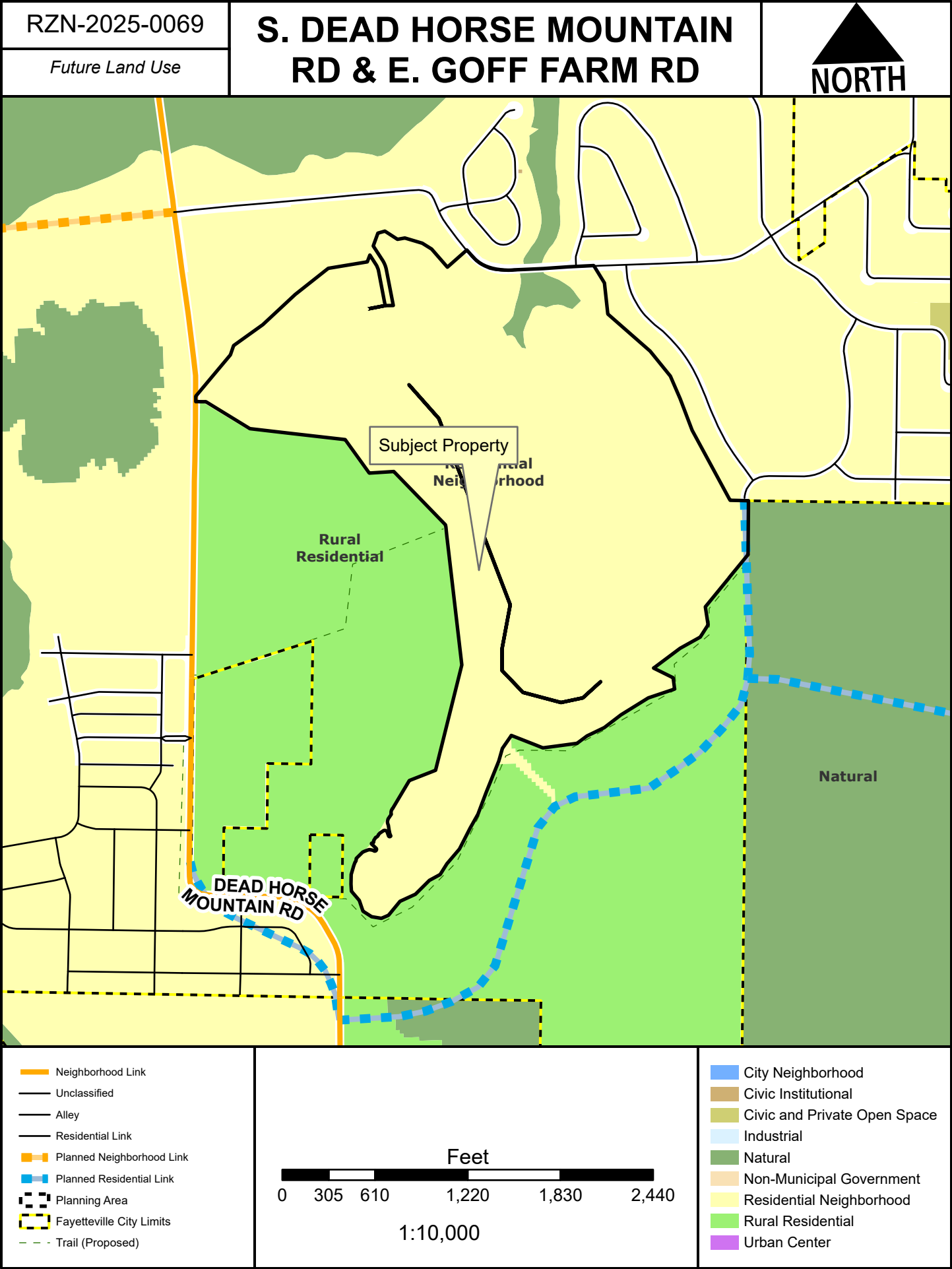
February 9, 2026

RZN-2025-0069 (STONEBRIDGE GOLF COURSE)

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124 W Sunbridge Drive, Suite 3
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

December 23, 2025

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Stonebridge Golf Course Rezoning

Please accept this request to rezone parcels 765-15268-452, 765-15269-151, & 765-15269-150 . This tract of land is currently zoned R-A and does have an active and one of the only Public Golf Courses in Northwest Arkansas. The desire is to rezone a portion of this land to NC and a smaller portion to UN (For townhome development). This requested zoning is appropriate and compatible with the surrounding properties and uses as the newly developed "The Preserve @ Stonebridge" immediately to the west and the adjacent established neighborhoods invite this vacant portion of land to be developed in a similar fashion.

Riverwood Homes (a long-standing developer with their headquarters located in Fayetteville) in conjunction with the ownership of the Stonebridge Golf Course will collaborate to bring a mix of affordable homes ranging in size from 1,350 SF to 3,000 SF, as well as a pocket of Townhomes. This new development is located ~ 3 miles from Downtown Fayetteville and the University of Arkansas.

Please review this application and let us know if there are any questions that we may be able to answer.

Thanks.



Blake Jorgensen, PE
Jorgensen + Associates



This has been modified to UN

R-A TO CS
4.63 Ac. ±

R-A TO REMAIN
114.77 Ac. ±

R-A TO NC
37.65 Ac. ±

DEAD HORSE MOUNTAIN ROAD
(Neighborhood Link)

PEACEFUL DR.



R-A TO REMAIN
R-A TO NC
R-A TO CS

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

PROJECT TITLE: STONEBRIDGE COTTAGES REZONING
LOCATION: FAYETTEVILLE, AR
SHEET: Planning Commission
February 9, 2026
DRAWN BY: PMM
SHEET SCALE: 1" = 200'
RZN-2025-0069 (STONEBRIDGE GOLF COURSE)
SB COTTAGES-HUB.dwg

SHEET # 1





TRAFFIC IMPACT ANALYSIS

Stonebridge Interior
Dead Horse Mountain Rd & Goff Farm Rd
Fayetteville, Arkansas

Prepared for:
Riverwood Homes, LLC
January 2026

Prepared by:
Traffic Engineering Consultants, Inc.



1.0 INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact analysis (TIA) for a proposed residential development to be located in Fayetteville, Arkansas. The study was requested to determine the effects the proposed development would have on the adjacent street system, to review the available access to the development and to provide recommendations for improvements that may be necessary to accommodate the traffic expected to be generated by the development.

2.0 BACKGROUND

2.1 PROPOSED DEVELOPMENT

The site of the proposed development is located southeast of Goff Farm Road and Dead Horse Mountain Road as shown in **Figure 1**. The proposed development consists of a maximum of 184 Single Family Homes and 42 Townhomes.

Access to the new development, as shown in **Figure 2**, is proposed via both Goff Farm Road and a new residential street, which would connect the neighborhood to the intersection of Goff Farm Road and Dead Horse Mountain Road. Additionally the proposed neighborhood would connect to Dead Horse Mountain Road through a new connection that is currently being constructed to the west of the development. Access is proposed to the City of Fayetteville trail network via Goff Farm Road and Dead Horse Mountain Road on future on-street bicycle facilities.

2.2 EXISTING ROADWAY NETWORK

Dead Horse Mountain road is a two-lane north/south neighborhood link as defined by the City of Fayetteville Master Street Plan. The roadway has a posted speed limit of 45 mph and has an approximate average daily traffic (ADT) of 4,400 vehicles per day (vpd).

The t-intersection of Goff Farm Road and Dead Horse Mountain Road is unsignalized with stop control on the westbound approach. All approaches include a single lane.

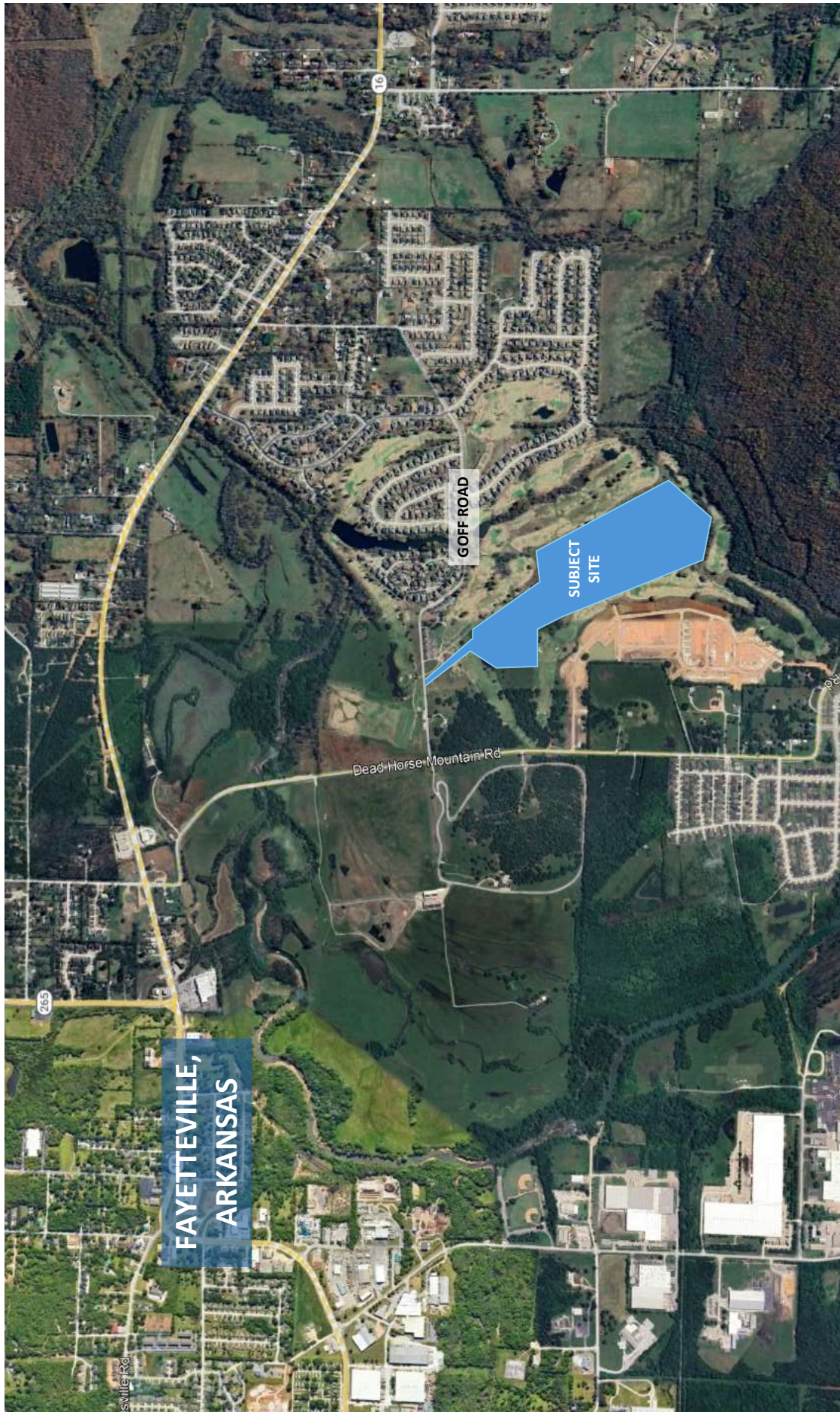


FIGURE 1.0 LOCATION MAP

Stonebridge Interior
Fayetteville, Arkansas



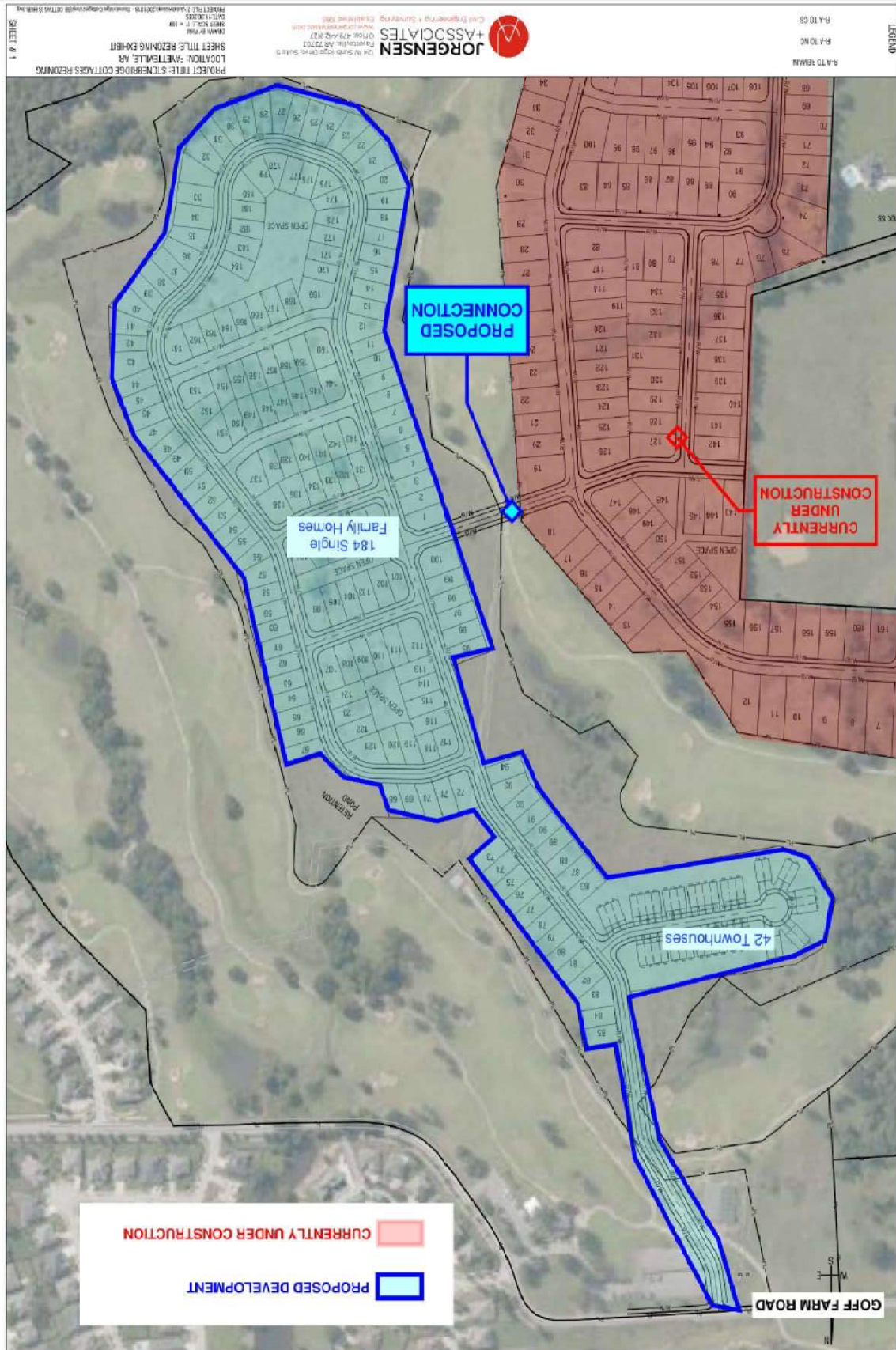


FIGURE 2.0 CONCEPTUAL SITE PLAN

Stonebridge Interior

Fayetteville, Arkansas



3.0 TRAFFIC DATA

3.1 EXISTING TRAFFIC

Existing traffic volume data was collected at the study intersection in January 2026 during mild weather and while area schools were in session. Twenty-four hour turning movement volumes were collected at the intersection Goff Farm Road and Dead Horse Mountain Road which were utilized to determine the peak hour turning movement volumes as well as daily bi-directional traffic volumes on each approach. Peak-hour turning movement volumes were collected at the intersections of existing drives opposite the proposed site drives on Leverett Avenue.

Given the traffic characteristics in the area and the anticipated trip generation for the proposed site, the weekday peak periods would represent a “worst-case scenario” with regards to traffic impact on the surrounding roadway network. If traffic operations are acceptable during these weekday peak hours, it can be reasoned that conditions would be acceptable throughout the remainder of the day and week. The 2025 traffic data is summarized in **Figure 3** and detailed printouts of all the traffic count data are included in the appendix.

