City of Fayetteville, Arkansas

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

Planning Commission Final Agenda

Monday, March 9, 2026

5:30 PM

City Hall Room 219

Planning Commission Members

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

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 826 3659 1046
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_bwlMjxCbRVOXoFf8XL12uA

Call to Order

Roll Call

Consent

1. **MINUTES:**

   Approval of the minutes from the February 23, 2026 Planning Commission Meeting. - Mirinda Hopkins, Development Coordinator

2. **VAR-2026-0004: Planning Commission Variance (W. MARKHAM RD & N. SANG AVE/WELL PLACED INC, 481):**

   Submitted by JORGENSEN & ASSOCIATES for property located at W. MARKHAM RD & N. SANG AVE. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.66 acres. The request is for a variance to street frontage requirements. - Citlali Samano, Planner

3. **VAR-2026-0005: Planning Commission Variance (2098 S. SCHOOL AVE/MADVILLE LLC, 640):**

   Submitted by FLINTLOCK LTD for property located at 2098 S. SCHOOL AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.07 acres. The request is for a variance to the pedestrian connection standards. - Wesley Frank, Planner

4. **PPL-2026-0001: Preliminary Plat (EAST OF S. RUPPLE RD. AND NORTH OF W. DINSMORE TRL./TABA20 LLC/517):**

   Submitted by JORGENSEN AND ASSOCIATES for property located EAST OF S. RUPPLE RD. AND NORTH OF W. DINSMORE TRL. The property is zoned UT, URBAN THOROUGHFARE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 43.03 acres. The request is for the preliminary plat of 186 residential lots and 8 unbuildable lots. - Donna Wonsower, Senior Planner

5. **CCP-2026-0001: Concurrent Plat (SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN/MAGNOLIA PARK PH 5, 244):**

Submitted by CRAFTON TULL for property located SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 4.17 acres. The request is for the concurrent plat of 6 residential lots and one unbuildable lot. - Citlali Samano, Planner

6. CCP-2026-0003: Concurrent Plat (361 W. ROCK ST/ROCK & LOCUST LLC, 523):

Submitted by BATES & ASSOCIATES for property located at 361 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is for the concurrent plat of two residential lots. - Jessica Masters, Planning Director

Unfinished Business

7. CUP-2025-0046: Conditional Use Permit (SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE/ASHWOOD TOWNHOMES LLC, 598,599 & 638):

Submitted by JORGENSEN AND ASSOCIATES for property located SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a private dormitory.

THIS ITEM WAS TABLED AT THE OCTOBER 13, 2025, OCTOBER 27, 2025, DECEMBER 8, 2025, AND THE FEBRUARY 9, 2026 PLANNING COMMISSION MEETINGS. - Donna Wonsower, Senior Planner

8. LSD-2025-0012: Large Scale Development (S. ASHWOOD AVE & S. RAZORBACK RD/ASHWOOD TOWNHOMES LLC, 598 & 599):

Submitted by JORGENSEN & ASSOCIATES for property located at S. ASHWOOD AVE & S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MUL TI FAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL-AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a 140-unit private dormitory development with associated parking.

THIS ITEM WAS TABLED AT THE FEBRUARY 9, 2026 PLANNING COMMISSION MEETING. - Donna Wonsower, Senior Planner

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

Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LN & NORTH OF E. ASH ST. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.7 acres. The request is for an approximately 150,000

sq. ft. junior high school with associated track and parking.

THIS ITEM WAS TABLED AT THE FEBRUARY 23, 2026 PLANNING COMMISSION MEETING.

THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR LACK OF PUBLIC NOTIFICATION. - Jessica Masters, Planning Director

New Business

10. VAR-2026-0006: Planning Commission Variance (18, 20, & 22 E. CENTER ST/BELDEN, 484):

Submitted by MBL ARCHITECTURE for property located at 18, 20, & 22 E. CENTER ST. The property is zoned DC, DOWNTOWN CORE and contains approximately 0.18 acres. The request is for a variance to the building design standards.

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

11. PPL-2025-0005: Preliminary Plat (SOUTH OF W. LIERLY LN & N. VELMA DR/LIERLY SUBDIVISION, 244 & 283):

Submitted by CRAFTON TULL for property located on SOUTH OF W. LIERLY LN & N. VELMA DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION, and contains approximately 19.92 acres. The request is for the preliminary plat of 82 residential lots and two unbuildable lots. - Donna Wonsower, Senior Planner

12. LSD-2025-0022: Large Scale Development (3482 N. BLESSINGS CIR/BAXTER, 216):

Submitted by JORGENSEN & ASSOCIATES for property located at 3482 N. BLESSINGS CIR. The property is zoned CS, COMMUNITY SERVICES, RI-12, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 1.17 acres. The request is to develop a 6,773 square-foot commercial building and future development of other buildings with associated parking. - Wesley Frank, Planner

13. CUP-2026-0001: Conditional Use Permit (1301 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for a church in a residential zoning district. - Wesley Frank, Planner

14. CUP-2026-0002: Conditional Use Permit (1301 N. GREGG AVE/PATHWAY BAPTIST CHURCH, 405):

Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for an office in a residential zoning district. - Wesley Frank, Planner

15. CUP-2026-0003: Conditional Use Permit (3606 W. MOUNT COMFORT RD/MCDONALD'S, 323):

Submitted by OFI CHITO for property located at 3606 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.74 acres. The request is for a drive-through restaurant. - Donna Wonsower, Senior Planner

16. CUP-2026-0004: Conditional Use Permit (NORTH OF 215 S. BLOCK AVE/TANGLEWOOD ASSETS I LLC, 523):

Submitted by MCCLELLAND CONSULTING ENGINEERS for property located NORTH OF 215 S. BLOCK AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.21 acres. The request is for an accessory dwelling unit in conjunction with a cluster housing development.

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

17. CUP-2026-0005: Conditional Use Permit (439 E. ASH ST/JAMES BRETTELL, 368):

Submitted by SCOTT WICINSKI for property located at 439 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is for a home-based business. - Citlali Samano, Planner

18. RZN-2026-0003: Rezoning (NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE RD/DUDECK, 556):

Submitted by JORGENSEN & ASSOCIATES for property located NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE RD. The property is zoned UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.59 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE, CS, COMMUNITY SERVICES, and R-A, RESIDENTIAL-AGRICULTURAL. - Donna Wonsower, Senior Planner

19. RZN-2026-0004: Rezoning (957 S. HILL AVE/APOGEE INVESTMENTS LLC, 561):

Submitted by KARSTETTER JOHNSTON ENGINEERING for property located 957 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN. - Jessica Masters, Planning Director

Items Administratively Approved by Staff

20. LSP-2026-0004: Lot Split (708 W. SKELTON ST/FREY, 678):

Submitted by SATTERFIELD LAND SURVEYING for property located at 708 W. SKELTON ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMIL Y, FOUR UNITS PER ACRE and contains 1.60 acres. The request is to split the property into two lots containing 0.95 and 0.65 acres. - Citlali Samano, Planner

21. FPL-2025-0007: Final Plat (2445 N. HUGHMOUNT RD/HUGHMOUNT SOUTH, 282):

Submitted by JORGENSEN & ASSOCIATES for property located at. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL, and R-A, RESIDENTIAL-AGRICULTURAL, and RSF-8, RESIDENTIAL SINGLE-FAMIL Y, 8 UNITS PER ACRE, and contains approximately 4.95 acres. The request is for the final plat of 48 residential lots and 1 non-buildable lot. - Citlali Samano, Planner

Agenda Session Items

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

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

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

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

(pg. 1) Planning Commission		Monday, 02/23/2026				
Time:	5:30 PM					
Staff :	□ Jonathan Curth ☒ Jessie Masters ☒ Donna Wonsower □ Wesley Frank ☒ Citlali Samano □ Willa Thomason □ Bethany Douglas					
	□ Britin Bostick □ Kylee Cole □ Chris Brown ☒ Justin Bland □ Melissa Boyd □ Dayten Moses □ Alan Pugh ☒ Fire Marshal					
	Roll Call	**1) Minutes (02/09/2026)**	**2) RZN-2025-0061 (MISHY HOSPITALITY GROUP)**	**3) VAR-2026-0002 (PURITAN)**	**4) VAR-2026-0001 (TAB ENTERPRISES LLC)**	**5) PPL-2025-0005 (RIGGINS VENTURES LLC)**
Gulley	**1**	**1**	**1**		**1**	
Cabe	**1**	**1**	**1**		**0**	
Payne	**1**	**1**	**1**		**1**	
Brink	**1**	**1**	**1**		**1**	
Madden	**1**	**1**	**1**		**0**	
McGetrick	**1**	**1**	**1**		**1**	
Castin	**0**					
Werner	**1**	**1**	**1**		**1**	
Holeyfield	**1**	**1**	**1**		**0**	
Agenda		**Consent**	**Old**	**New**	**New**	**New**
Action		Approve	Table	Withdrawn	Approve	Withdrawn
Motion By		Cabe	Werner		Cabe	
Motion 2nd		Werner	Cabe		Werner	
Vote		8-0-0	8-0-0		5-3-0	
Time		5:33 PM	5:34 PM		5:54 PM	
Motion Detail			Indefinitely		With all confitions as recommended by staff.	
Public Comment		0	0		0	

	6) LSD-2025-0019 (RAMAY JR HIGH)	7) LSD-2025-0021 (ARMOR BANK)	8) RZN-2026-0001 (MLK WAREHOUSES LLC)			
Gulley	**1**	**1**	**1**			
Cabe	**Recuse**	**1**	**1**			
Payne	**1**	**1**	**1**			
Brink	**1**	**Recuse**	**1**			
Madden	**1**	**1**	**1**			
McGetrick	**1**	**1**	**1**			
Castin						
Werner	**1**	**1**	**1**			
Holeyfield	**1**	**1**	**1**			
Agenda	**New**	**New**	**New**			
Action	Table	Approve	Forward			
Motion By	Werner	Madden	Cabe			
Motion 2nd	Payne	Cabe	Madden			
Vote	7-0-1	7-0-1	8-0-0			
Time	5:56 PM	6:20 PM	6:27 PM			
		In favor of all variances and all conditions as recommended by staff.	With a recommendation of approval.			
Public Comment	0	0	0			

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: March 09, 2026

SUBJECT: **VAR-2026-0004: Planning Commission Variance (W. MARKHAM RD & N. SANG AVE/WELL PLACED INC, 481)** Submitted by JORGENSEN & ASSOCIATES for property located at W. MARKHAM RD & N. SANG AVE. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains approximately 0.66 acres. The request is for a variance to street frontage requirements.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0004** with conditions.

RECOMMENDED MOTION:
"I move to approve VAR-2026-0004, recommending:

- *In favor of a variance to* §166.08(E)(2), *and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in central Fayetteville, approximately ½ mile west of Donald W. Reynolds Razorback Stadium, which sits just west of the main campus of the University of Arkansas. The site consists of a single parcel and is associated with a related lot split application (LSP-2025-0059) proposing the creation of two lots in a flag lot configuration. The property is zoned CPZD, Commercial Planned Zoning District, under Ordinance 6069. Its Planning Area permits city-wide uses by right, single-family dwellings, and accessory dwelling units (ADUs), though ADUs are limited to the north side of Markham Road. The southern half of the property is located within the Hillside/Hilltop Overlay District. There are no protected streams, FEMA-designated floodplains, or hydric soils present on the site. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	CPZD, Commercial Planned Zoning District
South	Residential	RSF-4, Residential Single-Family, Four (4) Units per Acre
West	Undeveloped	CPZD, Commercial Planned Zoning District
East	Undeveloped	CPZD, Commercial Planned Zoning District

Request: The applicant is requesting a variance to UDC §166.08(E)(2) as the proposed lot split (LSP-2025-0059) will create a double street frontage lot for the property located at the southeast corner of West Markham Road and North Sang (Parcel #765-32336-000).

DISCUSSION

Variance: UDC §166.08(E)(2), Block Layout – Double Frontage Lots. With the exception of corner lots, double-street frontage lots are prohibited. The applicant is requesting a variance to allow the creation of a lot that would function as a corner lot while extending south along N. Sang Ave. beyond the intersection of N. Sang Ave. and W. Markham Rd.

Staff Recommendation: Staff supports the request to designate street frontage along W. Markham Rd. There are no public water mains along N. Sang Ave., and extending service would require off-site improvements that are not reasonably proportional to the parcel's size and scope. Although the ordinance discourages wooden fencing along higher-intensity streets, both N. Sang Ave, and W. Markham Rd. are classified as Residential Links. N. Sang Ave. is also a dead-end street ending approximately 0.30 miles south of the parcel and does not function as a through or higher-capacity corridor. Requiring frontage along Sang Ave. would therefore not meaningfully advance the ordinance's intent and would impose disproportionate infrastructure costs. Orienting frontage solely toward Markham Rd. better aligns with available utilities and represents a more practical, context-sensitive development approach.

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

RECOMMENDATION: Staff recommend approval of VAR-2026-0004 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.08(E)(2), Block Layout – Double Frontage Lots.** *Staff recommends approval of the requested variance for the reasons stated above.*

2. Approval of this variance does not represent overall development entitlement approval for the project, nor grant approval for any associated grading or building permits, nor does it grant final approval of certificate of occupancy.

PLANNING COMMISSION ACTION: Required YES
Date: March 09, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Exhibits

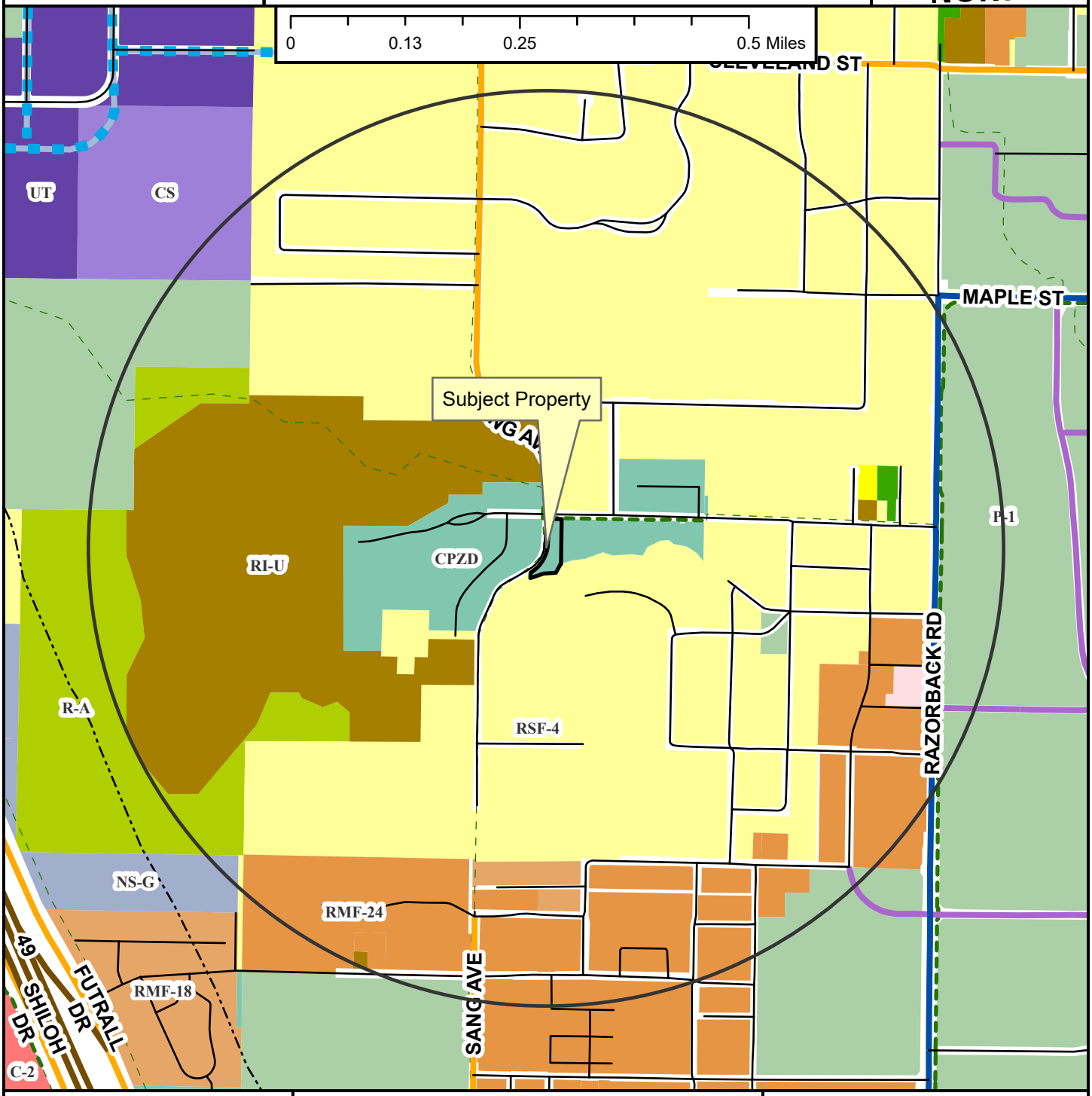
- Cover Letter
- Site Plan

VAR-2026-0004

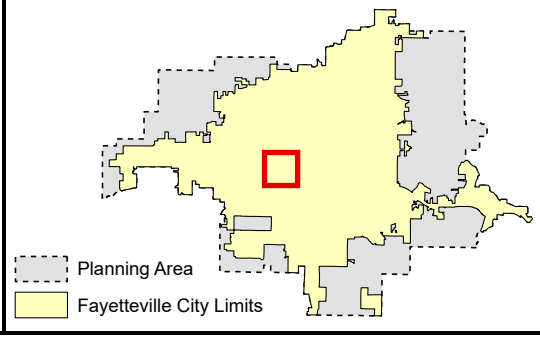
One Mile View

W. MARKHAM RD & N. SANG AVE

NORTH



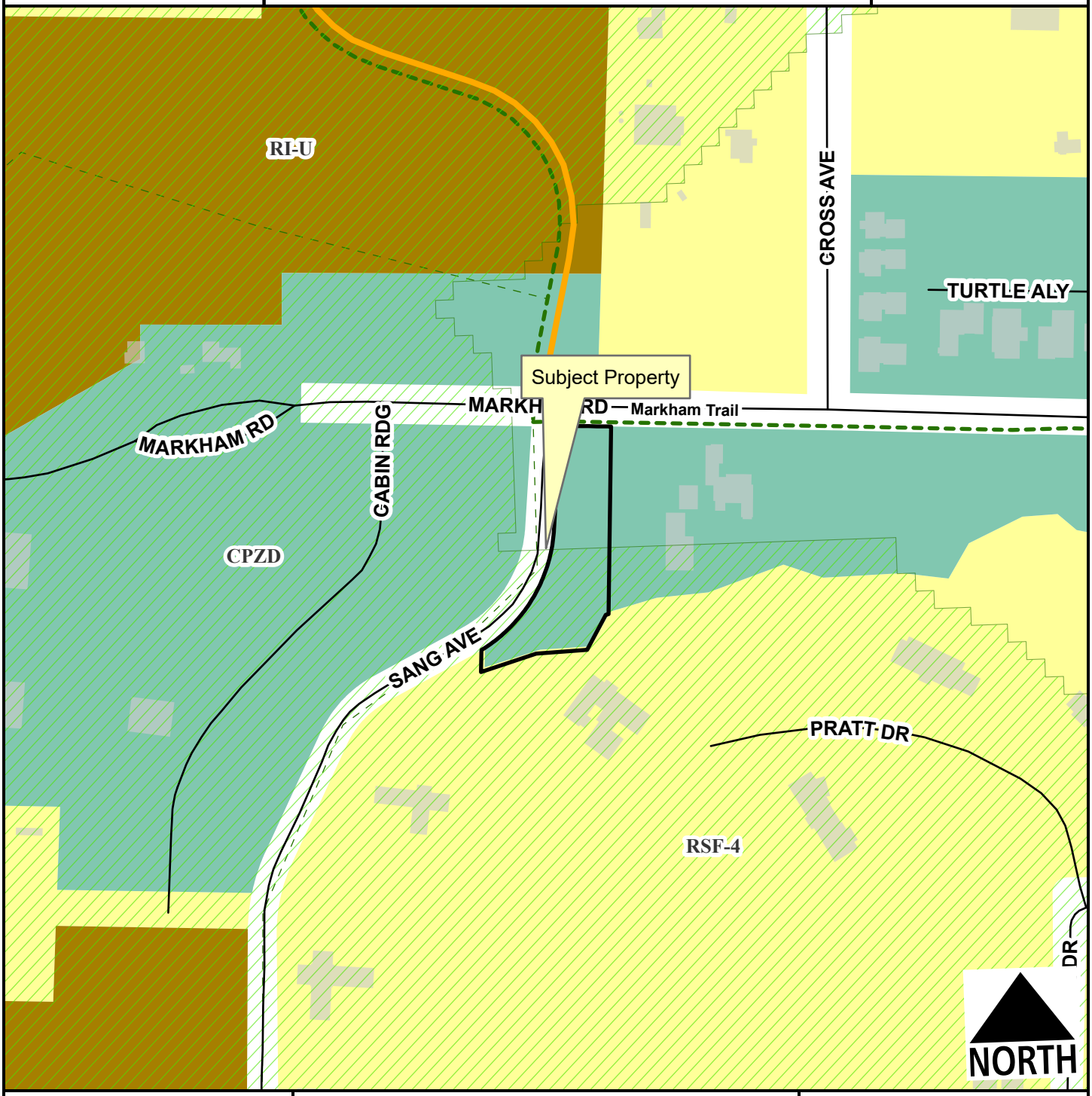
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Freeway/Expressway
- Unclassified
- Alley
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



VAR-2026-0004

Close Up View

W. MARKHAM RD & N. SANG AVE



- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

VAR-2026-0004

Current Land Use

W. MARKHAM RD & N. SANG AVE

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

January 29, 2026

City of Fayetteville
125 West Mountain Street
Fayetteville, AR 72701

Attn: Development Services
Re: Well Placed Inc Lot Split (LSP-2025-0059) – Variance Request

We'd like to formally request Planning Commission approval of a proposed lot split that will create a double street frontage lot for the property located at the southeast corner of West Markham Road and North Sang Avenue (Parcel #765-32336-000), zoned CPZD.

Section 166.08(2) of the Unified Development Code generally discourages double street frontage lots but allows them to be approved by the Planning Commission when feasibility issues or other good cause are present. In this case, the request is driven by a site-specific feasibility issue related to utility access. There is no public water main along North Sang Avenue.

While utility extensions are typically required when public utilities are not present, extending a public water main along Sang Avenue would require off-site infrastructure improvements that are not reasonably proportional to the size and scope of this parcel. Public water service is already available along West Markham Road, and configuring the lot to take access from that frontage allows the property to be developed using existing infrastructure without requiring unnecessary expansion of public utilities.

Without approval of the proposed configuration, development of the property would be impractical despite the zoning allowing development. The requested lot split represents the minimum adjustment necessary to address this feasibility issue and allow reasonable use of the property, consistent with the intent of Section 166.08(2).

Approval of this request supports the intent of the Unified Development Code by promoting efficient use of existing infrastructure and avoidance of unnecessary off-site improvements. The proposed lot split will not negatively impact surrounding properties or the public street network.

Thank you for your time and consideration. I am happy to provide any additional information if needed.

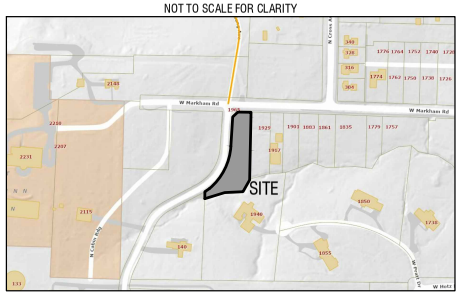
Sincerely,

Jared Inman

Jared S. Inman, PE

VICINITY MAP - FAYETTEVILLE, AR

NOT TO SCALE FOR CLARITY



Master Street Plan

Existing Street
- Freeway/Expressway
- Regional Link - High Activity
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Urban Center

Planned Street
- Neighborhood Link
- Regional Link
- Residential Link

NOTES:

1. PARCEL #765-32336-000

2. CURRENT ZONING: CPZD, COMMERCIAL PLANNED ZONING DISTRICT
   OVERLAY DISTRICT: HHOD, HILL SIDE / HILL TOP OVERLAY DISTRICT

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. WARRANTY DEED, FILE #2025-00000046
   II. FINAL PLAT OF MARKHAM HILL RESIDENTIAL, PHASE I, PLAT FILE #0024-00000349

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANELS #05143C0204G & #05143C0208G, BOTH BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. CITY PLAT BOOK PAGE 481

7. NO PUBLIC WATER LINES ABUT THE PROPOSED LOT 19B AT THIS TIME. A WATERLINE EXTENSION WILL BE NECESSARY TO PROVIDE ACCESS TO FAYETTEVILLE PUBLIC WATER ON LOT 19B. SERVICE LINES ARE NOT PERMITTED TO CROSS PROPERTY LINES.

PARCEL #765-32336-000 (PARENT TRACT):

LOT 19, MARKHAM HILL RESIDENTIAL, PHASE I, TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON SAID PLAT FILED AS PLAT RECORD 24-349, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 19, SAID POINT ALSO BEING LOCATE DON THE SOUTHERN RIGHT OF WAY OF WEST MARKHAM ROAD, AND RUNNING THENCE S02°28'34"W 258.65 FEET; THENCE S30°49'18"W 51.79 FEET; THENCE S88°20'49"W 70.39 FEET; THENCE S74°11'52"W 80.54 FEET; THENCE N03°28'37"E 26.67 FEET TO THE EASTERN RIGHT OF WAY OF NORTH SANG AVENUE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: N54°49'23"E 29.59 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 186.00 FEET, AND WHOSE LONG CHORD BEARS N29°45'55"E 157.55 FEET; N04°42'26"E 131.76 FEET; AND N46°58'21"E 25.99 FEET TO THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF NORTH SANG AVENUE AND THE SOUTHERN RIGHT OF WAY OF WEST MARKHAM ROAD, AND CONTINUING ALONG SAID SOUTHERN RIGHT OF WAY S87°04'43"E 51.80 FEET TOT HE POINT OF BEGINNING, CONTAINING IN ALL 0.63 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

RIGHT OF WAY DEDICATION:

A PART OF LOT 19, MARKHAM HILL RESIDENTIAL, PHASE I, TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON SAID PLAT FILED AS PLAT RECORD 24-349, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID LOT 19, AND RUNNING N87°04'43"W 51.80 FEET AND S46°58'21"W 17.07 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EXISTING EASTERN RIGHT OF WAY OF NORTH SANG AVENUE, AND RUNNING THENCE S04°42'26"W 138.37 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 192.00 FEET, AND WHOSE LONG CHORD BEARS S29°45'55"W 162.63 FEET; THENCE S54°49'23"W 34.39 FEET; THENCE N03°28'37"E 7.68 FEET TO THE EXISTING EASTERN RIGHT OF WAY OF NORTH SANG AVENUE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: N54°49'23"E 29.59 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 186.00 FEET, AND WHOSE LONG CHORD BEARS N29°45'55"E 157.55 FEET; N04°42'26"E 131.76 FEET; N46°58'21"E 8.92 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.05 ACRES, OR 1,994 SQUARE FEET, MORE OR LESS.

LOT 19A:

A PART OF LOT 19, MARKHAM HILL RESIDENTIAL, PHASE I, TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON SAID PLAT FILED AS PLAT RECORD 24-349, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID LOT 19, AND RUNNING N87°04'43"W 10.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF WEST MARKHAM ROAD, AND RUNNING THENCE S02°28'34"W 216.15 FEET; THENCE N87°41'34"W 73.73 FEET TO THE PROPOSED EASTERN RIGHT OF WAY OF NORTH SANG AVENUE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, AND WHOSE LONG CHORD BEARS N14°53'00"E 67.84 FEET; N04°42'26"E 138.37 FEET; AND N46°58'21"E 17.07 FEET TO THE SOUTHERN RIGHT OF WAY OF WEST MARKHAM ROAD, AND RUNNING ALONG SAID RIGHT OF WAY S87°04'43"E 41.80 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.29 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

LOT 19B:

A PART OF LOT 19, MARKHAM HILL RESIDENTIAL, PHASE I, TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON SAID PLAT FILED AS PLAT RECORD 24-349, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 19, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF WEST MARKHAM ROAD, AND RUNNING THENCE S02°28'34"W 258.65 FEET; THENCE S30°49'18"W 51.79 FEET; THENCE S88°20'49"W 70.39 FEET; THENCE S74°11'52"W 80.54 FEET; THENCE N03°28'37"E 18.99 FEET TO THE PROPOSED EASTERN RIGHT OF WAY OF NORTH SANG AVENUE, AND RUNNING ALONG SAID RIGHT OF WAY N54°49'23"E 34.39 FEET; AND ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 192.00 FEET, AND WHOSE LONG CHORD BEARS N39°58'25"E 98.62 FEET; THENCE LEAVING SAID RIGHT OF WAY S87°41'34"E 73.73 FEET; THENCE N02°28'34"E 216.15 FEET TO THE SOUTHERN RIGHT OF WAY OF WEST MARKHAM ROAD, AND RUNNING ALONG SAID RIGHT OF WAY S87°04'43"E 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.30 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

ZONING & SETBACKS:

ZONED: CPZD

SETBACKS:
FRONT: 20'
SIDE: 5'
REAR, FROM C/L OF ALLEY: 15'
REAR, WITHOUT ALLEY: 15'

SETBACKS AS LISTED ABOVE ARE AS PER THE FINAL PLAT OF MARKHAM HILLS RESIDENTIAL, PHASE I, PLAT FILE #0024-00000349.

OWNER / DEVELOPER:

WELL PLACED, INC.
1744 WEST MARKHAM ROAD
FAYETTEVILLE, AR 72701

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

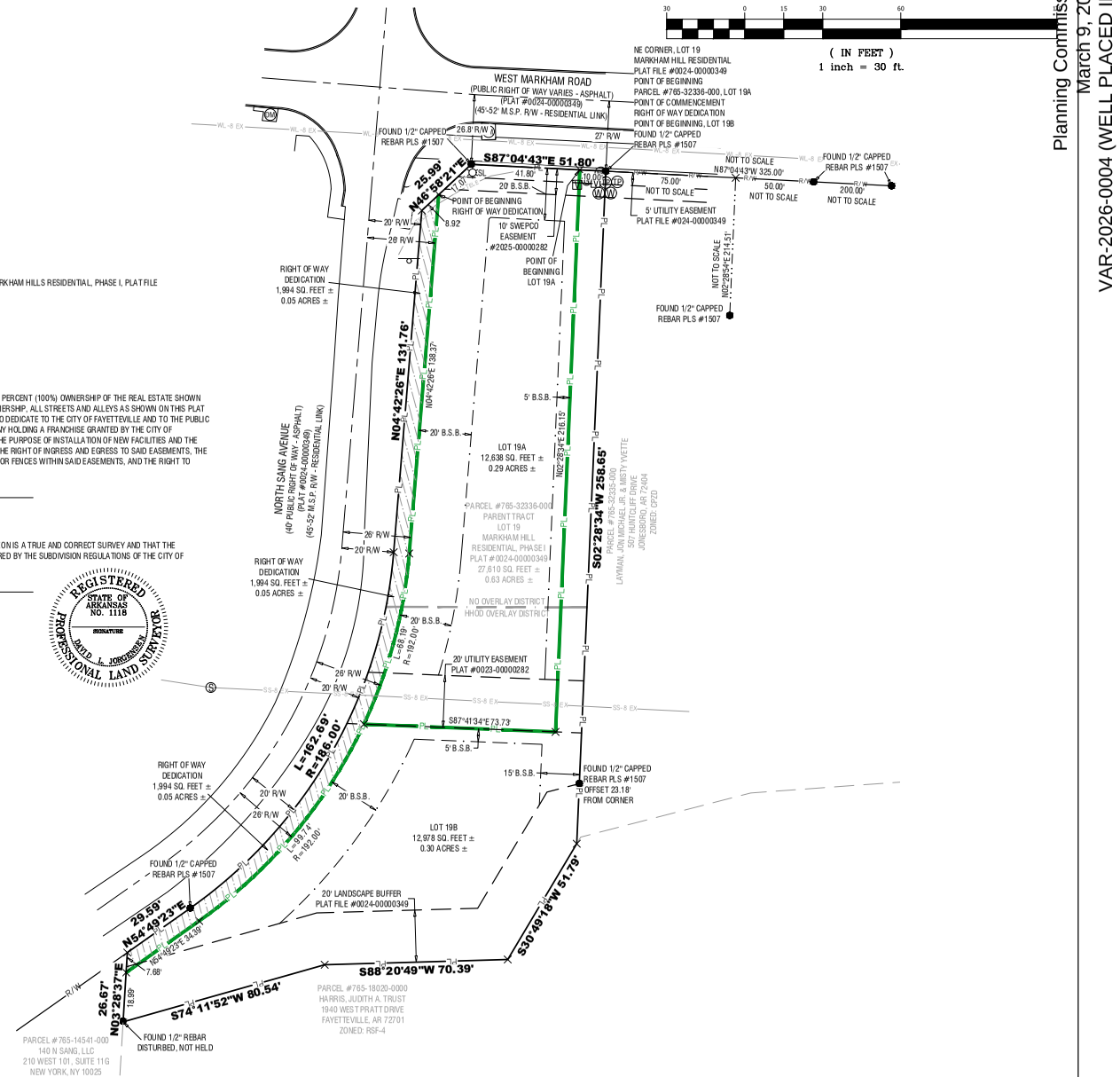
DATE _____ OWNER _____

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DAVID L. JORGENSEN, ARLS #1118 DATE _____

REGISTERED — STATE OF ARKANSAS — NO. 1118 — SIGNATURE — DAVID L. JORGENSEN — PROFESSIONAL LAND SURVEYOR



LEGEND

FOUND MONUMENT AS NOTED	TELEPHONE PEDESTAL	PROPERTY LINE	RIGHT OF WAY	EXISTING TELEPHONE LINE
SET IRON PIN WITH CAP	LIGHT POLE	NEW PROPERTY LINE	CENTERLINE OF ROAD	EXISTING 8" PVC WATER LINE
CALCULATED POINT	GAS METER	FORTY LINE / PROPERTY TIE LINE	BUILDING SETBACK	EXISTING 8" PVC SEWER LINE
WATER METER	FIBER OPTIC MARKER	ADJOINING PROPERTY LINE	EASEMENT LINE (AS NOTED)	
STORM DRAIN MANHOLE	TELECOMM VAULT			
ELECTRIC PEDESTAL	SEWER MANHOLE			

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS ENGINEER

PROJECT TITLE: SETH MIMS LOT SPLIT
LOCATION: FAYETTEVILLE, AR
SHEET TITLE: LOT SPLIT
DRAWN BY: JH
SHEET SCALE: 1" = 30'
DATE: 1/28/2025
PROJECT FILE: Z:\Lots\2025011 - SETH MIMS\DWG\2025-011 SETH MIMS.dwg

SHEET # 1

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wesley Frank, Planner

MEETING DATE: March 9, 2026

SUBJECT: **VAR-2026-0005: Planning Commission Variance (2098 S. SCHOOL AVE/MADVILLE LLC, 640):** Submitted by FLINTLOCK LTD for property located at 2098 S. SCHOOL AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 1.07 acres. The request is for a variance to the pedestrian connection standards.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0005,** with conditions.

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0005** determining:*

- *In favor of the requested variance to UDC §166.23(C)(4)(a)*
- *In favor of all conditions as recommended by City staff.*

BACKGROUND:
The subject property is in south Fayetteville on the northeast corner of S. School Avenue and W. 22nd Street. Containing 1.07 acres, the property is currently undeveloped and is zoned UC, Urban Corridor. Residential building permits for four townhomes have been submitted for review. A variance (VAR-2025-0048) was approved to omit street improvements due to the existing grading and an existing retaining wall that is continuous past this property. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Residential	UC, Urban Corridor
South	Commercial	UC, Urban Corridor
East	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
West	Commercial	UC, Urban Corridor

Request: The applicant is requesting a variance to the UDC 166.23(C)(4)(a), to allow for a single pedestrian connection to access a city sidewalk where four would typically be required. The applicant has stated that existing site-specific hardships along S. School Ave prevents this connection.

DISCUSSION:

Variance: UDC §166.22(C)(4)(a), Urban Residential Design Standards – Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. The pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk. The applicant is requesting a variance to connect all four ground floor units to a single connection for the proposed four-unit townhome development where typically each unit would be required to connect to the public sidewalk individually.

Staff recommendation: Staff recommends approval of this request. Should a pedestrian connection be required, reconstructing this area to meet the requirement would likely be unreasonable. Staircases would have to punch through an existing retaining wall along S. School Ave to connect to a public sidewalk there. As established with the previously approved variance request (VAR-2025-0048), the Planning Commission made a determination to collect fee-in-lieu for the sidewalk along S. School to keep the retaining wall in place. Secondly, the location where a connection would be developed is encumbered with a utility easement, which does allow for development but with more burdensome standards so as not to impact access to that utility. The applicant is proposing to provide one connection for the four-units to access W. 22nd St to the south, which would meet the intent of the requirement.

Public Comment: No public comment has been received to date.

RECOMMENDATION: Staff recommends approval of VAR-2026-0005, with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §166.23(C)(4)(a), which requires that ground floor dwelling units must connect to the public sidewalk, and may run parallel to the building for a maximum of 12 feet from the door before connecting directly to the sidewalk.** Staff recommends in favor of the variance for the reasons stated above, with added conditions.
    a. *Applicant must provide direct pedestrian connection to public sidewalk roughly between the four units of the development as shown on the attached staff exhibit.*

2. Determination of this variance request is limited to the request as provided by the applicant, and does not provide approval for any associated permits, or other variances not yet identified or requested.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: <u>March 9, 2026</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code:
  - §166.23 Urban Residential Design Standards
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Applicant Exhibits
  - Request Letter
  - Site Plan
  - Building Elevations

166.23 Urban Residential Design Standards

(A) *Purposes.*

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

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

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

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

…

(4) *Pedestrian Circulation.*

(a) Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. The pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk.

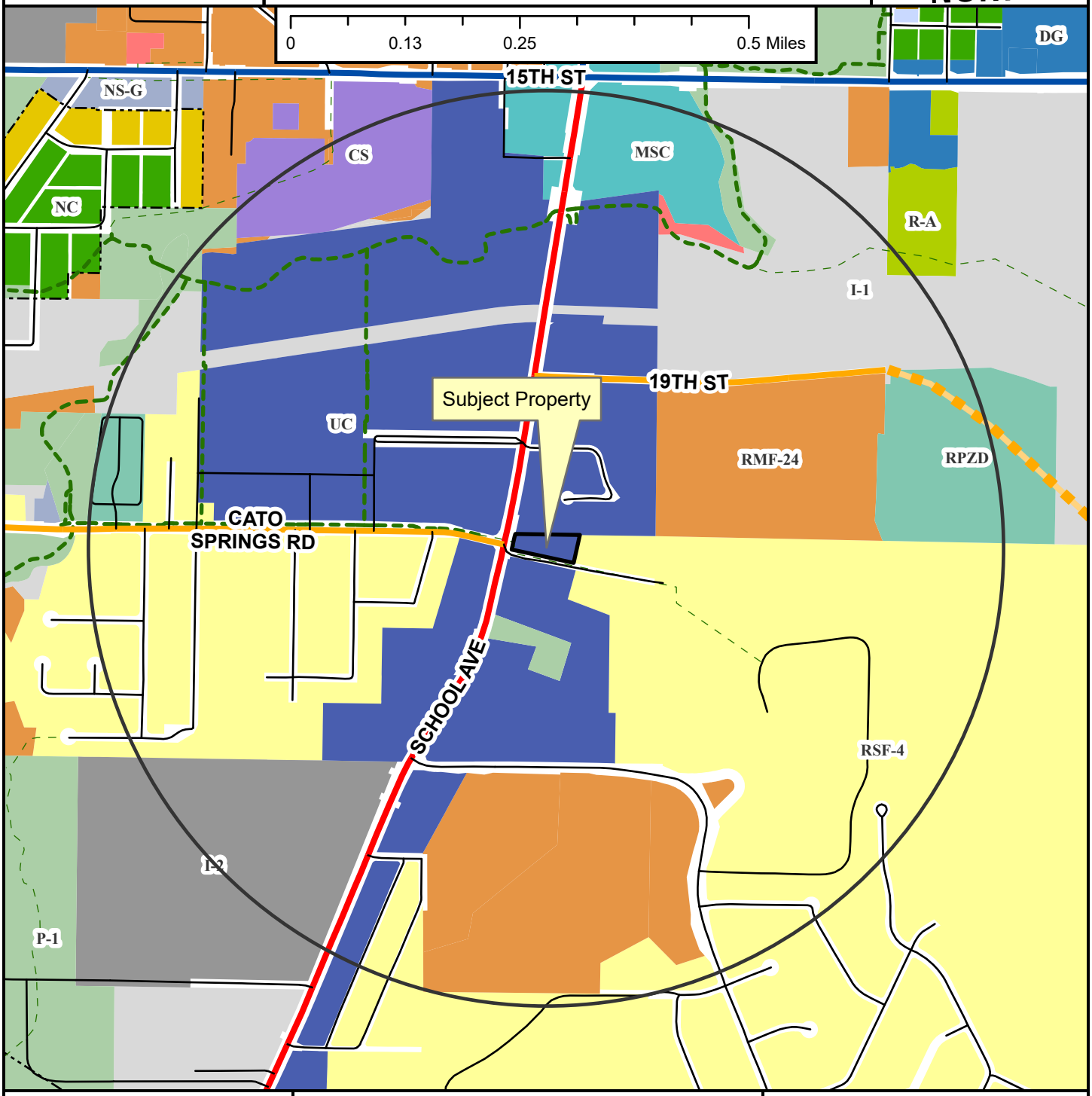
(b) Urban residential projects shall incorporate pedestrian connections to adjacent residential and commercial properties where sidewalks exist unless this requirement is otherwise waived by the Planning Commission.

...

VAR-2026-0005

One Mile View

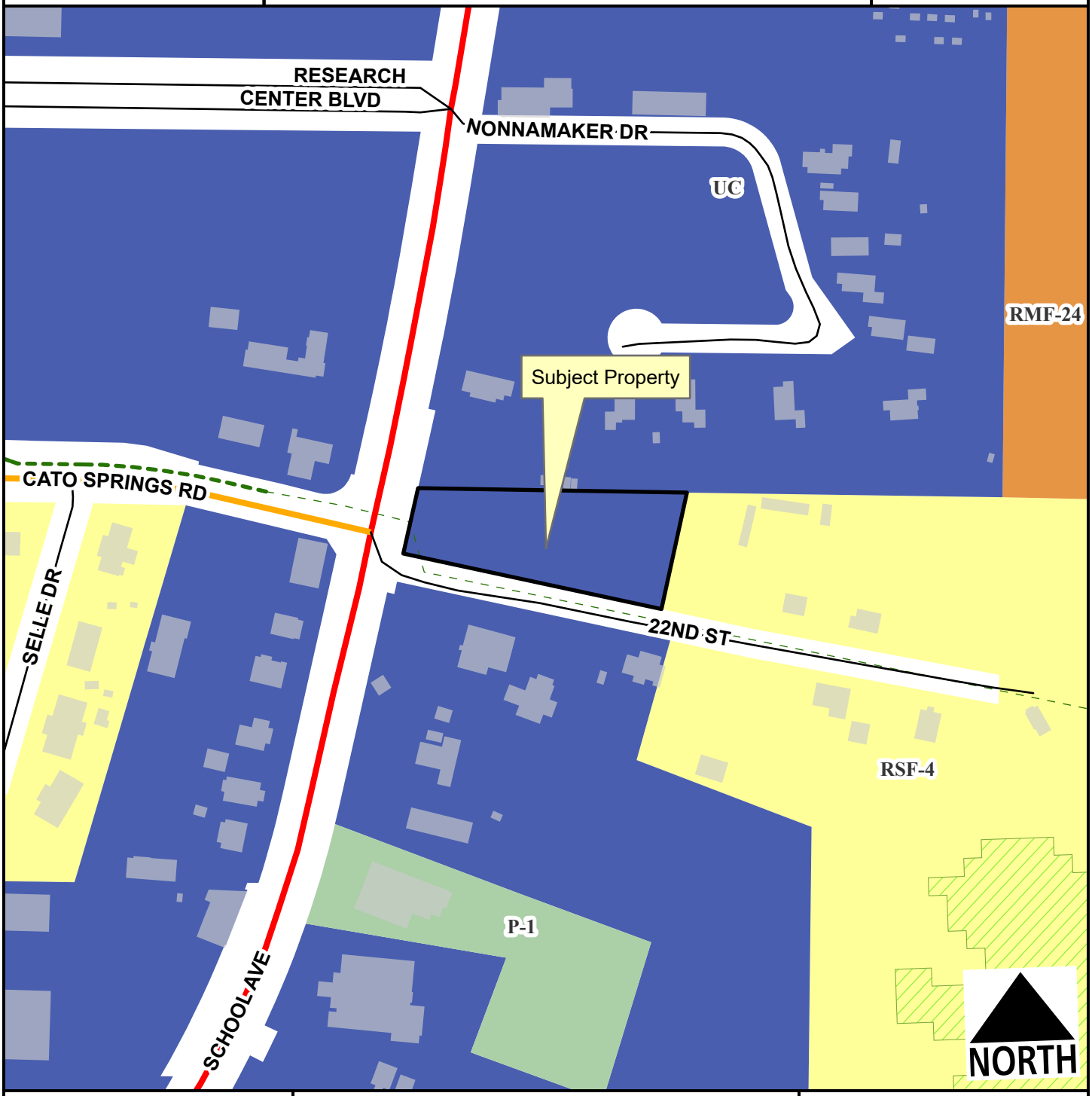
2098 S. SCHOOL AVE/ MADVILLE LLC, 640



VAR-2026-0005

Close Up View

2098 S. SCHOOL AVE/ MADVILLE LLC, 640



Regional Link
Neighborhood Link
Unclassified
Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Trail (Proposed)

Feet

0 75 150 300 450 600

1:2,400

VAR-2026-0005

Current Land Use

2098 S. SCHOOL AVE/MADVILLE LLC, 640

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

flintlock
ARCHITECTURE & LANDSCAPE

February 03, 2025

2098 S SCHOOL

PETITION FOR SIDEWALK VARIANCE

Dear Planning Commission,

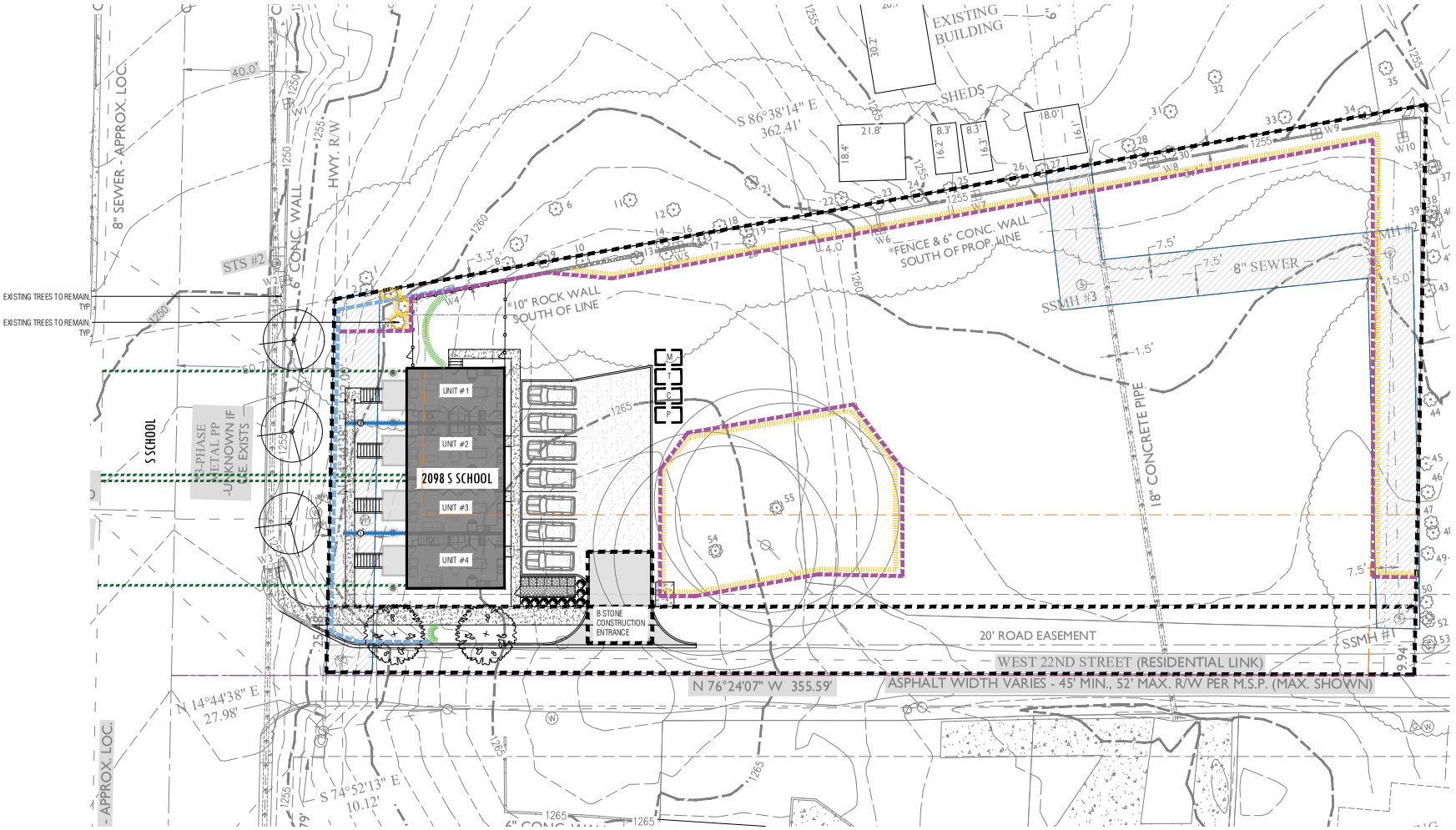
Flintlock LTD Co on behalf of Troy Orsburne, respectfully requests the following variances:

- A variance of UDC166.23.C.4(a) to omit street sidewalk connections on S School. A variance (VAR-2025-0048) was approved to omit street improvements due to the existing grading and an existing retaining wall that is continuous past this property. Connecting the entrances of the homes to the existing sidewalk is not feasible and would result in the same hardship. We have provided a pedestrian connection from the front and back of the units to the proposed sidewalk along W 22nd St. We believe omitting the construction of these sidewalk connections on S School is in line with the approval of the street improvement variance and would create a significant hardship for our client.

Granting of this variance will allow development of this property in a manner that is reasonable, customary, and consistent with other properties in the area.

Respectfully,
FLINTLOCK LTD CO

Allison Thurmond Quinlan
AIA RLA LEED AP
Principal Architect



LEGEND

- TREE PRESERVATION FENCING
- B STONE CONSTRUCTION ENTRANCE
- SILT FENCE
- COMPOST FILTER SOCKS
- LIMITS OF DISTURBANCE
- T — TRASH
- C — CONCRETE WASHOUT
- P — PORTA-POTTY
- M — MATERIAL STORAGE

NOTE: B-STONE TO BE INSTALLED BEFORE FOUNDATION WATTLES TO BE INSTALLED AFTER FRAMING COMPLETE

PARKING ANALYSIS:

Unit type	bedrooms	no. of units	parking req'd	parking provided
Audrey	2	4	8	7
TOTAL PARKING			8	7
	Up to 35% reduction			1
TOTAL PARKING			8	8

- The parking lot is on a local residential dead-end street, where traffic will not be impacted. There is an abundance of existing gravel parking currently on site for overflow, and additional parking will be added in future phases.

NOTES

1. NO TREES TO BE REMOVED, TYP

1 FULL SITE PLAN
SCALE 1/16"=1'-0"

NORTH

RANGE
512 N Missouri
Fayetteville
AR 72701
T 479.305.4
www.flintlockla.com

NO.	Date	Issues/Revisions
1	10-07-25	Rev #1
2	12-12-25	Rev #2
3	01-23-26	Rev #3
4	02-03-26	Rev #4

PROJECT NAME
2100 S SCHOOL AVE FAYETTEVILLE

PERMIT PLANS

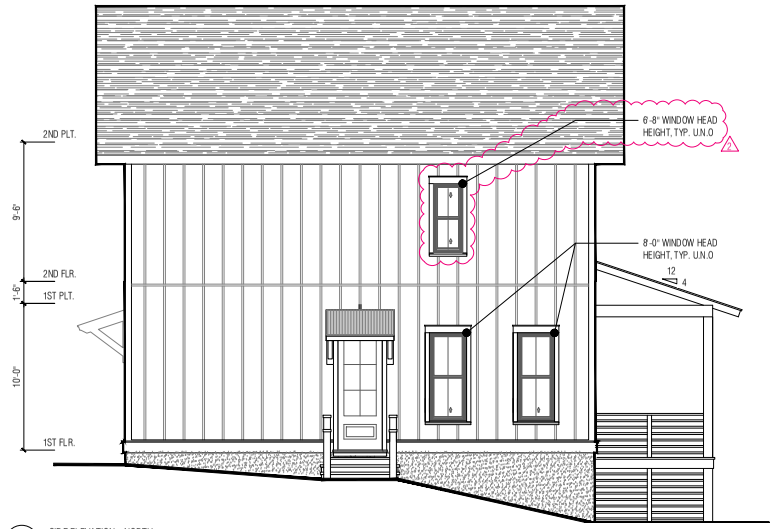
DRAWN BY:
CHECKED BY:

DRAWING TITLE
FULL SITE PLAN

DATE: AUGUST 18, 2025
SCALE: 1/16"=1'-0"

DRAWING NUMBER
L1.0

Planning Commission
March 9, 2026
VAR-2026-0005 (MADVILLE LLC)
Page 10 of 10



1 A2.10 SIDE ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 A2.10 MAIN ELEVATION - WEST
SCALE: 1/4" = 1'-0"

flintlock
ARCHITECTURE | LANDSCAPE
512 N Mission Blvd
Fayetteville
AR 72701
T 479.305.4600
www.flintlocklab.com

NO.	Date	Issues/Revisions
1	09-15-25	Rev #1
2	10-06-25	Rev #2

STAMP

REGISTERED ARCHITECT
ALLISON THURMOND BURNLAN
NO. 9054
ARKANSAS

PROJECT NAME

2100 S
SCHOOL AVE
FAYETTEVILLE

CONSTRUCTION DOCUMENTS

DRAWN BY:
CHECKED BY:

DRAWING TITLE

ELEVATIONS

DATE: AUGUST 18, 2025
SCALE:

DRAWING NUMBER

A2.10

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner
Justin Bland, City Engineer
Willa Thomason, Urban Forester

MEETING: March 9, 2026

SUBJECT: **PPL-2026-0001: Preliminary Plat (EAST OF S. RUPPLE RD. AND NORTH OF W. DINSMORE TRL./STEEL CROSSING INVESTMENT III LLC/517):** Submitted by JORGENSEN AND ASSOCIATES for property located EAST OF S. RUPPLE RD. AND NORTH OF W. DINSMORE TRL. The property is zoned UT, URBAN THOROUGHFARE and NC, NEIGHBORHOOD CONSERVATION and contains approximately 43.03 acres. The request is for the preliminary plat of 186 residential lots and 8 unbuildable lots.

RECOMMENDATION:
Staff recommends approval of **PPL-2026-0001** with conditions.

RECOMMENDED MOTION:
*"I move to approve **PPL-2026-0001**, recommending:*

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor a variance to UDC §166.08(E)(1)(b) & (c) Block Length, and*
- *In favor of all other conditions as outlined by staff."*

BACKGROUND:
The subject area is in west Fayetteville just east of the corner of the roundabout intersection between Rupple Road and W. Tofino Drive. The parcel (765-22366-800) was part of the 2015 rezoning to support the development of Rupple Road, which was intended to serve as a mixed-use corridor. As a result of this rezoning, the property was split-zoned between CS, Community Services, and NC, Neighborhood Conservation. These zoning boundaries were later shifted to increase the portion of the property zoned CS, Community Services (RZN-2025-0031). The property is developed with a single-family home that was built in 1895, according to Washington County records. The property does not fall within any overlay districts or Master Plan areas. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped, Residential Single-Family	CS, Community Services, NC, Neighborhood Conservation
South	Undeveloped, Residential Single-Family	CS, Community Services, NC, Neighborhood Conservation, RSF-1, Residential Single-Family, 1 Unit per Acre
East	Residential Single-Family	R-A, Residential-Agricultural/ RSF-8, Residential Single-Family, 8 Unites per Acre
West	Single-family subdivision under development	CS, Community Services

Proposal: The applicant proposes a subdivision with 186 residential lots and eight unbuildable lot. Two variances from the Unified Development Code has been requested which is described below alongside staff's recommendations.

- **Variance #1: UDC §166.08(E)(1)(b) and (c): Block Length. Intersections should be located at a minimum of one (1) every 1,320 feet (quarter of a mile) along neighborhood links. Intersections shall occur at a minimum of one (1) every 660 feet for Residential Link and Downtown/Urban Streets.** The applicant is requesting approval for a neighborhood link street with approximately 1,800 linear feet between intersections (W. Tofino Dr.) and a residential link with approximately 930 linear feet between intersections.
    - *Staff recommendation: Staff is supportive of this request with conditions. The applicant has not indicated any site-specific hardship that would prevent connectivity between the subdivision and the lot reserved for future development, stating only that the lot reserved for future development has been designed in a way that does not support connectivity. Staff finds that a yet-to-be submitted design on an adjacent lot does not constitute a hardship; however staff also finds that the intent of the block length code is largely met by the provision of alleys 1 and 3 as shown on the plans. Staff recommends a condition that these alleys shall be dedicated as public right-of-way and that they shall be constructed using the commercial two-way alley standard in order to permit and facilitate connectivity between the subdivision and the future development.*

Right-of-Way to be Dedicated: Right-of-way dedication is recommended as follows:

Rupple Road (Regional Link): No additional right-of-way dedication is recommended, as the existing right-of-way exceeds the typical master street plan requirement of 92 feet.

W. Tofino Drive (Neighborhood Link): Staff recommends 67-feet of right-of-way dedication for internal streets in line with Neighborhood Link standards.

Internal Streets (W. Barhem, Dr., S. Chicago Way, N. Solitude Bend, Streets A-E): Staff recommends 52-feet of right-of-way dedication for internal streets in line with Residential Link standards.

Alleys: Staff recommends alleys 2 and 4 include twenty feet (20') of right-of-way dedication in line with residential rear alley standards, and alleys 1 and 3 include twenty-four feet (24') of right-of-way dedication in line with commercial rear alley standards.

Street Improvements: Staff recommends street improvements along the property's frontage as described below.

Rupple Road (Regional Link): Rupple Road is a fully improved regional link. No additional street improvements are recommended along its frontage.

W. Tofino Drive (Neighborhood Link): Staff recommends 30-foot-wide pavement, curb and gutter, ten-foot-wide greenspaces, and eight-foot-wide sidewalks in line with typical master street plan requirements for a neighborhood link. Streetlights and street trees are also recommended.

Internal Streets (W. Barhem, Dr., S. Chicago Way, N. Solitude Bend, Streets A-E): Internal streets are proposed as Residential Links Street with 52-feet of right-of-way. Staff recommends 27-foot-wide pavement, six-foot-wide greenspace, and six-foot-wide sidewalk in line with typical master street plan requirements. Streetlights and street trees are also recommended.

Alleys: Staff recommends alleys 2 and 4 be constructed in line with residential rear alley standards (2-foot-wide green spaces, 1-foot concrete curbs, 14-foot-wide pavement). Staff recommends alleys 1 and 3 be constructed with the commercial rear alley standard per the recommended conditions described in the variance request (2-foot-wide green spaces, 1-foot concrete curbs, 18-foot-wide pavement).

Block Length/Connectivity: The proposed plans include public streets and alleys. A variance has been requested to block length standards which is discussed above.

Water and Sewer System: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to an existing 8" waterline on W. Dinsmore Trail to the south side and to existing 8" waterlines on N. Chicago Way and N. Solitude Bend on the north side. In addition, as part of the Utilities Division's water master plan a 12" water line is required on a quarter-mile grid. In this case, this project will be required to extend a 12" water line across their western frontage along S. Rupple Rd.

The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. This on-site sanitary sewer system is split into two sub-basins. The northern basin will drain to the east to an existing 8" sewer main along N. Chicago Way. The remaining on-site sewer will drain to the southwest to tie to an existing 8" sewer main along W. Buckaroo St.

Tree Preservation:
Canopy minimum requirement: 20%
Existing canopy: 11.4%
Preserved canopy: 5.7%
Mitigation required: 763 two-inch caliper trees

Parks: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on July 7, 2025. The Parks and Recreation Advisory Board recommended fee-in-lieu for this development in the amount of $202,554 based on the number of proposed residential lots (186 single-family lots). The final amount of park fees required will be determined and due at the time of final plat.

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

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

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *Rupple Road: No additional right-of-way*
    b. *W. Tofino Drive: 67 total feet*
    c. *Internal Streets: 52 total feet*
    d. *Alleys: 20 feet for alleys 2 and 4, 24 feet for alleys 1 and 3*

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
    a. *Rupple Road: No additional improvements are recommended*
    b. *W. Tofino Drive: 30-foot-wide pavement, curb and gutter, ten-foot-wide greenspaces, and eight-foot-wide sidewalks*
    c. *Internal Streets: 27-foot-wide pavement, six-foot-wide greenspaces, and six-foot-wide sidewalks*
    d. *Alleys 2 and 4: Residential Rear Alley, 2-foot-wide green spaces, 1-foot concrete curbs, 14-foot-wide pavement*
    e. *Alleys 1 and 3: Commercial Rear Alley, 2-foot-wide green spaces, 1-foot concrete curbs, 18-foot-wide pavement*
    f. *Street trees and streetlights per ordinance*

3. **Planning Commission determination of a variance to UDC §166.08(E)(1)(b) and (c): Block Length.** *Staff is supportive of this variance request for the reasons outlined above with the following conditions.*
    a. *A commercial rear alley shall be constructed along the western property lines of lots 31 and 34-46 and connecting to W. Tofino Drive as shown on the plans. A minimum of 24 feet of public right-of-way shall be dedicated over this alley per master street plan standards.*

4. Fee-in-lieu of parkland dedication, with the final amount determined and due at the time of final plat;

5. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto, and including:
    a. Landscape plans shall be stamped by a licensed landscape architect.

Standard Conditions of Approval:

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

7. Sidewalk along all commonly owned lots (detention ponds, etc.) shall be constructed prior to final plat. All other sidewalks shall be constructed or guaranteed prior to final plat;

8. All street names shall be approved by the 911 Coordinator and indicated on the final plat. All streets require naming for final addresses. Contact the addressing office at (479) 575-8380 for more details;

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

10. A floodplain development permit is required prior to construction for any grading or structures in the flood zone;

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

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

13. Preliminary Plat approval shall be valid for one year.

PLANNING COMMISSION ACTION: Required	**YES**		
Date: March 9, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

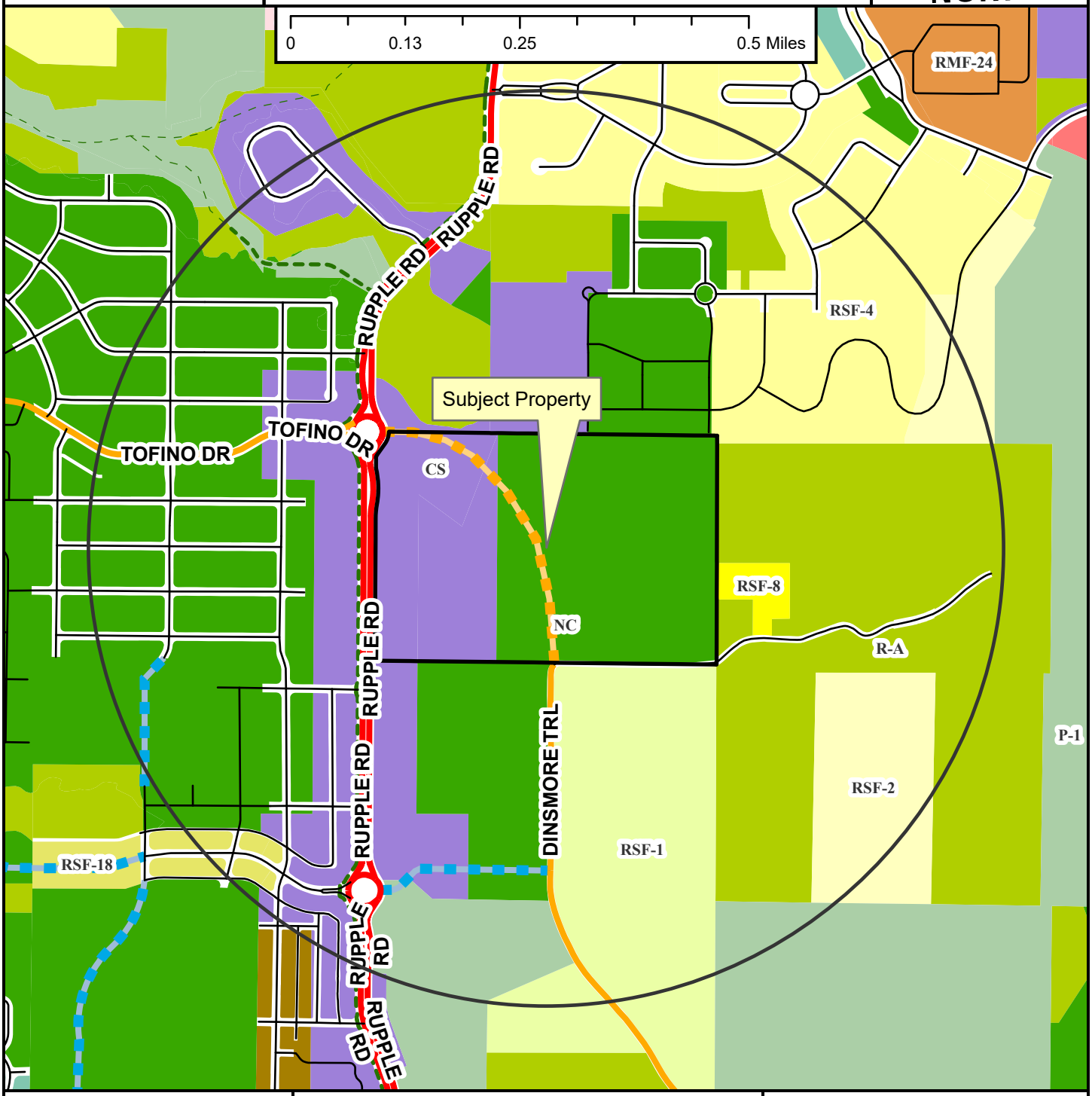
ATTACHMENTS:
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Engineering Comments
  - Urban Forestry Comments
- Request Letter
- Variance Request Letter
- Preliminary Plat

PPL-2026-0001

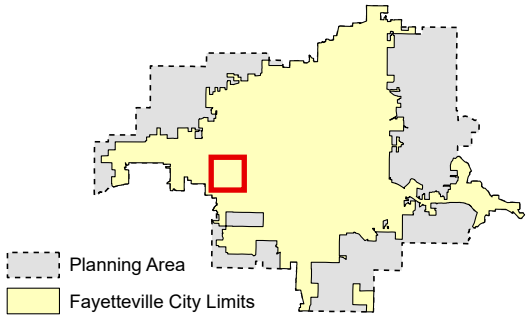
One Mile View

WEST OF S DINSMORE TRL & NORTH OF W. DINSMORE

NORTH



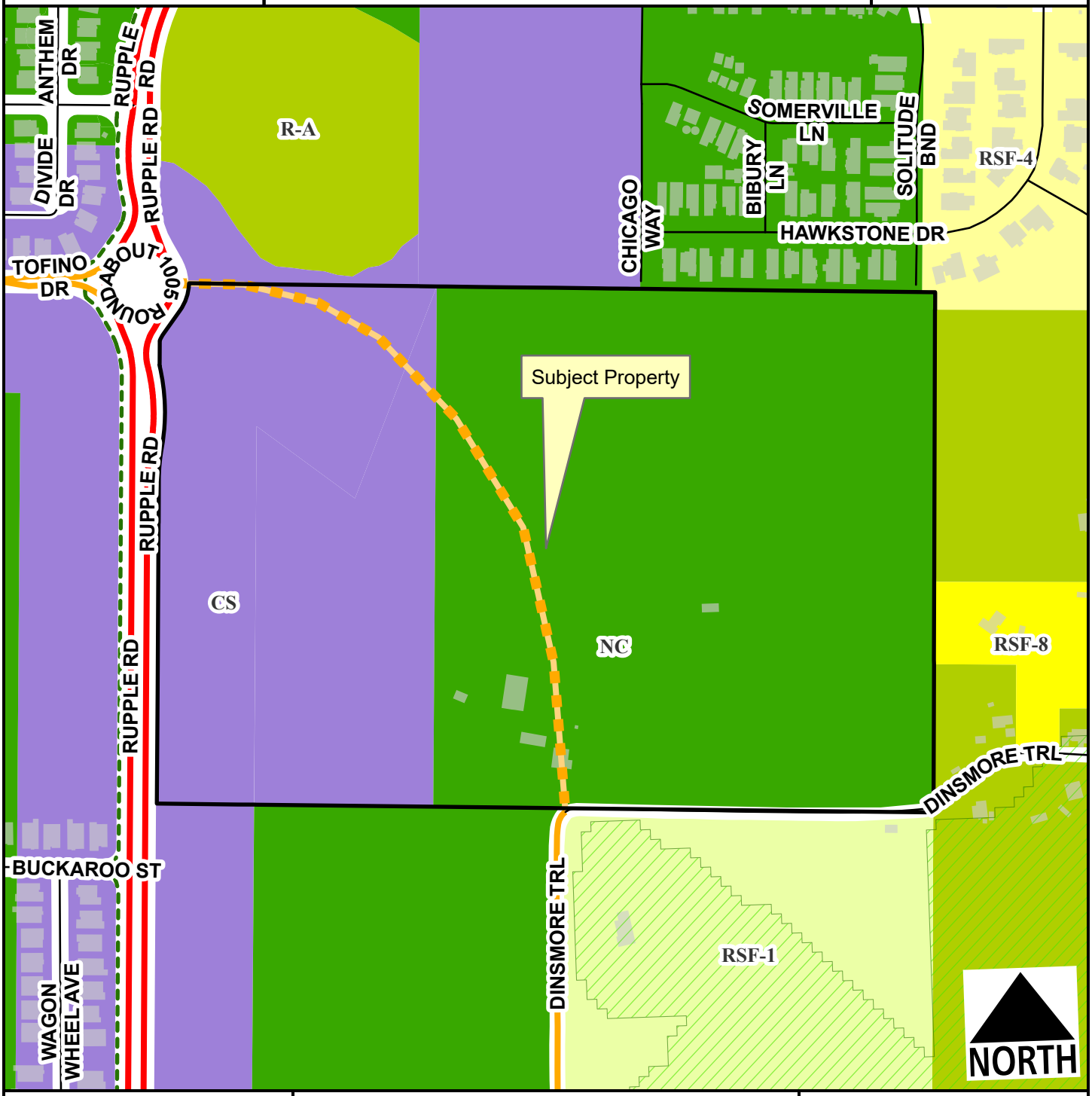
- Regional Link
- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



PPL-2026-0001

Close Up View

WEST OF S DINSMORE TRL & NORTH OF W. DINSMORE



- Regional Link
- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail

Feet

0 135 270 540 810 1,080

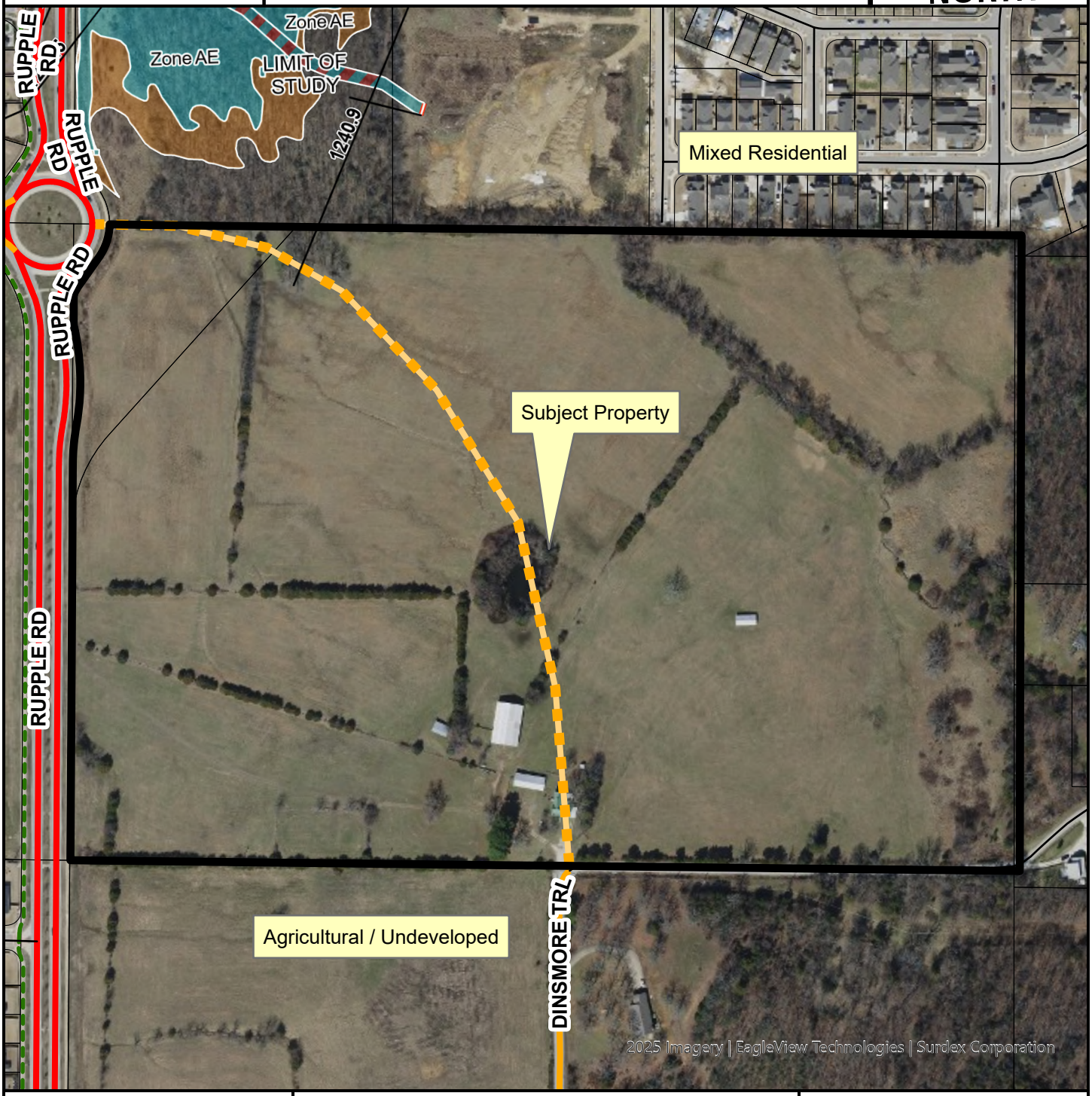
1:4,400

PPL-2026-0001

Current Land Use

WEST OF S DINSMORE TRL & NORTH OF W. DINSMORE TRL

NORTH



- Regional Link
- Neighborhood Link
- Residential Link
- Planned Neighborhood Link
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: March 2, 2026

SUBJECT: **Planning Commission Engineering Comments for PPL-2026-0001**

Water: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to an existing 8" waterline on W. Dinsmore Trail to the south side and to existing 8" waterlines on N. Chicago Way and N. Solitude Bend on the north side.

In addition, as part of the Utilities Division's water master plan a 12" water line is required on a quarter-mile grid. In this case, this project will be required to extend a 12" water line across their western frontage along S. Rupple Rd.

Sewer: The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. This on-site sanitary sewer system is split into two sub-basins. The northern basin will drain to the east to an existing 8" sewer main along N. Chicago Way. The remaining on-site sewer will drain to the southwest to tie to an existing 8" sewer main along W. Buckaroo St.

Streets: The applicant is proposing to install public streets throughout the subdivision primarily based on the typical Residential Link cross section. This cross section includes a 28' wide street section, 6' sidewalks on both sides within a 52' right-of-way. However, W. Tofino Dr. is proposed to be a Neighborhood Link which has a 31' wide street section, 8' sidewalks on both sides within a 67' right-of-way. In addition, there are proposed half-street improvements along Dinsmore Trail to the Residential Link standard.

Drainage: This development is required to meet the four minimum criteria of Fayetteville's Drainage Criteria Manual. The applicant is proposing to meet water quality requirements with permanent wet ponds in two of the proposed detention basins. There are three total stormwater detention basins proposed on the site to help address the remaining criteria. Channel protection is proposed to be met by sizing the pond outlet structures to detain and release the runoff from the 1-year, 24-hour storm over a period of 40 hours. Similarly, overbank flood protection and extreme flood protection requirements are proposed to be met by sizing the outlet structures so that peak flows post-development do not exceed pre-development peak flows. Detailed review of the drainage design will be done with grading permit review.

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Jorgenson & Associates

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: March 9, 2026

Subject: PPL-2026-0001: Teague's Farm Subdivision (3900 W Dinsmore Trl)

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester			x
Site Analysis Map Submitted (if justification is needed)	X		
Site Analysis Written Report Submitted (justification is needed)	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)	X		

2. Tree Preservation Calculations

Tree Preservation Calculations Acres		
	Acres	**Percent of site**
Total Site Area *Minus Right of Way and Easements	58.63	100%
*Zoning Designation * Select Below with drop down arrow*		
NC-Neighborhood Conservation	11.73	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	11.73	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	6.69	11.4%
Tree Canopy Preserved	3.33	5.7%
Tree Canopy Removed *On Site	3.36	5.7%
Tree Canopy Removed *Off Site	0.68	
Tree Canopy Removed Total	4.04	6.9%
Removed Below Minimum	**8.40**	
Mitigation Requirements	**4.04**	
Mitigation Requirements in Square Feet	**175,808**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	**156,690**	**719**
Low Priority	**19,118**	**44**
Total Mitigation Trees Required		**763**

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		

Off-Site Mitigation		**X**
Tree Escrow (See Conditions of Approval)		**X**

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**	**Planning Commission**
a. 5 year Aerial Check on Existing Trees	**Yes**	**Yes**
b. Property Boundary	**Yes**	**Yes**
c. Natural Features (100ft beyond limits of disturbance)	**Yes**	**Yes**
d. Existing Topography and Proposed Grading	**Yes**	**Yes**
e. Soil Types	**Yes**	**Yes**
f. Significant Trees	**Yes**	**Yes**
g. Groupings of Trees	**Yes**	**Yes**
h. Table Inventory List (species, size, health, priority)	**Yes**	**Yes**
i. All Existing and Proposed Utilities	**Yes**	**Yes**
j. All Existing and Proposed Utility Easements and ROW's	**Yes**	**Yes**
k. All Streams (with approximate center line)	**N/A**	**N/A**
l. Floodplains and floodways	**N/A**	**N/A**
m. Existing Street, Sidewalk or Bike Path ROW	**Yes**	**Yes**
n. Submitted Site Analysis Report (if required)	**Yes**	**Yes**
o. Shows ALL Proposed Site Improvements	**Yes**	**Yes**
p. Delineates trees/canopy to be preserved and removed	**Yes**	**Yes**
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**	**N/A**
Tree Protection Methods		
a. Tree Protection Fencing	**Yes**	**Yes**
b. Limits of Root Pruning	**Yes**	**Yes**
c. Traffic flow on work site	**Yes**	**Yes**
d. Location of material storage	**No**	**No**
e. Location of concrete wash out	**No**	**No**
f. Location of construction entrance/exit	**No**	**No**

6. Site Analysis Report (if required) *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a. Provide Arborist Report showing tree health and structure evaluation, feasibility of preservation, and recommendations and justification	**X**		
b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	**X**		

7. Review Status (See Comments)	**Tech Plat**	**Planning Commission**

Conditionally Approved	**2-11-26**	**2-27-26**
Approved		
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Jorgenson & Associates

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: March 9, 2026

Subject: PPL-2026-0001: Teague's Farm Subdivision (3900 W Dinsmore Trl)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*			X
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			
c. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X

d.	Tree Island (8’ min. width, 18.7’ min length, 150 square feet) *UDC Chapter 177.04C*			**X**
e.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and 5’ on sides and rear. *UDC Chapter 177.04D2a*			**X**
b.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
c.	Screening of parking lot from adjacent residential properties.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*	**X**		
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*			**X**
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*	**X**		
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*	**X**		
5.	**Landscape Requirement Totals**	**Amount**		
	Mitigation Trees	**763**		
	Parking Lot Trees	**N/A**		
	Street Trees	**19 street trees, 229 lot trees**		
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	**6**		

Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**26**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**39**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**2-11-26**	**2-27-26**
Approved		
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. Planting lot-trees can be deferred until after the final plat submittal, but common-area trees should be installed beforehand. Urban Forestry walk-through required prior to sign-off of Final Plat.
3. Landscape plans must be stamped by a licensed landscape architect.

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Melissa Evans, Parks Planning

DATE: March 3, 2026

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

Parks Board Meeting Date:	July 7, 2025
Project Title:	Teague's Farm Subdivision
Project Number:	PPL-2026-0001
Project Location:	3900 W. Dinsmore Trl
Plat Page:	517
Park Quadrant:	SW
Billing Name & Address:	TABA20 LLC, 3420 Plainview Ave., Fayetteville, AR 72703-3685

☐ **Land Dedication** ☒ **Fee-in-Lieu** ☐ **Combination**

LAND DEDICATION

								TOTAL Acres
Single Family:	____	units	x	0.023	acres per unit =	0.00	acres	0.0
Multi Family:	____	units	x	0.020	acres per unit =	0.00	acres	

FEE-IN-LIEU

							TOTAL Fees
Single Family:	186	units	x	$1,089	per unit =	$202,554	$202,554
Multi Family:	0	units	x	$952	per unit =	$ 0	

SUMMARY

- Project TOTAL: **186** SF Units and **0** MF Units.
- Project Phase 1: **56** SF Units and **0** MF Units.
- Project Phase 2: **47** SF Units and **0** MF Units.
- Project Phase 3: **83** SF Units and **0** MF Units.

- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of this project.

- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:
    - Approved by the City's Land Agent in the Engineering Division.
    - Recorded at the Washington County Courthouse.
- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

ASSOCIATED PROJECTS:

N/A

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

February 17, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Preliminary Plat for Teague's Farm Subdivision

This letter is in regards to a proposed Preliminary Plat for Teague's Farm Subdivision. This property is located at 3900 W. Dinsmore Trail, and is bound by Dinsmore Trail to the South, Rupple Road to the West, and Mountain Ranch Subdivision to the North. Currently the site contains a home and multiple agricultural structures. The property contains 59.4 acres and is zoned CS (Community Services) and NC (Neighborhood Conservation). The proposed development includes 186 single-family residential lots, as well as 8 non-buildable lots reserved for tree preservation and/or stormwater detention, and one outlot reserved for future development. Water, Sewer, Street and Drainage Improvements are proposed in order to serve these lots. Tofino Drive, a Neighborhood Link, will be extended through the site from the existing roundabout at Rupple Road to Dinsmore Trail, per the Master Street Plan. There will be 3 detention ponds which will be utilized to meet the minimum drainage requirements.

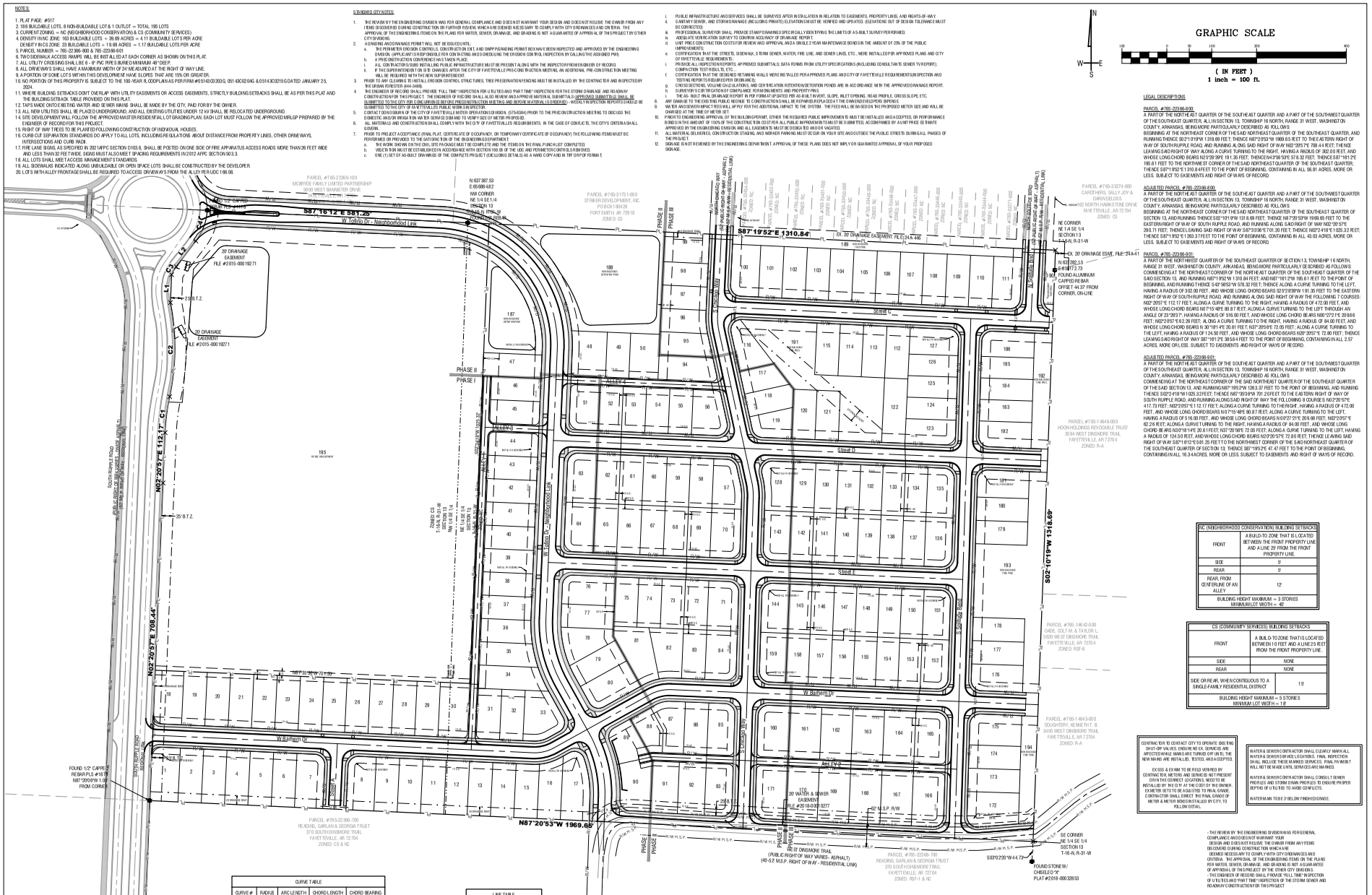
A variance request for maximum block length on the north side of Barhem Drive between Rupple Road and Tofino Drive, and for the south/west side of Tofino Drive between Rupple Road and Barhem Drive is being requested. The UDC 166.08(E)(1) states that for Residential Link Streets, intersections are to occur at a minimum of one every 660 feet, and for Neighborhood Link Streets, they are to occur at a minimum of one every 1,320 feet. These blocks exceed these maximum lengths due to the outlot being purchased by a different developer than the single-family portion of this development. This other developer has a design layout that does not support connection between these two developments. However, alleyway entrances are being located between Lots 30 & 31, as well as between Lots 44 & 45. These alleyway entrance help to break-up the block lengths.

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

Thank you.