3.2 FUTURE BACKGROUND TRAFFIC

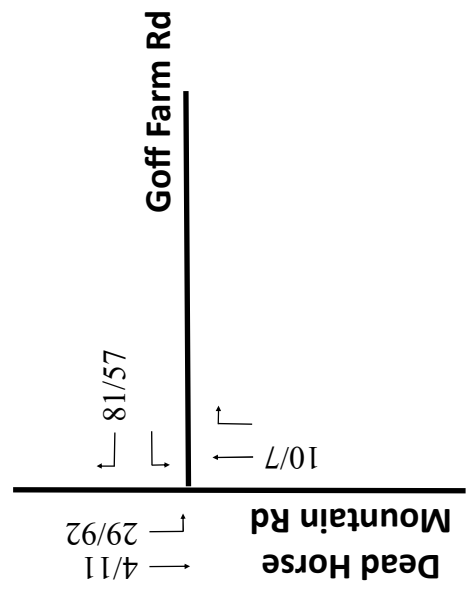
The 2026 existing traffic volumes were utilized to determine the background traffic for 2027. The 2027 year was selected as one year after the future buildout year of the development. Considering the previous ARDOT AADT traffic count volumes along roadways in the study area from 2015 to 2024, the combined AADT values grew at a 7.7% rate. Historical AADT data is summarized in the appendix.

The background traffic was determined for the 2027 future design year by applying an average annual growth rate of 7.7% to the 2026 traffic data. The 2027 future background traffic is summarized in **Figure 3**.

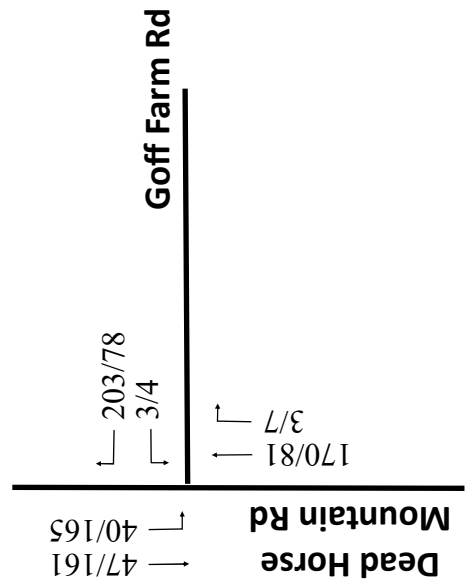


Site Traffic

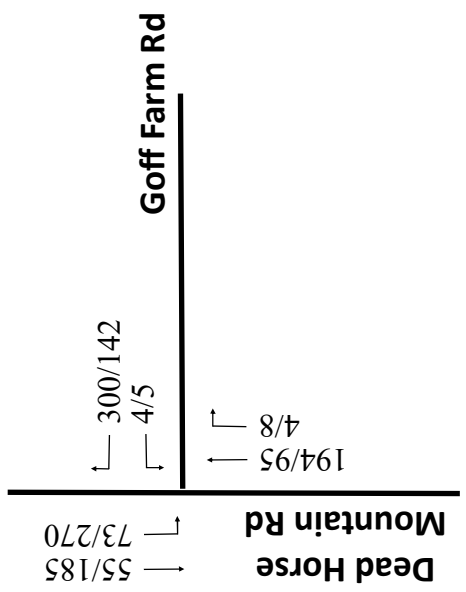
LEGEND
XX/XX = Weekday A.M. / P.M.



2026 Background Traffic



2027 Total Traffic



2027 Future Background Traffic

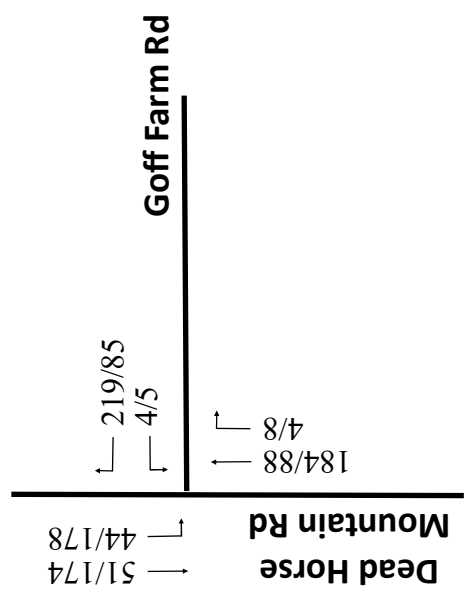


FIGURE 3. Traffic
 Stonebridge Interior
 Fayetteville, Arkansas



4.0 PROJECTED TRAFFIC

4.1 PROPOSED DEVELOPMENT TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the site generated traffic. The *210 Single Family Detached* and *215 Single Family Attached* categories were selected to determine the trip generation for the proposed site. The resulting traffic volumes projected to be generated by the proposed site once fully constructed and occupied are indicated in **Table 1**.

TABLE 1
Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				One Hour Between 7am & 9am	One Hour Between 4pm & 6pm								
			(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Trip Rate*	210	(Dwelling Units)	9.09	0.70	0.93	27%	73%	35	94	62%	38%	105	64
Single-Family Detached Housing		184	1750	129	169								
Trip Rate*	215	(Dwelling Units)	6.61	0.47	0.51	25%	75%	2	7	57%	43%	9	7
Single-Family Attached Housing		42	278	10	16								
Total			2,028	138	185			37	101			114	71

4.2 DISTRIBUTION OF SITE GENERATED TRAFFIC

The traffic expected to be generated by the proposed development was then distributed among the points of access and surrounding study intersections for the a.m. and p.m. peak hours. The distribution of the site generated traffic was based on available access, anticipated usage of the site, and traffic patterns in the area which were obtained from the traffic data collected for this study. The directional distribution of the site generated traffic entering/exiting the proposed site is expected to be:

- 90% to/from Goff Farm Road
 - 80% to/from Dead Horse Mountain Road north of site
 - 10% to/from Goff Farm Road east of the site
- 10% to/from residential connection west of site
 - 10% to/from Dead Horse Mountain Road north of site

The ingress and egress traffic expected to be generated from the proposed site is summarized in **Figure 3**.

4.3 TOTAL TRAFFIC

The proposed development traffic was then added to the combined background traffic. The future total traffic (background traffic + proposed site traffic) is summarized in **Figure 3**.

5.0 CAPACITY ANALYSIS

5.1 METHODOLOGY

The capacity analyses were conducted using *Synchro 12*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*.

The capacity analysis provides a measure of the amount of traffic that a given facility can accommodate. Traffic facilities generally operate poorly at or near capacity. The analysis is intended to estimate the maximum amount of traffic that can be accommodated by a facility while maintaining prescribed operational qualities. The definition of operational criteria is accomplished using levels-of-service. The concept of levels-of-service is defined as a qualitative measure and describes operational conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Six levels-of-service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from “A” to “F”, with level-of-service “A” representing the best operating conditions and level-of-service “F” the worst.

The average control delay for signalized intersections is estimated for each lane group and aggregated for each approach and for the intersection as a whole. The level-of-service for this type of traffic control is directly related to the control delay value. The criteria for stop controlled or unsignalized intersections and roundabouts have different threshold values than do those for signalized intersections. The level-of-service criteria are summarized in **Table 2**. The *Highway Capacity Manual* considers an overall intersection level-of-service “D” or better and a critical approach (approach with the lowest level-of-service) level-of-service “E” or better to be acceptable level-of-service.

TABLE 2
LEVEL OF SERVICE CRITERIA

Level of Service	Average Delay (seconds/vehicle)		Traffic Condition
	Unsignalized	Signalized	
A	≤10	≤10	Free Flow
B	> 10 - 15	> 10 - 20	Stable Flow (slight delays)
C	> 15 - 25	> 20 - 35	Stable Flow (acceptable delays)
D	> 25 - 35	> 35 - 55	Approaching Unstable Flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	> 35 - 50	> 55 - 80	Unstable Flow (intolerable delay)
F	> 50	> 80	Forced Flow (congested and queues fail to clear)

5.2 SCENARIOS

Capacity analyses were conducted for the a.m. and p.m. peak hours at the study intersection. The intersection was analyzed and reviewed under the 2026 existing traffic, 2027 future background traffic, and 2027 total traffic. The results of the capacity analyses conducted are summarized in **Table 3** and the raw data sheets have been included in the appendix.

TABLE 3
Intersection Capacity Analysis Results

Intersection	Type of Traffic Control	AM Peak Hour					PM Peak Hour				
		Critical Approach			Intersection		Critical Approach			Intersection	
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2026 Existing Traffic											
Dead Horse Mountain Rd & Goff Farm Rd	TWSC	WB	10.7	B	5.4	A	WB	9.4	A	4.1	A
2027 Background Traffic											
Dead Horse Mountain Rd & Goff Farm Rd	TWSC	WB	11.1	B	5.6	A	WB	9.6	A	4.2	A
2027 Total Traffic											
Dead Horse Mountain Rd & Goff Farm Rd	TWSC	WB	12.3	B	6.8	A	WB	10.1	B	5.2	A

5.2.1 2026 EXISTING TRAFFIC

The analyses conducted under the 2026 existing traffic indicate that the critical approach at the study intersection currently operates at acceptable levels-of-service “B” or better during the a.m. and p.m. peak hours. The study intersection operates at acceptable overall level-of-service “A” during the a.m. and p.m. peak hours.

5.2.2 2027 FUTURE BACKGROUND TRAFFIC

Under the 2027 future background traffic, the critical approach at the study intersection would be expected to continue operating at acceptable levels-of-service “B” or better during the a.m. and p.m. peak hours. The study intersection would be expected to continue operating at acceptable overall levels-of-service “A” during the a.m. and p.m. peak hours.

5.2.3 2027 TOTAL TRAFFIC

Once the proposed site traffic was added to the 2027 future background traffic, the critical approach at the study intersection would be expected to continue operating at acceptable levels-of-service “B” or better during the a.m. and p.m. peak hours. The study intersection is expected to operate at overall acceptable levels-of-service “A” during the peak hours.

6.0 MULTI-MODAL

The pedestrian and bicycle facilities for the site were reviewed. Access is proposed to the City of Fayetteville trail network via Goff Farm Road and Dead Horse Mountain Road on future on-street bicycle facilities. The site improvements will add a sidewalk along the west side of Leverett Avenue. Transit is not currently available near the site.

7.0 CONCLUSIONS

7.1 SUMMARY

TEC was requested to conduct a traffic impact analysis on a proposed residential development in Fayetteville, Arkansas. Existing traffic volume data was collected adjacent to the proposed development. The historical growth rates were evaluated and show an annual growth rate of 7.7%, this was applied to predict future background traffic for 2027. The proposed development traffic was then determined and added to the 2027 future background traffic for conducting the reviews and analyses.

The analyses conducted under the 2026 existing, 2027 future background, and 2027 total traffic indicates that the study intersection currently operates and is expected to continue operating at overall acceptable levels-of-service during the a.m. and p.m. peak hours. The critical approach currently operates and is also expected to continue operating at acceptable levels-of-service during both peak hours.

7.2 RECOMMENDATIONS

Based on the results of the analyses conducted, no traffic control or geometric roadway improvements are necessary as a result of the proposed site for traffic to continue operating at acceptable levels-of-service both now and in the future.

Goff Farm rd. & Mountain rd. - TMC

Wed Jan 14, 2026

Full Length (10:15 AM-10:15 AM (+1))

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US

Leg Direction	East Westbound				South Northbound				North Southbound				
Time	L	R	U	App	T	R	U	App	L	T	U	App	Int
2026-01-14 10:15AM	1	9	0	10	13	0	0	13	6	8	0	14	37
10:30AM	1	12	0	13	17	1	0	18	5	15	0	20	51
10:45AM	0	15	0	15	18	0	0	18	9	9	0	18	51
Hourly Total	2	36	0	38	48	1	0	49	20	32	0	52	139
11:00AM	1	21	0	22	15	1	0	16	13	11	0	24	62
11:15AM	0	13	0	13	14	2	0	16	11	18	0	29	58
11:30AM	0	9	0	9	16	1	0	17	19	17	0	36	62
11:45AM	1	22	0	23	11	0	0	11	13	12	0	25	59
Hourly Total	2	65	0	67	56	4	0	60	56	58	0	114	241
12:00PM	0	11	0	11	15	1	0	16	17	16	0	33	60
12:15PM	0	10	0	10	14	0	0	14	9	13	0	22	46
12:30PM	1	14	0	15	12	1	0	13	12	19	0	31	59
12:45PM	1	14	0	15	14	0	1	15	11	11	0	22	52
Hourly Total	2	49	0	51	55	2	1	58	49	59	0	108	217
1:00PM	1	15	0	16	12	0	0	12	15	15	0	30	58
1:15PM	1	11	0	12	22	1	0	23	12	21	0	33	68
1:30PM	1	18	0	19	18	0	0	18	24	7	0	31	68
1:45PM	0	10	0	10	12	0	0	12	13	13	0	26	48
Hourly Total	3	54	0	57	64	1	0	65	64	56	0	120	242
2:00PM	0	20	0	20	13	0	0	13	9	15	0	24	57
2:15PM	0	12	0	12	14	1	0	15	16	15	0	31	58
2:30PM	0	12	0	12	12	0	0	12	17	15	0	32	56
2:45PM	1	16	0	17	13	0	0	13	17	12	0	29	59
Hourly Total	1	60	0	61	52	1	0	53	59	57	0	116	230
3:00PM	1	11	0	12	13	0	0	13	21	27	0	48	73
3:15PM	0	14	0	14	11	2	0	13	28	30	0	58	85
3:30PM	2	11	0	13	16	1	0	17	29	26	0	55	85
3:45PM	1	14	0	15	19	0	0	19	25	19	0	44	78
Hourly Total	4	50	0	54	59	3	0	62	103	102	0	205	321
4:00PM	0	14	0	14	13	0	0	13	11	30	0	41	68
4:15PM	1	14	0	15	11	0	0	11	38	24	0	62	88
4:30PM	1	16	0	17	14	1	0	15	42	35	0	77	109
4:45PM	1	12	0	13	17	0	0	17	40	40	0	80	110
Hourly Total	3	56	0	59	55	1	0	56	131	129	0	260	375
5:00PM	1	29	0	30	16	4	0	20	52	35	0	87	137
5:15PM	1	16	0	17	24	2	0	26	35	38	0	73	116
5:30PM	1	21	0	22	24	1	0	25	38	48	0	86	133
5:45PM	0	13	0	13	15	1	0	16	35	29	0	64	93
Hourly Total	3	79	0	82	79	8	0	87	160	150	0	310	479
6:00PM	0	18	0	18	17	1	0	18	22	27	0	49	85
6:15PM	2	13	0	15	10	0	0	10	20	22	0	42	67
6:30PM	1	10	0	11	12	0	0	12	23	22	0	45	68
6:45PM	4	7	0	11	13	1	0	14	14	24	0	38	63
Hourly Total	7	48	0	55	52	2	0	54	79	95	0	174	283
7:00PM	1	7	0	8	10	0	0	10	9	17	0	26	44
7:15PM	0	6	0	6	9	0	0	9	13	12	0	25	40
7:30PM	0	5	0	5	12	0	0	12	12	18	0	30	47
7:45PM	2	1	0	3	6	1	0	7	9	20	0	29	39
Hourly Total	3	19	0	22	37	1	0	38	43	67	0	110	170
8:00PM	0	3	0	3	3	1	0	4	12	14	0	26	33
8:15PM	0	4	0	4	2	1	0	3	16	20	0	36	43
8:30PM	0	4	0	4	7	0	0	7	11	9	0	20	31
8:45PM	1	3	0	4	1	0	0	1	7	10	0	17	22
Hourly Total	1	14	0	15	13	2	0	15	46	53	0	99	129