Sincerely;

Charles A. Zardin, PE


GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
W Tofino Dr - Neighborhood Link
S87°16'12"E 581.25
S87°19'52"E 1310.84'
S02°20'57"E 708.44'
N02°20'57"E 112.17'
S02°10'19"W 131.68'
N87°20'53"W 1969.65'
S87°20'53"E 1969.65'
S02°02'20"W 44.72'
N87°32'08"W 1.09'
N87°32'08"W 1.09'
N87°19'48"E
N87°27'21"E
N00°19'14"E
N00°27'05"E
S02°05'57"E
S02°10'19"W
S87°20'53"E
S87°19'52"W
N87°16'12"W
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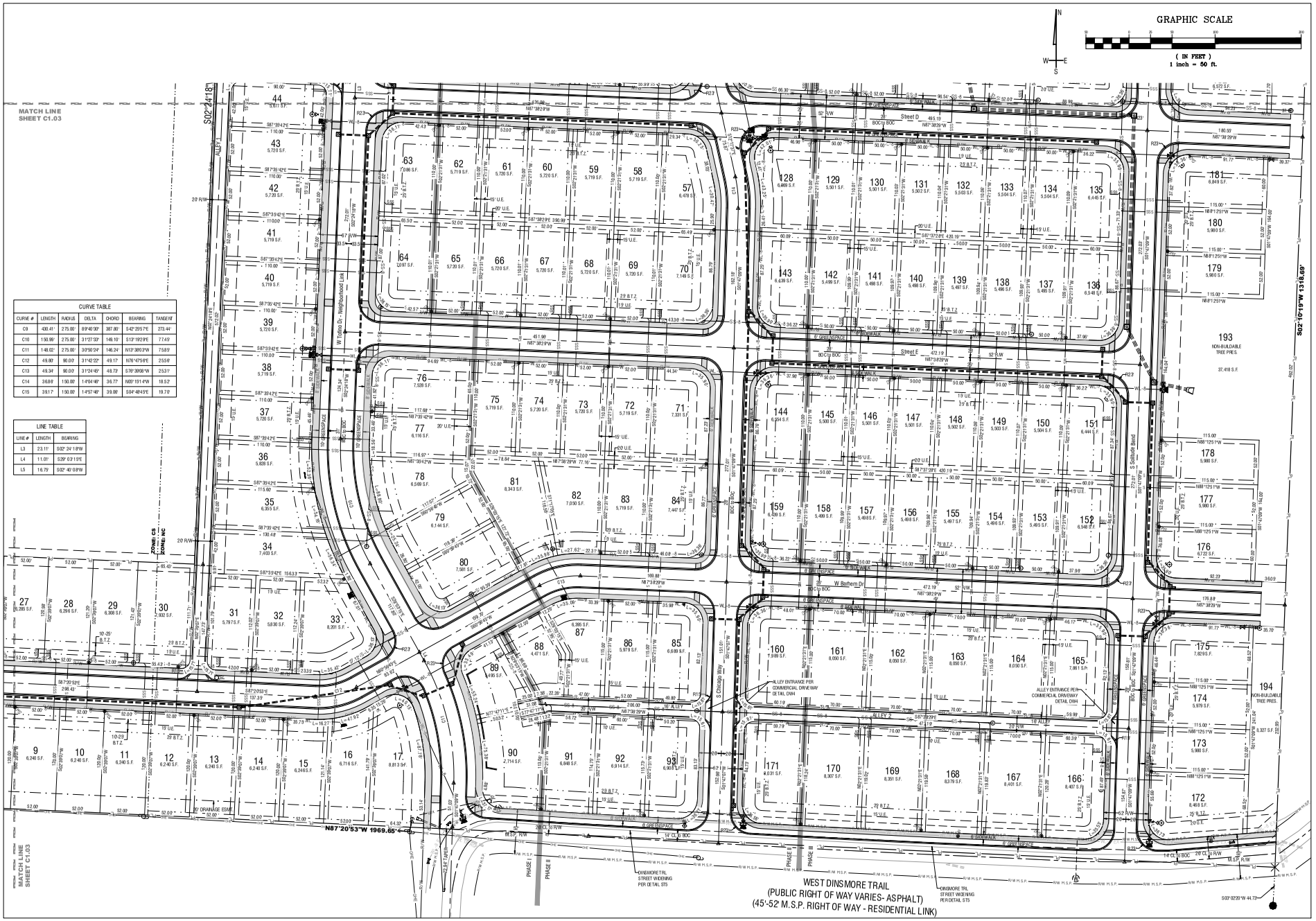


JORGENSEN +ASSOCIATES
Civil Engineering • Surveying • Professional Consultants
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506

Planning Commission
March 9, 2026

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)

Page 21 of 31

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #:2025067
FILE PATH: Z:\SURVEY\SIONS\2025067PLJWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

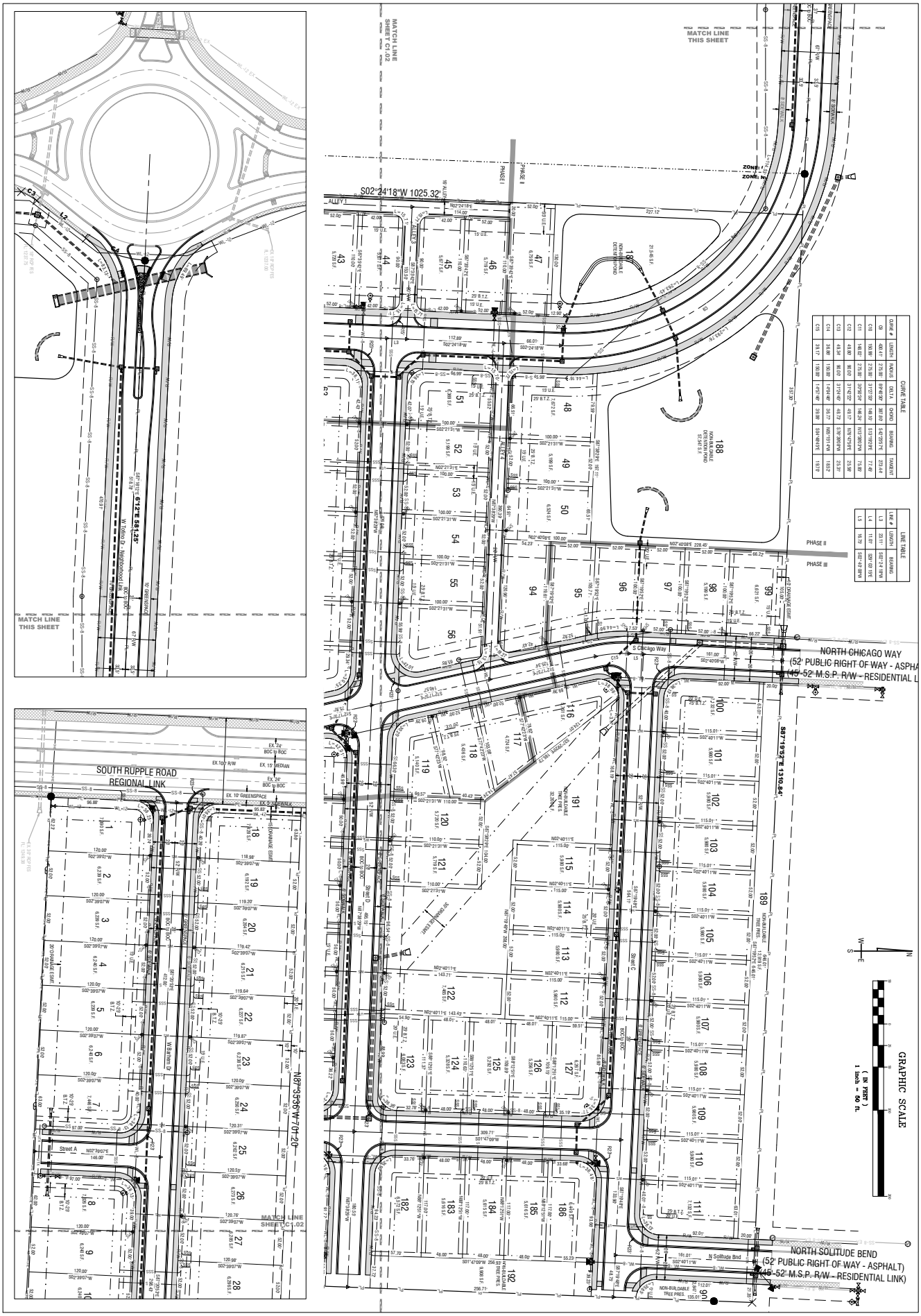
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

SHEET TITLE

PRELIMINARY PLAT SOUTH

SHEET NUMBER

C1.02



CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C9	400.41'	275.00'	87°40'30"	367.10'	S42°25'57"E	231.44'
C10	150.99'	275.00'	31°27'30"	149.10'	S13°19'23"E	77.49'
C11	148.02'	275.00'	31°30'24"	146.24'	N13°38'03"W	75.80'
C12	49.80'	90.00'	31°42'22"	49.17'	N78°47'59"E	25.59'
C13	49.34'	90.00'	31°24'46"	48.72'	S78°36'09"W	25.31'
C14	38.86'	150.00'	14°51'46"	38.77'	N85°15'14"W	18.52'
C15	38.17'	150.00'	14°57'46"	38.06'	S84°48'45"E	19.70'

LINE #	LENGTH	BEARING
L3	23.11'	S02°24'18"W
L4	11.01'	S29°02'15"E
L5	16.79'	S02°40'08"W

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL
FAYETTEVILLE, AR

REVISIONS

DATE: 01/29/2026
DRAWN BY: CAZ
PROJECT #: 2025-0017
FILE PATH: S:\SUBDIVISION\2025\0017\PL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

SHEET TITLE: PRELIMINARY PLAT NORTH
SHEET NUMBER: C1.03

PROJECT DETAILS

LEGEND
- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATERLINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

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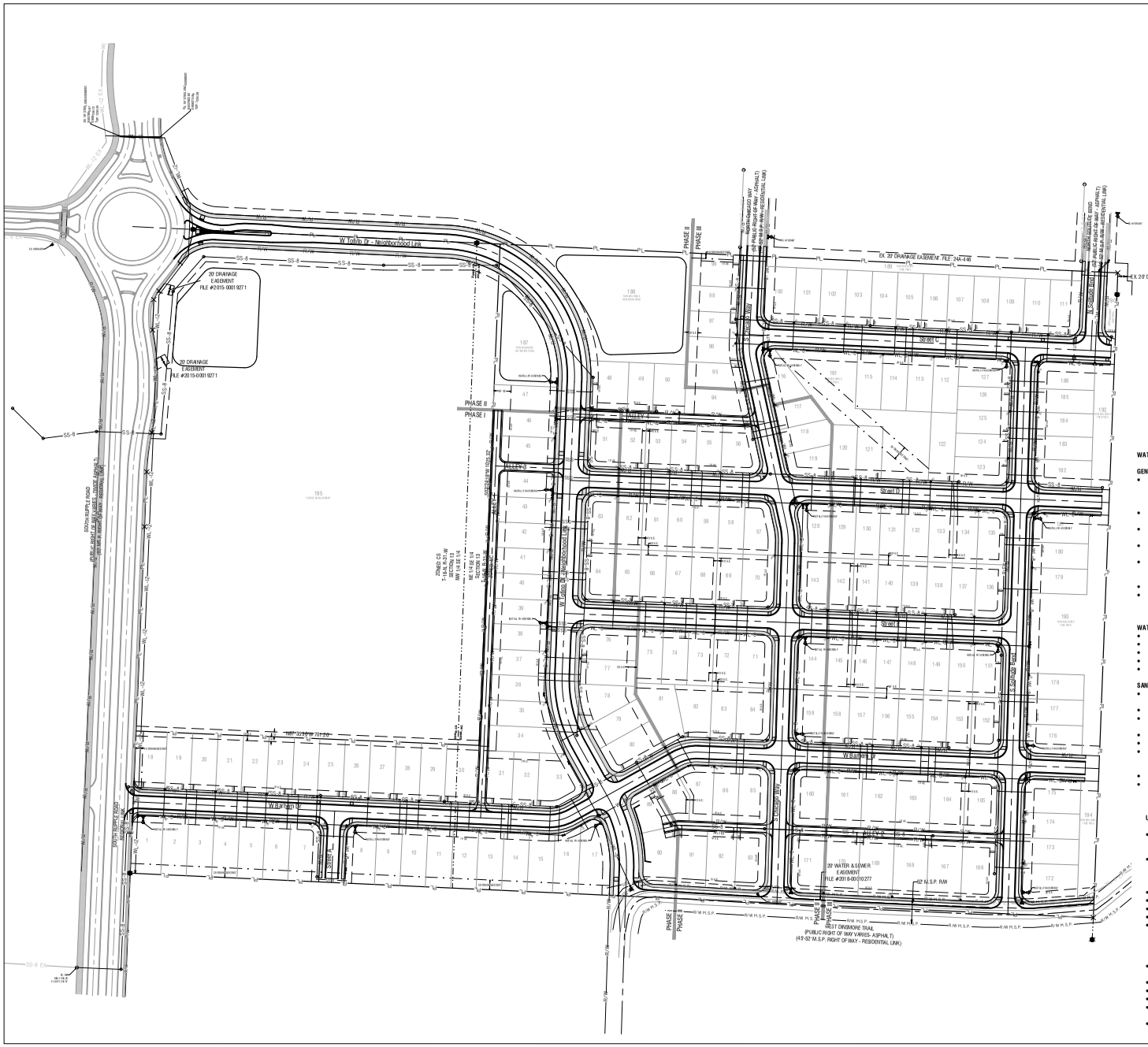
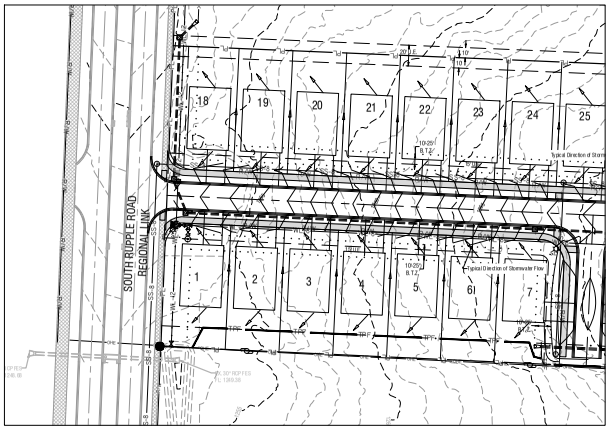
Planning Commission
March 9, 2026


W. Tolvin Dr - Neighborhood Link
20' DRAINAGE EASEMENT FILE #2015-0001927 1
20' DRAINAGE EASEMENT FILE #2015-0001927 1
EX. 20' DRAINAGE EASEMENT, FILE: 24A-446
EX. 20' DRAINAGE ESMT. FILE: 24A-417
SOUTH RIPPLE ROAD (PUBLIC RIGHT-OF-WAY VARIES - ASPHALT) (49'-52' M.S.P. RIGHT-OF-WAY - RESIDENTIAL LINK)
S. DINSMORE TRAIL (PUBLIC RIGHT-OF-WAY - ASPHALT) (49'-52' M.S.P. RIGHT-OF-WAY - RESIDENTIAL LINK)
ZONED: CS T16N, R31W SECTION 13 NW 1/4 SE 1/4
ZONED: CS T16N, R31W SECTION 13 NE 1/4 SE 1/4
W. Buffalo Dr
S. Dinsmore Trail
20' WATER & SEWER EASEMENT FILE #2018-0001027 7
92' M.S.P. R/W
WEST DINSMORE TRAIL (PUBLIC RIGHT OF WAY VARIES- ASPHALT) (49'-52' M.S.P. RIGHT OF WAY - RESIDENTIAL LINK)
PHASE II
PHASE I
PHASE III
PHASE II
PHASE II
PHASE III
PHASE II
PHASE III
PHASE II
PHASE III





GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

JORGENSEN +ASSOCIATES
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
Civil Engineering · Surveying · Professional Planning

Planning Commission
March 9, 2026

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL
FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #:2025067
FILE PATH: Z:\SUBDIVISIONS\2025067PPL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

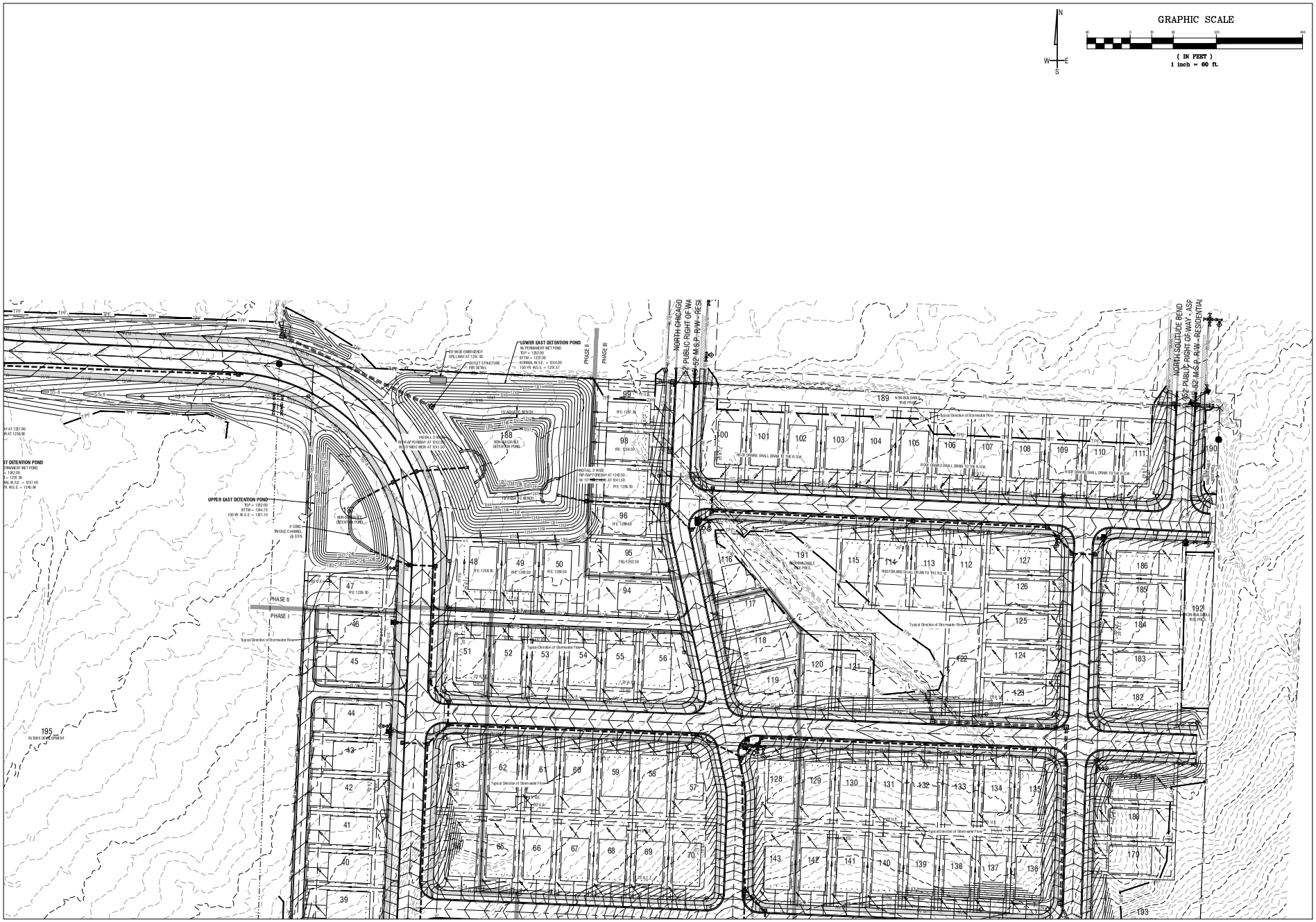
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS – ENGINEER

SHEET TITLE

MASTER RESIDENTIAL LOT GRADING PLAN SOUTH

SHEET NUMBER

C1.08



JORGENSEN + ASSOCIATES
Civil Engineering + Surveying Established 1965
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127

Planning Commission
March 9, 2026

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
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- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION: 3900 W. DINSMORE TRL FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #2025067
FILE PATH: Z:\SUBDIV\SIONS\2025067\PPL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

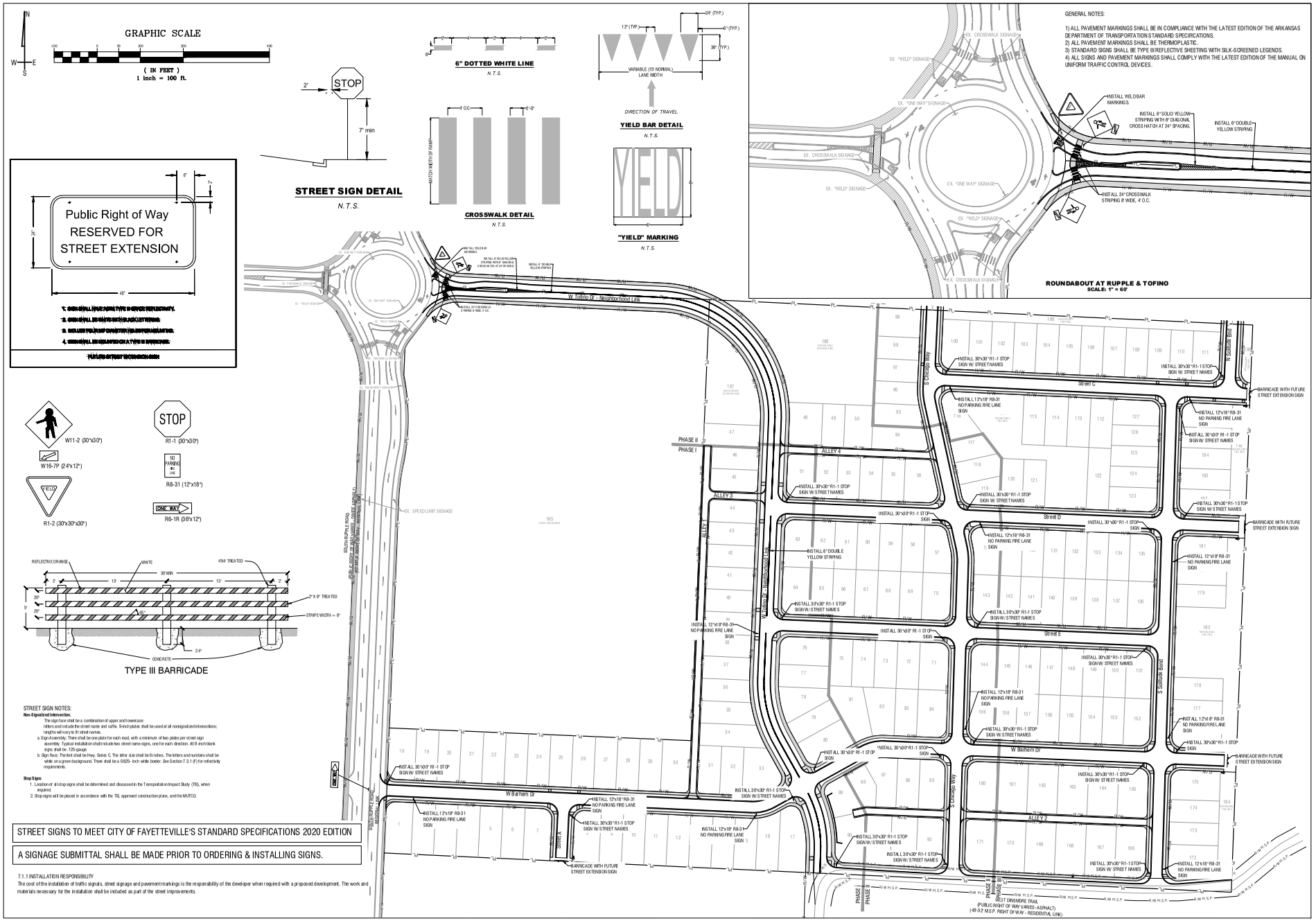
SHEET TITLE

MASTER RESIDENTIAL LOT GRADING PLAN NORTH

SHEET NUMBER

C1.09

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)



JORGENSEN + ASSOCIATES
Planning Commission
Civil Engineering • Surveying • Construction Management
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506

March 9, 2026

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)

Page 26 of 31

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
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- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL
FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #:20250067
FILE PATH: Z:\SUBDIV\SIGNS\20250067PPL2WS
SHEET SIZE: 22" x 34"
SCALE: 1" = 100'

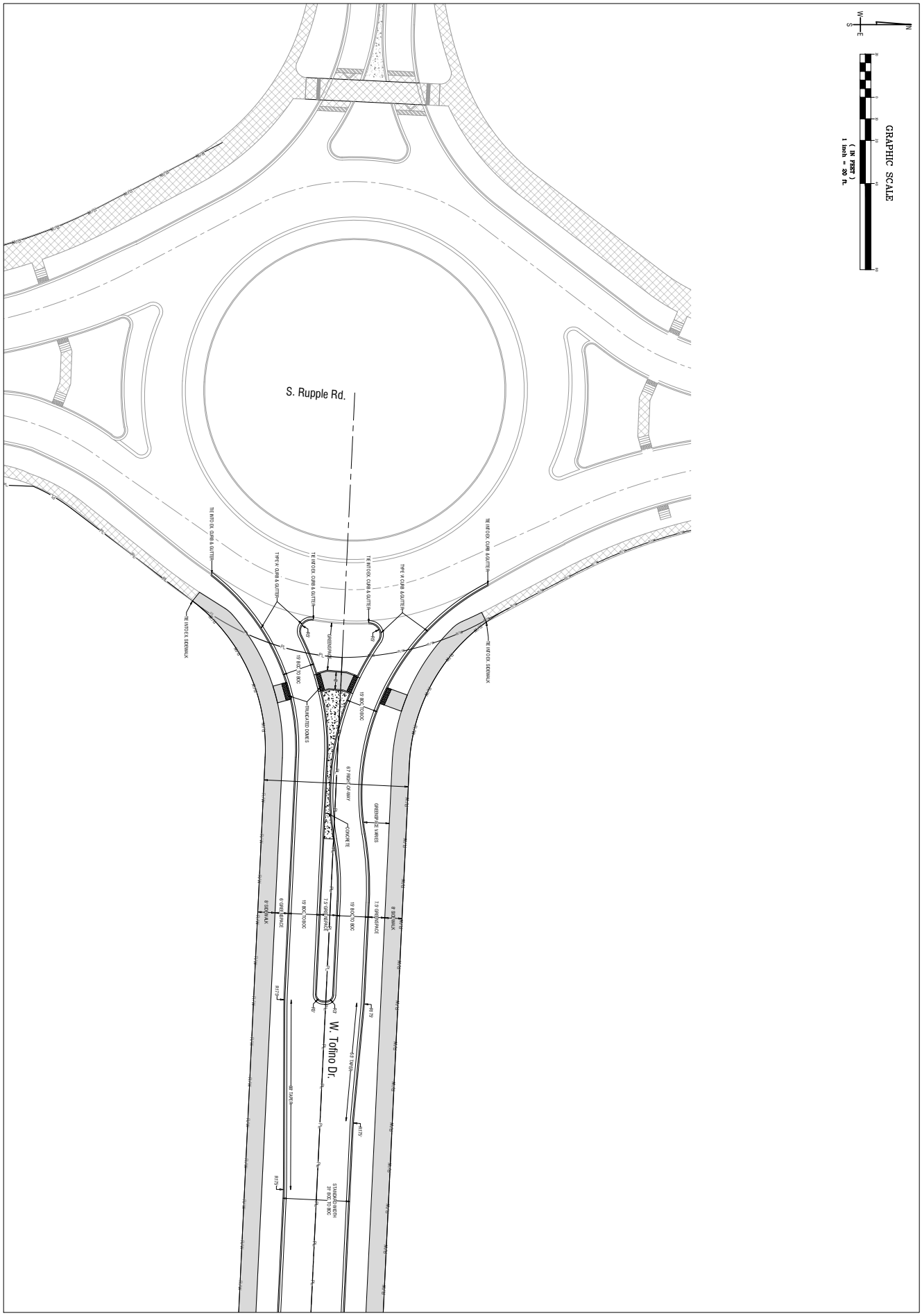
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

SHEET TITLE

PAVEMENT MARKINGS + SIGNAGE PLAN

SHEET NUMBER

C1.10



LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
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PROJECT DETAILS

REVISIONS

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL
FAYETTEVILLE, AR

DATE: 01/28/2026
DRAWN BY: C.AZ
PROJECT #: 2025-0017
FILE PATH: Z:\SUBDIVISION\2025\0017PL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEERING

SHEET TITLE
TOFINO / RUPPLE DIMENSION PLAN

SHEET NUMBER
C1.11

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
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Office: 479.442.9127

Planning Commission
March 9, 2026

CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND TREE OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT ON CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE WILL BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO THE SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE 1 ALLOW 6 TO 10 FEET OR MORE SPACE.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

UNIFIED SOIL CLASSIFICATIONS:

Ta (Taloka complex, mounded) Soil Type D

Ck (Cherokee complex, mounded) Soil Type D

StC2 (Savannah fine sandy loam, 3 to 8 percent slopes, eroded) Soil Type C

JaC (Jay silt loam, 3 to 8 percent slopes) Soil Type C,D

ToB (Taloka silt loam, 1 to 3 percent slopes) Soil Type D

EnC2 (Enders gravelly loam, 3 to 8 percent slopes, eroded) Soil Type D

EnD (Enders stony loam, 3 to 15 percent slopes) Soil Type D

EnE (Enders-Leesburg complex, 8 to 20 percent slopes) Soil Type D

CANOPY PRESERVED

INVASIVE CANOPY REMOVED

CANOPY REMOVED

OFFSITE CANOPY REMOVED

SIGNIFICANT TREE INVENTORY

TREE No.	SPECIES	TRUNK DIA.	HEALTH	ACTION
T1	ASH	22"	GOOD	REMOVE
T2	ASH	22"	GOOD	REMOVE
T3	ASH	19"	GOOD	REMOVE
T4	ASH	18"	GOOD	REMOVE
T5	ASH	21"	GOOD	REMOVE
T6	ASH	21"	GOOD	REMOVE
T7	ASH	20"	GOOD	REMOVE
T8	ASH	19"	GOOD	REMOVE
T9	ASH	21"	GOOD	REMOVE
T10	ASH	22"	GOOD	REMOVE
T11	ASH	19"	GOOD	PRESERVE
T12	ASH	25"	GOOD	PRESERVE
T13	ASH	26"	GOOD	PRESERVE
T14	ASH	28"	GOOD	PRESERVE
T15	ASH	22"	GOOD	PRESERVE
T16	ASH	22"	GOOD	PRESERVE
T17	ASH	21"	GOOD	PRESERVE
T18	OAK	19"	GOOD	REMOVE
T19	HACKBERRY	30"	GOOD	REMOVE
T20	OAK	26"	GOOD	REMOVE
T21	OAK	31"	GOOD	REMOVE
T22	OAK	30"	GOOD	REMOVE
T23	OAK	36"	GOOD	REMOVE
T24	OAK	28"	GOOD	REMOVE
T25	PINE	26"	GOOD	REMOVE
T26	PINE	27"	GOOD	REMOVE
T27	PINE	23"	GOOD	REMOVE
T28	PINE	23"	GOOD	PRESERVE
T29	PINE	22"	GOOD	PRESERVE
T30	OAK	35"	GOOD	REMOVE

SIGNIFICANT TREE INVENTORY

TREE No.	SPECIES	TRUNK DIA.	HEALTH	ACTION
T31	OAK	24"	GOOD	REMOVE
T32	CHERRY	18"	GOOD	PRESERVE
T33	CHERRY	22"	GOOD	PRESERVE
T34	HICKORY	18"	GOOD	PRESERVE
T35	OAK	30"	GOOD	PRESERVE
T36	ELM	21"	GOOD	REMOVE
T37	OAK	24"	GOOD	REMOVE
T38	OAK	32"	GOOD	PRESERVE
T39	OAK	21"	GOOD	PRESERVE
T40	OAK	32"	GOOD	REMOVE
T41	OAK	30"	GOOD	REMOVE
T42	OAK	36"	GOOD	REMOVE
T43	OAK	32"	GOOD	REMOVE
T44	OAK	26"	GOOD	REMOVE
T45	OAK	28"	GOOD	REMOVE
T46	OAK	32"	GOOD	REMOVE
T47	ELM	20"	GOOD	PRESERVE
T48	OAK	24"	GOOD	PRESERVE
T49	OAK	24"	GOOD	REMOVE
T50	OAK	18"	GOOD	REMOVE
T51	OAK	24"	GOOD	REMOVE
T52	OAK	30"	GOOD	REMOVE
T53	OAK	21"	GOOD	REMOVE
T54	OAK	34"	GOOD	REMOVE
T55	OAK	26"	GOOD	REMOVE
T56	CEDAR	20"	GOOD	REMOVE
T57	OAK	29"	GOOD	REMOVE
T58	OAK	34"	GOOD	REMOVE
T59	CEDAR	23"	GOOD	REMOVE

Note: Non-significant tree groupings are labeled on the plan.

GRAPHIC SCALE

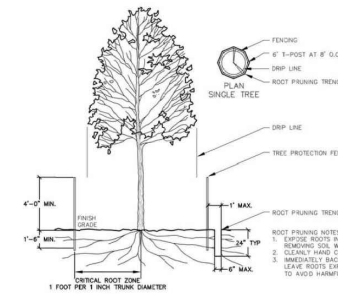
(IN FEET)
1 inch = 100 ft.

Tree Preservation Calculations Acres

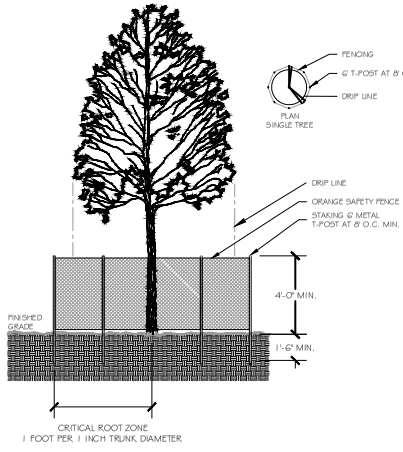
	Acres	Percent of site
Total Site Area *Minus Right of Way and Easements	58.63	100%
*Zoning Designation * Select Below with drop down arrow*		
NC-Neighborhood Conservation	11.73	20%
*HHDD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	11.73	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	6.69	11.4%
Tree Canopy Preserved	3.33	5.7%
Tree Canopy Removed *On Site	3.36	5.7%
Tree Canopy Removed *Off Site	0.68	
Tree Canopy Removed Total	4.04	6.9%
Removed Below Minimum	0.40	
Mitigation Requirements	**4.04**	
Mitigation Requirements in Square Feet	**175,808**	

Mitigation Requirements

Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
156,690	High Priority	200	719
19,118	Low Priority	100	44



ROOT PRUNING DETAIL
NOT TO SCALE



TREE PRESERVATION FENCE DETAIL

JORGENSEN + ASSOCIATES
Planning Commission
124 W Sunbridge Drive, Suite S
Fayetteville, AR 72703
Civil Engineering • Surveying • Construction Management

March 9, 2026

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
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- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #:2025067
FILE PATH: Z:\SUBDIV\SIGNS\2025067PPL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 100'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS - ENGINEER

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.00

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DESCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED W BUCKAROO STND MITIGATION TREE.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PER APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO URBAN FORESTRY. A PERFORMANCE LANDSCAPE SURETY IN THE AMOUNT OF 150% OF THE APPROVED LANDSCAPE ESTIMATE SHALL THEN BE SUBMITTED WITH LANDSCAPE SURETY FORM.
26. AN EASEMENT PLAT DEPICTING TREE PRESERVATION AREAS MUST BE SIGNED BY URBAN FORESTRY AND FILED PRIOR TO BUILDING PERMIT.
27. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.

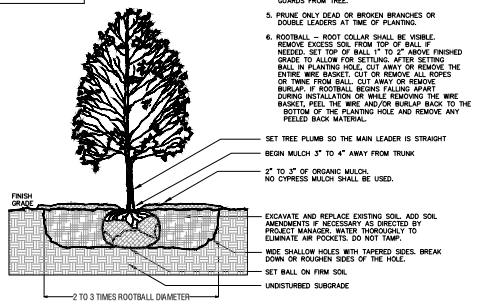
GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

TABA20 LLC IS RESPONSIBLE FOR CONTACTING JOHN SCOTT OR MELISSA EVANS, THE CIY OF FAYETTEVILLE URBAN FORESTER (444-3470/444-3486), EVERY 6 MONTHS TO UPDATE THE CITY ON WHAT TREES HAVE BEEN PLANTED AT THE TIME OF C OF O AS WELL AS 3-YEAR MAINTENANCE BOND INFORMATION.

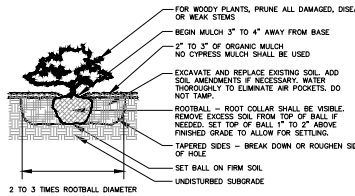
TREES WILL BE PLANTED TO AVOID ANY CONFLICTS WITH ANY STREET SIGNS.

NOTE: LOT AND MITIGATION TREES ASSOCIATED WITH BUILDABLE LOTS SHALL BE PLANTED AFTER EACH HOME IS CONSTRUCTED.



TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2–3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
6. ROOTBALL – ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, PEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELED BACK MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE

CITY LANDSCAPE REQUIREMENTS
LOT TREE LANDSCAPING (LABELED WITH AN "L"): REQUIRED: A MINIMUM OF ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT SHALL BE PLANTED. (CORNER LOTS REQUIRE TREES ON BOTH SIDES) **PROVIDED: ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT** **186 BUILDABLE LOTS + 43 CORNER LOTS = 229 LOT TREES**
MITIGATION TREES (LABELED WITH AN "M"): REQUIRED: 763 MITIGATION TREES (CALCULATIONS ON TREE PRESERVATION PLAN) **PROVIDED: 763 MITIGATION TREES TO BE PROVIDED**
STREET TREES (LABELED WITH AN "S") REQUIRED: 1 TREE PER 30 L.F. LOT 187: 263 LINEAR FEET / 30 = 9 TREES LOT 188: 294 LINEAR FEET / 30 = 10 TREES **PROVIDED: 19 STREET TREES** * LOT 195 IS AN OUTLOT RESERVE FOR FUTURE DEVELOPMENT. LANDSCAPING WILL BE PROVIDED WITH THE FUTURE DEVELOPMENT.
STORMWATER DETENTION TREES (LABELED WITH AN "D"): AREA OF STORMWATER FACILITY (UPPER EAST POND): 19,463 SQ.FT **PROVIDED: 6 TREES** **26 SHRUBS** **39 GRASSES**

STORMWATER FACILITY PLANTS: THE WEST POND AND LOWER EAST POND ARE RETENTION PONDS WITH PERMANENT STANDING WATER, AND ARE NOT REQUIRED TO MEET THE REQUIREMENTS OF CHAPTER 177.06 OF THE UNIFIED DEVELOPMENT CODE.

PLANT LIST (LOT, STREET & MITIGATION)

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE
39	THORNLESS HONEY LOCUST 'SHADEMASTER' Gleditsia triacanthos 'Shademaster'	B&B	2.5" CAL.
40	BLACK OAK* Quercus velutina	B&B	2.5" CAL.
84	TULIP POPLAR TREE Liriodendron tulipifera	B&B	2.5" CAL.
40	LITTLE LEAF LINDEN Tilia cordata	B&B	2.5" CAL.
42	FRONTIER ELM Ulmus x 'Frontier'	B&B	2.5" CAL.
85	WILLOW OAK Quercus phellos	B&B	2.5" CAL.
46	REDBUD Cercis canadensis	B&B	2.5" CAL.
86	RIVER BIRCH Betula nigra	B&B	2.5" CAL.
86	COMMON HACKBERRY Celtis occidentalis	B&B	2.5" CAL.
84	RED OAK Quercus rubra	B&B	2.5" CAL.
86	AMERICAN SYCAMORE Plantanus occidentalis	B&B	2.5" CAL.
83	BALD CYPRESS Taxodium distichum	B&B	2.5" CAL.
41	HOPHORNBEAM (NOT FASTIGIATE TYPE) Ostrya virginiana	B&B	2.5" CAL.
85	FRINGE TREE Chionanthus virginicus	B&B	2.5" CAL.
84	SERVICEBERRY Amelanchier arborea	B&B	2.5" CAL.

BLACK OAK*
IF UNAVAILABLE, USE:
KENTUCKY COFFEETREE
Gymnocladus dioicus

PLANT LIST (STORMWATER)

6	BALD CYPRESS Taxodium distichum	B&B	2.5" CAL.
26	BLUE MURRN ARROWWOOD VIBURNUM Viburnum dentatum 'Blue Muffin'		3 GAL.
39	MILKWEED Asclepias syriaca		1 GAL.

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Civil Engineering • Surveying • Construction Management
124 W Sunbridge Drive, Suite S
Fayetteville, AR 72703
(479) 443-4506

March 9, 2026

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)

Page 29 of 31

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION:
3900 W. DINSMORE TRL FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #20250607
FILE PATH: Z:\SUBDIVISIONS\20250607PPL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 100'

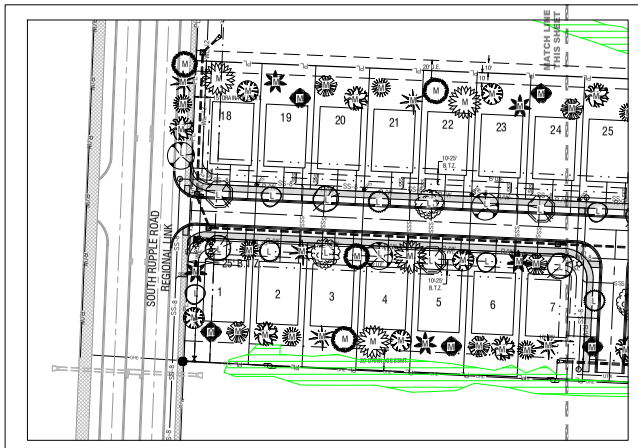
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS – ENGINEER

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.00



PLANT LIST (LOT, STREET & MITIGATION)			
QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE
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IF UNAVAILABLE, USE:
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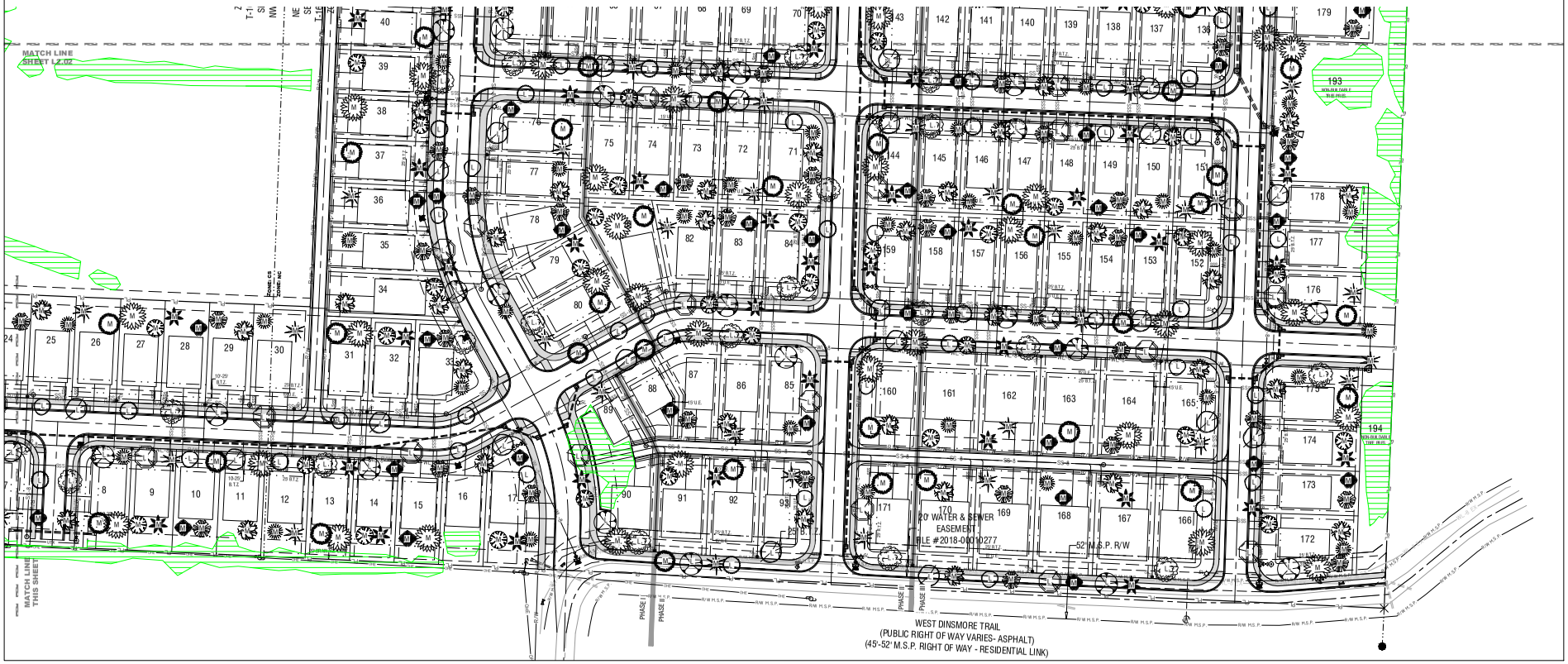
26	BLUE MUFFIN ARROWWOOD VIBURNUM Viburnum dentatum 'Blue Muffin'		3 GAL.
39	MILKWEED Aesclepias syriaca		1 GAL.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



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124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Phone: 479.442.9127

Planning Commission
March 9, 2026

LEGEND

- CALCULATED POINT
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- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: TEAGUE'S FARM SUBDIVISION

PROJECT LOCATION: 3900 W. DINSMORE TRL FAYETTEVILLE, AR

REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #2025067
FILE PATH: Z:\SUBDIV\SIGNS\2025067\PPL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS - ENGINEER

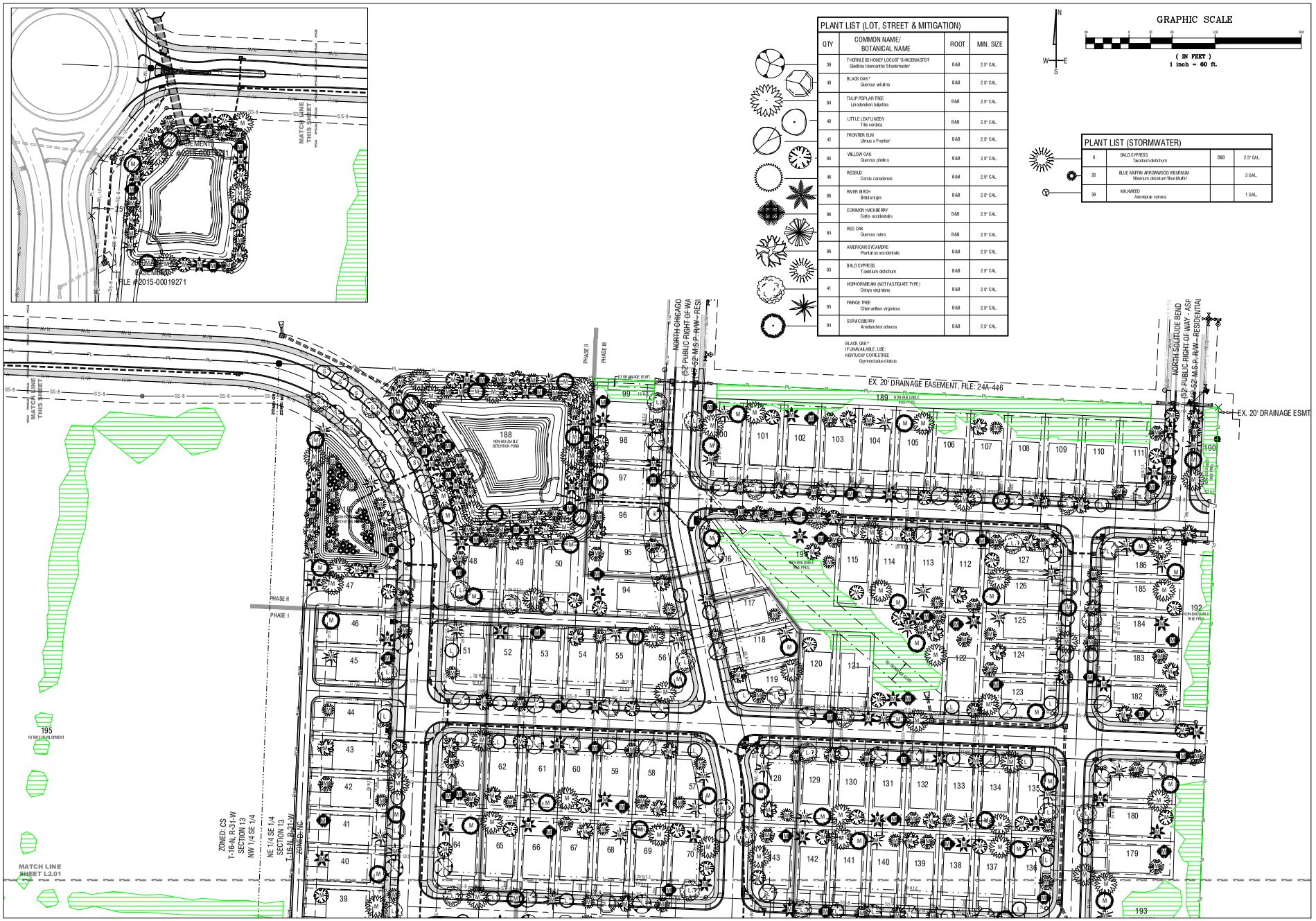
SHEET TITLE

LANDSCAPE PLAN SOUTH

SHEET NUMBER

L2.01

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)



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Planning Commission
Civil Engineering • Surveying • Construction Management
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(479) 443-4506

March 9, 2026

PPL-2026-0001 (STEEL CROSSING INVESTMENT III)

LEGEND

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REVISIONS

DATE: 01/28/2026
DRAWN BY: CAZ
PROJECT #:2025067
FILE PATH: Z:\SUBDIVISIONS\2025067PPL.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS – ENGINEER

SHEET TITLE

LANDSCAPE PLAN NORTH

SHEET NUMBER

L2.02

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner
Willa Thompson, Urban Forester

MEETING: March 9, 2026

SUBJECT: **CCP-2026-0001: Concurrent Plat (SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN/MAGNOLIA PARK PH 5, 244)** Submitted by CRAFTON TULL for property located SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN. The property is zoned NS-G, NEIGHBORHOOD SERVICES-GENERAL and contains approximately 4.17 acres. The request is for the concurrent plat of 6 residential lots and 1 unbuildable lot.

RECOMMENDATION:
Staff recommends approval of **CCP-2026-0001** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CCP-2026-0001**, recommending:*

- *In favor of recommended right-of-way dedication, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in northwest Fayetteville at the corner of the N. Rupple Road and W. Weir Road intersection. The property is just within City limits and is zone NS-G, Neighborhood Services, General. The parcel is not within any overlay districts. No protected streams or FEMA floodplain are located on the property, and it does not contain hydric soils. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	Washington County
South	Single-Family Residential	NC, Neighborhood Conservation
East	Undeveloped	R-A, Residential Agricultural
West	Single-Family Residential	NC, Neighborhood Conservation

Proposal: The applicant proposes building 6 residential lots and 1 unbuildable lot for phase 5 of the Magnolia Parks subdivision. Magnolia Parks Phases 1 & 2 were administratively approved by the Planning department on December 22, 2021, whereas Phases 3 & 4 were administratively approved on February 09, 2026. Phase 5 will be the final phase for the subdivision. No variances are being requested with this proposal.

Water and Sewer System: There is an existing 8 in. water line and an 8 in. sewer line across the northern frontage of the lots along W. Lierly Lane. The water line will be tapped for domestic water and fire service to the lots and the sewer line will be tapped for domestic sewer service to the lots.

Drainage: The drainage for these lots was included in the recently approved Magnolia Park subdivision so no additional improvements are required.

Street Improvements: The lots have W. Lierly Lane across their northern frontage which is an improved Residential Link with pavement, curb and gutter and sidewalk. On the east side of the lots, Rupple Road is an improved Regional Link with pavement, and curb and gutter and trail. Staff does not recommend any additional street improvements

Right-of-way to be dedicated:
W. Lierly Lane: W Lierly Ln is classified as a Residential Link Street in the 2040 Master Street Plan. Staff recommends right-of-way dedication along this street in the amount of 50 feet to align with the typical standards for that street classification. The applicant is proposing to dedicate 50 feet of right-of-way along this street.

Tree Preservation: 20% for NS-G, Neighborhood Services – General. Per Mitigation Requirements, phases 3 to 5 call for a total of 520 2" caliper trees to be planted. Landscape Requirements lists 14 street trees and 52 lot trees for phase 5.

Parkland Fees: $6,534 for the creation of 6 single family units.

Public Comment: Staff has not received any public comment.

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

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends that the Planning Commission support maintaining a 50-foot right-of-way dedication along W Lierly Lane and 53 feet from centerline along Rupple Road. As the current Master Street Plan requires 52 feet of right-of-way along W Lierly Lane (previously 50 feet), maintaining the 50-foot dedication would constitute a lesser dedication and would require consideration by the City Council pursuant to §166.04(B)(4)(a)(i). Should the Planning Commission support this approach, staff will prepare a City Council item for final consideration.*
2. All lots shall be labeled with addresses as approved by the 911 Coordinator on the concurrent plat (if applicable).

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

4. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process

was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with the City's current requirements.

Planning Commission Action:	❒ **Approved**	❒ **Tabled**	❒ **Denied**
Meeting Date: March 09, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

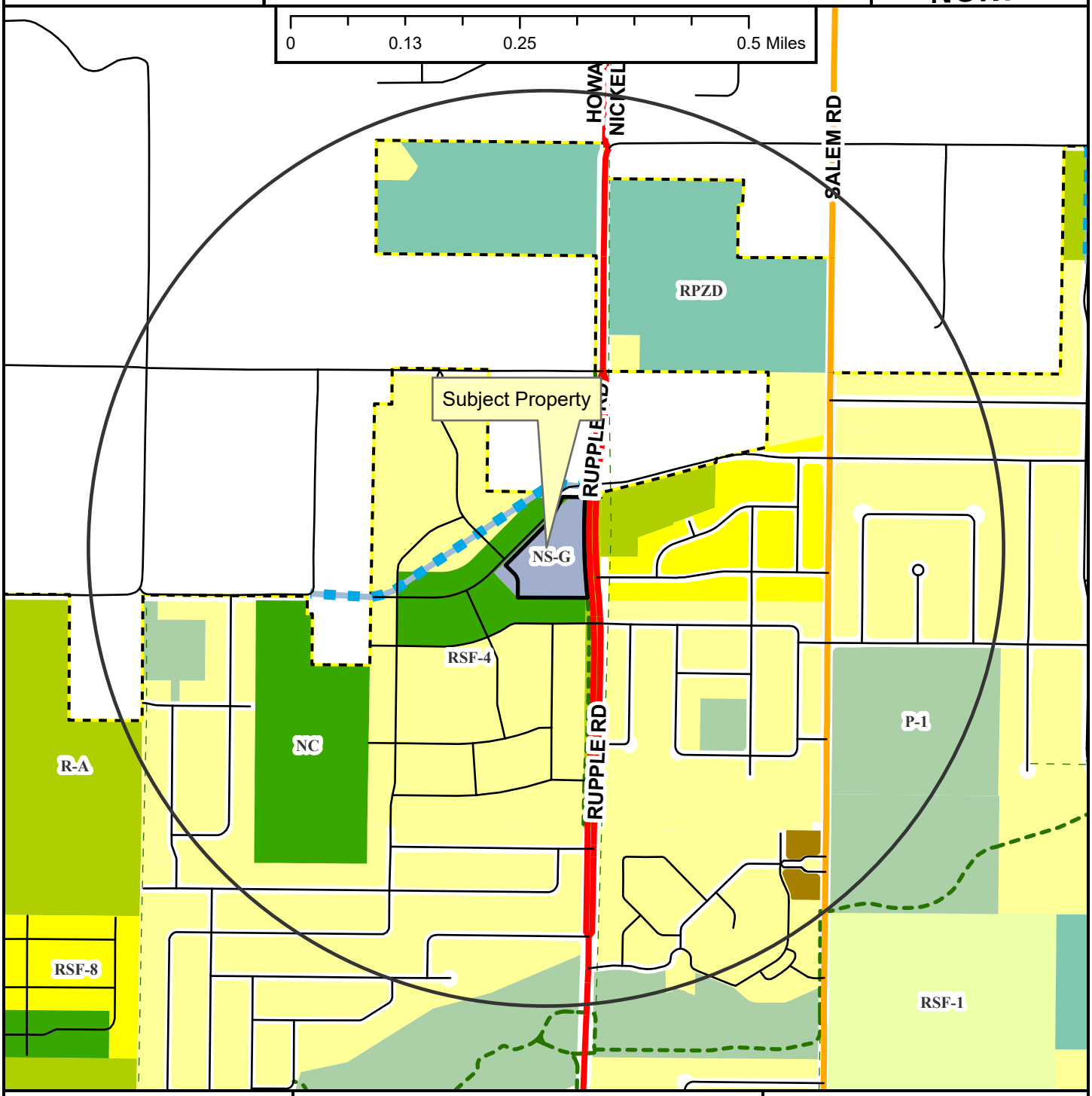
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Urban Forestry Memos
  - Tree Preservation Review
  - Landscape Review
- Applicant Exhibits
  - Cover Letter
  - Site Plan

CCP-2026-0001

One Mile View

SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN

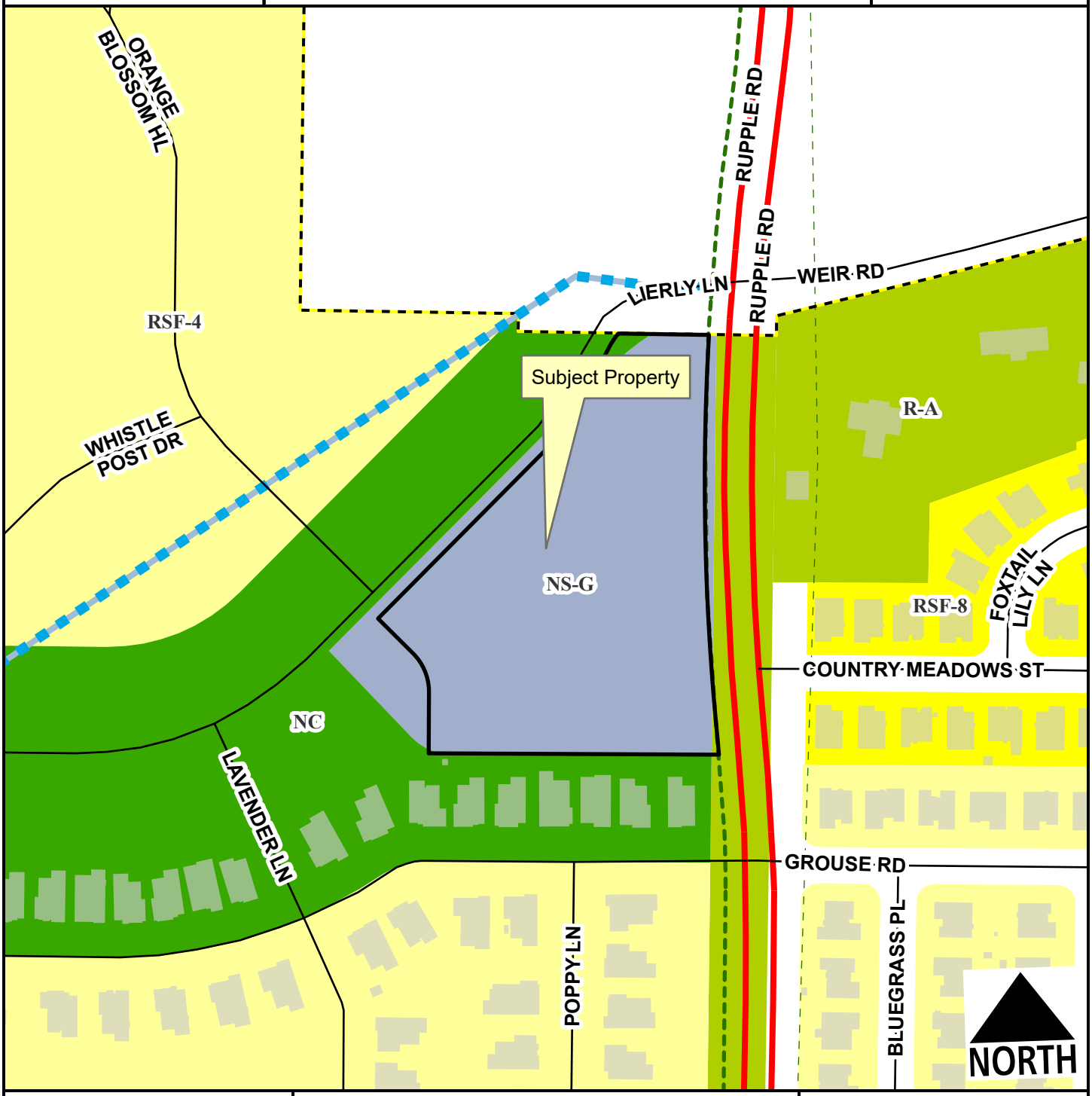
NORTH



CCP-2026-0001

Close Up View

SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN



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

Feet

0 75 150 300 450 600

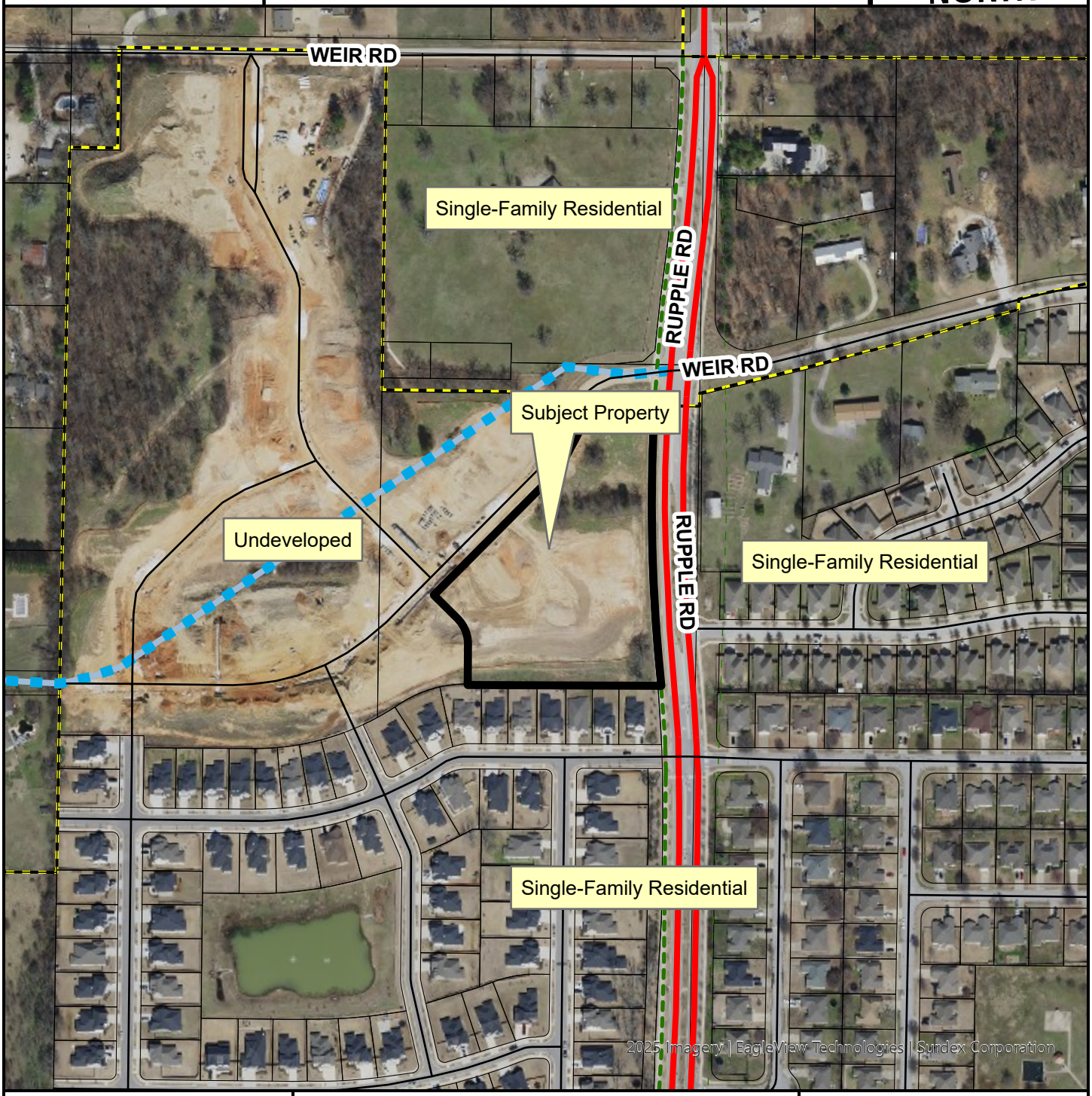
1:2,400

CCP-2026-0001

Current Land Use

SOUTHWEST OF N. RUPPLE RD & W. LIERLY LN

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Citlaliti Samano, Planner

Meeting Date: March 9, 2026

Subject: CCP-2026-0001: Magnolia Park Phases 3-5 (3767 W Lierly Ln)

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester			X
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Tree Preservation Calculations		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	2,809,435	100%
*Zoning Designation * Select Below with drop down arrow*		
RSF-4 Single-Family Residential, Four Units Per Acre	2,190,012	25%
NC-Neighborhood Conservation	415,562	20%
NS-Neighborhood Services	203,861	20%
Required Area/Weighted Average	671,455	23.9%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	671,455	23.9%
Existing Tree Canopy * Minus Right of Way and Easements	730,018	26.0%
Tree Canopy Preserved	294,872	10.5%
Tree Canopy Removed *On Site	435,146	15.5%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	435,146	15.5%
Removed Below Minimum	**376,583**	
Mitigation Requirements	**376,583**	

3. Mitigation Requirements	Canopy below requirement	Number of 2” caliper trees to be planted
High Priority	**84,496**	**388**
Low Priority	**292,087**	**766**

Total Mitigation Trees Required	**0**	**520 (this phase)**	

4.	**Mitigation Type**	**Yes**	**No**	**N/A**
	On-Site Mitigation	**X**		
	Off-Site Mitigation			**X**
	Tree Escrow (See Conditions of Approval)			**X**

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**	**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**	**Yes**
b.	Property Boundary	**Yes**	**Yes**
c.	Natural Features (100ft beyond limits of disturbance)	**Yes**	**Yes**
d.	Existing Topography and Proposed Grading	**Yes**	**Yes**
e.	Soil Types	**Yes**	**Yes**
f.	Significant Trees	**Yes**	**Yes**
g.	Groupings of Trees	**Yes**	**Yes**
h.	Table Inventory List (species, size, health, priority)	**Yes**	**Yes**
i.	All Existing and Proposed Utilities	**Yes**	**Yes**
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**	**Yes**
k.	All Streams (with approximate center line)	**Yes**	**Yes**
l.	Floodplains and floodways	**Yes**	**Yes**
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**	**Yes**
n.	Submitted Site Analysis Plan (if required)	**N/A**	**N/A**
o.	Shows ALL Proposed Site Improvements	**Yes**	**Yes**
p.	Delineates trees/canopy to be preserved and removed	**Yes**	**Yes**
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**No**	**Yes**

Tree Protection Methods			
a.	Tree Protection Fencing	**Yes**	**Yes**
b.	Limits of Root Pruning	**Yes**	**Yes**
c.	Traffic flow on work site	**Yes**	**Yes**
d.	Location of material storage	**No**	**No**
e.	Location of concrete wash out	**Yes**	**Yes**
f.	Location of construction entrance/exit	**Yes**	**Yes**

6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**

a.	Provide graphic examples of multiple options used to minimize removal of existing canopy	**X (not required because approved PPL did not have one)**
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	**X**

7. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**2-11-26**	
Approved		**2-26-26**
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Citlaliti Samano, Planner

Meeting Date: March 9, 2026

Subject: CCP-2026-0001: Magnolia Park Phases 3-5 (3767 W Lierly Ln)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*	X		
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			

c.	Narrow Tree Lawn (8’ min. width, 37.5’ length) *UDC Chapter 177.04C*			**X**
d.	Tree Island (8’ min. width, 18.7’ min length, 150 square feet) *UDC Chapter 177.04C*			**X**
e.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and 5’ on sides and rear. *UDC Chapter 177.04D2a*			**X**
b.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
c.	Screening of parking lot from adjacent residential properties.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*	**X**		
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*			**X**
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*	**X**		
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*	**X**		
5.	**Landscape Requirement Totals**	**Amount**		

Mitigation Trees	**520 (with this phase)**
Parking Lot Trees	**0**
Street Trees	**14 street trees, 52 lot trees**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**0**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**0**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**0**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**2-11-26**	
Approved		**2-26-26**
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.

Crafton Tull

300 North College - Suite 317
Fayetteville, AR 72701

479.455.2207
craftontull.com

January 15th, 2026

City of Fayetteville Development Services
125 W Mountain St.
Fayetteville, AR 72701

RE: Magnolia Park Phase V Concurrent Plat
First CCP Submittal
Scope, Nature, Intent Letter
CT Job No. 24304100

Dear Ms. Masters,

The scope of this project is to plat the 6 residential lots and 1 POA lot associated with Phase 5 of Magnolia Park subdivision. See FPL-2025-0010 for the final plat of Phases 3&4. We are currently addressing City comments on that final plat and will resubmit before 1/21. The nature and intent of this project is to finish closing out the Magnolia Park subdivision. The POA lot 167 will be heavily landscaped. All utilities, paving, landscaping, and grading for the Phase 5 residential lots and the POA lot 167 were installed with GRD-2022-000009.

A few items to clarify:
The date of the PRAB meeting used on the application is the date of the receipt for the parkland dedication fee payment, 2026/01/07. See City Invoice INV-2026-00108711. The receipt and invoice are attached in the same PDF and included in the submittal package for this concurrent plat.

Should you have any questions, or require any additional information, please contact me at your convenience at 479-878-2475 or trent.woessner@craftontull.com
.

Sincerely,

Trent Woessner, P.E.
Civil Project Engineer

CONCURRENT PLAT
MAGNOLIA PARK
PHASE V
FAYETTEVILLE, ARKANSAS

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM:

THE WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM INSTALLED IN THIS SUBDIVISION ARE HEREBY APPROVED AND ACCEPTED BY THE CITY OF FAYETTEVILLE.

_____ _____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREETS, SIDEWALKS, AND DRAINAGE:

THE STREETS, SIDEWALKS, AND DRAINAGE SYSTEMS INSTALLED IN THIS SUBDIVISION ARE HEREBY APPROVED AND ACCEPTED BY THE CITY OF FAYETTEVILLE.

_____ _____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF BUILDING SET-BACK DIMENSIONS:

I HEREBY CERTIFY THAT ALL BUILDING SETBACK DIMENSIONS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CURRENT SETBACK REQUIREMENTS.

_____ _____
DATE ZONING & DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED ADMINISTRATIVELY BY THE FAYETTEVILLE PLANNING DIVISION ON _____, 20___.

_____ _____
DATE ZONING & DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR SIDEWALKS:

CONSTRUCTION OF ALL SIDEWALKS SHALL BE INSPECTED BY THE CITY SIDEWALK AND TRAILS COORDINATOR TO COMPLY WITH THE CITY SPECIFICATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND COMPLETION OF ALL SIDEWALKS SHOWN ON THIS FINAL PLAT.

_____ _____
DATE CITY ENGINEER

TREE PRESERVATION EASEMENT:

THE TREE PRESERVATION EASEMENT INDICATED ON THIS EASEMENT PLAT CONSTITUTES A COVENANT RUNNING WITH THE TITLE OF THE SUBJECT PROPERTY AND IS DENOTED FOR THE PROPERTY OWNERS AND THEIR FUTURE SUCCESSORS, ASSIGNEES OR TRANSFEREES TO PRESERVE, PROTECT AND MAINTAIN EXISTING TREE CANOPY. NO TREE REMOVAL OR LAND DISTURBANCE AS DEFINED WITHIN THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE MAY OCCUR WITHIN THE TREE PRESERVATION EASEMENT UNLESS APPROVED BY THE CITY OF FAYETTEVILLE. PERSONS SEEKING REMOVAL OF SUCH TREE PRESERVATION EASEMENTS, OR REQUESTING TO MODIFY THE PROPERTY IN SUCH A WAY AS TO EFFECT THE CANOPY WITHIN, MUST SEEK APPROVAL FROM THE CITY COUNCIL THROUGH A REQUEST MADE BY THE URBAN FORESTER OF THE CITY OF FAYETTEVILLE.

APPROVED BY:

_____ _____
DATE CITY OF FAYETTEVILLE URBAN FORESTER

CERTIFICATE OF OWNERSHIP & DEDICATION:

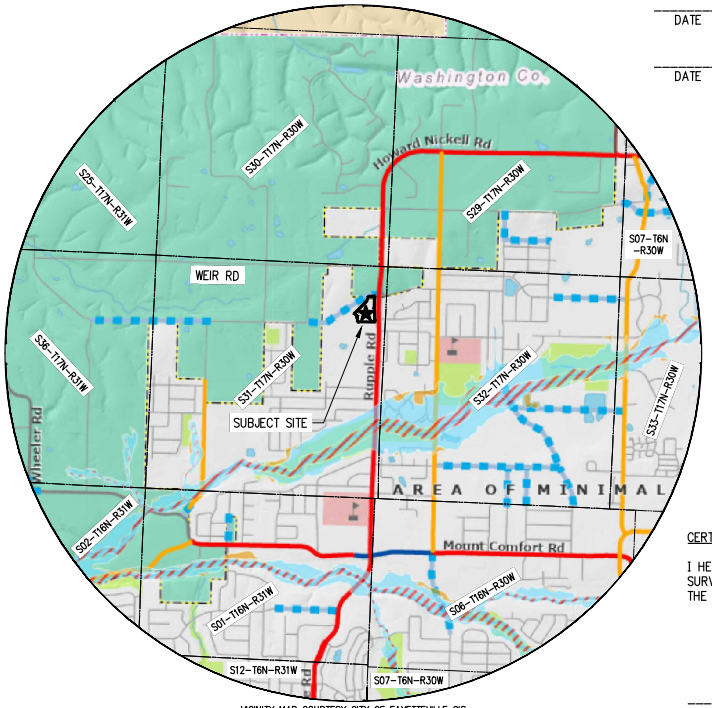
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

___/___/20__
_____
OWNER: BUFFINGTON WEIR LLC

CERTIFICATE OF APPROVAL OF PARK LAND DEDICATION OR MONEY IN-LIEU:

I HEREBY CERTIFY THAT THIS FINAL PLAT COMPLIES WITH SECTION 166.04(K) WITH THE OWNER(S) DEDICATION OF _____ ACRES AND/OR PAYING IN-LIEU $ _____
WARRANTY DEED FOR PARK LAND RECORDED AS FOLLOWS:
BOOK #: _____ PAGE #: _____

_____ _____
DATE PARKS AND RECREATION REPRESENTATIVE



VICINITY MAP COURTESY CITY OF FAYETTEVILLE GIS

GRAPHIC SCALE IN FEET
2000' 0 2000'

LEGEND

SITE LOCATION
PROPERTY LINE
FLOOD PLAIN WITH FLOODWAY

Freeway/Expressway
Regional Link - High Activity
Regional Link
Neighborhood Link
Institutional Master Plan
Urban Center

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FAYETTEVILLE, ARKANSAS.

_____ _____ _____
DATE ELECTRIC

_____ _____ _____
DATE GAS SERVICE

_____ _____ _____
DATE TELEPHONE

_____ _____ _____
DATE CABLE TELEVISION

_____ _____ _____
DATE CITY OF FAYETTEVILLE

OWNER:

BUFFINGTON WEIR, LLC
2826 JOYCE BLVD.
FAYETTEVILLE, AR 72703
479-251-1106

SUBJECT PROPERTY CURRENT
ZONING: NS-G
PLAT PAGE #244

CERTIFICATE OF SURVEY AND ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

For Review
02/17/2026 1:19:00 PM

_____
DATE

CRAFTON TULL & ASSOCIATES, INC.
BY MARK A. MEADOR (AGENT)

_____
MARK A. MEADOR RPLS 1304
PROFESSIONAL SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0205 F, EFFECTIVE DATE MAY 16, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON ARE SHOWN AS DEPICTED ON THE CITY OF FAYETTEVILLE GIS AND WERE INDEPENDENTLY SCALED FROM THE CITED FLOOD MAPS AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

RECORD INFORMATION

Planning Commission
March 9, 2026
CCP-2026-0001 (MAGNOLIA PARK PH 5)
Page 15 of 17

STATE PLAT CODE:
500-17N-30W-0-31-110-72-1304

SEAL

For Review
02/17/2026 1:18:48 PM

MAGNOLIA PARK PHASE V - CONCURRENT PLAT
PART OF NE/4 OF SECTION 31, T17N, R30W
FAYETTEVILLE, ARKANSAS

PREPARED FOR:
BUFFINGTON WEIR, LLC

DATE: 02/17/2026
PROJECT NO: 2430.100
CONTACT: M. MEADOR

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS

© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
1 OF 3

DRAWING: G:\2430\100_MAGPARK\INFRASTRUCTURE\SURVEY\DWG\2430100_PHASEV_CONCURRENPLAT_COVER.DWG
LAST PLOTTED BY: MARK A. MEADOR 2/17/2026 12:53:47 PM [PLOTTED BY: VALID (ON HARD COPY ONLY)]

THIS SHEET IS A PART OF THE LEGAL CADASTRE

SUBDIVISION DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE/4) OF THE NE/4 OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 30 WEST, CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 02°40'16" WEST ALONG THE LINE COMMON TO SECTIONS 31 & 32 OF SAID TOWNSHIP AND RANGE, A DISTANCE OF 726.35 FEET TO THE NORTH BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF FAYETTEVILLE BY WARRANTY DEED RECORDED AS REAL ESTATE FILE NO. 2021-00022714; THENCE LEAVING SAID SECTION LINE AND ALONG SAID NORTH BOUNDARY NORTH 87°10'00" WEST, A DISTANCE OF 95.08 FEET TO THE NORTHWEST CORNER OF SAID CITY OF FAYETTEVILLE TRACT OF LAND FOR THE POINT OF BEGINNING;

THENCE ALONG THE WEST BOUNDARY OF SAID CITY OF FAYETTEVILLE TRACT OF LAND SAME BEING THE WEST RIGHT-OF-WAY OF RUPPLE ROAD FOR THE FOLLOWING THREE (3) CALLS:

1) 546.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 3553.00 FEET, A CENTRAL ANGLE OF 08°48'36" AND SUBTENDED BY A CHORD BEARING SOUTH 00°53'23" WEST – 545.79 FEET TO A POINT OF TANGENCY;
2) SOUTH 03°30'55" EAST – 1.69 FEET TO A TANGENT CURVE TO THE RIGHT;
3) 33.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2947.00 FEET, A CENTRAL ANGLE OF 00°38'40", AND SUBTENDED BY A CHORD BEARING SOUTH 03°11'35" EAST – 33.15 FEET TO THE NORTHEAST CORNER OF MAGNOLIA PARK PHASE I;

THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) CALLS:

1) NORTH 87°44'53" WEST, A DISTANCE OF 397.38 FEET TO A TANGENT CURVE TO THE LEFT;
2) 4.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 00°55'52" AND SUBTENDED BY A CHORD BEARING NORTH 88°12'49" WEST – 4.06 FEET;

THENCE NORTH 02°15'07" EAST, A DISTANCE OF 84.82 FEET TO A TANGENT CURVE TO THE LEFT; THENCE 59.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 45°24'55" AND SUBTENDED BY A CHORD BEARING NORTH 20°27'21" WEST – 57.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 43°09'48" WEST, A DISTANCE OF 68.28 FEET; THENCE NORTH 46°50'12" EAST, A DISTANCE 347.55 FEET TO A TANGENT CURVE TO THE LEFT; THENCE 45.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 17°18'28" AND SUBTENDED A CHORD BEARING NORTH 38°10'58" EAST – 45.14 FEET; THENCE NORTH 29°31'44" EAST, A DISTANCE OF 104.55 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE 22.21 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 12°43'31" AND SUBTENDED BY A CHORD BEARING NORTH 35°53'30" EAST – 22.16 FEET; THENCE SOUTH 87°10'00" EAST, A DISTANCE OF 125.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.17 ACRES MORE OR LESS.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	546.33'	3553.00'	8°48'36"	S0° 53' 23"W	545.79'
C2	33.15'	2947.00'	0°38'40"	S3° 11' 35"E	33.15'
C3	4.06'	250.00'	0°55'52"	N88° 12' 49"W	4.06'
C4	59.45'	75.00'	45°24'55"	N20° 27' 21"W	57.90'
C5	45.31'	150.00'	17°18'28"	N38° 10' 58"E	45.14'
C6	22.21'	100.00'	12°43'31"	N35° 53' 30"E	22.16'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S3° 30' 55"E	1.69'

POB
NW CORNER OF CITY OF FAYETTEVILLE PROPERTY PER DEED FILE NO. 2021-00022714

POC
CORNER OF SECTIONS 29, 30, 31, & 32; T17N, R30W. PER WASHINGTON CO. SURVEYOR'S RECORD BOOK 2 PAGE 206, ADLS PLAT RECORD 202301111656 AND ADLS PLAT RECORD 20250828164711. FOUND A 5/8" REBAR WITH 3 1/4" ALUMINUM CAP STAMPED WITH STANDARD BLM MARKINGS

REF1 – 2" ALUM. MON. K-7 2021 S55°17'20"W, 39.99'
REF2 – 5/8" CAPPED REBAR LS 1642 S87°57'47"E, 57.03'
REF3 – 5/8" CAPPED REBAR LS 1642 S87°33'50"E, 216.74'
REF4 – 5/8" REBAR CTA CONTROL CAP N50°56'20"W – 114.58'

5/8" REBAR PER UN-RECORDED PLAT BY LS1320. MARKER NOTED ON PLAT OF SURVEY FOR BUFFINGTON HOMES OF ARKANSAS, RECORDED AS DOCUMENT NO. 202010225376 IN THE OFFICE OF STATE SURVEYOR, DIVISION OF LAND SURVEY, DEPARTMENT OF TRANSFORMATION AND SHARED SERVICES, STATE OF ARKANSAS.

PARCEL NO. 001-16781-100
TAMMY L. VINES LIVING TRUST
DEED FILE NO. 2021-00037300

PARCEL NO. 765-21247-201
CITY OF FAYETTEVILLE, ARKANSAS
DEED FILE NO. 2021-00022714

PARENT TRACT
PARCEL NO. 765-21247-200
BUFFINGTON WEIR, LLC
REMNANT OF
DEED FILE NO. 2019-00003647

50'R.O.W. PER MAGNOLIA PARK PHASE III & IV

W LIERLY LANE (RESIDENTIAL LINK)

N. ORANGE BLOSSOM HILL

N. LAVENDER LANE

RUPPLE ROAD (REGIONAL LINK)

CENTER LINE OF ALIGNMENT

46' MSP
92' R/W MSR
53' TO R/W

0-25' BUILD TO ZONE

LOT 167
115,395± SQFT
2.649± AC

LOT 168
11,372± SQFT
0.260± AC

LOT 169
10,913± SQFT
0.250± AC

LOT 170
10,913± SQFT
0.250± AC

LOT 171
10,913± SQFT
0.250± AC

LOT 172
10,913± SQFT
0.250± AC

LOT 173
11,472± SQFT
0.263± AC

LOT 8 MAGNOLIA PARK PHASE I ZONING: NC
LOT 7 MAGNOLIA PARK PHASE I ZONING: NC
LOT 6 MAGNOLIA PARK PHASE I ZONING: NC
LOT 5 MAGNOLIA PARK PHASE I ZONING: NC
LOT 4 MAGNOLIA PARK PHASE I ZONING: NC
LOT 3 MAGNOLIA PARK PHASE I ZONING: NC
LOT 2 MAGNOLIA PARK PHASE I ZONING: NC
LOT 1 MAGNOLIA PARK PHASE I ZONING: NC

LEGEND

UE – UTILITY EASEMENT
BTZ – BUILD TO ZONE
BS – BUILDING SETBACK
DE – DRAINAGE EASEMENT
LE – LANDSCAPE EASEMENT

- SET 5/8" REBAR W/CAP EMBOSSED AR PS 1304
- FND 5/8" REBAR W/CAP PS 1304 UNLESS OTHERWISE NOTED
- CALCULATED POINT
- EXISTING WOOD FENCE
- SECTIONAL SUBDIVISION LINE
- PROPERTY LINE
- CENTERLINE OF RIGHT-OF-WAY
- STREET RIGHT-OF-WAY BY THIS PLAT
- EASEMENT LINE BY THIS PLAT
- BUILDING SETBACK LINE BY THIS PLAT
- EXISTING WELDED WIRE FENCE
- EXISTING CURBED ASPHALT STREET
- EXISTING SIDEWALK
- ADA RAMP TO BE INSTALLED BY HOME BUILDER
- SIDEWALK TO BE INSTALLED BY HOME BUILDER

QUARTER CORNER OF
SEC 31 & 32, T17N, R30W
9" X 10" LIMESTONE
PER PLAT 2003-00017759
PER CLABBER CREEK PHASE 4, PLAT FILE NO. 0023-00000254
PER DIV. OF LAND SURVEY FILE NO. 202010225376
REPLACED WITH 5/8" REBAR & 3 1/4" ALUM. CAP PER PLAT
FILE NO. 024A-00000386
REF1 – WATER VALVE N42°46'21"E, 28.98'
REF2 – WATER VALVE N67°36'15"E, 53.51'
REF3 – FIRE HYDRANT S31°50'46"E, 28.17'
REF4 – WATER VALVE S27°45'22"E – 27.07'
REF5 – STORM DRAIN MANHOLE N39°43'22"W, 47.18'

RECORD INFORMATION

STATE PLAT CODE:
500-17N-30W-0-72-110-72-1304

SEAL

For Review
02/17/2026 2:22:18 PM

MAGNOLIA PARK PHASE V - CONCURRENT PLAT
PART OF NE/4 OF SECTION 31, T17N, R30W
FAYETTEVILLE, ARKANSAS

PREPARED FOR:
BUFFINGTON WEIR, LLC

DATE: 10/02/2024
PROJECT NO: 24304100
CONTACT: M. MEADOR

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838 t
www.craftontull.com

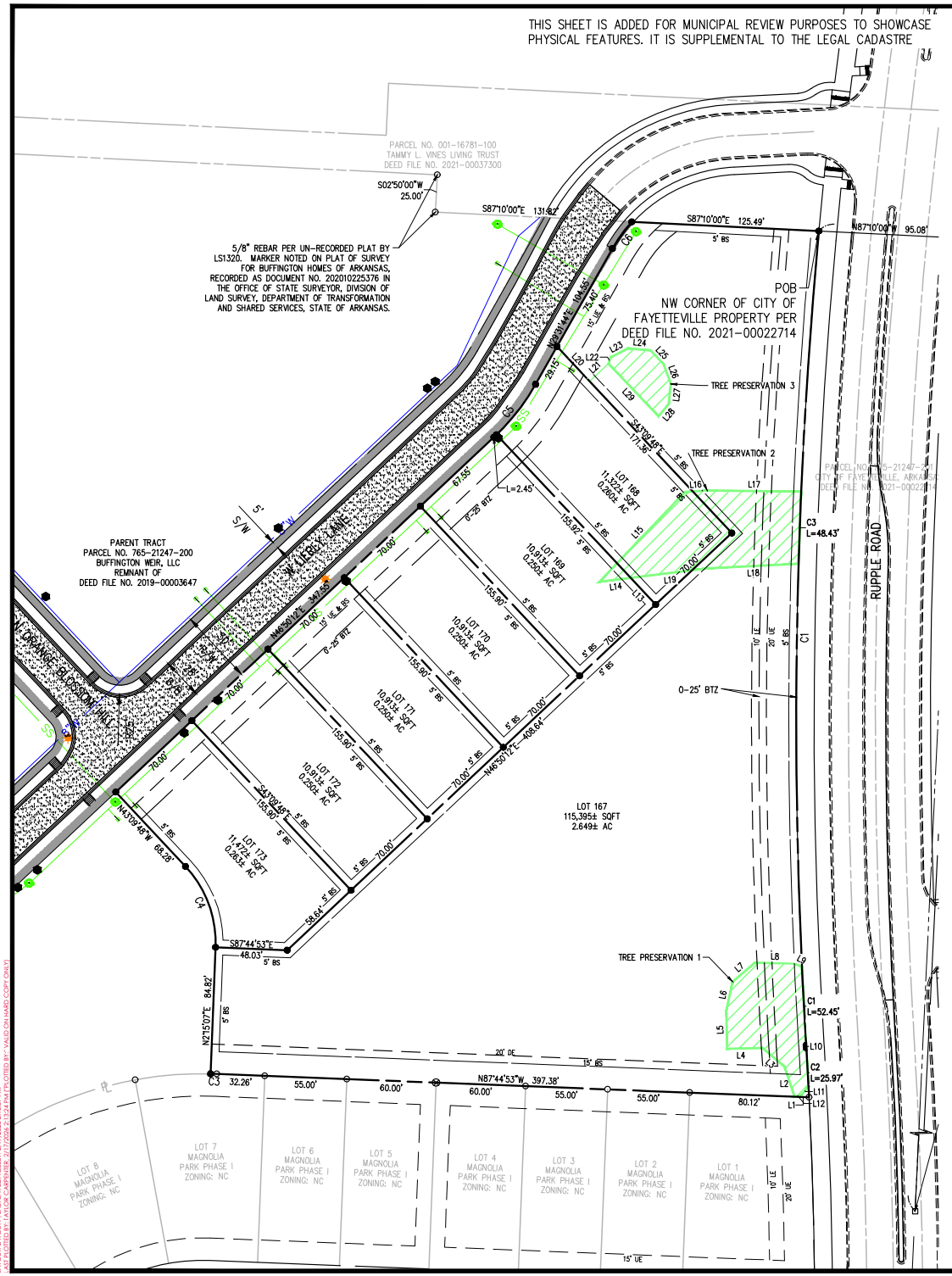
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109

© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
01	COMMENTS FROM CITY	02/17/2026

SHEET NO.:
2 OF 3

DRAWING: S:\24304100_MAGPARK5\INFRASTRUCTURE\SURVEY\DWG\24304100_PHASEV_CONCURRENPLAT.DWG
LAST PLOTTED: 2/17/2026 2:22:18 PM
LAST PLOTTED BY: TAYLOR CARPENTER
XREF: 24304100_PHASEV_CONCURRENPLAT.DWG



STREET CROSS SECTION CHART LOCAL STREET PER MASTER STREET PLAN STREETS: W LIERLY, ORANGE BLOSSOM HILL
50' RIGHT OF WAY
26' FACE TO FACE
28' BACK TO BACK
7' PARKING LANE
8.5' & 9.5' DRIVING LANES
2' CURB AND GUTTER
6' GREENSPACE ONE SIDE
5' SIDEWALK BOTH SIDE

NOTE:
1. FOR ROADS 20 TO 26 FEET IN WIDTH, NO PARKING–FIRE LANE SIGNS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET AS REQUIRED BY 2012 IFC 503.3 & D103.6
2. FOR ROADS 26 TO 32 FEET IN WIDTH, NO PARKING–FIRE LANE SIGNS SHALL BE PROVIDED ON ONE SIDE OF THE STREET AS REQUIRED BY 2012 IFC 503.3 & D103.6
3. ALL FENCES THAT ABUT LOTS 123 AND 153 SHALL BE LIMITED TO 42 INCHES IN HEIGHT

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
WATER SERVICE	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE
	SIDEWALK BY LOT
	SIDEWALK BY COMMON AREA TO BE CONSTRUCTED BY DEVELOPER
	8" WATER LINE

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

BUILDING SETBACKS

ZONING: NSG
FRONT = BUILD TO 0'–25'
SIDE = 5' B/S
REAR = NONE
REAR WHEN CONTIGUOUS TO A SINGLE–FAMILY RESIDENTIAL DISTRICT = 15' B/S

TREE PRESERVATION 1		
LINE #	DIRECTION	LENGTH
L1	N87° 45' 10"W	9.89'
L2	N17° 47' 58"W	21.01'
L3	N49° 26' 58"W	19.45'
L4	S88° 43' 38"W	23.85'
L5	N1° 16' 22"W	25.73'
L6	N12° 21' 54"E	19.70'
L7	N49° 34' 34"E	19.60'
L8	S88° 57' 56"E	26.92'
L9	S61° 23' 43"E	5.31'
L10	S3° 30' 55"E	1.69'
L11	S40° 46' 07"W	7.48'
L12	S76° 27' 27"W	4.76'

TREE PRESERVATION 2		
LINE #	DIRECTION	LENGTH
L13	N43° 09' 48"W	24.46'
L14	S82° 59' 13"W	21.17'
L15	N43° 37' 50"E	83.16'
L16	N86° 04' 47"E	14.91'
L17	S89° 13' 06"E	62.97'
L18	S87° 09' 43"W	60.88'
L19	S82° 59' 13"W	52.04'

TREE PRESERVATION 3		
LINE #	DIRECTION	LENGTH
L20	S43° 09' 48"E	31.96'
L21	N46° 50' 12"E	17.36'
L22	N17° 34' 59"E	4.36'
L23	N62° 47' 52"E	13.31'
L24	S84° 48' 08"E	15.21'
L25	S42° 48' 39"E	12.88'
L26	S20° 06' 43"E	13.97'
L27	S6° 25' 34"W	13.56'
L28	S40° 26' 37"W	10.57'
L29	N43° 33' 09"W	48.61'

RECORD INFORMATION

Planning Commission
March 9, 2026

STATE PLAT CODE:
500-17N-30W-0-72-110-72-1304

SEAL

For Review
02/17/2026 2:22:04 PM

MAGNOLIA PARK PHASE V - CONCURRENT PLAT
PART OF NE/4 OF SECTION 31, T17N, R30W
FAYETTEVILLE, ARKANSAS

PREPARED FOR:
BUFFINGTON WEIR, LLC

DATE: 02/17/2026
PROJECT NO: 2430410.00
CONTACT: M. MEADOR

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
479.636.4838.1
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC. No. 109

© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 3

DRAWING: S:\2430410.00_MAGPARK5\INFRASTRUCTURE\SURVEY\DWG\2430410.00_PHASEV_CONCURRENTPLAT_STREET_TABLE.DWG
LAYOUT: LAYOUT1 | LAST SAVED: 2/17/2026 2:13:07 PM | PLOTTED BY: VALID ON HARD COPY ONLY!