Planning Commission

February 9, 2026

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Leg Direction	East Westbound				South Northbound				North Southbound				
Time	L	R	U	App	T	R	U	App	L	T	U	App	Int
9:00PM	0	1	0	1	0	0	0	0	4	5	0	9	10
9:15PM	0	2	0	2	3	0	0	3	8	6	1	15	20
9:30PM	0	2	0	2	1	0	0	1	3	5	0	8	11
9:45PM	1	0	0	1	4	1	0	5	5	4	0	9	15
Hourly Total	1	5	0	6	8	1	0	9	20	20	1	41	56
10:00PM	0	0	0	0	1	0	0	1	13	11	0	24	25
10:15PM	0	1	0	1	4	0	0	4	7	5	0	12	17
10:30PM	0	0	0	0	0	0	0	0	2	2	0	4	4
10:45PM	0	3	0	3	1	0	0	1	8	3	0	11	15
Hourly Total	0	4	0	4	6	0	0	6	30	21	0	51	61
11:00PM	1	1	0	2	1	0	0	1	6	3	0	9	12
11:15PM	0	0	0	0	0	0	0	0	0	2	0	2	2
11:30PM	0	1	0	1	0	1	0	1	1	2	0	3	5
11:45PM	0	0	0	0	1	0	0	1	0	3	0	3	4
Hourly Total	1	2	0	3	2	1	0	3	7	10	0	17	23
2026-01-15 12:00AM	0	0	0	0	0	0	0	0	0	1	0	1	1
12:15AM	0	0	0	0	1	0	0	1	0	0	0	0	1
12:30AM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45AM	0	0	0	0	0	0	0	0	0	1	0	1	1
Hourly Total	0	0	0	0	1	0	0	1	0	2	0	2	3
1:00AM	0	1	0	1	0	0	0	0	0	0	0	0	1
1:15AM	0	0	0	0	1	0	0	1	0	0	0	0	1
1:30AM	0	0	0	0	1	0	0	1	0	0	0	0	1
1:45AM	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	1	0	1	2	0	0	2	0	0	0	0	3
2:00AM	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15AM	1	0	0	1	0	0	0	0	0	0	0	0	1
2:30AM	0	1	0	1	0	0	0	0	0	0	0	0	1
2:45AM	0	0	0	0	1	0	0	1	0	0	0	0	1
Hourly Total	1	1	0	2	1	0	0	1	0	0	0	0	3
3:00AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15AM	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30AM	0	2	0	2	1	0	0	1	0	0	0	0	3
3:45AM	0	1	0	1	0	0	0	0	0	0	0	0	1
Hourly Total	0	3	0	3	1	0	0	1	0	0	0	0	4
4:00AM	0	0	0	0	1	0	0	1	0	0	0	0	1
4:15AM	1	0	0	1	4	0	0	4	1	1	0	2	7
4:30AM	0	2	0	2	5	0	0	5	0	0	0	0	7
4:45AM	0	3	0	3	5	0	0	5	0	0	0	0	8
Hourly Total	1	5	0	6	15	0	0	15	1	1	0	2	23
5:00AM	0	6	0	6	2	0	0	2	0	0	0	0	8
5:15AM	0	5	0	5	2	0	0	2	0	0	0	0	7
5:30AM	0	3	0	3	8	0	0	8	1	0	0	1	12
5:45AM	0	3	0	3	7	1	0	8	2	2	0	4	15
Hourly Total	0	17	0	17	19	1	0	20	3	2	0	5	42
6:00AM	0	5	0	5	10	0	0	10	0	1	0	1	16
6:15AM	1	4	0	5	8	1	0	9	3	2	0	5	19
6:30AM	1	29	0	30	14	1	0	15	4	6	0	10	55
6:45AM	1	23	0	24	28	0	0	28	4	16	0	20	72
Hourly Total	3	61	0	64	60	2	0	62	11	25	0	36	162
7:00AM	1	45	0	46	48	0	0	48	2	11	0	13	107
7:15AM	1	57	0	58	38	1	0	39	4	7	0	11	108
7:30AM	0	57	0	57	54	0	0	54	6	9	0	15	126
7:45AM	2	49	0	51	44	1	0	45	12	12	0	24	120
Hourly Total	4	208	0	212	184	2	0	186	24	39	0	63	461
8:00AM	0	40	0	40	34	1	0	35	18	19	0	37	112
8:15AM	1	30	0	31	26	1	0	27	12	10	0	22	80
8:30AM	2	35	0	37	20	0	0	20	8	15	0	23	80
8:45AM	0	16	0	16	11	0	0	11	8	5	0	13	40
Hourly Total	3	121	0	124	91	2	0	93	46	49	0	95	312

Leg Direction	East Westbound				South Northbound				North Southbound				
Time	L	R	U	App	T	R	U	App	L	T	U	App	Int
9:00AM	0	10	0	10	13	0	0	13	14	14	0	28	51
9:15AM	0	13	0	13	16	1	0	17	3	9	0	12	42
9:30AM	0	15	0	15	24	1	0	25	5	11	0	16	56
9:45AM	0	11	0	11	18	0	0	18	3	12	0	15	44
Hourly Total	0	49	0	49	71	2	0	73	25	46	0	71	193
10:00AM	1	17	0	18	20	1	0	21	4	13	0	17	56
10:15AM	0	4	0	4	4	0	0	4	1	1	0	2	10
Hourly Total	1	21	0	22	24	1	0	25	5	14	0	19	66
Total	46	1028	0	1074	1055	38	1	1094	982	1087	1	2070	4238
% Approach	4.3%	95.7%	0%	-	96.4%	3.5%	0.1%	-	47.4%	52.5%	0%	-	-
% Total	1.1%	24.3%	0%	25.3%	24.9%	0.9%	0%	25.8%	23.2%	25.6%	0%	48.8%	-
Lights	38	1024	0	1062	1032	35	1	1068	979	1064	1	2044	4174
% Lights	82.6%	99.6%	0%	98.9%	97.8%	92.1%	100%	97.6%	99.7%	97.9%	100%	98.7%	98.5%
Articulated Trucks	1	1	0	2	2	0	0	2	0	2	0	2	6
% Articulated Trucks	2.2%	0.1%	0%	0.2%	0.2%	0%	0%	0.2%	0%	0.2%	0%	0.1%	0.1%
Buses and Single-Unit Trucks	7	3	0	10	21	3	0	24	3	21	0	24	58
% Buses and Single-Unit Trucks	15.2%	0.3%	0%	0.9%	2.0%	7.9%	0%	2.2%	0.3%	1.9%	0%	1.2%	1.4%

* L: Left, R: Right, T: Thru, U: U-Turn

Goff Farm rd. & Mountain rd. - TMC

Wed Jan 14, 2026

Full Length (10:15 AM-10:15 AM (+1))

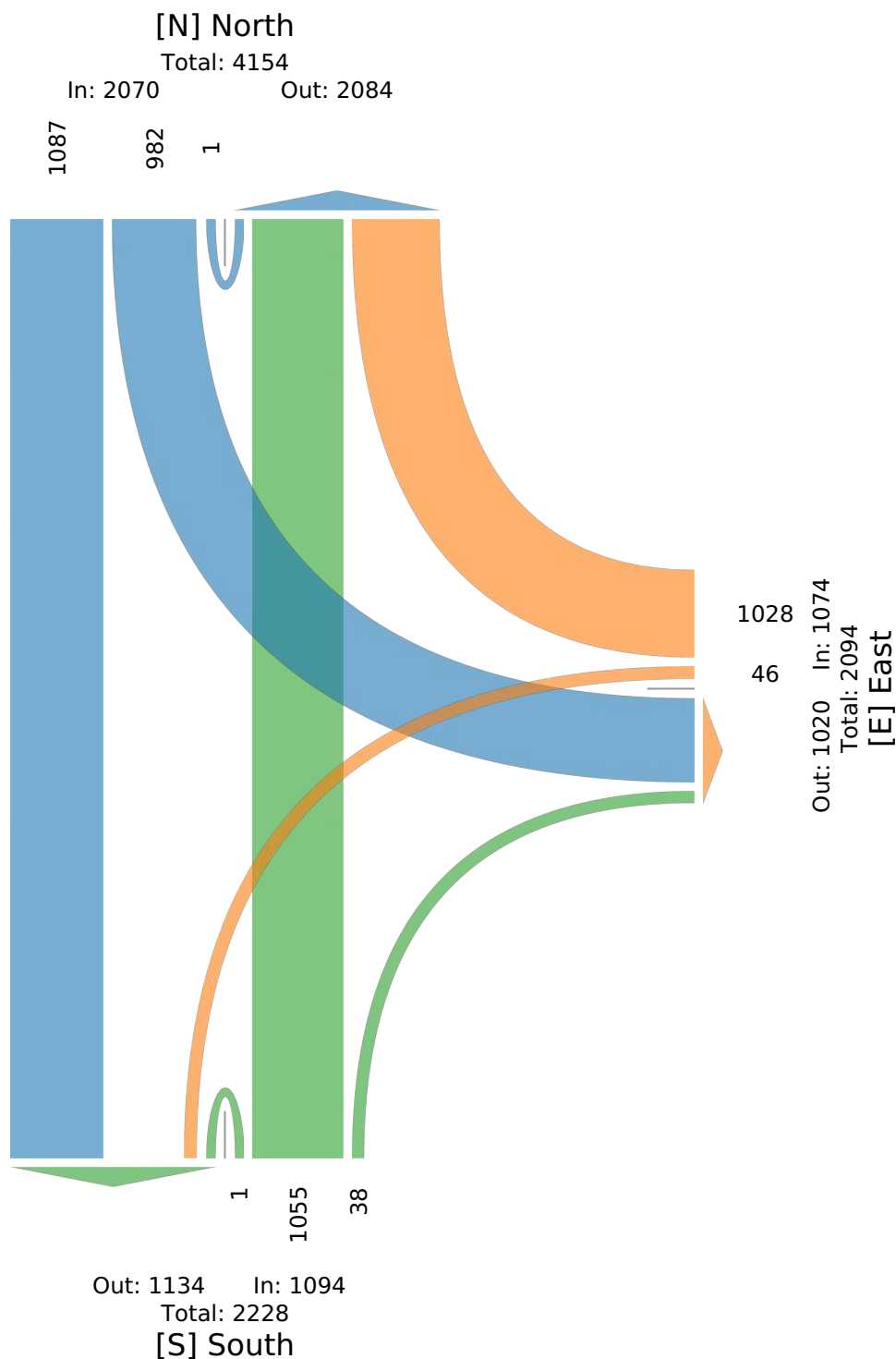
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US



Goff Farm rd. & Mountain rd. - TMC

Wed Jan 14, 2026

Midday Peak (Jan 14 2026 12:45PM - 1:45 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US

Leg Direction	East Westbound				South Northbound				North Southbound				
Time	L	R	U	App	T	R	U	App	L	T	U	App	Int
2026-01-14 12:45PM	1	14	0	15	14	0	1	15	11	11	0	22	52
1:00PM	1	15	0	16	12	0	0	12	15	15	0	30	58
1:15PM	1	11	0	12	22	1	0	23	12	21	0	33	68
1:30PM	1	18	0	19	18	0	0	18	24	7	0	31	68
Total	4	58	0	62	66	1	1	68	62	54	0	116	246
% Approach	6.5%	93.5%	0%	-	97.1%	1.5%	1.5%	-	53.4%	46.6%	0%	-	-
% Total	1.6%	23.6%	0%	25.2%	26.8%	0.4%	0.4%	27.6%	25.2%	22.0%	0%	47.2%	-
PHF	1.000	0.806	-	0.816	0.750	0.250	0.250	0.739	0.646	0.643	-	0.879	0.904
Lights	3	58	0	61	61	1	1	63	62	50	0	112	236
% Lights	75.0%	100%	0%	98.4%	92.4%	100%	100%	92.6%	100%	92.6%	0%	96.6%	95.9%
Articulated Trucks	0	0	0	0	0	0	0	0	0	1	0	1	1
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	1.9%	0%	0.9%	0.4%
Buses and Single-Unit Trucks	1	0	0	1	5	0	0	5	0	3	0	3	9
% Buses and Single-Unit Trucks	25.0%	0%	0%	1.6%	7.6%	0%	0%	7.4%	0%	5.6%	0%	2.6%	3.7%

* L: Left, R: Right, T: Thru, U: U-Turn

Goff Farm rd. & Mountain rd. - TMC

Wed Jan 14, 2026

Midday Peak (Jan 14 2026 12:45PM - 1:45 PM)

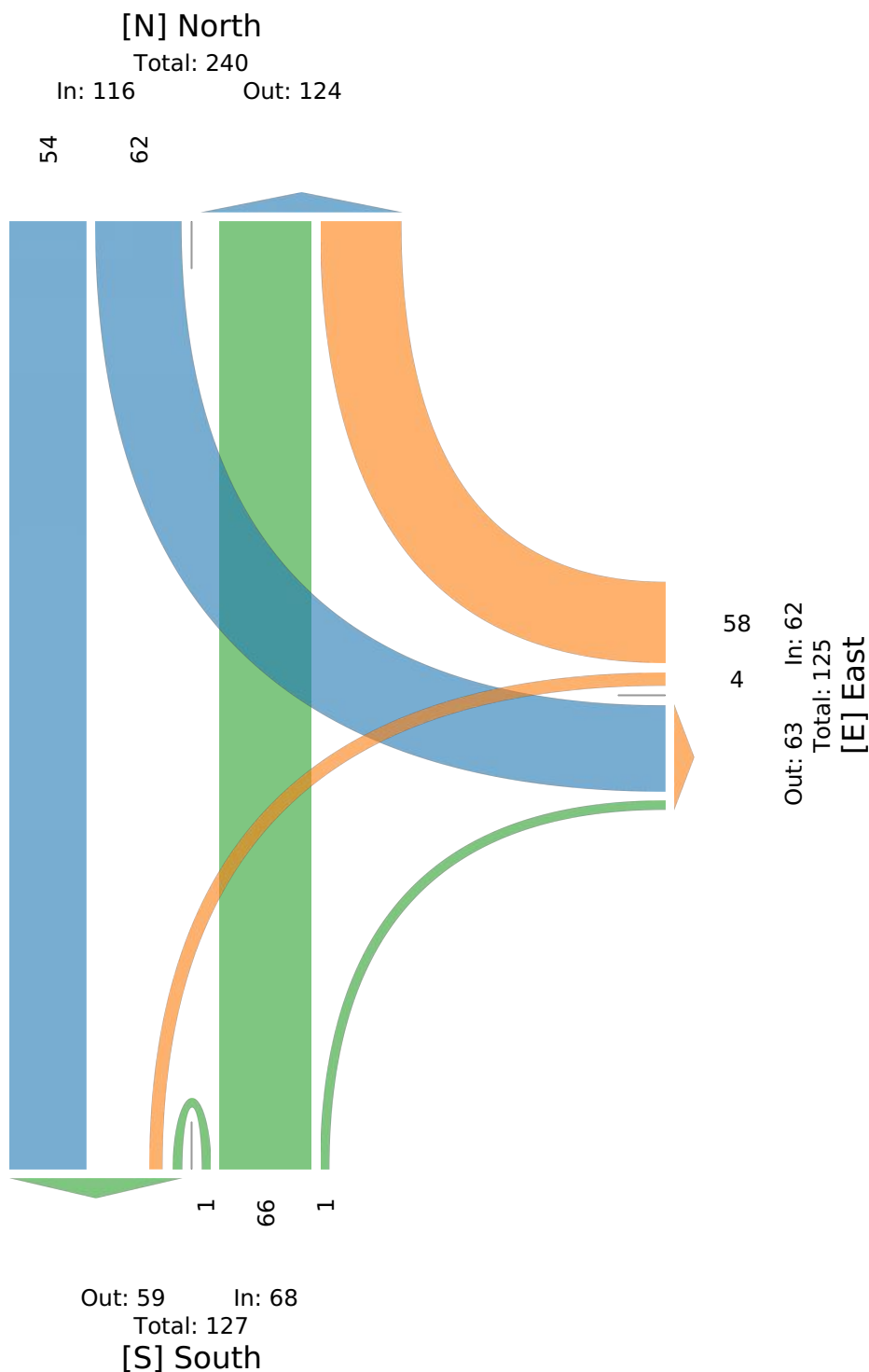
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US



Goff Farm rd. & Mountain rd. - TMC

Wed Jan 14, 2026

PM Peak (Jan 14 2026 4:45PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US

Leg Direction	East Westbound				South Northbound				North Southbound				
Time	L	R	U	App	T	R	U	App	L	T	U	App	Int
2026-01-14 4:45PM	1	12	0	13	17	0	0	17	40	40	0	80	110
5:00PM	1	29	0	30	16	4	0	20	52	35	0	87	137
5:15PM	1	16	0	17	24	2	0	26	35	38	0	73	116
5:30PM	1	21	0	22	24	1	0	25	38	48	0	86	133
Total	4	78	0	82	81	7	0	88	165	161	0	326	496
% Approach	4.9%	95.1%	0%	-	92.0%	8.0%	0%	-	50.6%	49.4%	0%	-	-
% Total	0.8%	15.7%	0%	16.5%	16.3%	1.4%	0%	17.7%	33.3%	32.5%	0%	65.7%	-
PHF	1.000	0.672	-	0.683	0.844	0.438	-	0.846	0.793	0.839	-	0.937	0.905
Lights	3	78	0	81	81	7	0	88	164	161	0	325	494
% Lights	75.0%	100%	0%	98.8%	100%	100%	0%	100%	99.4%	100%	0%	99.7%	99.6%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Buses and Single-Unit Trucks	1	0	0	1	0	0	0	0	1	0	0	1	2
% Buses and Single-Unit Trucks	25.0%	0%	0%	1.2%	0%	0%	0%	0%	0.6%	0%	0%	0.3%	0.4%