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING: March 9, 2026

SUBJECT: **CCP-2026-0003: Concurrent Plat (361 W. ROCK ST/ROCK & LOCUST LLC, 523):** Submitted by BATES & ASSOCIATES for property located at 361 W. ROCK ST. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.22 acres. The request is for the concurrent plat of two residential lots.

RECOMMENDATION:
Staff recommends approval of **CCP-2026-0003** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CCP-2026-0003**, recommending:*

- *In favor of recommended right-of-way dedication;*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in downtown Fayetteville at the southwest corner of W. Rock Street and S. Locust Avenue. The overall property is zoned DG, Downtown General, and currently contains a 5-unit townhome development that was constructed in 2024. The applicant has previously subdivided 3 lots of this development into their own fee-simple lots through an administrative lot split, and has now come through with a concurrent plat request to subdivide the rest. The property is within the Downtown Design Overlay District. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Mixed Density Residential	DG, Downtown General
South	Mixed Density Residential	DG, Downtown General
East	Mixed Density Residential	DG, Downtown General
West	Mixed Density Residential	DG, Downtown General

Proposal: The applicant proposes subdividing land for the creation of 2 new lots for two townhomes. Because the parent tract has already been previously subdivided through administrative lot splits, the project must be submitted as a concurrent plat due to the number of resultant lots. No variances are being sought with this request.

Water and Sewer System: There is an existing 12" water line across the northern frontage of the lots along W. Rock Street. This line has been tapped for domestic water service to the lots. There is an existing 8" sewer line across the southern side of the lots. This line has been tapped for domestic sewer service to the lots.

Right-of-way to be dedicated:
W. Rock Street: The applicant previously dedicated all right-of-way necessary with the original lot split. Staff does not recommend any additional ROW dedication.

Street Improvements: Staff does not recommend any additional street improvements in association with this request; the applicant developed sidewalk, curb, and gutter according to the requirements associated with the original development.

Parkland dedication or fee in-lieu: The applicant was not charged any parks fees at the time of the original development. The applicant will be charged parks fees of $4760 for 5 multi-family units for the overall site, to be paid prior to plat signature.

Tree Preservation: N/A; the applicant has already addressed necessary tree preservation requirements with the original development.

Public Comment: Staff has not received any public comment.

RECOMMENDATION: Staff recommends approval of CCP-2026-0003 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *No additional right-of-way dedication is required.*

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

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

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: March 9, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT: None

ATTACHMENTS:

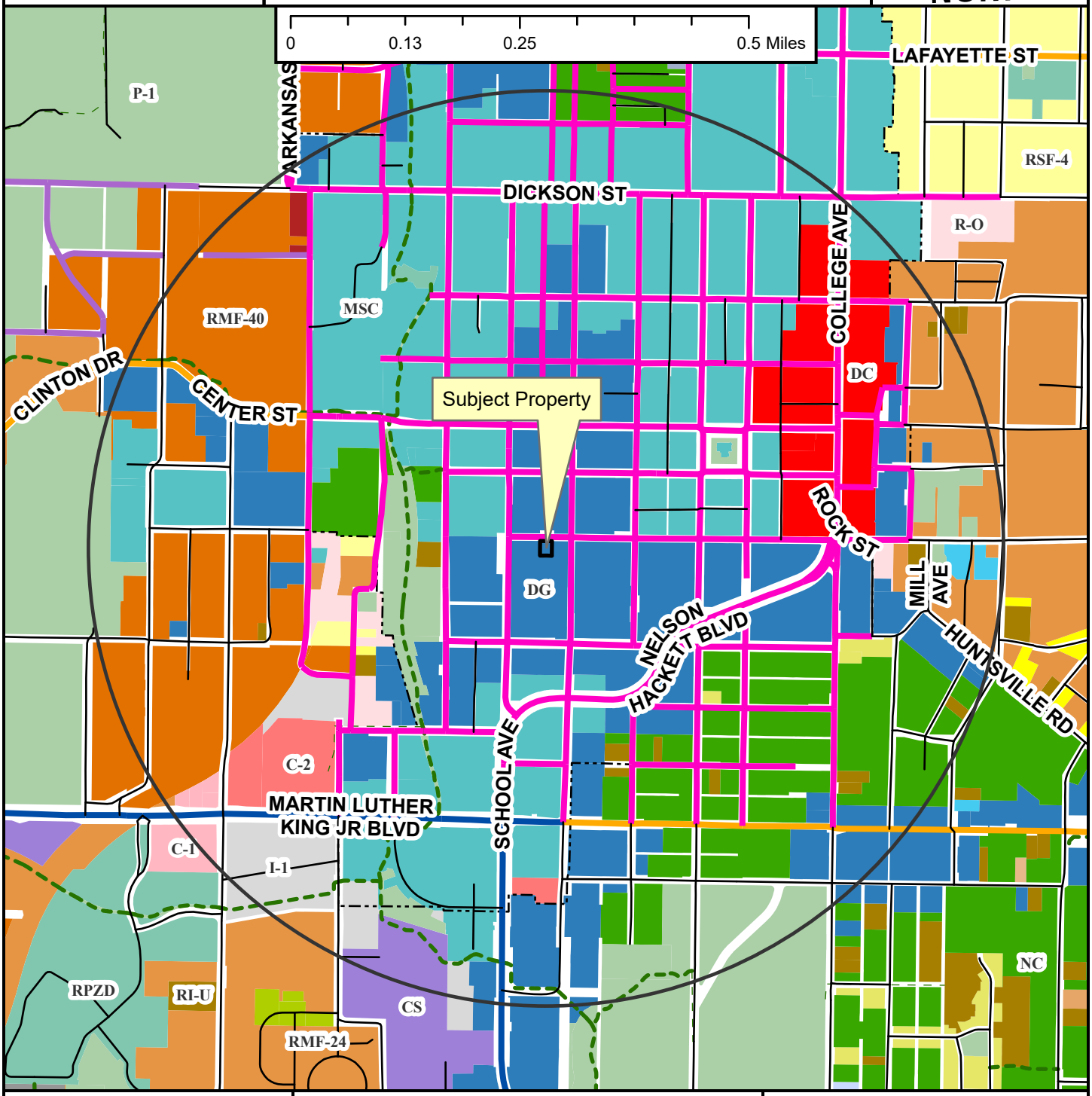
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Engineering Memo
- Parks Memo
- Applicant Request Letter
- Site Plan

CCP-2026-0003

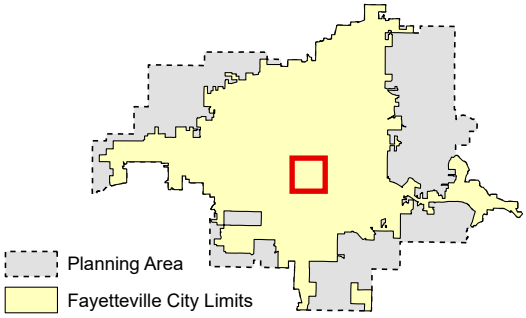
One Mile View

361 W. ROCK ST

NORTH



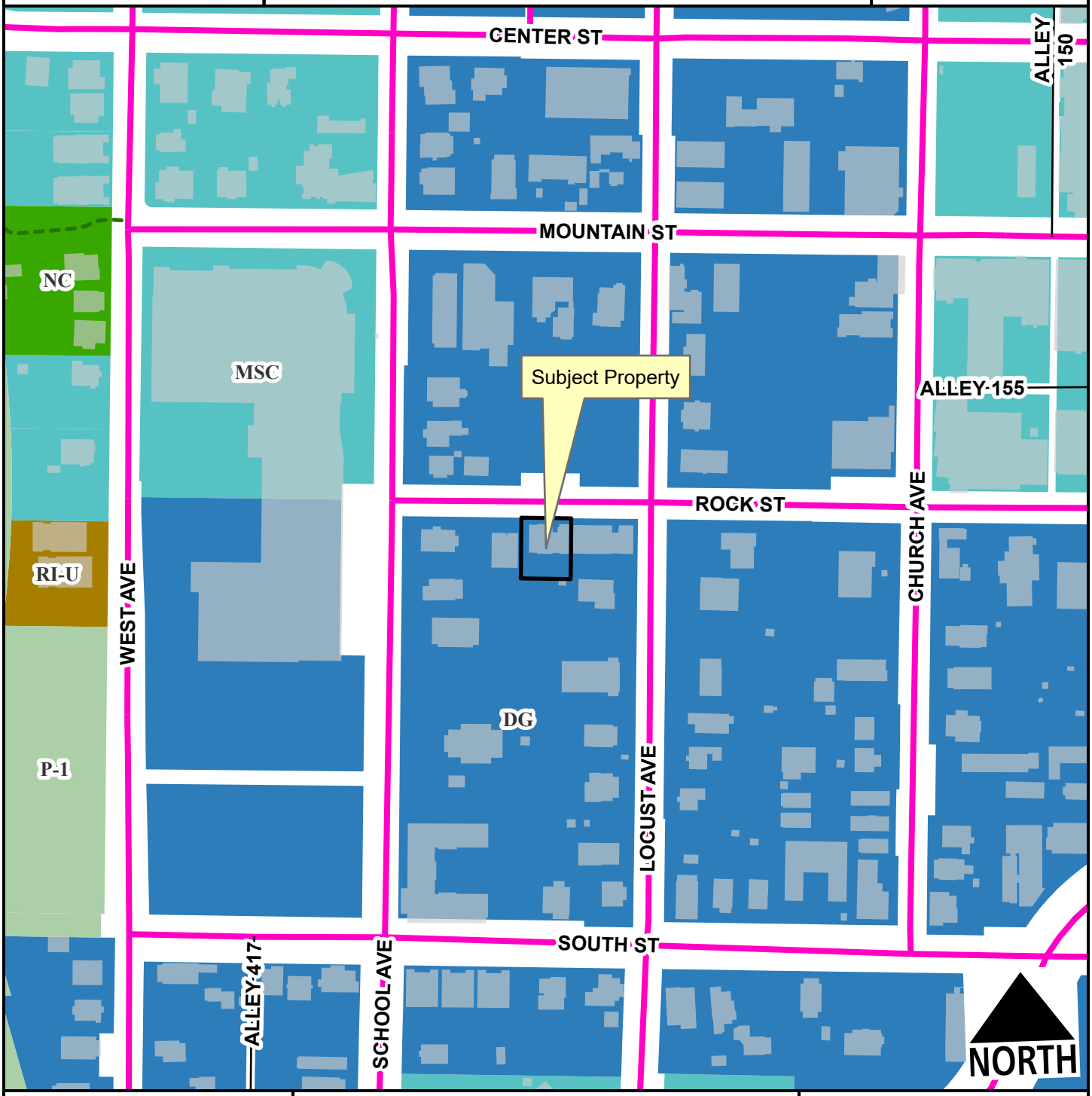
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CCP-2026-0003

Close Up View

361 W. ROCK ST



Urban Center
Alley
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail
Design Overlay District

Feet

0 75 150 300 450 600

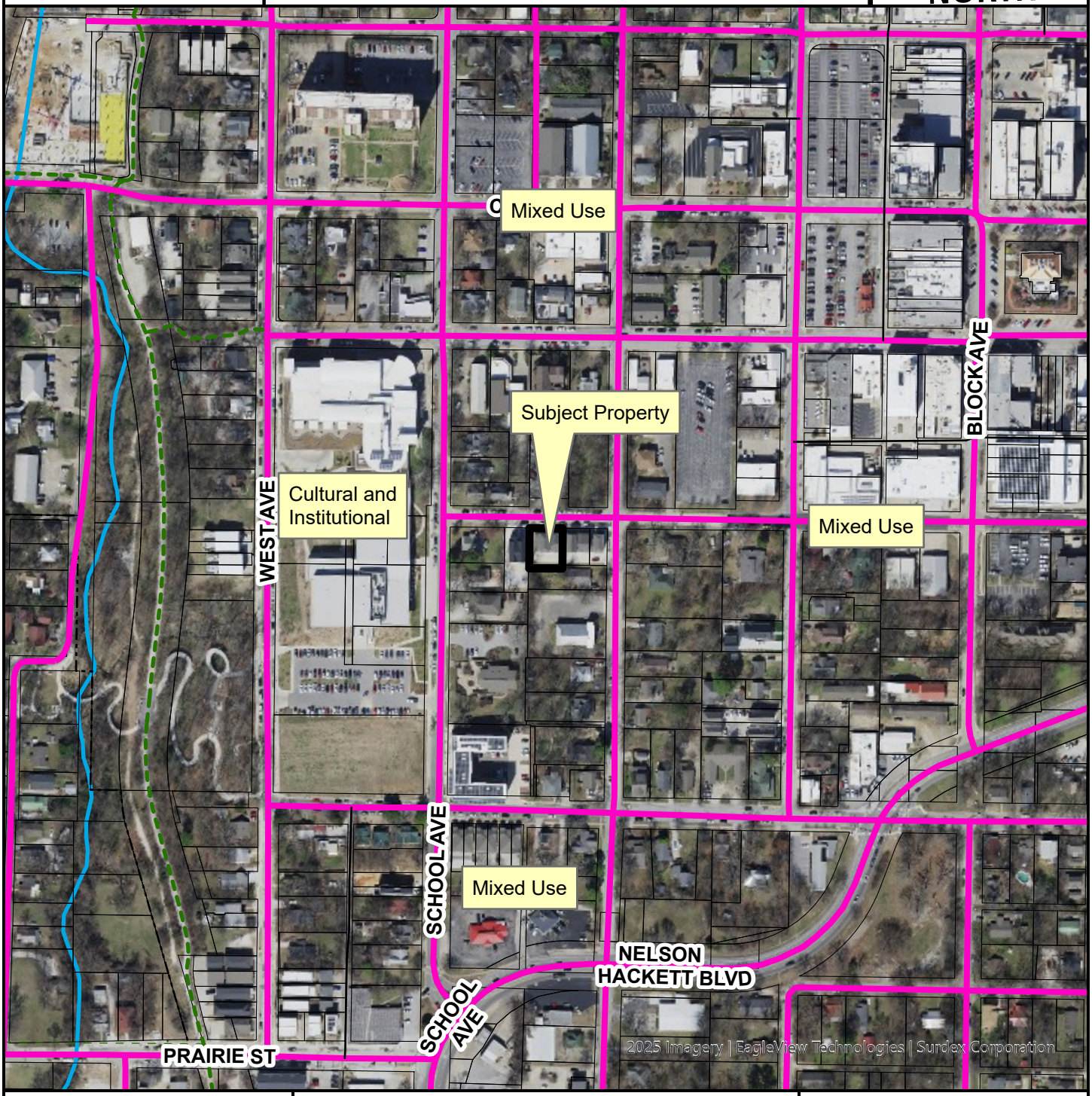
1:2,400

CCP-2026-0003

Current Land Use

361 W. ROCK ST

NORTH



- Urban Center
- Alley
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: March 2, 2026

SUBJECT: **Planning Commission Engineering Comments for CCP-2026-0003**

Water: There is an existing 12" water line across the northern frontage of the lots along W. Rock Street. This line has been tapped for domestic water service to the lots.

Sewer: There is an existing 8" sewer line across the southern side of the lots. This line has been tapped for domestic sewer service to the lots.

BATES
Engineers · Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

January 28, 2026

To the City of Fayetteville Planning Staff and Engineering Staff:

There is no large-scale development associated with this concurrent plat application. This project is a standard lot split to put 349 and 361 West Rock Street onto their own respective lots.

There are no civil plans or drainage calculations associated with this application. All drainage and utilities were approved in 2023 at the time of residential permitting, as RESI-2023-0009, 0010, 0011, 0012 and 0013.

This concurrent plat will not change or alter any existing conditions of the site.

If you have any questions, comments, or concerns please contact us.

Thank You,

Justin Reid – Project Manager
Bates & Associates
479-442-9350
justin@batesnwa.com

349 & 361 W. ROCK ST.CONCURRENT PLAT

CITY OF FAYETTEVILLE PROJECT
CCP-2026-0003

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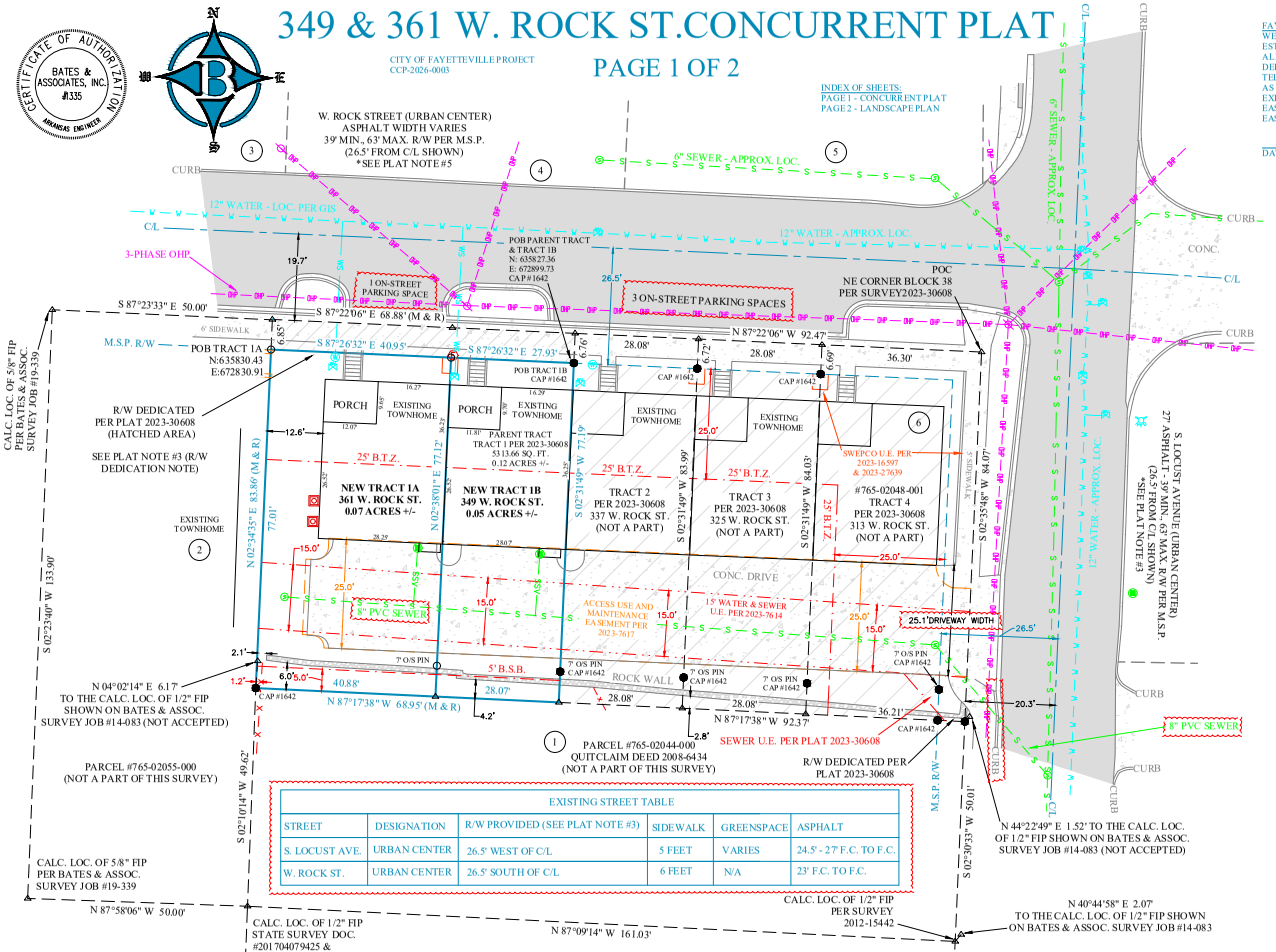
PAGE 2 - LANDSCAPE PLAN



EXISTING STREET TABLE					
STREET	DESIGNATION	R/W PROVIDED (SEE PLAT NOTE #3)	SIDEWALK	GREENSPACE	ASPHALT
S. LOCUST AVE.	URBAN CENTER	26.5' WEST OF C/L	5 FEET	VARIES	24.5' - 27' F.C. TO F.C.
W. ROCK ST.	URBAN CENTER	26.5' SOUTH OF C/L	6 FEET	N/A	23' F.C. TO F.C.

PARKING ANALYSIS			
UNIT TYPE	BEDROOMS	NO. OF UNITS	PARKING REQUIRED
TOWNHOMES	3	5	15
			PARKING PROVIDED
GARAGE PARKING			10
ON-STREET PARKING		ORIG. 5, 1 SPACE REMOVED PER CITY	4
UP TO 35% REDUCTION			1

BUS STOPS, BICYCLE INFRASTRUCTURE AND EXISTING ON STREET PARKING IN THE SURROUNDING AREA

SURVEY DESCRIPTIONS:

PARENT TRACT:
A PART OF BLOCK NUMBERED THIRTY-EIGHT (38) IN THE ORIGINAL TOWN (NOW CITY) OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF WEST ROCK STREET WHICH IS N87°22'06"W 92.47' AND S02°31'49"W 6.76' FROM THE NORTHEAST CORNER OF SAID BLOCK 38 AND RUNNING THENCE S02°31'49"W 77.19', THENCE N87°17'38"W 68.95' TO AN EXISTING REBAR, THENCE N02°34'35"E 77.01' TO THE SOUTH RIGHT-OF-WAY OF WEST ROCK STREET, THENCE ALONG SAID RIGHT-OF-WAY S87°26'32"E 68.88' TO THE POINT OF BEGINNING, CONTAINING 0.12 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 1A:
A PART OF BLOCK NUMBERED THIRTY-EIGHT (38) IN THE ORIGINAL TOWN (NOW CITY) OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST ROCK STREET WHICH IS N87°22'06"W 161.35' AND S02°34'35"W 6.85' FROM THE NORTHEAST CORNER OF SAID BLOCK 38 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N87°26'32"E 40.95', THENCE LEAVING SAID RIGHT-OF-WAY S02°38'01"W 77.12', THENCE N87°17'38"W 40.88' TO AN EXISTING REBAR, THENCE N02°34'35"E 77.01' TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NEW TRACT 1B:
A PART OF BLOCK NUMBERED THIRTY-EIGHT (38) IN THE ORIGINAL TOWN (NOW CITY) OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF WEST ROCK STREET WHICH IS N87°22'06"W 92.47' AND S02°31'49"W 6.76' FROM THE NORTHEAST CORNER OF SAID BLOCK 38 AND RUNNING THENCE S02°31'49"W 77.19', THENCE N87°17'38"W 28.07', THENCE N02°38'01"E 77.12', THENCE S87°26'32"E 27.93' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0216G. DATED 1/ 25/ 2024)

PLAT NOTES:
1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GROUND MARKINGS BY ARKANSAS ONE-CALL AND THE CITY OF FAYETTEVILLE GIS MAP. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
2) RECORD BEARINGS AND DISTANCES ARE SHOWN PER SURVEY BOOK 2023, PAGE 30608.
3) A 26.5' RIGHT-OF-WAY FROM THE CENTERLINES OF W. ROCK STREET AND S. LOCUST AVENUE WAS APPROVED BY A MASTER STREET PLAN DETERMINATION OFFERED BY THE ZONING AND DEVELOPMENT ADMINISTRATOR ON MARCH 3, 2023.
4) THERE ARE NO KNOWN WETLANDS ON THIS SITE.
5) THERE ARE NO KNOWN WATER WELLS, SUMPS, CESSPOOLS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES ON THIS SITE.
6) THERE ARE NO KNOWN OR PROPOSED GROUND LEASES ON THIS SITE.
7) THERE ARE NO EXISTING OR PROPOSED PUBLIC AREAS DEDICATED ON THIS SITE.
8) THERE IS NO EXISTING OR PROPOSED BUFFER AREAS ON THIS SITE.
9) THERE ARE NO EXISTING OR PROPOSED COMMON AREAS ON THIS SITE.
10) THERE ARE NO PROPOSED COVENANTS, CONDITIONS, OR RESTRICTIONS.

ADJACENT LAND OWNERS:
1) AUSTIN, JOHN A
215 S LOCUST AVE
FAYETTEVILLE, AR 72701
PARCEL #765-02044-000
ZONED: DG
2) WEST ROCKEN LLC
3809 VALLEY VIEW DR
SPRINGDALE, AR 72762
PARCEL #765-02055-000
ZONED: DG
3) REED, KURTIS D &
PARSLEY L REVOCABLE TRUST
380 W ROCK ST
FAYETTEVILLE, AR 72701-5912
PARCEL #765-02007-000
ZONED: DG
4) ROCK TERRACE TOWNHOUSES LLC
2955 N QUAIL CREEK DR
FAYETTEVILLE, AR 72703
PARCEL #765-02003-000
ZONED: DG
5) WOODS, FRANCES BURTON & MILLIGAN, ROY CLARK REVOCABLE TRUST
935 PEMBROKE RD
FAYETTEVILLE, AR 72701
PARCEL #765-02001-000
ZONED: DG
6) MOODY, ERIN MARIE ROSA & JOSH CALEB
313 W ROCK ST
FAYETTEVILLE, AR 72701-5952
PARCEL #765-02048-001
ZONED: DG

0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

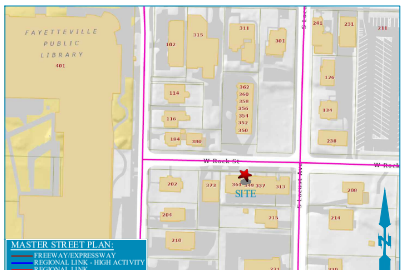
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF JANUARY, 2026.

STATE OF ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR
DRAFT
SIGNATURE
DERRICK L. THOMAS

DATE:

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

FAYETTEVILLE CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

DATE
MATT HERLEVIC
MANAGING MEMBER - ROCK AND LOCUST, LLC

PROPERTY OWNER:
ROCK & LOCUST LLC
MANAGING MEMBER: MATT HERLEVIC
11045 TIMARRON DR
BENTONVILLE, AR 72712
479-721-2033

PLAT PAGE INDEX:
523

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS PLATTED IN THIS DEVELOPMENT ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE _____ SWEPCO
DATE _____ BLACK HILLS ENERGY
DATE _____ AT&T
DATE _____ COX
DATE _____ CITY OF FAYETTEVILLE

CERTIFICATE OF APPROVAL OF TREE PROTECTION & PRESERVATION:

I HEREBY CERTIFY THAT THIS PLAT HAS COMPLIED WITH THE REQUIREMENTS OF THE TREE PRESERVATION ORDINANCE OF THE CITY OF FAYETTEVILLE UNIFIED DEVELOPMENT CODE.

APPROVED BY: _____
CITY OF FAYETTEVILLE URBAN FORESTER DATE

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FAYETTEVILLE PLANNING COMMISSION AT A MEETING HELD _____, 2026.

DATE _____ SECRETARY

CERTIFICATE OF APPROVAL OF PARK LAND DEDICATION OR MONEY IN-LIEU:

I HEREBY CERTIFY THAT THIS FINAL PLAT COMPLIES WITH SECTION 166.06(K) WITH THE OWNER(S) DEDICATION OF _____ ACRES OR PAYING IN-LIEU $_____.

WARRANTY DEED FOR PARK LAND RECORDED AS FOLLOWS:
BOOK #:_____ PAGE #:_____

DATE _____ PARKS & RECREATION REPRESENTATIVE

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF CITY OF FAYETTEVILLE, ARKANSAS.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR NO. 1642
STATE OF ARKANSAS

LAST SITE VISIT:
JANUARY 20, 2026

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

PROPERTY ZONED:
DG-DOWNTOWN GENERAL
-DOWNTOWN MASTER PLAN AREA OVERLAY
-DOWNTOWN DESIGN OVERLAY DISTRICT

BUILDING SETBACKS:

FRONT (BUILD-TO-ZONE)	25 ft
SIDE	0 ft
REAR	0 ft
REAR (FROM CENTER OF ALLEY)	12 ft

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
BOUNDARY LINE (MEASURED)
RE-LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
PARCEL LINE
BUILDING SETBACK
EASEMENT LINE
INGRESS & EGRESS EASEMENT
FENCE
WATER LINE
WATER SERVICE LINE
SEWER LINE
OVERHEAD POWER LINE
GUY WIRE
BENCH MARK
CONCRETE MONUMENT
COMPUTED POINT
SANITARY SEWER MH
WATER VALVE
FIRE HYDRANT
POWER POLE
GUY ANCHOR
TREE
FLEXIPOST

BATES & ASSOCIATES, INC. #1335
CERTIFICATE OF AUTHORIZATION
ARKANSAS ENGINEERS
Engineers • Surveyors
7239 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9309

FOR USE AND BENEFIT OF:
ROCK & LOCUST LLC

ADDRESS:
361 W. ROCK ST.
&
349 W. ROCK ST.
FAYETTEVILLE, AR

DATE: 02/11/26 | SCALE: 1"=20' | SURVEYED: | DRAFTED: JRCH | CHECKED: DLT
LOCATION: PART OF BLOCK 38, ORIGINAL TOWN OF FAYETTEVILLE
DRAFT DATE: 1-26-26
REVIEWED: DT
COA #1335

DRAWING #22-248 SPLIT 2026

CCP-2026-0003 (ROCK & LOCUST LLC)
March 9, 2026
Planning Commission
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349 & 361 W. ROCK ST. TOWNHOMES
LANDSCAPE PLAN

PAGE 2 OF 2

CITY OF FAYETTEVILLE PROJECT
CCP-2026-0003

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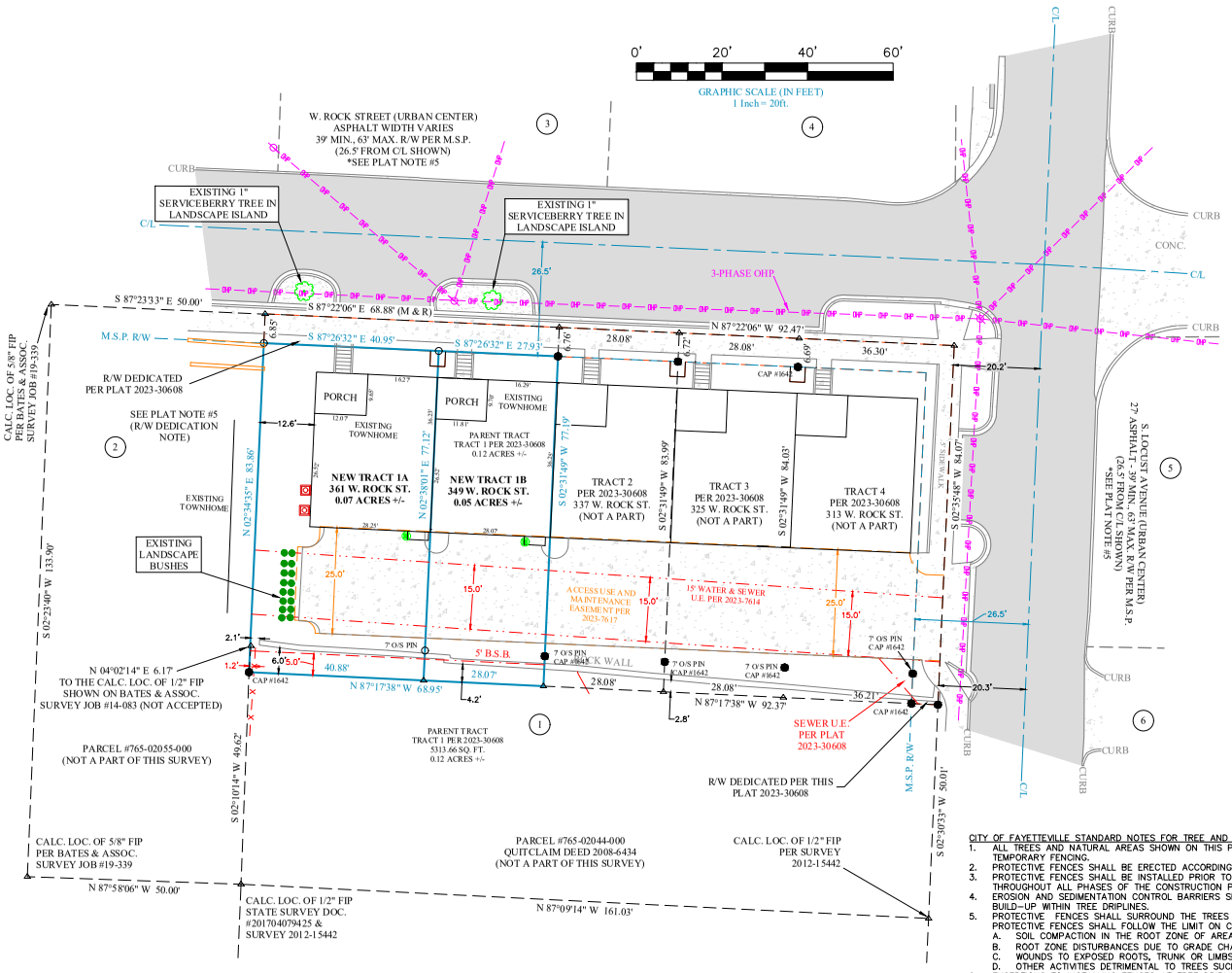
PROPERTY OWNER:
ROCK & LOCUST, LLC
MANAGING MEMBER: MATT HERLIVIC
11045 TIMARRON DR
BENTONVILLE, AR 72712

PLAT PAGE INDEX:
523



NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE HILLTOP HILLSIDE OVERLAY DISTRICT

NO TREES ARE PROPOSED TO BE REMOVED/ 100% OF CANOPY PRESENT ON SITE WILL BE PRESERVED. NO DEVELOPMENT IS PROPOSED IN THIS SUBMITTAL.

CITY OF FAYETTEVILLE STANDARD LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4' LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THIS WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100 AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.

CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT ON CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE OF AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE)
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE.
   D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TREE SIZE OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

RECORDING NUMBER/ DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
SET 5/8" REBAR w/ YELLOW PLASTIC CAP
COMPUTED POINT
SANITARY SEWER MH
WATER VALVE
FIRE HYDRANT
WATER METER
POWER POLE
GUY ANCHOR
CLEANOUT
TREE
BOUNDARY LINE (MEASURED)
TIE LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
PARCEL LINE
BUILDING SETBACK
EASEMENT LINE
INGRESS & EGRESS EASEMENT
FENCE
WATER LINE
WATER SERVICE LINE
SEWER LINE
OVERHEAD POWER LINE
GUY WIRE

ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 JEFFREY H. BATES

BATES & ASSOCIATES, INC.
Engineers • Surveyors
7239 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9309
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FOR USE AND BENEFIT OF:
ROCK & LOCUST LLC

ADDRESS:
361 & 349 W. ROCK ST.
FAYETTEVILLE, AR

DATE: 02/17/26
SCALE: 1" = 20'
LOCATION: PART OF BLOCK 38, ORIGINAL TOWN PLAT OF FAYETTEVILLE
SURVEYED: JRICH
DRAFTED: JCR
DRAFT DATE: 1-26-26
REVIEWED: DT
COA #1335

DRAWING #22-248 SPLIT 2026

Planning Commission
March 9, 2026
CCP-2026-0003 (ROCK & LOCUST LLC)
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CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director
Justin Bland, City Engineer
Willa Thomason, Urban Forester

FROM: Donna Wonsower, Senior Planner

MEETING DATE: March 9, 2026

SUBJECT: **CUP-2025-0046: Conditional Use Permit (SOUTHWEST OF RAZORBACK RD & S. ASHWOOD AVE/ASHWOOD TOWNHOMES LLC, 598, 599 & 638)** Submitted by JORGENSEN AND ASSOCIATES for property located SOUTHWEST OF RAZORBACK RD. & S. ASHWOOD AVE. The property is zoned RMF-24, RESIDENTIAL MULTIFAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a private dormitory and associated variances.

RECOMMENDATION:
Staff recommends denial of **CUP-2025-0046**.

RECOMMENDED MOTION:
*"I move to deny **CUP-2025-0046**, determining:*

- *Against compatibility with adjacent properties;*
- *Against a variance to §169.06(G), Percentage of Land Disturbance;*
- *Against a variance to §172.04(G)(3), Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses;*
- *Against a variance to §166.23(C)(4)(a), Pedestrian Connectivity;*
- *In favor of variance to §166.23(D)(2)(a)(i), Variety in Form and Design; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in south Fayetteville, at the southwest corner of the intersection of S. Razorback Rd. and S. Ashwood Ave. The property is composed of three parcels which are split zoned between RMF-24, Residential Multifamily, 24 Units Per Acre, R-A, Residential Agricultural, and CS, Community Services and which total 9.99 acres. The property is entirely undeveloped and is entirely covered with tree canopy. The property is also nearly entirely within the Hillside Hilltop Overlay District, is included within the Fayette Junction Neighborhood Plan, and is partially encumbered by the I-49 Sign Overlay District.

A concurrent large-scale development request for a 140-unit, 405 bed student housing townhome development has been submitted and is under review (LSD-2025-0012). Surrounding land use and zoning is depicted 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	Undeveloped Office	CS, Community Services I-1, Heavy Commercial and Light Industrial
East	Single-family Residential City Park	RSF-4, Residential Single-family, 4 Units per Acre P-1, Institutional
West	Undeveloped Office Two Family Dwellings	NS-L, Neighborhood Services Limited RMF-24, Residential Multifamily, 24 Units per Acre P-1, Institutional CS, Community Services I-1, Heavy Commercial and Light Industrial

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

Public Comment: To date, staff has received four written public comments expressing concerns about potential environmental impacts, displacement of wildlife, loss of trees on steep hillsides, infrastructure and drainage problems, increased traffic congestion, inadequate parking, noise, garbage disposal concerns, and safety. Additional verbal comments were received with similar concerns. A letter of opposition was also provided by the seven members of the city's Urban Forestry Advisory Board, citing the loss of high-value canopy on a steep hillside, misalignment with city goals, and environmental impacts.

Request: The applicant requests approval of a conditional use permit to allow for the development of a private dormitory, recently defined in code as use unit 48, which is a conditional use in the RMF-24 and CS zoning districts. The portion of the property zoned R-A is intended to remain as a tree preservation area. Four variances have been requested with this item.

Variance #1: UDC §169.06(G), Percentage of Land Disturbance. Land disturbance percentage within the Hilltop/Hillside Overlay District shall be equal to with the percent minimum canopy required on site per Chapter 167, Tree Preservation and Protection. The applicant is requesting a variance from this standard to permit 85.2% of the site to be disturbed where only 75% site disturbance would be permitted by ordinance.

Staff recommendation: Staff is not supportive of the variance request to §169.06(G) which states that the disturbed area on the site cannot exceed the total site area minus the minimum canopy requirement. Staff notes this section of the code only applies to area in the Hilltop/Hillside Overlay District and that it is intended to mitigate impacts to the environment and increased stresses to city systems that can result from increased impervious surface on hillsides. In this case, the minimum canopy requirement is 25%, meaning that the total disturbed area cannot exceed 75%. However, the applicant is requesting to disturb 85.2%, an increase of 10.2%.

Staff's opinion is that the hardship request is not justified because the applicant could simply reduce the project footprint, and that this extent of disturbance is not required to allow reasonable development of the site under by-right zoning entitlements. As such, the hardship is self-imposed and does not meet the approval criteria for a variance. If approved, staff recommends a condition that invasive species shall be removed from the proposed tree preservation area through either a mechanical method or a prescribed burn. Such removal is recommended in order to offset the loss of approximately 10% more canopy than would typically be allowed by improving the quality of the canopy to be preserved.

Variance #2: UDC §172.04(G)(3), Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses. Parking pads shall have a maximum of thirty (30) spaces per pad in the Hillside-Hilltop Overlay District. The applicant is requesting a variance from this standard to permit 142 spaces within a single parking pad where only 30 are permitted by code.

Staff recommendation: Staff is not supportive of this request. Parking pads are defined as "parking areas for multi-family residential, residential office, and commercial use in the Hillside/Hilltop Overlay District." Per the ordinance, each parking pads is required to be separated by a minimum undisturbed area of 15 feet with streets and access drives are permitted to cross this undisturbed area. As all areas of the site with the exception of the proposed tree preservation area are proposed to be mass graded, there is no area of undisturbed land between any parking areas that would allow them to be considered separate pads as defined by ordinance. As such, all 142 parking spaces, drive aisles, and maneuvering spaces would be considered a single parking pad.

While the applicant states that the topography of the site create a hardship and that leaving areas of undisturbed land would create unsafe conditions, staff finds that steep topography and slopes are a common condition within Fayetteville. No alternative site designs have been provided that indicate other building, parking, site, or grading layouts were explored. Without such alternatives, it is not clear why another design could not be proposed that is less impactful to the site given the permissive allowances within the RMF-24 and CS zoning districts and how the proposed design is not a self-induced hardship created by this specific design proposal. Further, while the applicant indicates that retaining walls have been provided to minimize site disturbance, a concurrent variance to exceed the maximum amount of land disturbance permitted by ordinance has also been submitted with this request.

Variance #3: UDC §166.23(C)(4)(a), Pedestrian Connectivity. Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. The pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk. The applicant is requesting a variance from this standard to permit only five pedestrian connections where a minimum of nineteen would be required by code.

Staff recommendation: Staff is not supportive of this request. Staff acknowledges the steep topography of the site combined with the significant width of the ARDOT right-of-way create design challenges; however, no alternative designs have been provided to staff showcasing what, if any, other options were explored. It is not apparent that walls exceeding ten to seventeen feet along nearly the entirety of Razorback and Ashwood are necessary to develop the site and that another layout would not be feasible which could place the residential units closer to the existing street grades.

The five individual connections shown on the plan are separated by approximately 140 feet, 180 feet, 240 feet and 280 feet at the public right-of-way and, as shown, most units depict a walking path exceeding 100 feet from the unit's entry to the public right-of-way with some units approaching 400 feet. Code permits units to share connections at a

maximum distance of 12 feet, a distance which is far exceeded by this design. The tall retaining walls also likely limit the visibility of the pedestrian entries from the right-of-way as required by ordinance. Staff finds the small number of connections and long travel distances run counter to the intent of the Urban Residential design standards "to create a pedestrian-friendly streetscape" and recommends denial of the requested variance. If the commission votes to approve the request, staff recommends a condition that a minimum of five connections be provided as shown on the plans. Additionally, staff recommends that all retaining walls adjacent to public right-of-way shall be improved with vertical plantings such as climbing vines or tall shrubs, or public art and that pedestrian-oriented elements per UDC 166.24(E)(2) shall be provided along each shared pedestrian entry within or adjacent to the public right of way.

Variance #4: UDC §166.23(D)(2)(a)(i), Variety in Form and Design. In order to provide a variety in form and design, one (1) building type may not be utilized more than three (3) times in a development. Each building type shall be differentiated by variations in materials, colors and roof forms. The applicant is requesting a variance from this standard to utilize a flat roof form for all proposed structures.

Staff recommendation: Staff is supportive of this variance request. The intent of the architectural standards is threefold, 1) "to ensure that urban residential buildings add to the character and quality of the community, offer a sense of security, and make a positive contribution to the life of the street"; 2) "to maximize the quality, value and longevity of urban residential neighborhood"; and 3) "To make housing appealing and comfortable for its inhabitants." While staff finds that additional variation in roof form would contribute to a visually engaging environment, staff also finds that permitting a roof form to be utilized more than three times within a single development can promote savings in both cost and time through the repetition of similar plans within the review and construction processes. Several of the buildings are rotated, minimizing the impact of similar building elevations in close proximity.

RECOMMENDATION: Staff recommends denial of **CUP-2025-0046.** If approved, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility with adjacent properties.** *Staff finds the proposed private dormitory to be incompatible based on the findings contained herein;*

2. **Planning Commission determination of variance to UDC §169.06(G), Percentage of Land Disturbance.** *Staff recommends denial of the requested variance. If approved, staff recommends the following conditions.*
    a. *The applicant/owner shall consult with either an insured prescribed burn contractor, or with a company offering mechanical removal of invasive species, for the primary purpose of reducing invasive species and encouraging the growth of native species on Parcel No. 765-03019-000. This work must be implemented at the expense of the applicant/owner, and the Urban Forester must approve of the selected contractor and scope of work. The applicant/owner shall provide the Urban Forester a copy of its contract containing the proposed scope of work, an itemized quote, and a clause requiring that, if the approved contract is breached, the applicant shall deposit into the City's Tree Escrow Account the amount set forth in that contract. Implementation of the prescribed burn or mechanical*

invasive species removal shall occur prior to issuance of a certificate of occupancy.

3. **Planning Commission determination of variance to UDC §172.04(G)(3), Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses.** *Staff recommends denial of the requested variance.*

4. **Planning Commission determination of variance to UDC §166.23(C)(4)(a), Pedestrian Connectivity.** *Staff recommends denial of the requested variance. If approved, staff recommends the following conditions.*
    b. *A minimum of five pedestrian connections be provided to public right-of-way as shown on the plans.*
    c. *All retaining walls adjacent to public right-of-way shall be improved with vertical plantings such as climbing vines or tall shrubs, public art, or other elements to promote visual interest from the public realm.*
    d. *Pedestrian oriented elements per UDC 166.24(E)(2) shall be provided along each shared pedestrian entry within or adjacent to the public right of way.*

5. **Planning Commission determination of variance to UDC §166.23(D)(2)(a)(i), Variety in Form and Design.** *Staff recommends approval of the requested variance with no added conditions.*

6. A 20' x 7' concrete pad shall be constructed adjacent to a 26' long bus loading zone along the property's frontage near Ashwood and Razorback. This concrete pad shall include a bench or other seating and shall be designated as micromobility rideshare parking;

7. Approximately 200 linear feet of off-site 12-foot-wide trail construction shall be required south of property line to complete the trail connection to Mount Kessler as indicated in the attached exhibit;

8. Permanent seating, and at least two of the following shall be installed at each proposed driveway and the intersection of Ashwood and Razorback adjacent to the trail in order to activate the public realm: planting beds, water features, public art, bicycle service areas, or other similar features;

9. Where sidewalks are located abutting garages, they shall be made visually distinct with a permanent method such as colored concrete.

10. A 10-foot buffer shall be required adjacent to the existing conservation easement located to the west of the proposed property. No grading may occur within this buffer.

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

12. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs.

13. Any other necessary improvements to water, sewer, streets, or sidewalks, will be determined at the time of development entitlement.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 9, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter;

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. Procedures. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting a conditional use permit for Use Unit 48: Private Dormitories in the RMF-24, and CS zoning districts.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under UDC §161.16 and §161.22 to grant the requested conditional use permit to allow Use Unit 48 in the RMF-24 and CS zoning districts.**

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

Finding: **Staff finds that granting the requested conditional use is likely to adversely affect public interest. Staff acknowledges that multifamily dwellings are permitted by right within the RMF-24 and CS zoning districts; however, because the units are designed as suites with shared living and cooking areas and three (3) or more private bedrooms each with its own bathroom, this development is subject to conditional use requirements of a private dormitory. Per Ordinance 2025-628, private dormitories were established as a separate conditional use city-wide as a response to heavy enrollment increases at the University of Arkansas and the resulting influx of private, student-focused residential developments affecting the city due to the lack of on-campus housing.**

While staff finds that a private dormitory use could theoretically be compatible in this area of the city, staff finds that the proposed development plans depict intense development on a steep, heavily canopied hillside which may ultimately be incompatible with the natural character of the site and surrounding developed areas. Additionally, while the number of variances are minimal, two are so substantial that their denial would likely warrant a complete redesign of the site. Neither of these are supported by staff. Staff finds that the proposed site design does not treat the hillside in a sensitive manner and may pose risks to life and property that outweigh the benefits of additional private dormitory units within the city. Additionally, while increasing density alone can provide a benefit to alternative modes of transportation, staff finds this benefit is reduced by the lack of nonresidential services that could allow residents to meet some of their needs on-site.

(c.) The Planning Commission shall certify:

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

Finding: **There are specific rules governing private dormitories:**

§161.16 Private Dormitories. Private Dormitories may be allowed as a conditional use where they are permitted subject to the following conditions:

A. **Subject to Residential Parking Standards.** Dormitories shall be subject to Section 172 — Parking and Loading and shall be subject to residential parking requirements.

Finding: **Multi-family developments, including those oriented towards student housing, are required to meet a parking ratio of one space per bedroom. While the site plan indicates a roughly even combination of garage and on-site parking that meets this total number, a variance has been requested**

for additional design requirements that apply to parking lots within the Hillside Hilltop Overlay District which staff does not support.

B. **Neighborhood Compatibility.** General compatibility with adjacent properties and surrounding neighborhood will be measured by analyzing surrounding land uses, scale, neighborhood character, and concentration of other student-oriented developments. The ground level street frontage may be required to be designed for active ground floor uses that are not residential, such as civic, retail, restaurant, or working spaces.

Finding: **Staff finds the applicant's request is incompatible with surrounding land uses. The property in question is primarily surrounded by either single family residential neighborhoods or city-owned conservation areas, though the property is bordered primarily by S. Razorback Rd. to the east. While the adjacent neighborhood to the north is undergoing substantial infill with multiple residential projects approved within the past year, these projects are proposed in flatter areas with much less existing canopy, whereas this development is located on a steep, fully forested hillside directly abutting an approximately 20-acre conservation easement on land owned by the city.**

No alternative site designs were provided with the request, and it is not apparent what, if any, other site designs or building types were explored which could have resulted in a layout which is less impactful to the site. CS and RMF-24 allow all types of residential dwellings and CS allow many types of commercial uses with building heights permitted up to five stories. Given these allowances, staff finds a similar number of units could likely be provided on site with a significantly smaller impact to the hillside and existing canopy. As shown with 140 townhomes, retaining walls are proposed on all four sides of the proposed residential units with heights ranging from 10 to 17 feet, and a variance has been requested to exceed the maximum amount of site disturbance permitted within the Hillside Hilltop Overlay District, indicating development incompatible with the adjacent conservation focused land.

Additionally, while benches and some pedestrian amenities are proposed adjacent to the trail and streets, the development is proposed as a strictly student housing development with no civic, retail, restaurant, or working spaces that would cater to the surrounding public. Because of the extensive use of retaining walls, there is functionally no "ground-level" space from the public right-of-way perspective and no connectivity is proposed to the existing neighborhoods to the north or east. This combination of limited connections and lack of public facing services minimizes potential for interactions between existing and future residents. The only nonresidential services shown are a private clubhouse and dog park for resident use. Given the single-use proposal, lack of connectivity or street-facing features, and the increased risk of development on steep hillsides, staff finds the applicant's request incompatible as proposed.

C. **Traffic and Infrastructure Impacts.** The project developer shall provide a traffic and infrastructure impact assessment and management plan that demonstrates the project will not unreasonably burden street or transit

networks and that the existing street, sidewalk, bike, and bus infrastructure is sufficient to support the proposed bedroom density per acre.

Finding: **The applicant provided a vehicle trip generation letter which shows the development would only add 80 trips to the peak hour of traffic (P.M. peak). This would be below the threshold for which a detailed traffic impact study would typically be required according to the Minimum Street Standards. Staff generally thinks this increase in vehicular traffic can safely be accommodated with connections to both Ashwood Ave. and Razorback Rd.**

No transit routes currently run to this location. If approved, staff has included recommended conditions regarding improvements to enable future transit stops and current micromobility parking; however, staff finds the lack of current transit services at a private dormitory is likely to contribute to traffic congestion given the high number of residents who would regularly be traveling to the university. There are no immediate plans to extend service to this area.

Concerning pedestrian connection, staff recommends approximately 200 feet of off-site trail construction south of property line to complete the trail connection to Mount Kessler, a regional park that is likely to serve residents of the private dormitories due to its provision of hiking, mountain biking, and other services not provided by parks located to the north. The plans largely indicate these recommended conditions are being met, and staff finds their inclusion is likely to limit negative impact to the existing sidewalk, bus and bike infrastructure.

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **Vehicular access is proposed from curb cuts along S. Ashwood Ave. and S. Razorback Rd. and appears to meet relevant separation distance requirements. A variance has been requested to pedestrian connectivity standards as described above for units abutting public right-of-way. While sidewalks are shown through the site, there are many locations where these sidewalks overlap with short driveways where vehicles backing out of garages would have limited to no visibility of pedestrians using these sidewalks. Further, thirty-seven units do not have direct access to a separate pedestrian system and would be required to cross driveways or walk in the street in order to reach the sidewalks, which has the potential to create conflicts and safety concerns for future residents. If approved, staff recommends a condition that where sidewalks are located abutting garages, they shall be made visually distinct with a permanent method such as colored concrete.**

As private dormitories are likely to have a high demand for access to the university and its associated services, staff recommends multiple conditions tied to providing alternative modes of transportation. Staff recommends a 20' x 7' concrete pad shall be constructed adjacent to a 26' long bus loading zone along the property's frontage near Ashwood and Razorback that could be converted to a bus pad if routes are later expanded to this area. Staff recommends that this concrete pad include a bench or other seating and that the area be designated as micromobility rideshare parking. Additionally, staff recommends approximately 200 feet of off-site trail construction south of property line to complete the trail connection to Mount Kessler, a regional park that is likely to serve residents of the private dormitories due to its provision of hiking, mountain biking, and other services not provided by parks located to the north.

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **A combination of off-street parking on surface lots throughout the site and garage parking is proposed which generally comply with the dimensional standards of UDC §172.04 Parking Design Standards. A variance has been requested to additional standards applicable to parking lots within the HHOD, which staff does not support for the reasons outlined above.**

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

Finding: **The applicant has identified two trash locations on the site plan that appear to meet city ordinance.**

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

Finding: **There is currently an 8" water line along the east side of Razorback Rd. and a 6" water main along S. Ashwood Ave that the property can tie to. During entitlement review these connections will be analyzed to determine if a looped connection across the site between these two lines is adequate or if additional improvements are needed. There is currently a 6" sanitary sewer main available to the site at the northeast corner of the property. The applicant has engaged the city's sewer modeling consultant to model this development within the existing sewer system and confirm any issues. This study will be finalized during the entitlement phase and will recommend any additional downstream improvements.**

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

Finding: **Extensive grading is proposed throughout the site with large retaining walls along multiple property lines. A conservation easement currently**

exists on city property to the west of the property. While not identical to a tree preservation easement, conservation easements serve a similar function. For trees intended to be preserved, UDC 167.05(B) requires tree protection barriers be installed along either the dripline of the canopy or 10 feet from the trunk, whichever is greater. In order to mitigate potential impact to this conservation easement, staff recommends a 10-foot buffer shall be required adjacent to its boundaries within which no grading may occur.

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to Unified Development Code Chapter 174, Signs, and all regulations therein.**

(g.) Required yards and other open space;

Finding: **Based on the applicant's submittal, the proposed site plan appears to comply with minimum buildable street frontage requirements. Within the RMF-24 zoning district, buildings adjacent to a single-family district which exceed two stories have additional side setback requirements based on their final story-height determination, which will be fully evaluated with permitting. Full compliance with the City's tree preservation and landscape requirements will be evaluated at the time of development submittal.**

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

Finding: **Staff finds the applicant's request to be incompatible with adjacent properties. The proposed development is substantially more intense than surrounding properties and is inconsistent with other recent infill developments in the area which are street-facing. The proposal neither activates the public realm or treats the steep hillside with sensitivity, and no alternative designs have been provided which would indicate why another, less-impactful design could not be utilized.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds that the proposed use does not align with the goals and intent of the city's adopted land use plans. The existing zoning districts permit multifamily developments by right, with density capped at 24 units per acre within the RMF-24 zoning and with no cap in the CS zoning. As such, staff finds that the existing zoning permits intensive development without a conditional use permit; however, the proposed development is intended to be constructed as primarily student housing, limiting its broader contributions to the city's overall housing market and triggering the need for a conditional use permit.**

This area is part of the Fayette Junction Master Plan, which calls for this property to be part of the "Shining Gateway," a largely preserved and reforested hillside that is intended to preserve views of Old Main, mitigate negative impacts of development on an environmentally sensitive site, and act as a southern gateway into the city. All proposed tree preservation in the site is located at the southern corner, with total tree removal and extensive grading proposed elsewhere. The grading proposed is so extensive as to require multiple planning commission variances to portions of city codes intended to encourage sensitive development within the Hillside Hilltop Overlay District. Staff finds the proposed single use of the site, lack of nonresidential services, turning away from the public realm, extensive grading of the hillside with large retaining walls, and potentially hazardous pedestrian conditions run counter to city goals to encourage alternative transportation; establish complete, connected developments; assemble an enduring green network; and to create a livable transportation network.

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code Sections
  - UDC §163.19 Private Dormitories
  - UDC §166.23 Urban Residential Design Standards
  - UDC §169.06 Land Alteration Requirements
  - UDC §172.04 Parking Lot Design Standards
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibits
  - Parking Pads in HHOD Exhibit
  - Recommended Off-Site Improvements
  - Fayette Junction Master Plan Excerpts
- Staff Memos
  - Engineering Memo
  - Long Range Planning Memo
- Applicant Request Packet
  - Cover Letter
  - Variance Request Letters
  - Site Plans
  - Building Elevations
  - Traffic Generation Letter
- Public Comment

163.19 Private Dormitories

Private Dormitories. Private dormitories may be allowed as a conditional use where they are permitted subject to the following conditions:

(A) *Subject to Residential Parking Standards.* Dormitories shall be subject to Chapter 172, Parking and Loading, and shall be subject to residential parking requirements.

(B) *Neighborhood Compatibility.* General compatibility with adjacent properties and surrounding neighborhood will be measured by analyzing surrounding land uses, scale, neighborhood character, and concentration of other student-oriented developments. The ground level street frontage may be required to be designed for active ground floor uses that are not residential, such as civic, retail, restaurant, or working spaces.

(C) *Traffic and Infrastructure Impacts.* The project developer shall provide a traffic and infrastructure impact assessment and management plan that demonstrates the project will not unreasonably burden street or transit networks and that the existing street, sidewalk, bike, and bus infrastructure is sufficient to support the proposed bedroom density per acre.

(Ord. No. 6879, §4, 5-20-25)

166.23 Urban Residential Design Standards

(A) *Purposes.*

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

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

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

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

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

(1) Two (2) family dwellings

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

(3) Multi-family dwellings

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

(1) *Intent.* The intent of these site development standards is to create a pedestrian-friendly streetscape.

(2) *Vehicular Access/Circulation/Parking.*

(a) Site access and internal circulation should promote pedestrian safety, efficiency, and convenience and minimize conflicts between vehicles and pedestrians. Continuous circulation shall be provided throughout the site to the greatest extent possible creating a complete, compact, and connected transportation network both within the development and to the surrounding neighborhood. The visual impact of parking areas should be minimized by locating parking behind buildings and internal to the site.

(i) Garage entries and carports shall not protrude forward from the principal facade. Driveways shall extend at least 18 feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way.

(ii) Parking areas should be accessed by mid-block alleys whenever possible. Developments should minimize multiple driveways and should utilize a shared access to reduce the number of vehicle conflicts at the street.

(iii) On-street parallel parking may be provided on at least one (1) side of the street in front of all multi-family buildings where feasible. Each on-street parking space provided along the project frontage shall count toward the total required spaces for the development.

(3) *[Reserved.]*

(4) *Pedestrian Circulation.*

(a) Ground floor dwelling units adjacent to a public street shall have a primary pedestrian entry that is visible from the street. This entry shall connect unobstructed to the public sidewalk where sidewalk exists in a manner to allow occupants to access from the interior of the structure to the city sidewalk. The connection shall match the sidewalk in material type and shall be at least 3 feet in width unless otherwise approved by the Zoning and Development Administrator in writing. The entry may be gated and shared but must occur at a spacing of no fewer than one (1) entrance for every two (2) street level dwellings. The pedestrian connection to the street may run from the door along the façade of the building parallel to the street for a maximum of 12 feet from the door before connecting directly to the public sidewalk.

…

(D) *Architectural Design Standards.*

(1) *Intent.* The intent of these building design standards is:

(a) To ensure that urban residential buildings add to the character and quality of the community, offer a sense of security, and make a positive contribution to the life of the street.

(b) To maximize the quality, value and longevity of urban residential neighborhoods.

(c) To make housing appealing and comfortable for its inhabitants.

(2) *Construction and Appearance Design Standards for Urban Residential Development.*

(a) *Building Form and Design.*

(i) In order to provide a variety in form and design, one (1) building type may not be utilized more than three (3) times in a development. Each building type shall be differentiated by variations in materials, colors and roof forms.

….

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

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

169.06 Land Alteration Requirements

(A) *Applicability.* This section shall apply to all land alteration activities, including those that do not require a grading permit.

(B) *Requirements Varied.* Variances of this chapter's requirements may be approved by the City Engineer. The extent to which variations may be made will depend on the soil types encountered, planned slopes, planned vegetation, and investigative engineering reports. In no case shall the City Engineer waive or modify any of the minimum erosion control requirements as given in §169.04.

…

(G) *Percentage of Land Disturbance.* Land disturbance percentage within the Hilltop/Hillside Overlay District shall be equal to with the percent minimum canopy required on site per Chapter 167, Tree Preservation and Protection.

…

(Code 1991, §161.07; Ord. No. 3551, 6-4-91; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4113, §1, 8-18-98; Ord. No. 4855, 4-18-06; Ord. No. 5336, 8-3-10; Ord. No. 5431, 8-16-11; Ord. No. 5702, Repealed & Replaced Chp. 169, 8-5-14; Ord. No. 6061, §6, 4-17-18; Ord. No. 6446, §11(Exh. F), 6-15-21)

172.04 Parking Lot Design Standards

…

(G) *Hillside/Hilltop Overlay District.*

(1) *Separation of Parking Pads in Multi-Family, and Non-Residential Development.* Parking pads shall be separated by a minimum undisturbed area of 15 feet between parking pads. Streets and access drives are permitted to cross this undisturbed area.

(2) *Cut and Fill Slopes.* Parking pads should be encouraged to utilize cut slopes with retaining walls to minimize disturbance.

(3) *Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses.* Parking pads shall have a maximum of thirty (30) spaces per pad.

(4) *Parking Lot Location.* Parking lots shall be set back with a minimum of 35 feet of undisturbed area required adjacent to the street right-of-way.

(5) *Multi-Family and Non-Residential Uses.* Developers of multi-family and non-residential uses in the Hillside Overlay District are encouraged to refer to the Hillside Best Management Practices Manual for guidance and direction in the design of their project.

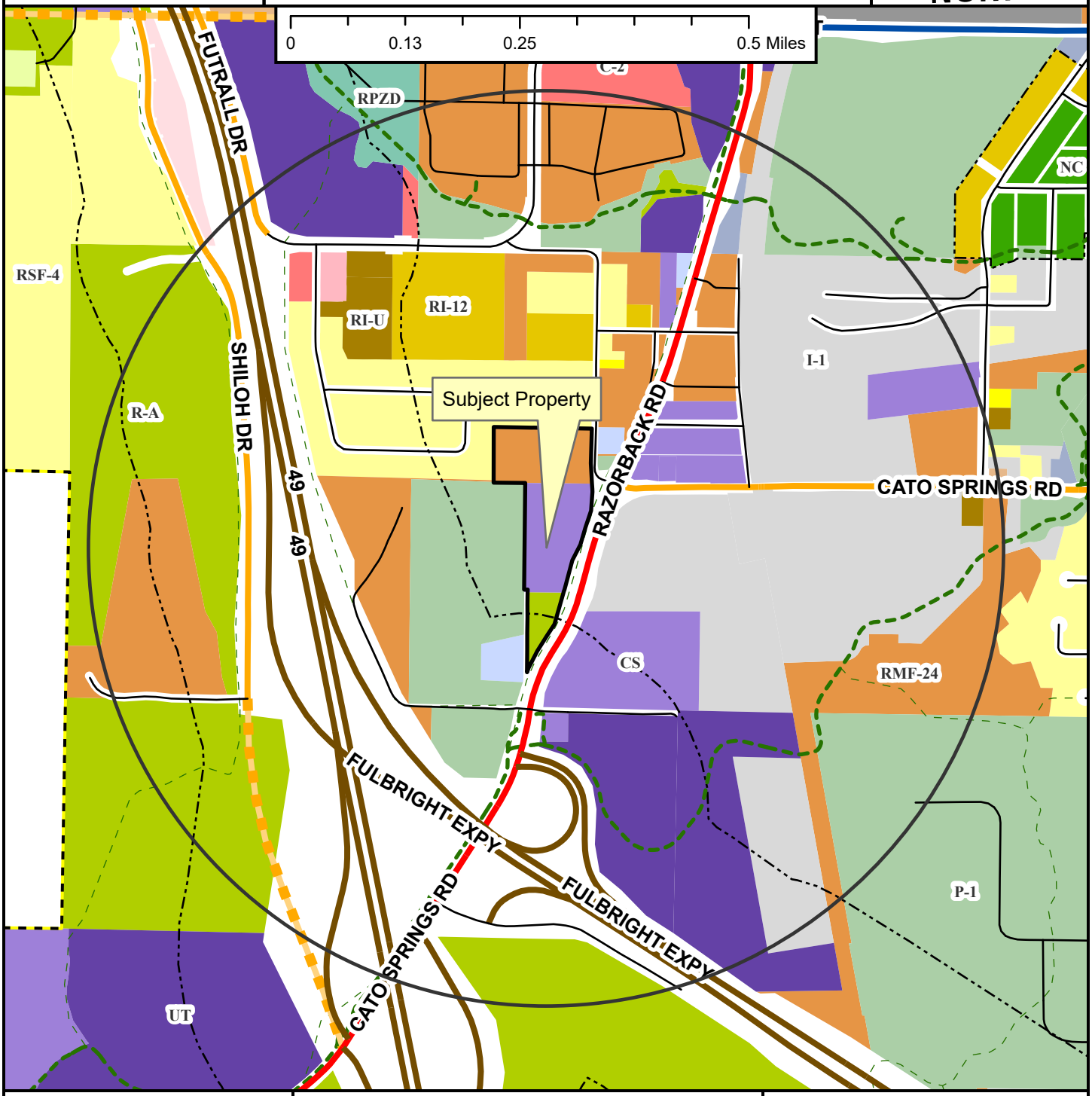
(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh.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

CUP-2025-0046

One Mile View

SOUTHWEST OF S. RAZORBACK RD. AND S.

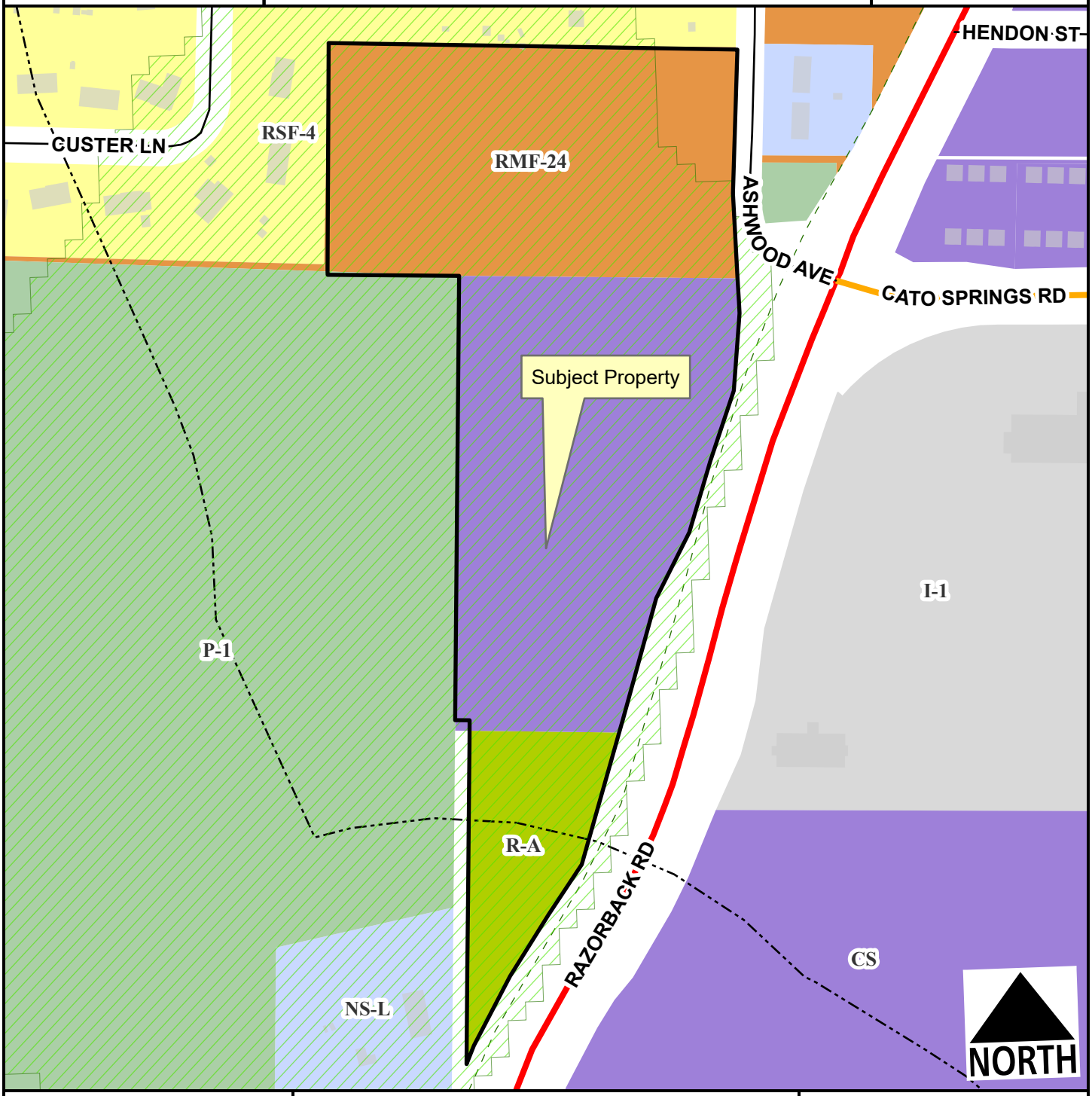
NORTH



CUP-2025-0046

Close Up View

SOUTHWEST OF S. RAZORBACK RD. AND S.



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

Feet

0 75 150 300 450 600

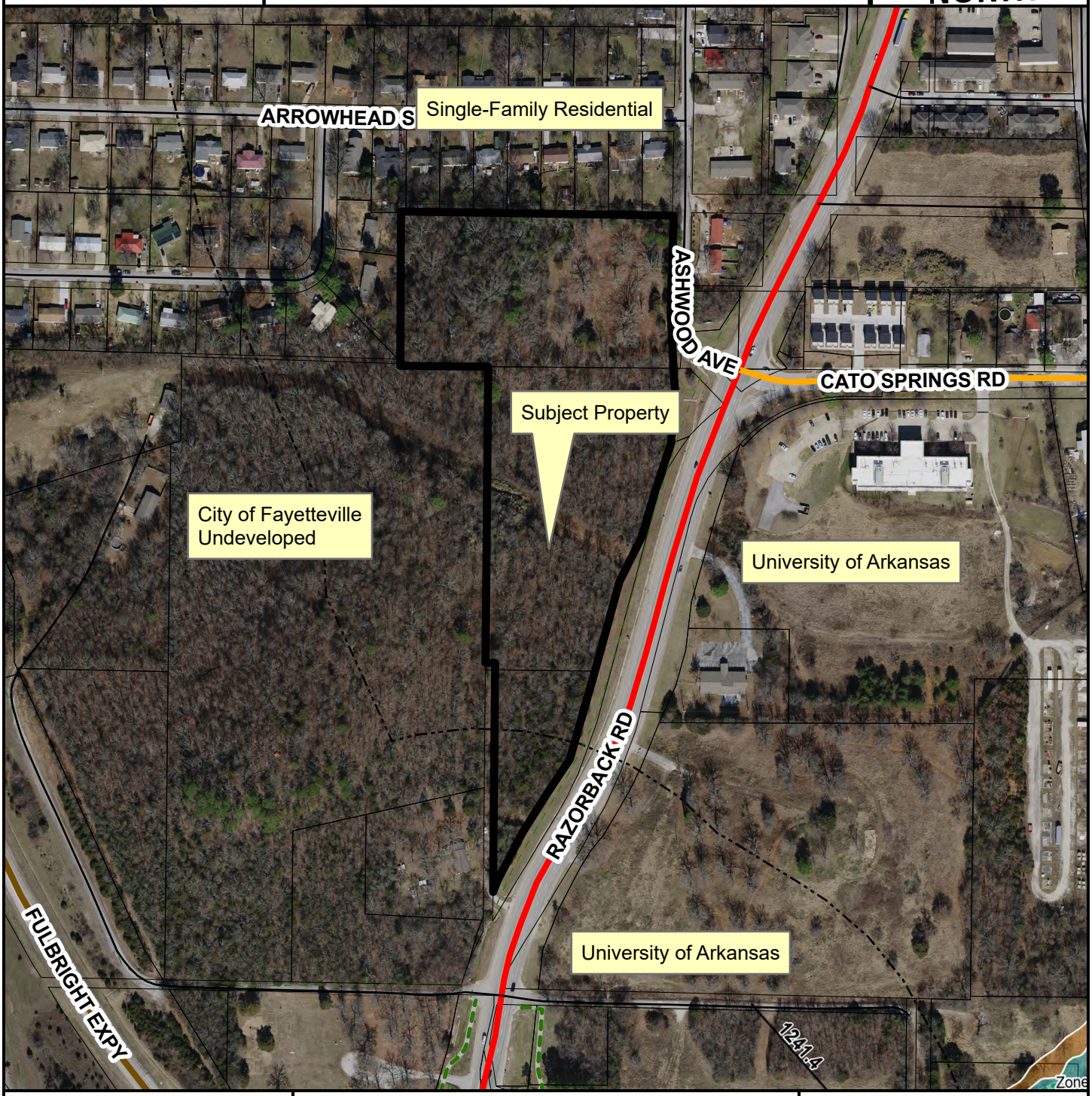
1:2,400

CUP-2025-0046

Current Land Use

SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE

NORTH



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

Feet

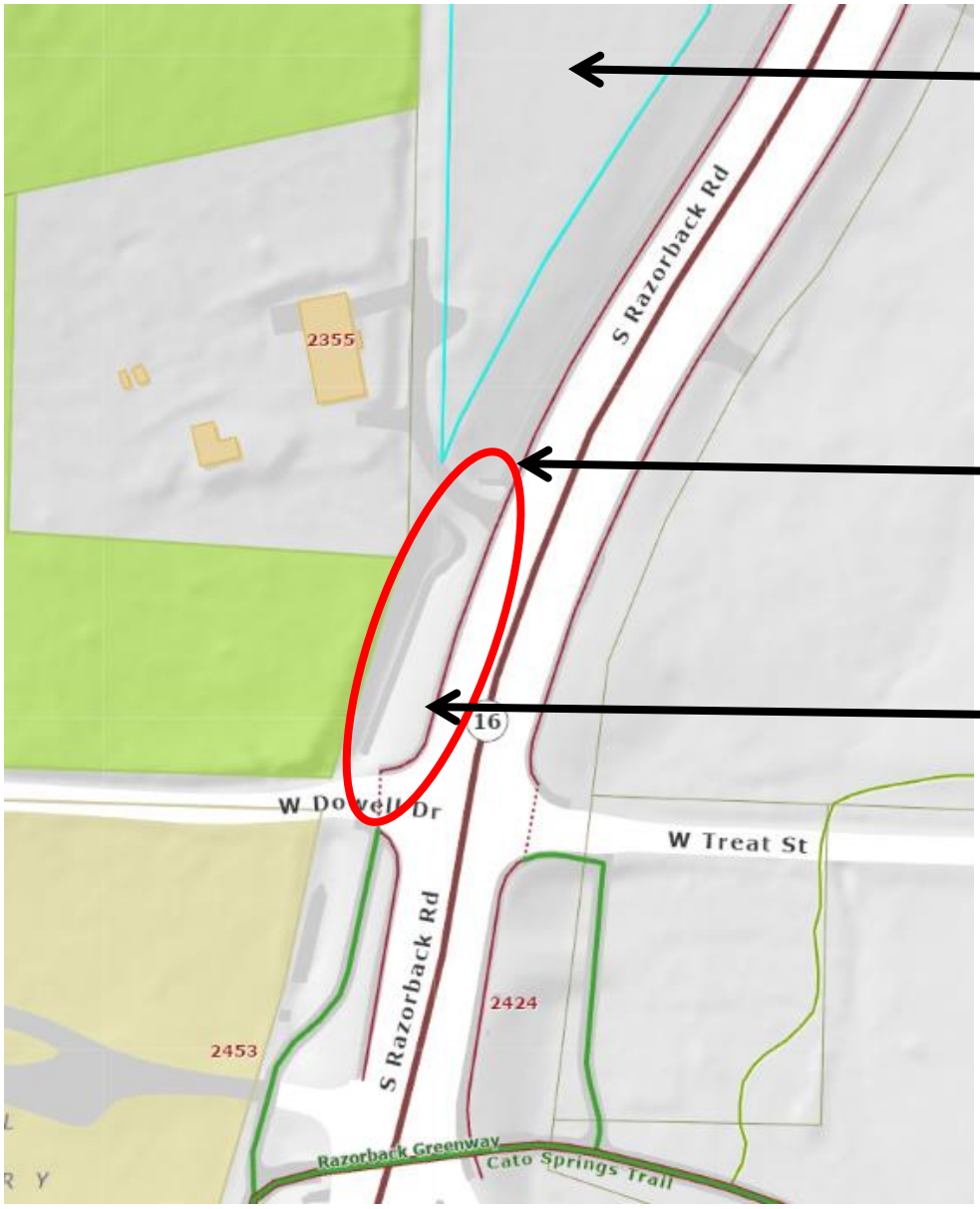
0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

Staff Exhibit
Recommended Off-Site Trail Connection

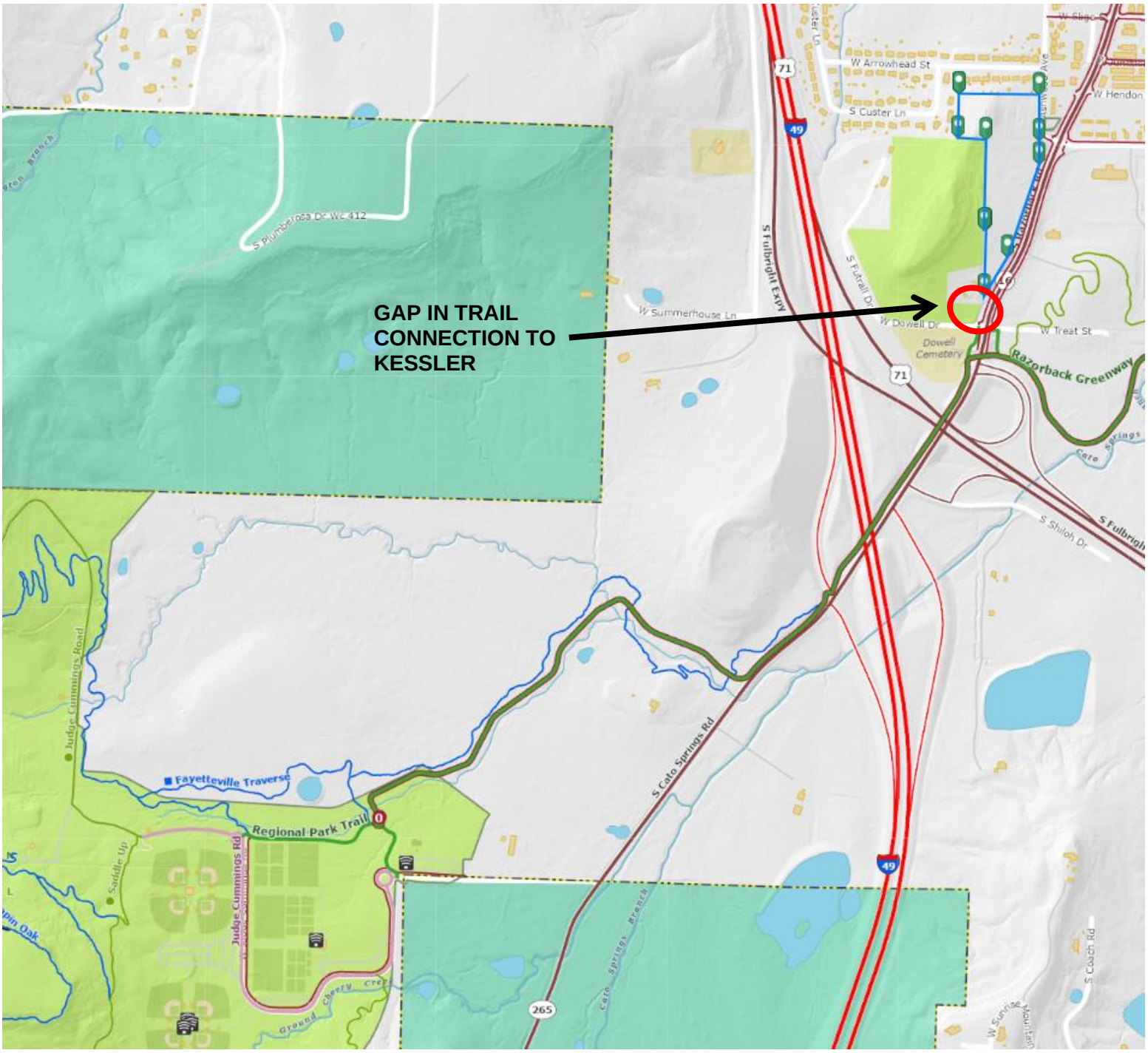


SUBJECT PROPERTY

EDGE OF ON-SITE STREET IMPROVEMENTS

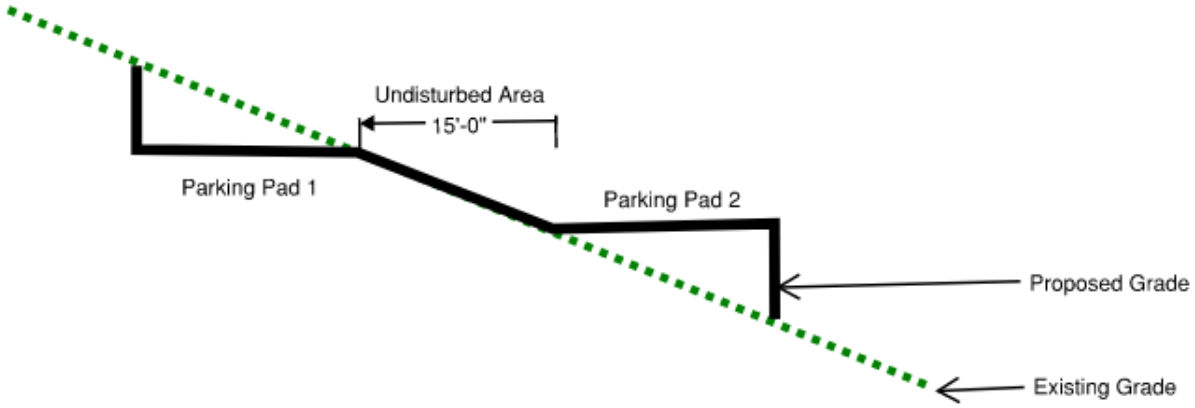
~200 FOOT GAP IN TRAIL AND PEDESTRIAN CROSSINGS




GAP IN TRAIL CONNECTION TO KESSLER
W Arrowhead St
S Custer Ln
W Hendon
S Fulbright Expy
W Summerhouse Ln
W Dowell Dr
Dowell Cemetery
W Treat St
Razorback Greenway
S Shiloh Dr
S Cato Springs Rd
Fayetteville Traverse
Regional Park Trail
Judge Cummings Road
Judge Cummings Rd
Saddle Up
Cato Springs Branch
S Couch Rd
W Sunrise Mountain
71
49
265

Staff Exhibit

Parking Pads within the HHOD



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Integrate the built and natural environments.

The Fayette Junction Neighborhood Plan area has a wide variety of topography, landform types, soil classifications, floodplain and wetlands. In the past, a substantial amount of development occurred in the floodplain, such as the old Levi Strauss Plant. Negative impacts of floodplain development can include diminshed property value and environmental damage to the stream system. The new development shown in the Fayette Junction Illustrative plan is intentionally placed outside of the 100-year floodplain. The steep hillside areas have reforested and have generally been left undisturbed. These diverse landforms present both opportunities and challenges that have been addressed in the Illustrative Plan.

Shining Gateway

The intersection of Razorback Road and I-540 provides a prime opportunity to preserve and enhance the southern gateway into the City. Razorback Road is flanked on the east by a smaller hillside that provides a distinctive vantage point opposite the Dowell Cemetery hillside. Development on this site could potentially impair the terminated vista of the iconic Old Main. The University of Arkansas Facilities Management Planning Group expressed the desire to keep this site unobstructed for this important viewshed.

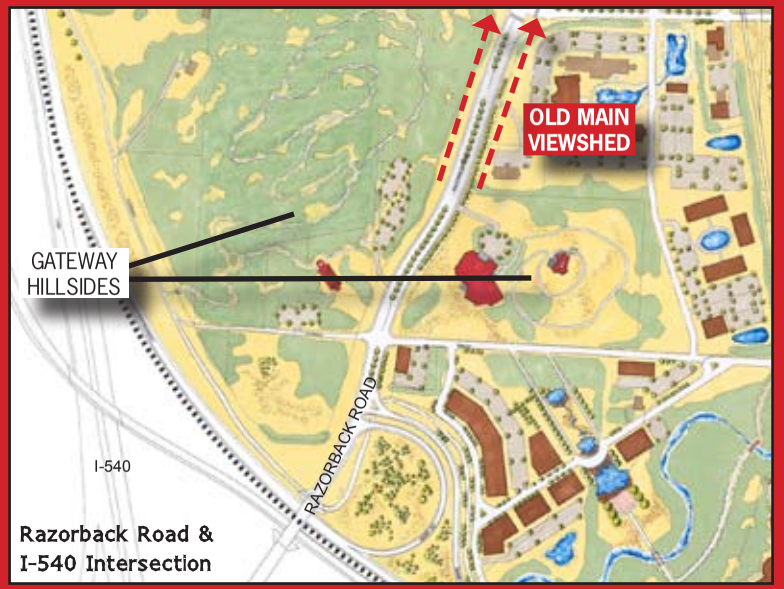
The Fayette Junction Illustrative Plan shows this gateway with a small church or civic building constructed above Dowell Cemetery with parking that could be shared with visitors to the adjacent city owned open space. Across Razorback Road on the smaller hilltop, a civic building is illustrated that could be associated with the clean tech cluster envisioned in this area.

The hillsides reflect the natural beauty of the Ozarks, serving as sentinels to the City. The preservation of these two hillsides adjacent to the development of a clean tech park would symbolize the City's commitment to sustainability and the attention to balance between preservation and development. The opportunity to preserve this most dramatic of gateways is in the near future - before development pressures make it cost prohibitive.

WHAT IS A 100-YEAR FLOODPLAIN?

Flooding is a natural and recurring event for a river or stream. Flooding occurs when heavy or continuous rainfall exceeds the absorptive capacity of soil and the flow capacity of the river or stream, causing a watercourse to overflow its banks onto adjacent lands. Floodplains are, in general, those lands most subject to recurring floods, situated adjacent to rivers and streams. Floodplains are therefore "flood-prone" and are hazardous to development activities if the impact of those activities exceeds an acceptable level.

Floods are usually described in terms of their statistical frequency. A "100-year flood" or "100-year floodplain" describes an event or an area subject to a 1% probability of a certain size flood occurring in any given year.



Razorback Road &
I-540 Intersection

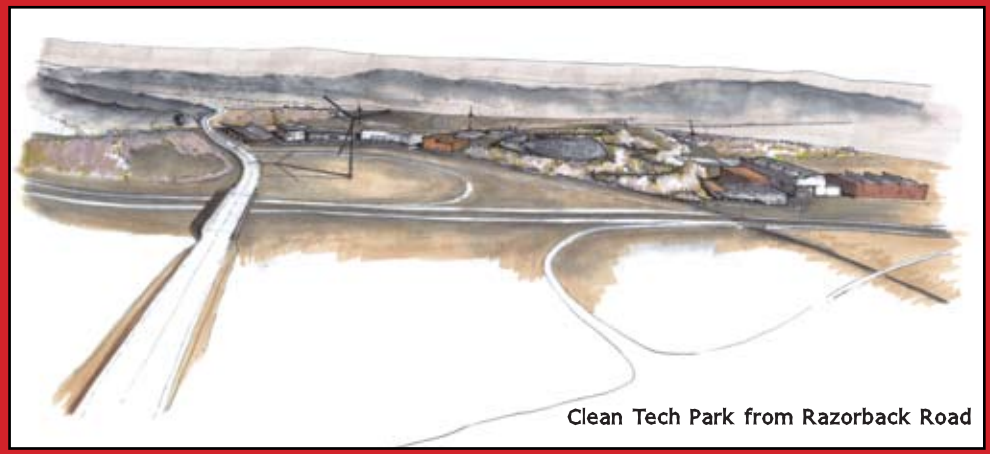
Fayette Junction

Capturing "Green Valley" in Fayetteville's southern gateway

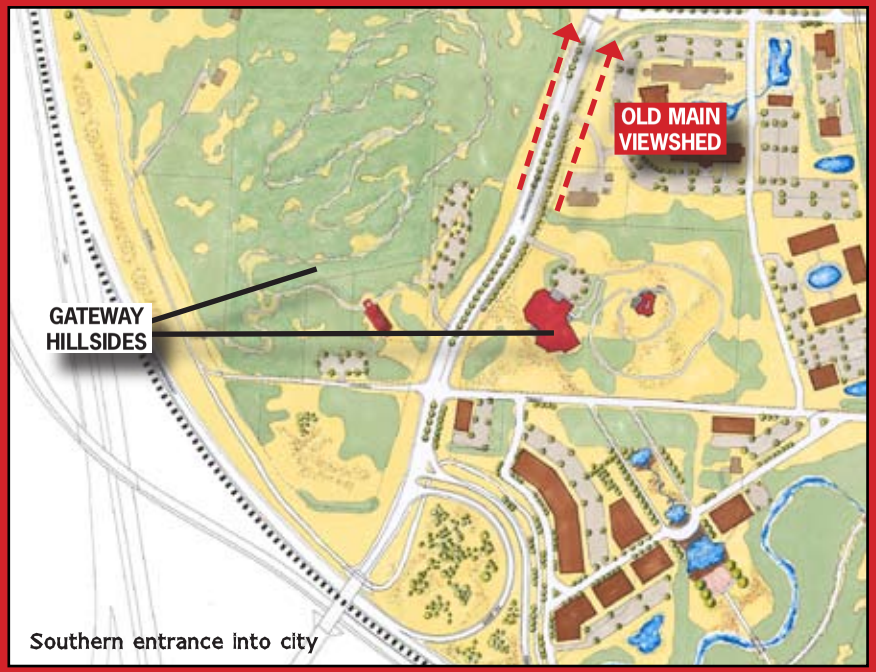
The vision for "Green Valley" has become a shared vision in Fayetteville among industry leaders, the University of Arkansas and City government. The southern gateway into Fayetteville from I-540 currently lacks defining features but has potential to become a striking entrance into the city, highlighting the "Green Valley" concept and building upon the strengths of ARTP.