* L: Left, R: Right, T: Thru, U: U-Turn

Goff Farm rd. & Mountain rd. - TMC

Wed Jan 14, 2026

PM Peak (Jan 14 2026 4:45PM - 5:45 PM) - Overall Peak Hour

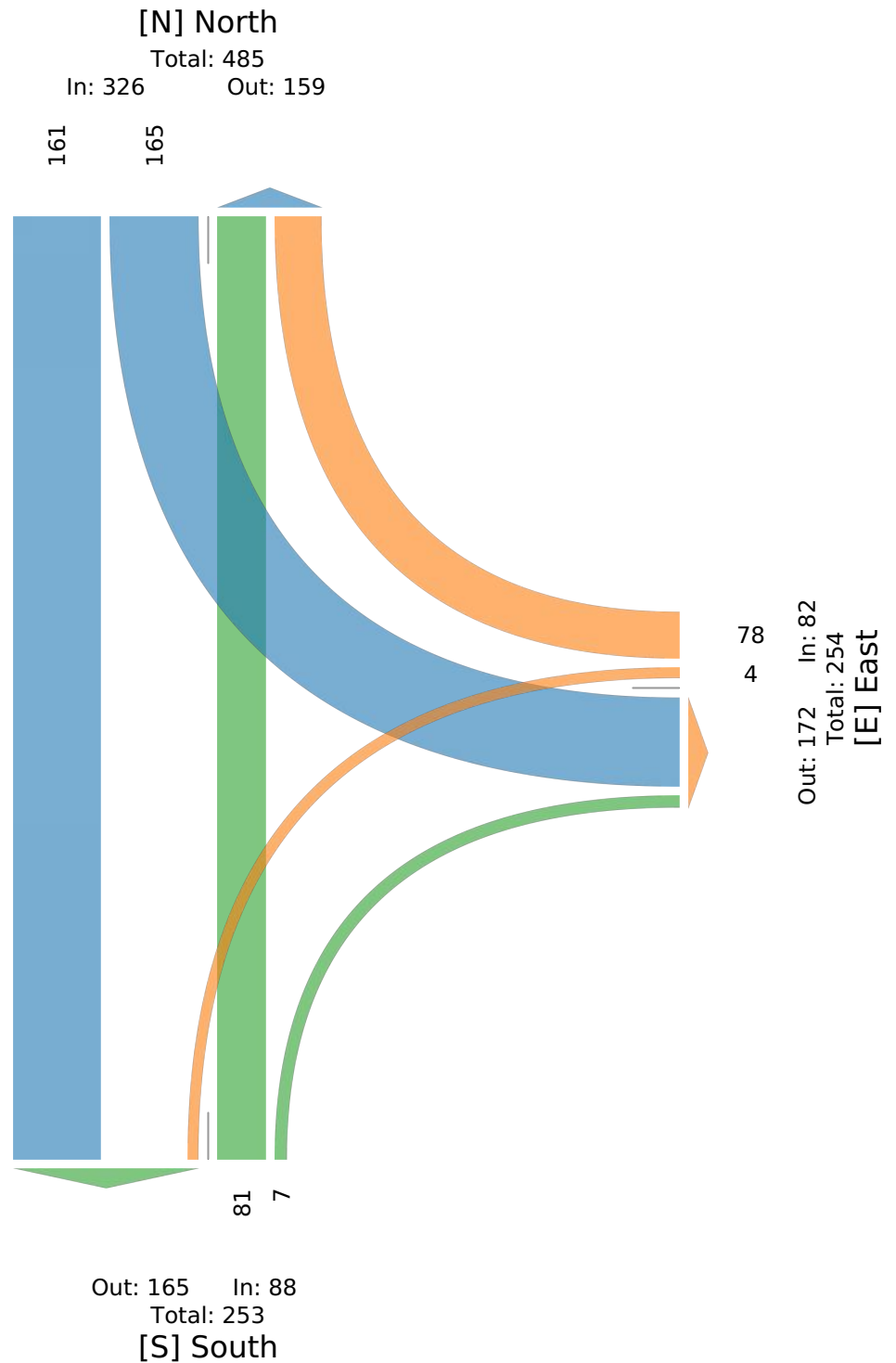
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US



Goff Farm rd. & Mountain rd. - TMC

Thu Jan 15, 2026

AM Peak (Jan 15 2026 7:15AM - 8:15 AM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US

Leg Direction	East Westbound				South Northbound				North Southbound				
Time	L	R	U	App	T	R	U	App	L	T	U	App	Int
2026-01-15 7:15AM	1	57	0	58	38	1	0	39	4	7	0	11	108
7:30AM	0	57	0	57	54	0	0	54	6	9	0	15	126
7:45AM	2	49	0	51	44	1	0	45	12	12	0	24	120
8:00AM	0	40	0	40	34	1	0	35	18	19	0	37	112
Total	3	203	0	206	170	3	0	173	40	47	0	87	466
% Approach	1.5%	98.5%	0%	-	98.3%	1.7%	0%	-	46.0%	54.0%	0%	-	-
% Total	0.6%	43.6%	0%	44.2%	36.5%	0.6%	0%	37.1%	8.6%	10.1%	0%	18.7%	-
PHF	0.375	0.890	-	0.888	0.787	0.750	-	0.801	0.556	0.618	-	0.588	0.925
Lights	2	203	0	205	170	3	0	173	38	47	0	85	463
% Lights	66.7%	100%	0%	99.5%	100%	100%	0%	100%	95.0%	100%	0%	97.7%	99.4%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Buses and Single-Unit Trucks	1	0	0	1	0	0	0	0	2	0	0	2	3
% Buses and Single-Unit Trucks	33.3%	0%	0%	0.5%	0%	0%	0%	0%	5.0%	0%	0%	2.3%	0.6%

* L: Left, R: Right, T: Thru, U: U-Turn

Goff Farm rd. & Mountain rd. - TMC

Thu Jan 15, 2026

AM Peak (Jan 15 2026 7:15AM - 8:15 AM)

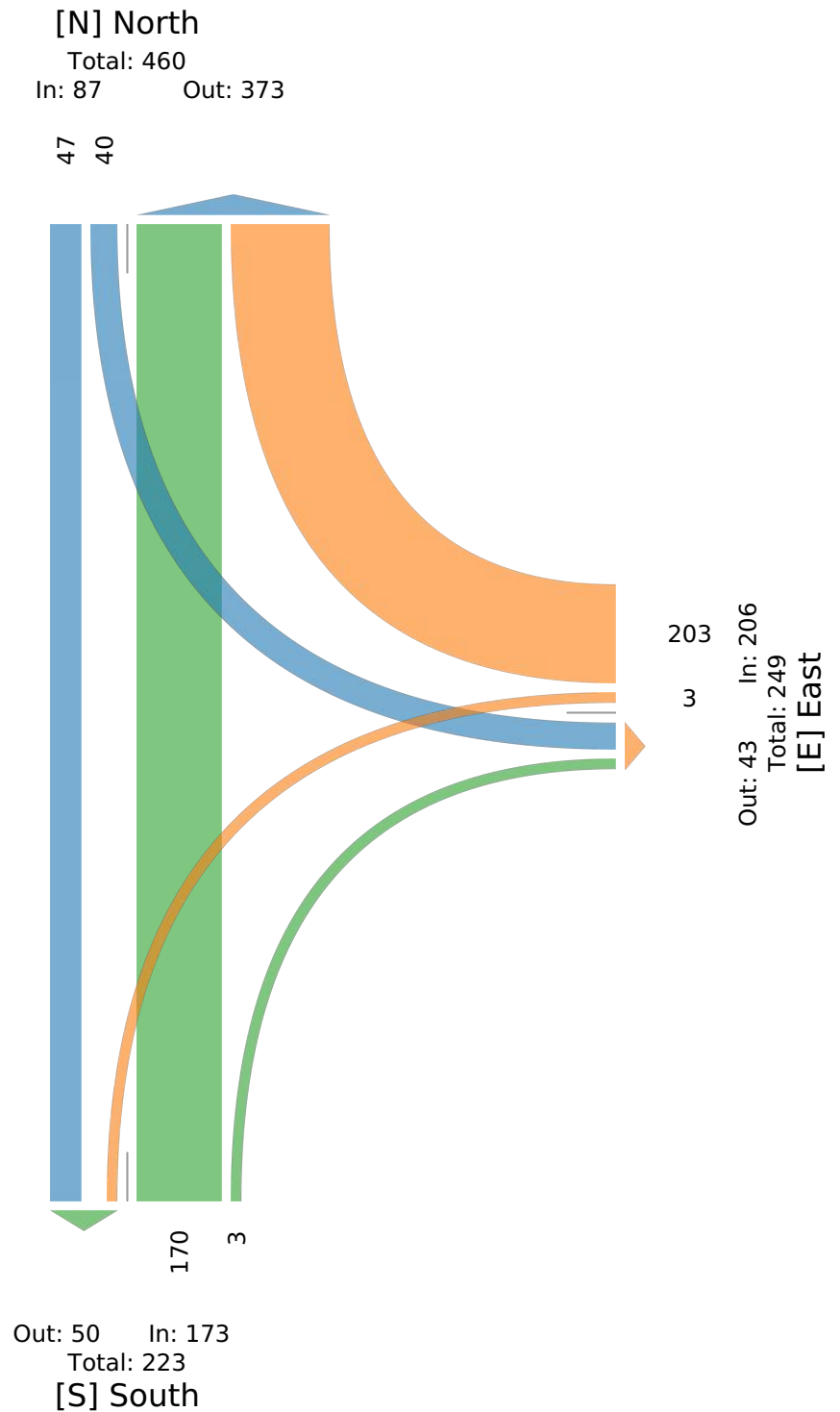
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 1371546, Location: 36.045107, -94.117717



Provided by: Traffic Engineering Consultants, Inc.
217 E. Dickson St., Ste. 106, Fayetteville, AR, 72701, US

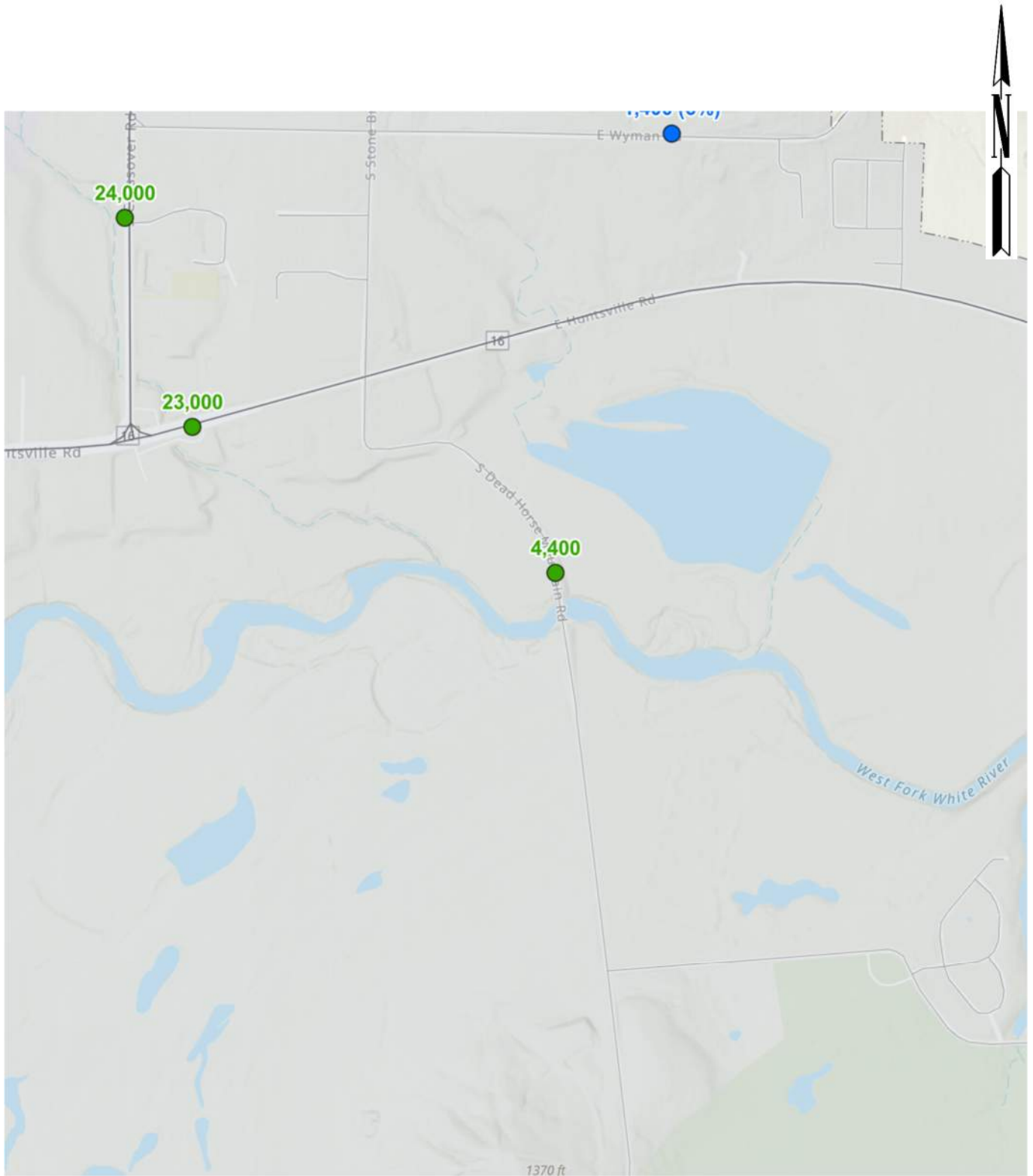


AADT TABLE

HISTORICAL TRAFFIC GROWTH RATES

Dead Horse Mountain Road

year	AADT	Growth % to 2024	Growth % to next year
1988	1030	9.09%	-33.98%
1989	680	15.63%	-51.47%
1990	330	36.27%	0.00%
1991	330	37.37%	13.64%
1992	375	33.54%	0.00%
1993	375	34.62%	12.00%
1994	420	31.59%	11.90%
1995	470	28.83%	-10.64%
1996	420	33.84%	19.05%
1997	500	28.89%	16.00%
1998	580	25.33%	27.59%
1999	740	19.78%	8.11%
2000	800	18.75%	-7.50%
2001	740	21.50%	8.11%
2002	800	20.45%	-15.00%
2003	680	26.05%	17.65%
2004	800	22.50%	50.00%
2005	1200	14.04%	50.00%
2006	1800	8.02%	-16.67%
2007	1500	11.37%	6.67%
2008	1600	10.94%	-3.13%
2009	1550	12.26%	-3.23%
2010	1500	13.81%	-13.33%
2011	1300	18.34%	15.38%
2012	1500	16.11%	0.00%
2013	1500	17.58%	20.00%
2014	1800	14.44%	44.44%
2015	2600	7.69%	3.85%
2016	2700	7.87%	11.11%
2017	3000	6.67%	3.33%
2018	3100	6.99%	9.68%
2019	3400	5.88%	5.88%
2020	3600	5.56%	16.67%
2021	4200	1.59%	2.38%
2022	4300	1.16%	2.33%
2023	4400	0.00%	0.00%
2024	4400		



Intersection						
Int Delay, s/veh	5.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	203	170	3	40	47
Future Vol, veh/h	3	203	170	3	40	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	221	185	3	43	51

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	324	186	0
Stage 1	186	-	-
Stage 2	138	-	-
Critical Hdwy	6.42	6.22	-
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	-
Pot Cap-1 Maneuver	669	856	-
Stage 1	845	-	-
Stage 2	889	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	648	856	-
Mov Cap-2 Maneuver	648	-	-
Stage 1	845	-	-
Stage 2	860	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.73	0	3.53
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	852	828
HCM Lane V/C Ratio	-	-	0.263	0.031
HCM Ctrl Dly (s/v)	-	-	10.7	7.7
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	1.1	0.1

Intersection						
Int Delay, s/veh	4.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	78	81	7	165	161
Future Vol, veh/h	4	78	81	7	165	161
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	85	88	8	179	175
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	626	92	0	0	96	0
Stage 1	92	-	-	-	-	-
Stage 2	534	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	448	966	-	-	1498	-
Stage 1	932	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	389	966	-	-	1498	-
Mov Cap-2 Maneuver	389	-	-	-	-	-
Stage 1	932	-	-	-	-	-
Stage 2	510	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	9.44	0		3.91		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 900		911	-	
HCM Lane V/C Ratio	-	- 0.099		0.12	-	
HCM Ctrl Dly (s/v)	-	- 9.4		7.7	0	
HCM Lane LOS	-	- A		A	A	
HCM 95th %tile Q(veh)	-	- 0.3		0.4	-	