The potential for a grand entrance into the City of Fayetteville exists first in the natural landscape. Dowell Cemetery Hillside lies to the west of the entrance. A smaller hill and undeveloped land lie to the east. The two hillsides frame a view of the University's Old Main, serving as sentinels into the city. Extending the boulevard south along Razorback Road to I-540 as envisioned in the Illustrative Plan would enhance the streetscape at Fayetteville's southernmost exit. This boulevard would also limit curb cuts onto Razorback Road, limiting the starts and stops in traffic flow caused by vehicles entering and exiting onto the arterial.

The Illustrative Plan envisions a clean tech park located at the undeveloped land southeast of the I-540 exit with a focus on fabrication and manufacturing, complementing rather than competing with the research and development activities at ARTP. Clean tech labs or offices within the identified park or east of BioBased Companies could also utilize the existing rail line for deliveries by constructing a spur. Locating clean tech industries on the undeveloped land just east of this entrance accomplishes two things: 1) Close proximity to ARTP and BioBased Companies allows a cluster of companies to take advantage of material and intellectual resources; and 2) Clean tech companies that employ "green" building techniques such as those envisioned in the Illustrative Plan create an advertisement and announcement for "Green Valley" with Fayetteville as its epicenter.



Clean Tech Park from Razorback Road



Southern entrance into city

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Mid-term Projects

1. Preserve the Ogden hillside at Razorback Road and I-540.

The Razorback Road entrance to the City presents the unique opportunity to establish a natural gateway to the City. The large Dowell Cemetery hillside has been preserved through City ownership and a conservation easement. The smaller hillside located across Razorback Road is in private ownership. This land is owned by the Joyce Ogden Family Trust and comprises a 10-acre parcel. The University of Arkansas has expressed interest in acquiring this land in order to preserve the viewshed of Old Main and the Fayetteville downtown skyline. The Illustrative Master Plan depicts this land as being utilized for a welcome or visitor's center.

The City of Fayetteville in partnership with the University of Arkansas should work to acquire the Ogden land either through ownership or a conservation easement. A conservation easement separates the ownership of the land from the development rights. The landowner relinquishes these development rights but can continue to use and enjoy the land while protecting it from further development in perpetuity. An easement assures property owners that their heirs and successors will maintain the land in uses consistent with open space purposes and the landowner's wishes. A variety of tax benefits may be available to landowners who place their land in a conservation easement. These may include deductions in income, property and estate taxes.

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: January 20, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD 2025-0012**

Variance Request: Engineering staff is not supportive of the variance request to §169.06(G) which states that the disturbed area on the site cannot exceed the total site area minus the minimum canopy requirement. This section of the code only applies to area in the Hilltop/Hillside Overlay District. In this case, the minimum canopy requirement is 25%, meaning that the total disturbed area cannot exceed 75%. However, the applicant is requesting to disturb 85.2%. Staff's opinion is that the hardship request is not justified because the applicant could simply reduce the project footprint.

Water: There is an existing 8" water main along the east side of Razorback Rd. There is also a 6" water main that dead-ends at the northeast corner of the property along the east side of Ashwood Ave. The applicant proposes an 8" water main across the site that ties to both of these existing lines for a looped domestic and fire water service.

Sewer: There is an existing 8" sewer manhole at the intersection of Razorback Rd. and Cato Springs Rd. An existing 8" sewer main exits this manhole and continues to the east along Cato Springs Rd. The applicant proposes to bore under Razorback Rd. with an 8" sewer main to serve the site. On the site, the applicant is proposing 8" sewer main across the site for sewer service. However, the on-site sewer main is proposed to be privately maintained by the developer instead of being giving to the city.

Streets: This property has frontage to Razorback Rd. along the east side of the site which is an improved Regional Link with asphalt paving, curb and gutter and sidewalk. The applicant proposes to build a 12' trail along the eastern frontage of the property to match the Regional Link section. The property also has frontage along Ashwood Ave. which is a partially improved Residential Link with asphalt paving. The applicant proposes to add curb and gutter and a 6' sidewalk.

A trip generation study was prepared for this project by the applicant's traffic engineer. The results of this study are summarized below. The Minimum Street Standards for the city require a full traffic impact study when a development along a Regional Link adds more the 200 trips in the peak hour. In this case, as shown below, the peak hour increase from the development does not cross this threshold.

PROPOSED LAND USE	APPROXIMATE SIZE	ITE CODE	24-HOUR TWO-WAY WEEKDAY VOLUME	AM PEAK HOUR VOLUME		PM PEAK HOUR VOLUME	
				ENTER	EXIT	ENTER	EXIT
Residential Townhomes	140 Units	215	1,008	17	50	47	33
		TOTAL ENTERING + EXITING		67		80	

Table 1 – Summary of Trip-Generation

Drainage: The development must meet the 4 minimum standards outlined in the City's Drainage Criteria Manual. The developer proposes an underground detention basin with water quality separator rows to meet Minimum Standard 1 for water quality. Minimum Standards 2-4, which are for channel protection volume and stormwater detention, are proposed to be met with an underground detention pond in the center of the site. The site drainage will discharge to an existing ditch along the west side of Razorback Rd. A detailed review of the drainage improvements will be performed during the grading permit review process.

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Willa Thomason, Urban Forester

MEETING DATE: January 26, 2026

SUBJECT: **CUP-2025-0046: S. ASHWOOD AVE & S. RAZORBACK RD -** Submitted by JORGENSEN & ASSOCIATES for property located at S. ASHWOOD AVE & S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 9.99 acres. The request is for a private dormitory and associated variances.

RECOMMENDATION:
Staff recommends denial of the requested variance to §169.06(G), Percentage of Land Disturbance**.**

DISCUSSION
Urban forestry staff recommends denial of the requested variance §169.06(G), Percentage of Land Disturbance, which states that land disturbance within the Hilltop/Hillside Overlay District (HHOD) shall not exceed the difference between total site area and the percent minimum canopy preservation required on-site. Because the minimum percentage of canopy preservation required on-site is 25%, the maximum permitted disturbance per §169.06(G) is 75%. The applicant intends to leave 14.8% of the site in tree preservation which is permitted per §167.04(I) and will require the installation of 213 mitigation trees on-site. Currently, proposed site improvements necessitating disturbance outside of tree preservation areas encompass 85.2% of the site, exceeding the minimum allowable disturbance by ~10%. Although this extent of disturbance is necessary to meet all the requirements for the proposed conditional use (CUP-2025-0046) of the site, it is not required to allow reasonable development of the site under by-right zoning entitlements. As such, the hardship is self-imposed and does not meet the approval criteria for a variance.

Public Comment: Staff has not received any public comment on this variance request.

RECOMMENDATION: Staff recommend denial of the requested variance to §169.06(G) associated with CUP-2025-0046. If approved, staff recommends the following conditions.

Conditions of Approval:

1. The applicant/owner shall consult with either an insured prescribed burn contractor, or with a company offering mechanical removal of invasive species, for the primary purpose of reducing invasive species and encouraging the growth of native species on Parcel No. 765-03019-000. This work must be implemented at the expense of the applicant/owner, and the Urban Forester must approve of the selected contractor and scope of work. The applicant/owner shall provide the Urban Forester a copy of its

contract containing the proposed scope of work, an itemized quote, and a clause requiring that, if the approved contract is breached, the applicant shall deposit into the City's Tree Escrow Account the amount set forth in that contract. Implementation of the prescribed burn or mechanical invasive species removal shall occur prior to issuance of a certificate of occupancy.

PLANNING COMMISSION ACTION: Required <u>YES</u>
Date: January 26, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:
None

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

THRU: Britin Bostick, Long Range Planning/Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: February 9, 2026

SUBJECT: **Long Range Planning Comments Regarding CUP-2025-0046**

BACKGROUND:
The applicant requests conditional use approval to construct private dormitories (Use Unit 48) on approximately 9.99 acres in southwest Fayetteville. The applicant, Ashwood Townhomes LLC, is a registered entity in Texas. The application also indicates that local developer Bransen Harris is associated with the project. Harris has constructed several student-oriented and multi-family housing projects in Fayetteville. This project is a greenfield development and does not include the redevelopment or loss of existing housing units.

Two long range planning documents are relevant when evaluating this request: *City Plan 2040* and the *2025 Fayetteville Housing Assessment.*

***City Plan 2040* (2020):**
- 3.3.1 – Require new growth that results in neighborhoods, districts and corridors that are: compact, complete, and connected. (p.32)
- 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)

***Fayetteville Housing Assessment* April 2025 Update (2025):**
The *Fayetteville Housing Assessment* addressed the role of the University of Arkansas and purpose-built student housing in the city's greater housing ecosystem. At the time of publication, 81% of students found housing off campus. Private dormitories are one type of development aimed at housing university students specifically and are leased on a by-the-bedroom basis, "which has an advantage to both the property owner and tenants. Leasing by the bedroom provides a shared unit at a lower individual cost to the renter than a more traditional unit, and the owner has the benefit of receiving multiple rents instead of one…. [which] allows property owners to charge a higher overall rent per unit than leasing a unit to a conventional household. Rents for an entire house, duplex, or apartment unit built for this purpose can then be increased above the typical market rate for leasing by the unit."[1]

[1] Fayetteville Housing Assessment April 2025 Update, 11. https://www.fayetteville-ar.gov/DocumentCenter/View/37686/2025-Fayetteville-Housing-Assessment.

The Housing Assessment further stated that "if enrollment continues on the current trend, 5% annual growth, more student-focused housing will be needed. However, if enrollment declines or even a flattening of enrollment, in the context of a still-growing non-student population, will cause a need to focus on meeting housing needs that are not as successfully addressed by the market… **housing for the city's residents earning below median income, and for whom new housing is increasingly out of reach."**

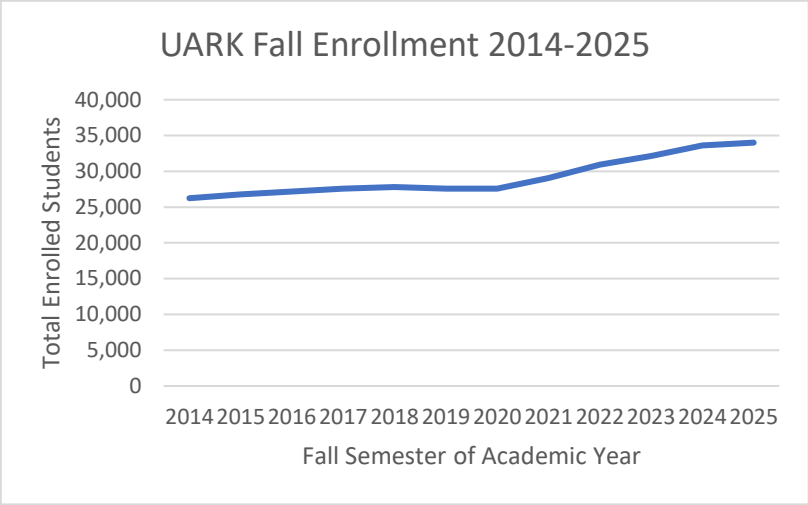

Figure 1. Note that enrollment numbers for Fall 2025 have not been formally published. These numbers were provided by University of Arkansas Dean of Admissions at the July 28, 2025 Town & Gown Committee meeting and may be lower.

Between 2014 and 2024, total student enrollment at the University of Arkansas increased 28.1%, from 26,237 to 33,610.[2] The most recent enrollment boom occurred between 2021 and 2024, when enrollment increased by an average of approximately 1,500 students annually. Data released by UA in late July 2025 reveals that enrollment fell short of the anticipated 36,000 students for Fall 2025 by approximately 2,000 students (Figure 1). With a stated total enrollment of approximately 34,000 students for Fall 2025, this represents a mere 1.16% increase over the previous year's enrollment, suggesting a plateau, or at the least a slowing, in enrollment. UA anticipates an enrollment cliff in 2026, with an anticipated -5% enrollment decline statewide (WICHE Data).

DISCUSSION: Assessment of by-the-bedroom Student Housing

It is important to consider the impact of private dormitories as it relates to objectives of *City Plan 2040*:

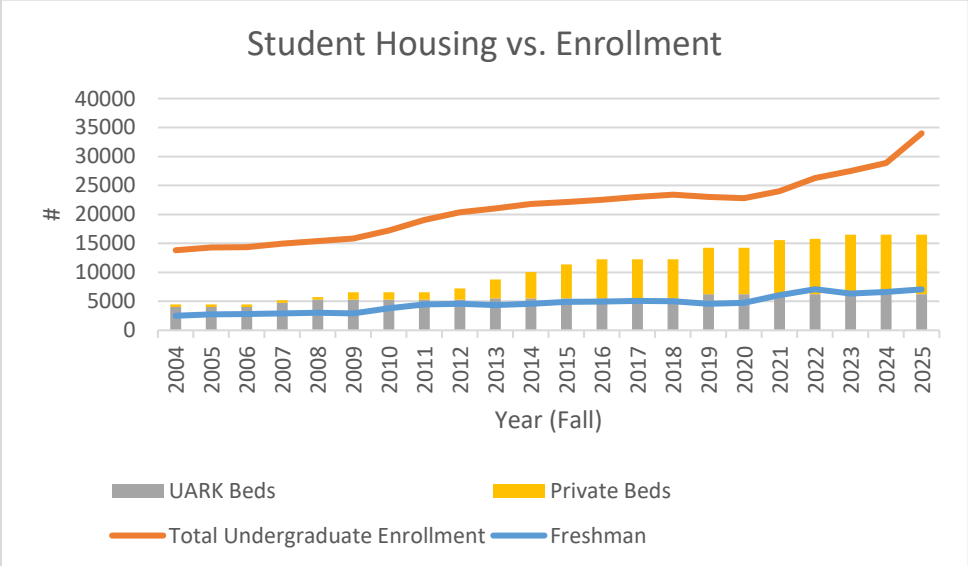

Figure 2. Shows student housing compared to total undergraduate and freshman enrollment. Please note that the total undergraduate enrollment numbers include all student types including non-traditional, online only, and others who may not live locally or attend campus in-person.

[2] This includes undergraduate, graduate, and law school students.

- 3.3.1 – Require new growth that results in neighborhoods, districts and corridors that are: compact, complete, and connected. (p.32)
- 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.44)

University of Arkansas on-campus housing has not kept pace with enrollment with only 708 new beds added in the past ten years and an additional 744 beds planned for delivery in academic year 2028-2029.[3] As a result, the private market has stepped in to make up for the lack of student housing available near campus. Between 2014 and 2024, student oriented private developments have added 7,040 beds, which effectively closed the gap between student enrollment growth (an increase of 7,373 students from 2014-2024) and housing needs.

Of note, it is important to understand that the goal should not be to completely close the gap between total undergraduate enrollment and UARK and private beds (Figure 2), as the private market provides many housing options to meet the needs of the variety of undergraduate students both historically and at present. Rather, the goal should be to close the gap between enrollment growth and housing growth to maintain balance in the system that has existed for over twenty years in Fayetteville. This goal has been surpassed.

Review of recent development data indicates that the city may be approaching market saturation for private dormitories. There are currently 2,419 bedrooms under construction, with nearly 7,000 additional bedrooms in various stages of development review. These additions will exceed the difference between current enrollment growth and student housing production in the context of a statewide anticipated -5% enrollment cliff.[4]

The continued construction of student-only developments is in opposition to stated goals and objectives in *City Plan 2040.* By serving only students in housing units with mostly 3-4+ bedrooms and equivalent private bathrooms, these developments are not providing a variety of housing types or creating complete neighborhoods. Private dormitories are not a resilient housing type that can be easily or affordably adapted to other user types, like young professionals, families, or elderly residents who could similarly benefit from the connectivity and amenities that come from relative proximity to the University of Arkansas and Downtown Fayetteville.

Developments that create additional opportunities for walkability, a mix of uses, housing density near employment and entertainment centers, etc. are supported by the city's adopted plans and policies. However, these opportunities are already attainable through the development of multi-family housing which is available without a conditional use permit. Further, the development of multi-family housing that could serve a variety of tenants (beyond solely students) and provide increased housing options for all Fayetteville residents would most closely meet adopted goals and objectives.

[3] Number of bedrooms updated following July 28, 2025 Town & Gown Committee meeting.
[4] Town & Gown Committee Meeting, July 28, 2025.

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Established 1985

September 4, 2025

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Ashwood Townhomes CUP

On behalf of Ashwood Townhomes LLC, we are submitting this Conditional Use Permit application for a large-scale development located on approximately 9.99 acres at the west side of the Razorback Road and Ashwood Avenue intersection. This development is being categorized as "private dormitory" as defined by Ordinance 6879.

The proposed project includes 140 townhome units with a total of 405 beds, associated parking, a centrally located underground detention facility, and supporting infrastructure. The site is zoned RMF-24, CS, and R-A.

We believe this project represents a compatible and appropriate use at this location adjacent to the University of Arkansas and within an established student housing corridor. The development is designed to mitigate potential impacts through internalized circulation, landscaped buffering, professional management, and compliance with applicable City codes.

Enclosed with this application is a Conditional Use Permit narrative addressing each of the approval criteria required by the City's Unified Development Code. Supporting documents include the site plan, traffic analysis, and tree preservation plan.

We respectfully request your approval of this Conditional Use Permit so that the project may proceed through the Large-Scale Development review process.

Thank you for your time and consideration. We look forward to working with staff and the Commission to ensure a project that benefits the City of Fayetteville and surrounding community.

Sincerely;

Jared Inman
Jared S. Inman, P.E.

Applicant: Ashwood Townhomes LLC (Bransen Harris)
Project: Ashwood Townhomes LSD
Location: West side of Razorback Road & Ashwood Avenue Intersection
Zoning: RMF-24, CS, and R-A
Acreage: ±9.99 acres

Response to Conditional Use Approval Criteria

1. The proposed use is compatible with the surrounding properties.

- The property lies in an established student housing corridor adjacent to the University of Arkansas.
- Nearby land uses include other multi-family and student-oriented housing developments.
- The proposed 26 building development (140 townhomes totaling 405 beds) are consistent in density and character with surrounding uses.

2. The proposed use will not adversely affect adjacent properties or the neighborhood.

- The site design internalizes parking and circulation to reduce traffic impacts on Razorback Road and Ashwood Avenue.
- Stormwater detention will be provided through a centrally located underground system meeting all City standards.
- Professional property management, landscaped buffers, and controlled access will minimize noise, traffic conflicts, and other potential impacts.

3. The proposed use is consistent with the purpose of the zoning district.

- RMF-24 and CS zoning encourage higher-density housing and mixed residential uses near major transportation corridors and the University.
- The project provides diverse housing options for students in direct alignment with the intent of these zoning districts.

4. Adequate utilities, roads, drainage, and other public services are available.

- Water and sewer services are located along Ashwood Avenue and will be extended into the development.
- A downstream sewer capacity study by RJN has been commissioned at the City's request.
- A trip generation study by Peters & Associates was performed to evaluate traffic impacts. They estimate less than 200 peak hour trips (67 trips in AM peak hour and 80 trips in the PM peak hour) during AM and PM peak hour conditions.
- Fire, police, and other services are readily available in this area of the City.

5. The proposed use complies with all other City regulations.

- The site will comply with Hillside Hilltop Overlay District standards and tree preservation requirements.
- Tree preservation is planned across the entirety of the R-A parcel.
- A variance will be requested from UDC 166.23(C)(4)(a) for individual ground-floor pedestrian connections due to steep topography and retaining wall constraints; however, pedestrian access to the public right-of-way will be provided at three locations (at each entrance and a central connection).
- All other City codes and conditions imposed by the Planning Commission will be met.

Conclusion

The proposed development provides much-needed student housing in a location appropriate for higher-density uses. It is compatible with its surroundings, consistent with zoning intent, adequately served by public infrastructure, and designed to mitigate impacts to adjacent properties. For these reasons, we respectfully request approval of this Conditional Use Permit.

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Established 1985

December 17, 2025

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

Attn: Development Services
Re: Ashwood Townhomes LSD – Variance Request (Maximum Site Disturbance)

On behalf of Ashwood Townhomes LSD**,** we respectfully request a variance from UDC §169.06(G), which limits site disturbance to 75% of the net site area to preserve a minimum of 25% canopy.

The site has a net developable area of 428,573 sq. ft. After proposed preservation of 63,571 sq. ft. of canopy (≈14.8%), the project will disturb approximately 85.2% of the site, exceeding the code by ~10%.

Strict compliance is impractical due to site constraints, including required building footprints, fire access, circulation, utilities, stormwater facilities, and topography. Much of the existing canopy is located in areas necessary for essential infrastructure, making additional preservation infeasible. The plan preserves the maximum practicable amount of viable canopy, focusing on areas most suitable for long-term survival.

While the project exceeds the numeric disturbance limit, the intent of §169.06(G)—to provide shade, environmental benefits, and screening is addressed through perimeter landscaping, street-adjacent plantings, and preservation of a large viable tree stands on the south portion of the property. The hardship is not self-created and arises from existing site conditions and regulatory requirements for access, site grading, and life safety.

In summary, this variance will allow reasonable use of the property while preserving the greatest practicable canopy. We respectfully request approval of this variance from the maximum disturbance requirement of §169.06(G).

Thank you for your consideration.

Sincerely;

Jared Inman
Jared S. Inman, P.E.

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December 17, 2025

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

Attn: Development Services
Re: Ashwood Townhomes LSD – Variance Request (HHOD Parking Pads)

On behalf of Ashwood Townhomes LSD**,** we respectfully request a variance from the HHOD requirement that parking pads be separated by 15 feet of undisturbed area. Due to the topography of the site, the entire development area must be graded to create safe, functional, and code-compliant building and parking areas. It will not be feasible to leave naturally undisturbed ground within the parking layout, staff has indicated that the pads, as shown, cannot be considered separate under the current language, making a variance necessary.

Although the separation area will be graded, the intent of the ordinance is fully upheld:

- Parking is divided into multiple functional pads, visually and physically broken up by buildings, slope changes, and landscaping.
- The design uses cut slopes and retaining walls consistent with §172.04(G)(2) to minimize disturbance.
- No pad exceeds the 30-space maximum, avoiding large continuous parking lots. *(The plan shows 15 feet of landscaped island separation between parking areas, including at the clubhouse, which is part of the variance request and, once recognized, results in no parking pad exceeding 30 spaces.)*
- Stormwater and erosion control measures will be met, improving site performance.

Literal enforcement of the “undisturbed area” requirement creates a clear hardship:

- The steep site requires grading throughout to meet engineering, ADA, and fire access standards.
- Leaving strips of undisturbed terrain between pads would create unsafe slopes, conflict with drainage, and result in greater overall disturbance, opposite of the ordinance’s intent.
- This hardship is a direct result of topographic conditions, not applicant choice.

Approval of this variance will not harm adjoining properties or compromise the purpose of the HHOD. The goal of the proposed layout is to blend with the hillside as much as possible with landscaping and improved drainage controls. Emergency access, traffic flow, and overall site function are all improved by allowing a compliant, safe parking configuration.

We respectfully request approval of this variance to allow graded or landscaped areas to serve as separation between parking pads in lieu of the required 15 feet of undisturbed natural terrain. This variance enables a safe, environmentally responsible design while maintaining the intent of the Hillside/Hilltop Overlay District.

Sincerely;

Jared Inman
Jared S. Inman, P.E.

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December 17, 2025

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

Attn: Development Services
Re: Ashwood Townhomes LSD – Variance Request (Pedestrian Connection)

We respectfully request a variance from UDC 166.23(C)(4)(a) for the ground floor residential units adjacent to S. Ashwood Road and S. Razorback Road. This section of the code requires a direct pedestrian connection from each ground floor unit to an adjacent public street.

The subject property is located within the Hillside Hilltop Overlay District, and the existing topography presents significant constraints. Due to steep grade changes along the eastern boundary, a continuous retaining wall is required adjacent to most of the public street frontage. These conditions make it impractical and infeasible to provide individual pedestrian connections from each ground floor unit to the public right-of-way.

While retaining walls are necessary along the frontage, the wall is not entirely continuous. The wall begins near the overhead utility line, breaks at a central location to allow pedestrian access, and then continues along S. Ashwood Road. This break is intentionally designed to provide a safe and functional pedestrian connection to the public right-of-way. Additional pedestrian connection points are also proposed along S. Razorback Road, however, these connections are subject to review and approval by the Arkansas Department of Transportation (ARDOT). The applicant has initiated coordination with ARDOT to confirm feasibility and will comply with any requirements or conditions resulting from that review.

To address pedestrian access while respecting the site constraints, the proposed development will provide pedestrian connections to the public right-of-way at the primary site entrances as well as a centrally located access point within the site. These access points allow pedestrians to reach the public street and then circulate internally to their destinations in a safe and functional manner.

The requested variance maintains the intent of the code by ensuring reasonable pedestrian access while accommodating the unique topographic limitations of the site. We appreciate your consideration of this request.

Sincerely;

Jared Inman
Jared S. Inman, P.E.

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December 17, 2025

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

Attn: Development Services
Re: Ashwood Townhomes LSD – Variance Request (Roof Form)

We respectfully request a variance from UDC 166.23 related only to the roof form. The architectural style of the project requires a flat roof across all buildings. All other requirements of UDC 166.23 will be met in full, including variations in building color, material, and repetition limits, to ensure a visually diverse and cohesive development.

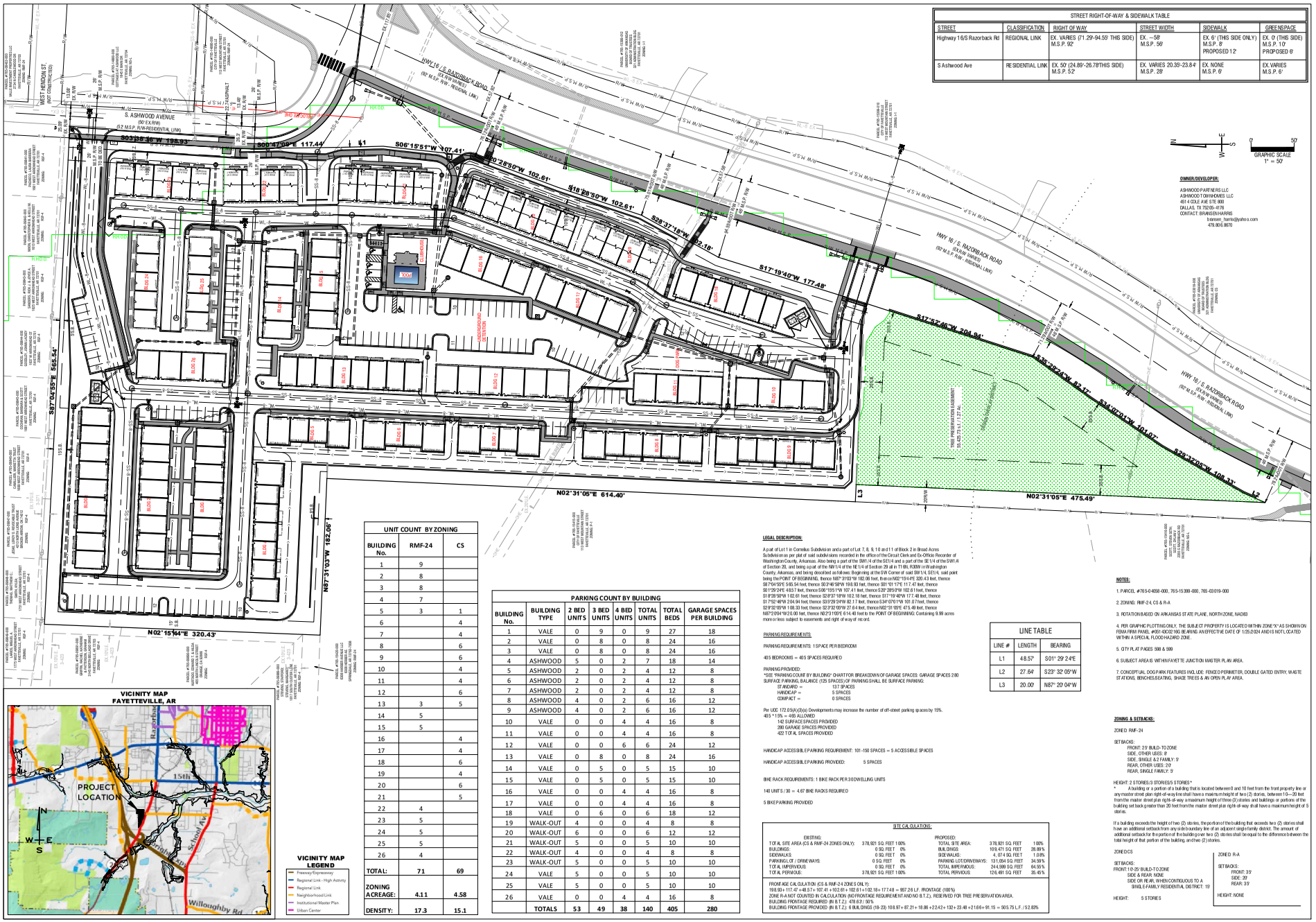
The variance will allow the design to maintain its intended modern aesthetic while continuing to meet the purpose and spirit of the code in all other respects.

We appreciate your consideration of this request and are available to provide additional information or discuss the proposal further.

Sincerely;

Jared Inman

Jared S. Inman, P.E.



STREET RIGHT-OF-WAY & SIDEWALK TABLE					
STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
Highway 16/S Razorback Rd	REGIONAL LINK	EX. VARIES (71.29'-94.55' THIS SIDE) M.S.P. 92'	EX. ~58' M.S.P. 56'	EX. 6' (THIS SIDE ONLY) M.S.P. 8' PROPOSED 12'	EX. 0' (THIS SIDE) M.S.P. 10' PROPOSED 6'
S Ashwood Ave	RESIDENTIAL LINK	EX. 50' (24.89'-26.78'THIS SIDE) M.S.P. 52'	EX. VARIES 20.39'-23.84' M.S.P. 28'	EX. NONE M.S.P. 6'	EX. VARIES M.S.P. 6'

OWNER/DEVELOPER:

ASHWOOD PARTNERS LLC
ASHWOOD TOWNHOMES LLC
401-4 COLE AVE STE 600
DALLAS, TX 75205-4176
CONTACT: BRANDEN HARRIS
branden_harris@yahoo.com
479.806.8670

LEGAL DESCRIPTION:

A part of Lot 1 in Cornelius Subdivision and a part of Lot 7, 8, 9, 10 and 11 of Block 2 in Broad Acres Subdivision as per plat of said subdivisions recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Also being a part of the SW1/4 of the SE1/4 and a part of the SE1/4 of the SW1/4 of Section 20, and being a part of the NW1/4 of the NE1/4 of Section 29 all in T16N, R30W in Washington County, Arkansas, and being described as follows: Beginning at the SW Corner of said SW1/4, SE1/4, said point being the POINT OF BEGINNING, thence N87°31'03"W 182.06 feet, thence N02°15'44"E 320.43 feet, thence S87°04'55"E 565.54 feet, thence S03°38'36"W 198.93 feet, thence S01°01'17"E 117.47 feet, thence S01°29'53"E 483.7 feet, thence S06°15'51"W 107.41 feet, thence S10°28'50"W 102.61 feet, thence S18°28'50"W 102.61 feet, thence S26°37'18"W 102.18 feet, thence S17°19'40"W 177.48 feet, thence S17°52'46"W 204.94 feet, thence S35°29'24"W 82.17 feet, thence S34°02'01"W 101.07 feet, thence S26°32'06"W 108.33 feet, thence S23°32'05"W 27.64 feet, thence N02°31'05"E 475.49 feet, thence N87°29'04"W 20.00 feet, thence N02°31'05"E 614.40 feet to the POINT OF BEGINNING. Containing 9.99 acres more or less subject to easements and right of way of record.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	48.57'	S01° 29' 24"E
L2	27.64'	S23° 32' 05"W
L3	20.00'	N87° 20' 04"W

NOTES:

1. PARCEL #765-04098-000, 765-15399-000, 765-03019-000
2. ZONING: RMF-24, CS & R-A
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #0591-I0C02 16G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
5. CITY PLAT PAGES 598 & 599
6. SUBJECT AREA IS WITHIN FAYETTE JUNCTION MASTER PLAN AREA.
7. CONCEPTUAL DOG PARK FEATURES INCLUDE: FENCED PERIMETER, DOUBLE GATED ENTRY, WASTE STATIONS, BENCHES/SEATING, SHADE TREES & AN OPEN PLAY AREA.

ZONING & SETBACKS:

ZONED: RMF-24

SETBACKS:
FRONT: 25' BUILD-TO ZONE
SIDE, OTHER USES: 8'
SIDE, SINGLE & 2 FAMILY: 5'
REAR, OTHER USES: 20'
REAR, SINGLE FAMILY: 5'

HEIGHT: 2 STORIES/3 STORIES'S STORIES *
* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—30 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 30 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

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

ZONED:CS

SETBACKS:
FRONT: 10'-25' BUILD-TO ZONE
SIDE & REAR: NONE
SIDE OR REAR, WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT: 15'

HEIGHT: 5 STORIES

ZONED: R-A

SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 35'

HEIGHT: NONE

UNIT COUNT BY ZONING		
BUILDING No.	RMF-24	CS
1	9	
2	8	
3	8	
4	7	
5	3	1
6		4
7		4
8		6
9		6
10		4
11		4
12		6
13	3	5
14	5	
15	5	
16		4
17		4
18		6
19		4
20		6
21		5
22	4	
23	5	
24	5	
25	5	
26	4	
TOTAL:	71	69
ZONING ACREAGE:	4.11	4.58
DENSITY:	17.3	15.1

PARKING COUNT BY BUILDING							
BUILDING No.	BUILDING TYPE	2 BED UNITS	3 BED UNITS	4 BED UNITS	TOTAL UNITS	TOTAL BEDS	GARAGE SPACES PER BUILDING
1	VALE	0	9	0	9	27	18
2	VALE	0	8	0	8	24	16
3	VALE	0	8	0	8	24	16
4	ASHWOOD	5	0	2	7	18	14
5	ASHWOOD	2	0	2	4	12	8
6	ASHWOOD	2	0	2	4	12	8
7	ASHWOOD	2	0	2	4	12	8
8	ASHWOOD	4	0	2	6	16	12
9	ASHWOOD	4	0	2	6	16	12
10	VALE	0	0	4	4	16	8
11	VALE	0	0	4	4	16	8
12	VALE	0	0	6	6	24	12
13	VALE	0	8	0	8	24	16
14	VALE	0	5	0	5	15	10
15	VALE	0	5	0	5	15	10
16	VALE	0	0	4	4	16	8
17	VALE	0	0	4	4	16	8
18	VALE	0	6	0	6	18	12
19	WALK-OUT	4	0	0	4	8	8
20	WALK-OUT	6	0	0	6	12	12
21	WALK-OUT	5	0	0	5	10	10
22	WALK-OUT	4	0	0	4	8	8
23	WALK-OUT	5	0	0	5	10	10
24	VALE	5	0	0	5	10	10
25	VALE	5	0	0	5	10	10
26	VALE	0	0	4	4	16	8
	TOTALS	53	49	38	140	405	280

PARKING REQUIREMENTS:

PARKING REQUIREMENTS: 1 SPACE PER BEDROOM

405 BEDROOMS = 405 SPACES REQUIRED

PARKING PROVIDED:
*SEE "PARKING COUNT BY BUILDING" CHART FOR BREAKDOWN OF GARAGE SPACES. GARAGE SPACES 280
SURFACE PARKING, BALANCE (125 SPACES) OF PARKING SHALL BE SURFACE PARKING:
STANDARD = 137 SPACES
HANDICAP = 5 SPACES
COMPACT = 0 SPACES

Per UDC 172.05(A)(5)(a) Developments may increase the number of off-street parking spaces by 15%.
405 *1.15% = 466 ALLOWED
142 SURFACE SPACES PROVIDED
280 GARAGE SPACES PROVIDED
422 TOTAL SPACES PROVIDED

HANDICAP ACCESSIBLE PARKING REQUIREMENT: 101-150 SPACES = 5 ACCESSIBLE SPACES

HANDICAP ACCESSIBLE PARKING PROVIDED: 5 SPACES

BIKE RACK REQUIREMENTS: 1 BIKE RACK PER 3 DWELLING UNITS

140 UNITS / 30 = 4.67 BIKE RACKS REQUIRED

5 BIKE PARKING PROVIDED

SITE CALCULATIONS:

EXISTING:			PROPOSED:		
TOTAL SITE AREA (CS & RMF-24 ZONES ONLY):	378,921 SQ. FEET	100%	TOTAL SITE AREA:	378,921 SQ. FEET	100%
BUILDINGS:	0 SQ. FEET	0%	BUILDINGS:	109,471 SQ. FEET	28.89%
SIDEWALKS:	0 SQ. FEET	0%	SIDEWALKS:	4, 074 SQ. FEET	1.08%
PARKING LOT / DRIVEWAYS:	0 SQ. FEET	0%	PARKING LOT/DRIVEWAYS:	131,054 SQ. FEET	34.58%
TOTAL IMPERVIOUS:	0 SQ. FEET	0%	TOTAL IMPERVIOUS:	244,599 SQ. FEET	64.55%
TOTAL PERVIOUS:	378,921 SQ. FEET	100%	TOTAL PERVIOUS:	124,491 SQ. FEET	35.45%

FRONTAGE CALCULATION (CS & RMF-24 ZONES ONLY):
198.93+117.47+48.57+107.41+102.61+102.61+102.18+177.48 = 957.26 L.F. (FRONTAGE (100%)
ZONE R-A NOT COUNTED IN CALCULATION (NO FRONTAGE REQUIREMENT AND NO B.T.Z.), RESERVED FOR TREE PRESERVATION AREA.
BUILDING FRONTAGE REQUIRED (IN B.T.Z): 479.63 / 50%
BUILDING FRONTAGE PROVIDED (IN B.T.Z): 6 BUILDINGS (18-23): 109.97+87.21+18.86+2.24.2+132+23.48+21.66+91.15 = 505.75 L.F. / 52.83%

VICINITY MAP
FAYETTEVILLE, AR

VICINITY MAP LEGEND

- Freeway/Expressway
- Regional Link - High Activity
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Urban Center

JORGENSEN + ASSOCIATES
Planning Civil Engineering Surveying Landscape Architecture
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506

Fayetteville Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)
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LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 4.15.25
DRAWN BY: PMM
PROJECT #2025044
FILE PATH: Z:/LSD.TOWNHOMES
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS — ENGINEER

SHEET TITLE

LARGE SCALE DEVELOPMENT

SHEET NUMBER

C1.01



PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

PROJECT DETAILS

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
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- STREET LIGHT
- EXISTING 8" SEWER LINE
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- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

SHEET TITLE
LARGE SCALE DEVELOPMENT NORTH AREA

SHEET NUMBER
C1.02

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS

DATE: 4.15.25
DRAWN BY: PMM
PROJECT #: 2025-0046
FILE PATH: Z:\ASHWOOD TOWNHOMES
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127

Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)
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N02°31'05"E 475.49'
N02°31'05"E 614.40'
S39°29'42"W 85.11'
S17°52'46"W 204.34'
S17°19'40"W 177.48'
S18°28'50"W 102.18'
S18°28'50"W 102.61'
S39°31'05"W 105.33'
S39°31'05"W 101.97'
MATCH LINE
MATCH LINE
HWY 16 / S. RAZORBACK ROAD
(SR #16 P.W.W. Highway)
WEST DOWELL DR.
WEST TREAT ST.
ONE TO BE REMOVED
DRIVEWAY PER ARDOT DETAIL 806-1
INSTALL REINFORCED CONCRETE WORK STAND - REFER TO STDN.
DUMPSTER ENCLOSURE PER DETAIL
12' ASPHALT SHARED USE PATH
6' GREENSPACE
5' SIDEWALK
DOOR PATIO TYPICAL
UPPER LEVEL OVERHANG TYPICAL
TREE PRESERVATION EASEMENT
TREE PRESERVATION EASEMENT
BLDG 9
BLDG 10
BLDG 11
BLDG 17
BLDG 18
BLDG 19
BLDG 20
BLDG 21
BLDG 22
BLDG 23
BLDG 24
BLDG 25
BLDG 26
BLDG 27
BLDG 28
BLDG 29
BLDG 30
BLDG 31
BLDG 32
BLDG 33
BLDG 34
BLDG 35
BLDG 36
BLDG


WEST HENDON ST.
(NOT CONSTRUCTED)
BEGIN SWALE FL: 1292.07
BEGIN SWALE FL: 1320.77
AREA INLET
18" RCP
24" RCP
EX.24" RCP
EX.18" RCP
EX.C.I. (RIM=271.00)
FL: 1268.50
EX.C.I. (RIM=263.11)
FL: 1258.61
EX.C.I. (RIM=263.11)
FL: 1258.61
OPTALL RETAINING WALL
TW: 1286.28
BW: 1283.86
OPTALL RETAINING WALL
TW: 1301.70
BW: 1299.82
FFE: 1304.00
CLUBHOUSE
POOL
A.I.OPENINGS:1288.83
A.I.OPENINGS:1288.53
A.I.OPENINGS:1288.76
A.I.OPENINGS:1288.68
A.I.OPENING:1300.70
A.I.OPENING:1300.00
A.I.OPENING:1304.44
A.I.OPENING:1308.22
A.I.OPENING:1304.17
A.I.OPENING:1316.50
EG:1306.98
BW/TC: 1297.52
WALL TRANSITION
EG:1300.18
EG:1295.73
EG:1339.35
EG:1340.45
EG:1332.50
EG:1335.50
EG:1341.00
EG:1340.50
TC:H.:1312.66
CL:1316.9870
CL:1308.520
CL:1308.55
CL/CL:1300.85
CL/CL:1300.87
CL:1327.49
CL:1323.52
FL:1325
-3:1TW:1313.10
BW: 1305.44
-3:1TW:1317.21
BW: 1308.50
-3:1TW:1316.58
BW: 1301.58
-3:1TW:1309.67
BW: 1303.30
-3:1TW:1300.60
BW: 1292.38
BW:1287.87
-3:1TW: 1290.46
BW:1276.48
-3:1TW: 1278.29
-3:1TW:1312.77
BW/TC:1308.03
-3:1TW:1315.80
BW:1307.88
-3:1TW:1322.17
BW/TC:1313.44
-3:1TW:1332.79
TC:1317.79
-3:1TW:1337.74
BW:1327.74
-3:1TW:1344.29
BW: 1329.29
-3:1TW:1350.50
BW: 1350.20
-3:1TW:1356.00
BW:1347.42
-3:1TW:1351.00
BW:1344.09
-3:1TW:1345.00
BW:1344.70
-3:1TW:1341.85
BW:1326.85
-3:1TW:1337.00
BW: 1326.12
-3:1TW:1335.75
BW: 1324.40
-3:1TW:1335.90
BW: 1324.86
-3:1TW:1332.50
BW: 1323.53
-3:1TW:1332.50
BW: 1323.19
-3:1TW:1333.00
BW: 1323.19
-3:1TW:1335.50
BW: 1322.52
-3:1TW:1336.00
BW: 1321.84
-3:1TW:1340.50
BW: 1323.19
-3:1TW:1335.00
BW: 1328.46
-3:1TW:1334.02
BW: 1319.02
-3:1TW:1333.33
BW: 1318.33
-3:1TW:1320.23
BW/TC: 1305.23
-3:1TW:1320.23
BW/TC: 1305.23
TW:1292.41
BW:1275.63
TW:1290.58
BW:1277.05
TW:1291.22
BW:1282.33
TW:1289.75
BW:1288.88
TW:1291.07
BW:1285.93
TW:1292.57
BW:1285.79
TW:1290.71
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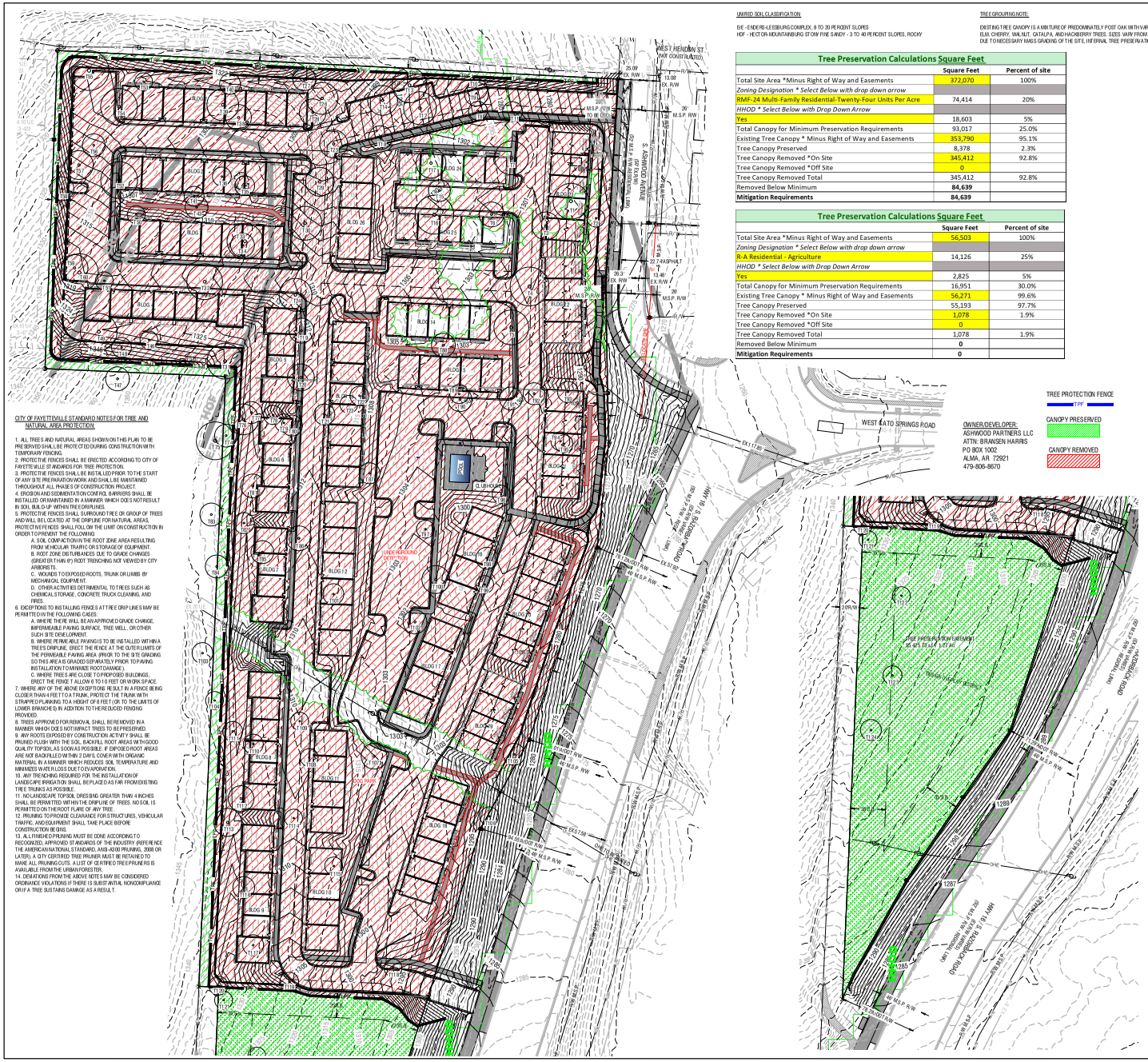
BW:1277.77



CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND TREE OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT ON CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND TIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE WILL BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE REMOVABLE PAVING IS TO BE INSTALLED WITHIN A TREES DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE REMOVABLE PAVING AREA PRIOR TO THE SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OR WORK SPACE.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL BACKFILL. ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

USRID SOIL CLASSIFICATION:

EVE - ENDERS-LEESBURG COMPLEX, 8 TO 20 PERCENT SLOPES
HOF - HECTOR-MOUNTAINBURG STONY FINE SANDY - 3 TO 40 PERCENT SLOPES, ROCKY

TREE GROUPING NOTE:

EXISTING TREE CANOPY IS A MIXTURE OF PREDOMINATELY POST OAK WITH VARIOUS OTHER OAKS ALONG WITH PINE, ELM, CHERRY, WALNUT, CATALPA, AND HACKBERRY TREES. SIZES VARY FROM SAPLING TO 40" TRUNK DIA. DUE TO NECESSARY MASS GRADING OF THE SITE, INTERNAL TREE PRESERVATION AREAS ARE NOT POSSIBLE.

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	372,070	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-24 Multi-Family Residential-Twenty-Four Units Per Acre	74,414	20%
*HHOD * Select Below with Drop Down Arrow*		
Yes	18,603	5%
Total Canopy for Minimum Preservation Requirements	93,017	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	353,790	95.1%
Tree Canopy Preserved	8,378	2.3%
Tree Canopy Removed *On Site	345,412	92.8%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	345,412	92.8%
Removed Below Minimum	84,639	
Mitigation Requirements	**84,639**	

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	56,503	100%
*Zoning Designation * Select Below with drop down arrow*		
R-A Residential - Agriculture	14,126	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	2,825	5%
Total Canopy for Minimum Preservation Requirements	16,951	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	56,271	99.6%
Tree Canopy Preserved	55,193	97.7%
Tree Canopy Removed *On Site	1,078	1.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,078	1.9%
Removed Below Minimum	0	
Mitigation Requirements	**0**	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N
W E
S

TREE No.	SPECIES	TRUNK DIA.	HEALTH	ACTION
T1	POST OAK	36"	GOOD	REMOVE
T2	SHORTLEAF PINE	18"	GOOD	REMOVE
T3	POST OAK	28"	GOOD	REMOVE
T4	POST OAK	39"	GOOD	REMOVE
T5	POST OAK	35"	GOOD	REMOVE
T6	POST OAK	25"	GOOD	REMOVE
T7	POST OAK	34"	GOOD	REMOVE
T8	POST OAK	19"	GOOD	REMOVE
T9	POST OAK	24"	GOOD	REMOVE
T10	POST OAK	20"	GOOD	REMOVE
T11	CEDAR	20"	GOOD	REMOVE
T12	POST OAK	33"	GOOD	REMOVE
T13	POST OAK	35"	GOOD	REMOVE
T14	POST OAK	30"	GOOD	REMOVE
T15	CATALPA	22"	GOOD	REMOVE
T16	POST OAK	39"	GOOD	REMOVE
T17	POST OAK	30"	GOOD	REMOVE
T18	POST OAK	24"	GOOD	REMOVE
T19	POST OAK	25"	GOOD	REMOVE
T20	POST OAK	27"	GOOD	REMOVE
T21	POST OAK	21"	GOOD	REMOVE
T22	POST OAK	19"	GOOD	REMOVE
T23	POST OAK	18"	GOOD	REMOVE
T24	POST OAK	33"	GOOD	REMOVE
T25	POST OAK	28"	GOOD	REMOVE
T26	POST OAK	32"	GOOD	REMOVE
T27	SHORTLEAF PINE	23"	GOOD	REMOVE
T28	POST OAK	27"	GOOD	REMOVE
T29	POST OAK	29"	GOOD	REMOVE
T30	POST OAK	34"	GOOD	REMOVE
T31	POST OAK	36"	GOOD	REMOVE
T32	POST OAK	36"	GOOD	REMOVE
T33	POST OAK	36"	GOOD	REMOVE
T34	POST OAK	24"	GOOD	REMOVE
T35	WALNUT	20"	GOOD	REMOVE
T36	BLACK OAK	19"	GOOD	REMOVE
T38	POST OAK	26"	GOOD	REMOVE
T39	POST OAK	32"	GOOD	REMOVE
T40	POST OAK	21"	GOOD	REMOVE
T41	BLACK OAK	20"	GOOD	REMOVE
T43	BLACK OAK	23"	GOOD	REMOVE
T46	BLACK OAK	18"	GOOD	REMOVE
T47	POST OAK	24"	GOOD	PRESERVE
T48	POST OAK	20"	GOOD	REMOVE
T49	POST OAK	37"	GOOD	REMOVE
T50	OSAGE ORANGE	18"	DEAD	REMOVE
T51	BLACK OAK	18"	GOOD	REMOVE
T52	POST OAK	37"	GOOD	REMOVE
T53	BLACK OAK-DOUBLE	18"	GOOD	REMOVE
T54	POST OAK	37"	GOOD	REMOVE
T55	POST OAK	40"	GOOD	REMOVE
T56	POST OAK	23"	GOOD	REMOVE
T57	POST OAK	29"	GOOD	REMOVE
T58	WALNUT	24"	GOOD	REMOVE
T59	POST OAK	27"	GOOD	REMOVE
T60	POST OAK	38"	GOOD	REMOVE
T74	HACKBERRY	23"	GOOD	PRESERVE
T75	PINE	38"	GOOD	PRESERVE
T76	POST OAK	31"	GOOD	REMOVE
T77	POST OAK	22"	GOOD	REMOVE
T78	POST OAK	19"	GOOD	REMOVE
T79	POST OAK	18"	GOOD	REMOVE
T80	POST OAK	21"	GOOD	REMOVE
T81	POST OAK	24"	GOOD	REMOVE
T82	PERSIMMON	21"	GOOD	REMOVE
T83	WALNUT	23"	GOOD	PRESERVE
T84	HACKBERRY	23"	GOOD	PRESERVE
T85	POST OAK	23"	GOOD	REMOVE
T86	POST OAK	25"	GOOD	REMOVE
T87	POST OAK	21"	GOOD	REMOVE
T88	CEDAR	24"	GOOD	REMOVE
T89	POST OAK	19"	GOOD	REMOVE
T90	BLACK OAK	24"	GOOD	REMOVE
T91	BLACK OAK	23"	GOOD	REMOVE
T92	BLACK OAK	22"	GOOD	REMOVE
T93	BLACK OAK	21"	GOOD	REMOVE
T94	BLACK OAK	19"	GOOD	REMOVE
T95	BLACK HICKORY	18"	GOOD	REMOVE
T96	BLACK OAK	18"	GOOD	REMOVE
T97	BLACK HICKORY	18"	GOOD	REMOVE
T98	BLACK HICKORY	22"	GOOD	REMOVE
T99	BLACK OAK	18"	GOOD	REMOVE
T100	BLACK OAK	28"	GOOD	REMOVE
T101	BLACK HICKORY	21"	GOOD	REMOVE
T102	BLACK OAK	24"	GOOD	REMOVE
T103	HACKBERRY	21"	GOOD	PRESERVE
T104	WALNUT	18"	GOOD	PRESERVE
T105	POST OAK	22"	GOOD	REMOVE
T106	POST OAK	19"	GOOD	REMOVE
T107	BLACK OAK	26"	GOOD	REMOVE
T108	POST OAK	18"	GOOD	REMOVE
T109	POST OAK	18"	GOOD	REMOVE
T110	BLACK HICKORY	20"	GOOD	REMOVE
T111	POST OAK	20"	GOOD	REMOVE
T112	POST OAK	26"	GOOD	REMOVE
T113	POST OAK	28"	GOOD	REMOVE
T114	POST OAK	18"	GOOD	REMOVE
T115	POST OAK	18"	GOOD	REMOVE
T116	POST OAK	22"	GOOD	REMOVE
T117	POST OAK	21"	GOOD	REMOVE
T118	BLACK HICKORY	18"	GOOD	REMOVE
T119	BLACK HICKORY	19"	GOOD	REMOVE
T120	BLACK HICKORY	19"	GOOD	REMOVE
T121	POST OAK	18"	GOOD	PRESERVE
T122	POST OAK	18"	GOOD	PRESERVE
T123	POST OAK	19"	GOOD	PRESERVE
T124	POST OAK	21"	GOOD	PRESERVE

JORGENSEN +ASSOCIATES
Planning Commission
Civil Engineering • Surveying • Construction Management
124 W Sunbridge Drive, Suite S
Fayetteville, AR 72703
(479) 443-4506

March 9, 2026

CUP-2025-0046 (ASHWOOD TOWNHOMES)

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 7.2.25
DRAWN BY: PMM
PROJECT #20204
FILE PATH: Z/LSD/TREE PRES
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

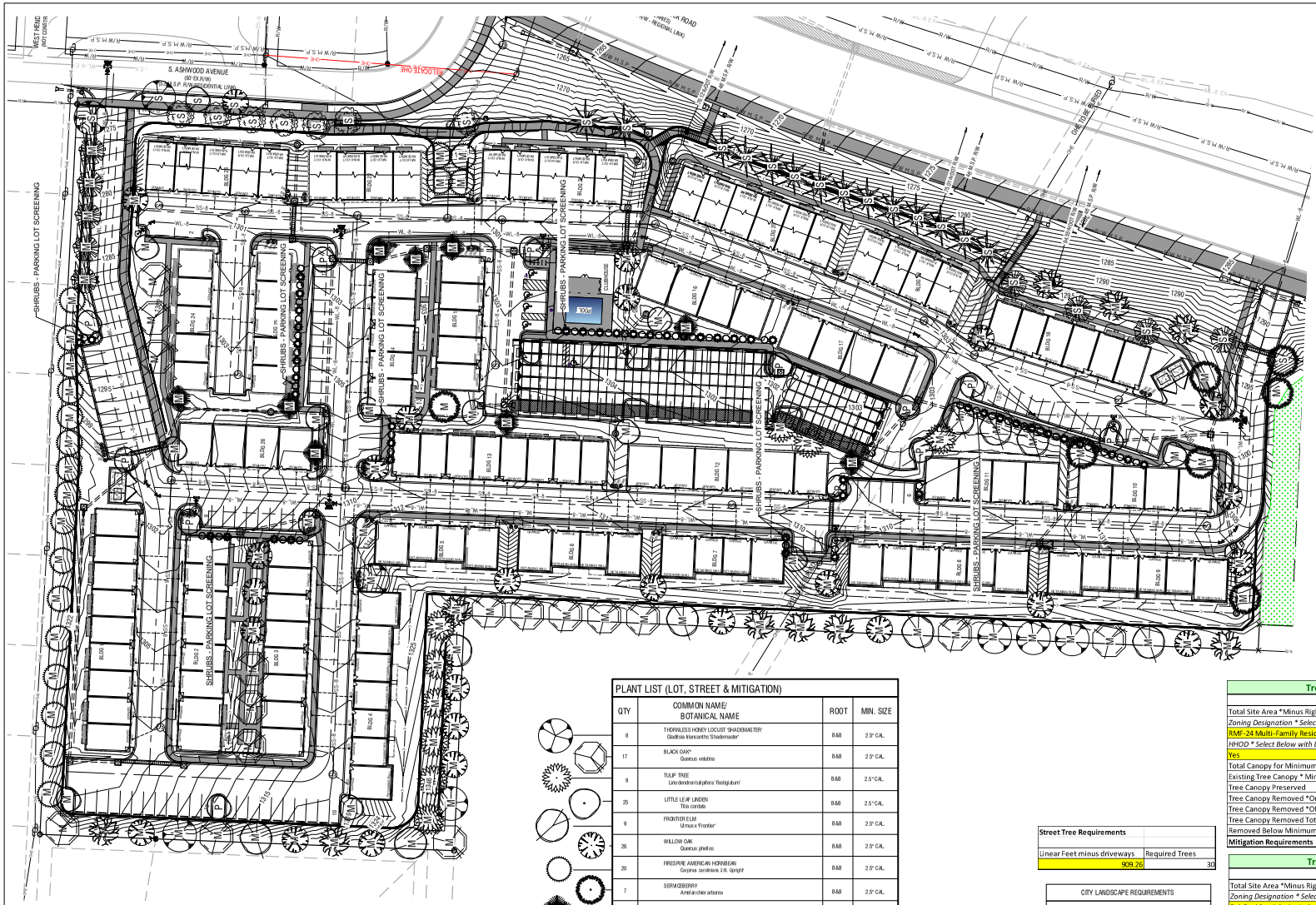
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS – ENGINEER

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.01



OWNER/DEVELOPER:

ASHWOOD PARTNERS LLC
ASHWOOD TOWNHOMES LLC
4514 COLE AVE STE 1610
DALLAS, TX 75205-4176
CONTACT:

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING/SEEDING.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO MOWING, EDGING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUIT S BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PER APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO URBAN FORESTRY. A RE-PERMANENT LANDSCAPE SURETY IN THE AMOUNT OF 100% OF THE APPROVED LANDSCAPE ESTIMATE SHALL THEN BE SUBMITTED WITH LANDSCAPE SURETY FORM.
26. AN EASEMENT PLAT DEPICTING TREE PRESERVATION AREAS MUST BE SIGNED BY URBAN FORESTRY AND FILED PRIOR TO BUILDING PERMIT.
27. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.
28. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
29. ALL PLANTING DETAILS ARE ACCORDING TO THE FAYETTEVILLE LANDSCAPE MANUAL.

PLANT LIST (LOT, STREET & MITIGATION)

QTY	COMMON NAME/ BOTANICAL NAME		ROOT	MIN. SIZE
8	THORNLESS HONEY LOCUST 'SHADEMASTER' Gleditsia triacanthos 'Shademaster'		B&B	2.5" CAL.
17	BLACK OAK* Quercus velutina		B&B	2.5" CAL.
9	TULIP TREE Liriodendron tulipifera 'Fastigiatum'		B&B	2.5" CAL.
25	LITTLE LEAF LINDEN Tilia cordata		B&B	2.5" CAL.
9	FRONTIER ELM Ulmus x 'Frontier'		B&B	2.5" CAL.
26	WILLOW OAK Quercus phellos		B&B	2.5" CAL.
20	FIRESPIRE AMERICAN HORNBEAN Carpinus caroliniana 'J.N. Upright'		B&B	2.5" CAL.
7	SERVICEBERRY Amelanchier arborea		B&B	2.5" CAL.
9	COMMON HACKBERRY Celtis occidentalis		B&B	2.5" CAL.
9	RED OAK Quercus rubra		B&B	2.5" CAL.
10	AMERICAN SYCAMORE Platanus occidentalis		B&B	2.5" CAL.
14	BLACK GUM Nyssa sylvatica		B&B	2.5" CAL.
7	PRINCETON SENTRY GINKGO Ginkgo biloba 'Princeton Sentry'		B&B	2.5" CAL.
2	INKBERRY HOLLY Ilex glabra	SHRUB - PARKING LOT SCREENING	CONT.	3 GAL.
2	NEW JERSEY TEA Ceanothus americanus	SHRUB - PARKING LOT SCREENING	CONT.	3 GAL.

BLACK OAK*
IF UNAVAILABLE, USE:
KENTUCKY COFFEETREE
Gymnocladus dioicus

Landscape Reqirements for Parking Lot Trees

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
137	5	0	0	12

Street Tree Requirements	
Linear Feet minus driveways	Required Trees
909.26	30

CITY LANDSCAPE REQUIREMENTS
MITIGATION TREES (LABELED WITH AN "M"): REQUIRED: 213 MITIGATION TREES **PROVIDED: 128 MITIGATION TREES TO BE PROVIDED**
STREET TREES (LABELED WITH AN "S") REQUIRED: 30 **PROVIDED: 30 STREET TREES**
STORMWATER FACILITY TREES (LABELED WITH AN "D") **ALL DETENTION IS LOCATED UNDERGROUND.**
PARKING TREES (LABELED WITH AN "P") REQUIRED: 12 TREES **PROVIDED: 12 TREES**

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	372,070	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-24 Multi-Family Residential-Twenty-Four Units Per Acre	74,414	20%
*HHOD * Select Below with Drop Down Arrow*		
Yes	18,603	5%
Total Canopy for Minimum Preservation Requirements	93,017	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	353,790	95.1%
Tree Canopy Preserved	8,378	2.3%
Tree Canopy Removed *On Site	345,412	92.8%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	345,412	92.8%
Removed Below Minimum	**84,639**	
Mitigation Requirements	**84,639**	

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	56,503	100%
*Zoning Designation * Select Below with drop down arrow*		
R-A Residential - Agriculture	14,126	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	2,825	5%
Total Canopy for Minimum Preservation Requirements	16,951	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	56,271	99.6%
Tree Canopy Preserved	55,193	97.7%
Tree Canopy Removed *On Site	1,078	1.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,078	1.9%
Removed Below Minimum	**0**	
Mitigation Requirements	**0**	

*BOTH RMF-24 & CS ARE 20% CANOPY REQUIRED, THEREFORE TABLE REFLECTS BOTH COMBINED.
MITIGATION REQUIRED FOR RMF-24 & CS (25%): 84,639 S.F. LESS R-A CANOPY PRESERVED OVER REQUIRED MINIMUM IN HHOD (30%): -38,242S.F.
NET REMOVED CANOPY: 46,397 S.F. TO BE MITIGATED

Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
46,397	High Priority	200	**213**
0	Low Priority	100	**0**

JORGENSEN + ASSOCIATES
Planning Commission
Civil Engineering • Surveying • Construction Management
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-5566

March 9, 2026

CUP-2025-0046 (ASHWOOD TOWNHOMES)

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

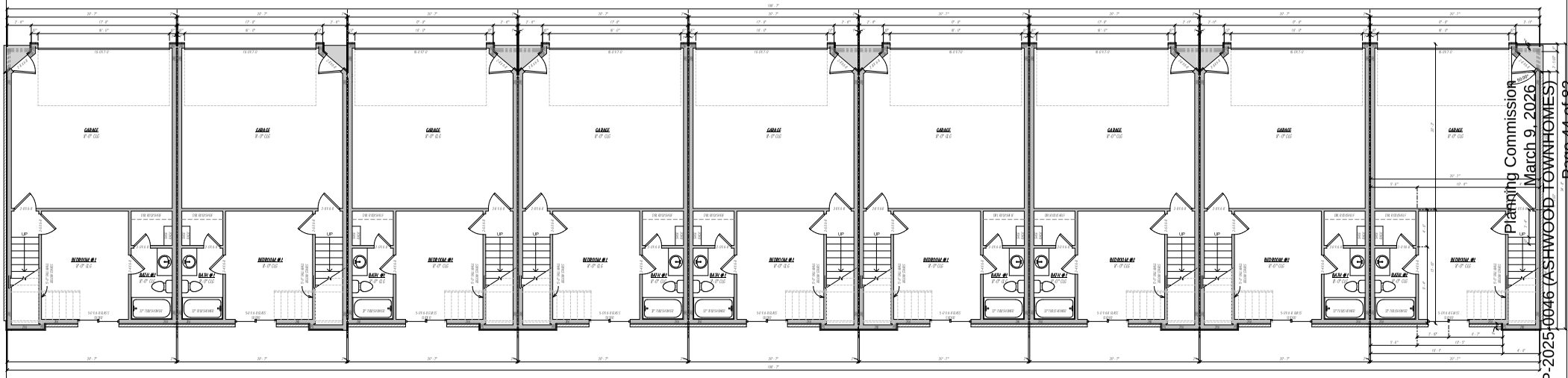
DATE: 7.2.25
DRAWN BY: PMM
PROJECT #2025044
FILE PATH: Z:/LSD/LANDSCAPE
SHEET SIZE: 22" x 34"
SCALE: 1" = 40'

SHEET TITLE

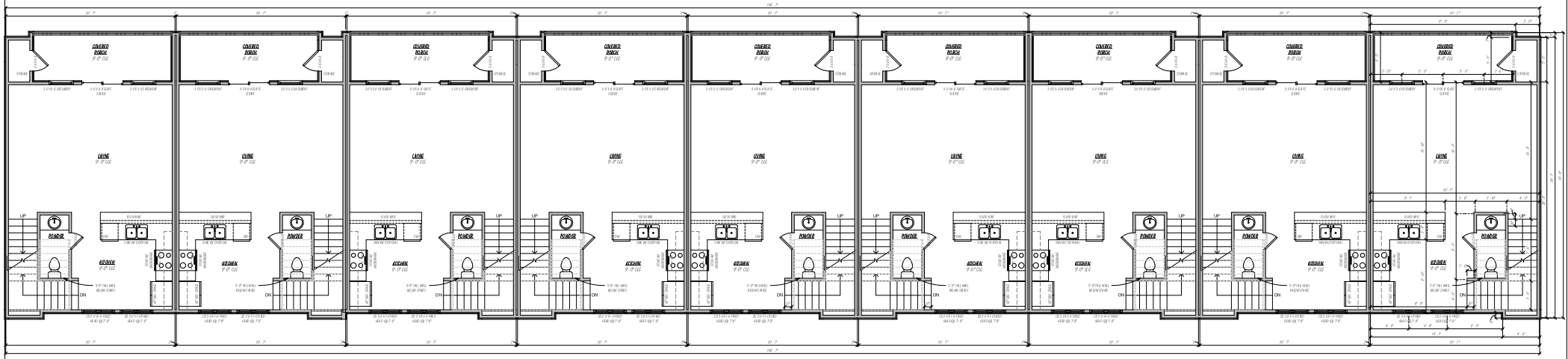
LANDSCAPE PLAN

SHEET NUMBER

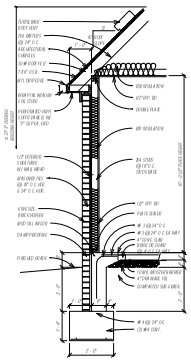
L1.02



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Typ. Wall Section
1/2" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	595 SF
3RD FLOOR HEATED OVER FRAME	617 SF
COVERED PORCHES	87 SF
GARAGE STALLS	407 SF
TOTAL UNDER ROOF	1982 SF
TOTAL HEATED OVER BRICK	**1908 SF**

KCP
Residential Design
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www.KCPH.net

3 Bed 9 plex
Bldg. 1
Bransen Harris

1st Floor, 2nd Floor, Typ. Wall Section

1 of 3

Planning Commission
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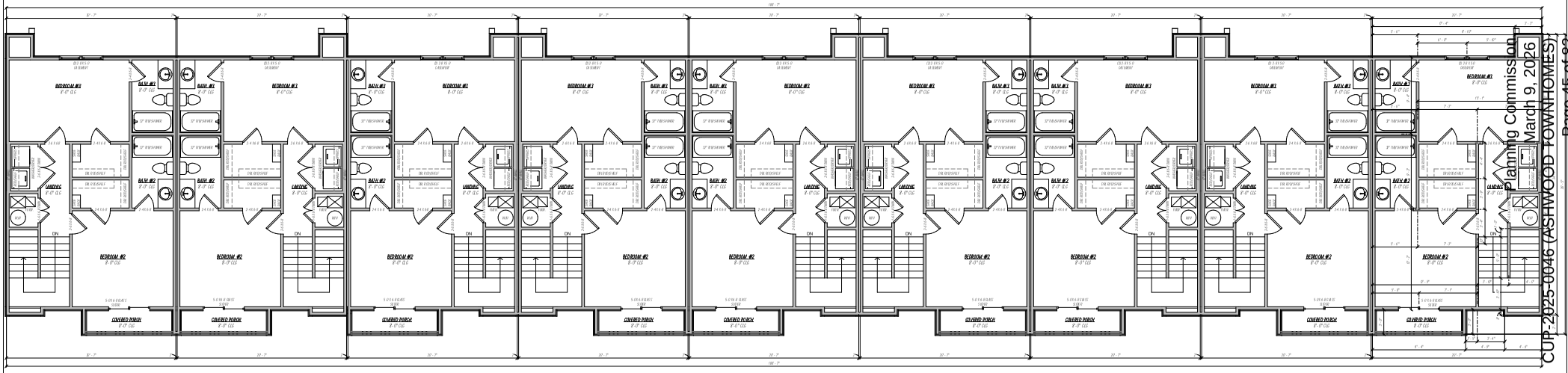
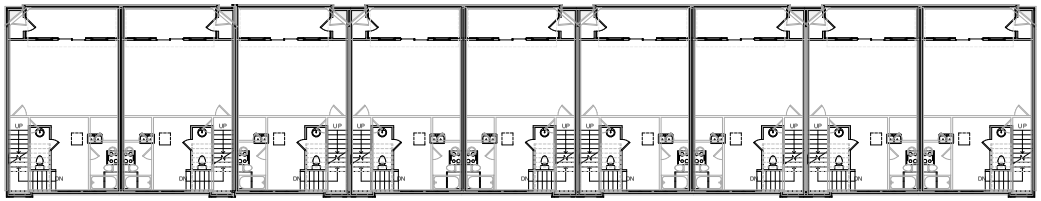
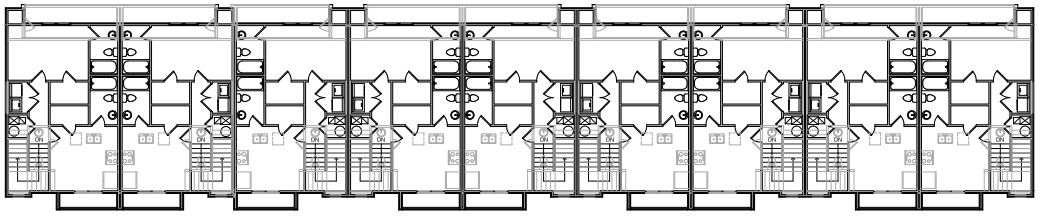


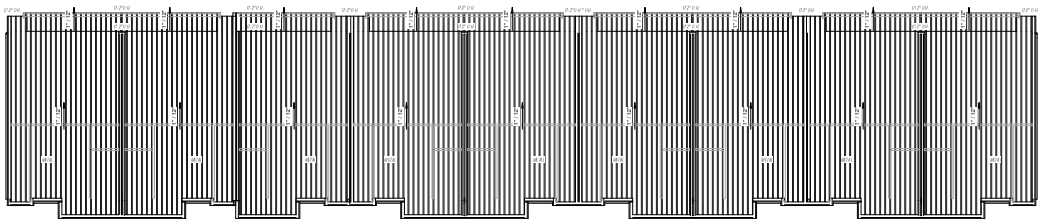
Third Floor
1/4" = 1'-0"



Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)

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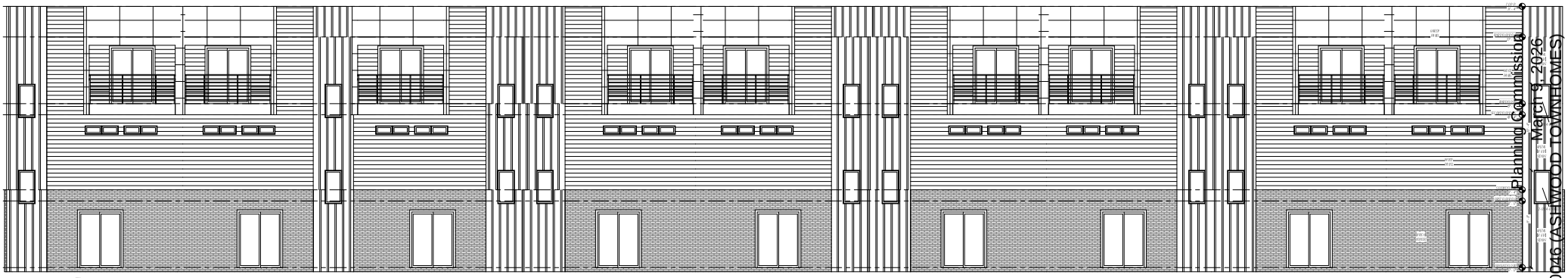
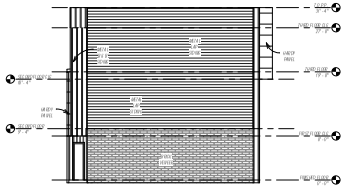
3 Bed 9 plex
Bldg. 1
Bransen Harris

3rd Floor, Overlay, Underlay, Roof Plan



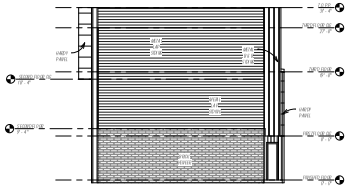
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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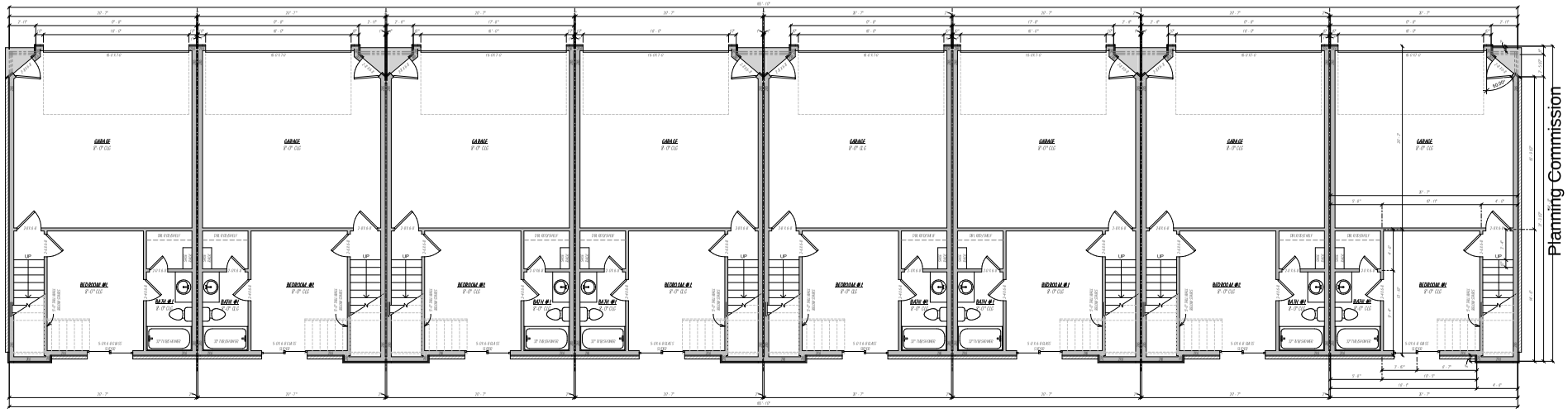
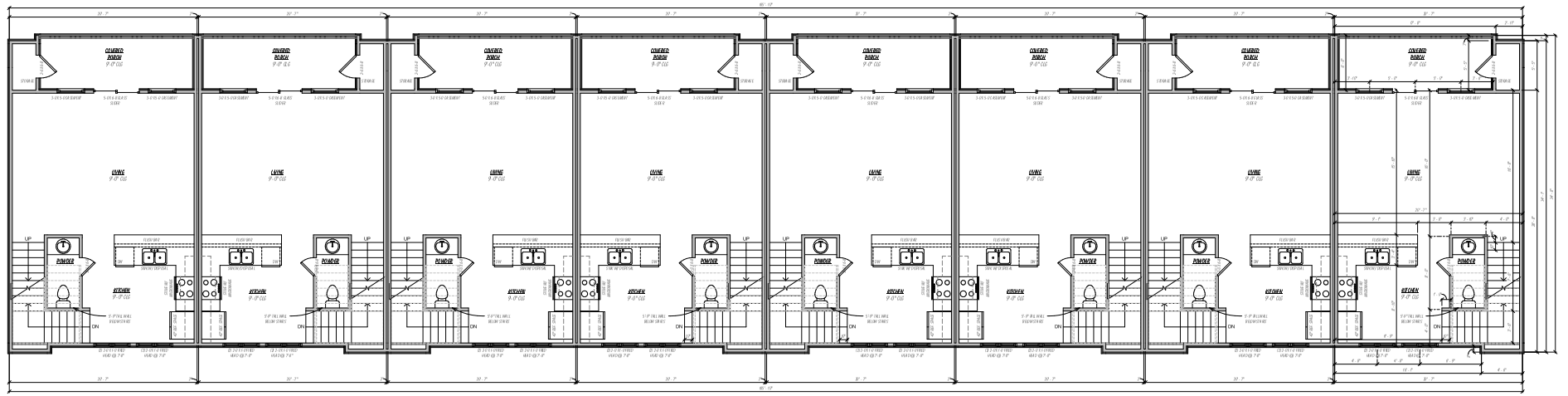
3 Bed 9 plex
Bldg. 1
Bransen Harris

Elevations

3 of 3



Floor Plan
1/4" = 1'-0"



Second Floor
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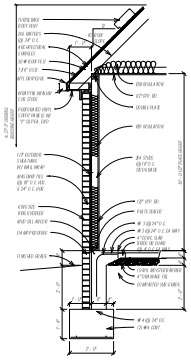

Typ. Wall Section
1/2" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	516 SF
3RD FLOOR HEATED OVER FRAME	617 SF
COVERED PORCHES	87 SF
GARAGE SPACE	407 SF
TOTAL UNDER ROOF	1908 SF
TOTAL HEATED OVER BRICK	1428 SF

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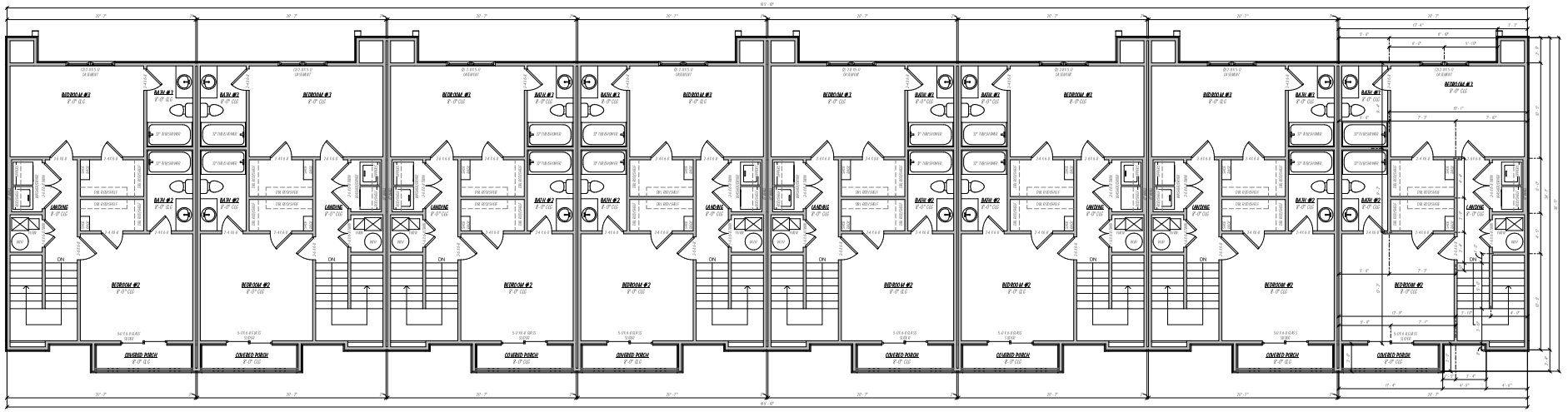
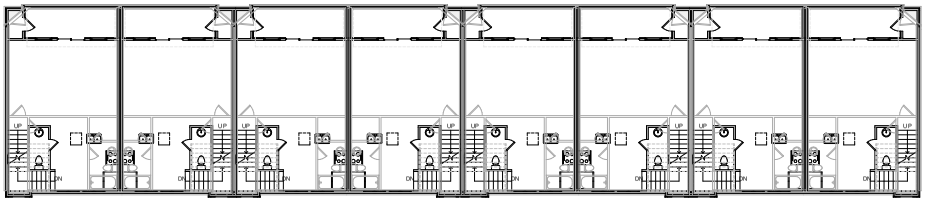
3 Bed 8 plex
Bldg. 2,3,13
Bransen Harris

1st Floor, 2nd Floor, Typ. Wall Section

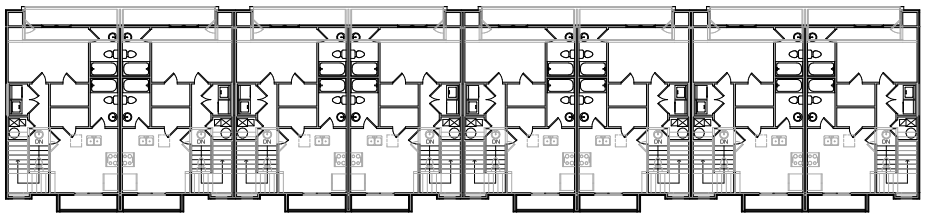
1 of 3



Third Floor
1/4" = 1'-0"



Overlay
1/8" = 1'-0"



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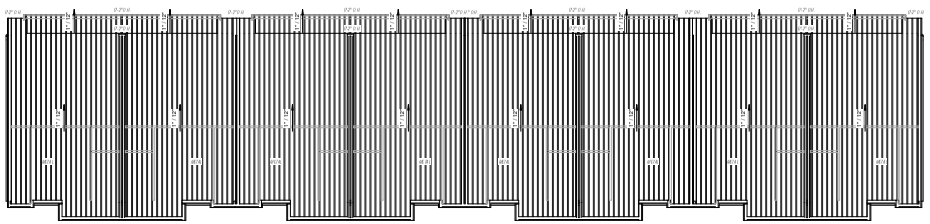

Roof Plan
1/8" = 1'-0"

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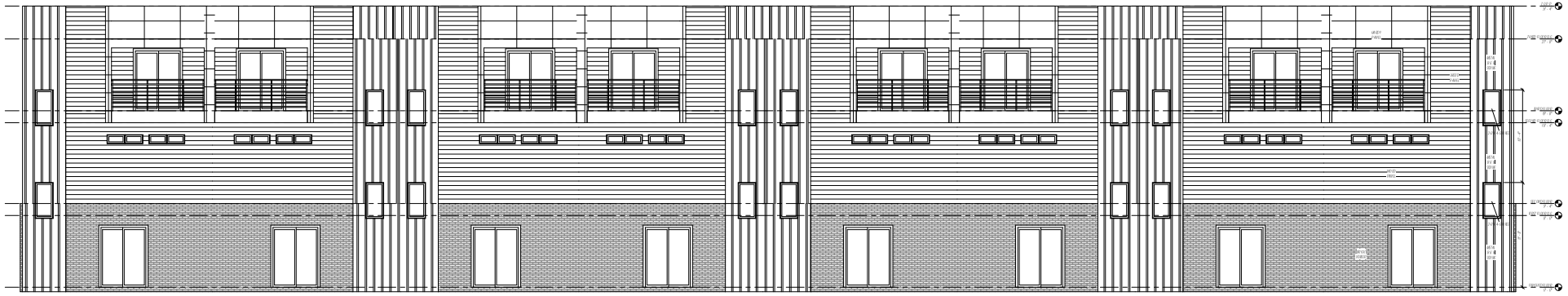
3 Bed 8 plex
Bldg. 2,3,13
Bransen Harris

3rd Floor, Overlay, Underlay, Roof Plan



Front
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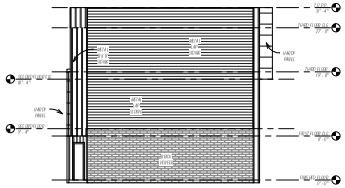
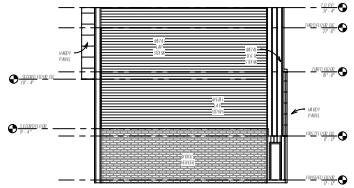


Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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3 Bed 8 plex
Bldg. 2,3,13
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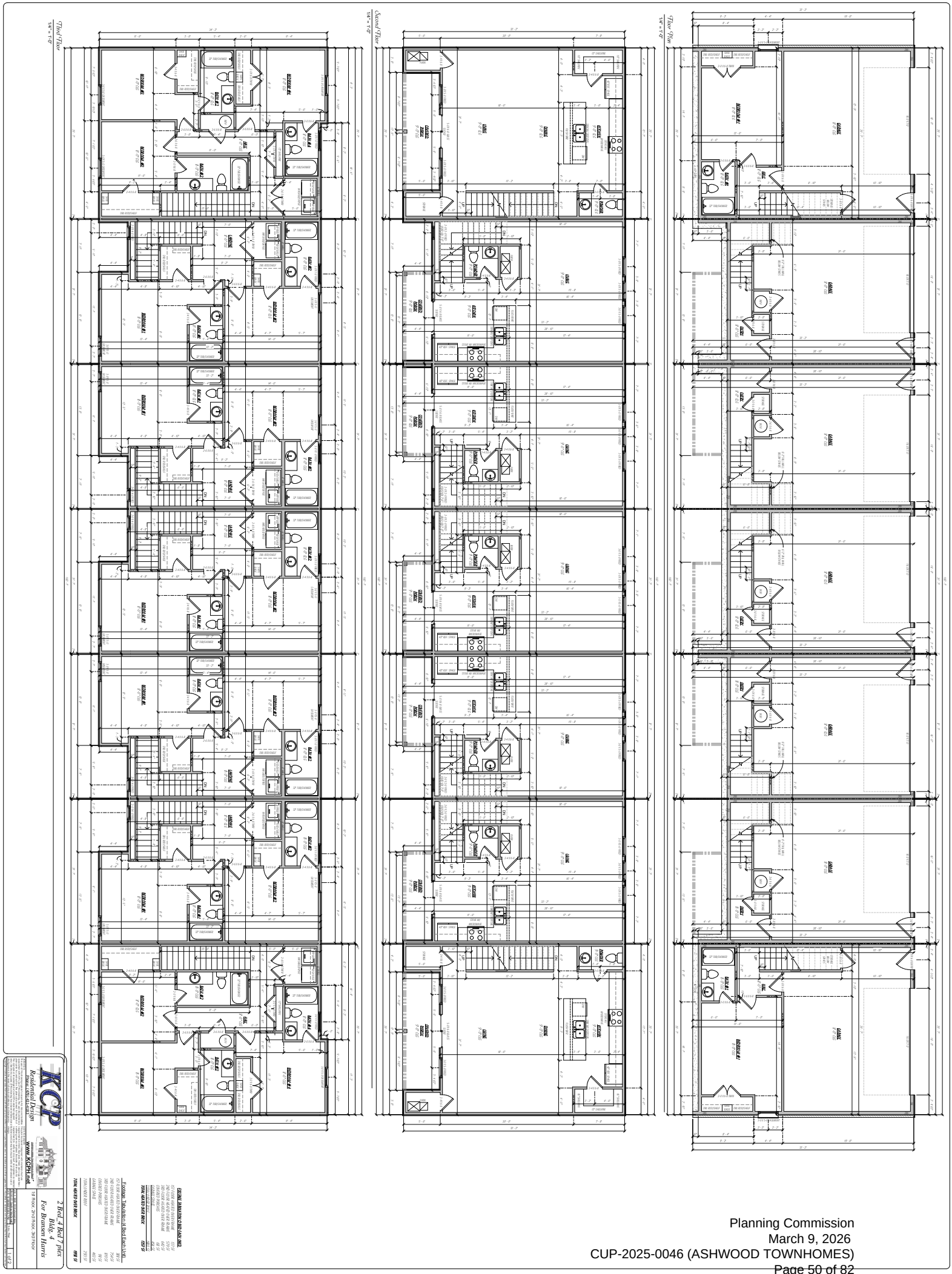
Elevations