Intersection						
Int Delay, s/veh	5.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	219	184	4	44	51
Future Vol, veh/h	4	219	184	4	44	51
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	238	200	4	48	55
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	353	202	0	0	204	0
Stage 1	202	-	-	-	-	-
Stage 2	151	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	644	839	-	-	1367	-
Stage 1	832	-	-	-	-	-
Stage 2	877	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	621	839	-	-	1367	-
Mov Cap-2 Maneuver	621	-	-	-	-	-
Stage 1	832	-	-	-	-	-
Stage 2	845	-	-	-	-	-
Approach	WB	NB	SB			
HCM Ctrl Dly, s/v	11.08	0	3.58			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	833	834	-	
HCM Lane V/C Ratio	-	-	0.291	0.035	-	
HCM Ctrl Dly (s/v)	-	-	11.1	7.7	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	1.2	0.1	-	

Intersection						
Int Delay, s/veh	4.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	85	88	8	178	174
Future Vol, veh/h	5	85	88	8	178	174
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	92	96	9	193	189
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	676	100	0	0	104	0
Stage 1	100	-	-	-	-	-
Stage 2	576	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	419	956	-	-	1487	-
Stage 1	924	-	-	-	-	-
Stage 2	562	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	358	956	-	-	1487	-
Mov Cap-2 Maneuver	358	-	-	-	-	-
Stage 1	924	-	-	-	-	-
Stage 2	480	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	9.63	0		3.94		
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	874		910	-	
HCM Lane V/C Ratio	-	0.112		0.13	-	
HCM Ctrl Dly (s/v)	-	9.6		7.8	0	
HCM Lane LOS	-	A		A	A	
HCM 95th %tile Q(veh)	-	0.4		0.4	-	

Intersection						
Int Delay, s/veh	6.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	300	194	4	73	55
Future Vol, veh/h	4	300	194	4	73	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	326	211	4	79	60
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	432	213	0	0	215	0
Stage 1	213	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	581	827	-	-	1355	-
Stage 1	822	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	546	827	-	-	1355	-
Mov Cap-2 Maneuver	546	-	-	-	-	-
Stage 1	822	-	-	-	-	-
Stage 2	768	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	12.3	0		4.46		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	821	1027	-	
HCM Lane V/C Ratio	-	-	0.402	0.059	-	
HCM Ctrl Dly (s/v)	-	-	12.3	7.8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	2	0.2	-	

Intersection						
Int Delay, s/veh	5.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	142	95	8	270	185
Future Vol, veh/h	5	142	95	8	270	185
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	154	103	9	293	201
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	896	108	0	0	112	0
Stage 1	108	-	-	-	-	-
Stage 2	788	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	311	946	-	-	1478	-
Stage 1	917	-	-	-	-	-
Stage 2	448	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	241	946	-	-	1478	-
Mov Cap-2 Maneuver	241	-	-	-	-	-
Stage 1	917	-	-	-	-	-
Stage 2	348	-	-	-	-	-
Approach	WB	NB		SB		
HCM Ctrl Dly, s/v	10.13	0		4.77		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	861	1068	-	
HCM Lane V/C Ratio	-	-	0.186	0.199	-	
HCM Ctrl Dly (s/v)	-	-	10.1	8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.7	0.7	-	



TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: February 5, 2026

SUBJECT: **Planning Commission Engineering Comments for
RZN-2025-0069**

City engineering staff has reviewed the traffic impact analysis for this rezoning and is generally supportive of the request. Despite a couple of typos that reference Leverett Street, the report is sound and consistent with the city's engineering standards. The site is somewhat unique due to its relatively rural location with a limited number of street connections. In addition, the traffic volumes along Dead Horse Mountain Rd. are low. Projecting future traffic totals along this roadway is very complicated because it will be highly dependent upon development. However, the analysis does show that, with the projected background traffic and the new site traffic added, the intersection of Dead Horse Mountain Rd. and Goff Farm Rd. will operate at a Level of Service of "A". This is above the city's minimum requirement of a "D". In addition, there is an eastern route that residents can take to Huntsville Rd. as well. Based on this, engineering staff is supportive of the request.

Engineering staff does note that this area does lack overall connectivity due to the West Fork of the White River. As future development occurs, there will likely be a point where this lack of connectivity is problematic with so much reliance on Dead Horse Mountain Rd. However, staff does not think that this development crosses that line.



TO: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: January 12, 2026

SUBJECT: Long Range Planning Comments Regarding RZN-2025-0069

BACKGROUND:

The applicant requests to rezone approximately 42.28 acres from R-A to CS, Community Services and NC, Neighborhood Conservation. The applicant indicates the intent is to develop the site with single-family housing with townhomes on the CS portion of the site. One long range planning document is relevant when evaluating this request: *City Plan 2040*.

City Plan 2040 (2020):

City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:

City Plan 2040 and Future Land Use Plan:

This area is designated as a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context."¹ The request aligns with this designation by increasing the variety of housing types permitted from single-family on large lots to include smaller lots and opportunities for attached housing types in the CS portion. The CS district would also allow the incorporation of some non-residential uses, which could serve the surrounding neighborhood and visitors to the golf course creating a more complete neighborhood in southeast Fayetteville. The Master Street Plan outlines a planned street extending Goff Farm Road to the west, which would increase the viability of that intersection for nearby commercial uses. The proposal aligns with Goals 1, 2, 3, and 6 of *City Plan 2040* by creating additional flexibility for diverse housing choices in an area that is already supported by infrastructure.

Property History:

This area was annexed into the city in 1997 (Ord. No. 4019) and zoned R-A, a designation the Stonebridge Golf Course has maintained since that time.

¹ City Plan 2040, 128.

From: John Sajdak <john@whisker-tales.com>
Sent: Thursday, January 8, 2026 3:48 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Opposition to Stonebridge / Goff Farm Rezoning Proposal

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Dear Director Masters,

My name is John Sajdak, and I am a homeowner in the Stonebridge neighborhood. I live at **1652 S. Monarch Avenue**, directly adjacent to the area proposed for rezoning. I am writing to express my opposition to the current rezoning and townhouse/“cheap housing” proposal affecting the Stonebridge Meadows / Goff Farm Road / Dead Horse Mountain corridor.

This is not the first time this land has been targeted for up-zoning and redevelopment. As the city’s own records and reporting have shown, multiple versions of this project have been denied or abandoned over the last decade. That includes the expiration of the Villas at Stonebridge PZD, the reinstatement of lower-intensity zoning with a Bill of Assurance capping density, the failed preliminary plat for Meadows at Stonebridge, and the 2023 denial of the large Riverwood rezoning request after staff recommended denial. The underlying concerns from each of those cases still apply today.

My opposition is based on several substantive issues:

1. Conflict with City Plan 2040 and sprawl concerns

This proposal pushes dense development to the far edge of Fayetteville, requiring new infrastructure, new roads, and more vehicular traffic. It is the exact opposite of the City Plan 2040 strategy, which puts priority on infill, walkability, and responsible use of taxpayer investments.

2. Insufficient infrastructure capacity

Goff Farm Road and Dead Horse Mountain Road were not designed for the volume that this project would generate. Drainage and runoff are longtime concerns in the area. Any major upgrades to handle new density would likely fall on the city’s budget, not just the developer’s.

3. Loss of critical open space and recreation

The land in question includes the Stonebridge Meadows Golf Club, which—whether or not one personally uses it—functions as a major green space, stormwater buffer, and habitat corridor. Once it is covered in streets and rooftops, it is permanently gone.

4. Undermining zoning commitments and neighborhood trust

Residents in Stonebridge and the surrounding neighborhoods purchased homes based on the existing low-density zoning and the Bill of Assurance limiting development intensity. Repeated

attempts to rezone the same land every few years forces residents to continually defend decisions the city has already made and erodes confidence in our long-range planning process.

5. Limited benefit to actual housing affordability

While Fayetteville does need more housing options, proposals like this tend to produce products in the \$250,000–\$500,000+ range—housing types that do not meaningfully address affordability for working families. There are far more cost-effective and location-appropriate ways to add housing supply through missing-middle infill closer to schools, services, and transit.

For these reasons, I respectfully request that Planning staff recommend **denial** of the current rezoning request, and that both the Planning Commission and City Council uphold the existing zoning and Bill of Assurance for this property.

Please include this email in the public record for the upcoming hearing. I would also appreciate updates on any revisions, neighborhood meetings, or future submissions involving this property.

Thank you for your time and for your service to the city.

Sincerely,

"Different dreams. Same sky." - Goodnight Lucia/Goodnight Frankie

John Sajdak 

Children's Book Author | *Whisker Tales Publishing*

 www.whisker-tales.com

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 [@whiskertalesbook](#)

From: Melissa Bissonnette <melissa.l.karel@gmail.com>

Sent: Thursday, January 8, 2026 4:21 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: Public hearing rezoning on Goff Rd

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Jessy Masters,

I am not sure if this will help or not, but my name is Melissa Bissonnette and I live in the Hamptons close to stonebridge. I have seen the signs and read about the rezone of this area for some townhomes. i saw in the letter it says we are for this, but let me be very clear NOT ONE person I have talked to is for these townhomes. we take pride in our neborhood and try to keep it clean and increase our property values. to me and many people we see these homes making our

RZN-2025-0069
Public Comment

beautiful area well not so beautiful and honestly I am nervous this will hurt my home value. we are already too populated and the roads can't handle what traffic is now, throwing up some townhomes in a tight spot adding as many as they can fit for more profit will make matters worse. what we need to focus on is the roads and water mains that can support the load it has today! this is not the right move for this area!!

thank you

Melissa Bissonnette

From: Stan Prachniak <prachniak.stan@yahoo.com>

Sent: Monday, January 12, 2026 4:41 PM

To: Masters, Jessica <jmasters@fayetteville-ar.gov>

Subject: RZN-2025-0069 S. Dead Horse Mountain Rd. & E. Goff Farm Rd./Stonebridge Meadows Golf Course, 606, 607, 646, & 685

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the City of Fayetteville Planning Commission,

I am submitting this written comment in opposition to the proposed rezoning (**RZN-2025-0069**) of the property at **S. Dead Horse Mountain Rd. & E. Goff Farm Rd./Stonebridge Meadows Golf Course, 606, 607, 646, & 685** from **CS (Community Services)** to **UN (Urban Neighborhood)** and **NC (Neighborhood Conservation)**, as proposed/tabled by **Ms. Jessica Masters**.

While I appreciate the analysis and efforts of the staff, I believe this rezoning request is inconsistent with the intent and guiding principles of City Plan 2040, particularly those related to neighborhood compatibility, appropriate land-use transitions, and conservation of established residential areas.

City Plan 2040 emphasizes that ***new development should be compatible with surrounding neighborhoods and scaled appropriately to its context***. The plan's goals related to Neighborhoods and Housing and Infill Development call for residential growth that respects existing development patterns and ***avoids abrupt increases in density or intensity***. Based on the *Infill Assessment Maps* in the City Plan 2040 (Figure 2.12) this area's infill suitability is very low on the scale, and figure 3.5 shows this area as part of the *Enduring Green Network*. I do not believe that this proposed development aligns with the idea of "encouraging appropriate infill," as described in the City Plan 2040.

The **UN – Urban Neighborhood** designation will allow for a development intensity that exceeds what is currently present or planned for this area, and does not represent a gradual or compatible transition from surrounding single-family residential uses. This area of the city is regularly placed on

water restrictions, which is an indication that the proper infrastructure to support additional development, especially multi-unit or townhouses, is not in place.

City Plan 2040 also stresses the importance of land-use transitions, noting that higher-intensity residential zoning should be carefully buffered and stepped down when adjacent to lower-density neighborhoods. Rezoning this property directly to UN, even when paired with NC, creates a sharp increase in allowable density rather than an intentional transition envisioned by the plan.

My understanding is that the **Neighborhood Conservation (NC)** designation is intended to preserve and reinforce the existing character of established neighborhoods. However, applying NC in combination with UN zoning does not achieve that objective when the underlying zoning allows townhouse or multi-unit development that ***differs significantly in scale, massing, traffic generation, and intensity from nearby homes***. City Plan 2040 identifies neighborhood conservation as a tool for protection—not as a mechanism to justify incompatible infill.

Additionally, City Plan 2040 states that rezoning requests should be based on changed conditions, planning errors, or clear public benefit, not solely to accommodate a specific development proposal. Have conditions in this area changed to such an extent that a rezoning of this magnitude is warranted? The existing zoning framework already reflects the city’s adopted long-range vision for this area.

There are also practical concerns that arise from the rezoning proposal that do not align with City Plan 2040’s Transportation and Infrastructure goals. Increased residential density will place additional strain on local streets designed for low-density traffic. ***Increased impervious surface area also raises stormwater and drainage concerns***, which City Plan 2040 specifically identifies as critical issues in established neighborhoods. On many occasions Dead Horse Mountain Rd. has been impassible due to flooding during and after strong storms, and I can only imagine that new development will only exacerbate this issue.

Finally, approving this rezoning would establish a precedent that could encourage similar requests on nearby parcels, leading to incremental changes that erode neighborhood protections, affect the *Enduring Green Network*, displace wildlife, and undermine the integrity of the City Plan 2040 Growth Concept Map.

For these reasons, I respectfully request that the Planning Commission **deny the proposed rezoning** and honor the ideology of City Plan 2040 by maintaining compatible land uses and appropriate transitions within established neighborhoods.

Thank you for your consideration, and for your service to the City of Fayetteville.

Respectfully submitted,
Stanley Prachniak
3946 E Spyglass Hill Dr.

RZN-2025-0069
Public Comment

From: M'laine <mlaine.tyree@gmail.com>
Sent: Monday, January 12, 2026 11:23 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Stonebridge addition

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of the Stonebridge neighborhood I am horrified to think the city would consider a large development in this area. I am a long time resident of northwest Arkansas. I moved to Fayetteville two years ago after spending considerable time looking at neighborhoods. I picked Stonebridge for the golf course green space and consistent single family homes. These are some of the potential problems with adding more housing to this neighborhood.

1. Townhouses/ row homes/ apartments are not consistent with the houses already built in the neighborhood.
2. For several years the city has asked the residence of our neighborhood not to water yards because of a lack of water, this problem is totally being ignored.
3. There will be a potential run off and possibly flooding that may be caused by all the building.
4. Dead Horse Mountain road can not handle the traffic that has already been caused by the additions that have been built.

Please don't allow our neighborhood to be ruined.

--

M'laine

479-263-0189

From: pmmcavanaugh <pmmcavanaugh@cox.net>
Sent: Sunday, January 11, 2026 9:01 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: FW: RZN-2025-0069 (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD)

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Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

RZN-2025-0069

Public Comment

From: Patricia Cavanaugh <pmmcavanaugh@cox.net>

Date: 1/11/26 7:06 PM (GMT-06:00)

To: jmasters@fayetteville.ar.gov

Cc: bob.stafford@fayetteville-ar.gov, dandre.jones@fayetteville-ar.gov

Subject: RZN-2025-0069 (S. DEAD HORSE MOUNTAIN RD & E. GOFF FARM RD)

I'm unable to attend the public hearing on Monday but wanted to express my concerns with the proposed rezoning at Dead Horse Mountain Rd & Goff Farm Rd.

If I'm not mistaken, this is the same or very similar to the request that was considered a few years ago. At that time, it was not approved and should still not be approved without addressing the issues and concerns raised previously.

Insufficient infrastructure is my main concern.

1. The water and sewer capacity is already not sufficient to serve the existing low-density homes in the area. There continues to be additional development putting too much strain on this inadequate infrastructure.
2. Goff Farm Road is basically an unimproved one lane road from Dead Horse Mountain Rd to the one lane bridge just past the Stonebridge Meadows Golf Clubhouse. The traffic on this road is already beyond what it can handle and it is in need of significant improvements without any additional development. Dead Horse Mountain Rd is also inadequate for the traffic it already handles and has severe drainage issue that causes it to be unusable during heavy rains.
3. Drainage and runoff issues are longtime concerns in the area. Any new development, especially high-density development, creates even more concern. My home is along the pond at Crescent Lake so I am very concerned how additional runoff would impact the storm water levels on my property.

Unless all these concerns can be addressed prior to any additional develop, I would request that the city deny this request and focus on improvements needed for existing citizens.

Thank you,

Patty Cavanaugh

1468 S Coopers Cv

Fayetteville, AR

From: Sarah Jewell <sarahcjewell@gmail.com>

Sent: Friday, January 9, 2026 9:46 AM

RZN-2025-0069
Public Comment

To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Rezoning efforts near Stonebridge Golf Course

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Jessy--

I am a homeowner and nearly 10-year resident of Crescent Lake, the small neighborhood directly across from the Stonebridge Golf Course clubhouse. I am also a local attorney in private practice, as is my husband.

I am strongly opposed to the rezoning efforts on/near the golf course. The primary issue is that Dead Horse Mountain Road and Goff Farm Road simply cannot handle the increased traffic of having hundreds of new residents. Dead Horse Mountain Road floods every time it rains for more than 1-2 days, completely covering the road, which necessitates local resident traffic to go out a small entrance out the back of the Stonebridge out to Huntsville Road. Dead Horse Mountain Road also has no shoulders and is already hazardous to bikers and walkers. It's incredibly frustrating the city continues, every few years, to reconsider rezoning efforts but the city fails to address the issue with the roads that are overburdened already with other new builds in this area constantly underway.

A secondary issue is the type of housing planned for the golf course. While I understand that Fayetteville is in need of more affordable housing, putting townhouses and affordable housing on a nice public golf course is not the solution and is certain to devalue properties among other issues.

Feel free to contact me with questions. My cell # is (903) 767-1079.

Thank you,

Sarah

--

Sarah C. Jewell, M.A., J.D.

From: Shayla Swanson <dr.shayla.swanson@gmail.com>
Sent: Thursday, January 8, 2026 7:54 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Concerns About Proposed Rezoning Near Stonebridge Meadows Golf Course

RZN-2025-0069
Public Comment

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Hello,

I'm writing on behalf of neighbors in the area surrounding Stonebridge Meadows Golf Club to express our strong opposition to any rezoning proposals that would increase density for new housing, townhomes, or similar development in our community.

Our neighborhood already faces significant infrastructure limitations. The current water system and service capacity are strained, as even Fayetteville Utilities has previously requested residents reduce water usage due to high demand. We are concerned that adding additional housing units will exacerbate these existing challenges and put undue pressure on a system that struggles to support the population already living here.

Furthermore, previous city planning discussions in this region have acknowledged that existing infrastructure cannot support substantial increased density without significant investment and upgrades.

We respectfully ask that rezoning not be approved until such time as these issues – particularly water supply, sewer capacity, storm drainage, and road infrastructure – are fully studied and improved to ensure our area's sustainability.

Thank you for your time and consideration. We hope Fayetteville will prioritize infrastructure readiness before permitting additional high-density development.

Sincerely,

Shayla Oldham

Hamptons I resident

From: chelsea <cjstanton6@gmail.com>
Sent: Thursday, January 8, 2026 4:29 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Housing around Stonebridge Golf Course

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Hello Jessy,

I am a resident of the Stonebridge neighborhood. I have been made aware that you are considering a new housing development here. I am very close with my neighbors and we ask you to NOT

RZN-2025-0069

Public Comment

approve this development. This area has a severe lack of water every summer. There are multiple burst pipes that are constantly gushing into the road. The roads themselves are beat up and won't hold up under more traffic. The water is a huge concern, especially since the golf course uses so much water to keep their grass green. Even when the rest of us are told to conserve water, they spray thousands of gallons of water every day. A lot of it goes in the road and/or is evaporated.

If you do go forward with building more homes, you **MUST** solve the infrastructure and lack of water problems before anything is built. Otherwise, you're dooming our community in the coming years.

PLEASE take this into consideration.

Thank you,

CJ Stanton



MEETING OF MARCH 5, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Wesley Frank, Planner

SUBJECT: **RZN-2025-0075: Rezoning (900 E ASH ST/SIEMEK & BATES, 369): Submitted by WESLEY BATES for property located at 900 E. ASH ST in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.34 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.**

RECOMMENDATION:

City Planning staff and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

BACKGROUND:

The subject property is located in north-central Fayetteville at the northwest corner of the intersection of N. Juneway Ter. and E. Ash St. The property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and is developed with a single-family home which was built in 1959. No zoning overlay districts or master planning areas apply to the parcel.

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, 4 Units per Acre to NC, Neighborhood Conservation.

Public Comment: Staff has received fifteen public comments in opposition, citing potential neighborhood change, traffic increase, and water runoff concerns. Five members of the public spoke at the February 9 Planning Commission meeting. Four of the five were in opposition citing concerns regarding traffic increase, change in neighborhood character, and water drainage concerns; the remaining speaker supported the rezoning citing infill potential.

Land Use Compatibility: Staff finds the proposed rezoning from RSF-4 to NC to be compatible with the surrounding area. The subject property is adjacent to RSF-4-zoned single-family properties. The two zoning districts are limited to single-family uses, with NC offering a slightly more permissive use schedule under its conditional use allowances, most prominently with 3- and 4-family dwellings and larger offices. The density would change from RSF-4's four units per acre to NC's ten units per acre. RSF-4 and NC have different bulk and area requirements. The lot width minimum in RSF-4 is 70 feet for single-family dwellings, while NC only requires 40 feet for all dwelling types. Lot area in RSF-4 is a minimum of 8,000 square feet, but the NC minimum is 4,000 square feet. Distinct from RSF-4, NC utilizes an urban form setback, which are used to promote walkability in an area. While not adjacent, neighborhoods to the east and north are zoned NC,

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov

indicating is successful incorporation in to area's with conventional setbacks and larger front yards. The subject property is a corner lot, which is ideal for increased housing density due to their larger size, dual street frontage, and design flexibility, allowing for more creative, aesthetic, and functional layouts. Staff finds the requested rezoning to be compatible with surrounding land uses.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area. A rezoning to NC could allow for the creation of single-family residential properties with reduced lot sizes. The property has a moderate infill score, with access to trails, parks, and public schools with other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing meets City Goals 1 (appropriate infill), 2 (discourage urban sprawl), and 6 (opportunities for attainable housing).

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5-6** for this site. The following elements of the matrix contribute to the score:

- Near Water Main (6-inch N. Juneway Ter.; 8-inch E. Ash St.)
- Near Sewer Main (8-inch N. Juneway Ter.; 6-inch E. Ash St.)
- Near Public School (Woodland Junior High School)
- Near City Park (Clarence Craft Park)
- Near Paved Trail (Ash St.)
- Near ORT Bus Stop (N. College & Sycamore)

DISCUSSION:

At the February 9, 2026 Planning Commission meeting, a vote of 5-4-0 forwarded a request to rezone the property to City Council with a recommendation of approval. Chair Brink and Commissioners Cabe, Payne, and McGetrick dissented due to concerns about the lack of street improvements, the applicant's proposed site design, a lack of compatibility to the nearby development pattern, and setback differences with the proposed and nearby properties. Commissioners in favor voted to forward the rezoning after discussing the benefits of the potential for residential infill and finding that NC is compatible with the surrounding area. Five members of the public spoke at the meeting. Four of the five were in opposition citing concerns regarding traffic increase, change in neighborhood character, and water drainage concerns; the remaining speaker supported the rezoning citing infill potential.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Staff Report

Mailing address:

113 W. Mountain Street
Fayetteville, AR 72701

www.fayetteville-ar.gov



City of Fayetteville, Arkansas

113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Legislation Text

File #: 2026-330

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2025-75 FOR APPROXIMATELY 0.34 ACRES LOCATED AT 900 EAST ASH STREET IN WARD 3 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE TO NC, NEIGHBORHOOD CONSERVATION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential Single-Family, Four Units per Acre to NC, Neighborhood Conservation.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2026-330

Item ID

3/3/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth

2/10/2026

DEVELOPMENT REVIEW (630)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

RZN-2025-0075: Rezoning (900 E ASH ST/SIEMEK & BATES, 369): Submitted by WESLEY BATES for property located at 900 E. ASH ST in WARD 3. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.34 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

Budget Impact:

Account Number

Fund

Project Number

Project Title

Budgeted Item? No

Total Amended Budget

\$ -

Expenses (Actual+Encum)

\$ -

Available Budget

\$ -

Does item have a direct cost? No

Item Cost

\$ -

Is a Budget Adjustment attached? No

Budget Adjustment

\$ -

Remaining Budget

\$ -

V20221130

Purchase Order Number:

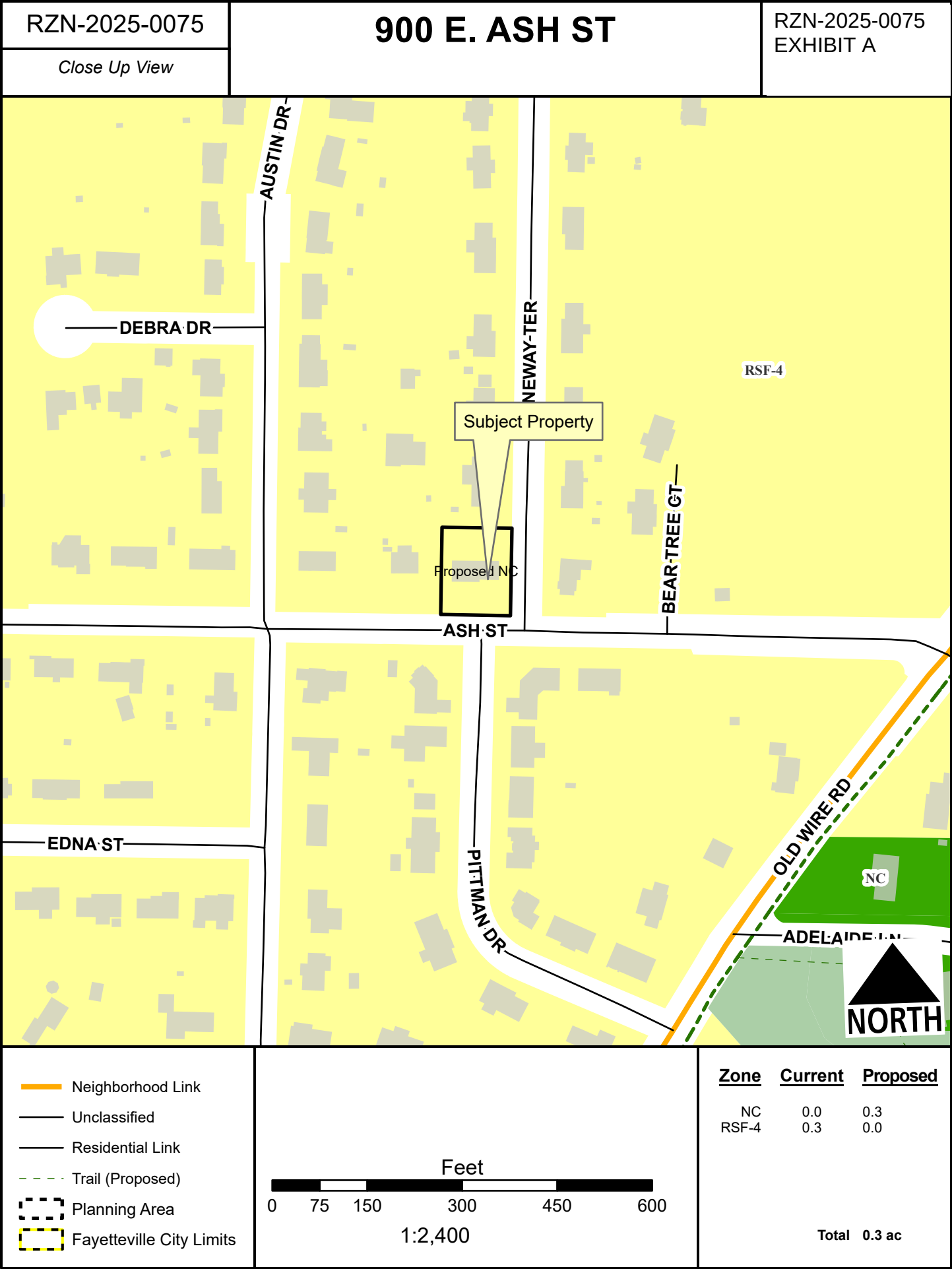
Previous Ordinance or Resolution #

Change Order Number:

Approval Date:

Original Contract Number:

Comments:



RZN-2025-0075

Close Up View

900 E. ASH ST

RZN-2025-0075
EXHIBIT A

AUSTIN DR

DEBRA DR

NEWAY-TER

RSF-4

BEAR TREE CT

Proposed NC

ASH ST

EDNA ST

PITTMAN DR

OLD WIRE RD

NC

ADELAIDE LN

NORTH

Zone Current Proposed

NC	0.0	0.3
RSF-4	0.3	0.0

Total 0.3 ac

Lot One (1) in Caudle's Subdivision to the City of Fayetteville, Arkansas, as designated upon the recorded plat thereof.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wesley Frank, Planner

MEETING DATE: February 9, 2026 **Updated w/ meeting results**

SUBJECT: **RZN-2025-0075: Rezoning (900 E ASH ST/SIEMEK & BATES, 369):**
Submitted by WESLEY BATES for property located at 900 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.34 acres. The request is to rezone the property to NC, NEIGHBORHOOD CONSERVATION.

RECOMMENDATION:

Staff recommends forwarding **RZN-2025-0075** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **RZN-2025-0075** to the City Council with a recommendation of approval."*

BACKGROUND:

The subject property is located in central Fayetteville at the corner of the N. Juneway Ter and E. Ash St intersection. The property is zoned RSF-4, Residential Single-Family, 4 Units per Acre and is developed with a single-family home which was built in 1959. No zoning overlay districts or master planning areas apply to the parcel. Surrounding land uses and zoning are depicted below in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, 4 Units per Acre to NC, Neighborhood Conservation.

Public Comment: Staff has received fifteen public comments which were all opposed citing potential neighborhood change, traffic increase, and water runoff concerns.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

- Streets:** The subject area has a road frontage along N. Juneway Ter. N. Juneway Ter is a partially improved Residential Link street with asphalt paving open ditches. The subject area has a road frontage along E. Ash St. E. Ash St is a partially improved Residential Link street with asphalt paving, open ditches. Any street improvements required in these areas would be determined at the time of the development proposal.
- Water:** Public water is available to the subject area. Existing 6-inch water main is present along west side of N. Juneway Ter. Existing 8-inch water main is present along south side of E. Ash St.
- Sewer:** Sanitary sewer is available to the subject area. Existing 8-inch sewer main is present along east side of N. Juneway Ter. Existing 6-inch sewer main is present along the center of East Ash Street. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system in front of this property.
- Drainage:** No portion of the property lies within a FEMA floodplain or the Hillside Hilltop Overlay District. No protected streams or hydric soils are present on site. Any improvements or requirements for drainage will be determined at the time of development submittal. Any additional improvements or requirements for drainage will be determined at time of development
- Fire:** Station 2, located at 138 W North St, 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. The Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.
- Police:** The Police Department did not comment on this request.
- Tree Preservation:** The proposed zoning district, NC, Neighborhood Conservation, requires **20% minimum canopy preservation**. The current zoning district, RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation**.

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

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5-6** for this site with a weighted score of **7.5**. The following elements of the matrix contribute to the score:

- Near Water Main (6-inch N. Juneway Ter.; 8-inch E. Ash St.)
- Near Sewer Main (8-inch N. Juneway Ter.; 6-inch E. Ash St.)
- Near Public School (Woodland Junior High School)
- Near City Park (Clarence Craft Park)
- Near Paved Trail (Ash St.)
- Near ORT Bus Stop (N. College & Sycamore)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** Staff finds the proposed rezoning from RSF-4 to NC to be compatible with the surrounding area. The subject property is adjacent to RSF-4-zoned single-family properties. The two zoning districts are effectively single-family zoning districts, but NC offers a slightly more permissive use schedule under its conditional use allowances, such as 3- and 4-family dwellings, larger offices, and community recycling facilities. The density would change from RSF-4's four units per acre to NC's ten units per acre. RSF-4 and NC have different bulk and area requirements. Lot width minimum in RSF-4 is 70 feet for single-family dwellings, while NC only requires 40 feet for all dwelling types. Lot area in RSF-4 is a minimum of 8,000 square feet, but the NC minimum is 4,000 square feet. Unlike RSF-4, NC utilizes an urban form setback, which are used to promote walkability in an area. To the east and north are NC-zoned properties, which highlights the area's familiarity to this type of setback. The subject property is a corner lot, which is ideal for increased housing density due to their larger size, dual street frontage, and design flexibility, which allow for more creative, aesthetic, and functional layouts. Staff finds the requested rezoning to be compatible with surrounding land uses.