3 of 3



Planning Commission
March 9, 2026
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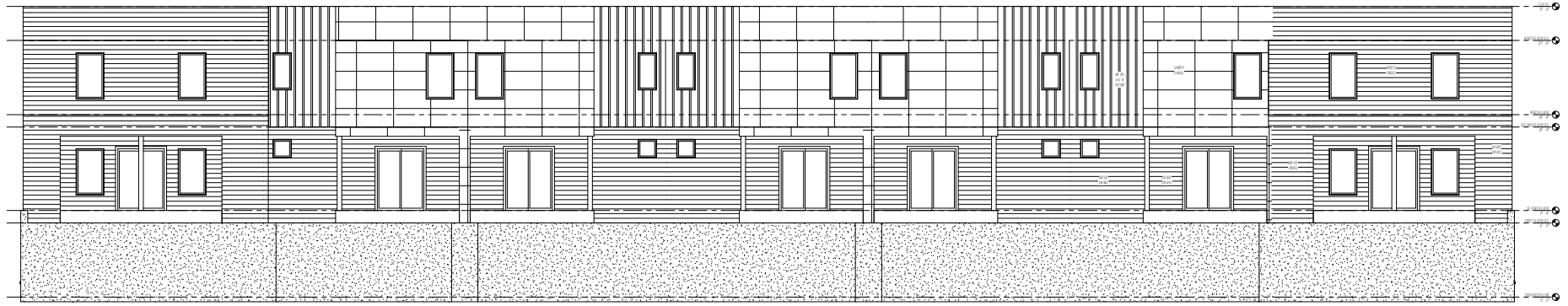

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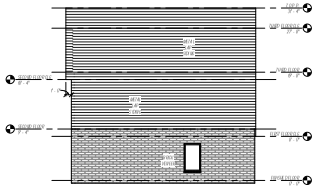

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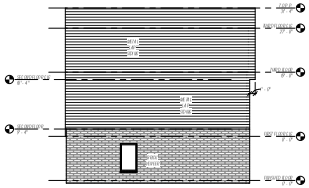

Right
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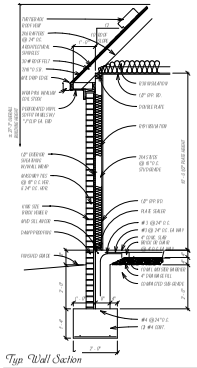
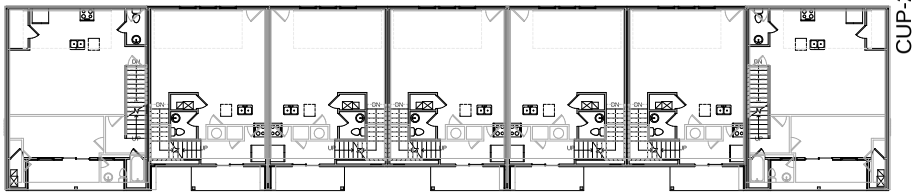


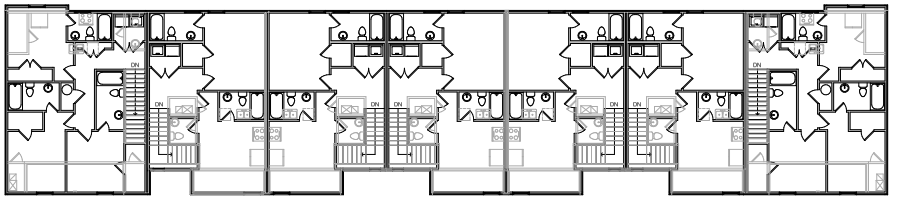
Typ Wall Section
1/2" = 1'-0"



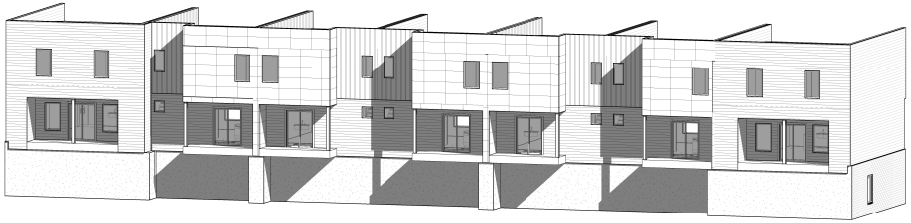
Overlay
1/8" = 1'-0"



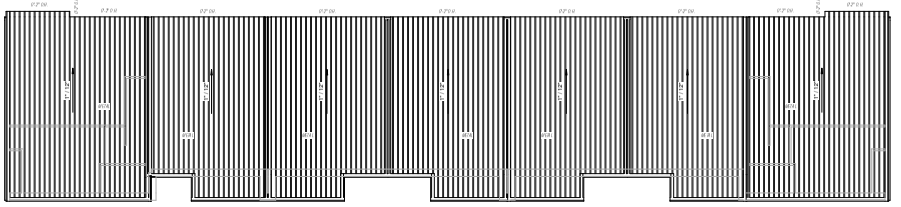
Rear
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



3D View Front



Roof Plan
1/8" = 1'-0"



3D View Rear

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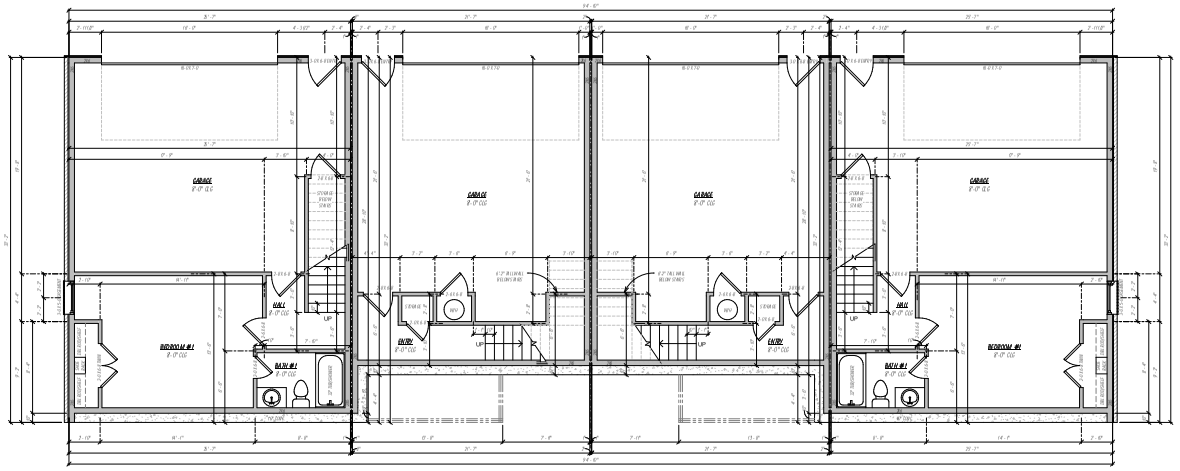
www.KCPH.net

2 Bed_4 Bed 7 plex
Bldg. 4
For Bransen Harris

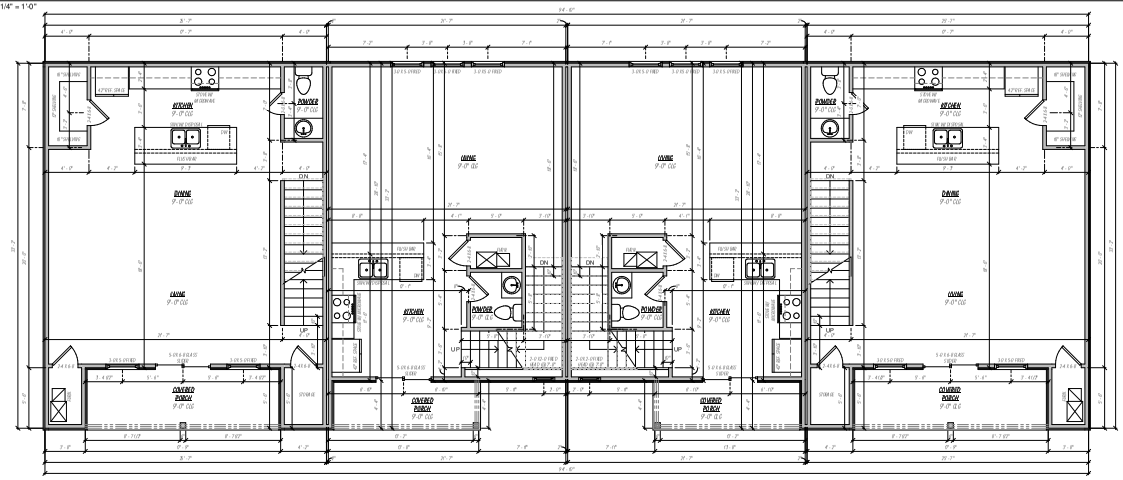
Elevations, Overlay, Underlay, Roof Plan, Typ. Wall Section

2 of 2



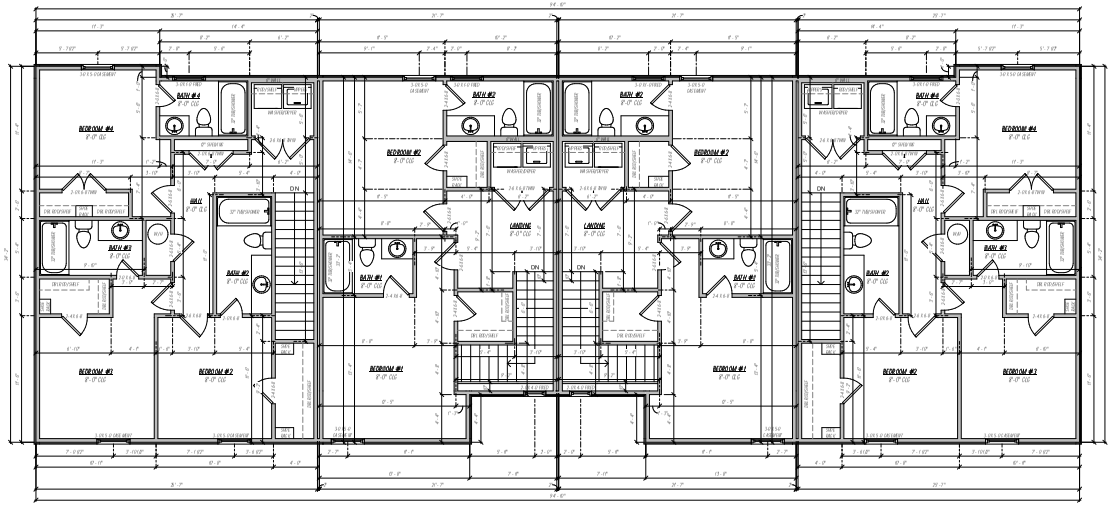
Floor Plan

1/4" = 1'-0"



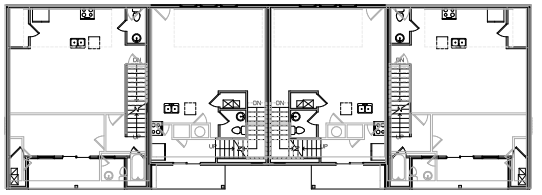
Second Floor

1/4" = 1'-0"



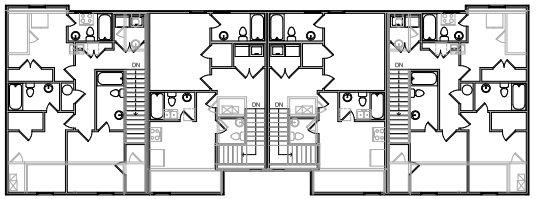
Third Floor

1/4" = 1'-0"



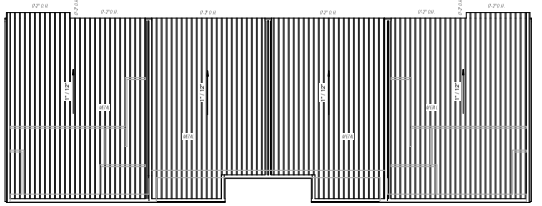
Overlay

1/8" = 1'-0"



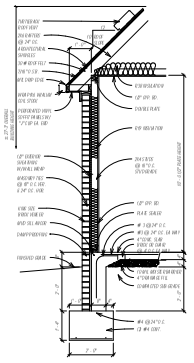
Underlay

1/8" = 1'-0"



Roof Plan

1/8" = 1'-0"



Typ Wall Section

1/2" = 1'-0"

FOOTAGE TABULATION (2 BEDS EACH UNIT)	
1ST FLOOR HEATED OVER FRAME	177 SF
2ND FLOOR HEATED OVER FRAME	579 SF
3RD FLOOR HEATED OVER FRAME	642 SF
COVERED PORCHES	66 SF
GARAGE SPACE	464 SF
TOTAL UNDER ROOF	1928 SF
TOTAL HEATED OVER BRICK	1398 SF

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	58 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRICK	1958 SF

KCP

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2 Bed_4 Bed 4 plex

Bldg. 5,6,7

For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

1 of 2

Planning Commission
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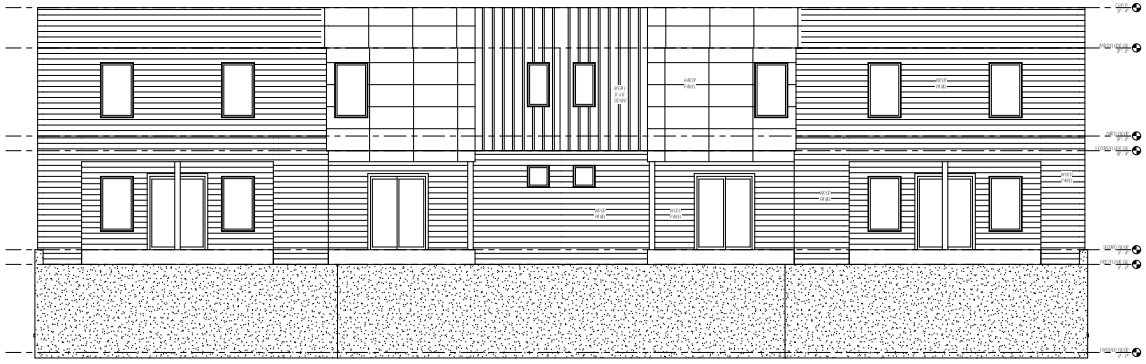
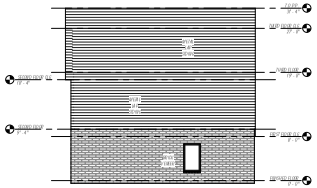
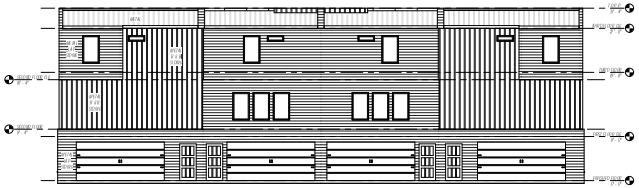
Page 52 of 82



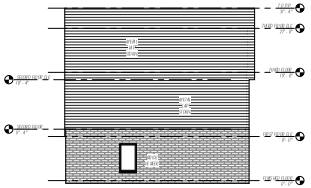
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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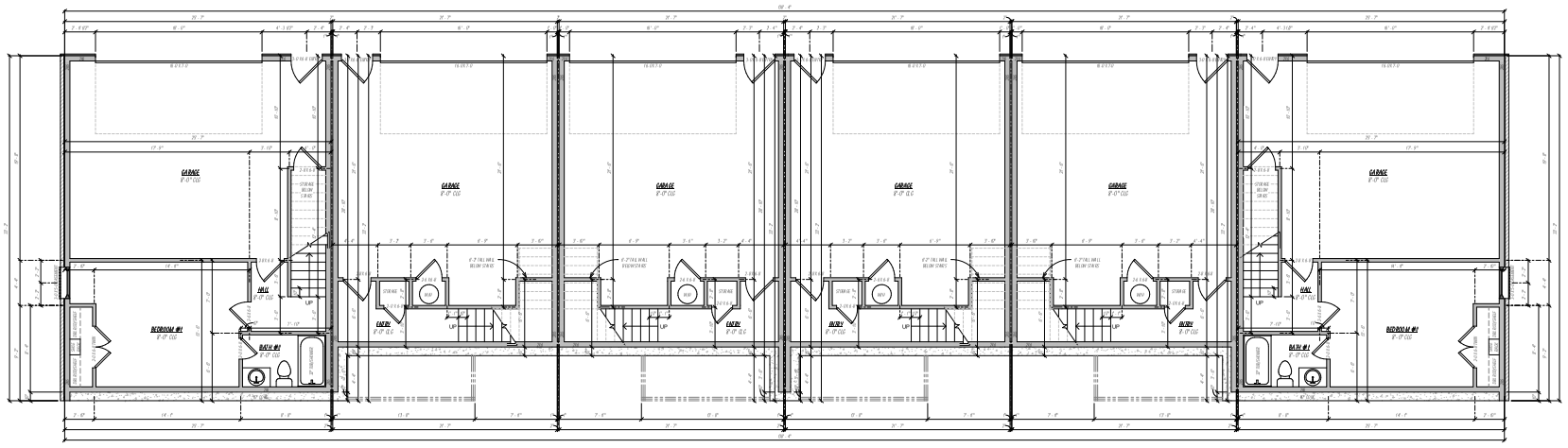
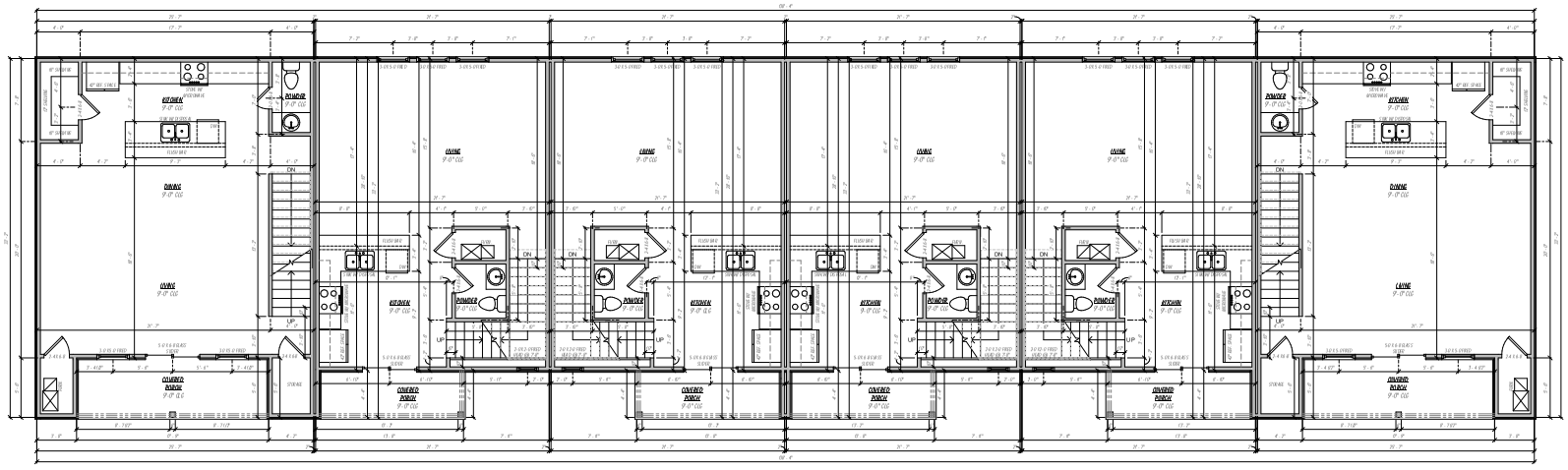
2 Bed_4 Bed 4 plex
Bldg. 5,6,7
For Bransen Harris

Elevations

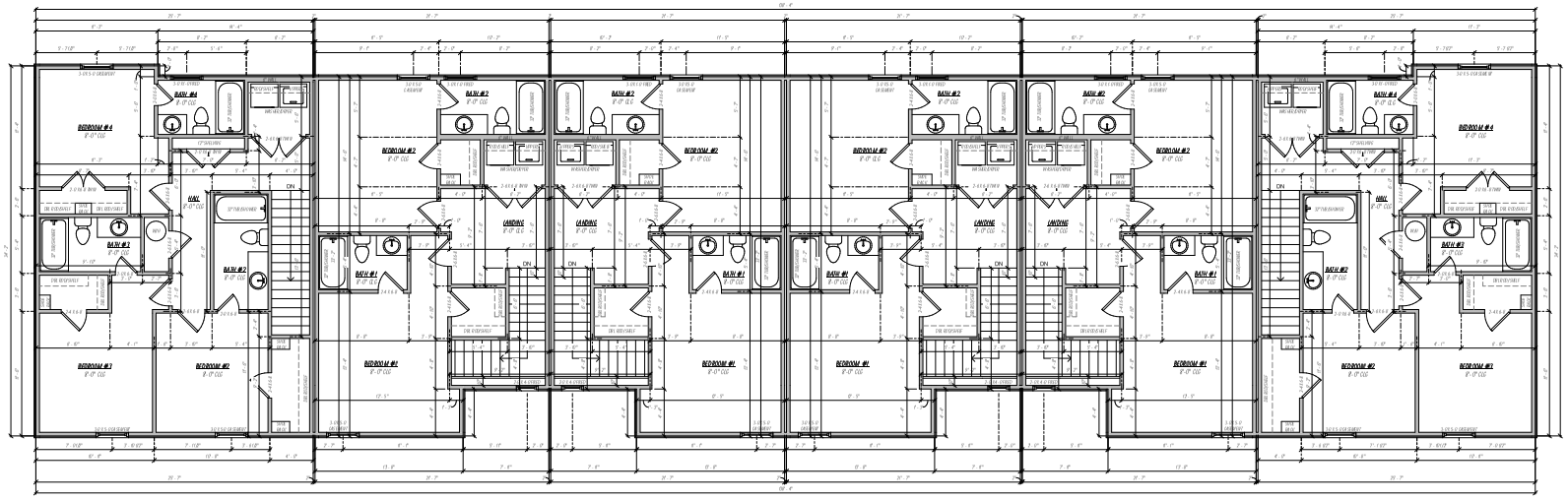
2 of 2



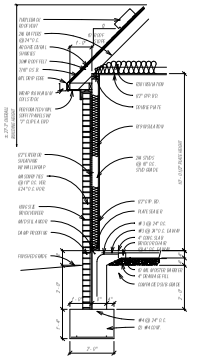
Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

FOOTAGE TABULATION (2 BEDS EACH UNIT)	
1ST FLOOR HEATED OVER FRAME	177 SF
2ND FLOOR HEATED OVER FRAME	579 SF
3RD FLOOR HEATED OVER FRAME	642 SF
COVERED PORCHES	66 SF
GARAGE SPACE	464 SF
TOTAL UNDER ROOF	1931 SF
TOTAL HEATED OVER BRICK	1398 SF

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	58 SF
GARAGE SPACE	465 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRICK	1958 SF

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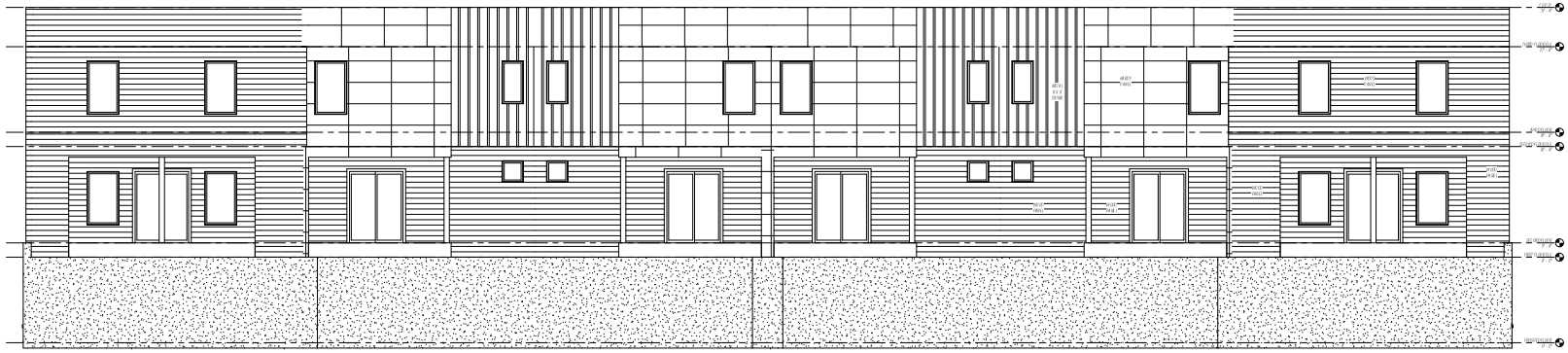
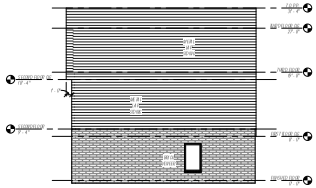
2 Bed_4 Bed 6 plex
Bldg. 8,9
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Typ. Wall Section

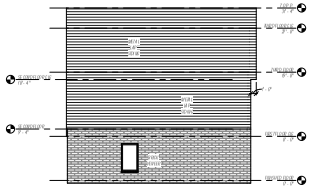
1 of 2



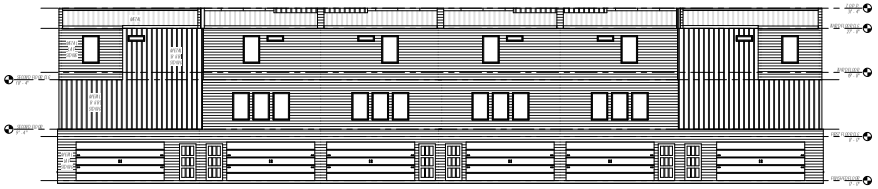
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Right
1/8" = 1'-0"



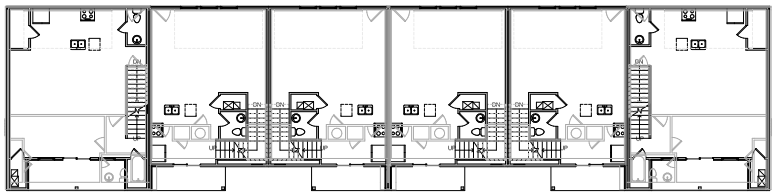
Rear
1/8" = 1'-0"



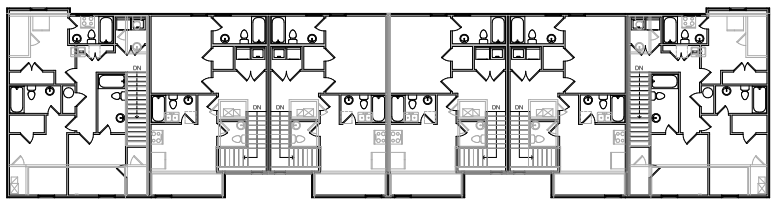
3D View Front



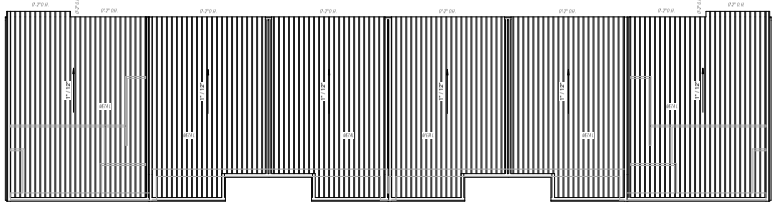
3D View Rear



Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

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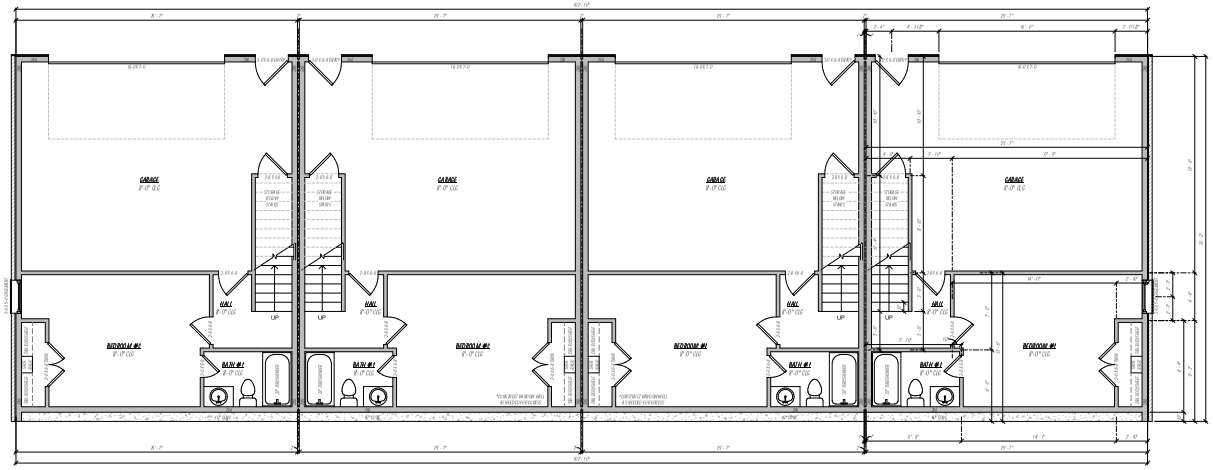
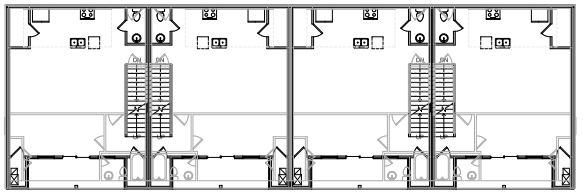
2 Bed_4 Bed 6 plex
Bldg. 8,9
For Bransen Harris

Elevations, Overlay, Underlay, Roof Plan

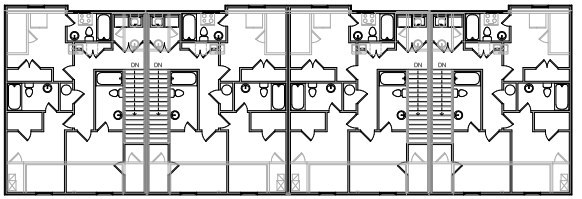
2 of 2



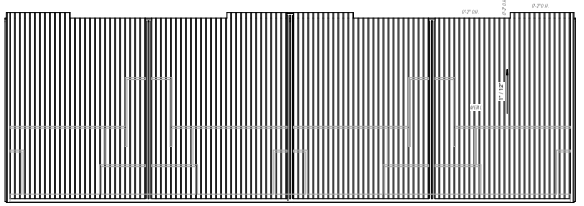
Floor Plan
1/4" = 1'-0"



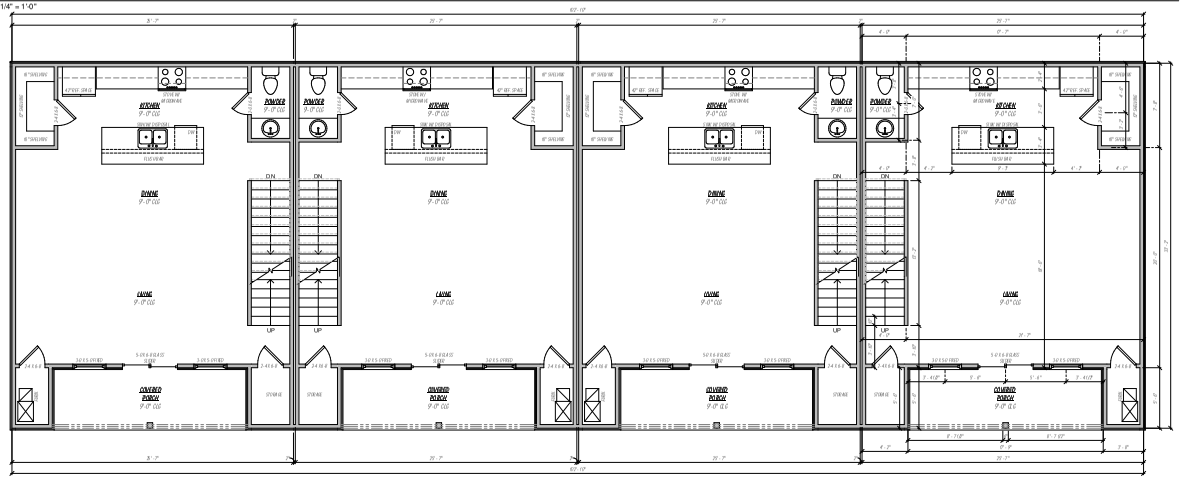
Overlay
1/8" = 1'-0"



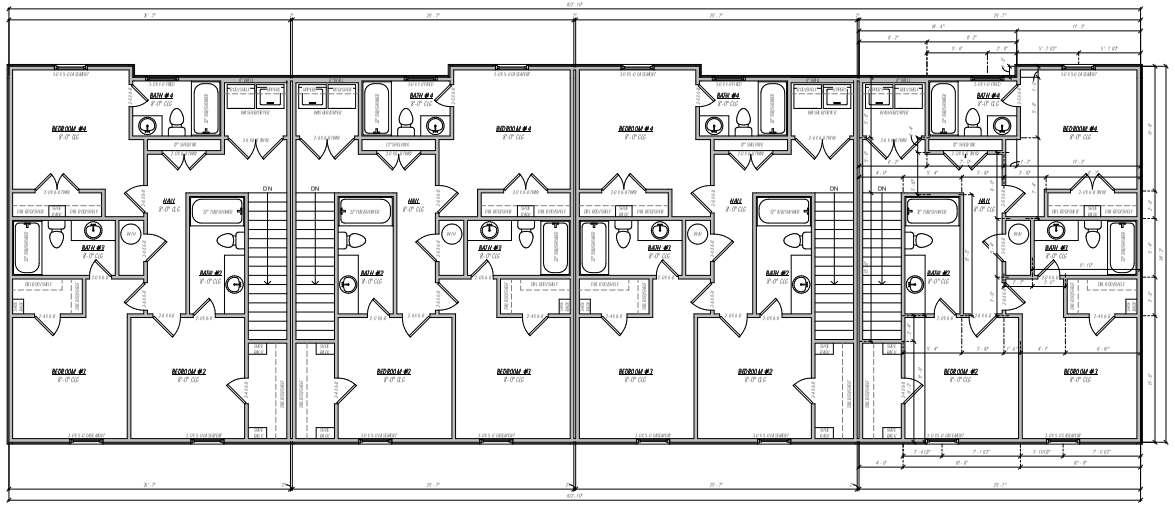
Underlay
1/8" = 1'-0"



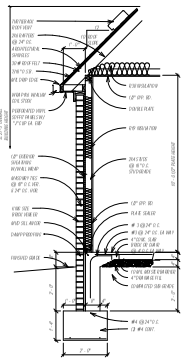
Roof Plan
1/8" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	58 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2251 SF
TOTAL HEATED OVER BRICK	**1958 SF**

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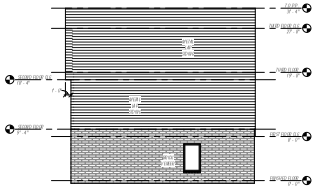
4 Bed 4 plex_Alt Elev
Bldg. 10, 16
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

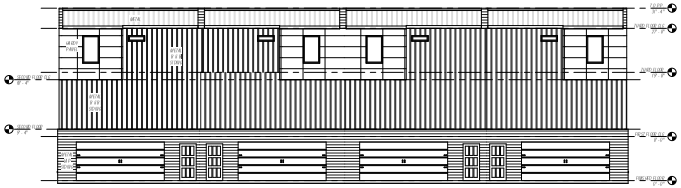
1 of 2



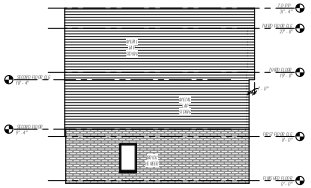
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



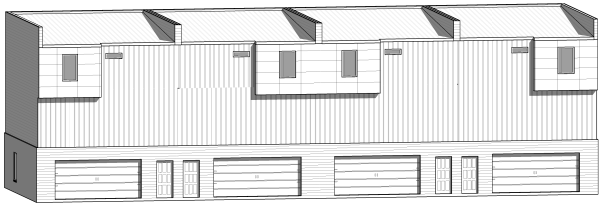
Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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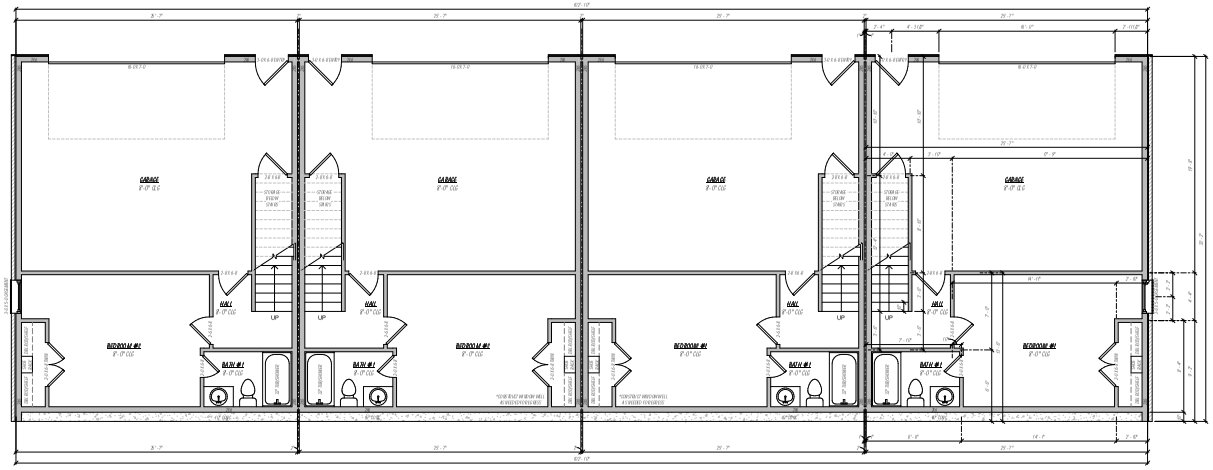
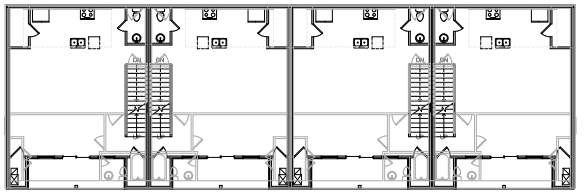
4 Bed 4 plex_Alt Elev
Bldg. 10, 16
For Bransen Harris

Elevations

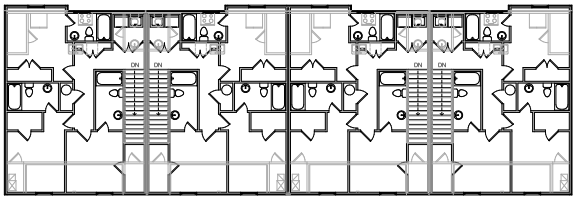
2 of 2



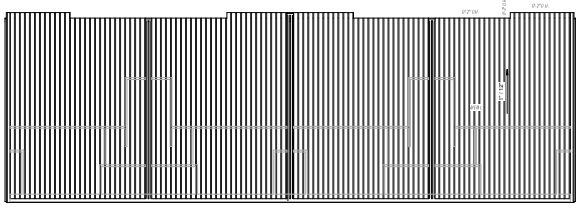
Floor Plan
1/4" = 1'-0"



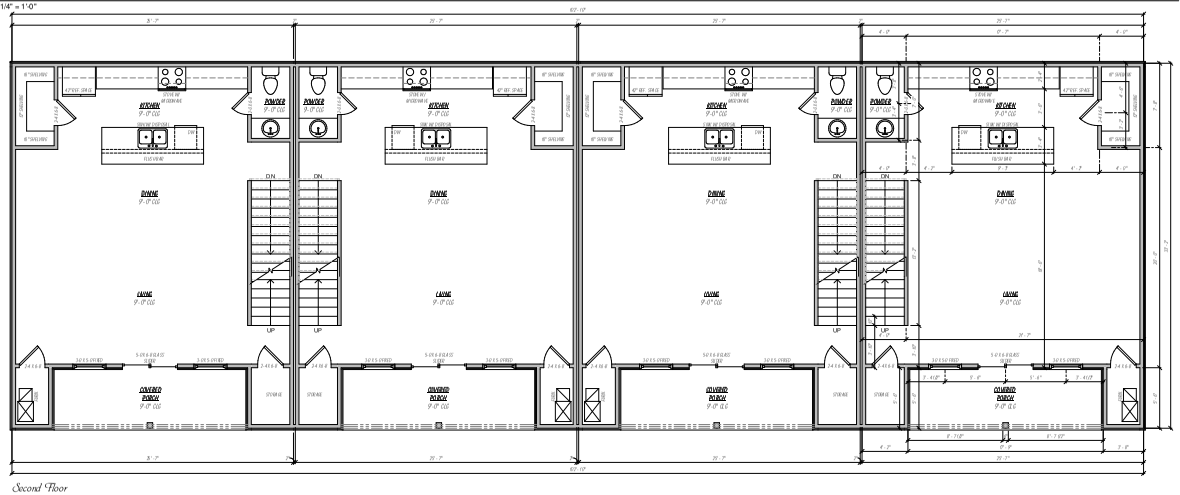
Overlay
1/8" = 1'-0"



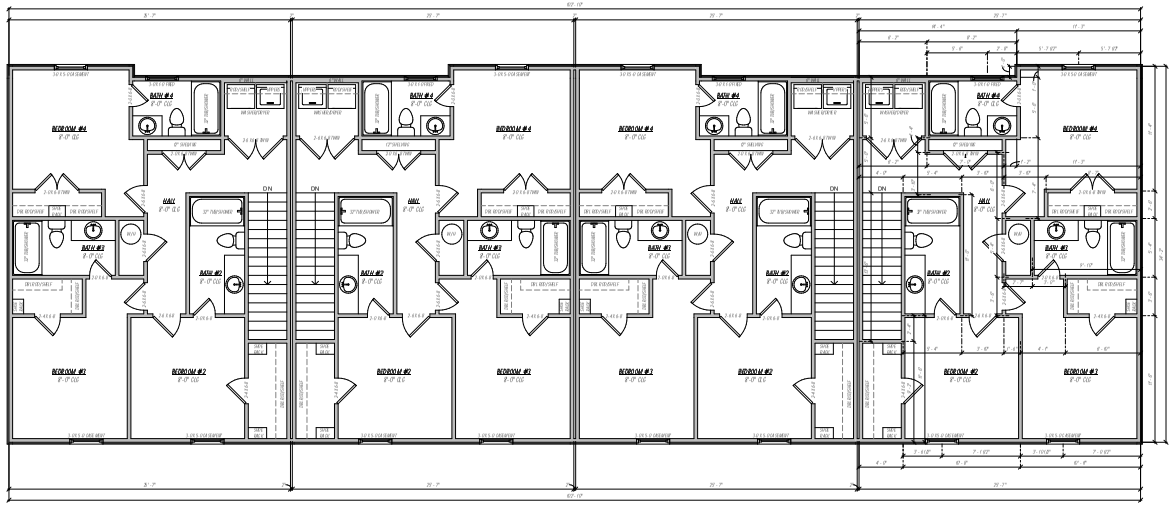
Underlay
1/8" = 1'-0"



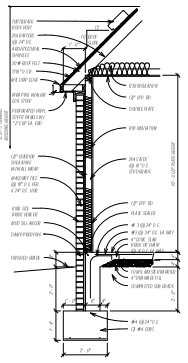
Roof Plan
1/8" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	58 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRACE	1958 SF

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4 Bed 4 plex
Bldg. 11,17,26
For Bransen Harris

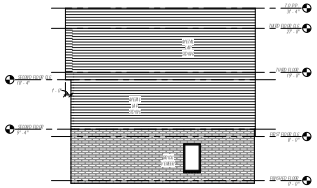
1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

1 of 2

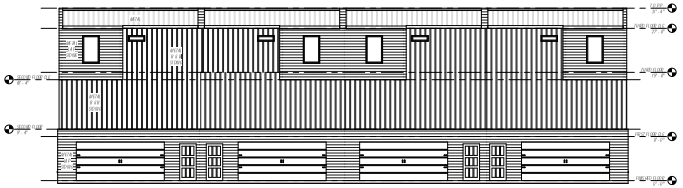
Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)
Page 58 of 82



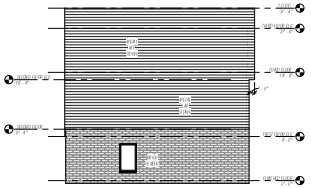
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



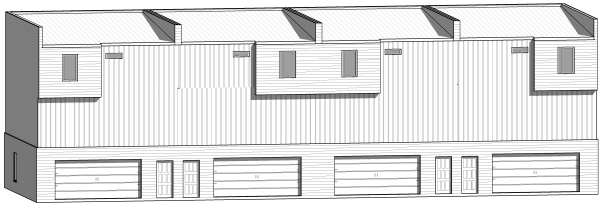
Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

KCP
Residential Design
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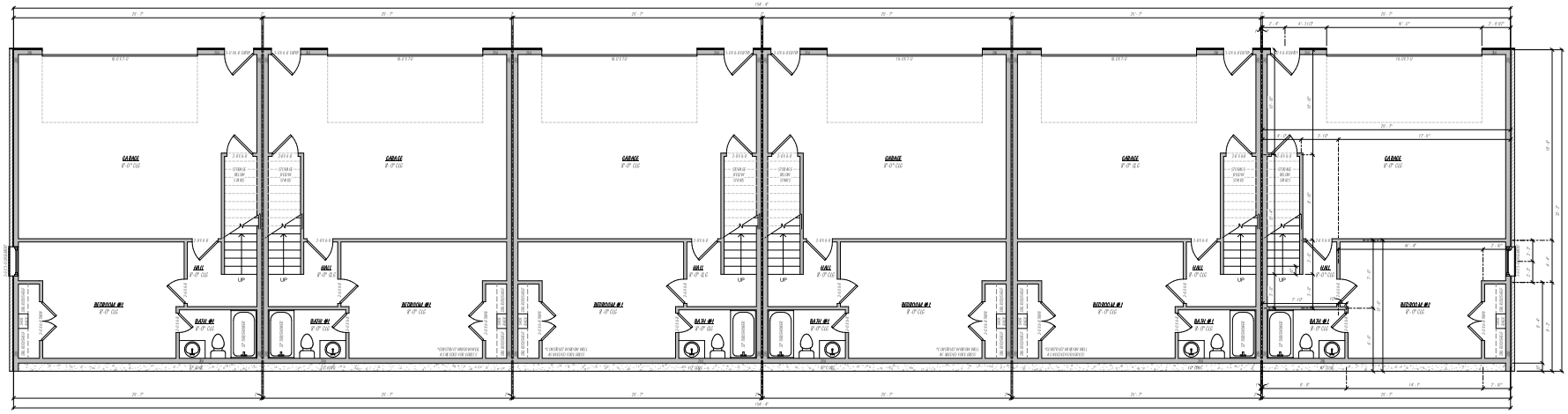
www.KCPH.net

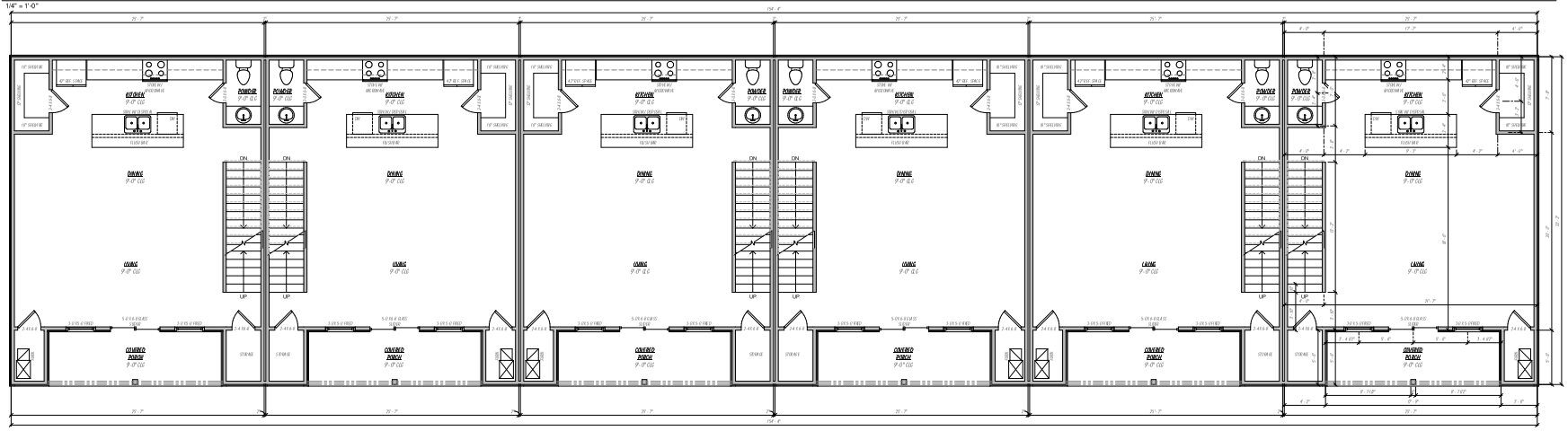
4 Bed 4 plex
Bldg. 11,17,26
For Bransen Harris

Elevations

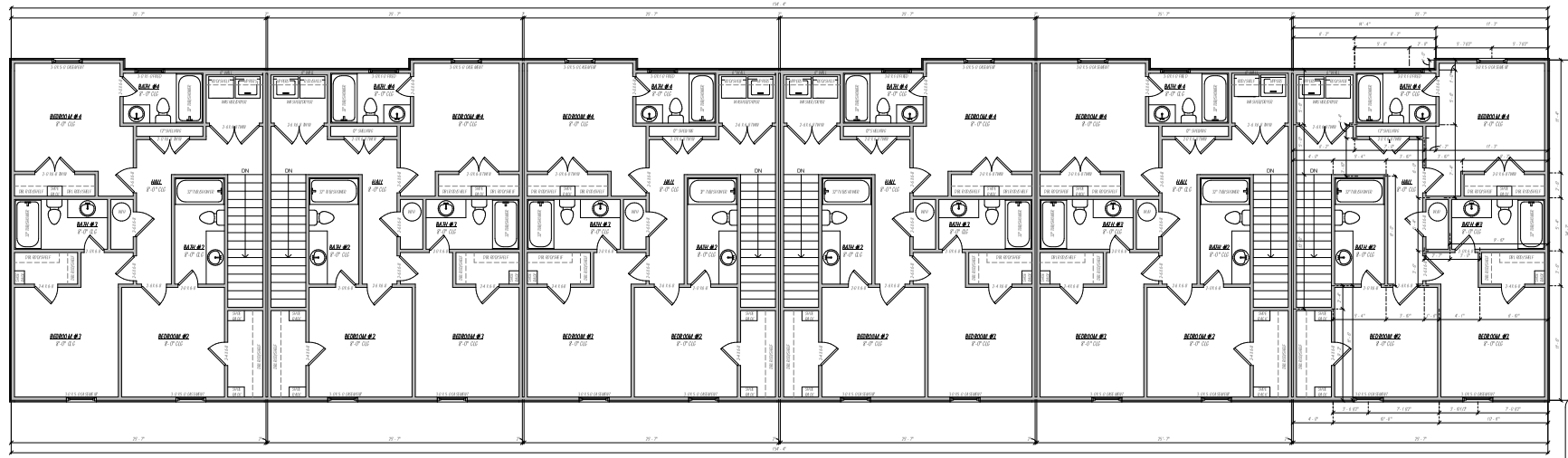
2 of 2



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	78 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRICK	1958 SF

KCP
Residential Design
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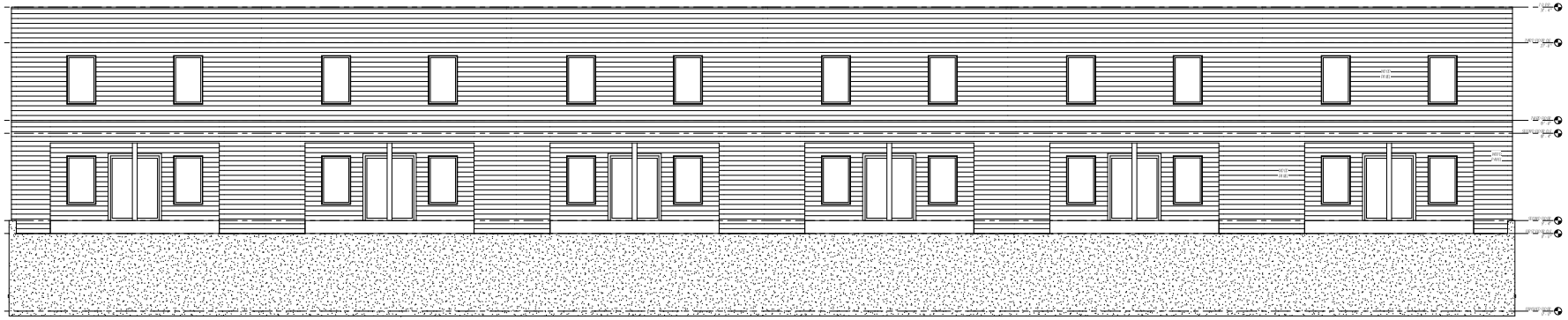
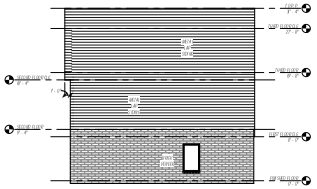
4 Bed 6 plex
Bldg. 12
For Bransen Harris
1st Floor, 2nd Floor, 3rd Floor Wall Section

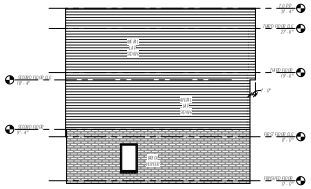
1 of 2



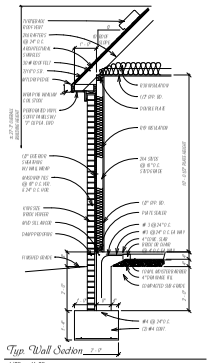
Front
1/4" = 1'-0"



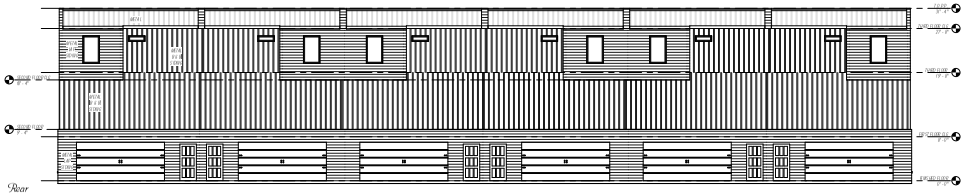
Left
1/8" = 1'-0"



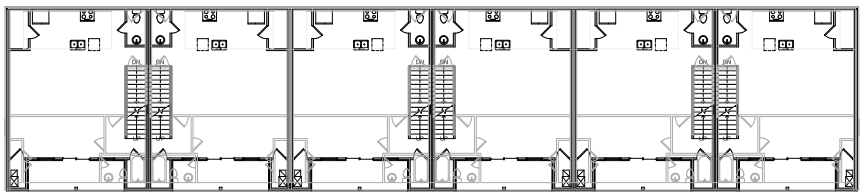
Right
1/8" = 1'-0"



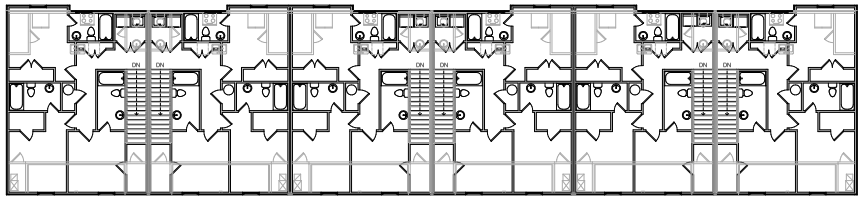
Typ. Wall Section
1/2" = 1'-0"



Rear
1/8" = 1'-0"



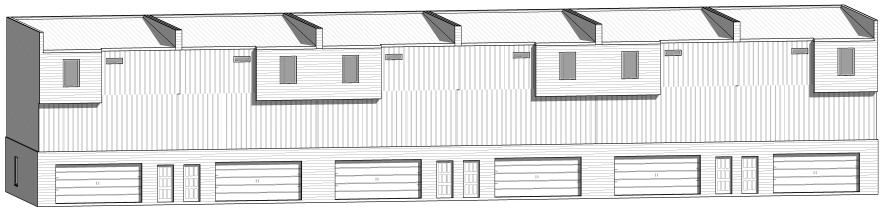
Overlay
1/8" = 1'-0"



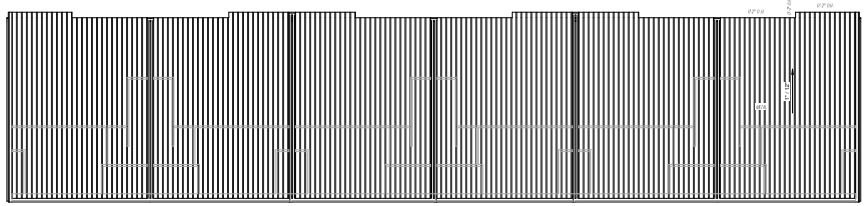
Underlay
1/8" = 1'-0"



3D View Front



3D View Rear



Roof Plan
1/8" = 1'-0"

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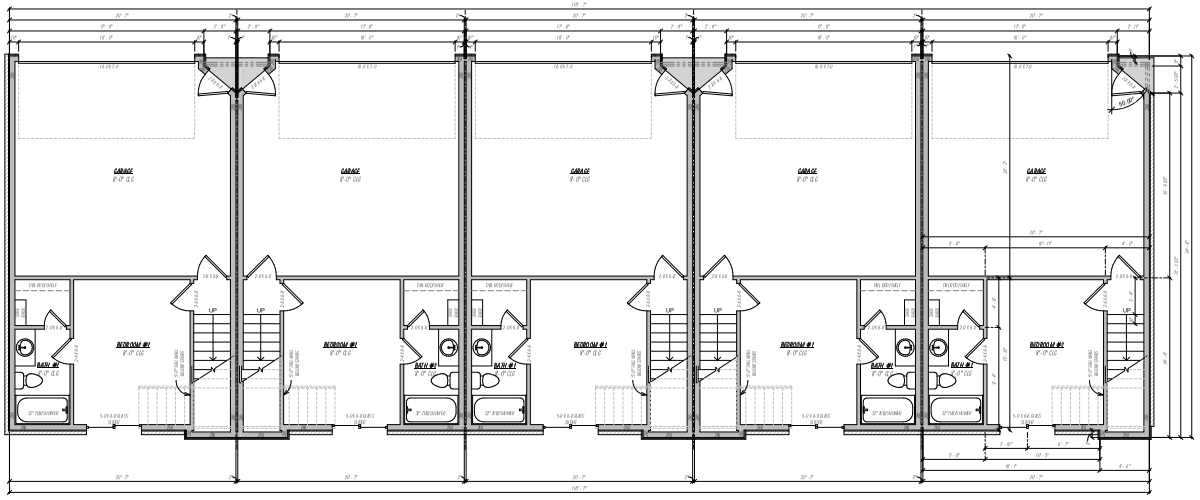
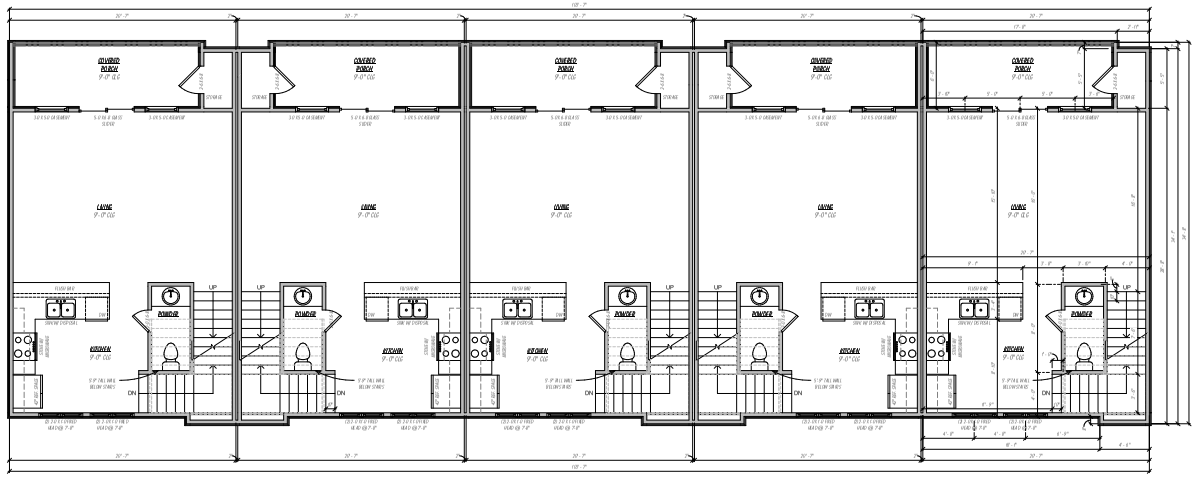
4 Bed 6 plex
Bldg. 12
For Bransen Harris

Elevations, Overlay, Underlay, Roof Plan, Typ.

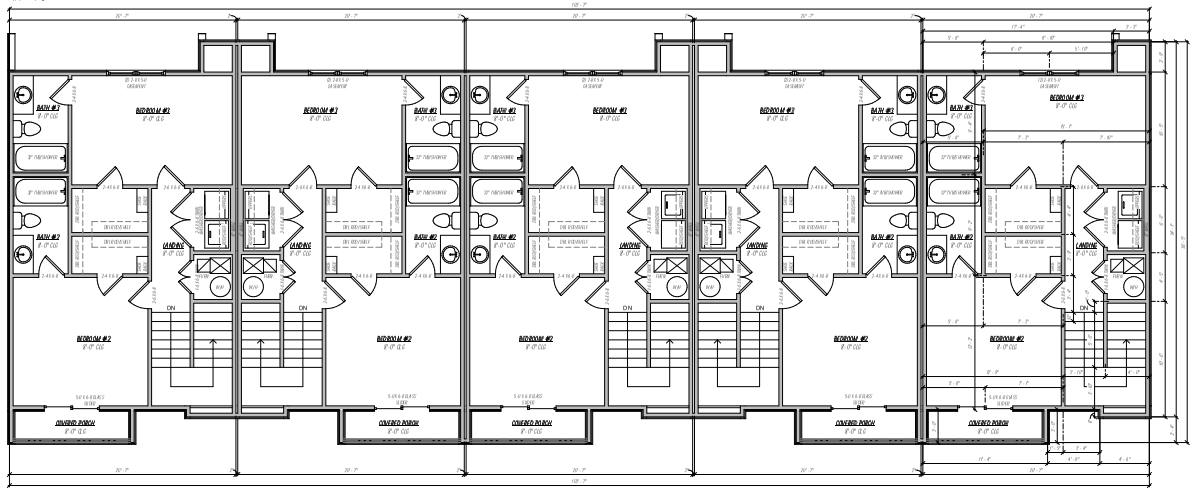
2 of 2



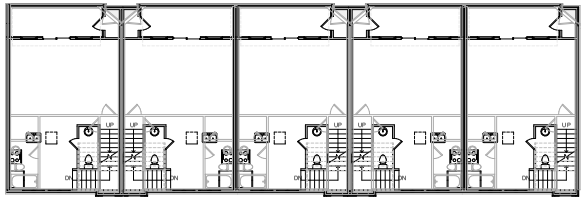
Floor Plan
1/4" = 1'-0"



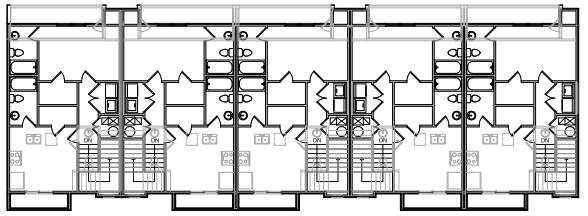
Second Floor
1/4" = 1'-0"



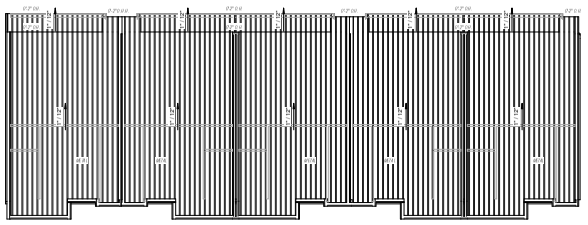
Third Floor
1/4" = 1'-0"



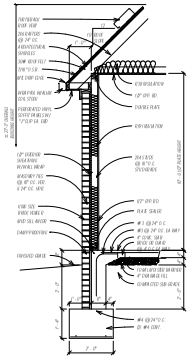
Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	595 SF
3RD FLOOR HEATED OVER FRAME	617 SF
COVERED PORCHES	87 SF
GARAGE STALLS	407 SF
TOTAL UNDER ROOF	1982 SF
TOTAL HEATED OVER BRACE	1508 SF

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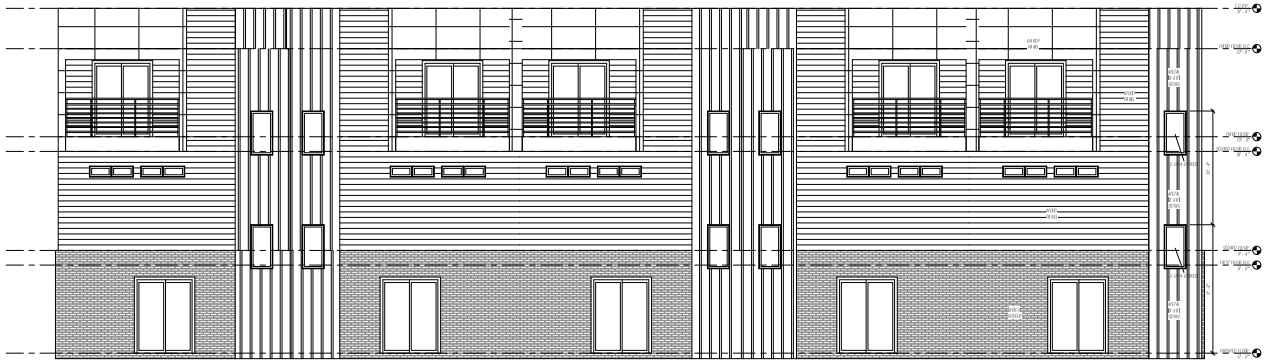
www.KCPH.net

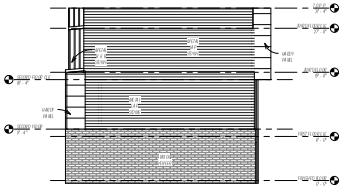
3 Bed 5 plex
Bldg. 14,15
Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Typ. Wall Section

1 of 2



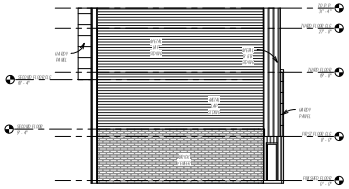
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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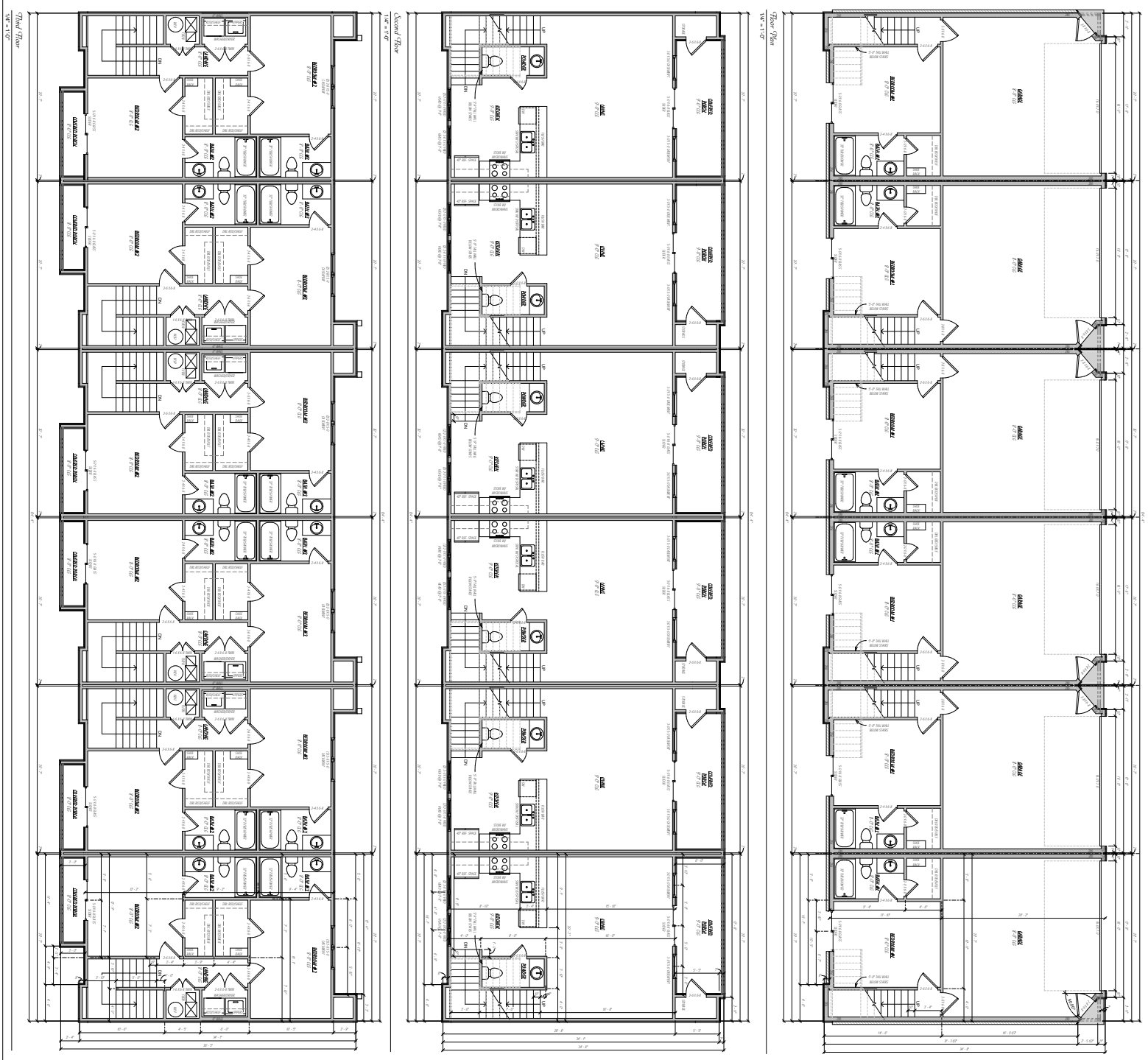
www.KCPH.net

3 Bed 5 plex
Bldg. 14,15
Bransen Harris

Elevations, Overlay, Underlay, Roof Plan

2 of 2



KCP
Residential Design
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www.KCPH.net

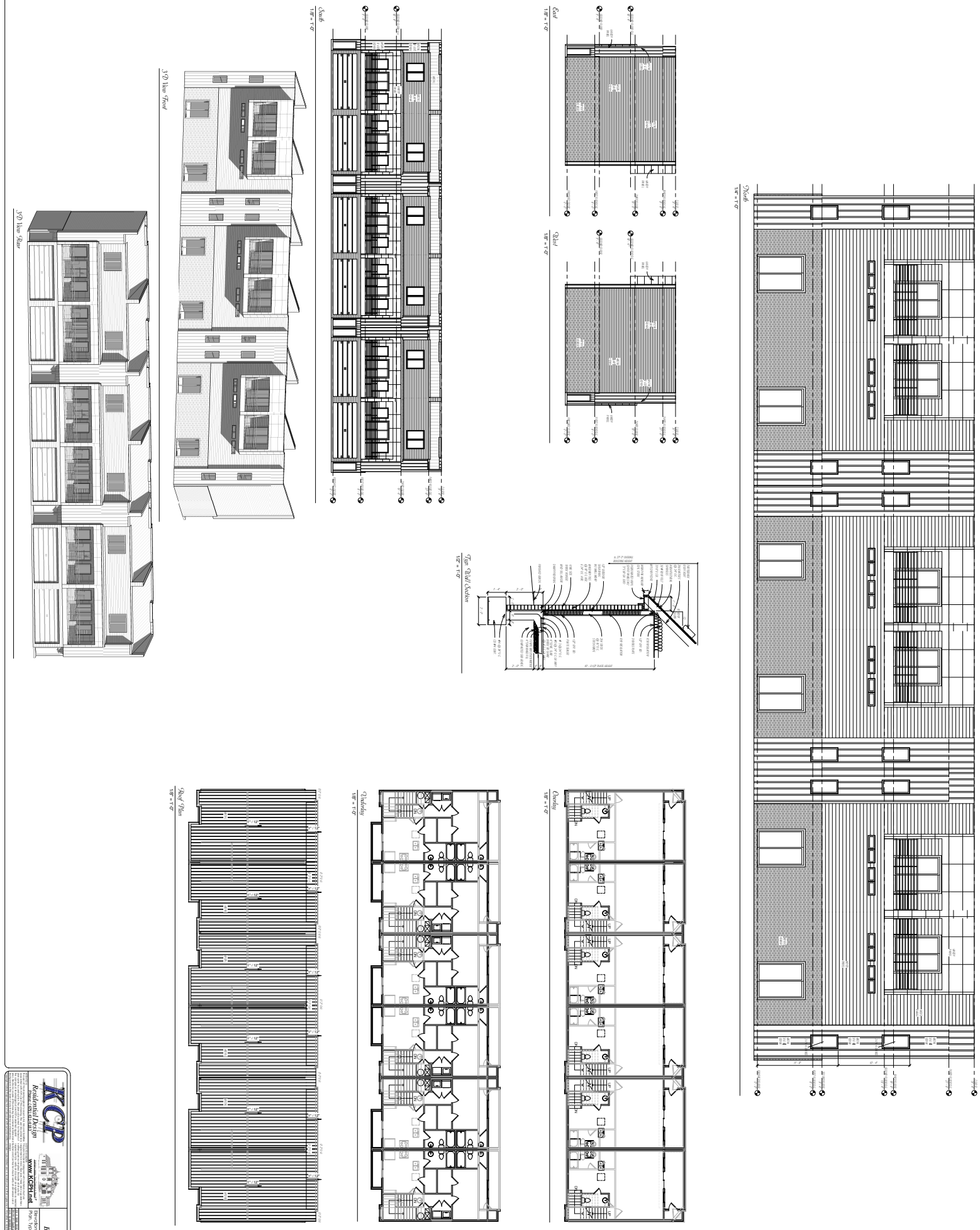
3 Bed 6 plex
Bldg. 18
Branson Harris

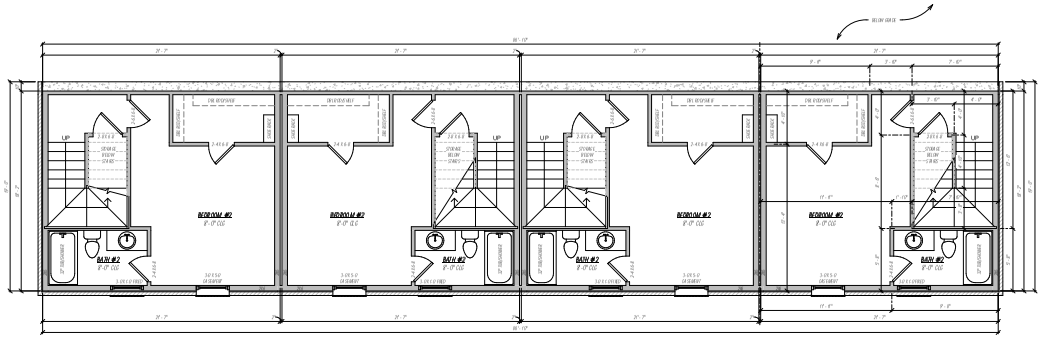
1st Floor, 2nd Floor, 3rd Floor

Footage Tabulation (Each Unit)

1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	566 SF
3RD FLOOR HEATED OVER FRAME	637 SF
ONE-WAY STAIRS	87 SF
GARAGE SPACE	487 SF
TOTAL UNDER ROOF	1982 SF
TOTAL HEATED OVER ROOF	1495 SF

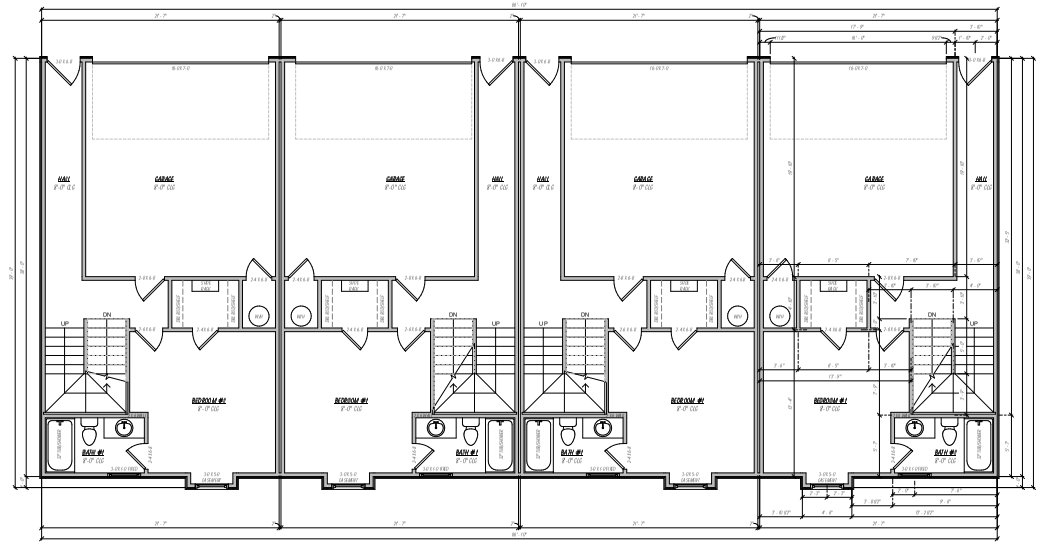
Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)


3D View Rear
3D View Front
South
1/8" = 1'-0"
East
1/8" = 1'-0"
West
1/8" = 1'-0"
North
1/4" = 1'-0"
Typ. Wall Section
1/2" = 1'-0"
Roof Plan
1/8" = 1'-0"
Underlay
1/8" = 1'-0"
Overlay
1/8" = 1'-0"
KCP
Residential Design
www.KCPH.net
3 Bed 6 plex
Bldg. 18
Branson Harris
Elevations, Overlay, Underlay, Roof Plan, Typ. Wall Section
2 of 2



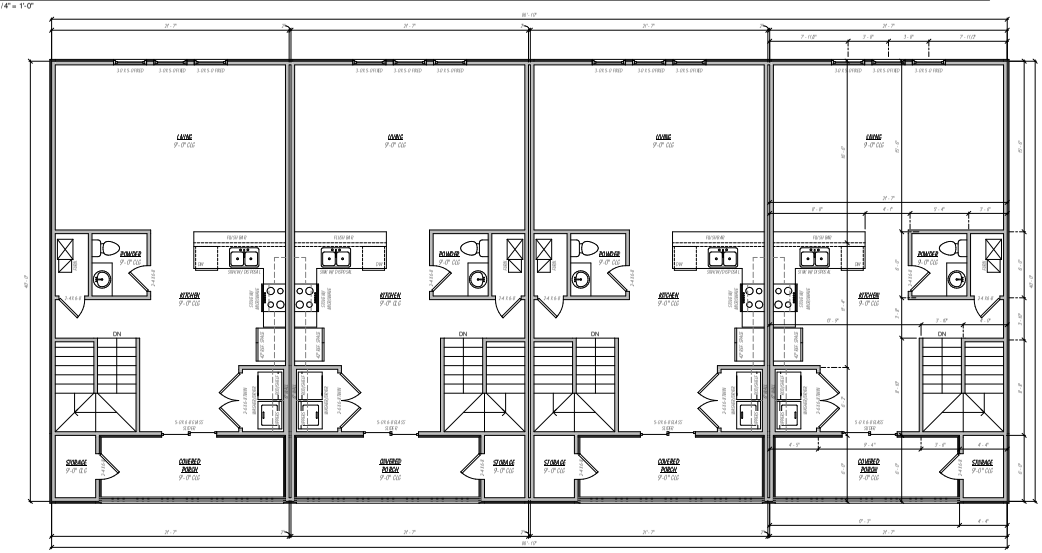
Floor Plan

1/4" = 1'-0"



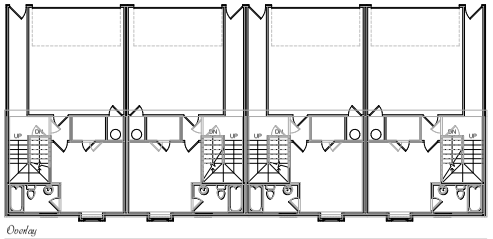
Second Floor

1/4" = 1'-0"



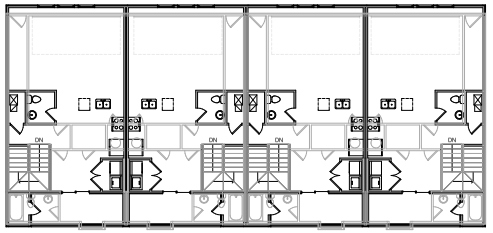
Third Floor

1/4" = 1'-0"



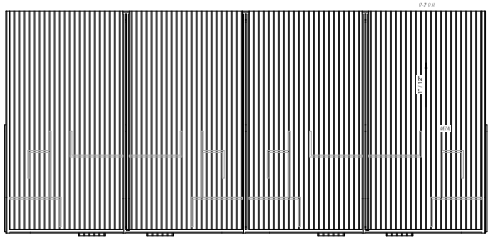
Overlay

1/8" = 1'-0"



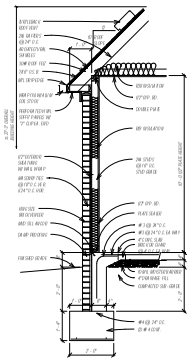
Underlay

1/8" = 1'-0"



Roof Plan

1/8" = 1'-0"



Typ. Wall Section

1/2" = 1'-0"

Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)
Page 66 of 82

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	394 SF
2ND FLOOR HEATED OVER FRAME	462 SF
3RD FLOOR HEATED OVER FRAME	669 SF
COVERED PORCHES	128 SF
GARAGE SPACE	366 SF
TOTAL UNDER ROOF	2020 SF
TOTAL HEATED OVER BRICK	1541 SF

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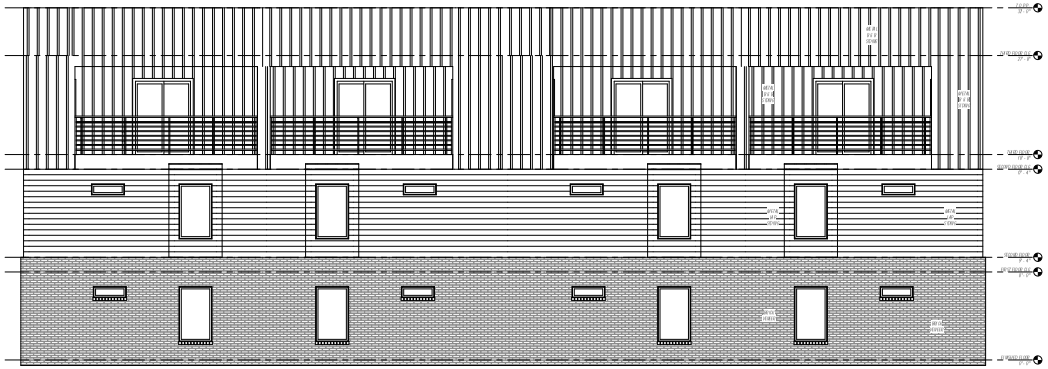
www.KCPH.net

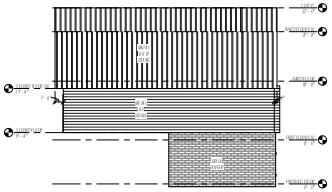
2 Bed Walkout 4plex
Bldg. 19,22
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

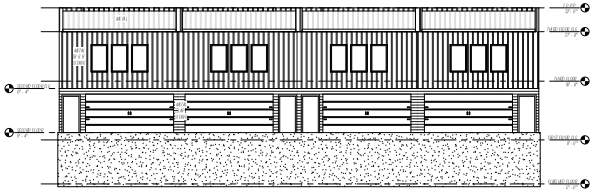
1 of 2



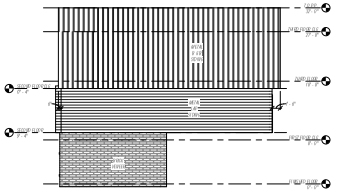
North
1/4" = 1'-0"



East
1/8" = 1'-0"



South
1/8" = 1'-0"



West
1/8" = 1'-0"



3D View Front



3D View Rear

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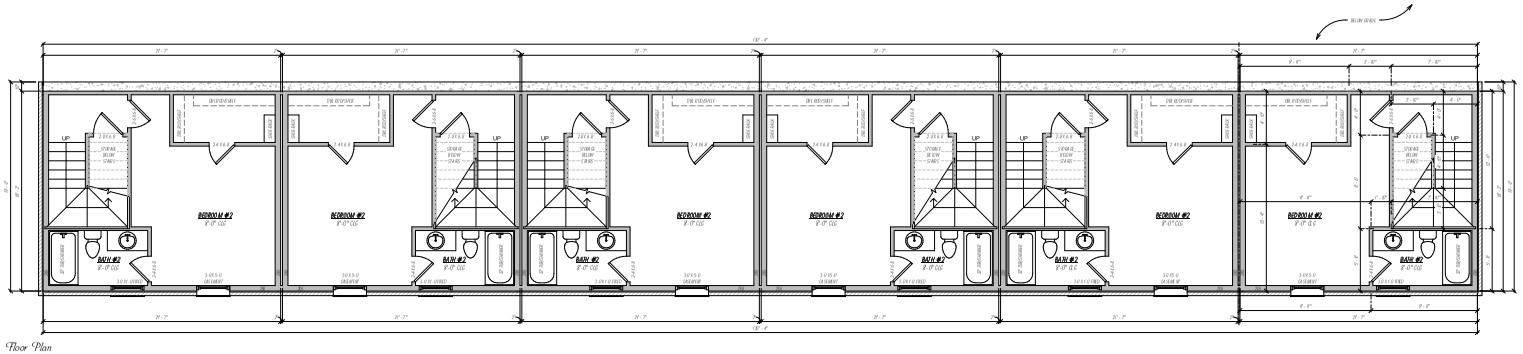
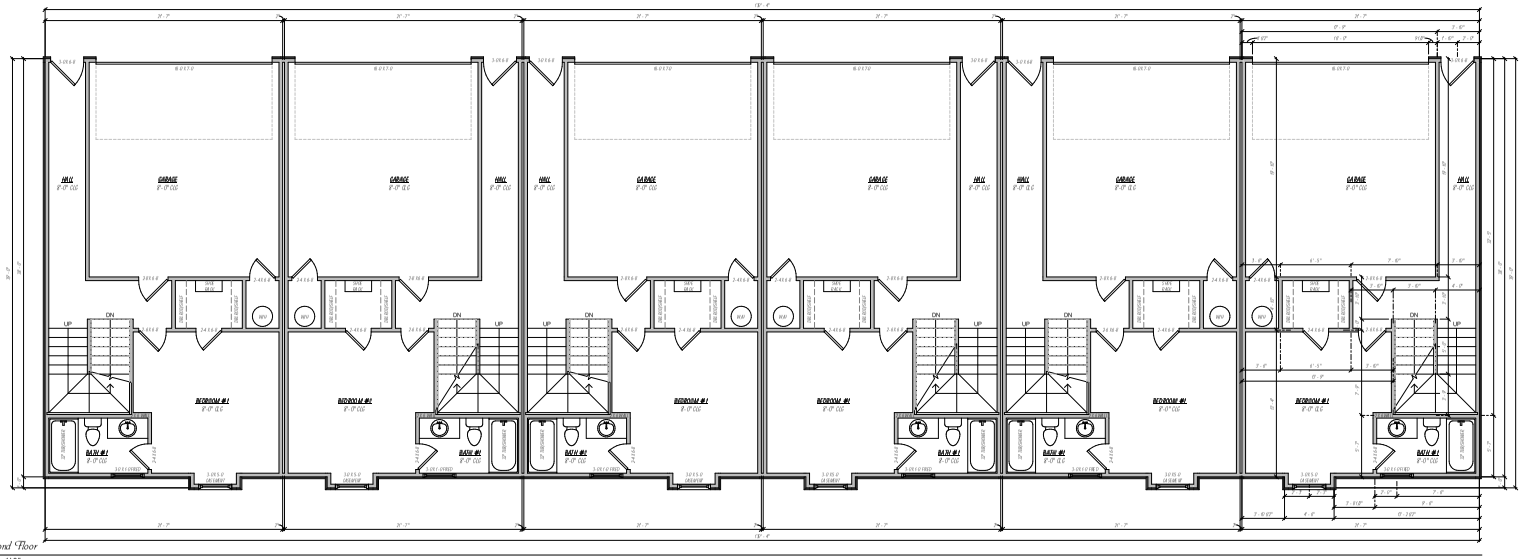
2 Bed Walkout 4plex
Bldg. 19,22
For Bransen Harris

Elevations

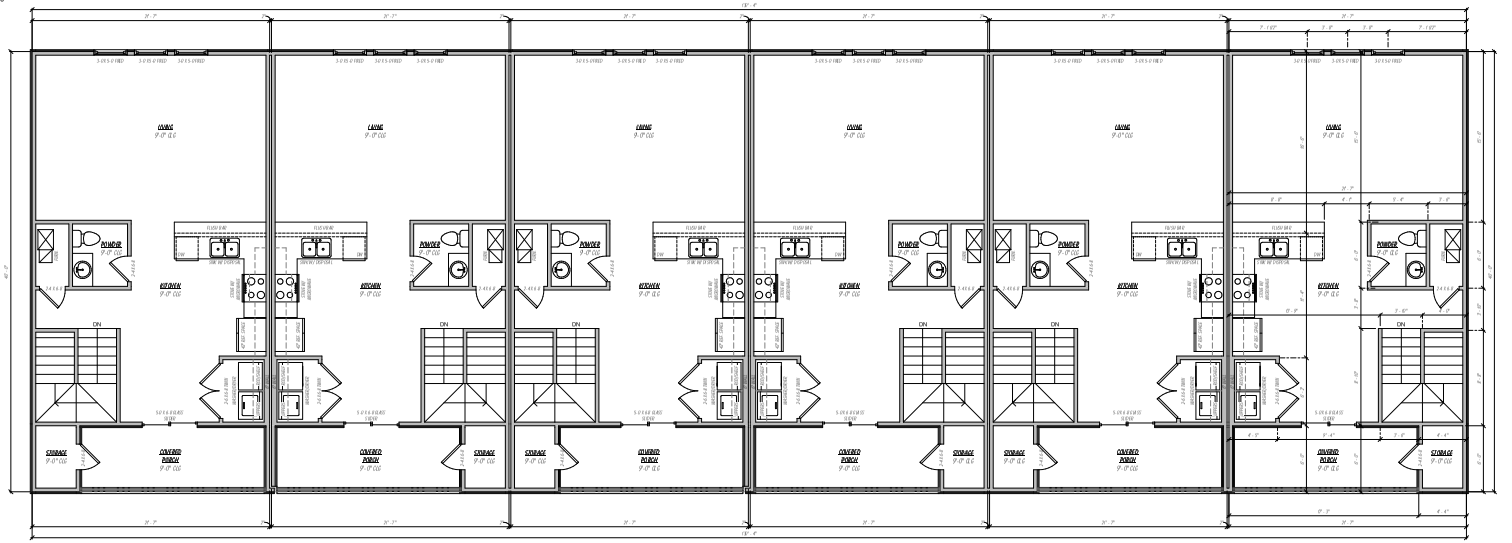
2 of 2



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	794 SF
2ND FLOOR HEATED OVER FRAME	462 SF
3RD FLOOR HEATED OVER FRAME	669 SF
COVERED PORCHES	131 SF
GARAGE SPACE	316 SF
TOTAL UNDER ROOF	2103 SF
TOTAL HEATED OVER BRICK	**1541 SF**

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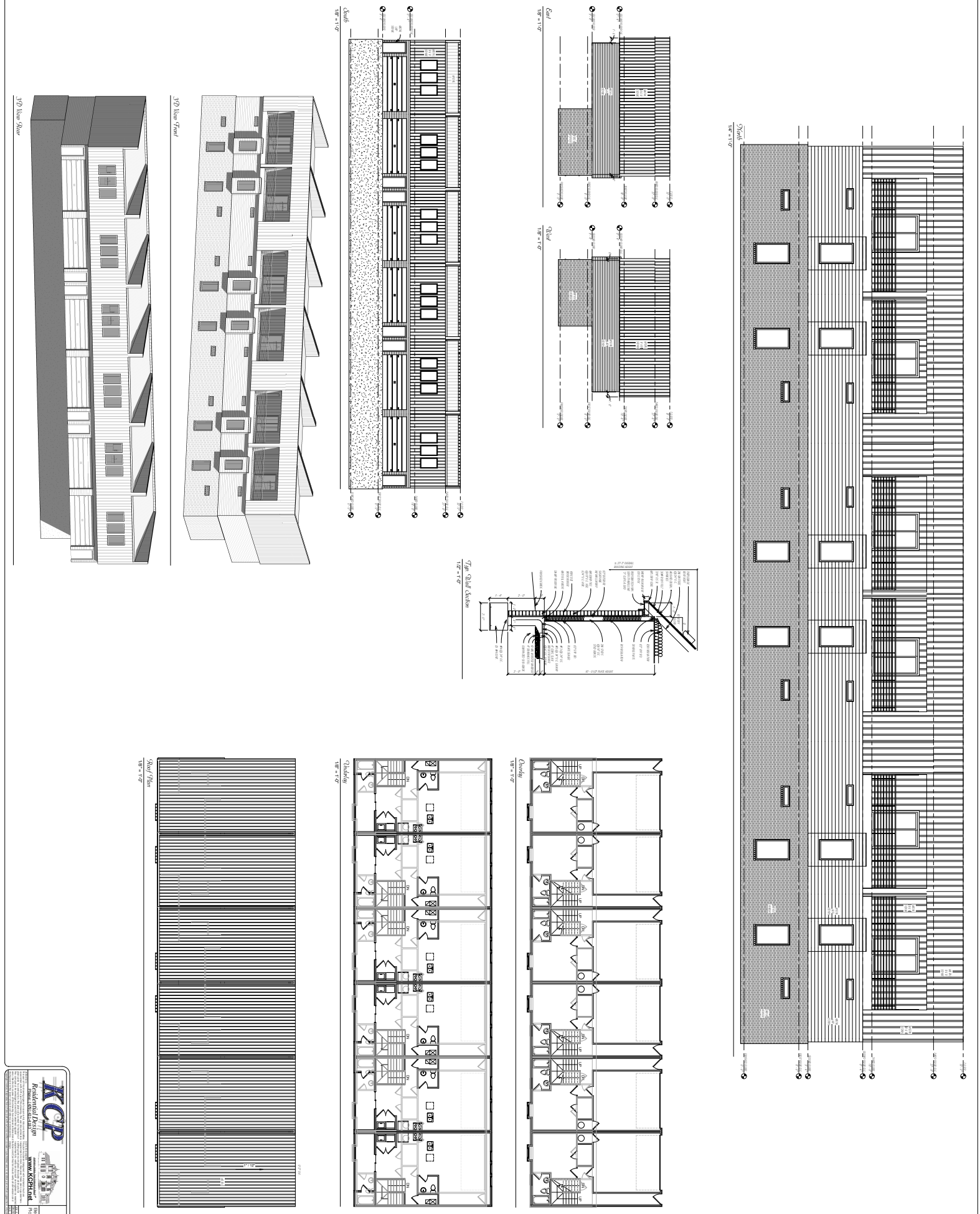
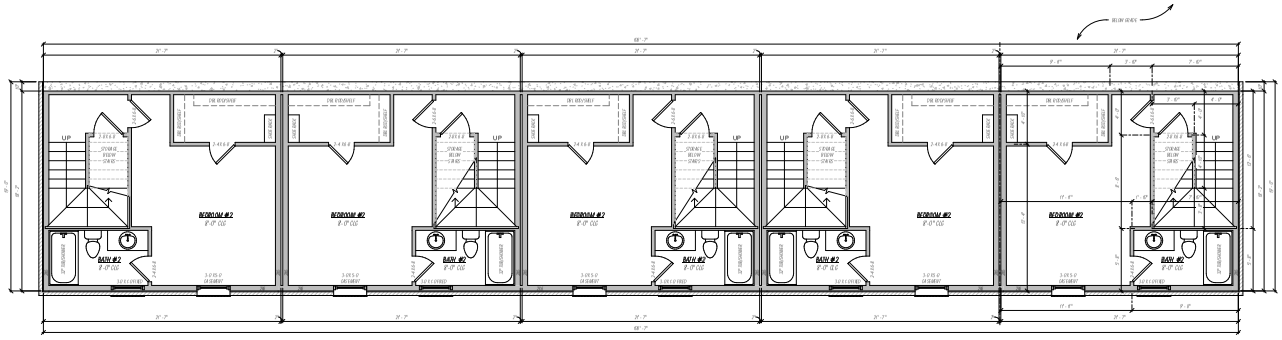
2 Bed Walkout 6plex
Bldg. 20
For Bransen Harris

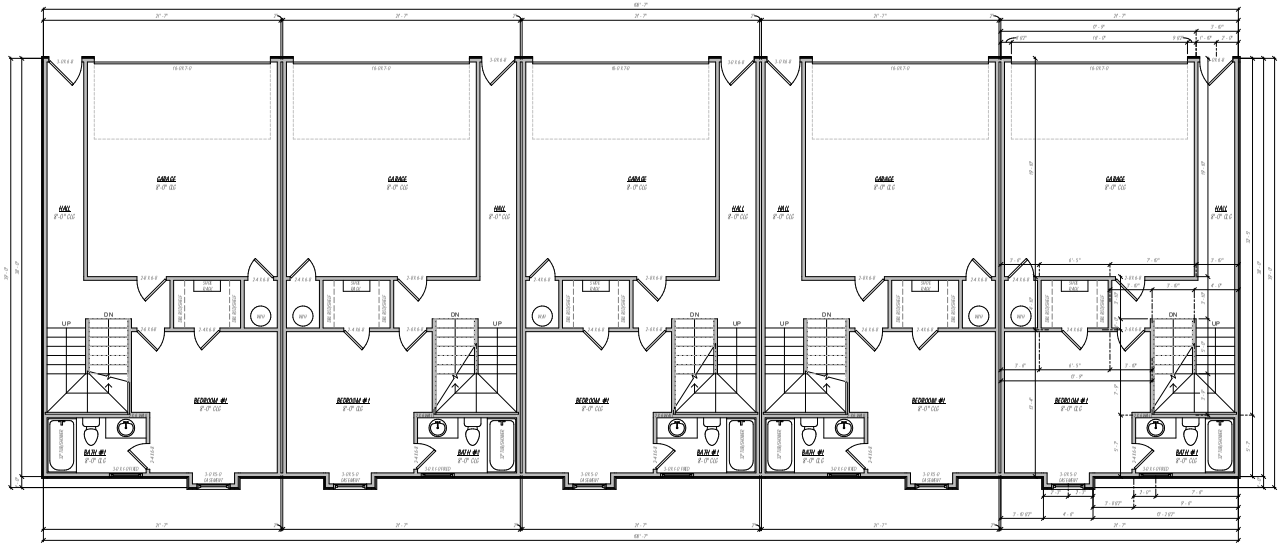
1st Floor, 2nd Floor, 3rd Floor

1 of 2

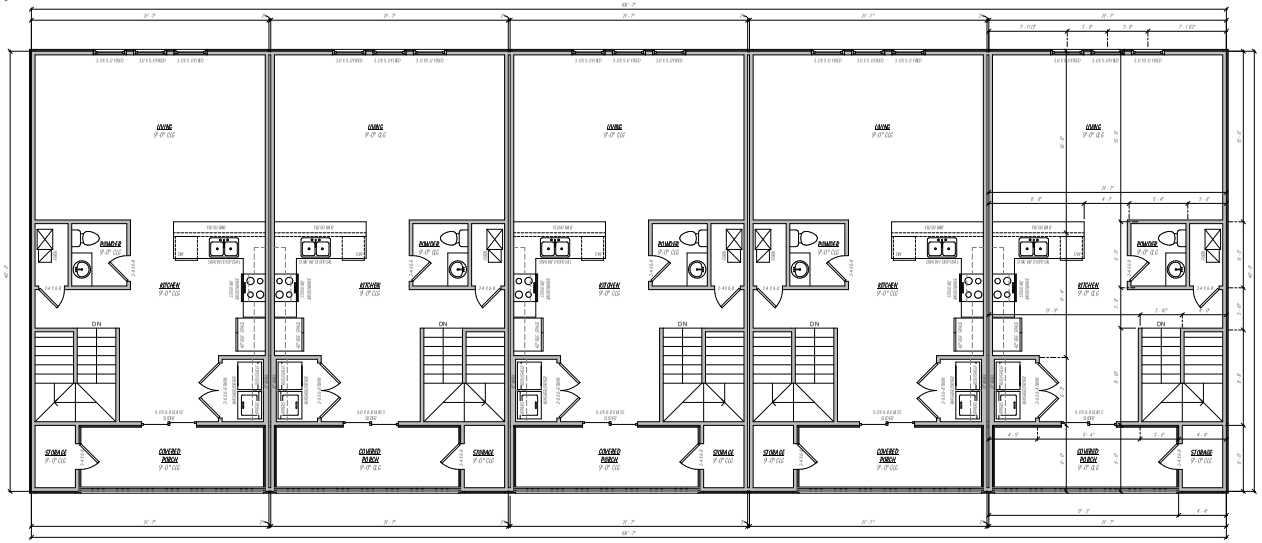

3D View Rear
3D View Front
South
1/8" = 1'-0"
East
1/8" = 1'-0"
West
1/8" = 1'-0"
North
1/4" = 1'-0"
Typ. Wall Section
1/2" = 1'-0"
Roof Plan
1/8" = 1'-0"
Underlay
1/8" = 1'-0"
Overlay
1/8" = 1'-0"
KCP
Residential Design
www.KCPH.net
2 Bed Walkout 6plex
Bldg. 20
For Branson Harris
Elevations, Overlay, Underlay, Roof Plan, Typ. Wall Section
2 of 2



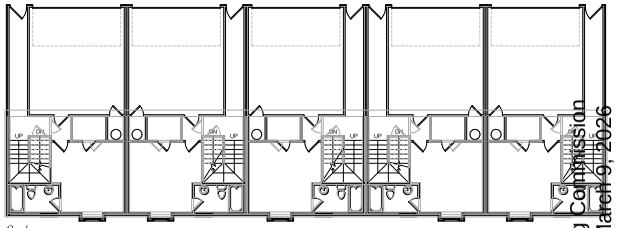
Floor Plan
1/4" = 1'-0"



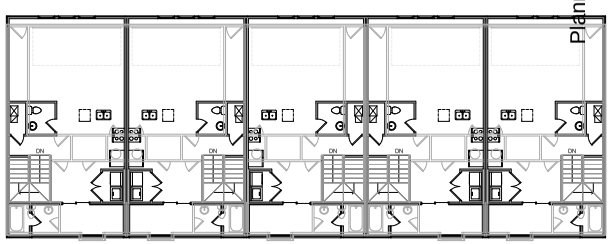
Second Floor
1/4" = 1'-0"



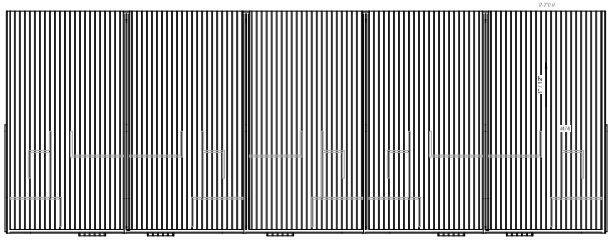
Third Floor
1/4" = 1'-0"



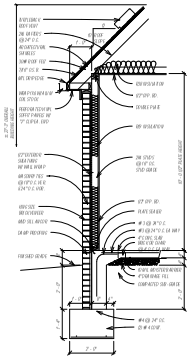
Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"



Typ. Wall Section
1/2" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	194 SF
2ND FLOOR HEATED OVER FRAME	402 SF
3RD FLOOR HEATED OVER FRAME	669 SF
COVERED PORCHES	131 SF
GARAGE SPACE	366 SF
TOTAL UNDER ROOF	2103 SF
TOTAL HEATED OVER BROKE	**1541 SF**

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Residential Design
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www.KCPH.net

2 Bed Walkout 5plex
Bldg. 21,23
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

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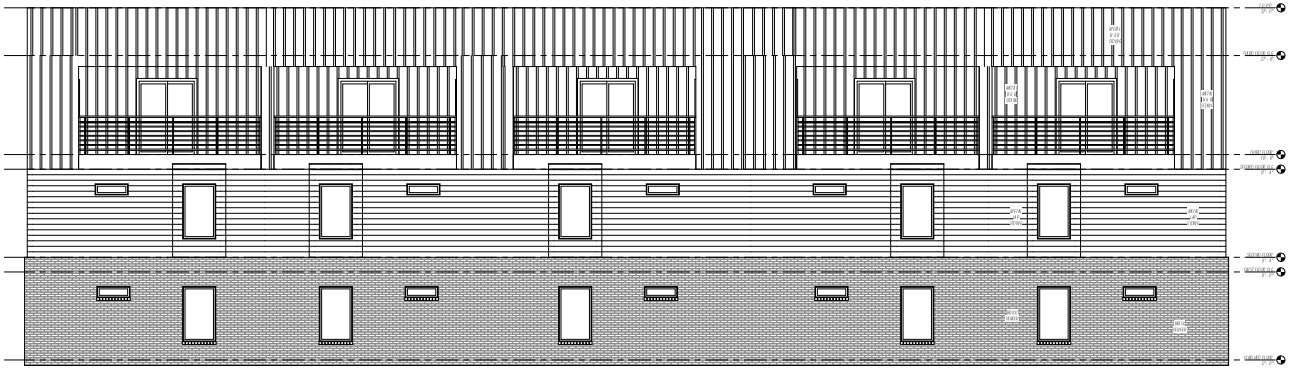
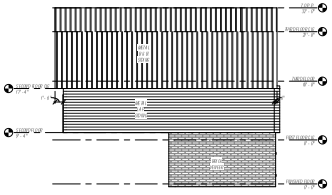
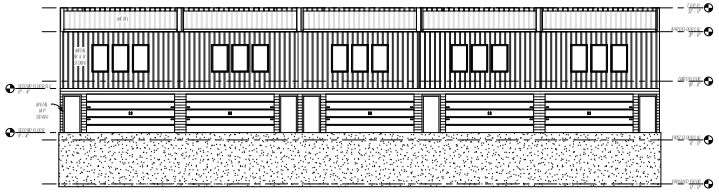


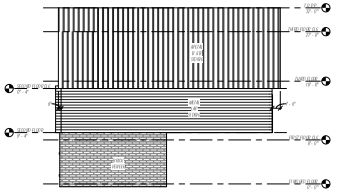
North
1/4" = 1'-0"



East
1/8" = 1'-0"



South
1/8" = 1'-0"



West
1/8" = 1'-0"



3D View Front



3D View Rear

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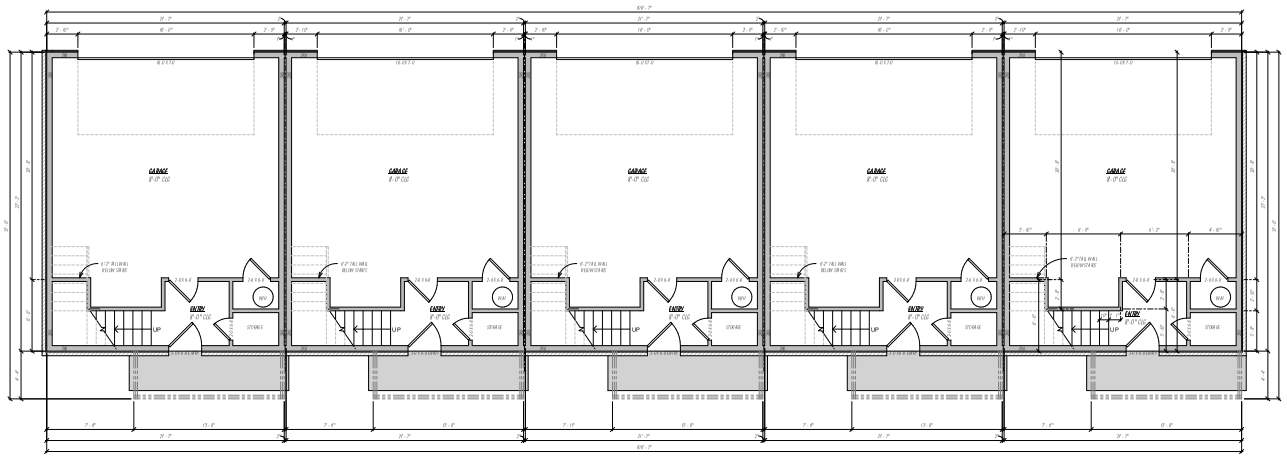
2 Bed Walkout 5plex
Bldg. 21,23
For Bransen Harris

Elevations

2 of 2

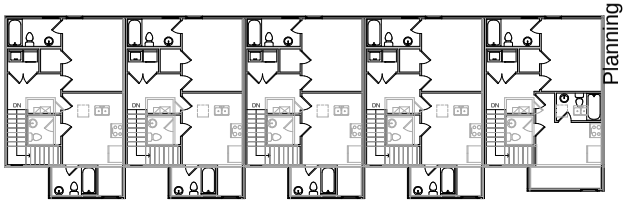
Planning Commission
March 9, 2026
CUP-2025-0046 (ASHWOOD TOWNHOMES)
Page 71 of 82



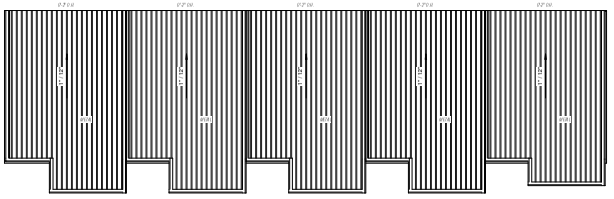
Floor Plan
1/4" = 1'-0"



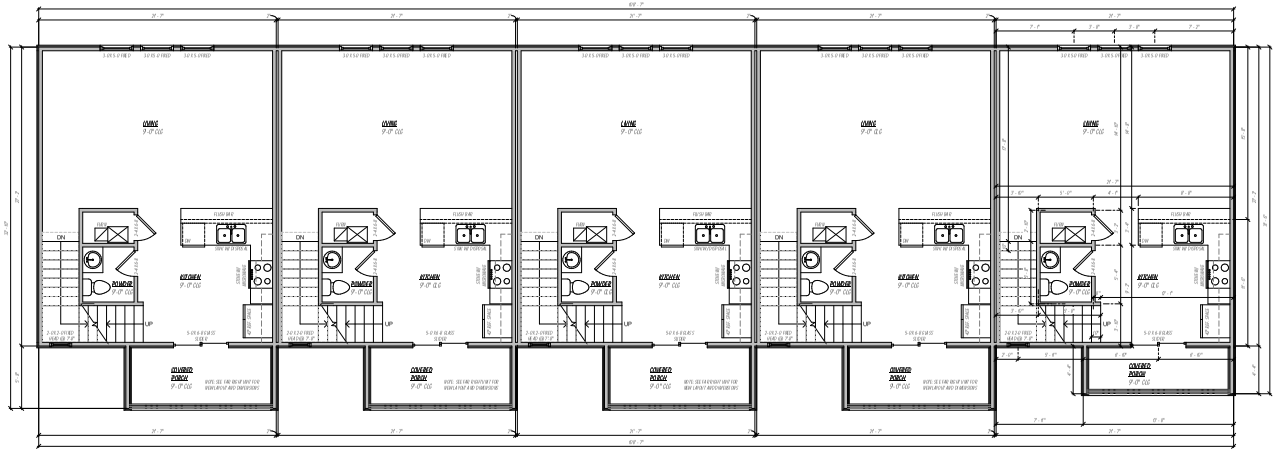
Overlay
1/8" = 1'-0"



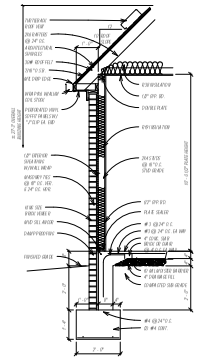
Underlay
1/8" = 1'-0"



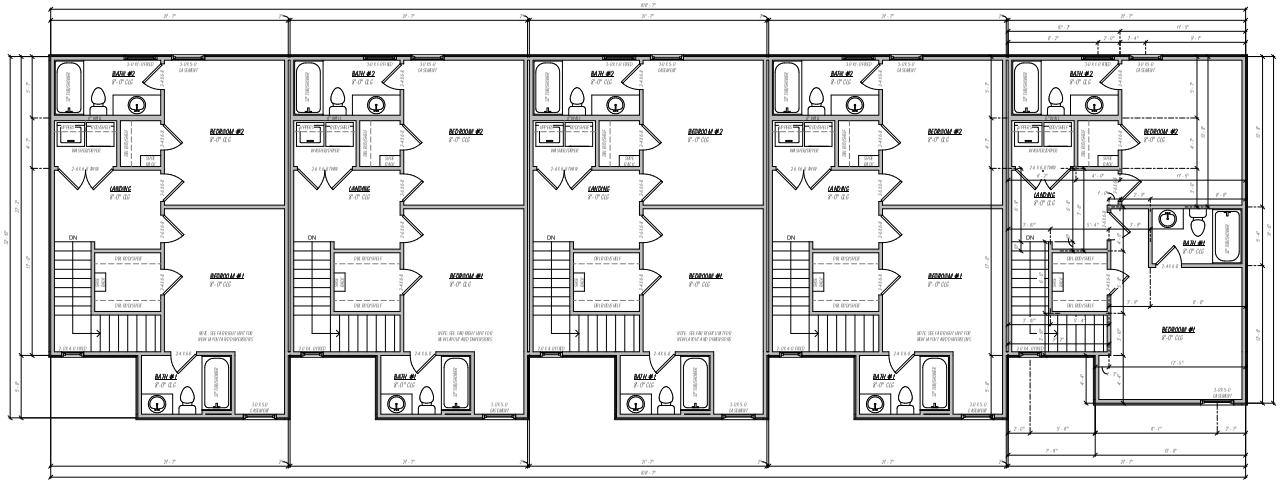
Roof Plan
1/8" = 1'-0"



Second Floor
1/4" = 1'-0"



Typ. Wall Section
1/2" = 1'-0"



Third Floor
1/4" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	194 SF
2ND FLOOR HEATED OVER FRAME	545 SF
3RD FLOOR HEATED OVER FRAME	606 SF
COVERED PORCHES	97 SF
GARAGE SPACE	475 SF
TOTAL UNDER ROOF	1116 SF
TOTAL HEATED OVER BRACE	**1076 SF**

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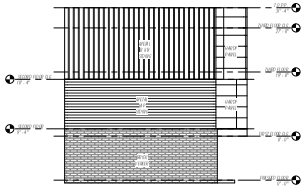
2 Bed 3plex
Bldg. 24,25
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

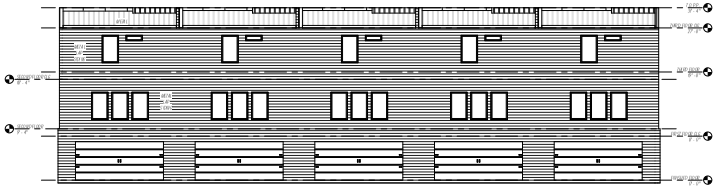
1 of 2



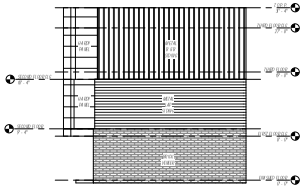
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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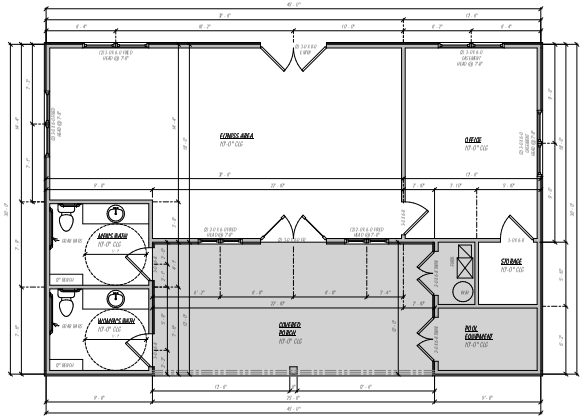
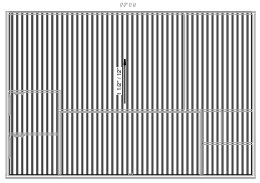
2 Bed 5plex
Bldg. 24,25
For Bransen Harris

Elevations

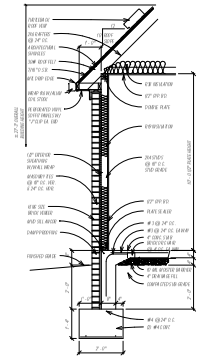
2 of 2



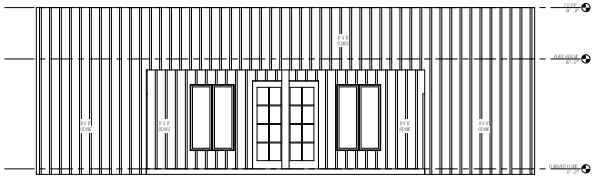
Floor Plan
1/4" = 1'-0"



Roof Plan
1/8" = 1'-0"



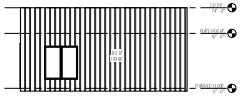
Typ Wall Section
1/2" = 1'-0"



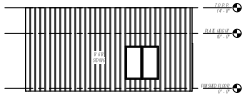
Front
1/4" = 1'-0"



3D View Front



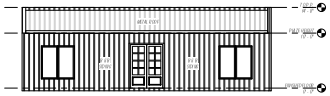
Left
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Rear



Rear
1/8" = 1'-0"

Footage Tabulation	
1ST FLOOR HEATED OVER FRAME	982 SF
BONUS ROOM HEATED OVER FRAME	0 SF
COVERED PORCHES	189 SF
GARAGE SPACE	0 SF
TOTAL UNDER ROOF	1250 SF
TOTAL HEATED OVER BRICK	**982 SF**

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Clubhouse
Ashwood Townhomes
For Bransen Harris

Floor Plan, Roof Plan, Elevations, Typ. Wall Section

2014 IRC/ 2014 Energy Conservation
Wind Load: 115 Mph Ultimate
Date: 10/28/2025 11:43:32 PM
Scale: 1/4" = 1'-0"
1 of 1

CAUTION:
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PETERS & ASSOCIATES
ENGINEERS, INC.

August 20, 2025

Mr. Bransen Harris
Ashwood Partners LLC
4514 Cole Avenue
Suite 800
Dallas, TX 75205

Re: P2291
Vehicle Trip Generation Conformance Study
Ashwood Townhomes Residential Development (140 Units)
Fayetteville, Arkansas

Peters & Associates Engineers, Inc. has calculated what could be the expected trip-generation of the proposed 140 townhouse residential development (Ashwood Townhomes) as proposed to be constructed on the west side of Razorback Road (Highway 16) and Ashwood Avenue intersection in Fayetteville, Arkansas.

The Trip Generation, an Informational Report, published by the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition, 2023, was researched for calculating the magnitude of traffic volumes expected to be generated by the proposed land-use of this development. These are typically reliable sources for this information and are commonly used in the traffic engineering profession.

Using the selected trip generation rates, calculations were made to provide a reliable estimate of traffic volumes that can be expected to be associated with the development as proposed. Applying the appropriate trip-generation rates to the land use proposed for this development makes these calculations. Results of these calculations are summarized on Table 1, "Summary of Trip-Generation."

PROPOSED LAND USE	APPROXIMATE SIZE	ITE CODE	24-HOUR TWO-WAY WEEKDAY VOLUME	AM PEAK HOUR VOLUME		PM PEAK HOUR VOLUME	
				ENTER	EXIT	ENTER	EXIT
Residential Townhomes	140 Units	215	1,008	17	50	47	33
TOTAL ENTERING + EXITING				67		80	

Table 1 – Summary of Trip-Generation

These calculations indicate that approximately 1,008 vehicle trips (combined in and out) per average weekday are projected to be generated by the proposed 140-unit residential townhouse development on this site. Of this total, approximately only 67 vehicle trips (17 entering and 50 exiting) are estimated during the traffic conditions of the AM peak hour, and approximately only 80 vehicle trips (47 entering and 33 exiting) are estimated during the traffic conditions of the PM peak hour. These calculations are included with this letter summary.

Access proposed for the proposed development is as follows:

- One new drive intersecting Razorback Road (Highway 16), just south of Ashwood Avenue.
- One new drive intersecting Ashwood Avenue, just west of S Razorback Road (Highway 16).

The City of Fayetteville has recently set out traffic impact study guidelines and criteria. The City of Fayetteville Municipal Code Requirement Criteria states that if a development trip generation is calculated to generate more than 200 vehicle trips per hour a full traffic study will be required.

The calculated peak hour trip-generation expected to be associated with the proposed 140-unit residential townhouse development is less than 200 peak hour trips (approximately only 67 vehicle trips are estimated during the traffic conditions of the AM peak hour, and approximately only 80 vehicle trips are estimated during the traffic conditions of the PM peak hour). Therefore, per the City of Fayetteville Impact Study Guidelines, a traffic impact analysis study (TIA) should not be required for the development as proposed.

Please let us know if you need additional information.

Sincerely,
PETERS & ASSOCIATES, ENGINEERS, INC.



Randy Tolbert
Dir. of Operations

Mark Nichols, P.E.

ITE TRIP-GENERATION 11TH EDITION
140-Townhomes
Residential Development (ITE 215)
8/20/2025
P2291

Weekday Daily Volume

DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
22

Avg. Num. of Dwelling Units:
120

Average Rate:
7.20

Range of Rates:
4.70 - 10.97

Standard Deviation:
1.61

Fitted Curve Equation:
T = 7.62(X) - 50.48

R^2:
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1008 (Total), 504 (Entry), 504 (Exit)
Fitted Curve: 1016 (Total), 508 (Entry), 508 (Exit)

Weekday AM Peak Hour of Adjacent Street

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 67 (Total), 17 (Entry), 50 (Exit)
Fitted Curve: 67 (Total), 17 (Entry), 50 (Exit)

Weekday PM Peak Hour of Adjacent Street

Directional Distribution:
59% entering, 41% exiting

Calculated Trip Ends:
Average Rate: 80 (Total), 47 (Entry), 33 (Exit)
Fitted Curve: 80 (Total), 47 (Entry), 33 (Exit)

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

January 8, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Ashwood Townhomes LSD/CUP

This letter is submitted in support of the Conditional Use Permit application for the proposed 140-unit private dormitory townhome development and is intended to address sidewalk, bicycle, and transit infrastructure considerations as required by the private dormitory code requirements.

Earlier in the review process, a trip generation letter was prepared to determine whether a full Traffic Impact Analysis (TIA) was required. That analysis showed the development would generate approximately 67 AM peak-hour trips and 80 PM peak-hour trips, which is below the City of Fayetteville threshold of 200 peak-hour trips that would trigger a full traffic study. Accordingly, a full TIA was not required.

Sidewalk and Pedestrian Infrastructure
The development provides controlled access to public streets and includes pedestrian facilities designed to safely serve residents and visitors. Sidewalks are provided along the site frontage and are designed to connect to existing sidewalk and trail systems where present. Internal pedestrian circulation is provided throughout the site to connect townhome units, garages, parking areas, and the public right-of-way. Internal pedestrian crossings will be considered as part of the final site design to support safe circulation.

Bicycle Infrastructure
The project consists of townhome units with individual garages. Bicycle storage is anticipated to occur primarily within private garages, which is typical for this type of development. Limited supplemental bicycle parking may be provided in common areas. The surrounding street and trail network provides opportunities for bicycle access to campus, parks, and other nearby destinations. No adverse impacts to existing bicycle infrastructure are anticipated.

Transit and Bus Infrastructure
Transit access is incorporated into the site design. A designated bus stop is provided along Ashwood to support existing and future transit service. A micromobility rideshare parking area is also provided to accommodate shared scooter or bicycle use. Given the nature of the development and its proximity to campus, transit demand is expected to be modest and accommodated by existing and planned services.

Conclusion
Based on the limited trip generation, the nature of the proposed use, and the existing/proposed transportation options provided, the existing sidewalk, bicycle, and transit systems are anticipated to have adequate capacity to serve the development without the need for any further improvements than what is currently proposed with this development.

Sincerely;

Jared Inman

Jared S. Inman, P.E.

Wonsower, Donna

From: Julie Brandt <jbrandt@wffmail.com>
Sent: Thursday, October 9, 2025 7:56 PM
To: Wonsower, Donna
Subject: Concerns for CUP-2025-0046

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donna,

I am writing as a homeowner in the Ashwood Ave neighborhood to to express deep concern about the proposed multi-unit development adjacent to our neighborhood. While we understand the need for responsible growth in our college town, this proposal raises several issues that will directly and negatively impact existing residents.

Our neighborhood already experiences **significant infrastructure and drainage problems**, leading to frequent flooding on our properties. Adding another large-scale development will further overwhelm the drainage system and could cause irreversible property damage.

Additionally, the proposed density—combined with recent nearby construction and the newly approved 180-unit project—will **exacerbate traffic congestion, noise levels, and overall safety concerns** for families and pedestrians in the area.

We are also concerned about the **loss of mature trees and established green space** that provide critical stormwater absorption and aesthetic value. The land, as it stands, cannot support such an intensive use without serious environmental and quality-of-life consequences.

We respectfully request that the Planning Department and City Council **delay approval of this proposal** until a full environmental and infrastructure impact study is conducted and mitigation plans are in place to protect existing homeowners.

Thank you for your time and service to our community.

Sincerely,

Julie Brandt

1944 West Custer Lane

Fayetteville, AR 72701

Wonsower, Donna

From: Planning Shared
Sent: Monday, January 12, 2026 9:03 AM
To: Wonsower, Donna
Subject: FW: Ashwood and Razorback Intersection

Follow Up Flag: Follow up
Flag Status: Flagged

LSD-2024-0030

Thank you

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

CITY OF FAYETTEVILLE ARKANSAS

From: Samantha Marie <samanthawilsondill@gmail.com>
Sent: Sunday, January 11, 2026 2:08 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Ashwood and Razorback Intersection

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.

Quit tearing the mountains down. Those of us living downhill on a small street with zero sidewalks protest the erosion, environmental impact, and increased traffic due to 140 town home units that Ashwood Townhomes are petitioning to build. We are a single family home neighborhood with several high density units being build nearby. Adding another of this scale uphill from us is not sustainable. I am a homeowner and a part of Red Arrow neighborhood.

Sincerely,
Samantha Wilson Dill
1924 West Arrowhead Street

Wonsower, Donna

From: Terrah Graves <terrah.graves@gmail.com>
Sent: Tuesday, October 14, 2025 9:20 PM
To: Wonsower, Donna
Subject: Serious Infrastructure Concerns for Homeowners in South Fayetteville

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donna Wonsower,

I was disturbed to learn of a potential development being proposed near my home, mostly because of the situations I've seen with close friends who own homes throughout Fayetteville, to include flooding of their homes where there was not before.

Myself, along with my neighbors in the Red Arrow neighborhood, are very concerned about the proposed apartment project bordering our neighborhood.

Our area already suffers from **drainage issues and flooding**, and adding another large development will make these problems worse. The plan also threatens to remove **decades-old trees** and increase **traffic and noise** beyond livable limits. With 180 new units already approved nearby, the cumulative impact on infrastructure and safety is too great.

Please reconsider this proposal or require a **comprehensive impact study** before any approval is granted. Our neighborhood's infrastructure and environment cannot sustain this level of density.

Thank you for listening to your constituents and for considering the long-term wellbeing of our community and neighborhoods.

Sincerely,

--
Terrah Graves, LCSW, CHST
(479) 595-2894
terrah.graves@gmail.com
https://www.linkedin.com/in/terrah-graves-168534165

Wonsower, Donna

From: Necia Parker-Gibson <neciap@gmail.com>
Sent: Thursday, October 2, 2025 11:10 AM
To: Wonsower, Donna
Subject: development off Razorback Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Wonsower-
There's a new development plan that was presented this week for an area close to my neighborhood. I wasn't able to attend because I am recovering from knee surgery, but I have some concerns related to the size of the unit and the carrying capacity of the local infrastructure. I understand that there are other code problems, but I didn't get the details about those things.

When we moved into the Red Arrow subdivision in 1993, we had little trouble with water pressure, power or traffic except on football game days. With the addition of several apartment complexes on Beechwood, and several planned for the area, the water pressure is barely adequate unless you are showering at 10 a.m. The electrical power ebbs and flows (I have an electric tea pot which shows it very well), which is hard on appliances, especially computers. I can only consider that more apartments close by will make this worse. Add the recent more frequent droughts and heat, which make more water line breaks, and it's going to have the potential to be a royal mess.

I know that the goal for the city is to infill, and that there is a constant shortage of affordable housing, so I know that it has to be built somewhere. Given the impact of more units on what's already a system under strain, I hope that the decision will be to build fewer units, spread them out more over the space, leave as many trees intact as possible, and make the drainage very good. My uphill neighbor 'improved' his drainage a few years ago, which meant we had to spend a lot of money correcting problems that were caused in our yard, which of course also had an impact on my downhill neighbors. His property abuts one end of the p;lanned project, and I can only imagine that this project would have more of an impact than that one house had. It's not ideal for building in the first place- I have more rocks and clay than anything, and cracking foundations even with a simple ranch house.
Sincerely, Necia Parker-Gibson

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner
Justin Bland, City Engineer
Willa Thomason, Urban Forester

MEETING: March 9, 2026

SUBJECT: **LSD-2025-0012: Large Scale Development (SOUTHWEST OF S. RAZORBACK RD. AND S. ASHWOOD AVE./ASHWOOD TOWNHOMES, 598, 599 & 638)** Submitted by JORGENSEN & ASSOCIATES for property located at S. ASHWOOD AVE & S. RAZORBACK RD. The property is zoned RMF-24, RESIDENTIAL MULTIFAMILY, 24 UNITS PER ACRE, R-A, RESIDENTIAL AGRICULTURAL, and CS, COMMUNITY SERVICES and contains approximately 9.99 acres. The request is for a 140-unit private dormitory development with associated parking.

RECOMMENDATION:
Staff recommends tabling **LSD-2025-0012** to the next available Planning Commission meeting.

RECOMMENDED MOTION:
"I move to table **LSD-2025-0012** *to the March 23, 2026 Planning Commission meeting."*

BACKGROUND:
The subject property is in south Fayetteville, at the southwest corner of the intersection of S. Razorback Rd. and S. Ashwood Ave. The property is composed of three parcels which are split zoned between RMF-24, Residential Multifamily, 24 Units Per Acre, R-A, Residential Agricultural, and CS, Community Services and which total 9.99 acres. The property is entirely undeveloped and is entirely covered with tree canopy. The property is also nearly entirely within the Hillside Hilltop Overlay District, is included within the Fayette Junction Neighborhood Plan, and is partially encumbered by the I-49 Sign Overlay District. A concurrent conditional use permit for a private dormitory use has been submitted for consideration by the planning commission. Surrounding land use and zoning is depicted 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	Undeveloped Office	CS, Community Services I-1, Heavy Commercial and Light Industrial
East	Single-family Residential City Park	RSF-4, Residential Single-family, 4 Units per Acre P-1, Institutional
West	Undeveloped Office Two Family Dwellings	NS-L, Neighborhood Services Limited RMF-24, Residential Multifamily, 24 Units per Acre P-1, Institutional CS, Community Services I-1, Heavy Commercial and Light Industrial

Proposal: The applicant requests Large Scale Development approval to develop the subject property with a 140-unit, 405 bed student housing townhome development and associated parking. Four variances have been requested for consideration with the conditional use permit.

Right-of-Way to be Dedicated: The property has frontage along S. Razorback Rd., a regional link street which typically requires 46' of dedication from the street centerline. Existing ARDOT right-of-way exceeds this requirement, and no additional right-of-way is recommended along Razorback. The property also has frontage along S. Ashwood Ave., a residential link which typically requires 26 feet of dedication from the street centerline. Staff recommends right-of-way dedication in line with this standard.

Street Improvements: The property has frontage along S. Razorback Rd., a regional Link. The applicant proposes a 12-foot trail and 6-foot green space along their property length, with approximately 200 feet of off-site improvements to connect to the existing trail south of W. Dowell Dr. Streetlights are also proposed with street trees located outside of ARDOT right-of-way.

The property also has frontage onto S. Ashwood Ave., a residential link. The applicant proposed 6-foot sidewalk, 6-foot greenspace, curb and gutter, streetlights and street trees in line with typical master street plan requirements.

The applicant provided a vehicle trip generation letter which shows the development would only add 80 trips to the peak hour of traffic (P.M. peak). This would be below the threshold for which a detailed traffic impact study would typically be required according to the Minimum Street Standards.

Access Management/Connectivity: The development proposed one driveway onto S. Razorback Rd. and one driveway onto S. Ashwood Ave. which appear to meet separation requirements. No new streets are proposed which would trigger review of block length standards.

Design Standards: The development is subject to §166.23 – Urban Residential Design Standards. Parking spaces are also subject to §172.04 – Parking Lot Design Standards. Staff finds the design is generally compliant with these standards with the exception of two variances two Urban Residential Design Standards and one variance to Parking Lot Design Standards. These variance requests are included with the associated conditional use permit.

Water System: There is currently an 8" water line along the east side of Razorback Rd. and a 6" water main along S. Ashwood Ave that the property can tie to. During entitlement review these connections will be analyzed to determine if a looped connection across the site between these two lines is adequate or if additional improvements are needed.

Sewer System: There is currently a 6" sanitary sewer main available to the site at the northeast corner of the property. The applicant has engaged the city's sewer modeling consultant to model this development within the existing sewer system and confirm any issues. This study will be finalized during the entitlement phase and will recommend any additional downstream improvements.

Parkland dedication or fee in-lieu: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on August 4, 2025. The Parks and Recreation Advisory Board recommended a fee-in-lieu of parkland dedication. Based on current information, fees for 140 multifamily residential units would be required in the amount of $133,280, with final fees to be determined and paid prior to the issuance of any building permits.

Tree Preservation:
Canopy minimum requirement: 20% (RMF-24 and CS, 372,070 square feet), +5% for HHOD
Existing canopy: 95.1%
Preserved canopy: 2.3%
Mitigation required: 213 2-inch caliper trees

Canopy minimum requirement: 25% (R-A), +5% for HHOD
Existing canopy: 99.6%
Preserved canopy: 97.7%
Mitigation required: Zero 2-inch caliper trees

The applicant proposes to plant 128 mitigation trees on site, with 85 trees remaining. Staff recommends tree escrow payment of $675 per required mitigation tree not planted. For 85 mitigation trees, this would total $57,375.

Public Comment: To date, staff has received four written public comments expressing concerns about potential environmental impacts, displacement of wildlife, loss of trees on steep hillsides, infrastructure and drainage problems, increased traffic congestion, inadequate parking, noise, garbage disposal concerns, and safety. Additional verbal comments were received with similar concerns. A letter of opposition was also provided by the seven members of the city's Urban Forestry Advisory Board, citing the loss of high-value canopy on a steep hillside, misalignment with city goals, and environmental impacts.

RECOMMENDATION: Staff recommends tabling **LSD-2025-0012** to the February 23, 2026, Planning Commission. If approved, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends the following street right-of-way dedication.*
    a. *S. Razorback Rd: No Additional right-of-way is recommended*
    b. *S. Ashwood Ave.: 26' of right-of-way from centerline*

2. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
    a. S. Razorback Rd: 12-foot trail, 6-foot green space, street trees and streetlights.
    b. S. Ashwood Ave: 6-foot sidewalk, 6-foot green space, curb & gutter, street trees and streetlights.
    c. Approximately 200 linear feet of off-site 12-foot-wide trail construction south of property line to complete the trail connection to Mount Kessler

3. Parkland dedication fees-in-lieu in the amount of $133,280 with final fees to be determined and paid prior to the issuance of any building permits.

4. A tree escrow payment in the amount of $57,375 with final fees to be determined and paid prior to the issuance of any building permits.

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

a. Ensure all trees within 15' of the OHE are understory species (attaining a max height of 30' or less).

Standard conditions of approval:

6. Development review comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

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

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

9. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. A cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy;
    e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    f. Project Disk with all final revisions; and
    g. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action:	**❒ Denied**	**❒ Tabled**	**❒ Approved**
Meeting Date: <u>March 9, 2027</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:

- Project Maps
    - One Mile Map
    - Close Up Map
    - Current Land Use Map
- Staff Memos
    - Engineering Memo
    - Urban Forestry Memo
    - Parks Memo
    - Long-Range Planning Memo
- Applicant Exhibits
    - Cover Letter
    - Site Plans
    - Floor Plans and Elevations
- Public Comment

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: January 20, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD 2025-0012**

Variance Request: Engineering staff is not supportive of the variance request to §169.06(G) which states that the disturbed area on the site cannot exceed the total site area minus the minimum canopy requirement. This section of the code only applies to area in the Hilltop/Hillside Overlay District. In this case, the minimum canopy requirement is 25%, meaning that the total disturbed area cannot exceed 75%. However, the applicant is requesting to disturb 85.2%. Staff's opinion is that the hardship request is not justified because the applicant could simply reduce the project footprint.

Water: There is an existing 8" water main along the east side of Razorback Rd. There is also a 6" water main that dead-ends at the northeast corner of the property along the east side of Ashwood Ave. The applicant proposes an 8" water main across the site that ties to both of these existing lines for a looped domestic and fire water service.

Sewer: There is an existing 8" sewer manhole at the intersection of Razorback Rd. and Cato Springs Rd. An existing 8" sewer main exits this manhole and continues to the east along Cato Springs Rd. The applicant proposes to bore under Razorback Rd. with an 8" sewer main to serve the site. On the site, the applicant is proposing 8" sewer main across the site for sewer service. However, the on-site sewer main is proposed to be privately maintained by the developer instead of being giving to the city.

Streets: This property has frontage to Razorback Rd. along the east side of the site which is an improved Regional Link with asphalt paving, curb and gutter and sidewalk. The applicant proposes to build a 12' trail along the eastern frontage of the property to match the Regional Link section. The property also has frontage along Ashwood Ave. which is a partially improved Residential Link with asphalt paving. The applicant proposes to add curb and gutter and a 6' sidewalk.

A trip generation study was prepared for this project by the applicant's traffic engineer. The results of this study are summarized below. The Minimum Street Standards for the city require a full traffic impact study when a development along a Regional Link adds more the 200 trips in the peak hour. In this case, as shown below, the peak hour increase from the development does not cross this threshold.

PROPOSED LAND USE	APPROXIMATE SIZE	ITE CODE	24-HOUR TWO-WAY WEEKDAY VOLUME	AM PEAK HOUR VOLUME		PM PEAK HOUR VOLUME	
				ENTER	EXIT	ENTER	EXIT
Residential Townhomes	140 Units	215	1,008	17	50	47	33
		TOTAL ENTERING + EXITING		67		80	

Table 1 – Summary of Trip-Generation

Drainage: The development must meet the 4 minimum standards outlined in the City's Drainage Criteria Manual. The developer proposes an underground detention basin with water quality separator rows to meet Minimum Standard 1 for water quality. Minimum Standards 2-4, which are for channel protection volume and stormwater detention, are proposed to be met with an underground detention pond in the center of the site. The site drainage will discharge to an existing ditch along the west side of Razorback Rd. A detailed review of the drainage improvements will be performed during the grading permit review process.

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Jorgensen & Associates

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: February 9, 2026

Subject: LSD-2025-0012: Ashwood Townhomes (S Razorback and S Ashwood)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)	X		
Arborist Report Submitted (if justification is needed)	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	372,070	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-24 Multi-Family Residential-Twenty-Four Units Per Acre	74,414	20%
*HHOD * Select Below with Drop Down Arrow*		
Yes	18,603	5%
Total Canopy for Minimum Preservation Requirements	93,017	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	353,790	95.1%
Tree Canopy Preserved	8,378	2.3%
Tree Canopy Removed *On Site	345,412	92.8%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	345,412	92.8%
Removed Below Minimum	**84,639**	
Mitigation Requirements	**84,639**	

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	56,503	100%
*Zoning Designation * Select Below with drop down arrow*		
R-A Residential - Agriculture	14,126	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	2,825	5%
Total Canopy for Minimum Preservation Requirements	16,951	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	56,271	99.6%
Tree Canopy Preserved	55,193	97.7%
Tree Canopy Removed *On Site	1,078	1.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,078	1.9%
Removed Below Minimum	**0**	
Mitigation Requirements	**0**	

3. Mitigation Requirements	Canopy below requirement	Number of 2” caliper trees to be planted
High Priority	46,397	213
Low Priority		
Total Mitigation Trees Required		213

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X
Tree Escrow (See Conditions of Approval)			X

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1and 167.04L1*	Tech Plat	Planning Commission
a. 5 year Aerial Check on Existing Trees	Yes	Yes
b. Property Boundary	Yes	Yes
c. Natural Features (100ft beyond limits of disturbance)	Yes	Yes
d. Existing Topography and Proposed Grading	Yes	Yes
e. Soil Types	Yes	Yes
f. Significant Trees	Yes	Yes
g. Groupings of Trees	Yes	Yes
h. Table Inventory List (species, size, health, priority)	Yes	Yes
i. All Existing and Proposed Utilities	Yes	Yes
j. All Existing and Proposed Utility Easements and ROW's	Yes	Yes
k. All Streams (with approximate center line)	N/A	N/A
l. Floodplains and floodways	N/A	N/A
m. Existing Street, Sidewalk or Bike Path ROW	N/A	N/A
n. Submitted Site Analysis Plan (if required)	Yes	Yes
o. Shows ALL Proposed Site Improvements	No	No
p. Delineates trees/canopy to be preserved and removed	Yes	Yes
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	Yes	Yes
Tree Protection Methods		
a. Tree Protection Fencing	Yes	Yes
b. Limits of Root Pruning	Yes	Yes
c. Traffic flow on work site	Yes	Yes
d. Location of material storage	Yes	Yes
e. Location of concrete wash out	Yes	Yes
f. Location of construction entrance/exit	Yes	Yes

6. Arborist Report (if required) *UDC Chapter 167.04H4*	Yes	No	N/A
a. Arborist report submitted	X		

7. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	12-22-25	1-20-26

Approved

Tabled

Denied

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. Tree escrow payment required for any mitigation tree not planted at $675 per tree.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Jorgensen & Associates

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Planner

Meeting Date: January 16, 2026

Subject: LSD-2025-0012: Ashwood Townhomes (S Razorback and S Ashwood)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X
c. Tree Island (8' min. width, 18.7' min length OR 150 square feet) *UDC Chapter 177.04C*			X

d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		

3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15' wide landscape) and five on sides. *UDC Chapter 177.04D2a*	**X**		
b.	Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			X
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
d.	Screening of parking lot from adjacent residential properties and the street.			**X**

4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**

5.	**Landscape Requirement Totals**	**Amount**
	Mitigation Trees	**213 required, 128 provided**
	Parking Lot Trees	**12 provided**
	Street Trees	**30**
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	**0**
	Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**0**

Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)		**0**

6.	**Review Status (See Comments)**	**Tech Plat**	**Planning Commission**
	Conditionally Approved	**12-29-25**	**1-20-26**
	Approved		
	Tabled		
	Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. Tree escrow payment required for any tree not planted at $675 per tree.
3. Please swap out T. cordata for the native counterpart, T. americana. If T. americana is not widely available, list another native alternative.
4. Ensure all trees within 15' of the OHE are understory species (attaining a max height of 30' or less).

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Zach Foster, Parks Planning

DATE: September 8, 2025

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

Parks Board Meeting Date:	August 4, 2025
Project Title:	Ashwood Townhomes
Project Number:	LSD-2025-0012
Project Location:	765-04058-000, 765-15399-000, and 765-03019-000
Plat Page:	598, 599
Park Quadrant:	SW
Billing Name & Address:	Ashwood Townhomes LLC, 4514 Cole Ave, Ste 800 Dallas, TX 75205-4176

☐ **Land Dedication** ☒ **Fee-in-Lieu** ☐ **Combination**

LAND DEDICATION

								TOTAL Acres
Single Family:	_____	units	x	0.023	acres per unit =	0.00	acres	0.0
Multi Family:	_____	units	x	0.020	acres per unit =	0.00	acres	

FEE-IN-LIEU

							TOTAL Fees
Single Family:	_____	units	x	$1,089	per unit =	$ 0	$133,280
Multi Family:	140	units	x	$952	per unit =	$133,280	

SUMMARY

- Project proposes **0** SF Units and **140** MF Units.
- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of this project.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:

- Approved by the City's Land Agent in the Engineering Division.
- Recorded at the Washington County Courthouse.

- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

December 17, 2025

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Ashwood Townhomes LSD

Attached herewith please find the submittal documents in regards to a Large-Scale Development for a townhome development on the west side of Razorback and Ashwood intersection. The proposed development includes 140 townhomes consisting of a mix of 2-, 3-, and 4-bedroom unit buildings with associated parking spaces and underground detention pond centrally located. There are 140 units (a total of 405 beds) proposed. Access to water and sewer exists across Ashwood Ave. A short extension is proposed for both utilities into the development. Furthermore, we have contracted RJN, at the request of the City, to perform a sewer capacity study on the downstream sections of existing sewer.

The site is zoned RMF-24, CS, and R-A. There are three separate parcels that will be combined into one parcel via Property Line Adjustment plat. The entirety of the property contains approx. 10 acres of wooded hillside with a mix of hardwood and deciduous trees. The slopes range from 3%-18% generally from west to east. Detention for this LSD is being provided by an underground detention system, centrally located to the site, in order to meet the drainage requirements. A property line adjustment will be submitted to combine the RMF-24 and CS properties.

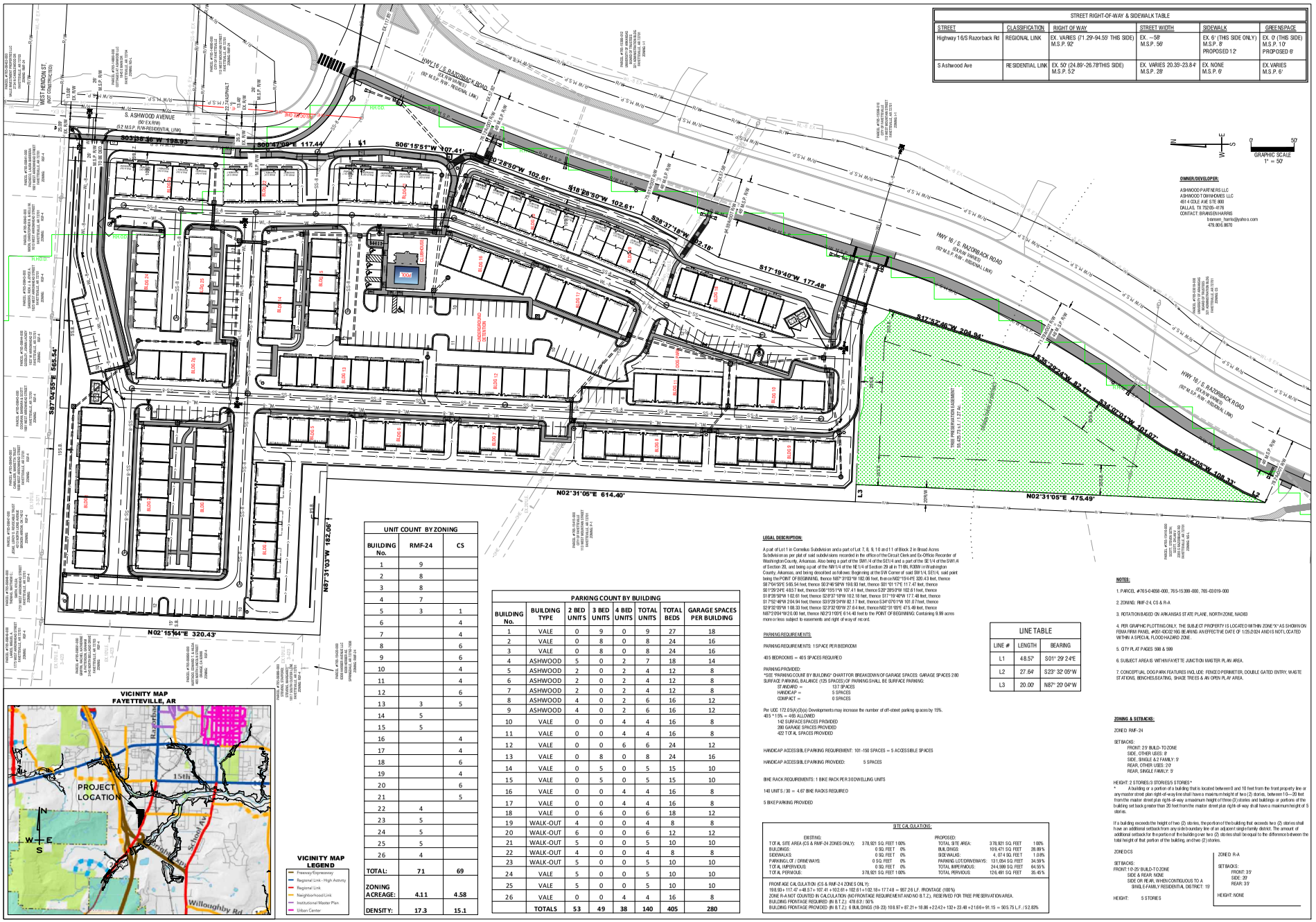
This project went before the Parks and Recreation Advisory Board on August 4th where is it was passed. We engaged Peters & Associates to perform a trip generation report for expected traffic from this development. It was determined that less than 200 trips per day was expected and a full assessment will not be required.

Tree preservation for this site is proposed to be provided on the entirety of the R-A zoned parcel. The majority of the site lies within the Hillside Hilltop Overlay District (HHOD).

We are requesting a few variances with those separate request letters provided with this submittal. We thank you for your consideration of this proposal and please call with any questions,

Sincerely;

Jared Inman
Jared S. Inman, P.E.



STREET RIGHT-OF-WAY & SIDEWALK TABLE

STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
Highway 16/S Razorback Rd	REGIONAL LINK	EX. VARIES (71.29'-94.55' THIS SIDE) M.S.P. 92'	EX. ~58' M.S.P. 56'	EX. 6' (THIS SIDE ONLY) M.S.P. 8' PROPOSED 12'	EX. 0' (THIS SIDE) M.S.P. 10' PROPOSED 6'
S Ashwood Ave	RESIDENTIAL LINK	EX. 50' (24.89'-26.78'THIS SIDE) M.S.P. 52'	EX. VARIES 20.39'-23.84' M.S.P. 28'	EX. NONE M.S.P. 6'	EX. VARIES M.S.P. 6'

VICINITY MAP
FAYETTEVILLE, AR

VICINITY MAP LEGEND
- Freeway/Expressway
- Regional Link - High Activity
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Urban Center

UNIT COUNT BY ZONING

BUILDING No.	RMF-24	CS
1	9	
2	8	
3	8	
4	7	
5	3	1
6		4
7		4
8		6
9		6
10		4
11		4
12		6
13	3	5
14	5	
15	5	
16		4
17		4
18		6
19		4
20		6
21		5
22	4	
23	5	
24	5	
25	5	
26	4	
TOTAL:	71	69
ZONING ACREAGE:	4.11	4.58
DENSITY:	17.3	15.1

PARKING COUNT BY BUILDING

BUILDING No.	BUILDING TYPE	2 BED UNITS	3 BED UNITS	4 BED UNITS	TOTAL UNITS	TOTAL BEDS	GARAGE SPACES PER BUILDING
1	VALE	0	9	0	9	27	18
2	VALE	0	8	0	8	24	16
3	VALE	0	8	0	8	24	16
4	ASHWOOD	5	0	2	7	18	14
5	ASHWOOD	2	0	2	4	12	8
6	ASHWOOD	2	0	2	4	12	8
7	ASHWOOD	2	0	2	4	12	8
8	ASHWOOD	4	0	2	6	16	12
9	ASHWOOD	4	0	2	6	16	12
10	VALE	0	0	4	4	16	8
11	VALE	0	0	4	4	16	8
12	VALE	0	0	6	6	24	12
13	VALE	0	8	0	8	24	16
14	VALE	0	5	0	5	15	10
15	VALE	0	5	0	5	15	10
16	VALE	0	0	4	4	16	8
17	VALE	0	0	4	4	16	8
18	VALE	0	6	0	6	18	12
19	WALK-OUT	4	0	0	4	8	8
20	WALK-OUT	6	0	0	6	12	12
21	WALK-OUT	5	0	0	5	10	10
22	WALK-OUT	4	0	0	4	8	8
23	WALK-OUT	5	0	0	5	10	10
24	VALE	5	0	0	5	10	10
25	VALE	5	0	0	5	10	10
26	VALE	0	0	4	4	16	8
	TOTALS	53	49	38	140	405	280

LEGAL DESCRIPTION:

A part of Lot 1 in Cornelius Subdivision and a part of Lot 7, 8, 9, 10 and 11 of Block 2 in Broad Acres Subdivision as per plat of said subdivisions recorded in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Also being a part of the SW1/4 of the SE1/4 and a part of the SE1/4 of the SW1/4 of Section 20, and being a part of the NW1/4 of the NE1/4 of Section 29 all in T16N, R30W in Washington County, Arkansas, and being described as follows: Beginning at the SW Corner of said SW1/4, SE1/4, said point being the POINT OF BEGINNING, thence N87°31'03"W 182.06 feet, thence N02°15'44"E 320.43 feet, thence S87°04'55"E 565.54 feet, thence S03°38'36"W 198.93 feet, thence S01°01'17"E 117.47 feet, thence S01°29'53"E 483.7 feet, thence S06°15'51"W 107.41 feet, thence S10°28'50"W 102.61 feet, thence S18°28'50"W 102.61 feet, thence S26°37'18"W 102.18 feet, thence S17°19'40"W 177.48 feet, thence S17°52'46"W 204.94 feet, thence S16°29'24"W 82.17 feet, thence S14°02'01"W 101.07 feet, thence S26°32'05"W 109.33 feet, thence S23°32'05"W 27.64 feet, thence N02°31'05"E 475.49 feet, thence N87°29'04"W 20.00 feet, thence N02°31'05"E 614.40 feet to the POINT OF BEGINNING. Containing 9.99 acres more or less subject to easements and right of way of record.

PARKING REQUIREMENTS:

PARKING REQUIREMENTS: 1 SPACE PER BEDROOM

405 BEDROOMS = 405 SPACES REQUIRED

PARKING PROVIDED:
*SEE "PARKING COUNT BY BUILDING" CHART FOR BREAKDOWN OF GARAGE SPACES. GARAGE SPACES 280
SURFACE PARKING, BALANCE (125 SPACES) OF PARKING SHALL BE SURFACE PARKING:
STANDARD = 137 SPACES
HANDICAP = 5 SPACES
COMPACT = 0 SPACES

Per UDC 172.05(A)(5)(a) Developments may increase the number of off-street parking spaces by 15%.
405 *1.15% = 466 ALLOWED
142 SURFACE SPACES PROVIDED
280 GARAGE SPACES PROVIDED
422 TOTAL SPACES PROVIDED

HANDICAP ACCESSIBLE PARKING REQUIREMENT: 101-150 SPACES = 5 ACCESSIBLE SPACES

HANDICAP ACCESSIBLE PARKING PROVIDED: 5 SPACES

BIKE RACK REQUIREMENTS: 1 BIKE RACK PER 3 DWELLING UNITS

140 UNITS / 30 = 4.67 BIKE RACKS REQUIRED

5 BIKE PARKING PROVIDED

LINE TABLE		
LINE #	LENGTH	BEARING
L1	48.57'	S01° 29' 24"E
L2	27.64'	S23° 32' 05"W
L3	20.00'	N87° 20' 04"W

SITE CALCULATIONS:

EXISTING:

TOTAL SITE AREA (CS & RMF-24 ZONES ONLY):	378,921 SQ. FEET	100%
BUILDINGS:	0 SQ. FEET	0%
SIDEWALKS:	0 SQ. FEET	0%
PARKING LOT / DRIVEWAYS:	0 SQ. FEET	0%
TOTAL IMPERVIOUS:	0 SQ. FEET	0%
TOTAL PERVIOUS:	378,921 SQ. FEET	100%

PROPOSED:

TOTAL SITE AREA:	378,921 SQ. FEET	100%
BUILDINGS:	109,471 SQ. FEET	28.89%
SIDEWALKS:	4, 074 SQ. FEET	1.08%
PARKING LOT/DRIVEWAYS:	131,054 SQ. FEET	34.58%
TOTAL IMPERVIOUS:	244,599 SQ. FEET	64.55%
TOTAL PERVIOUS:	124,491 SQ. FEET	35.45%

FRONTAGE CALCULATION (CS & RMF-24 ZONES ONLY):
198.93+117.47+48.57+107.41+102.61+102.61+102.18+177.48 = 957.26 L.F. (FRONTAGE (100%)
ZONE R-A NOT COUNTED IN CALCULATION (NO FRONTAGE REQUIREMENT AND NO B.T.Z.). RESERVED FOR TREE PRESERVATION AREA.
BUILDING FRONTAGE REQUIRED (IN B.T.Z): 479.63 / 50%
BUILDING FRONTAGE PROVIDED (IN B.T.Z): 6 BUILDINGS (18-23): 109.97+87.21+18.86+2.24.2+132+23.48+21.66+91.15 = 503.75 L.F. / 52.83%

NOTES:

1. PARCEL #765-04098-000, 765-15399-000, 765-03019-000
2. ZONING: RMF-24, CS & R-A
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #0591 43C0216G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
5. CITY PLAT PAGES 598 & 599
6. SUBJECT AREA IS WITHIN FAYETTE JUNCTION MASTER PLAN AREA.
7. CONCEPTUAL DOG PARK FEATURES INCLUDE: FENCED PERIMETER, DOUBLE GATED ENTRY, WASTE STATIONS, BENCHES/SEATING, SHADE TREES & AN OPEN PLAY AREA.

ZONING & SETBACKS:

ZONED: RMF-24

SETBACKS:
FRONT: 20' BUILD-TO ZONE
SIDE, OTHER USES: 8'
SIDE, SINGLE & 2 FAMILY: 5'
REAR, OTHER USES: 20'
REAR, SINGLE FAMILY: 5'

HEIGHT: 2 STORIES/3 STORIES'S STORIES *
* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—30 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 30 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

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

ZONED: CS

SETBACKS:
FRONT: 10'-25' BUILD-TO ZONE
SIDE & REAR: NONE
SIDE OR REAR, WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT: 15'

HEIGHT: 5 STORIES

ZONED: R-A

SETBACKS:
FRONT: 35'
SIDE: 20'
REAR: 35'

HEIGHT: NONE

JORGENSEN + ASSOCIATES
Planning Civil Engineering Surveying Landscape Architecture
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 582-9282

Planning Commission
March 9, 2026
LSD-2025-0012 (ASHWOOD TOWNHOMES)
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LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 4.15.25
DRAWN BY: PMM
PROJECT #2025044
FILE PATH: Z:/LSD.TOWNHOMES
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS — ENGINEER

SHEET TITLE

LARGE SCALE DEVELOPMENT

SHEET NUMBER

C1.01



PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

PROJECT DETAILS

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

SHEET TITLE
LARGE SCALE DEVELOPMENT NORTH AREA

SHEET NUMBER
C1.02

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS

DATE: 4.15.25
DRAWN BY: PMM
PROJECT #: 2025-0044
FILE PATH: Z:\LSD\TOWNHOMES
SHEET SIZE: 22" x 34"
SCALE: 1" = 30'

JORGENSEN + ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Established 1985

Planning Commission
March 9, 2026
LSD-2025-0012 (ASHWOOD TOWNHOMES)
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N02°31'05"E 475.49'
N02°31'05"E 614.40'
S39°29'42"W 85.11'
S17°52'46"W 204.34'
S17°19'40"W 177.48'
S18°28'50"W 102.18'
S18°28'50"W 102.61'
S39°31'05"W 105.33'
S39°31'05"W 101.97'
MATCH LINE
MATCH LINE
HWY 16 / S. RAZORBACK ROAD
(SR #16 P.W. Register Line)
WEST DOWELL DR.
WEST TREAT ST.
ONE TO BE REMOVED
L2
L3
R32
R30
R31
R33
R34
R35
R36
R37
R38
R39
R40
R41
R42
R43
R44
R45
R46
R47
R48
R49
R50
R51
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R54
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R59
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R61
R62
R63
R64
R65
R66
R67
R68
R69
R70
R71
R72


WEST HENDON ST.
(NOT CONSTRUCTED)
BEGIN SWALE FL: 1292.07
BEGIN SWALE FL: 1320.77
A.I. OPENINGS:1288.83
A.I. OPENINGS:1288.53
A.I. OPENINGS:1288.76
A.I. OPENINGS:1288.68
A.I. OPENING:1300.70
A.I. OPENING:1300.00
A.I. OPENING:1300.00
A.I. OPENING:1304.44
A.I. OPENING:1308.22
A.I. OPENING:1304.17
A.I. OPENING:1316.50
RETAINING WALL
TW: 1286.28
BW: 1283.86
RETAINING WALL
TW: 1301.70
BW: 1299.20
AREA INLET
24" RCP
18" RCP
EX.C.I. (RIM=1271.00)
FL: 1268.50
EX.C.I. (RIM=1263.11)
FL: 1258.61
EX.24" RCP
EX.18" RCP
OVERLAND RELEASE
TW: 1293.87
BW: 1293.37
TW: 1295.43
BW: 1295.03
TW: 1277.77
BW: 1277.27
TW: 1290.58
BW: 1277.05
TW: 1291.23
BW: 1282.33
TW: 1291.07
BW: 1288.57
TW: 1289.75
BW: 1288.25
TW: 1292.59
BW: 1285.79
TW: 1290.71
BW: 1290.04
TW: 1292.41
BW: 1275.63
TW: 1292.20
BW: 1282.53
FFE: 1304.00
CLUBHOUSE
POOL
EG: 1300.18
EG: 1295.73
WALL TRANSITION
EG/TW: 1306.98
BW/TC: 1297.52
EG/TW: 1341.00
BW: 1323.69
EG/TW: 1332.50
BW: 1323.53
EG/TW: 1335.50
BW: 1322.52
EG: 1339.35
EG/TW: 1340.45
BW: 1325.32
TC/FL: 1312.66
FL: 1323.52
FL: 1327.49
CL: 1316.9870
CL/CL: 1308.53
CL/CL: 1300.85
CL/CL: 1300.87
CL/CL: 1308.52
BLDG 1
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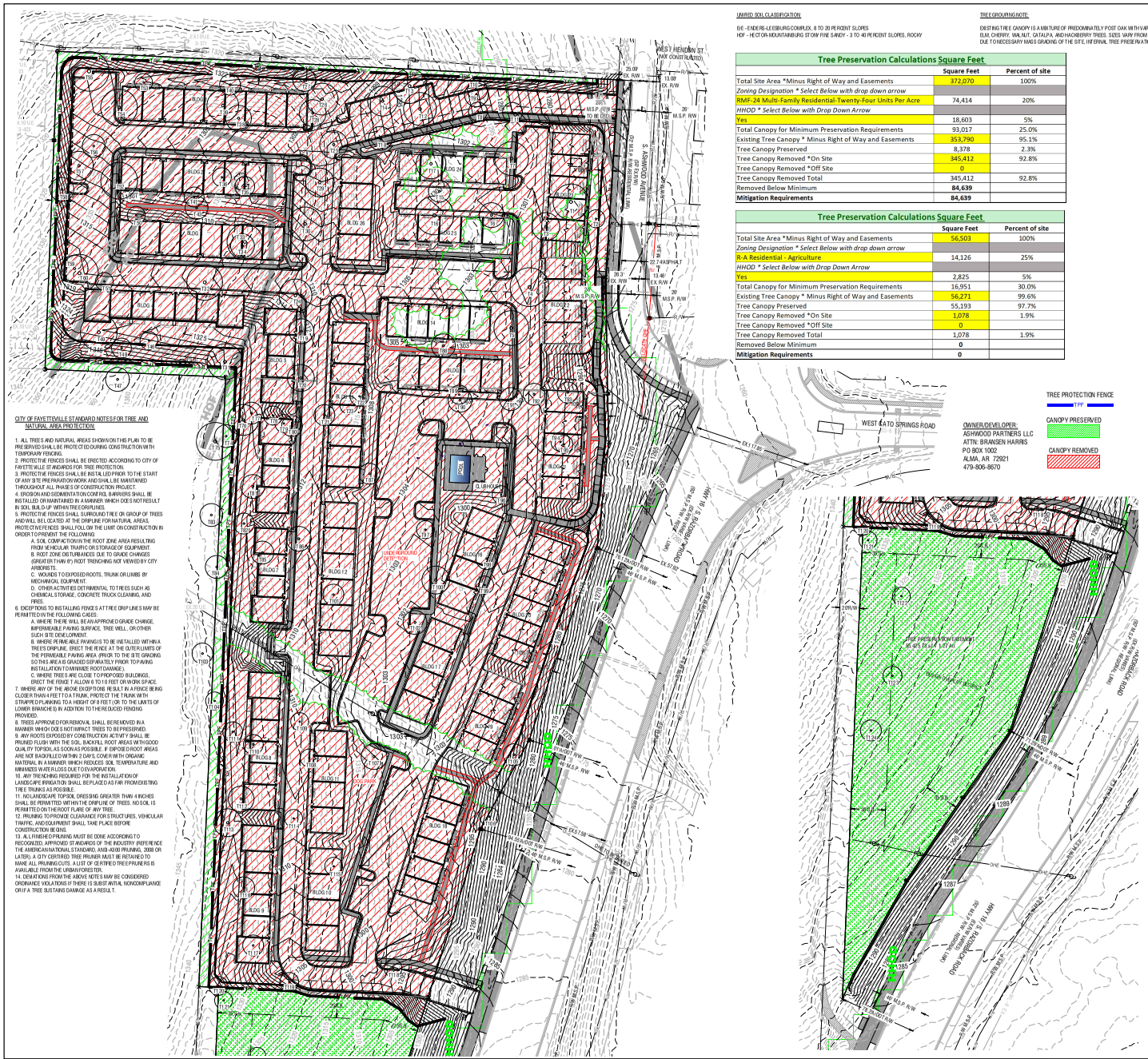

CITY OF FAYETTEVILLE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION:

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF FAYETTEVILLE STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND TREE OR GROUP OF TREES AND WILL BE LOCATED AT THE DRIPLINE FOR NATURAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE LIMIT ON CONSTRUCTION IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") ROOT TRENCHING NOT VIEWED BY CITY ARBORISTS.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND TIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE THERE WILL BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
   B. WHERE REMOVABLE PAVING IS TO BE INSTALLED WITHIN A TREES DRIPLINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE REMOVABLE PAVING AREA PRIOR TO THE SITE GRADING SO THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE.
   C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OR WORK SPACE.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TRUNK, PROTECT THE TRUNK WITH STRAPPED PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL BACKFILL. ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER). A CITY CERTIFIED TREE PRUNER MUST BE RETAINED TO MAKE ALL PRUNING CUTS. A LIST OF CERTIFIED TREE PRUNERS IS AVAILABLE FROM THE URBAN FORESTER.
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

USRED SOIL CLASSIFICATION:

EvE - ENDERS-LESBURG COMPLEX, 8 TO 20 PERCENT SLOPES
HOF - HECTOR-MOUNTAINBURG STONY FINE SANDY - 3 TO 40 PERCENT SLOPES, ROCKY

TREE GROUPING NOTE:

EXISTING TREE CANOPY IS A MIXTURE OF PREDOMINATELY POST OAK WITH VARIOUS OTHER OAKS ALONG WITH PINE, ELM, CHERRY, WALNUT, CATALPA, AND HACKBERRY TREES. SIZES VARY FROM SAPLING TO 40" TRUNK DIA. DUE TO NECESSARY MASS GRADING OF THE SITE, INTERNAL TREE PRESERVATION AREAS ARE NOT POSSIBLE.

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	372,070	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-24 Multi-Family Residential-Twenty-Four Units Per Acre	74,414	20%
*HHOD * Select Below with Drop Down Arrow*		
Yes	18,603	5%
Total Canopy for Minimum Preservation Requirements	93,017	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	353,790	95.1%
Tree Canopy Preserved	8,378	2.3%
Tree Canopy Removed *On Site	345,412	92.8%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	345,412	92.8%
Removed Below Minimum	84,639	
Mitigation Requirements	**84,639**	

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	56,503	100%
*Zoning Designation * Select Below with drop down arrow*		
R-A Residential - Agriculture	14,126	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	2,825	5%
Total Canopy for Minimum Preservation Requirements	16,951	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	56,271	99.6%
Tree Canopy Preserved	55,193	97.7%
Tree Canopy Removed *On Site	1,078	1.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,078	1.9%
Removed Below Minimum	0	
Mitigation Requirements	**0**	

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N
W E
S

TREE No.	SPECIES	TRUNK DIA.	HEALTH	ACTION
T1	POST OAK	36"	GOOD	REMOVE
T2	SHORTLEAF PINE	18"	GOOD	REMOVE
T3	POST OAK	28"	GOOD	REMOVE
T4	POST OAK	39"	GOOD	REMOVE
T5	POST OAK	35"	GOOD	REMOVE
T6	POST OAK	25"	GOOD	REMOVE
T7	POST OAK	34"	GOOD	REMOVE
T8	POST OAK	19"	GOOD	REMOVE
T9	POST OAK	24"	GOOD	REMOVE
T10	POST OAK	20"	GOOD	REMOVE
T11	CEDAR	20"	GOOD	REMOVE
T12	POST OAK	33"	GOOD	REMOVE
T13	POST OAK	35"	GOOD	REMOVE
T14	POST OAK	30"	GOOD	REMOVE
T15	CATALPA	22"	GOOD	REMOVE
T16	POST OAK	39"	GOOD	REMOVE
T17	POST OAK	30"	GOOD	REMOVE
T18	POST OAK	24"	GOOD	REMOVE
T19	POST OAK	25"	GOOD	REMOVE
T20	POST OAK	27"	GOOD	REMOVE
T21	POST OAK	21"	GOOD	REMOVE
T22	POST OAK	19"	GOOD	REMOVE
T23	POST OAK	18"	GOOD	REMOVE
T24	POST OAK	33"	GOOD	REMOVE
T25	POST OAK	28"	GOOD	REMOVE
T26	POST OAK	32"	GOOD	REMOVE
T27	SHORTLEAF PINE	23"	GOOD	REMOVE
T28	POST OAK	27"	GOOD	REMOVE
T29	POST OAK	29"	GOOD	REMOVE
T30	POST OAK	34"	GOOD	REMOVE
T31	POST OAK	36"	GOOD	REMOVE
T32	POST OAK	36"	GOOD	REMOVE
T33	POST OAK	36"	GOOD	REMOVE
T34	POST OAK	24"	GOOD	REMOVE
T35	WALNUT	20"	GOOD	REMOVE
T36	BLACK OAK	19"	GOOD	REMOVE
T38	POST OAK	26"	GOOD	REMOVE
T39	POST OAK	32"	GOOD	REMOVE
T40	POST OAK	21"	GOOD	REMOVE
T41	BLACK OAK	20"	GOOD	REMOVE
T43	BLACK OAK	23"	GOOD	REMOVE
T46	BLACK OAK	18"	GOOD	REMOVE
T47	POST OAK	24"	GOOD	PRESERVE
T48	POST OAK	20"	GOOD	REMOVE
T49	POST OAK	37"	GOOD	REMOVE
T50	OSAGE ORANGE	18"	DEAD	REMOVE
T51	BLACK OAK	18"	GOOD	REMOVE
T52	POST OAK	37"	GOOD	REMOVE
T53	BLACK OAK-DOUBLE	18"	GOOD	REMOVE
T54	POST OAK	37"	GOOD	REMOVE
T55	POST OAK	40"	GOOD	REMOVE
T56	POST OAK	23"	GOOD	REMOVE
T57	POST OAK	29"	GOOD	REMOVE
T58	WALNUT	24"	GOOD	REMOVE
T59	POST OAK	27"	GOOD	REMOVE
T60	POST OAK	38"	GOOD	REMOVE
T74	HACKBERRY	23"	GOOD	PRESERVE
T75	PINE	38"	GOOD	PRESERVE
T76	POST OAK	31"	GOOD	REMOVE
T77	POST OAK	22"	GOOD	REMOVE
T78	POST OAK	19"	GOOD	REMOVE
T79	POST OAK	18"	GOOD	REMOVE
T80	POST OAK	21"	GOOD	REMOVE
T81	POST OAK	24"	GOOD	REMOVE
T82	PERSIMMON	21"	GOOD	REMOVE
T83	WALNUT	23"	GOOD	PRESERVE
T84	HACKBERRY	23"	GOOD	PRESERVE
T85	POST OAK	23"	GOOD	REMOVE
T86	POST OAK	25"	GOOD	REMOVE
T87	POST OAK	21"	GOOD	REMOVE
T88	CEDAR	24"	GOOD	REMOVE
T89	POST OAK	19"	GOOD	REMOVE
T90	BLACK OAK	24"	GOOD	REMOVE
T91	BLACK OAK	23"	GOOD	REMOVE
T92	BLACK OAK	22"	GOOD	REMOVE
T93	BLACK OAK	21"	GOOD	REMOVE
T94	BLACK OAK	19"	GOOD	REMOVE
T95	BLACK HICKORY	18"	GOOD	REMOVE
T96	BLACK OAK	18"	GOOD	REMOVE
T97	BLACK HICKORY	18"	GOOD	REMOVE
T98	BLACK HICKORY	22"	GOOD	REMOVE
T99	BLACK OAK	18"	GOOD	REMOVE
T100	BLACK OAK	28"	GOOD	REMOVE
T101	BLACK HICKORY	21"	GOOD	REMOVE
T102	BLACK OAK	24"	GOOD	REMOVE
T103	HACKBERRY	21"	GOOD	PRESERVE
T104	WALNUT	18"	GOOD	PRESERVE
T105	POST OAK	22"	GOOD	REMOVE
T106	POST OAK	19"	GOOD	REMOVE
T107	BLACK OAK	26"	GOOD	REMOVE
T108	POST OAK	18"	GOOD	REMOVE
T109	POST OAK	18"	GOOD	REMOVE
T110	BLACK HICKORY	20"	GOOD	REMOVE
T111	POST OAK	20"	GOOD	REMOVE
T112	POST OAK	26"	GOOD	REMOVE
T113	POST OAK	28"	GOOD	REMOVE
T114	POST OAK	18"	GOOD	REMOVE
T115	POST OAK	18"	GOOD	REMOVE
T116	POST OAK	22"	GOOD	REMOVE
T117	POST OAK	21"	GOOD	REMOVE
T118	BLACK HICKORY	18"	GOOD	REMOVE
T119	BLACK HICKORY	19"	GOOD	REMOVE
T120	BLACK HICKORY	19"	GOOD	REMOVE
T121	POST OAK	18"	GOOD	PRESERVE
T122	POST OAK	18"	GOOD	PRESERVE
T123	POST OAK	19"	GOOD	PRESERVE
T124	POST OAK	21"	GOOD	PRESERVE

JORGENSEN +ASSOCIATES
Planning Civil Engineering Surveying Landscape Architecture
124 W Sunbridge Drive, Suite S
Fayetteville, AR 72703
479.443.4506

Planning Commission
March 9, 2026
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LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE — SS-8 —
- PROPOSED 8" SEWER LINE — SS-8 —
- EXISTING WATERLINE — W-8 —
- PROPOSED 8" WATER LINE — W-8 —
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ASHWOOD TOWNHOMES
LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 7.2.25
DRAWN BY: PMM
PROJECT #202504
FILE PATH: Z:/LSD/TREE PRES
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

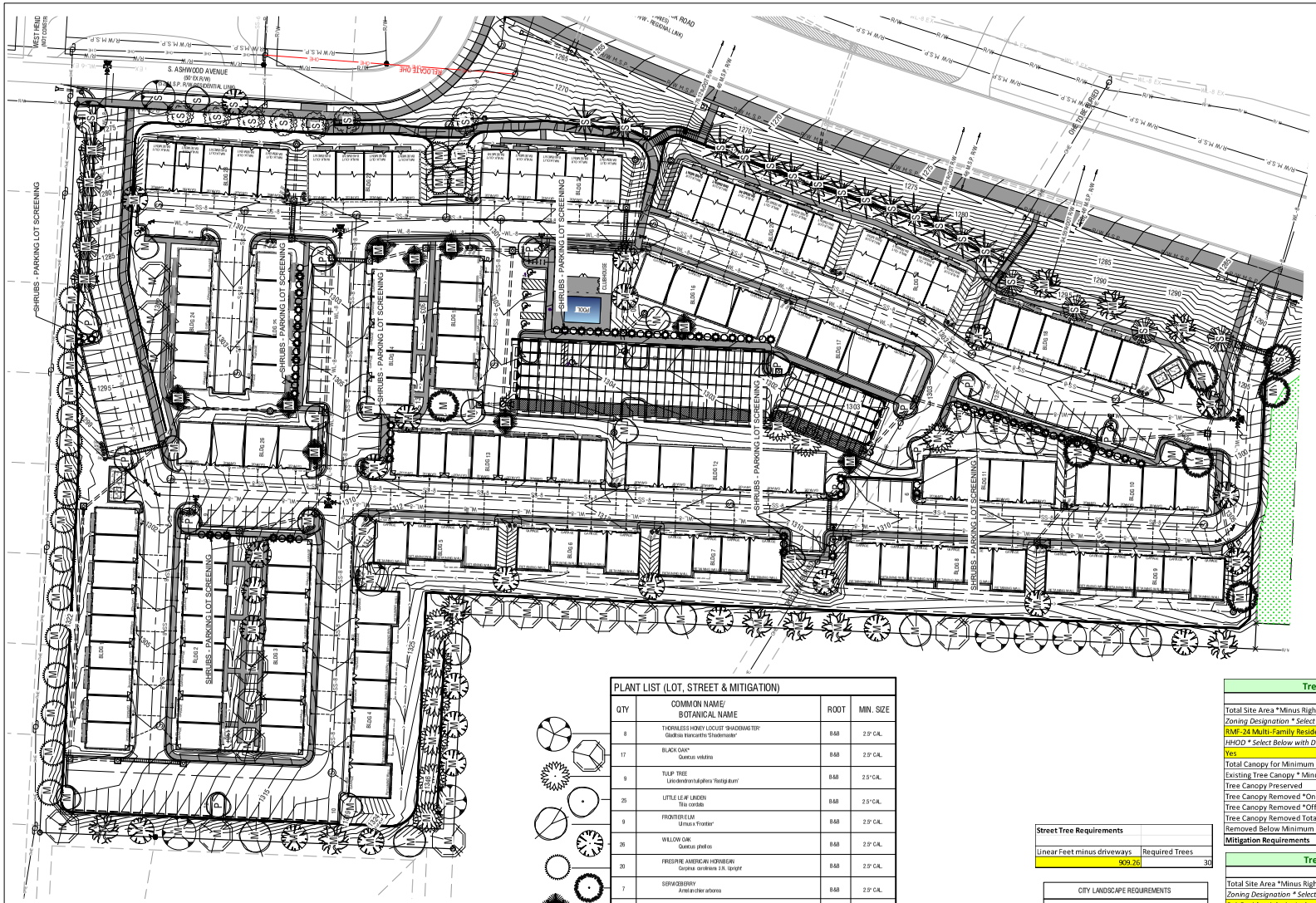
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 725
ARKANSAS – ENGINEER

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.01



OWNER/DEVELOPER:

ASHWOOD PARTNERS LLC
ASHWOOD TOWNHOMES LLC
4514 COLE AVE STE 1610
DALLAS, TX 75205-4176
CONTACT:

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING/MULCHING.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUIT S BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PER APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO URBAN FORESTRY. A PERFORMANCE LANDSCAPE SURETY IN THE AMOUNT OF 100% OF THE APPROVED LANDSCAPE ESTIMATE SHALL THEN BE SUBMITTED WITH LANDSCAPE SURETY FORM.
26. AN EASEMENT PLAT DEPICTING TREE PRESERVATION AREAS MUST BE SIGNED BY URBAN FORESTRY AND FILED PRIOR TO BUILDING PERMIT.
27. PRIOR TO CERTIFICATE OF OCCUPANCY, LANDSCAPE ARCHITECT OF RECORD SHALL PERFORM AN INSPECTION CONFIRMING THAT IMPLEMENTATION OCCURRED PER APPROVED LANDSCAPE PLAN. UPON SUCCESSFUL RESULTS AND INSPECTION, REQUEST FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.
28. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
29. ALL PLANTING DETAILS ARE ACCORDING TO THE FAYETTEVILLE LANDSCAPE MANUAL.

PLANT LIST (LOT, STREET & MITIGATION)

QTY	COMMON NAME/ BOTANICAL NAME		ROOT	MIN. SIZE
8	THORNLESS HONEY LOCUST 'SHADEMASTER' Gleditsia triacanthos 'Shademaster'		B&B	2.5" CAL.
17	BLACK OAK* Quercus velutina		B&B	2.5" CAL.
9	TULIP TREE Liriodendron tulipifera 'Fastigiatum'		B&B	2.5" CAL.
25	LITTLE LEAF LINDEN Tilia cordata		B&B	2.5" CAL.
9	FRONTIER ELM Ulmus x 'Frontier'		B&B	2.5" CAL.
26	WILLOW OAK Quercus phellos		B&B	2.5" CAL.
20	FIRESPIRE AMERICAN HORNBEAN Carpinus caroliniana 'J.N. Upright'		B&B	2.5" CAL.
7	SERVICEBERRY Amelanchier arborea		B&B	2.5" CAL.
9	COMMON HACKBERRY Celtis occidentalis		B&B	2.5" CAL.
9	RED OAK Quercus rubra		B&B	2.5" CAL.
10	AMERICAN SYCAMORE Platanus occidentalis		B&B	2.5" CAL.
14	BLACK GUM Nyssa sylvatica		B&B	2.5" CAL.
7	PRINCETON SENTRY GINKGO Ginkgo biloba 'Princeton Sentry'		B&B	2.5" CAL.
2	INKBERRY HOLLY Ilex glabra	SHRUB - PARKING LOT SCREENING	CONT.	3 GAL.
2	NEW JERSEY TEA Ceanothus americanus	SHRUB - PARKING LOT SCREENING	CONT.	3 GAL.