Land Use Plan Analysis: Staff finds the proposed rezoning to be consistent with the City's adopted land use plans, including its Future Land Use Map designation as Residential Neighborhood area. A rezoning to NC could allow for the creation of single-family residential properties with reduced lot sizes. The property has a moderate infill score, with access to trails, parks, and public schools with other infill elements that make it appropriate for higher density infill development. Staff finds that the requested rezoning could allow for the creation of missing middle housing meets City Goals 1 (appropriate infill), 2 (discourage urban sprawl), and 6 (opportunities for attainable housing).

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

Finding: Staff finds that there is sufficient justification to rezone the property from RSF-4 to NC since the rezoning would be consistent with the property's future land use designation and supports several goals of City Plan 2040.

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

Finding: A rezoning from RSF-4 to NC does have the potential to slightly increase traffic danger and congestion due to a minor increase in density, however the size of the parcel at 0.34 acres will limit the density on the site. Access management will be reviewed at the time of development.

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

Finding: The proposed rezoning has the potential to slightly alter the population density since it would allow for additional single-family residential development. However, the property currently has access to public streets, water, and sewers, and any necessary improvements would be determined at the time of development. Fayetteville Public Schools did not comment on this request.

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

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2025-0075 to the City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:		Required	<u>YES</u>
Date: <u>February 9, 2026</u>	☐ Tabled	☒ Forwarded	☐ Denied
Motion:	Payne		
Second:	Cabe		
Vote:	5-4-0 (Cabe, Payne, Brink, and McGetrick dissented)		

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - §161.07 District RSF-4, Residential Single-Family – Four (4) Units Per Acre
 - §161.29 Neighborhood Conservation
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Long Range Planning Memo
- Request Letter
- Public Comments

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories
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(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6710, §1, adopted November 21, 2023, determines that Ordinance 6427 (Sunset Clause) and Ord. No. 6625 (extending Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on December 31, 2024, unless prior to that date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwelling types	40 feet
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(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations.*

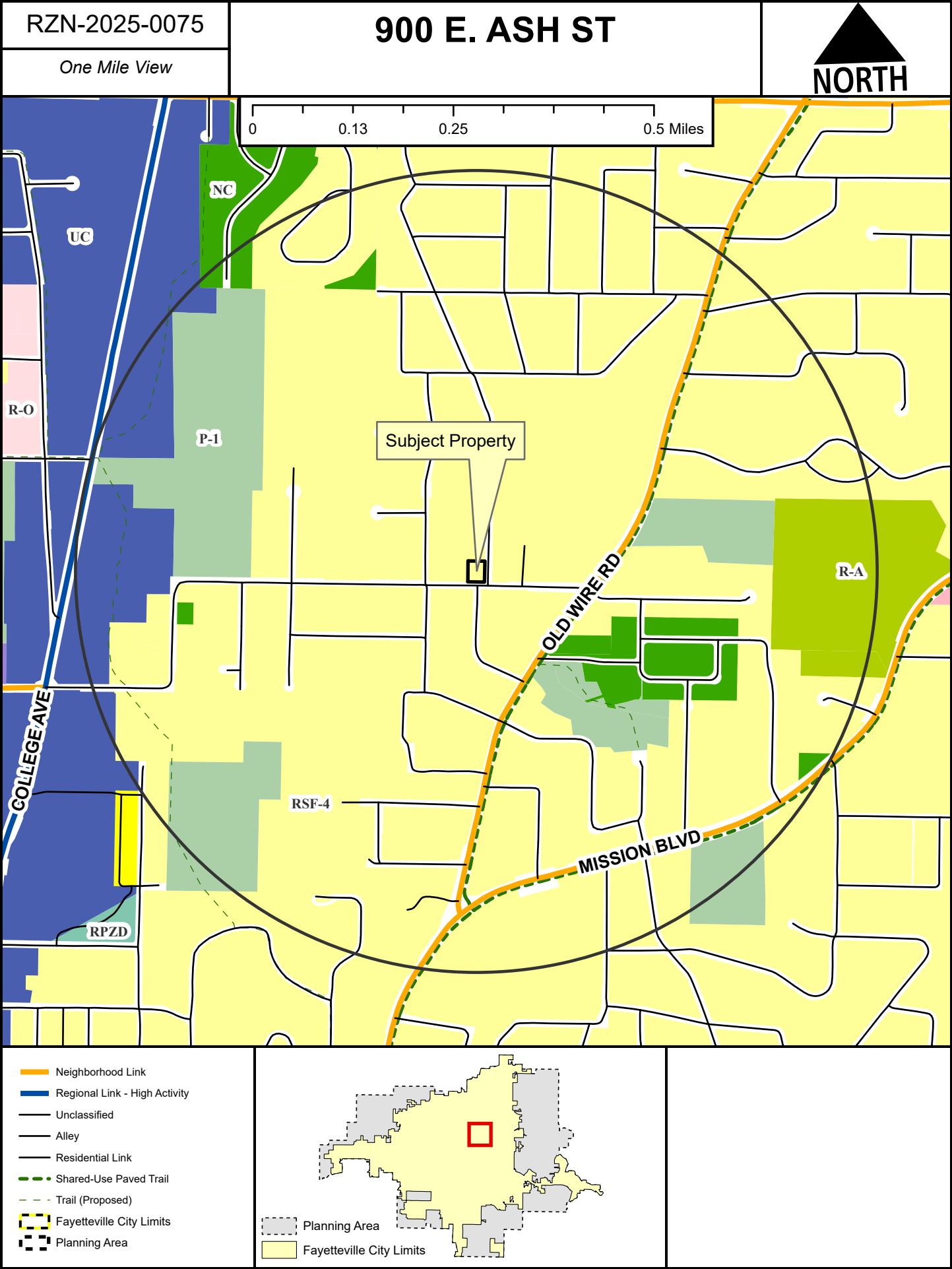
Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

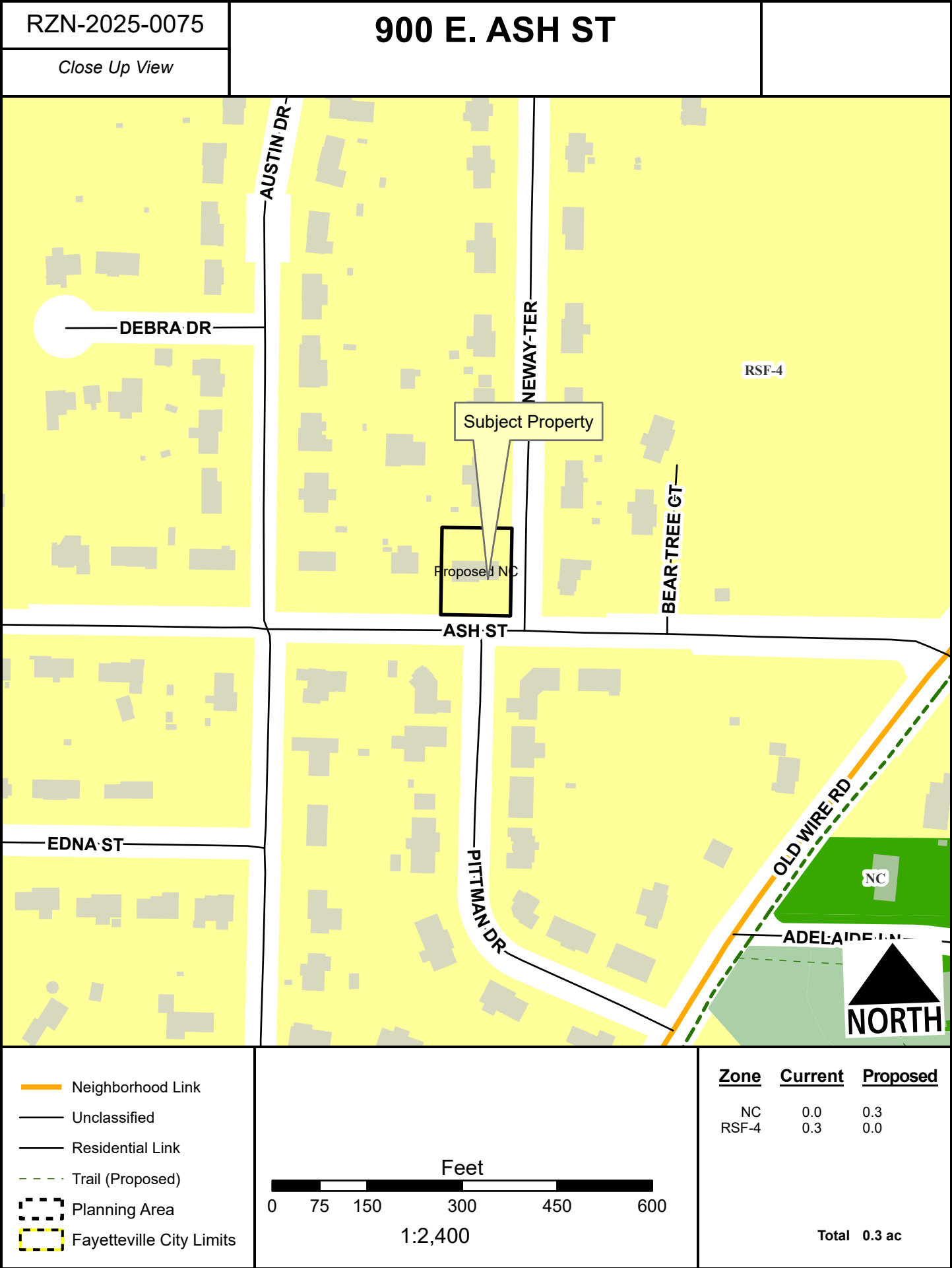
(F) *Building Height Regulations.*

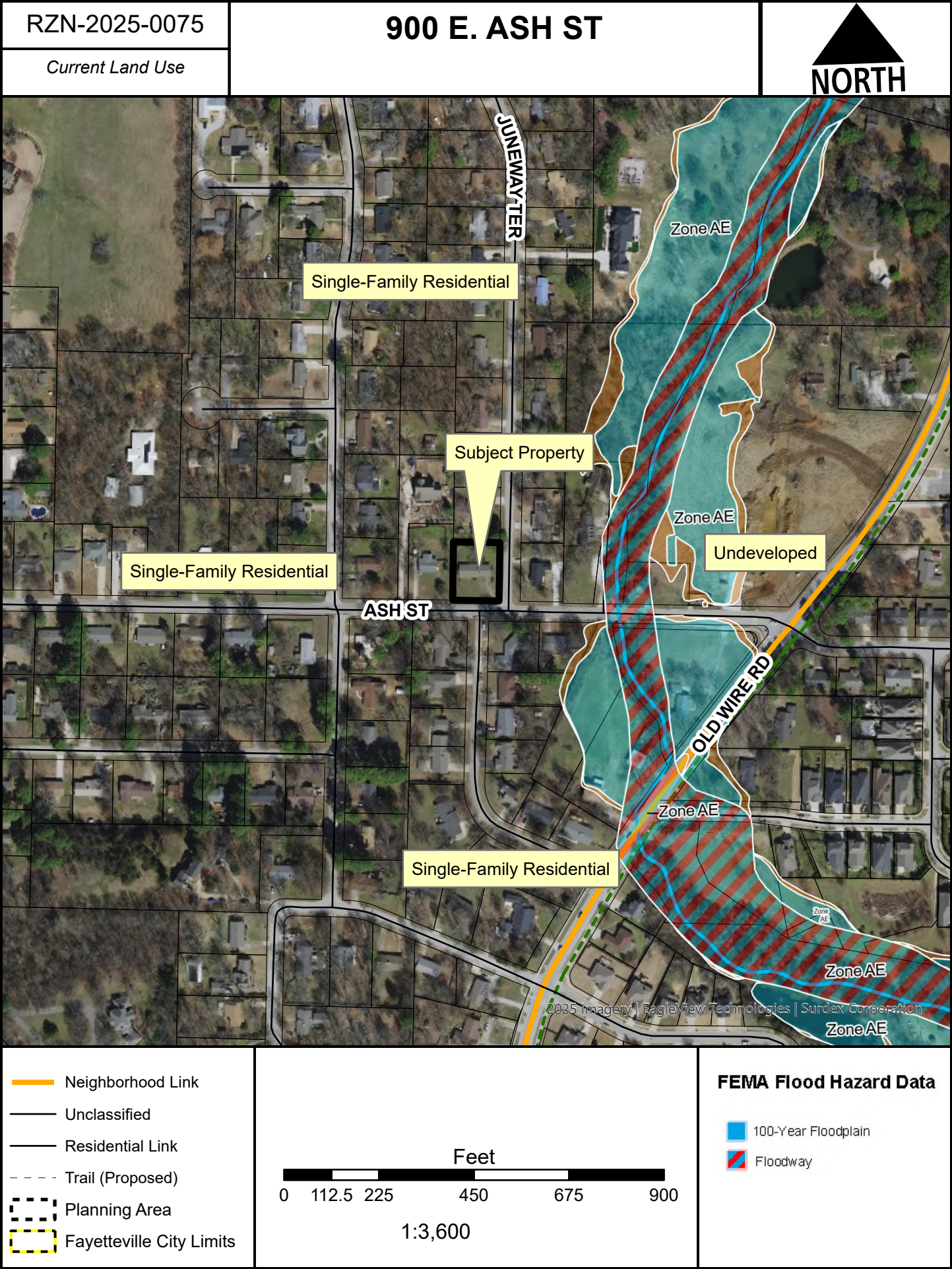
Building Height Maximum	3 stories
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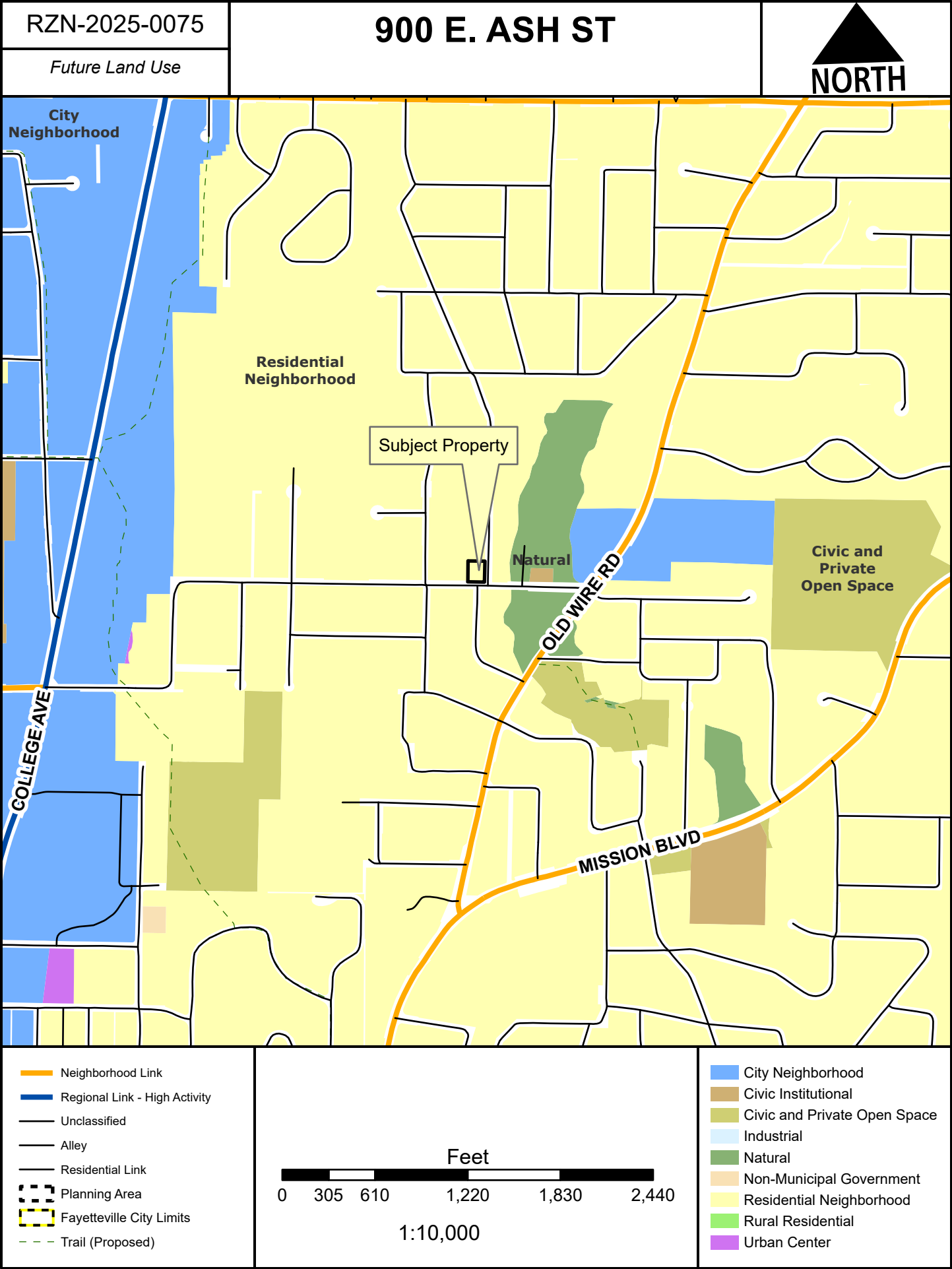
(Ord. No. 5128, 4-15-08; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5800, §1(Exh. A), 10-6-15>; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6211, §1, 8-6-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 6820, §1, adopted December 4, 2024, determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause) and Ordinance 6710 (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 July 1, 2025 at 7:00 p.m. unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.