BLACK OAK*
IF UNAVAILABLE, USE:
KENTUCKY COFFEETREE
Gymnocladus dioicus

Landscape Reqirements for Parking Lot Trees

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
137	5	0	0	12

Street Tree Requirements	
Linear Feet minus driveways	Required Trees
909.26	30

CITY LANDSCAPE REQUIREMENTS
MITIGATION TREES (LABELED WITH AN "M"): REQUIRED: 213 MITIGATION TREES **PROVIDED: 128 MITIGATION TREES TO BE PROVIDED**
STREET TREES (LABELED WITH AN "S") REQUIRED: 30 **PROVIDED: 30 STREET TREES**
STORMWATER FACILITY TREES (LABELED WITH AN "D") **ALL DETENTION IS LOCATED UNDERGROUND.**
PARKING TREES (LABELED WITH AN "P") REQUIRED: 12 TREES **PROVIDED: 12 TREES**

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	372,070	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-24 Multi-Family Residential-Twenty-Four Units Per Acre	74,414	20%
*HHOD * Select Below with Drop Down Arrow*		
Yes	18,603	5%
Total Canopy for Minimum Preservation Requirements	93,017	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	353,790	95.1%
Tree Canopy Preserved	8,378	2.3%
Tree Canopy Removed *On Site	345,412	92.8%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	345,412	92.8%
Removed Below Minimum	**84,639**	
Mitigation Requirements	**84,639**	

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	56,503	100%
*Zoning Designation * Select Below with drop down arrow*		
R-A Residential - Agriculture	14,126	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	2,825	5%
Total Canopy for Minimum Preservation Requirements	16,951	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	56,271	99.6%
Tree Canopy Preserved	55,193	97.7%
Tree Canopy Removed *On Site	1,078	1.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	1,078	1.9%
Removed Below Minimum	**0**	
Mitigation Requirements	**0**	

*BOTH RMF-24 & CS ARE 20% CANOPY REQUIRED, THEREFORE TABLE REFLECTS BOTH COMBINED.
MITIGATION REQUIRED FOR RMF-24 & CS (25%): 84,639 S.F. LESS R-A CANOPY PRESERVED OVER REQUIRED MINIMUM IN HHOD (30%): -38,242S.F.
NET REMOVED CANOPY: 46,397 S.F. TO BE MITIGATED

Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
46,397	High Priority	200	**213**
0	Low Priority	100	**0**

JORGENSEN + ASSOCIATES
Planning Commission
Civil Engineering · Surveying · Construction Management
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506

March 9, 2026

LSD-2025-0012 (ASHWOOD TOWNHOMES)

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ASHWOOD TOWNHOMES LSD

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

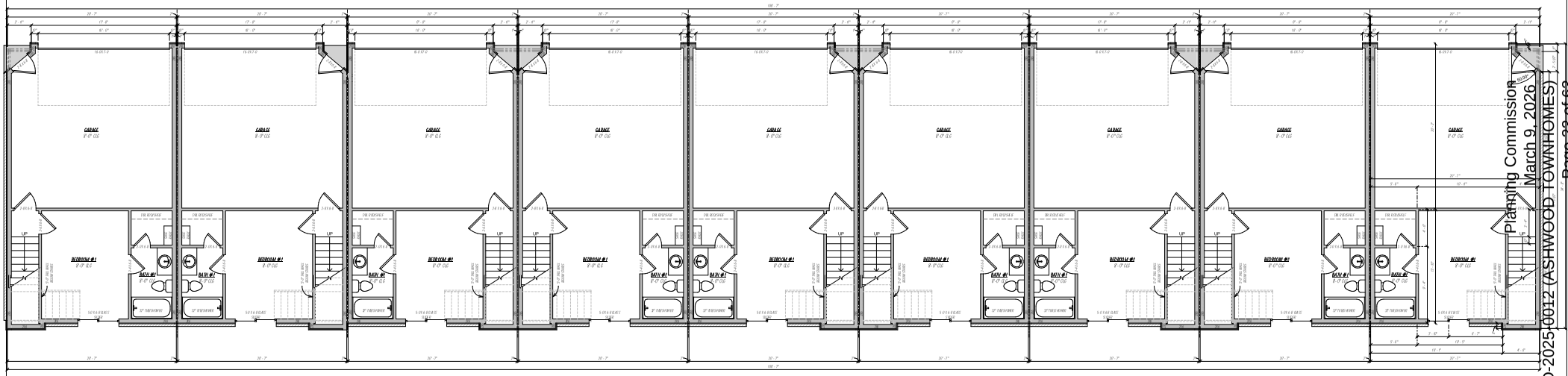
DATE: 7.2.25
DRAWN BY: PMM
PROJECT #2025044
FILE PATH: Z:/LSD/LANDSCAPE
SHEET SIZE: 22" x 34"
SCALE: 1" = 40'

SHEET TITLE

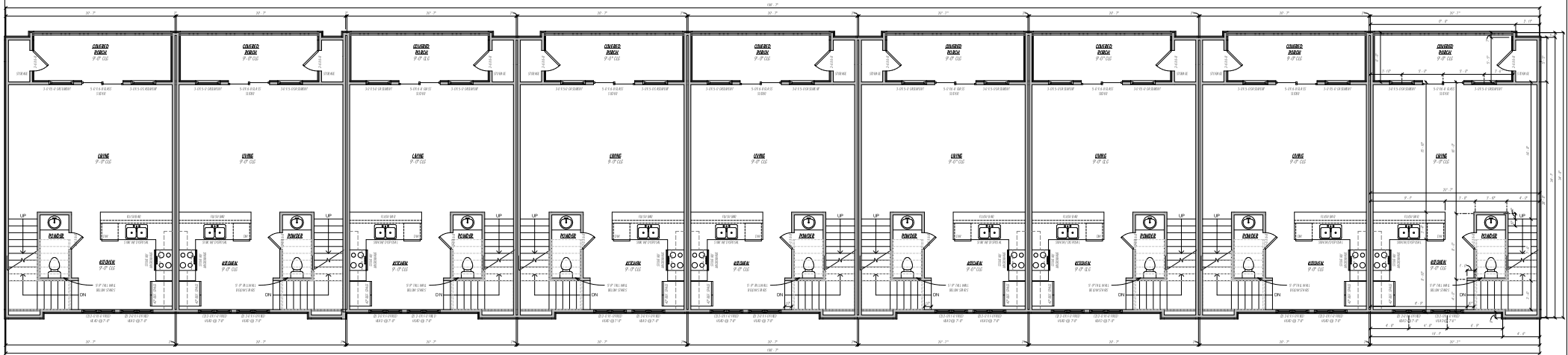
LANDSCAPE PLAN

SHEET NUMBER

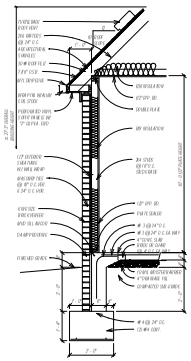
L1.02



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Typ. Wall Section
1/2" = 1'-0"

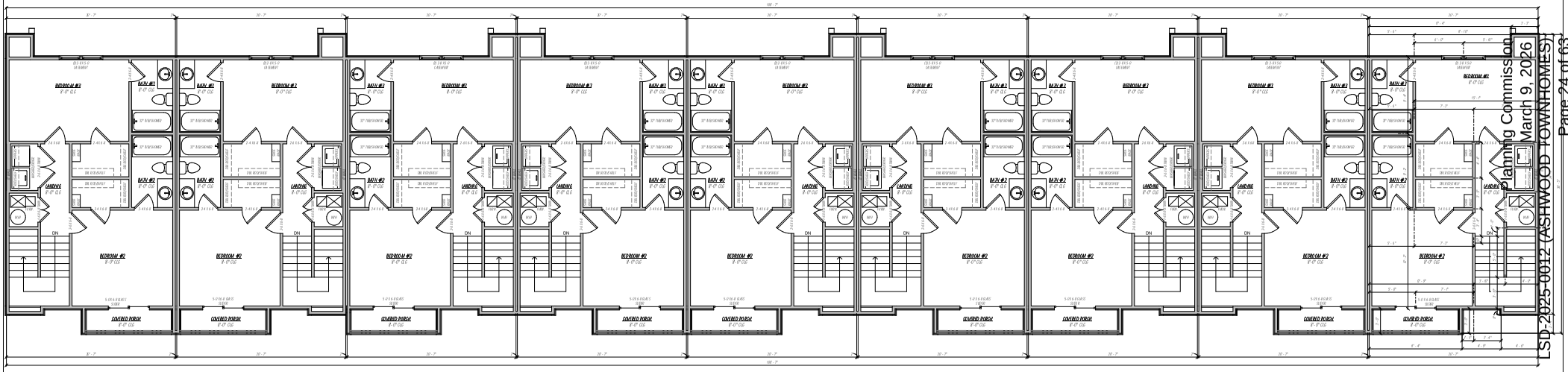
Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	516 SF
3RD FLOOR HEATED OVER FRAME	617 SF
COVERED PORCHES	87 SF
GARAGE SPACE	407 SF
TOTAL UNDER ROOF	1928 SF
TOTAL HEATED OVER BRICK	1428 SF

KCP
Residential Design
Phone: (479) 431-4183
www.KCPH.net

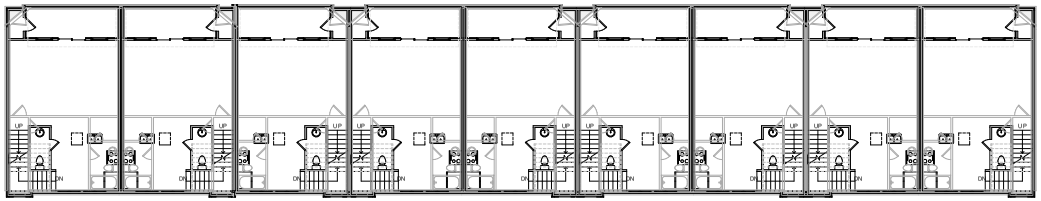
3 Bed 9 plex
Bldg. 1
Bransen Harris

1st Floor, 2nd Floor, Typ. Wall Section

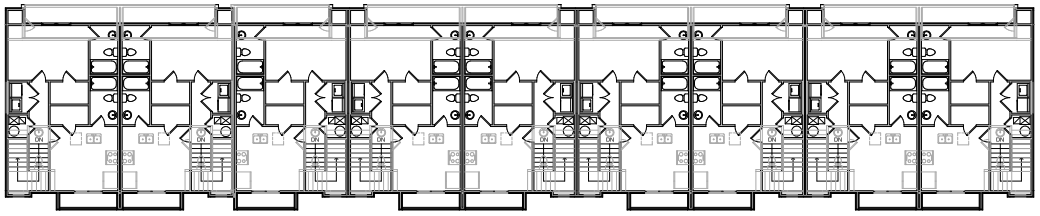
1 of 3



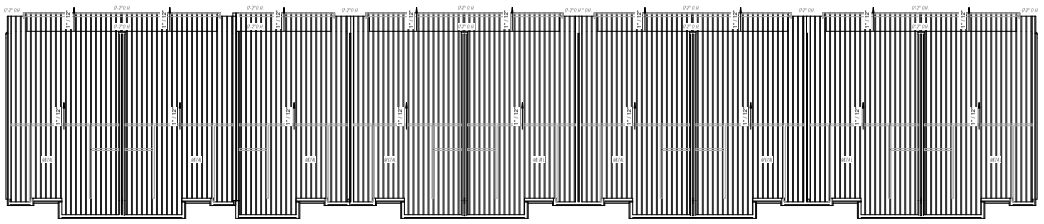
Third Floor
1/4" = 1'-0"



Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

Planning Commission
March 9, 2026
LSD-2025-0012 (ASHWOOD TOWNHOMES)
Page 24 of 63

KCP
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Phone: (403) 431-4161
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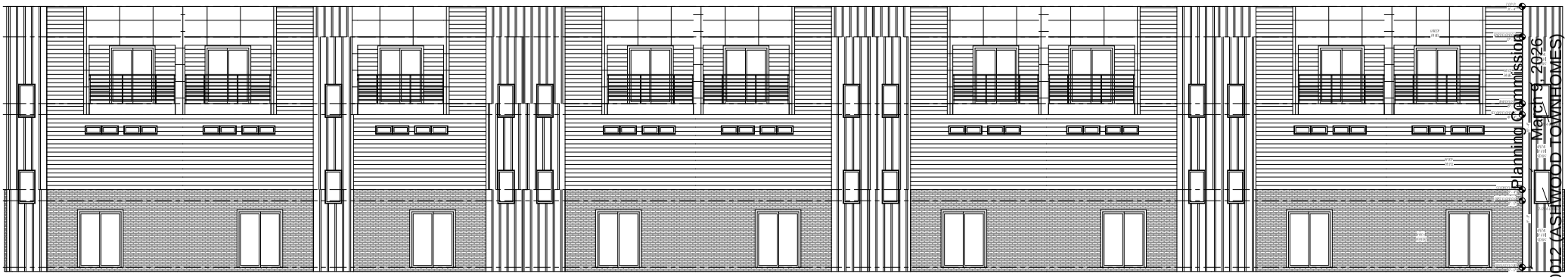
3 Bed 9 plex
Bldg. 1
Bransen Harris

3rd Floor, Overlay, Underlay, Roof Plan

2 of 3



Front
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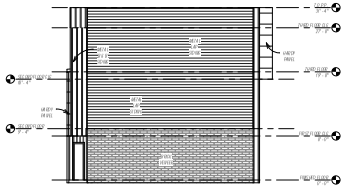
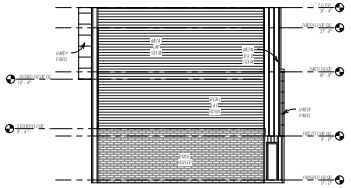


Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



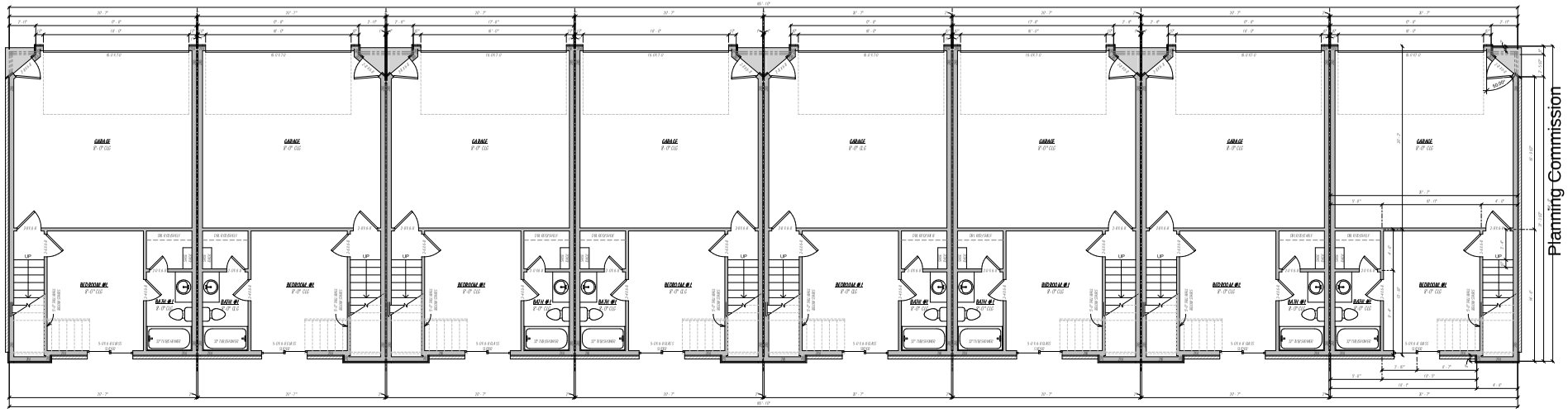
3D View Rear

KCP
Residential Design
Phone: (479) 411-4183
www.KCPH.net

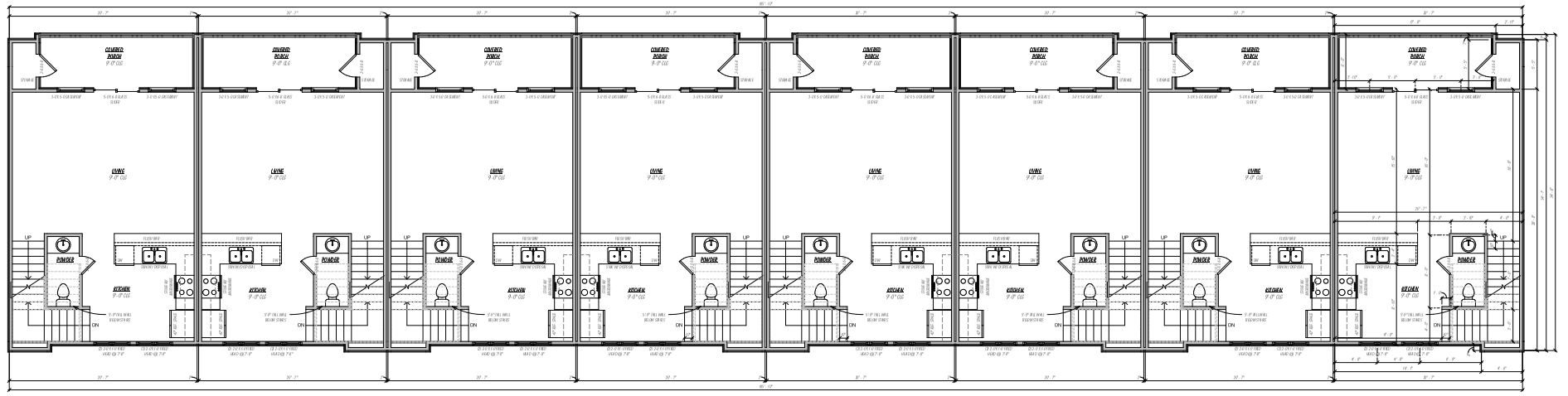
3 Bed 9 plex
Bldg. 1
Bransen Harris

Elevations

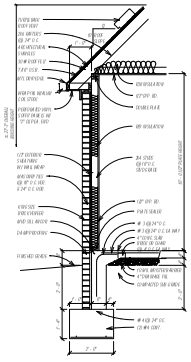
3 of 3



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Typ. Wall Section
1/2" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	516 SF
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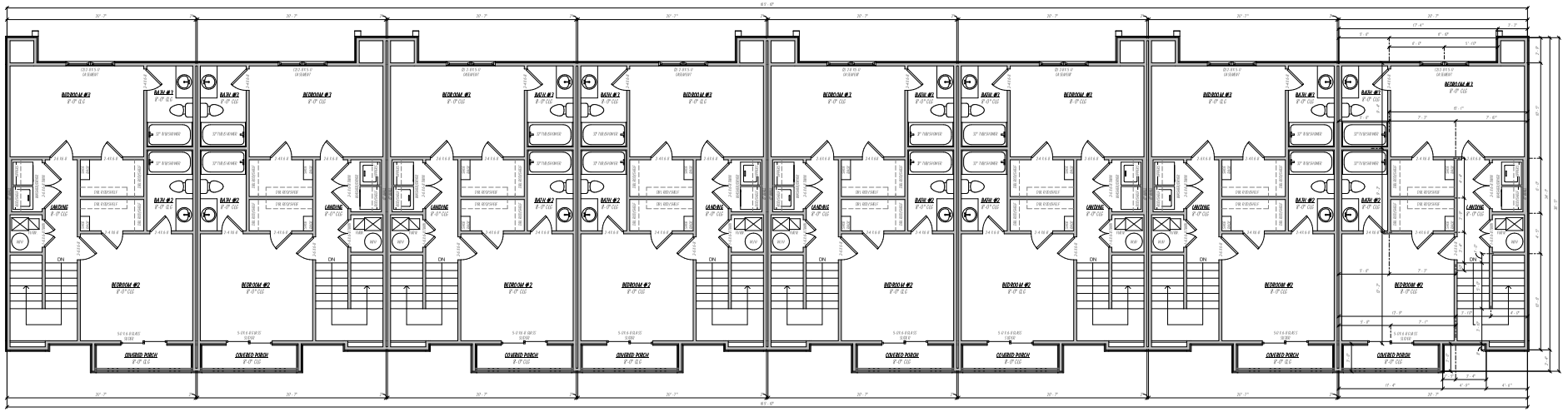
GARAGE SPACE	407 SF
TOTAL UNDER ROOF	1908 SF
TOTAL HEATED OVER BRICK	1428 SF

KCP
Residential Design
Phone: (405) 411-4183
www.KCPH.net

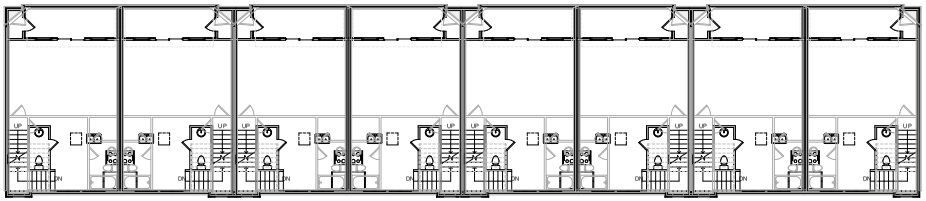
3 Bed 8 plex
Bldg. 2,3,13
Bransen Harris

1st Floor, 2nd Floor, Typ. Wall Section

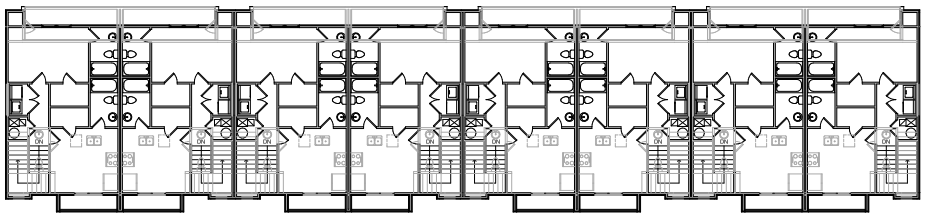
1 of 3



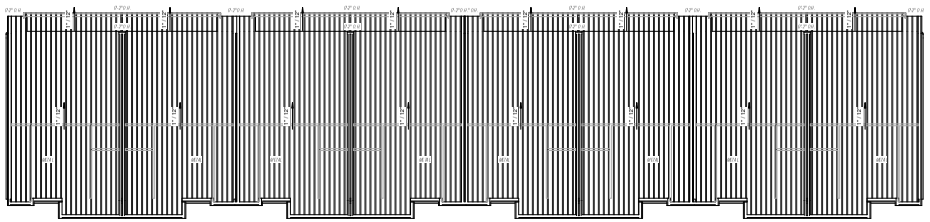
Third Floor
1/4" = 1'-0"



Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

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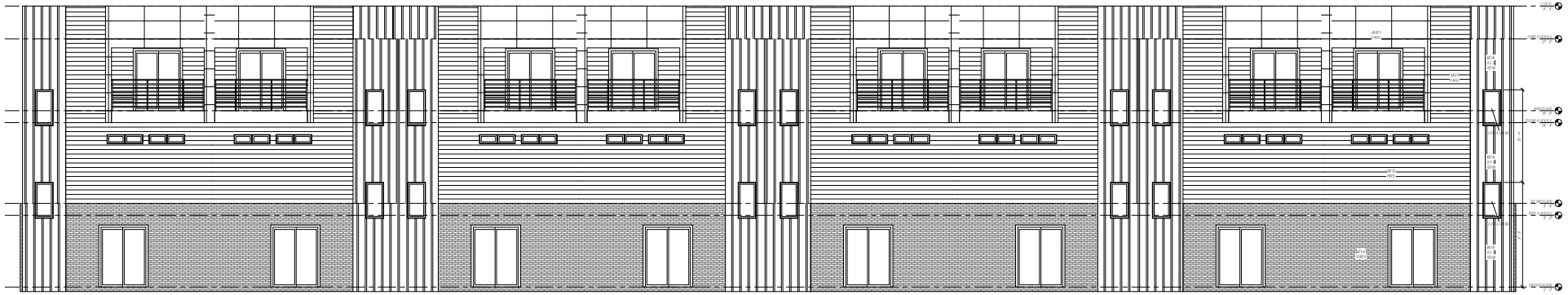
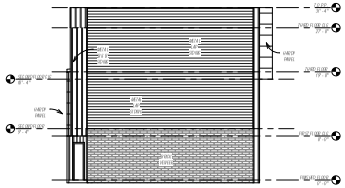
3 Bed 8 plex
Bldg. 2,3,13
Bransen Harris

3rd Floor, Overlay, Underlay, Roof Plan



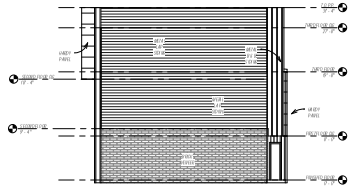
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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3 Bed 8 plex
Bldg. 2,3,13
Bransen Harris

Elevations

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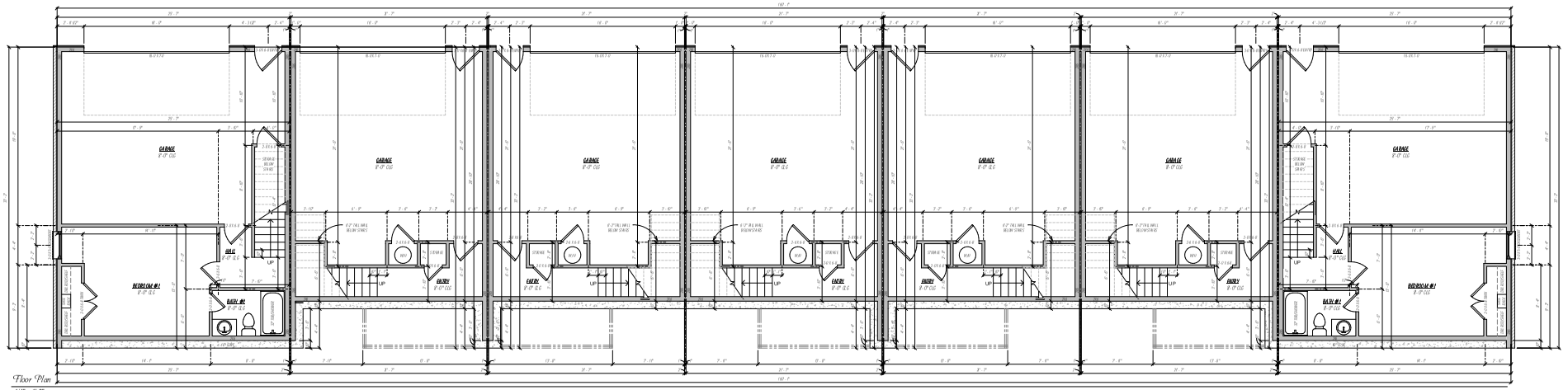
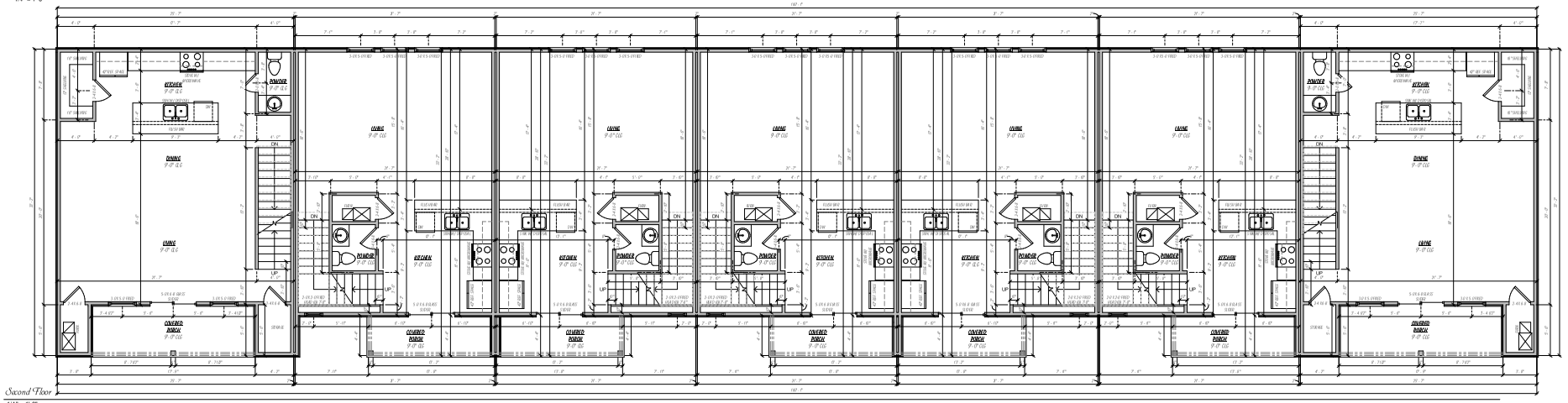
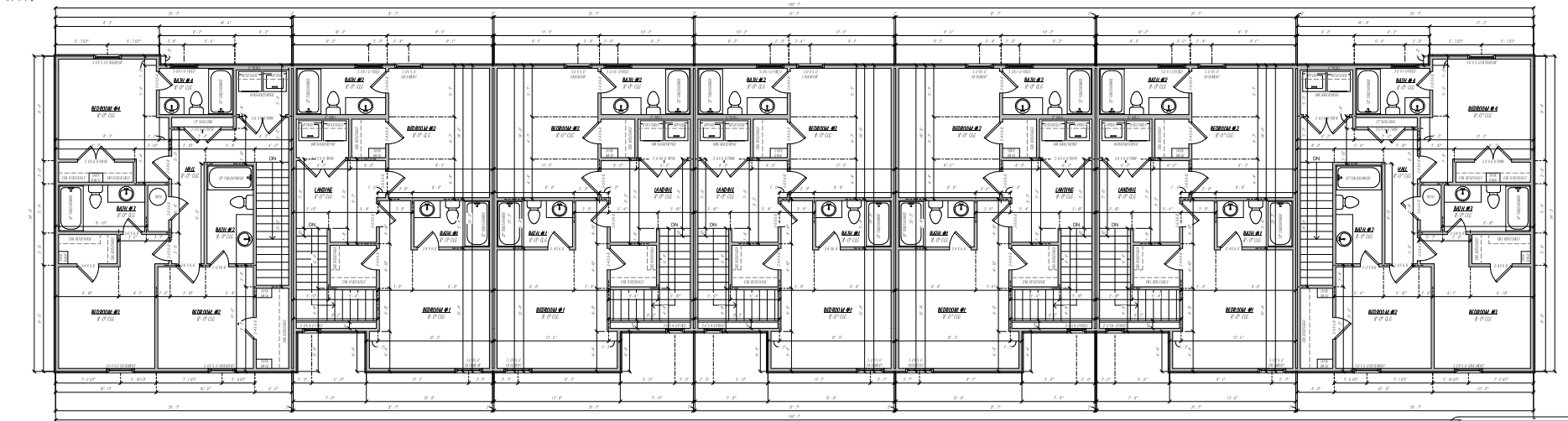


Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"

FOOTAGE TABULATION (2 BED EACH UNIT)	
1ST FLOOR HEATED OVER FRAME	117 SF
2ND FLOOR HEATED OVER FRAME	529 SF
3RD FLOOR HEATED OVER FRAME	640 SF
COVERED PORCHES	68 SF
GARAGE SPACE	456 SF
TOTAL UNDER ROOF	1810 SF
TOTAL HEATED OVER BRICK	1286 SF

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	910 SF
COVERED PORCHES	98 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRICK	1958 SF

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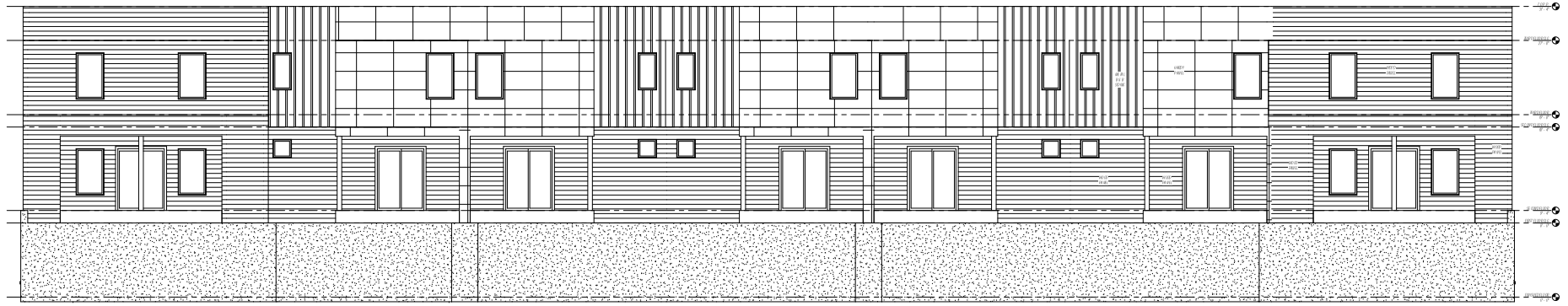
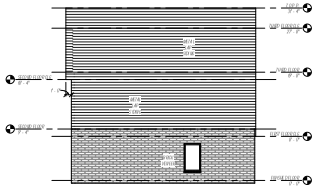
2 Bed_4 Bed 7 plex
Bldg. 4
For Bransen Harris
1st Floor, 2nd Floor, 3rd Floor

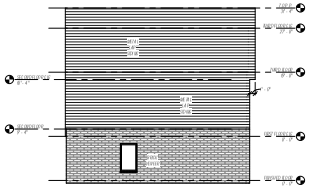
1 of 2



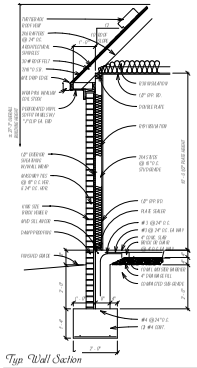
Front
1/4" = 1'-0"



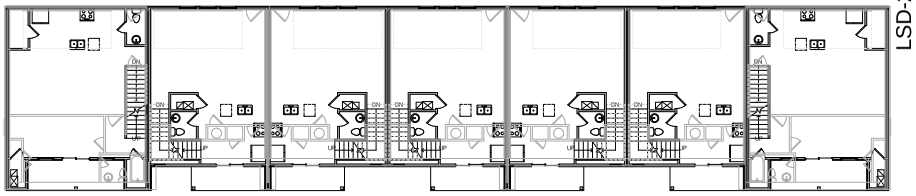
Left
1/8" = 1'-0"



Right
1/8" = 1'-0"



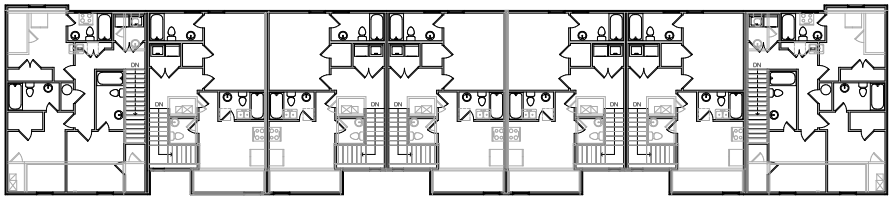
Typ Wall Section
1/2" = 1'-0"



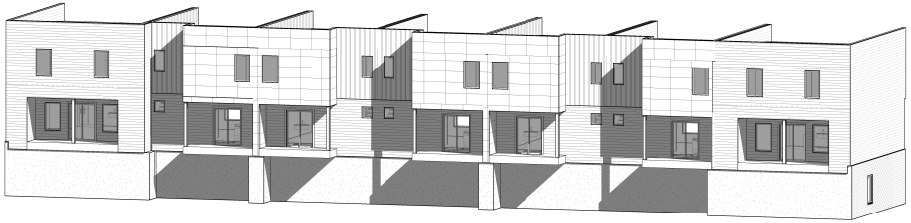
Overlay
1/8" = 1'-0"



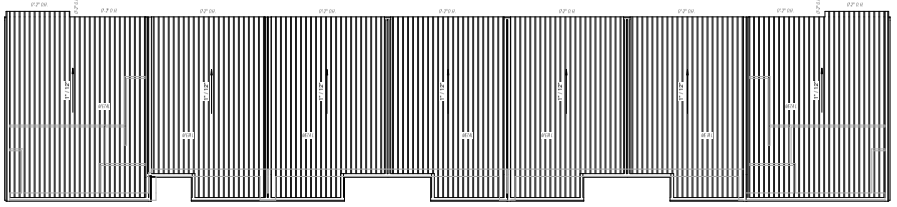
Rear
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



3D View Front



Roof Plan
1/8" = 1'-0"



3D View Rear

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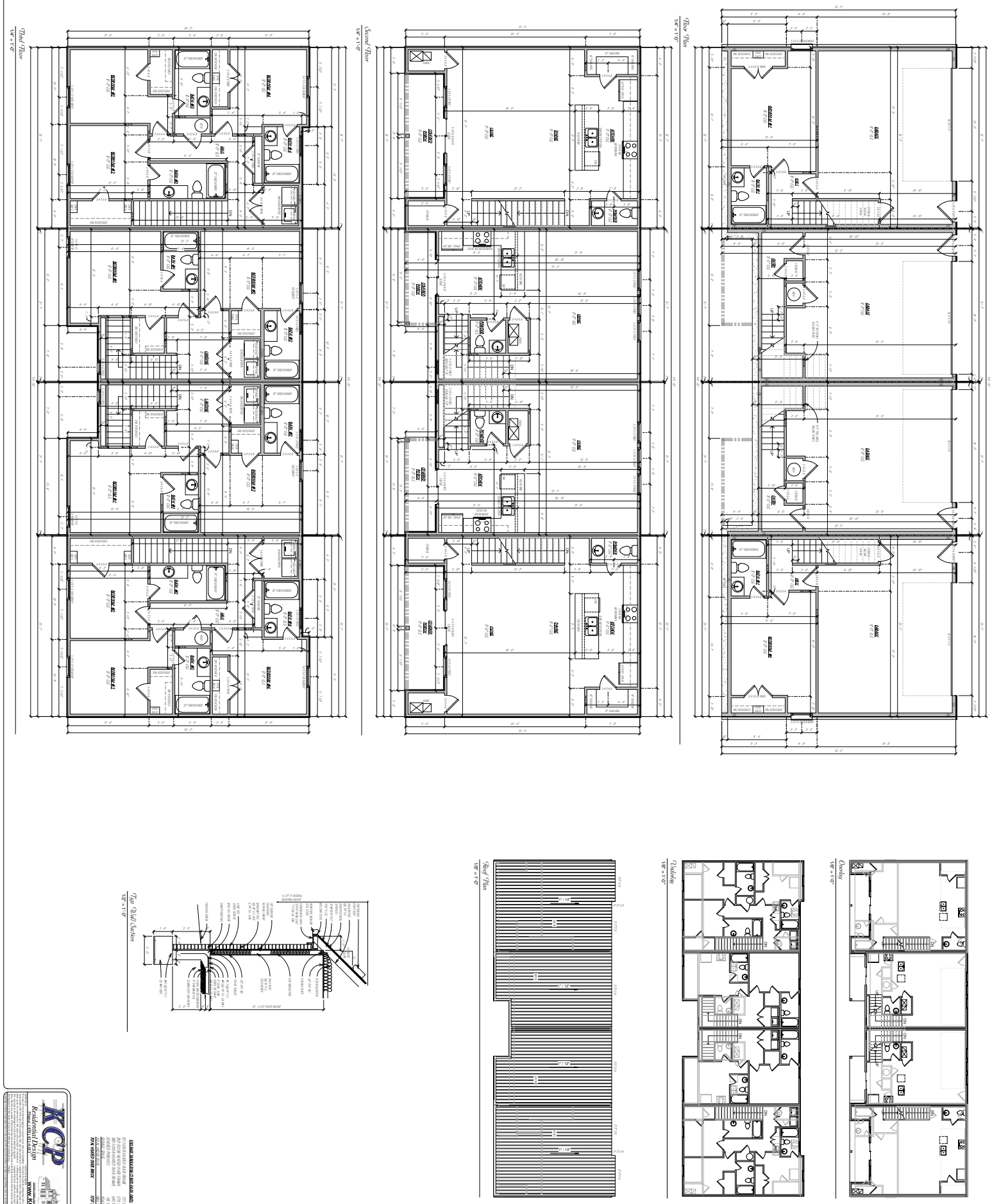
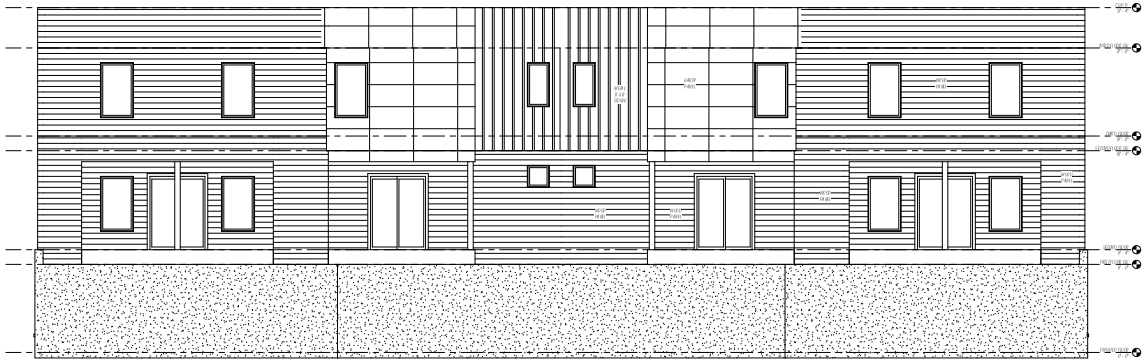
2 Bed_4 Bed 7 plex
Bldg. 4
For Bransen Harris

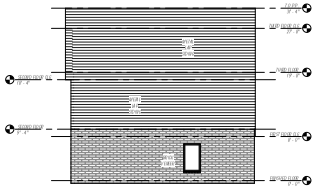
Elevations, Overlay, Underlay, Roof Plan, Typ. Wall Section

2 of 2

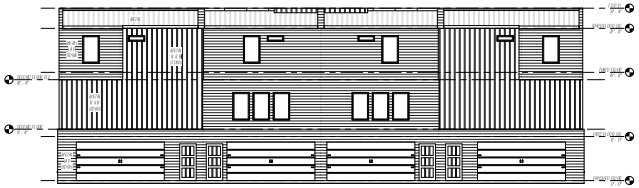

Third Floor
Second Floor
Floor Plan
Typ. Wall Section
Roof Plan
Underlay
Overlay
KCP
Residential Design
www.KCPH.net
2 Bed, 4 Bed 4 plex
Bldg. 5,6,7
For Branson Harris
1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section
1 of 2



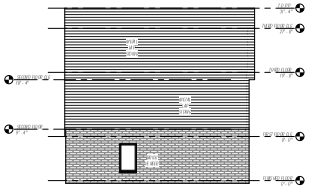
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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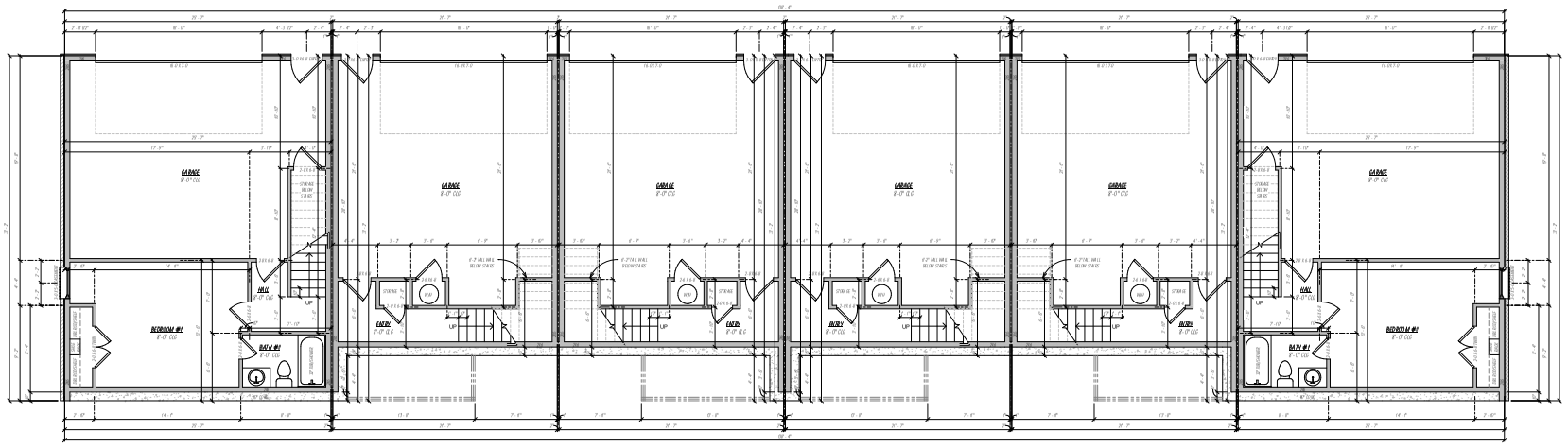
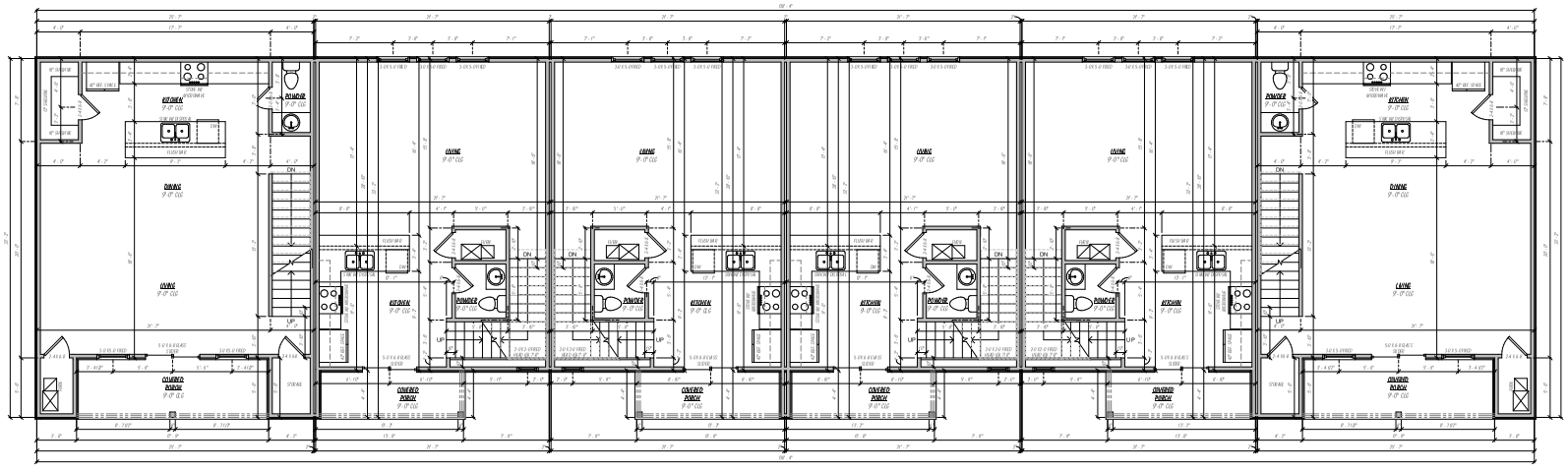
2 Bed_4 Bed 4 plex
Bldg. 5,6,7
For Bransen Harris

Elevations

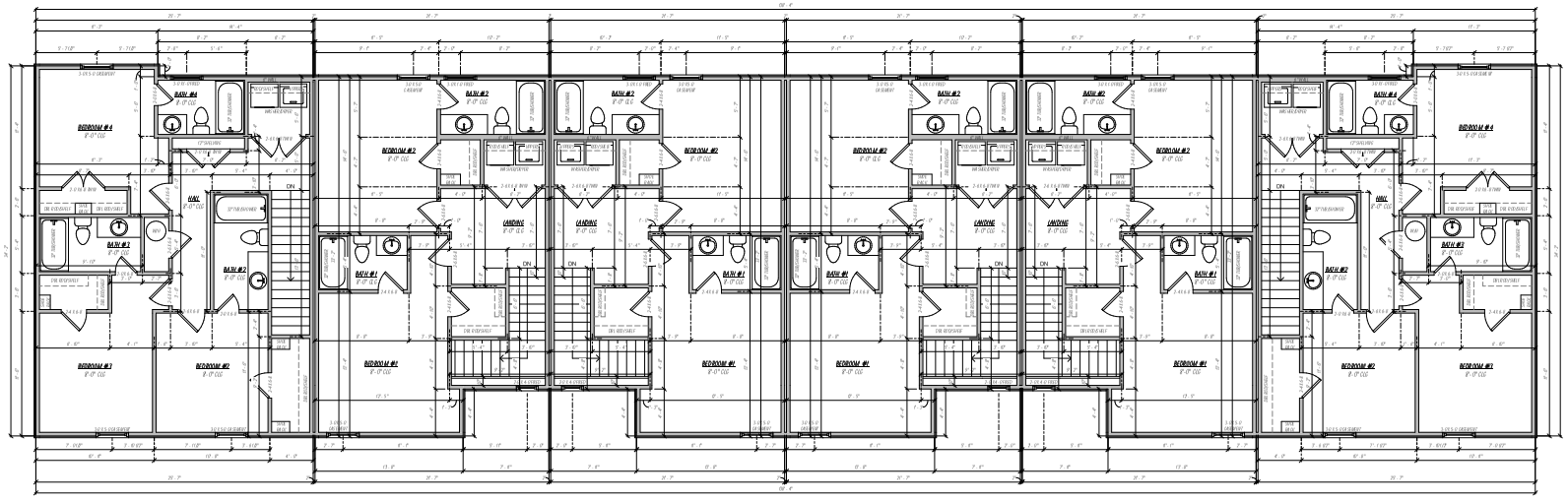
2 of 2



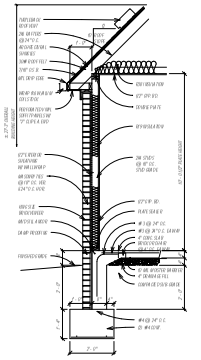
Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

FOOTAGE TABULATION (2 BEDS EACH UNIT)	
1ST FLOOR HEATED OVER FRAME	177 SF
2ND FLOOR HEATED OVER FRAME	579 SF
3RD FLOOR HEATED OVER FRAME	642 SF
COVERED PORCHES	66 SF
GARAGE SPACE	464 SF
TOTAL UNDER ROOF	1931 SF
TOTAL HEATED OVER BRICK	1398 SF

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	78 SF
GARAGE SPACE	465 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRICK	1958 SF

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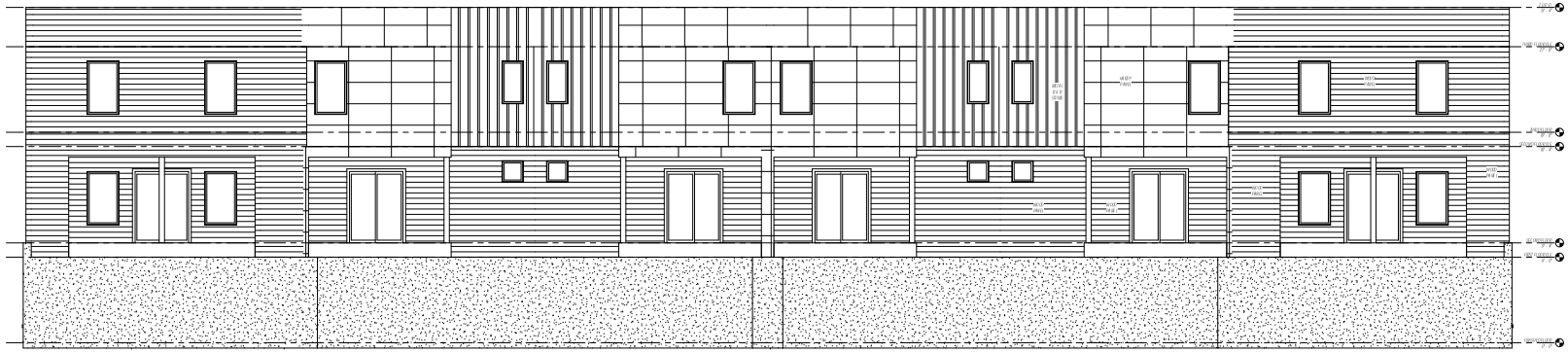
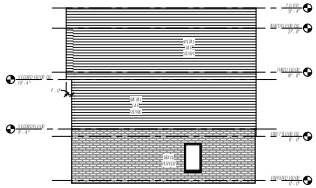
2 Bed_4 Bed 6 plex
Bldg. 8,9
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Typ. Wall Section

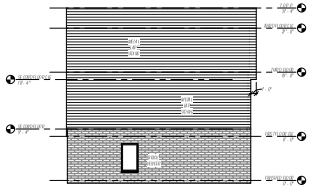
1 of 2



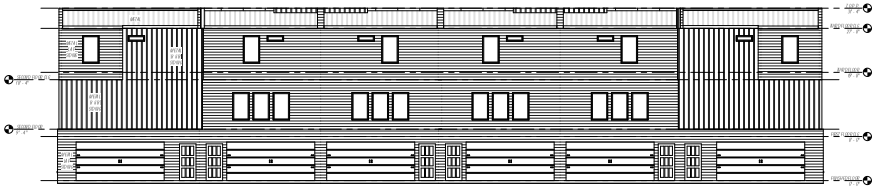
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Right
1/8" = 1'-0"



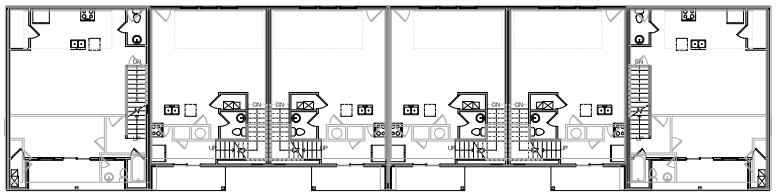
Rear
1/8" = 1'-0"



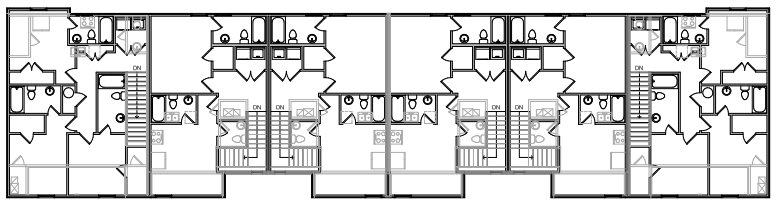
3D View Front



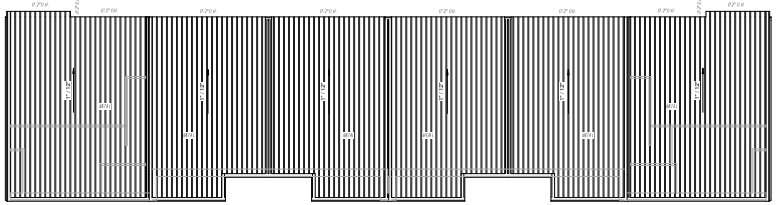
3D View Rear



Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"

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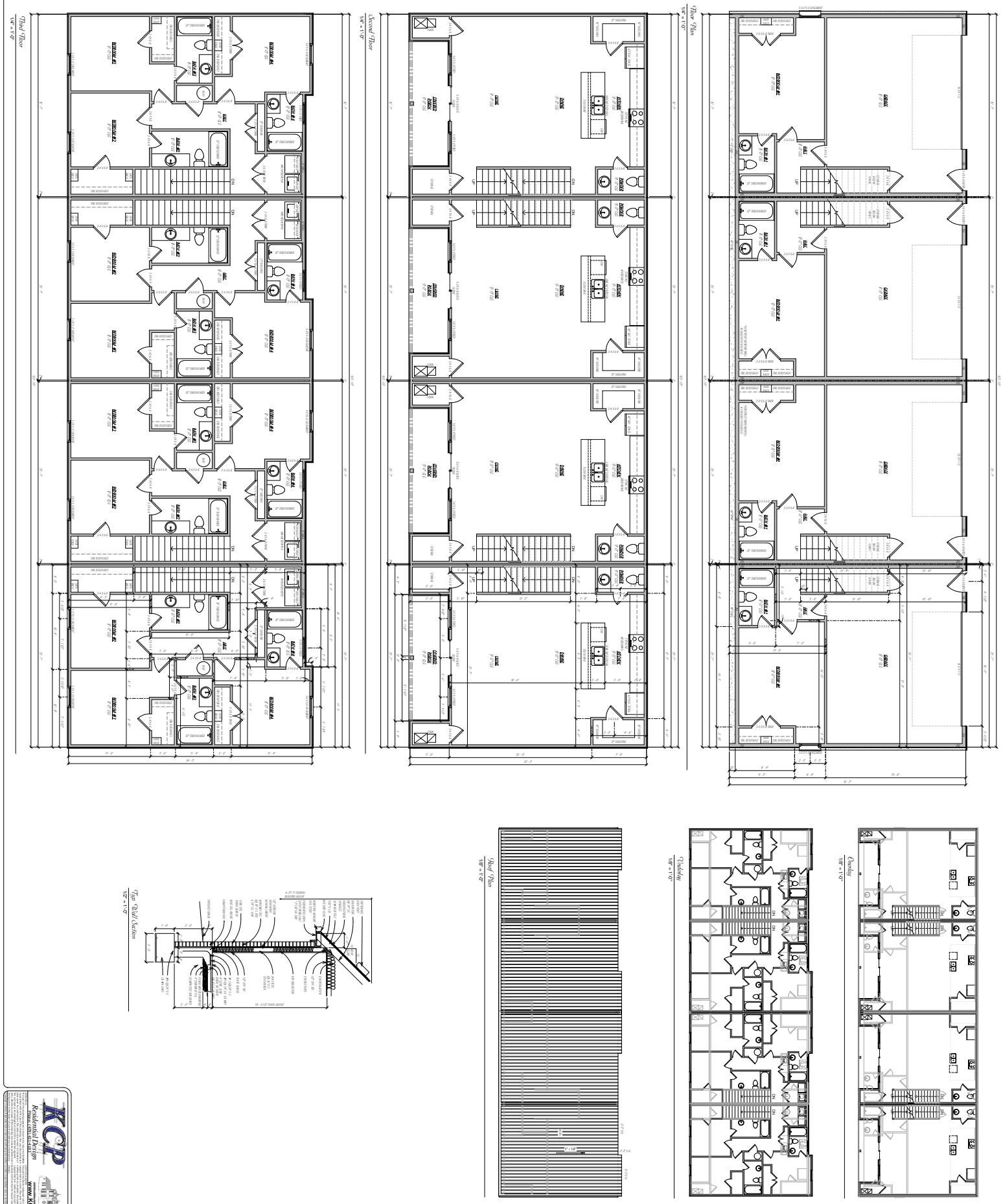
2 Bed_4 Bed 6 plex
Bldg. 8,9
For Bransen Harris

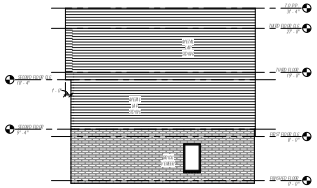
Elevations, Overlay, Underlay, Roof Plan

2 of 2

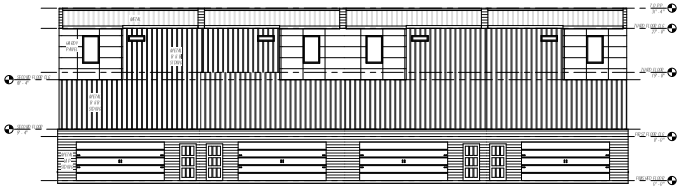

Third Floor
Second Floor
Floor Plan
Typ. Wall Section
Roof Plan
Underlay
Overlay
KCP
Residential Design
www.KCPH.net
4 Bed 4 plex, Alt Elev
Bldg. 10, 16
For Bransen Harris
1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section
1 of 2



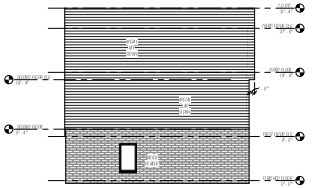
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



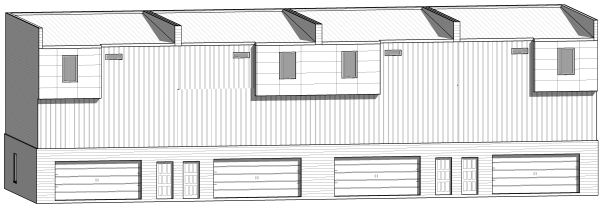
Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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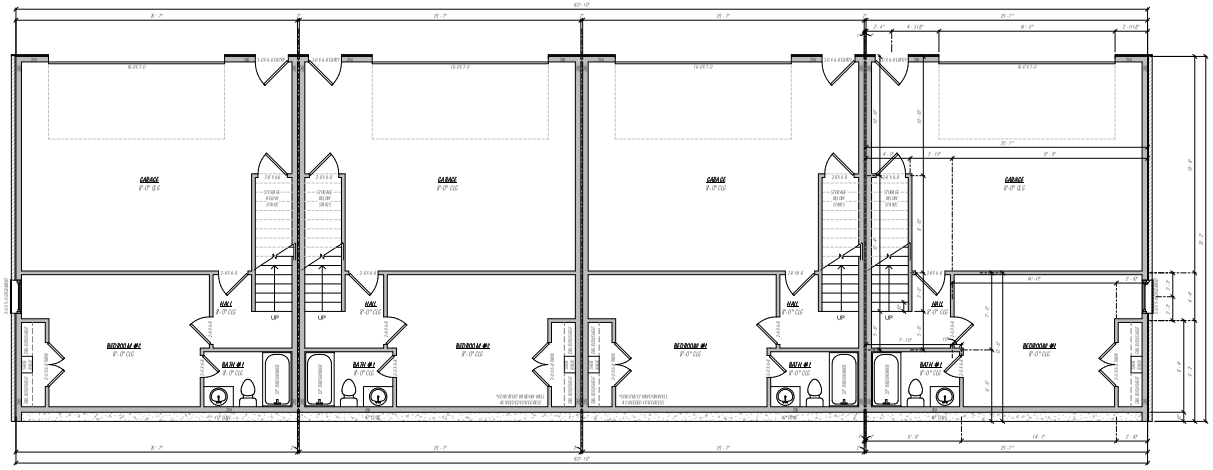
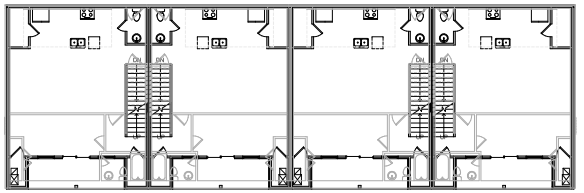
4 Bed 4 plex_Alt Elev
Bldg. 10, 16
For Bransen Harris

Elevations

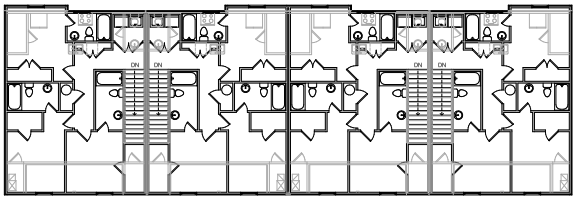
2 of 2



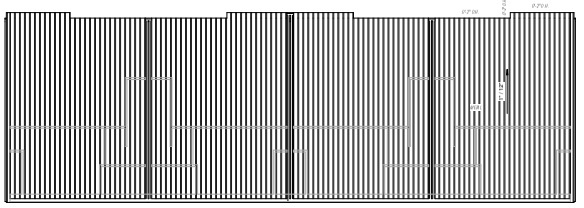
Floor Plan
1/4" = 1'-0"



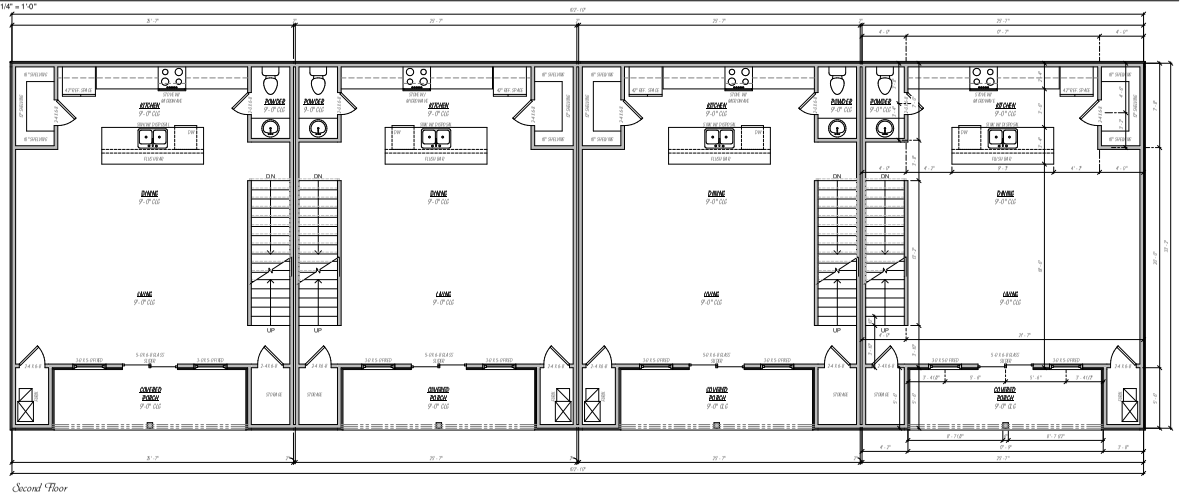
Overlay
1/8" = 1'-0"



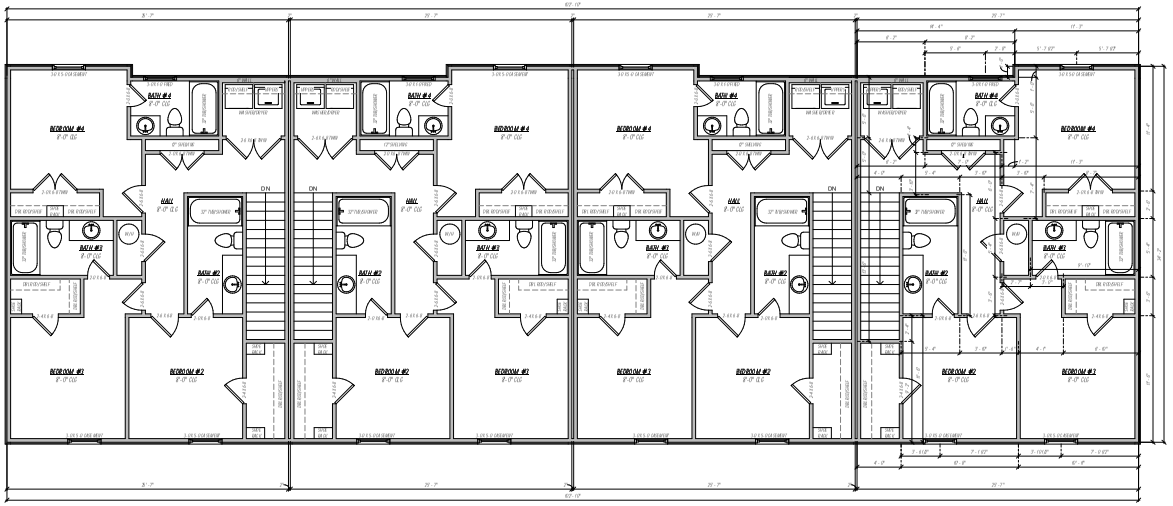
Underlay
1/8" = 1'-0"



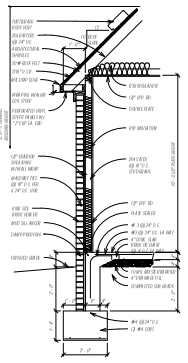
Roof Plan
1/8" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	58 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRACE	1958 SF

KCP
Residential Design
Phone: (403) 614-1613
www.KCPH.net

4 Bed 4 plex
Bldg. 11,17,26
For Bransen Harris

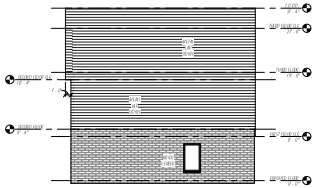
1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

1 of 2

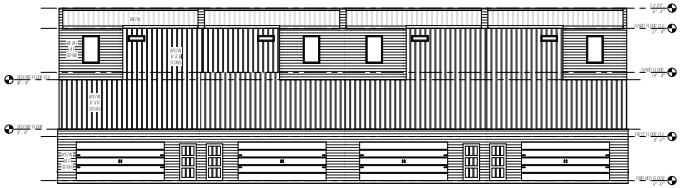
Planning Commission
March 9, 2026
LSD-2025-0012 (ASHWOOD TOWNHOMES)
Page 37 of 63



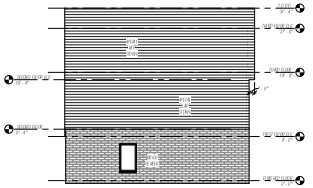
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



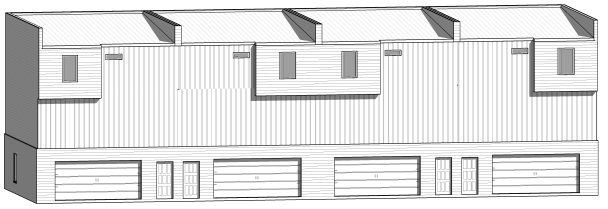
Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



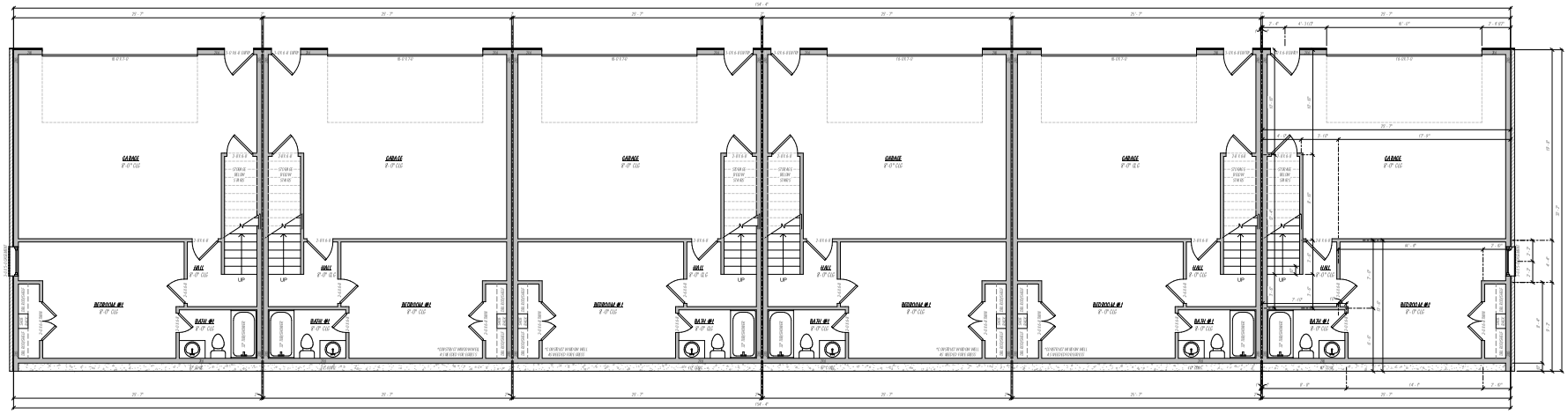
3D View Rear

KCP
Residential Design
Phone: (403) 431-4181
www.KCPH.net

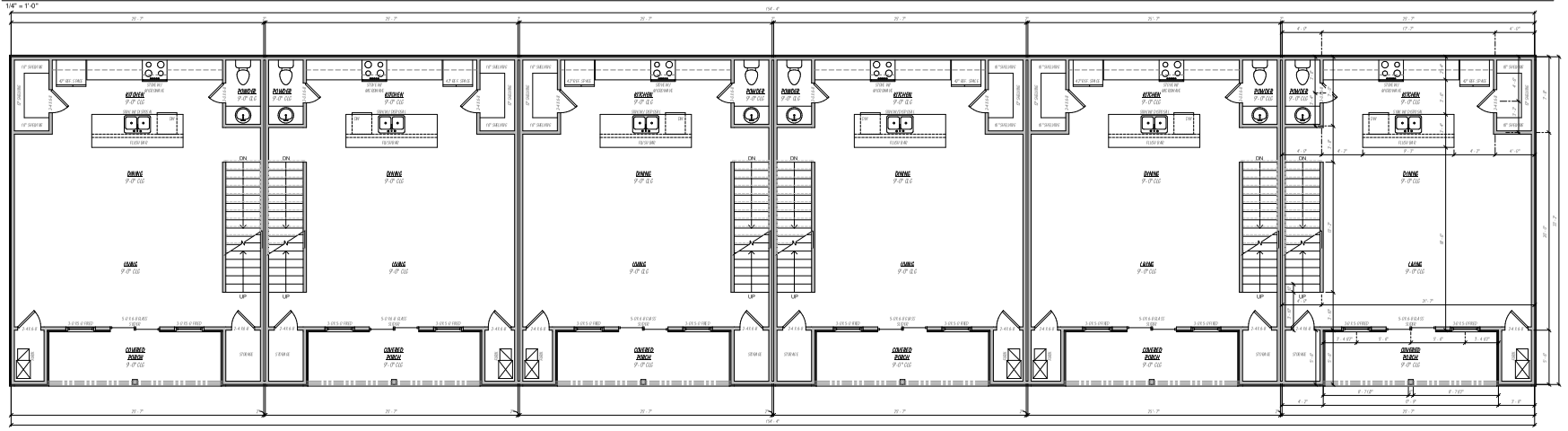
4 Bed 4 plex
Bldg. 11,17,26
For Bransen Harris

Elevations

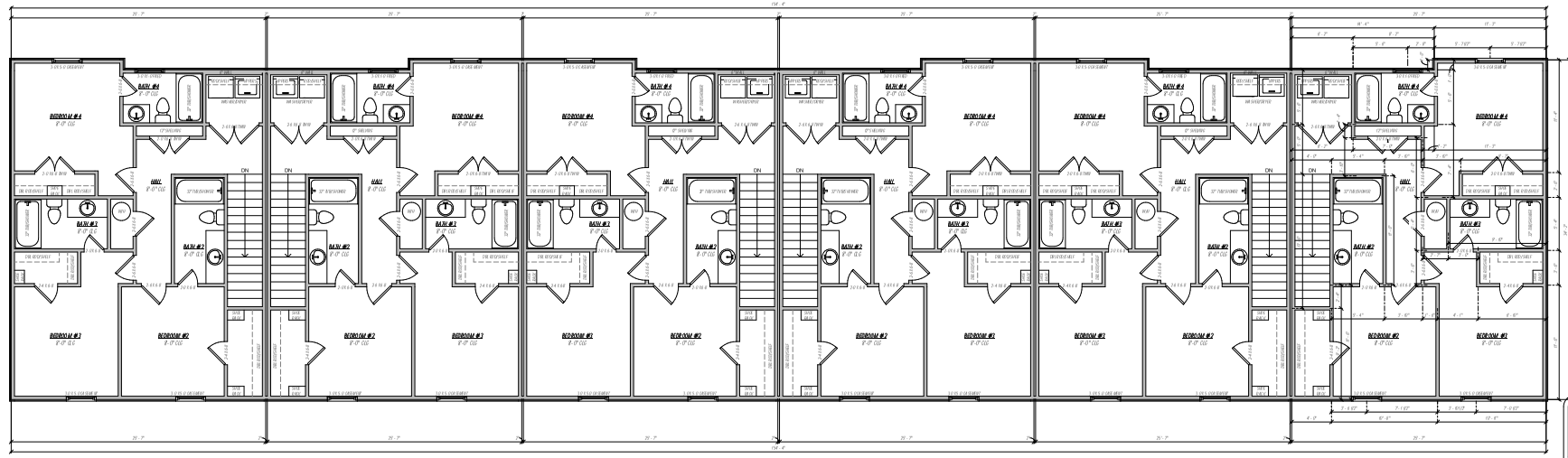
2 of 2



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



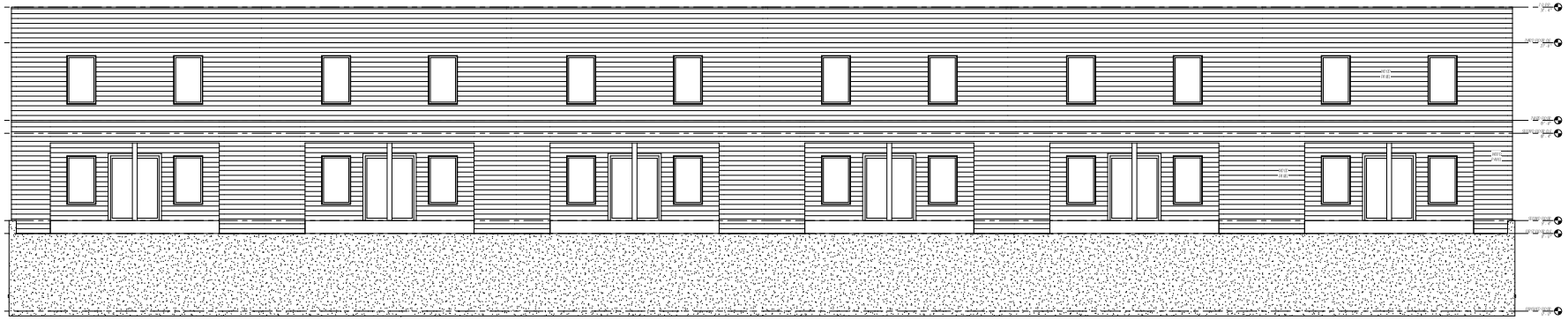
Third Floor
1/4" = 1'-0"

Footage Tabulation (4 Bed Each Unit)	
1ST FLOOR HEATED OVER FRAME	389 SF
2ND FLOOR HEATED OVER FRAME	754 SF
3RD FLOOR HEATED OVER FRAME	810 SF
COVERED PORCHES	78 SF
GARAGE SPACE	463 SF
TOTAL UNDER ROOF	2751 SF
TOTAL HEATED OVER BRICK	1958 SF

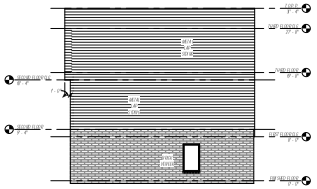
KCP
Residential Design
Phone: (479) 431-4161
www.KCPH.net

4 Bed 6 plex
Bldg. 12
For Bransen Harris
1st Floor, 2nd Floor, 3rd Floor Wall Section

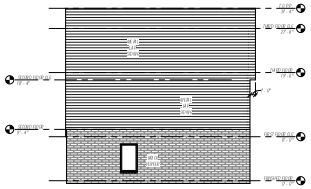
1 of 2



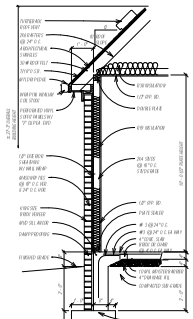
Front
1/4" = 1'-0"



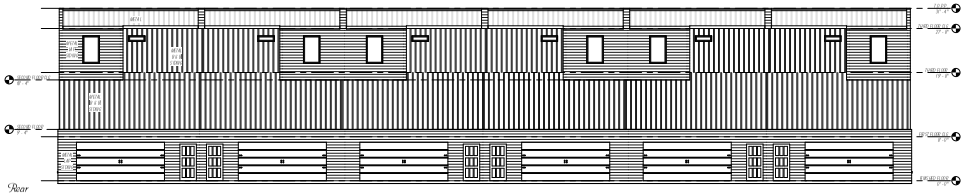
Left
1/8" = 1'-0"



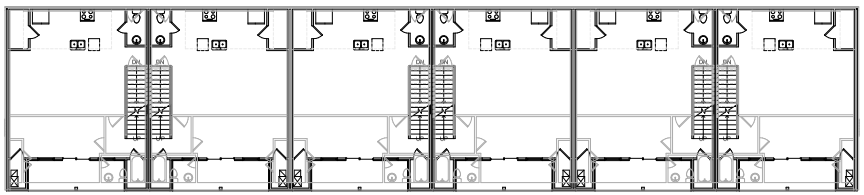
Right
1/8" = 1'-0"



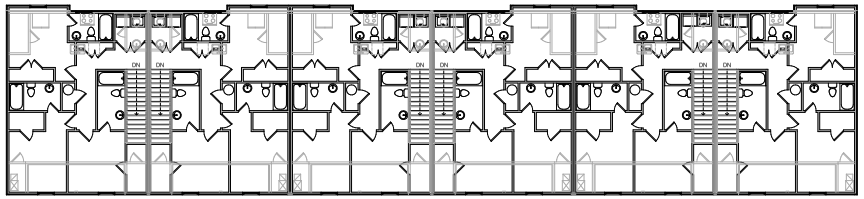
Typ. Wall Section
1/2" = 1'-0"



Rear
1/8" = 1'-0"



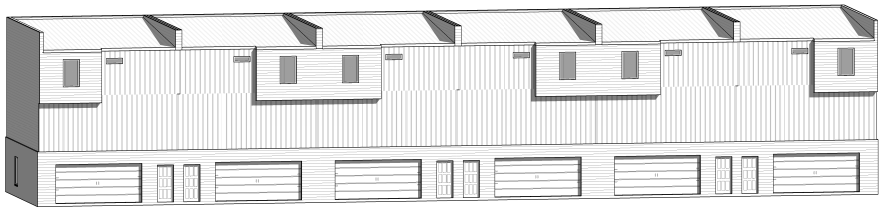
Overlay
1/8" = 1'-0"



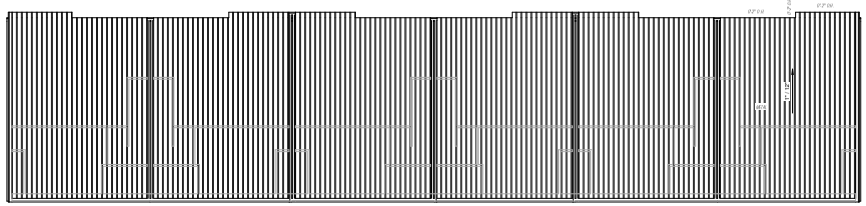
Underlay
1/8" = 1'-0"



3D View Front



3D View Rear



Roof Plan
1/8" = 1'-0"

KCP
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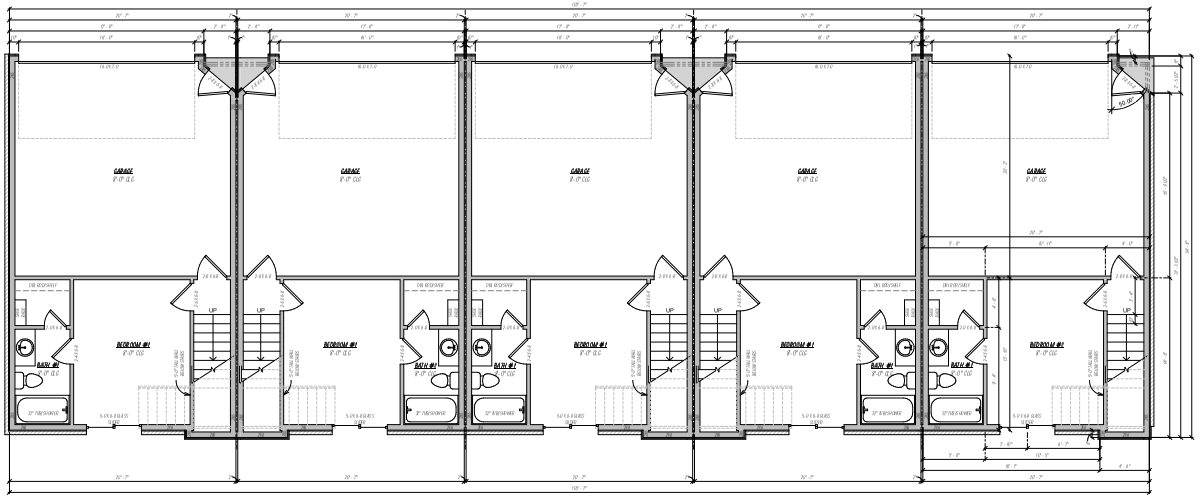
www.KCPH.net

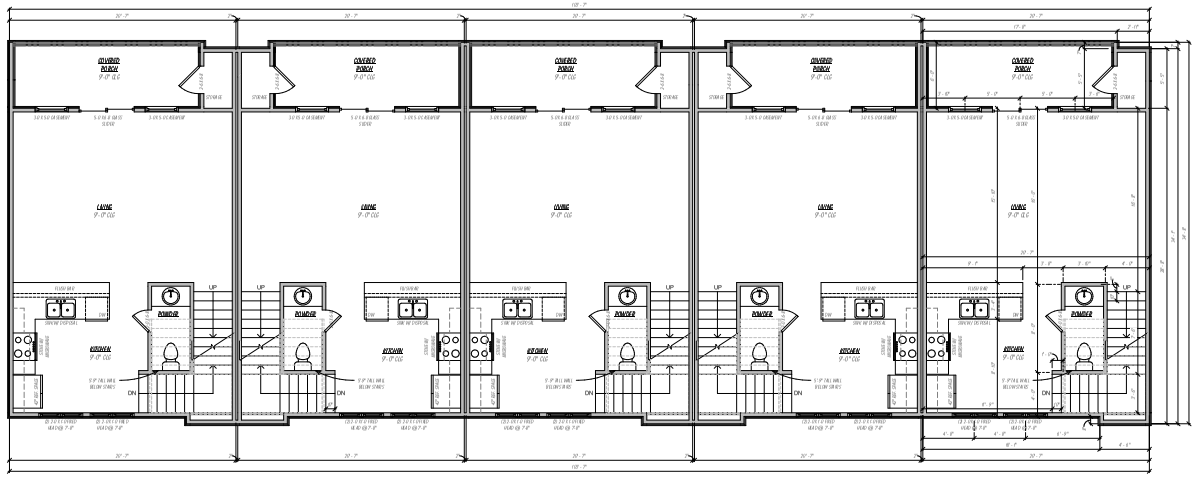
4 Bed 6 plex
Bldg. 12
For Bransen Harris

Elevations, Overlay, Underlay, Roof Plan, Typ.