TO: Wes Frank, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: February 9, 2026

SUBJECT: Long Range Planning Comments Regarding RZN-2025-0075

BACKGROUND:

The applicant requests to rezone approximately 0.34 acres from RSF-4, Residential Single-Family, Four Units per Acre to NC, Neighborhood Conservation. One long range planning documents is relevant when evaluating this request: *City Plan 2040*.

City Plan 2040 (2020):

City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
 - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:

Zoning History:

Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property and surrounding neighborhood as being zoned into the low-density "R-1" zoning district, which was subsequently translated to "RSF-4" with the adoption of the city's Unified Development Code.

City Plan 2040 and Future Land Use Plan:

This area is designated as a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context." The request aligns with this designation by increasing the potential density slightly, from four to ten units per acre while retaining the single-family development pattern. NC would also permit greater flexibility for lot width and area allowing for potential redevelopment of the site with additional single-family dwellings. This is in keeping with both the future land use designation and existing neighborhood patterns and supports several goals of *City Plan 2040*.

Property History:



The subject property contains a single-family dwelling constructed ca. 1959, according to Washington County Tax Assessor records. The property does not appear to be individually eligible for the state or national registers but is of historic age. Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to mitigate against the loss of historic structures when regulatory tools are not available.

To: Fayetteville Planning Commission
From: Wes Bates
Re: Rezoning Request – 900 E Ash (RSF-4 → NC)
Date: 12/20/25

Dear Commissioners,

I am requesting a rezoning for the property located at 900 E Ash Street from Residential Single-Family – 4 (RSF-4) to Neighborhood Conservation (NC). The intent of this request is to allow for a modest, context-sensitive infill home along Ash Street that better reflects the lot's corner condition and the surrounding zoning pattern.

The NC district allows slightly smaller lot sizes while maintaining single-family residential use, which makes it well suited for this site. The property is a corner lot, and the additional flexibility provided by NC zoning would allow for a small house oriented toward Ash Street, consistent with traditional neighborhood development patterns and the scale of nearby homes.

There is existing NC zoning in the surrounding area, and this request would be compatible with those properties. Importantly, NC remains a single-family zoning district, ensuring that the character of the neighborhood is preserved while allowing for thoughtful infill development. The proposed rezoning does not introduce higher-intensity uses but instead provides a better fit for the physical constraints and context of the site.

This rezoning represents a minor and reasonable adjustment that supports infill housing, efficient land use, and neighborhood compatibility. It aligns with the intent of the City Plan by encouraging appropriately scaled residential development within the existing urban fabric.

Thank you for your consideration,

Wes Bates

Frank, Wes

From: Chelsea Green <cgreen5110@gmail.com>
Sent: Tuesday, February 3, 2026 2:17 PM
To: Frank, Wes
Subject: 900 E Ash Street

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Wes Frank, city planning
From: Chelsea Green
Date: 2/3/2026
Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Chelsea Green and I live at 600 E Edna St, Fayetteville AR 72703 . I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

There is frequently standing water in yards and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The

anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

- 1.
- 2.
3. Preserve
4. the established character of our neighborhood
- 5.
- 6.
- 7.
8. Prevent
9. significant issues with water displacement
- 10.
- 11.
- 12.
13. Allow
14. comprehensive traffic impact assessment before increasing density
- 15.

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,
Chelsea Green

Frank, Wes

From: Patsy Langham <langhampatsy@gmail.com>
Sent: Tuesday, February 3, 2026 2:37 PM
To: Frank, Wes
Subject: Rezoning 900 Ash

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.

Couldn't get letter to work. I agree with letter. I am against rezoning. Zoning for house needs to stay as is . Patsy Langham, 601 Edna Fayetteville, AR 72703. 4794433865

Frank, Wes

From: Elizabeth Bainbridge <bainbridge.e@gmail.com>
Sent: Tuesday, February 3, 2026 3:51 PM
To: Frank, Wes
Subject: opposition to a rezoning request 900 E. Ash

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.

RE: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Elizabeth Bainbridge and I live at 1735 N. Wheeler Ave. Fayetteville, AR 72703. As we discussed today over the phone, I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

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2. Rain water displacement

There is frequently standing water in yards, and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

- 1.
- 2.
3. Preserve the established character of our neighborhood
- 4.
- 5.
- 6.

7. Prevent significant issues with water displacement
- 8.
- 9.
- 10.
11. Allow comprehensive traffic impact assessment before increasing density
- 12.

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Elizabeth Bainbridge

--

Elizabeth Bainbridge, LLC, MA, CCC-SLP
Speech Language Pathologist

Note: The information in this email may be privileged and confidential and protected from disclosure. If the reader of this email is not the intended recipient, you are hereby notified that any dissemination, distribution, copying or other use of this email is strictly prohibited. If you have received this email in error, please notify the sender immediately by email and delete the material from any computer.

Frank, Wes

From: Rain R <rainrues@gmail.com>
Sent: Tuesday, February 3, 2026 6:31 PM
To: Frank, Wes
Subject: Opposition to the rezoning of 900 E. Ash Street

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Wes Frank, city planning
From: Rain Rues and Mia Moon
Date: 02/03/2026
Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Rain Rues and my partner and I live at 1717 N Wheeler Ave. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

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2. Rain water displacement

There is frequently standing water in yards and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

1. Preserve the established character of our neighborhood
2. Prevent significant issues with water displacement
3. Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Rain Rues and Mia Moon

Frank, Wes

From: Eddie McConnell <eddiemcconnell7@hotmail.com>
Sent: Tuesday, February 3, 2026 6:45 PM
To: Frank, Wes
Subject: Re-zoning

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.

Sent from my iPhone To: Wes Frank, city planning

From: Eddie McConnell

Date:

Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Eddie McConnell and Velair McConnell I live at 633 E Edna, Fayetteville AR 72703 I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

There is frequently standing water in yards and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

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I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

1. Preserve the established character of our neighborhood
2. Prevent significant issues with water displacement
3. Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Frank, Wes

From: Susan Barad <sbarad513@gmail.com>
Sent: Tuesday, February 3, 2026 9:08 PM
To: Frank, Wes
Subject: Rezoning request, 900 E Ash Street

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Wes Frank, City Planning
From: Susan Barad
Date: 2/3/2026
Regarding: Opposition to the rezoning of 900 E Ash Street, Fayetteville, AR 72703

Dear Mr. Frank:

I have owned my home at 1766 N Austin Drive for many years. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident near Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 square foot accessory dwelling in the front yard of this property, directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

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3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

1. Preserve the established character of our neighborhood
2. Prevent significant issues with water displacement
3. Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,
Susan Barad
(479)466-2637

Frank, Wes

From: Ella Bainbridge <ellabainbridge715@gmail.com>
Sent: Thursday, February 5, 2026 3:55 PM
To: Frank, Wes
Subject: Ash St Rezoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Wes,

My name is Ella Thomas and I live at 617 E Edna St. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

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3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

- 1.
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3. Preserve
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8. Prevent
9. significant issues with water displacement

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- 11.
- 12.
13. Allow
14. comprehensive traffic impact assessment before increasing density
- 15.

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Ella

Frank, Wes

From: adrian cain <adrian.c.cain@gmail.com>
Sent: Thursday, February 5, 2026 4:26 PM
To: Frank, Wes
Subject: Opposition to rezoning 900 E Ash

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Wes Frank, city planning
From: Adrian Cain
Date: 02/05/2026
Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Adrian Cain and I live at 834 E ASH ST, here in Fayetteville. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

There is frequently standing water in yards and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

Preserve the established character of our neighborhood

Prevent significant issues with water displacement

Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Adrian Cain

To: Wes Frank, city planning

From: Lark Hodzic

Date: 2/6/2026

Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Lark Hodzic and I live at 820 E. Ash. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 4 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

There is frequently standing water in yards and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

4. The Impact on Neighbouring Properties and Privacy

The proposed structure would overshadow and overlook two existing properties and infringe upon the privacy of the residents. Additionally, the project would result in a loss of natural light for the property it's in front of. There should be a fair balance between new properties and existing properties. The scheme is incongruent with the prevailing character of the homes here, setting an unwelcome precedent for homes that might be better looked at as rental housing than a desirable long-term dwelling.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

1. Preserve the established character of our neighborhood
2. Prevent significant issues with water displacement
3. Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Lark Hodzic

Frank, Wes

From: SpennMignonne Scarbrough <spinno1@yahoo.com>
Sent: Friday, February 6, 2026 8:45 AM
To: Frank, Wes
Subject: rezoning of 900 E. Ash St.

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Wes Frank, city planning
From: Mignonne Scarbrough
Date: February 6, 2026

Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

My name is Mignonne Scarbrough and I live at 1769 N. Wheeler Ave. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident close to Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

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3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

1. Preserve the established character of our neighborhood
2. Prevent significant issues with water displacement
3. Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Frank, Wes

From: Brant Roberts <brantwetuski@gmail.com>
Sent: Thursday, February 5, 2026 6:14 PM
To: Frank, Wes
Subject: Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Wes Frank, city planning
From: Brant Roberts
Date: 2/5/2026
Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is Brant Roberts and I live at 834 E Ash Street, Fayetteville, AR 72703. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

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3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

- 1.
- 2.
3. Preserve the established character of our neighborhood

- 4.
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- 6.
7. Prevent significant issues with water displacement
- 8.
- 9.
- 10.
11. Allow comprehensive traffic impact assessment before increasing
12. density
- 13.

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Brant Roberts

--

Brant Roberts
903-576-2264

Frank, Wes

From: blue brasher <bluebrasherrues@gmail.com>
Sent: Friday, February 6, 2026 10:03 AM
To: Frank, Wes
Subject: Opposition to the rezoning

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Wes,

My name is Blue Brasher and I live at 1717 N Wheeler ave. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

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Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

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Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

- 1.
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13. Allow
14. comprehensive traffic impact assessment before increasing density
- 15.

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Blue

Frank, Wes

From: Josh Jones <Josh.m.jones@hotmail.com>
Sent: Friday, February 6, 2026 11:41 AM
To: Frank, Wes
Subject: Re: Opposition to Rezoning Email

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Wes,

My name is Josh Jones and I live at 888 E Ash St, Fayetteville , AR 72703. I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

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3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

1. Preserve the established character of our neighborhood
2. Prevent significant issues with water displacement
3. Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Get [Outlook for iOS](#)

From: Frank, Wes <wfrank@fayetteville-ar.gov>
Sent: Friday, February 6, 2026 9:39:33 AM

To: josh jones <josh.m.jones@hotmail.com>

Subject: Opposition to Rezoning Email

Hello,

Are you able to copy and paste what your comment into this email? My system is preventing me in opening your document.

Sincerely,

Wesley Frank

Planner

Development Services

City of Fayetteville, Arkansas

Office: 479.575.8265

fayetteville-ar.gov



Frank, Wes

From: Lynn Cowan <lnncwn@gmail.com>
Sent: Friday, February 6, 2026 12:10 PM
To: Frank, Wes
Subject: Opposition to Rezoning 900 Ash 72703

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Frank,

Thank you for the work you do on behalf of our beloved Fayetteville. My name is Barbara Cowan and I live at 1751 N. Wheeler Ave.

There is a request to rezone (RZN-2025-0075 property in my neighborhood, 900 E.Ash, from RSF-4 to NC.I strongly oppose this rezoning be granted.

I am consistent donor to various homeless and support charities in Fayetteville, as I recognize the need for all citizens to participate in providing appropriate housing for our neighbors. And, I love the idea of infill as another creative and viable alternative to provide reliable housing for those who can afford a less expensive alternative to a traditional one house/one property solution. I

I oppose this request, however, because:

1. While the purpose of NC zoning is to allow such creative alternatives for housing that is compatible with neighborhood character, this request does exactly the opposite. this is a neighborhood of small (1500 - 2000 sq. ft) homes build in the 1960's mostly on properties around 1.3 of an acre. This provides the opportunity for each home to have a generous setback that is attractive and cohesive, thereby enhancing the desirability and value of our homes.

-The buyers of the original dwelling will have a view of the side the new dwelling from at least 3 of their front rooms, virtually right outside the windows, which may decrease the price the developer can sell it for. Again, impacting all our property values.

-The proposed plan for 900 Ash would put a 450 sq. ft. ADU in the front yard of the property, in the set back area of the existing home. This one structure will most assuredly diminish the consistent look of the street and the attraction/value of the neighboring homes.

2. Perhaps others developers will come into the neighborhood and make the same zoning request, creating a patchwork of small houses with sheds haphazardly situated in the front yards.

3. The proposed structure is is said to be \$450 sq. ft, which would be suitable for 1-2 people, and to rent at \$1,350/sq. ft. This is not affordable, it is actually expensive. My home is 1,500 sq. ft. and would, at the same rate, rent for \$4,500, more than twice what properties rent for in this neighborhood.

4.. There is a reasonable chance that a new Ramay junior high school will be built further west on Ash, bringing with it the possibility of widening of Ash and addition of sidewalks and lighting..

I do appreciate what our mayor, city council, planning and zoning commissions and others are doing to help solve our need for housing so our city can continue to grow and thrive. This rezoning request does not, in my opinion, further

that objective. Rather, it is expensive and unsightly. Were 900 Ash large enough property to situate the dwelling behind, beside or even offset to the original dwelling, then it would be a much better, although still, i think too expensive to be considered affordable housing.

Mr. Frank, you have been very helpful to us as we try to understand the participate in this process. Thank you for that.

Barbara (Lynn) Cowan

To: Wes Frank, city planning

From: Elizabeth Bainbridge

Date: 2/08/2025

Regarding: Opposition to the rezoning of 900 E. Ash Street, Fayetteville, AR 72703

Good morning Wes,

My name is (insert name) and I live at (insert address). I am writing to express my concern and opposition to a rezoning request: RZN-2025-0075 for 900 E. Ash Street from RSF-4 to NC. As a resident along Ash Street, I respectfully submit this email in strong opposition to the above-referenced rezoning request ahead of the public hearing scheduled for Monday, February 9, 2026, at 5:30 p.m.

While I support thoughtful infill development and efforts to address housing needs, this proposal is incompatible with our neighborhood's established character, infrastructure constraints, and future planning considerations. Specifically, the developer has explained he intends to build a 450 sq accessory dwelling in the front yard of this property; directly in front of the existing home facing Ash Street.

I have 3 concerns to raise:

1. Incompatibility with Neighborhood Character

Our neighborhood features generous front yard setbacks that create a cohesive, low-density residential aesthetic bisected by Ash Street. The proposed "accessory dwelling" would be built forward in the front yard, directly adjacent to the roadway, disrupting this uniform character and introducing a mismatched structure that prioritizes density over uniformity and aesthetics.

2. Rain water displacement

There is frequently standing water in yards and in the street during, and after, rain in this area. Adding additional dwellings to this property could significantly and negatively impact water run-off.

3. Adverse Traffic Impacts

Ash Street already handles significant volume as a primary neighborhood artery. Adding density through this rezoning—without corresponding road improvements or traffic studies—would exacerbate congestion. The anticipated traffic from the planned school makes it particularly unwise to increase residential density before evaluating cumulative traffic impacts.

I respectfully urge the Fayetteville Planning Commission to deny Rezoning Application RZN-2025-0075 in order to:

- Preserve the established character of our neighborhood
- Prevent significant issues with water displacement
- Allow comprehensive traffic impact assessment before increasing density

Please consider this a formal opposition and add it to the file for this case. Thank you so much for your time and consideration in this matter.

Sincerely,

Elizabeth Bainbridge