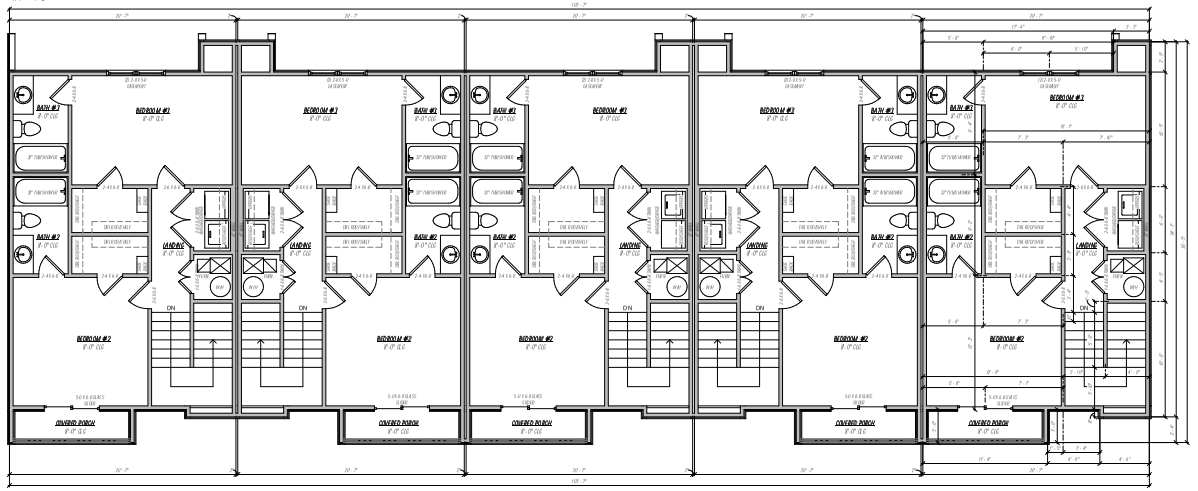
2 of 2



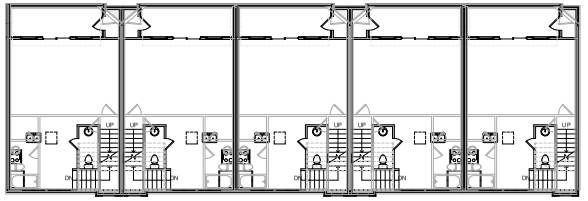
Floor Plan
1/4" = 1'-0"



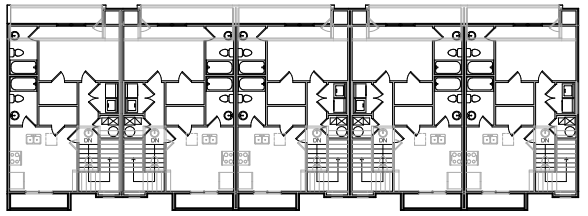
Second Floor
1/4" = 1'-0"



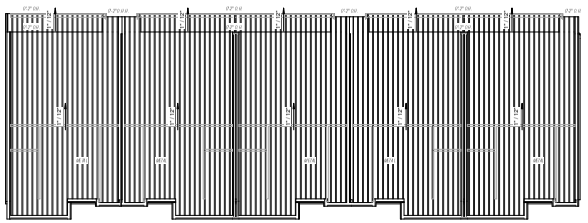
Third Floor
1/4" = 1'-0"



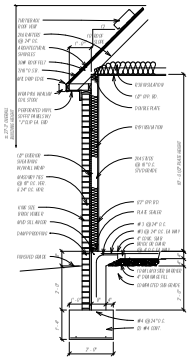
Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"



Typ Wall Section
1/2" = 1'-0"

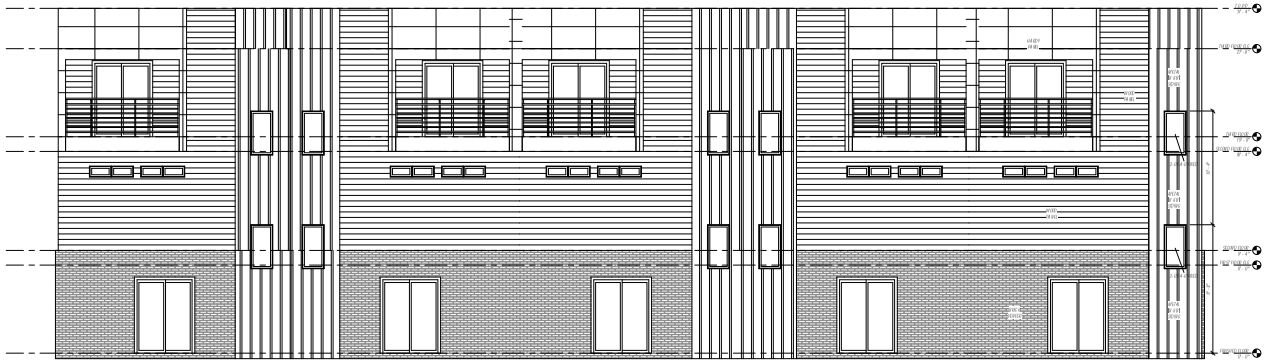
Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	595 SF
3RD FLOOR HEATED OVER FRAME	617 SF
COVERED PORCHES	87 SF
GARAGE SPACE	607 SF
TOTAL UNDER ROOF	1982 SF
TOTAL HEATED OVER BRACE	1908 SF

KCP
Residential Design
Phone: (403) 401-4183
www.KCPH.net

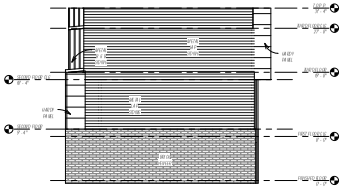
3 Bed 5 plex
Bldg. 14,15
Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Typ. Wall Section

1 of 2



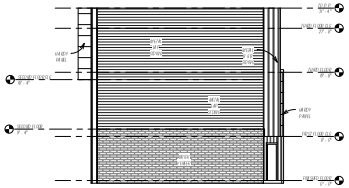
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



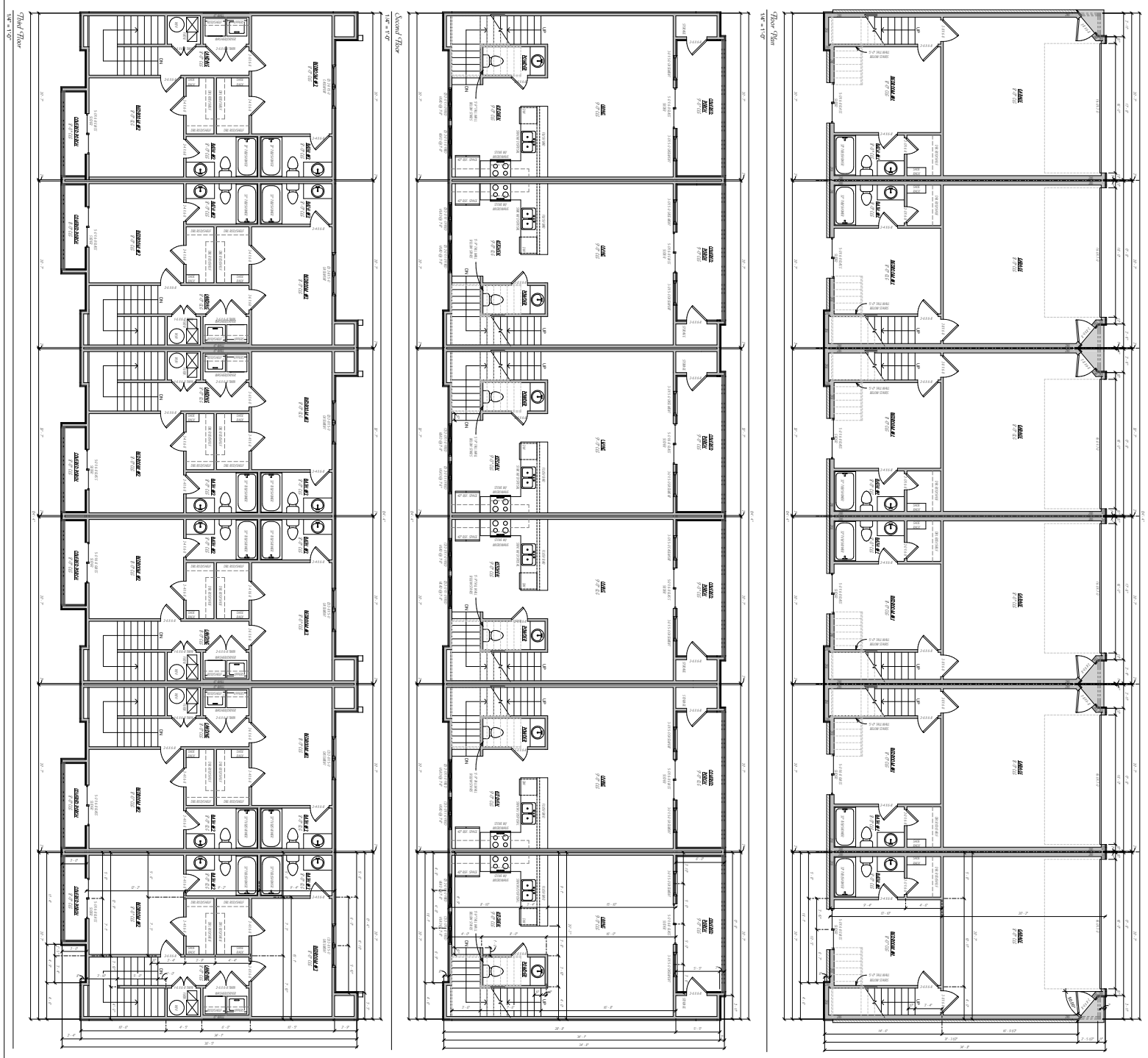
3D View Rear

KCP
Residential Design
Phone: (403) 401-4181
www.KCPH.net

3 Bed 5 plex
Bldg. 14,15
Bransen Harris

Elevations, Overlay, Underlay, Roof Plan

2 of 2



KCP
Residential Design
Phone: (205) 631-1333
www.KCPH.net

3 Bed 6 plex
Bldg. 18
Branson Harris

1st Floor, 2nd Floor, 3rd Floor

Footage Tabulation (Each Unit)

1ST FLOOR HEATED OVER FRAME	295 SF
2ND FLOOR HEATED OVER FRAME	566 SF
3RD FLOOR HEATED OVER FRAME	637 SF
ONE-WAY STAIRS	87 SF
GARAGE FRAME	487 SF
TOTAL UNDER ROOF	1982 SF
TOTAL HEATED OVER ROOF	1495 SF

Planning Commission
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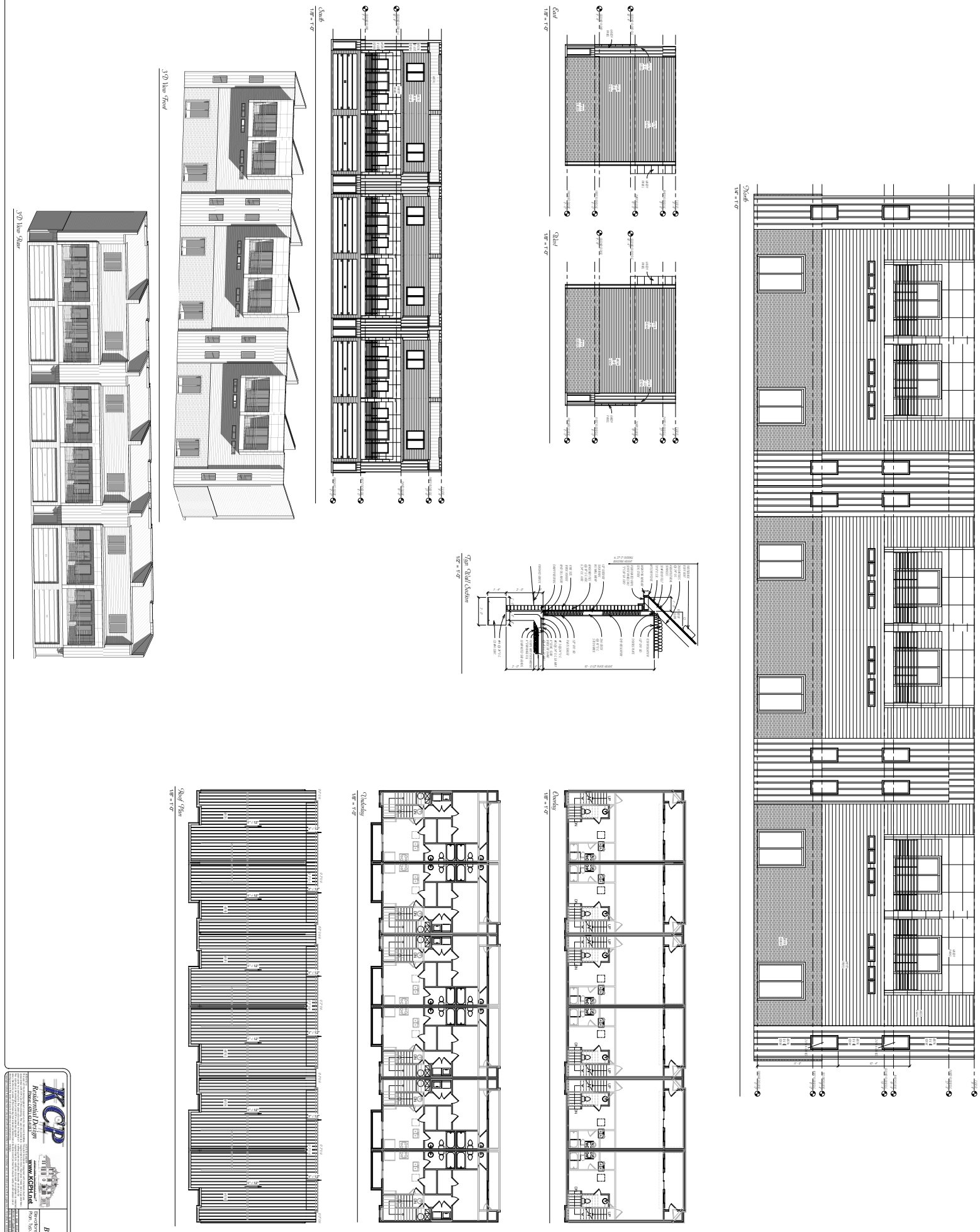
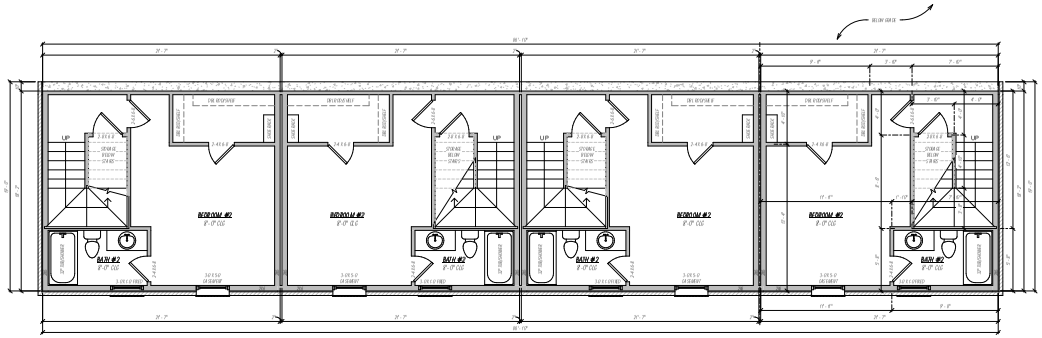
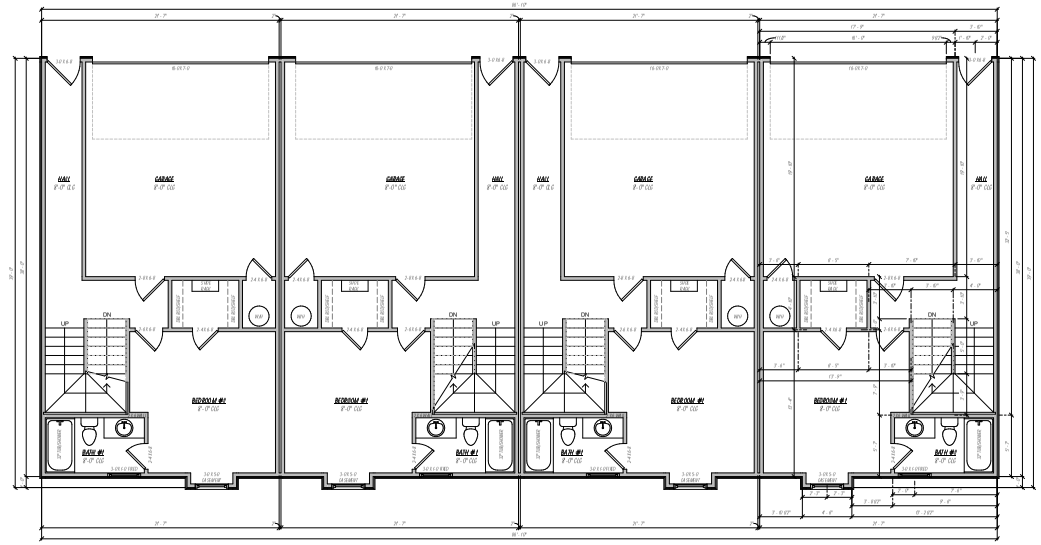

3D View Rear
3D View Front
South
East
West
North
Typ. Wall Section
Roof Plan
Underlay
Overlay
KCP
Residential Design
www.KCPH.net
3 Bed 6 plex
Bldg. 18
Branson Harris
Elevations, Overlay, Underlay, Roof Plan, Typ. Wall Section
2 of 2



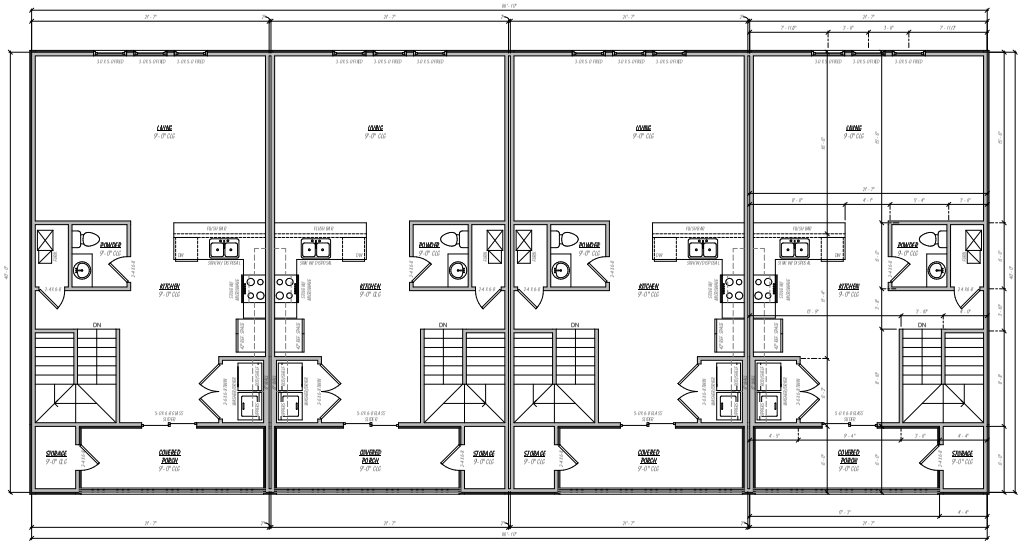
Floor Plan

1/4" = 1'-0"



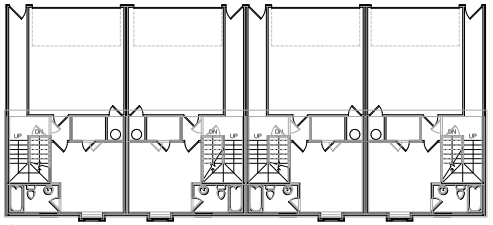
Second Floor

1/4" = 1'-0"



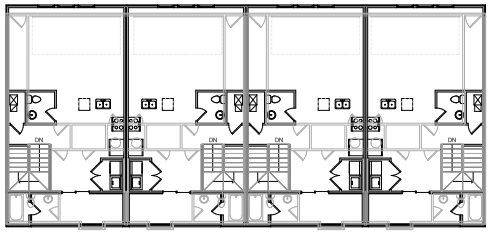
Third Floor

1/4" = 1'-0"



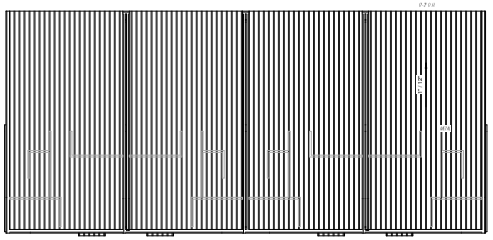
Overlay

1/8" = 1'-0"



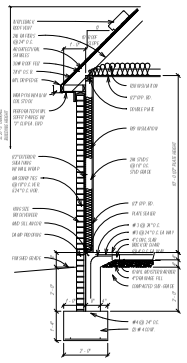
Underlay

1/8" = 1'-0"



Roof Plan

1/8" = 1'-0"



Typ. Wall Section

1/2" = 1'-0"

Footage Tabulation (Each Unit)

1ST FLOOR HEATED OVER FRAME	394 SF
2ND FLOOR HEATED OVER FRAME	462 SF
3RD FLOOR HEATED OVER FRAME	669 SF
COVERED PORCHES	128 SF
GARAGE SPACE	396 SF
TOTAL UNDER ROOF	2020 SF
TOTAL HEATED OVER BRICK	**1541 SF**

KCP

Residential Design

Phone: (409) 431-4181

www.KCPH.net

2 Bed Walkout 4plex

Bldg. 19,22

For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

1 of 2

Planning Commission
March 9, 2026
LSD-2025-0012 (ASHWOOD TOWNHOMES)
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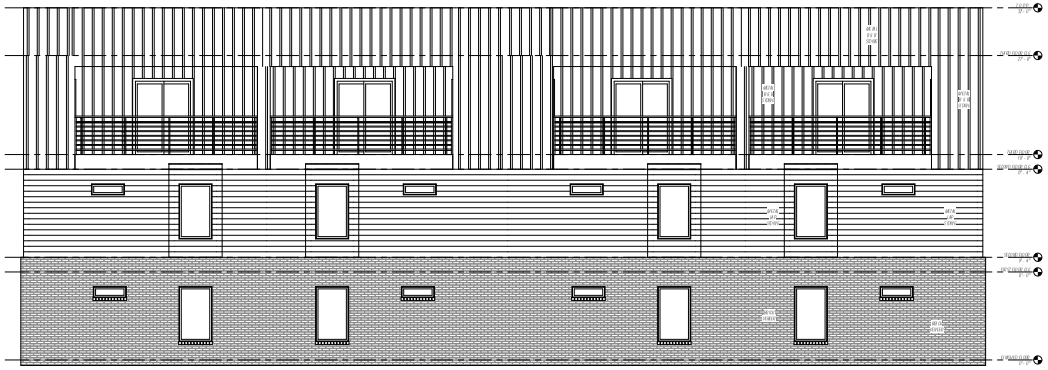
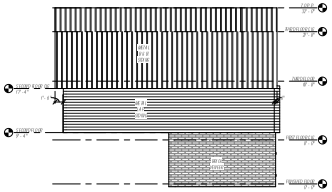
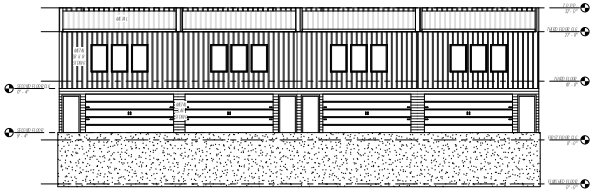


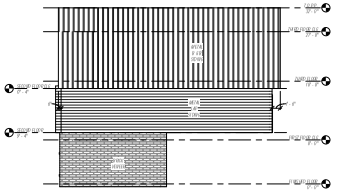
North
1/4" = 1'-0"



East
1/8" = 1'-0"



South
1/8" = 1'-0"



West
1/8" = 1'-0"



3D View Front



3D View Rear

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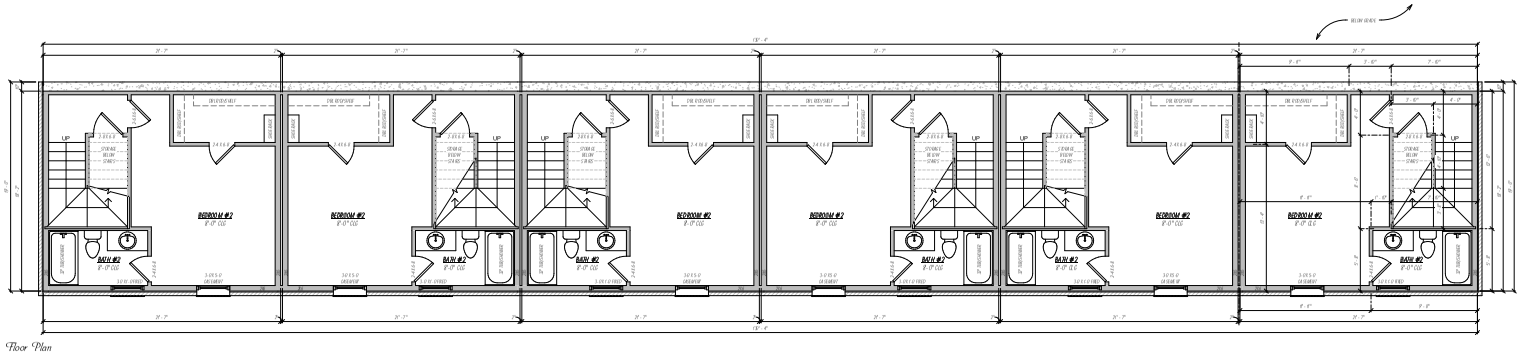
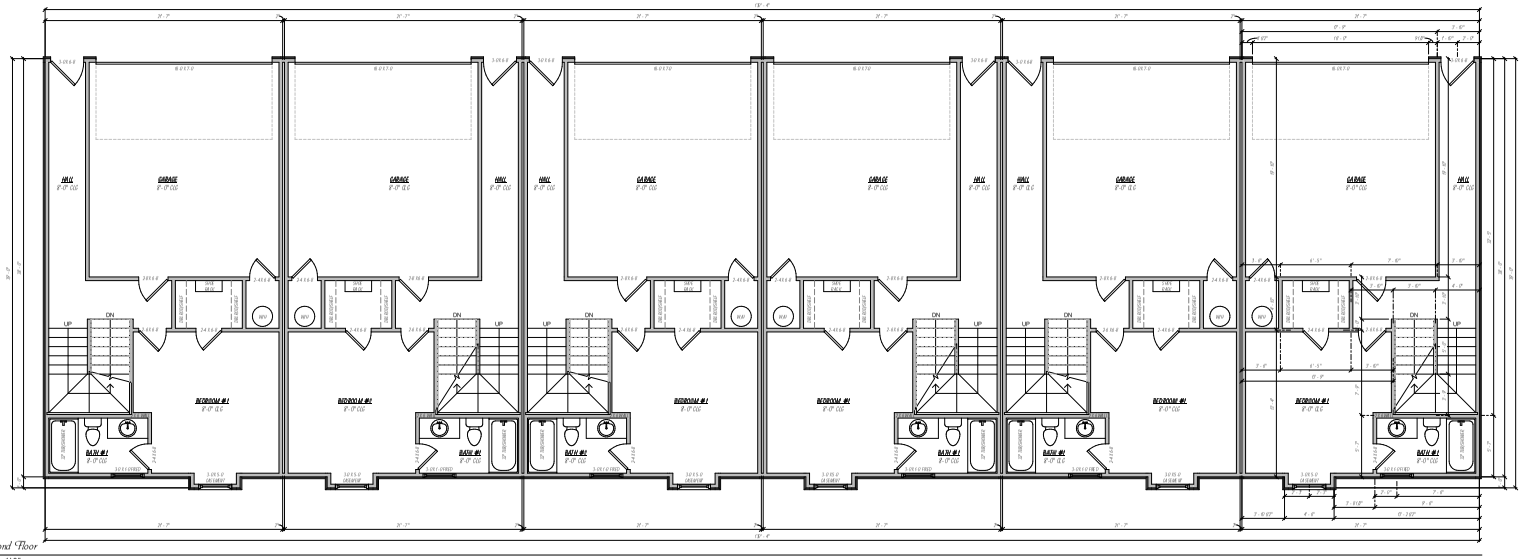
2 Bed Walkout 4plex
Bldg. 19,22
For Bransen Harris

Elevations

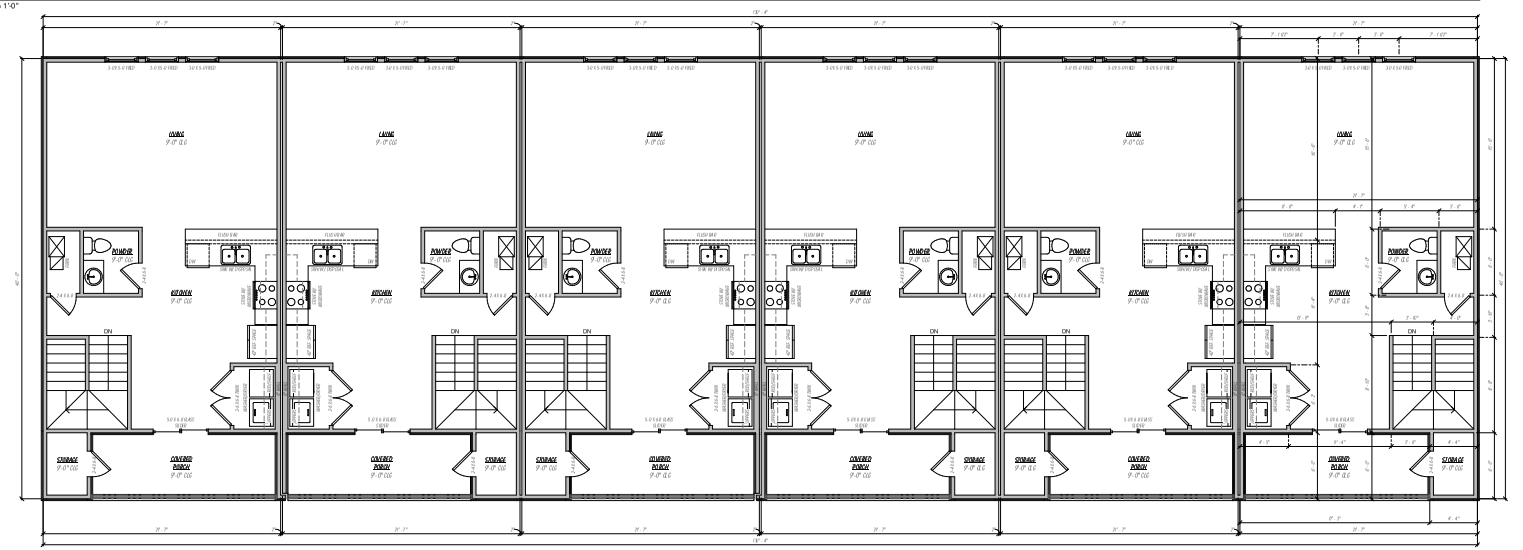
2 of 2



Floor Plan
1/4" = 1'-0"



Second Floor
1/4" = 1'-0"



Third Floor
1/4" = 1'-0"

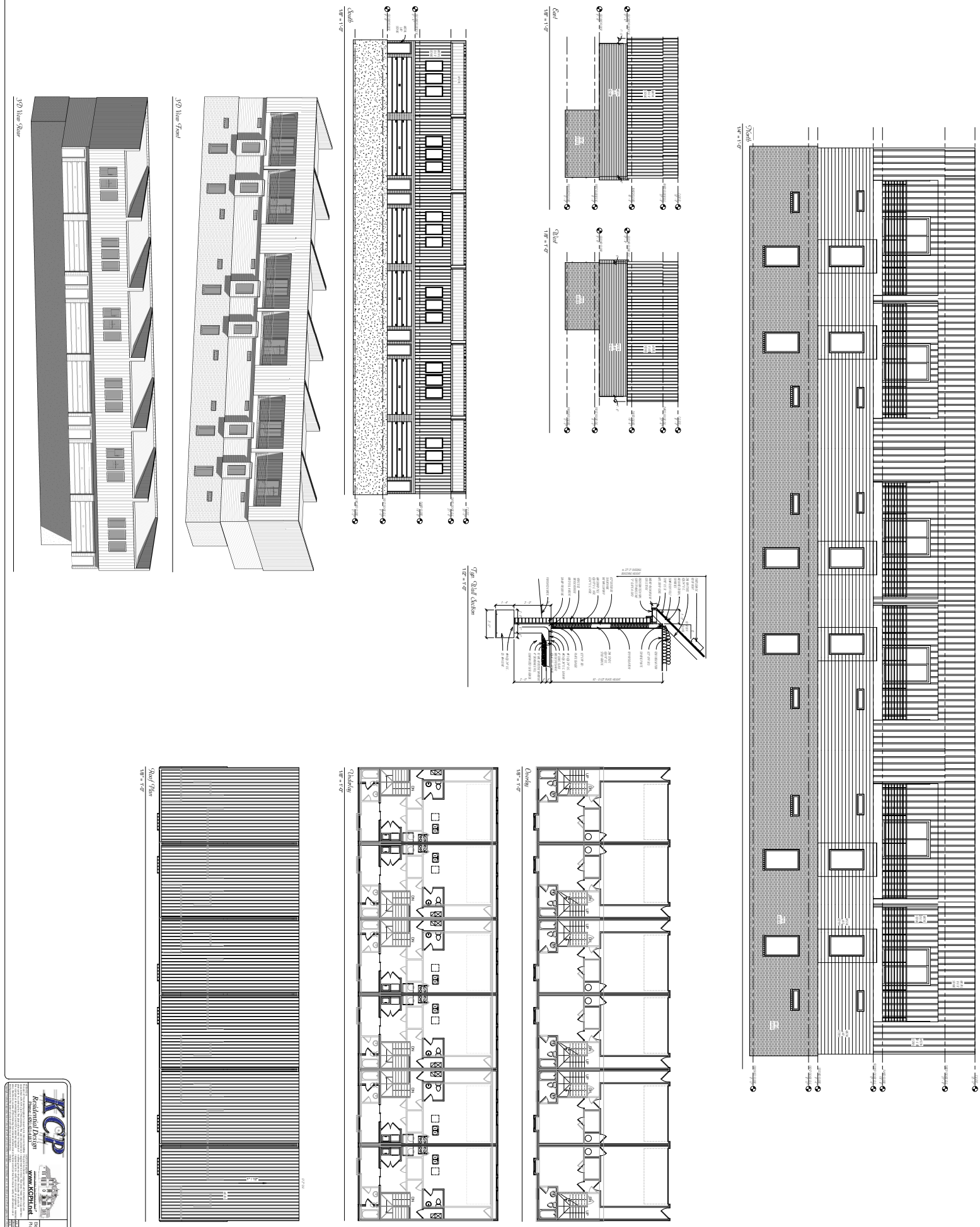
Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	394 SF
2ND FLOOR HEATED OVER FRAME	462 SF
3RD FLOOR HEATED OVER FRAME	669 SF
COVERED PORCHES	131 SF
GARAGE SPACE	366 SF
TOTAL UNDER ROOF	2023 SF
TOTAL HEATED OVER BRICK	**1541 SF**

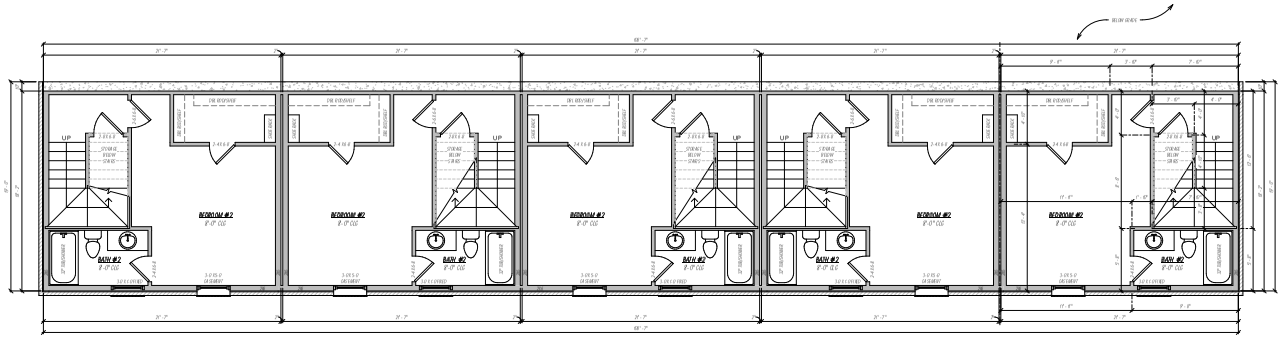
KCP
Residential Design
Phone: (479) 431-4161
www.KCPH.net

2 Bed Walkout 6plex
Bldg. 20
For Bransen Harris

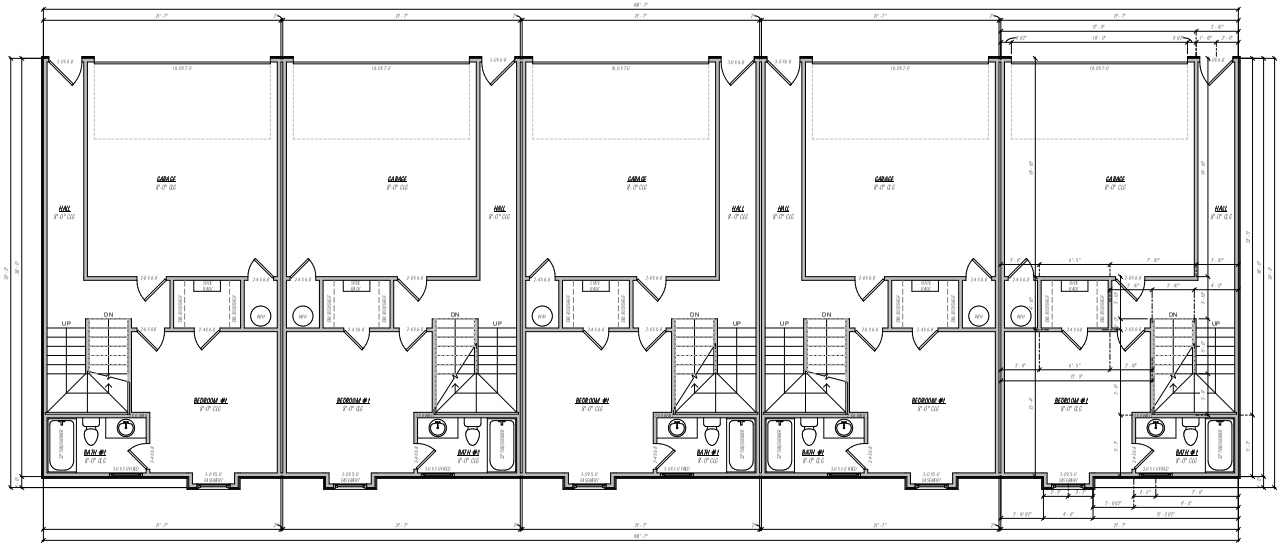
1st Floor, 2nd Floor, 3rd Floor

1 of 2

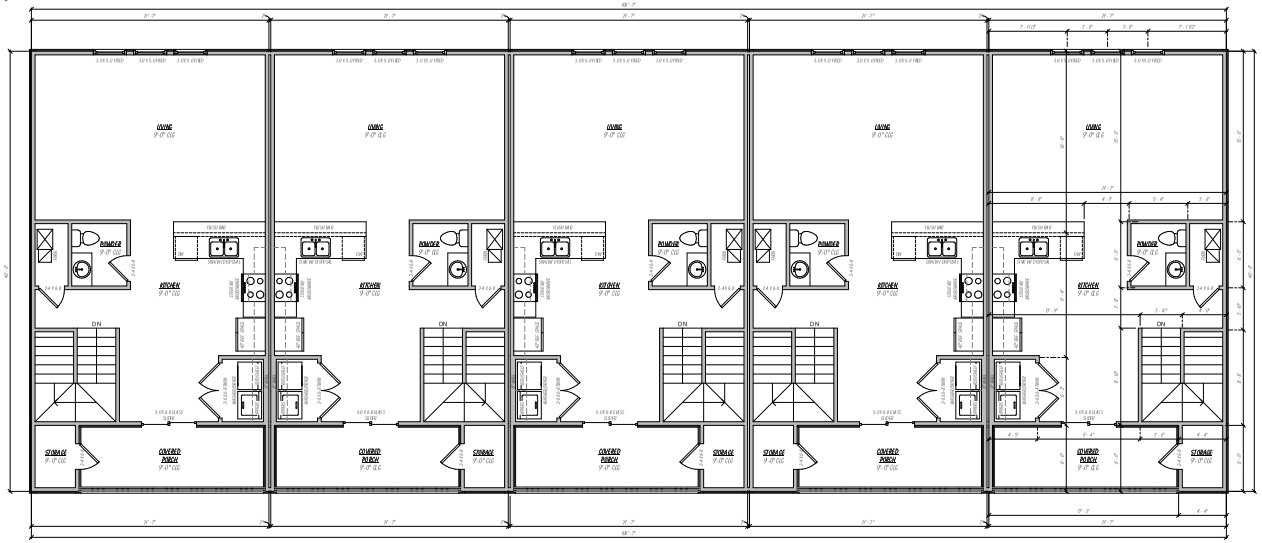

3D View Rear
3D View Front
South
1/8" = 1'-0"
East
1/8" = 1'-0"
West
1/8" = 1'-0"
North
1/4" = 1'-0"
Top Wall Section
1/2" = 1'-0"
Roof Plan
1/8" = 1'-0"
Underlay
1/8" = 1'-0"
Overlay
1/8" = 1'-0"
KCP
Residential Design
www.KCPH.net
2 Bed Walkout 6plex
Bldg. 20
For Branson Harris
Elevations, Overlay, Underlay, Roof Plan, Typ. Wall Section
2 of 2



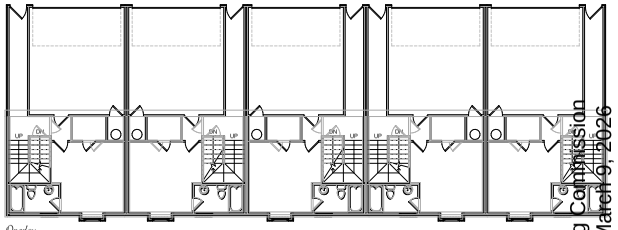
Floor Plan
1/4" = 1'-0"



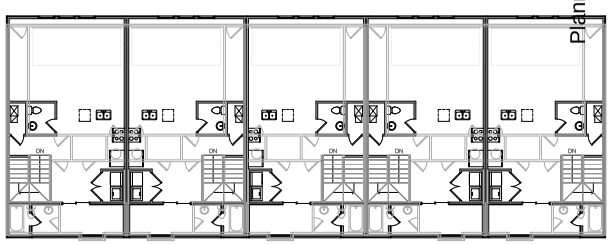
Second Floor
1/4" = 1'-0"



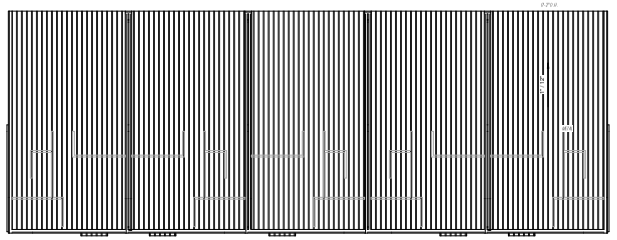
Third Floor
1/4" = 1'-0"



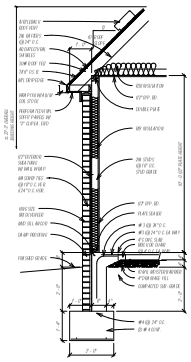
Overlay
1/8" = 1'-0"



Underlay
1/8" = 1'-0"



Roof Plan
1/8" = 1'-0"



Typ. Wall Section
1/2" = 1'-0"

Footage Tabulation (Each Unit)	
1ST FLOOR HEATED OVER FRAME	394 SF
2ND FLOOR HEATED OVER FRAME	462 SF
3RD FLOOR HEATED OVER FRAME	669 SF
COVERED PORCHES	128 SF
GARAGE SPACE	366 SF
TOTAL UNDER ROOF	2020 SF
TOTAL HEATED OVER BRACE	**1541 SF**

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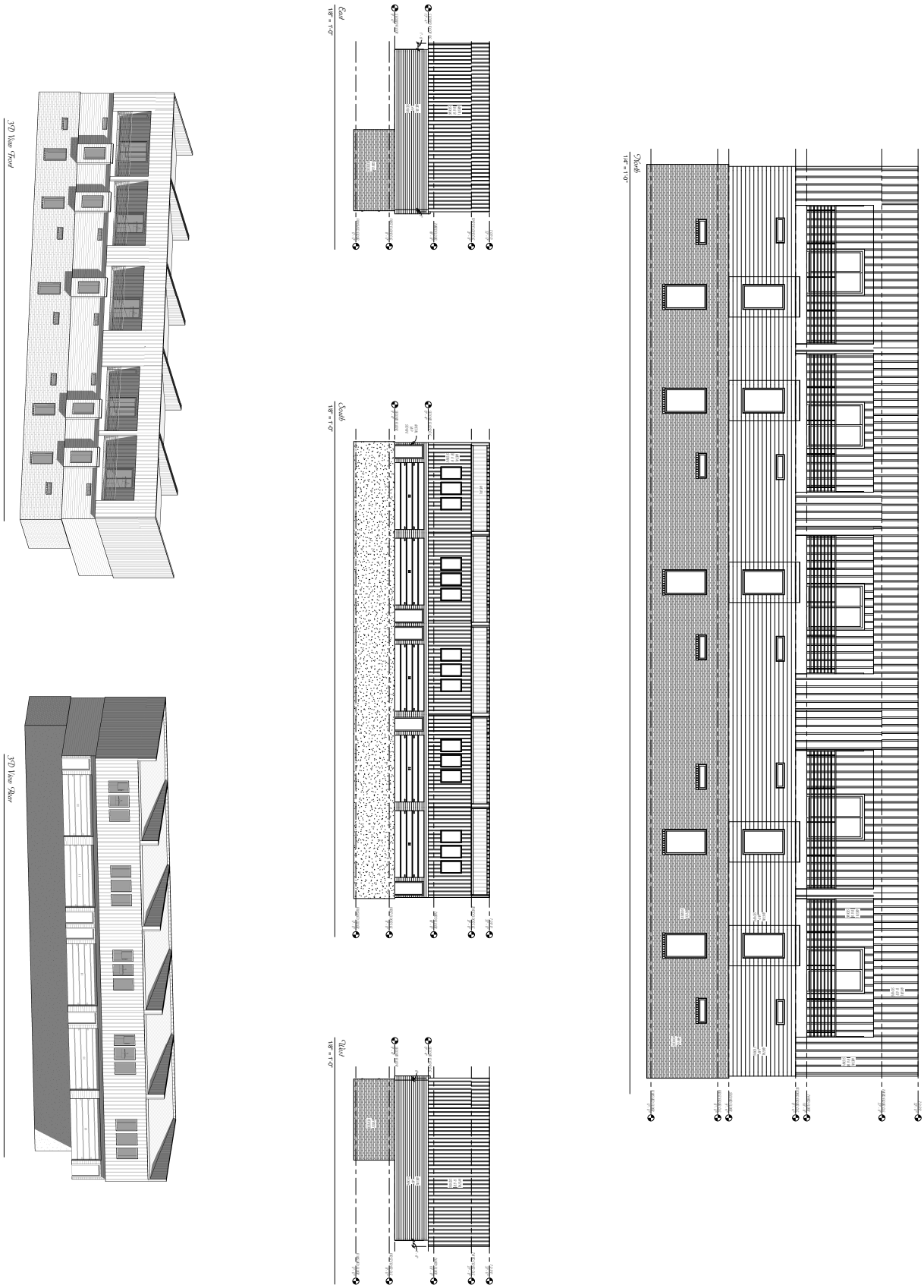
www.KCPH.net

2 Bed Walkout 5plex
Bldg. 21,23
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

1 of 2

Planning Commission
March 9, 2026
LSD-2025-0012 (ASHWOOD TOWNHOMES)
Page 49 of 63

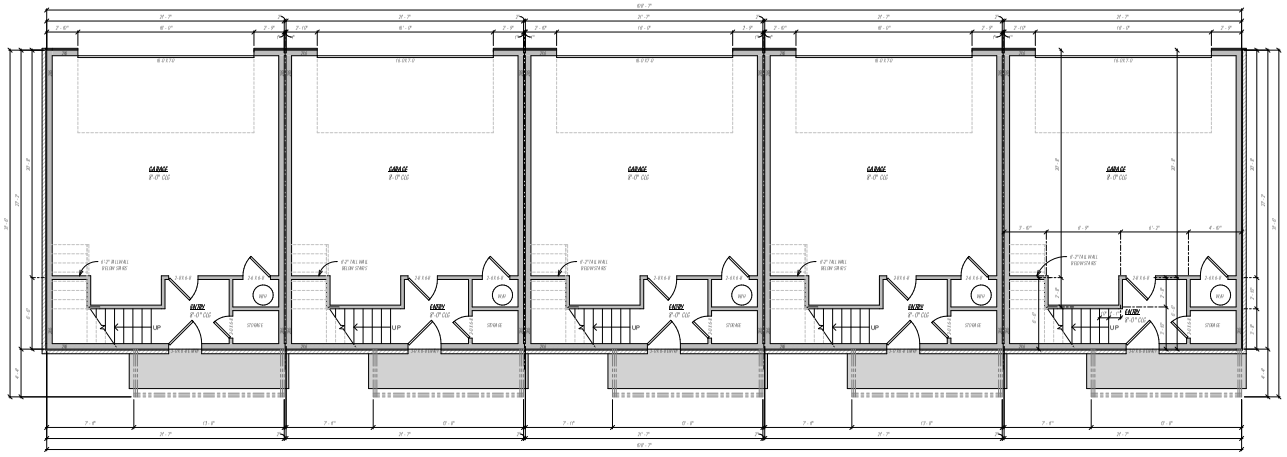


KCP
Residential Design
Phone: (408) 611-4113
www.KCPH.net

2 Bed Walkout Splex
Bldg. 21,23
For Bransen Harris

Elevations

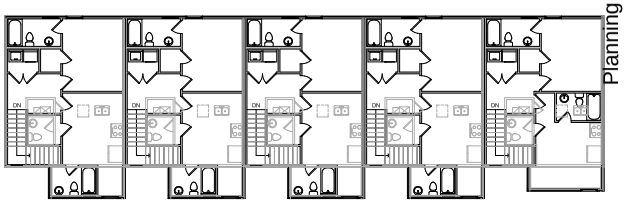
2 of 2



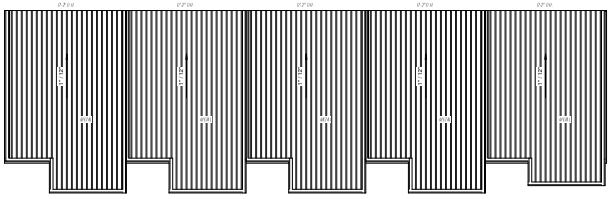
Floor Plan
1/4" = 1'-0"



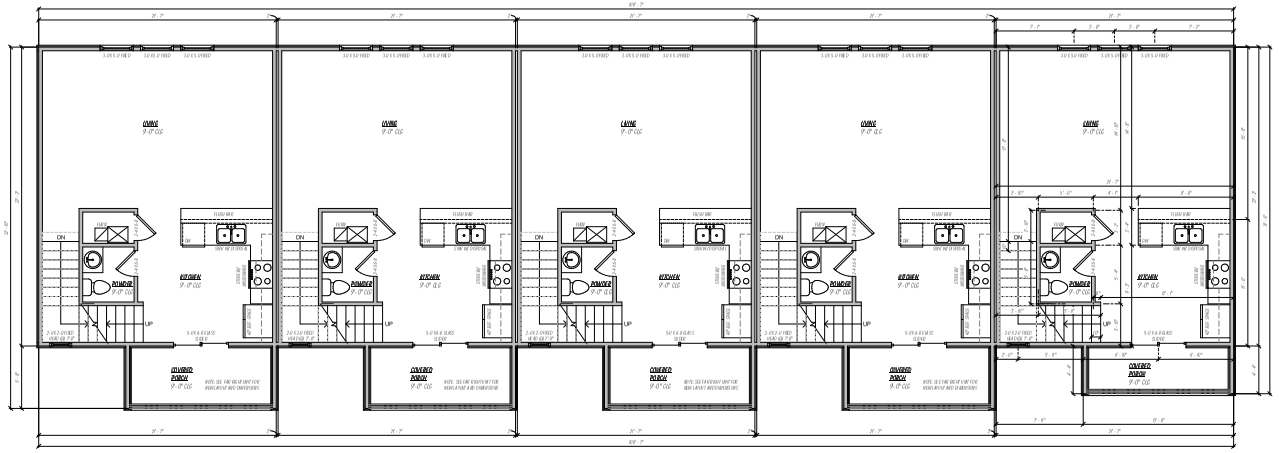
Overlay
1/8" = 1'-0"



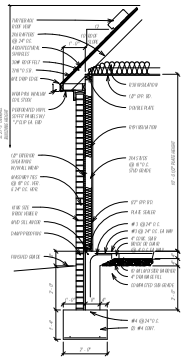
Underlay
1/8" = 1'-0"



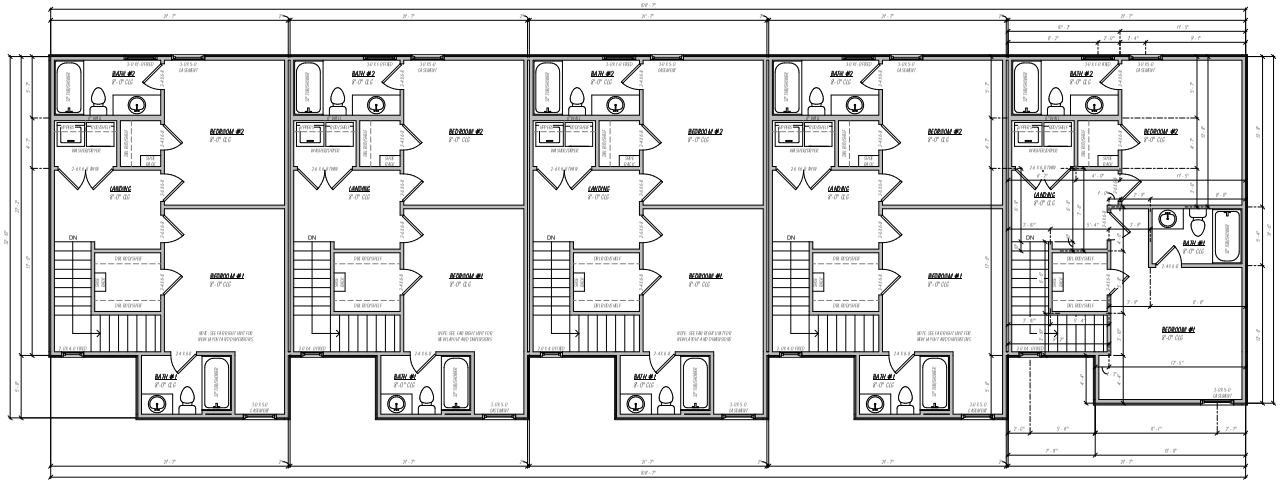
Roof Plan
1/8" = 1'-0"



Second Floor
1/4" = 1'-0"



Typ Wall Section
1/2" = 1'-0"



Third Floor
1/4" = 1'-0"

Footage Tabulation (Each Unit)

1ST FLOOR HEATED OVER FRAME	1145 SF
2ND FLOOR HEATED OVER FRAME	545 SF
3RD FLOOR HEATED OVER FRAME	606 SF
COVERED PORCHES	97 SF
GARAGE SPACE	475 SF
TOTAL UNDER ROOF	1816 SF
TOTAL HEATED OVER BRICK	**1216 SF**

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Architecture Design Plan Service
www.KCPH.net

2 Bed Splex
Bldg. 24,25
For Bransen Harris

1st Floor, 2nd Floor, 3rd Floor, Overlay, Underlay, Roof Plan, Typ. Wall Section

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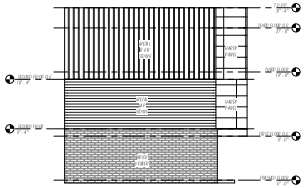
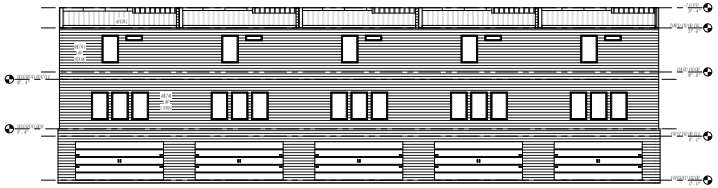
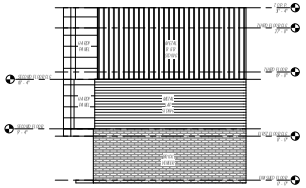
Front
1/4" = 1'-0"



Left
1/8" = 1'-0"



Rear
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Front



3D View Rear

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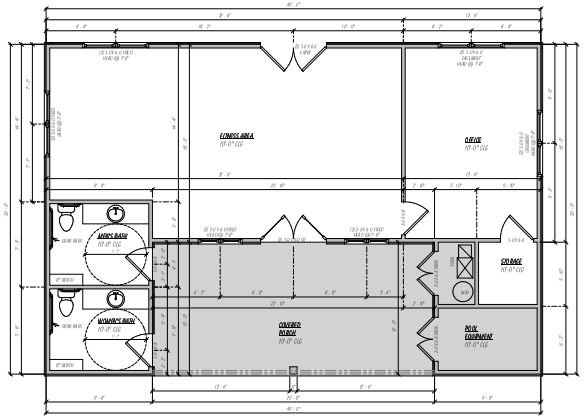
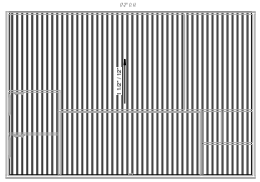
2 Bed 5plex
Bldg. 24,25
For Bransen Harris

Elevations

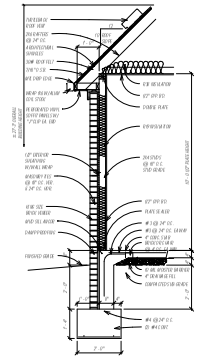
2 of 2



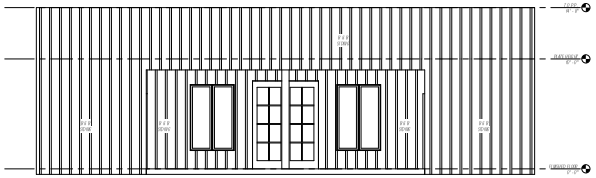
Floor Plan
1/4" = 1'-0"



Roof Plan
1/8" = 1'-0"



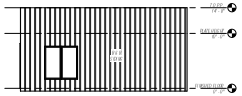
Typ Wall Section
1/2" = 1'-0"



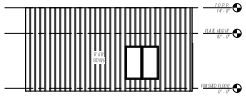
Front
1/4" = 1'-0"



3D View Front



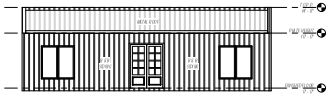
Left
1/8" = 1'-0"



Right
1/8" = 1'-0"



3D View Rear



Rear
1/8" = 1'-0"

Footage Tabulation	
1ST FLOOR HEATED OVER FRAME	982 SF
BONUS ROOM HEATED OVER FRAME	0 SF
COVERED PORCHES	389 SF
GARAGE SPACE	0 SF
TOTAL UNDER ROOF	1750 SF
TOTAL HEATED OVER BRICK	**982 SF**

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Clubhouse
Ashwood Townhomes
For Bransen Harris

Floor Plan, Roof Plan, Elevations, Typ. Wall Section

2014 IRC/ IECC Wall Area Calculations
Manufacturer: Clear View Metal Roofing
Color: WOODLAND HUNTER TAN
Scale: 1/4" = 1'-0"
1 of 1

ARTICLES:
The work of this drawing agrees to comply with the 2014 IRC/ IECC/ NCDRC's. Any deviations from these codes will be brought to the attention of the owner prior to construction. The drawings are in compliance with the local jurisdiction's requirements. Any changes made to these drawings must be approved by KCP. Contractor is responsible for verifying all dimensions and conditions prior to construction. KCP will not be responsible for any errors and omissions found during construction. Contractor is responsible for providing temporary bracing and shoring during construction. Contractor is responsible for all safety precautions during construction. Contractor is responsible for all permits and inspections. Contractor is responsible for all utility locates. Contractor is responsible for all site work. Contractor is responsible for all concrete work. Contractor is responsible for all framing. Contractor is responsible for all roofing. Contractor is responsible for all siding. Contractor is responsible for all windows and doors. Contractor is responsible for all insulation. Contractor is responsible for all drywall. Contractor is responsible for all painting. Contractor is responsible for all flooring. Contractor is responsible for all cabinets. Contractor is responsible for all countertops. Contractor is responsible for all plumbing. Contractor is responsible for all electrical. Contractor is responsible for all HVAC. Contractor is responsible for all fire protection. Contractor is responsible for all landscaping. Contractor is responsible for all final cleaning. Contractor is responsible for all punch list items. Contractor is responsible for all warranty items. Contractor is responsible for all as-built drawings. Contractor is responsible for all operation and maintenance manuals. Contractor is responsible for all training. Contractor is responsible for all commissioning. Contractor is responsible for all testing and balancing. Contractor is responsible for all energy modeling. Contractor is responsible for all blower door testing. Contractor is responsible for all duct leakage testing. Contractor is responsible for all ventilation testing. Contractor is responsible for all indoor air quality testing. Contractor is responsible for all moisture testing. Contractor is responsible for all mold testing. Contractor is responsible for all radon testing. Contractor is responsible for all asbestos testing. Contractor is responsible for all lead testing. Contractor is responsible for all hazardous material testing. Contractor is responsible for all environmental testing. Contractor is responsible for all soil testing. Contractor is responsible for all geotechnical testing. Contractor is responsible for all structural testing. Contractor is responsible for all seismic testing. Contractor is responsible for all wind testing. Contractor is responsible for all snow testing. Contractor is responsible for all rain testing. Contractor is responsible for all flood testing. Contractor is responsible for all fire testing. Contractor is responsible for all earthquake testing. Contractor is responsible for all tornado testing. Contractor is responsible for all hurricane testing. Contractor is responsible for all tsunami testing. Contractor is responsible for all volcano testing. Contractor is responsible for all landslide testing. Contractor is responsible for all avalanche testing. Contractor is responsible for all sinkhole testing. Contractor is responsible for all subsidence testing. Contractor is responsible for all erosion testing. Contractor is responsible for all sedimentation testing. Contractor is responsible for all water testing. Contractor is responsible for all sewer testing. Contractor is responsible for all septic testing. Contractor is responsible for all well testing. Contractor is responsible for all irrigation testing. Contractor is responsible for all drainage testing. Contractor is responsible for all grading testing. Contractor is responsible for all paving testing. Contractor is responsible for all curb and gutter testing. Contractor is responsible for all sidewalk testing. Contractor is responsible for all driveway testing. Contractor is responsible for all parking lot testing. Contractor is responsible for all striping testing. Contractor is responsible for all signage testing. Contractor is responsible for all lighting testing. Contractor is responsible for all fencing testing. Contractor is responsible for all gate testing. Contractor is responsible for all retaining wall testing. Contractor is responsible for all landscaping testing. Contractor is responsible for all irrigation testing. Contractor is responsible for all drainage testing. Contractor is responsible for all grading testing. Contractor is responsible for all paving testing. Contractor is responsible for all curb and gutter testing. Contractor is responsible for all sidewalk testing. Contractor is responsible for all driveway testing. Contractor is responsible for all parking lot testing. Contractor is responsible for all striping testing. Contractor is responsible for all signage testing. Contractor is responsible for all lighting testing. Contractor is responsible for all fencing testing. Contractor is responsible for all gate testing. Contractor is responsible for all retaining wall testing.
NOTES:
This plan has been designed with maximum loss free wall insulation. Any deviations from these plans will require a certified engineer's or engineered duct system to be designed. Duct work shall be sized to meet Manual J calculations. Duct work shall be installed in the most energy efficient manner. Duct work shall be installed in the most energy efficient manner. Duct work shall be installed in the most energy efficient manner.

PETERS & ASSOCIATES
ENGINEERS, INC.

August 20, 2025

Mr. Bransen Harris
Ashwood Partners LLC
4514 Cole Avenue
Suite 800
Dallas, TX 75205

Re: P2291
Vehicle Trip Generation Conformance Study
Ashwood Townhomes Residential Development (140 Units)
Fayetteville, Arkansas

Peters & Associates Engineers, Inc. has calculated what could be the expected trip-generation of the proposed 140 townhouse residential development (Ashwood Townhomes) as proposed to be constructed on the west side of Razorback Road (Highway 16) and Ashwood Avenue intersection in Fayetteville, Arkansas.

The Trip Generation, an Informational Report, published by the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition, 2023, was researched for calculating the magnitude of traffic volumes expected to be generated by the proposed land-use of this development. These are typically reliable sources for this information and are commonly used in the traffic engineering profession.

Using the selected trip generation rates, calculations were made to provide a reliable estimate of traffic volumes that can be expected to be associated with the development as proposed. Applying the appropriate trip-generation rates to the land use proposed for this development makes these calculations. Results of these calculations are summarized on Table 1, "Summary of Trip-Generation."

PROPOSED LAND USE	APPROXIMATE SIZE	ITE CODE	24-HOUR TWO-WAY WEEKDAY VOLUME	AM PEAK HOUR VOLUME		PM PEAK HOUR VOLUME	
				ENTER	EXIT	ENTER	EXIT
Residential Townhomes	140 Units	215	1,008	17	50	47	33
TOTAL ENTERING + EXITING				67		80	

Table 1 – Summary of Trip-Generation

These calculations indicate that approximately 1,008 vehicle trips (combined in and out) per average weekday are projected to be generated by the proposed 140-unit residential townhouse development on this site. Of this total, approximately only 67 vehicle trips (17 entering and 50 exiting) are estimated during the traffic conditions of the AM peak hour, and approximately only 80 vehicle trips (47 entering and 33 exiting) are estimated during the traffic conditions of the PM peak hour. These calculations are included with this letter summary.

Access proposed for the proposed development is as follows:

- One new drive intersecting Razorback Road (Highway 16), just south of Ashwood Avenue.
- One new drive intersecting Ashwood Avenue, just west of S Razorback Road (Highway 16).

The City of Fayetteville has recently set out traffic impact study guidelines and criteria. The City of Fayetteville Municipal Code Requirement Criteria states that if a development trip generation is calculated to generate more than 200 vehicle trips per hour a full traffic study will be required.

The calculated peak hour trip-generation expected to be associated with the proposed 140-unit residential townhouse development is less than 200 peak hour trips (approximately only 67 vehicle trips are estimated during the traffic conditions of the AM peak hour, and approximately only 80 vehicle trips are estimated during the traffic conditions of the PM peak hour). Therefore, per the City of Fayetteville Impact Study Guidelines, a traffic impact analysis study (TIA) should not be required for the development as proposed.

Please let us know if you need additional information.

Sincerely,
PETERS & ASSOCIATES, ENGINEERS, INC.



Randy Tolbert
Dir. of Operations

Mark Nichols, P.E.

ITE TRIP-GENERATION 11TH EDITION
140-Townhomes
Residential Development (ITE 215)
8/20/2025
P2291

Weekday Daily Volume

DATA STATISTICS

Land Use:
Single-Family Attached Housing (215) Click for Description and Data Plots

Independent Variable:
Dwelling Units

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
22

Avg. Num. of Dwelling Units:
120

Average Rate:
7.20

Range of Rates:
4.70 - 10.97

Standard Deviation:
1.61

Fitted Curve Equation:
T = 7.62(X) - 50.48

R^2:
0.94

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 1008 (Total), 504 (Entry), 504 (Exit)
Fitted Curve: 1016 (Total), 508 (Entry), 508 (Exit)

Weekday AM Peak Hour of Adjacent Street

Directional Distribution:
25% entering, 75% exiting

Calculated Trip Ends:
Average Rate: 67 (Total), 17 (Entry), 50 (Exit)
Fitted Curve: 67 (Total), 17 (Entry), 50 (Exit)

Weekday PM Peak Hour of Adjacent Street

Directional Distribution:
59% entering, 41% exiting

Calculated Trip Ends:
Average Rate: 80 (Total), 47 (Entry), 33 (Exit)
Fitted Curve: 80 (Total), 47 (Entry), 33 (Exit)

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

January 8, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Ashwood Townhomes LSD/CUP

This letter is submitted in support of the Conditional Use Permit application for the proposed 140-unit private dormitory townhome development and is intended to address sidewalk, bicycle, and transit infrastructure considerations as required by the private dormitory code requirements.

Earlier in the review process, a trip generation letter was prepared to determine whether a full Traffic Impact Analysis (TIA) was required. That analysis showed the development would generate approximately 67 AM peak-hour trips and 80 PM peak-hour trips, which is below the City of Fayetteville threshold of 200 peak-hour trips that would trigger a full traffic study. Accordingly, a full TIA was not required.

Sidewalk and Pedestrian Infrastructure
The development provides controlled access to public streets and includes pedestrian facilities designed to safely serve residents and visitors. Sidewalks are provided along the site frontage and are designed to connect to existing sidewalk and trail systems where present. Internal pedestrian circulation is provided throughout the site to connect townhome units, garages, parking areas, and the public right-of-way. Internal pedestrian crossings will be considered as part of the final site design to support safe circulation.

Bicycle Infrastructure
The project consists of townhome units with individual garages. Bicycle storage is anticipated to occur primarily within private garages, which is typical for this type of development. Limited supplemental bicycle parking may be provided in common areas. The surrounding street and trail network provides opportunities for bicycle access to campus, parks, and other nearby destinations. No adverse impacts to existing bicycle infrastructure are anticipated.

Transit and Bus Infrastructure
Transit access is incorporated into the site design. A designated bus stop is provided along Ashwood to support existing and future transit service. A micromobility rideshare parking area is also provided to accommodate shared scooter or bicycle use. Given the nature of the development and its proximity to campus, transit demand is expected to be modest and accommodated by existing and planned services.

Conclusion
Based on the limited trip generation, the nature of the proposed use, and the existing/proposed transportation options provided, the existing sidewalk, bicycle, and transit systems are anticipated to have adequate capacity to serve the development without the need for any further improvements than what is currently proposed with this development.

Sincerely;

Jared Inman

Jared S. Inman, P.E.

Wonsower, Donna

From: Julie Brandt <jbrandt@wffmail.com>
Sent: Thursday, October 9, 2025 7:56 PM
To: Wonsower, Donna
Subject: Concerns for CUP-2025-0046

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donna,

I am writing as a homeowner in the Ashwood Ave neighborhood to to express deep concern about the proposed multi-unit development adjacent to our neighborhood. While we understand the need for responsible growth in our college town, this proposal raises several issues that will directly and negatively impact existing residents.

Our neighborhood already experiences **significant infrastructure and drainage problems**, leading to frequent flooding on our properties. Adding another large-scale development will further overwhelm the drainage system and could cause irreversible property damage.

Additionally, the proposed density—combined with recent nearby construction and the newly approved 180-unit project—will **exacerbate traffic congestion, noise levels, and overall safety concerns** for families and pedestrians in the area.

We are also concerned about the **loss of mature trees and established green space** that provide critical stormwater absorption and aesthetic value. The land, as it stands, cannot support such an intensive use without serious environmental and quality-of-life consequences.

We respectfully request that the Planning Department and City Council **delay approval of this proposal** until a full environmental and infrastructure impact study is conducted and mitigation plans are in place to protect existing homeowners.

Thank you for your time and service to our community.

Sincerely,

Julie Brandt

1944 West Custer Lane

Fayetteville, AR 72701

Wonsower, Donna

From: Planning Shared
Sent: Monday, January 12, 2026 9:03 AM
To: Wonsower, Donna
Subject: FW: Ashwood and Razorback Intersection

Follow Up Flag: Follow up
Flag Status: Flagged

LSD-2024-0030

Thank you

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

CITY OF FAYETTEVILLE ARKANSAS

From: Samantha Marie <samanthawilsondill@gmail.com>
Sent: Sunday, January 11, 2026 2:08 PM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Ashwood and Razorback Intersection

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.

Quit tearing the mountains down. Those of us living downhill on a small street with zero sidewalks protest the erosion, environmental impact, and increased traffic due to 140 town home units that Ashwood Townhomes are petitioning to build. We are a single family home neighborhood with several high density units being build nearby. Adding another of this scale uphill from us is not sustainable. I am a homeowner and a part of Red Arrow neighborhood.

Sincerely,
Samantha Wilson Dill
1924 West Arrowhead Street

Wonsower, Donna

From: Terrah Graves <terrah.graves@gmail.com>
Sent: Tuesday, October 14, 2025 9:20 PM
To: Wonsower, Donna
Subject: Serious Infrastructure Concerns for Homeowners in South Fayetteville

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Donna Wonsower,

I was disturbed to learn of a potential development being proposed near my home, mostly because of the situations I've seen with close friends who own homes throughout Fayetteville, to include flooding of their homes where there was not before.

Myself, along with my neighbors in the Red Arrow neighborhood, are very concerned about the proposed apartment project bordering our neighborhood.

Our area already suffers from **drainage issues and flooding**, and adding another large development will make these problems worse. The plan also threatens to remove **decades-old trees** and increase **traffic and noise** beyond livable limits. With 180 new units already approved nearby, the cumulative impact on infrastructure and safety is too great.

Please reconsider this proposal or require a **comprehensive impact study** before any approval is granted. Our neighborhood's infrastructure and environment cannot sustain this level of density.

Thank you for listening to your constituents and for considering the long-term wellbeing of our community and neighborhoods.

Sincerely,

--
Terrah Graves, LCSW, CHST
(479) 595-2894
terrah.graves@gmail.com
https://www.linkedin.com/in/terrah-graves-168534165

Wonsower, Donna

From: Necia Parker-Gibson <neciap@gmail.com>
Sent: Thursday, October 2, 2025 11:10 AM
To: Wonsower, Donna
Subject: development off Razorback Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Wonsower-
There's a new development plan that was presented this week for an area close to my neighborhood. I wasn't able to attend because I am recovering from knee surgery, but I have some concerns related to the size of the unit and the carrying capacity of the local infrastructure. I understand that there are other code problems, but I didn't get the details about those things.

When we moved into the Red Arrow subdivision in 1993, we had little trouble with water pressure, power or traffic except on football game days. With the addition of several apartment complexes on Beechwood, and several planned for the area, the water pressure is barely adequate unless you are showering at 10 a.m. The electrical power ebbs and flows (I have an electric tea pot which shows it very well), which is hard on appliances, especially computers. I can only consider that more apartments close by will make this worse. Add the recent more frequent droughts and heat, which make more water line breaks, and it's going to have the potential to be a royal mess.

I know that the goal for the city is to infill, and that there is a constant shortage of affordable housing, so I know that it has to be built somewhere. Given the impact of more units on what's already a system under strain, I hope that the decision will be to build fewer units, spread them out more over the space, leave as many trees intact as possible, and make the drainage very good. My uphill neighbor 'improved' his drainage a few years ago, which meant we had to spend a lot of money correcting problems that were caused in our yard, which of course also had an impact on my downhill neighbors. His property abuts one end of the p;lanned project, and I can only imagine that this project would have more of an impact than that one house had. It's not ideal for building in the first place- I have more rocks and clay than anything, and cracking foundations even with a simple ranch house.
Sincerely, Necia Parker-Gibson

February 5, 2026
To: Fayetteville City Planning Commission
From: Urban Forestry Advisory Board
113 West Mountain Street
Fayetteville, AR 72701

Subject: LSD-2025-0012, Associated Variance and Conditional Use Permit

The Urban Forestry Advisory Board respectfully submits this letter to express our formal opposition to the proposed development identified as LSD-2025-0012, along with the associated variance and conditional use permit. As an advisory body dedicated to the protection, preservation, and long-term health of Fayetteville's urban forest, we reviewed this proposal during our public meeting last night and reached a unanimous determination that the project does not meet the City's established requirements or policy objectives.

Our concern begins with the significant number of old-growth and mature trees slated for removal. These trees—many of which are large native oaks—represent some of the highest-value canopy in the City. Their removal is inconsistent with the intent and application of the City's tree preservation requirements. Fayetteville has many examples of developments that successfully balance construction needs with meaningful canopy conservation; however, the site plan for this project does not demonstrate such an effort.

The proposed removals are especially concerning due to the location on a steep hillside composed of fragile shale soils. Mature trees on these slopes serve a crucial role in stabilizing the terrain and mitigating stormwater impacts. Their root systems store and absorb large volumes of water, reduce erosion, and prevent downstream flooding and sediment-laden runoff. Eliminating this canopy would materially increase stormwater pressure on adjacent neighborhoods and infrastructure.

Beyond these immediate environmental effects, the loss of old-growth canopy represents a long-term setback for Fayetteville's climate resilience. Older trees store significantly more carbon, provide critical cooling benefits during increasingly severe summer heat, and are naturally more drought-tolerant; attributes that cannot be replaced for decades once removed.

We also note that the project does not align with the guiding goals of *City Plan 2050*, particularly those related to responsible land management, protection of natural resources, and preservation of tree

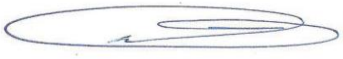
canopy. The cumulative effect of steep-slope disturbance, loss of irreplaceable trees, and increased stormwater burden directly contradicts the spirit and intent of the City's long-term planning framework.

While we recognize that the University of Arkansas' continued growth is creating housing pressures, these challenges should not shift the environmental and infrastructure burdens onto the City and its residents. As discussed during our meeting, the University's enrollment policies—such as extending in-state tuition benefits to out-of-state students—are contributing to demand that the City did not create and should not be expected to accommodate at the expense of public safety, environmental integrity, and established ordinances.

For these reasons, the Urban Forestry Advisory Board formally opposes the conditional use permit, the requested variance, and the overall LSD-2025-0012 development proposal. The project is not compliant with existing requirements, places a fragile hillside at risk, and leads to the irreversible loss of old-growth trees that are essential to Fayetteville's environmental health and resilience.

We respectfully urge the Planning Commission to deny the proposal in its current form. The Board remains committed to supporting development that balances growth with responsible stewardship of Fayetteville's natural assets and the well-being of both current and future residents.

Respectfully,



Carlo Bertani - Urban Forestry Advisory Board Member

Tas Zinck

Tas Zinck – Urban Forestry Advisory Board Chair



Katharine Shirley – Urban Forestry Advisory Board Member

Joe Fox

Joesph Fox – Urban Forestry Advisory Board Member

Joe Donahue

Joe Donahue – Urban Forestry Advisory Board Member

Caroline Wahlgreen

Caroline Wahlgreen – Urban Forestry Advisory Board Member

Devin Spearsthomas

Devin Spearsthomas – Urban Forestry Advisory Board Member

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

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

MEETING: March 9, 2026

SUBJECT: **LSD-2025-0019: Large Scale Development (SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH STREET/RAMAY JR. HIGH SCHOOL, 368):** Submitted by CRAFTON TULL for property located SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH STREET. The property is zoned P-1, INSTITUTIONAL and contains approximately 26.7 acres. The request is for an approximately 150,000 sq. ft. junior high school with associated track and parking.

RECOMMENDATION:
Staff recommends approval of **LSD-2025-0019** with all conditions as recommended by staff.

RECOMMENDED MOTION:
*"I move to approve **LSD-2025-0015**, recommending:*

- *In favor of a variance to UDC §172.04(E), which requires that one-way drive aisle widths are a minimum of 12 feet wide.*
- *In favor of a variance to UDC §166.04(B)(4)(f)(i): Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.*
- *In favor of a variance to UDC §166.08(F)(2)(a) Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.*
- *In favor of a variance to UDC §166.08(F) Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification.*
- *In favor of a variance to UDC §172.04(G)(3) Parking pads shall have a maximum of thirty (30) spaces per pad in the HHOD.*
- *In favor of right-of-way dedication,*
- *In favor of street improvements, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in central Fayetteville, east of College Avenue, south of where N. Marks Mill Lane terminates, and north of E. Ash Street. Totaling approximately 26.7 acres, the property is zoned P-1, Institutional, and is within the Hillside/Hilltop Overlay District. The property received this zoning designation in December 2025 (Ord. 6944). The site is almost entirely covered with tree canopy and has an approximately 23% slope upward as the property moves eastward away from N. College Avenue. 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	UC, Urban Corridor; NC, Neighborhood Conservation
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Commercial	UC, Urban Corridor

Proposal: The applicant requests large scale development approval for an approximately 150,000 sq. ft. junior high school with an associated track, practice football field, and parking. The applicant is requesting several variances to the Unified Development Code as listed below:

- **Variance #1: UDC §172.04(E), which requires that one-way drive aisle widths are a minimum of 12 feet wide.** The applicant is requesting drive aisles that are 10 feet wide.
    - *Staff recommendation: Staff recommends in favor of the applicant's request. In response to the unique traffic and parking considerations for a junior high school, and in response to the topography of the site, the applicant has proposed a one-way drive aisle with angled parking that will double as queuing and parking lanes during school events. Staff finds that reducing the aisle width to 10 feet creates an overall narrower drive aisle throughout the site (reducing the overall width in some places from 36 feet to 30 feet), which leads to less grading and tree removal. Appropriate and adequate fire access will still be maintained.*

- **Variance #2: UDC §166.04(B)(4)(f)(i): Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.** The applicant is proposing a multi-use trail through the property that will run from the primary entrance along N. College to E. Ash Street, and proposes to not install sidewalk along E. Ash Street.
    - *Staff recommendation: Staff is supportive of the requested variance. The applicant's proposed mutli-use trail is in line with the City's active transportation plan. The intent of the ordinance is to ensure that sidewalk, where not meeting the City's master street plan, is brought into compliance with new development on properties, to help fill gaps in the sidewalk system, and to promote walkability throughout the City. The applicant's proposed multi-use trail, along with pedestrian crossings along E. Ash ensure that pedestrians are still provided with a similar amount of service through the neighborhood as those who may be using a vehicle to travel. The existing Ash St. longitudinal slope is steeper and ranges between 12-18% slope. Therefore, the concrete multi-use trail, which is serving as the sidewalk for the proposed typical section on north side of Ash St, parallels the on-site roadway in order to minimize the longitudinal slope as much as possible. Pedestrians can still walk along Ash St. if the multi-use trail is not directly adjacent on the north side.*

- **Variance #3: UDC §166.08(F)(2)(a) Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.** The applicant is requesting a variance to install a curb cut and new driveway within the required 250-foot separation distance along N. College Avenue.
    - *Staff recommendation: Staff recommends in favor of the request. The applicant is currently improving an existing, non-conforming situation with their request. Further, this intersection will be signalized, which should help alleviate conflicts and issues with adjacent driveways.*

- **Variance #4: UDC §166.08(F) Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification.** The property in question has access onto three public streets, with N. College Avenue being the highest classification street. The applicant requests to use N. College as the primary access, while also providing a driveway only E. Ash Blvd, and no driveway onto N. Marks Mill Lane.
    - *Staff recommendation: Staff recommends in favor of the applicant's request. The site in question is an atypical configuration. The intent of the ordinance is to ensure that curb cuts and traffic onto higher classification streets is limited to protect public safety. Typically, this would apply to a standard, corner lot. The overall property in question is currently made up of three large parcels, and access to the site is spread out with multiple parcels, with unique topography and curves in the lower classification streets that are adjacent. The improved intersection, including a traffic light onto E. Poplar, will effectively make their proposed main driveway function as a City street. This is the better alternative, rather than funneling the majority of the traffic into the associated residential neighborhood along Ash Street.*

- **Variance #5: UDC §172.04(G)(3) Parking pads shall have a maximum of thirty (30) spaces per pad.** The applicant's site plan shows a run of parking spaces in the Hillside-Hilltop Overlay District of more than 30.
    - *Staff recommendation: Staff recommends in favor of the applicant's request. The applicant is working with existing grades and is making cuts and fills into the site in line with existing contours. Staff finds the applicant's plan is in line with the intent of the ordinance.*

Right-of-Way to be Dedicated:
N. College Avenue: N. College Avenue is designated as a Regional High Activity Link Street, which typically requires right-of-way dedication in the amount of 48 feet from the street centerline. The applicant intends to dedicate right-of-way in accordance with this standard.

E. Ash Street.: E. Ash Street is residential link street, which typically requires right-of-way in the amount of 52 feet, or 26 feet from street centerline. The applicant intends to dedicate right-of-way in accordance with this standard.

Street Improvements:
N. College Avenue: Staff recommends that the applicant pay fee-in-lieu of sidewalk installation along the N. College Avenue frontage in the amount of $8751.36. This section of N. College is currently under design for improvements, including the installation of a stoplight at the intersection of N. College and E. Poplar. The applicant shall also pay a fee-in-lieu for their contribution of the fourth leg of the stoplight. The applicant also intends to make improvements to the storm drainage at this location. See Engineering memo for full scope.

E. Ash Street: The applicant has requested a variance to the typical street standards along E. Ash Street to not build a sidewalk. The street improvements along E. Ash will include two pedestrian crosswalks with associated RRFB assemblies that will connect into the site. Along the western side, the crosswalks will connect to a pedestrian walkway that ultimately leads into the building. Along the eastern side, the crosswalk ties directly into the trail that veers off and connects to the building as well. See Engineering memo for full scope.

Multi-use Trail: The applicant is proposing to construct a portion of the Midtown trail through this property that will be encompassed in a multi-use trail easement, and bounded by a split-rail fence that will be constructed from harvested wood from the property. See Engineering memo for full scope.

Marks Mill Lane: The applicant does not propose any street improvements to Marks Mill Lane, but shows a pedestrian sidewalk that leads from Marks Mill Lane to the structure. This is in alignment with the typical parking lot design standards that require a pedestrian connection from the public street to the building's front door.

Access Management/Connectivity: Staff has determined that the proposed development is largely compliant with the City's access management and connectivity standards. 166.25 does not apply to institutional uses.

Design Standards: Staff finds that the proposed development largely complies with pertinent design standards, including those for parking.

Water and Sewer System: There is an existing 12" water main along the west property frontage on College Ave., an existing 8" water main along the southern property frontage along Ash St. and an existing 8" water main that dead ends at the north property frontage along Mark Mills Ln. The plans currently show a new looped connection with 8" and 6" lines between the water lines on Mark Mills and Ash St. for the domestic and fire service needs.

Staff was notified of a recent change made by the Utilities Department to the water system along Mark Mills Ln. This may necessitate a change in the proposed design including possible on-site pipe re-routing and/or an increase in pipe size. Staff is confident the required fire flow of 1,750 gpm can be provided and this will be worked out through the grading permit process.

There is an existing 15" sewer main along the west property frontage on College Ave. The applicant is planning to extend a new 8" sewer main from it to provide sewer service for the property. The Utilities Department has confirmed there is available sewer capacity in this line.

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

Tree Preservation:
Canopy minimum requirement: 30% (25%, P-1 Institutional, 5% HHOD)
Existing canopy: 80.6%
Preserved canopy: 43.7%
Mitigation required: 0 (2)-inch caliper trees

Public Comment: Staff have received public comment in opposition and in support of the applicant's request. The majority of the concerns stem from the loss of natural features, concerns about stormwater management, traffic, tree removal, and concerns about adequate public notification. Written comment is attached to this memo.

RECOMMENDATION: Staff recommends approval of **LSD-2025-0019** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §172.04(E), which requires that one-way drive aisle widths are a minimum of 12 feet wide**. *Staff recommends in favor.*

2. **Planning Commission determination of a variance to UDC §166.04(B)(4)(f)(i): Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.** *Staff recommends in favor, with the construction of the proposed street improvements as shown on the applicant's site plan.*

3. **Planning Commission determination of a variance to UDC §166.08(F)(2)(a) Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.** *Staff recommends in favor.*

4. **Planning Commission determination of a variance to UDC §166.08(F) Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification.** *Staff recommends in favor.*

5. **Planning Commission determination of a variance to UDC §172.04(G)(3) Parking pads shall have a maximum of thirty (30) spaces per pad in the HHOD.** *Staff recommends in favor.*

6. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the following amounts:*
    a. *N. College Avenue: 48 feet from street centerline*
    b. *E. Ash Street: 26 feet from street centerline*

7. **Planning Commission determination of street improvements.** Staff recommends the following improvements:
    a. *N. College Avenue: Applicant to pay a fee-in-lieu for sidewalk in the amount of $8751.36. Applicant to pay a proportional fee-in-lieu for their contribution of a necessary traffic light at the intersection of N. College and Poplar, to be determined following an accurate bid cost. See Engineering memo for full details.*
    b. *E. Ash Street: The applicant shall install a portion of the Midtown Trail in a substantially-similar manner as shown on the associated site plan, including, but not limited to, a split-rail fence as shown on the plans. The applicant shall also install necessary pedestrian crosswalks, advanced signage, and associated RRFBs at the proposed locations as shown on the site plan. See Engineering memo for full details.*
    c. *Marks Mill Lane: The applicant shall install a pedestrian sidewalk connection from the project to the north at Marks Mill Lane.*

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

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

Standard Conditions of Approval:

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

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

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

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

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

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

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

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

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

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

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

21. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 9, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- UDC Sections:
  - 166.04 Required Infrastructure Improvements — Development In City Limits
  - 166.08 Street Design And Access Management Standards
  - 172.04 Parking Lot Design Standards
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Staff Memos
  - Engineering Memo
  - Urban Forestry Memo
- Submittal Documents
  - Request Letter
  - Variance Request Letters
  - Site Plan
  - Building Elevations
- Public Comment

166.04 Required Infrastructure Improvements — Development In City Limits

…

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

…

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

(a) *Dedication of Right-of-Way.*

(i) *On-Site.* Sufficient right-of-way dedication, to bring those streets which the Master Street Plan shows to abut or intersect the property and new streets proposed interior to the property, into conformance with the right-of-way requirements of the Master Street Plan for said streets, shall be approved by the Planning Commission; provided, the Planning Commission may recommend a lesser dedication in the event of undue hardship or practical difficulties. Such lesser dedication shall be subject to approval by the City Council.

(ii) *Council Acceptance of Streets and Alleys.* The City Council accepts all streets and alleys located in Fayetteville that have been previously approved and accepted as dedications by the Fayetteville Planning Commission. The City Council confirms the acceptance of all such streets and alleys dedicated by developers/owners to the city which have been approved by the Fayetteville Planning Commission.

(b) *Monuments and Lot Stakes.* The surveyor shall cause, preserve, and/or replace monuments and/or lot stakes marking the corners of a parcel to be set in accordance with Section 3.2, General Procedures, of the Arkansas Minimum Standards for Property Boundary Surveys and Plats.

(c) *Streets.*

(i) *On-Site.* Widening the street adjacent to the project frontage and construction of all interior streets to meet Master Street Plan standards. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Street widening and/or new street construction off-site may be required to address traffic impacts based on the rough proportion and rational nexus of the impacts of the project. Street grading, base, and paving according to existing city standards and specifications as adopted by the City Council.

(iii) *Private Street Name Signs.* Where a structure is addressed on a private street or drive, the developer or property owner(s) shall be required to install, maintain, repair and replace all private street name signs. Any private street name sign existing at the time of passage of this ordinance shall be maintained, repaired and replaced as required by this section. Signs shall meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD) and shall be installed at all street/drive intersections. Unless approved otherwise, all signs shall be retroreflective and utilize a white legend on a green background.

(d) *Curbs and Gutters.*

(i) *On-Site.* Curbs and gutters adjacent to the project frontage according to existing city standards and specifications as adopted by the City Council.

(ii) *Off-Site.* Curbs and gutters off-site may be required to address drainage and/or traffic impacts based on the rough proportion and rational nexus to impacts of the project. Curbs and gutters according to existing city standards and specifications as adopted by the City Council.

(e) *Traffic Signals.* As determined to be needed based on the rough proportionality and rational nexus of the impacts of the development.

(f) *Sidewalks.*

(i) *On-Site.* Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.

(ii) *Off-Site.* Sidewalks may be required to be installed off-site based on the rough proportionality and rational nexus of the impacts of the development.

…

(Code 1965, App. C., Art. III, §A(2), (3); Ord. No. 1979, 2-5-74; Ord. No. 2353, 7-5-77; Ord. No. 2755, 9-1-81; Code 1991, §§159.31, 159.32; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4263, 8-1-00; Ord. No. 4660, 12-21-04; Ord. No. 5152, 7-15-08; Ord. No. 5271, 9-1-09; Ord. No. 5296, 12-15-09; Ord. No. 5374, 12-21-10; Ord. No. 5523, 9-4-12; Ord. No. 5570, 03-05-13; Ord. No. 6116, §1, 11-20-18; Ord. No. 6166, §§1, 2, 4-2-19; Ord. No. 6195, §1, 6-4-19; Ord. No. 6350, §3(Exh. B), 8-18-20; Ord. No. 6426, §1, 4-6-21; Ord. No. 6446, §8(Exh. C), 6-15-21; Ord. No. 6751, §1(Exh. A), 5-21-24; Ord. No. 6833, §6, 1-21-25)

166.08 Street Design And Access Management Standards

(A) *Intent.* These standards are intended to ensure that development is designed to be inherently safe, walkable, and efficient for the facilitation of traffic and pedestrian movements.

(B) *Fitness for Development.* Based on topographic maps, soil surveys prepared by the Department of Agriculture and drainage information from the Future Land Use Plan and the Hillside/Hilltop Overlay District, the Planning Commission may require that steep grades, unstable soil and flood plains be set aside and not subdivided until corrections are made to protect life, health, and property.

(C) *Applicability.* The standards set forth herein shall apply to land which is proposed to be developed with new primary structures and all other developments where the creation of public streets are required, or proposed, or in which new or existing access is created or modified; or developments or expansions containing non-conforming access features which meet the thresholds set forth in subsection (G).

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

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

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

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

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

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

…

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

172.04 Parking Lot Design Standards

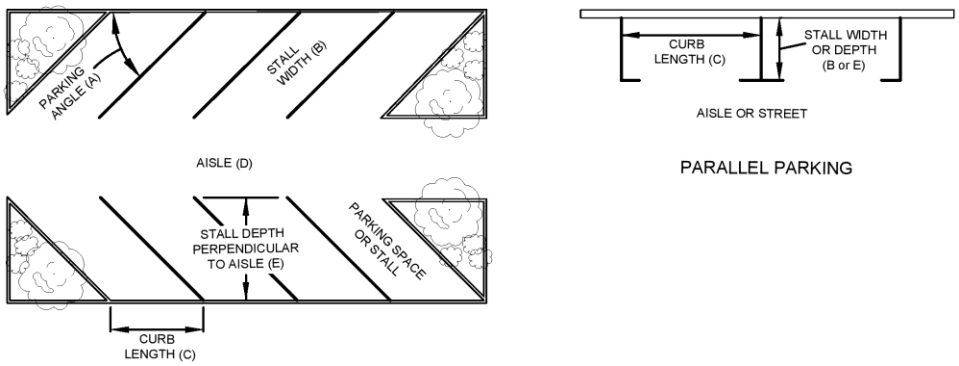
(See: Illustration: Parking Dimension Factors)

…

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

TABLE 1
DIMENSIONAL REQUIREMENTS

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



…

(G) *Hillside/Hilltop Overlay District.*

(1) *Separation of Parking Pads in Multi-Family, and Non-Residential Development.* Parking pads shall be separated by a minimum undisturbed area of 15 feet between parking pads. Streets and access drives are permitted to cross this undisturbed area.

(2) *Cut and Fill Slopes.* Parking pads should be encouraged to utilize cut slopes with retaining walls to minimize disturbance.

(3) *Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses.* Parking pads shall have a maximum of thirty (30) spaces per pad.

(4) *Parking Lot Location.* Parking lots shall be set back with a minimum of 35 feet of undisturbed area required adjacent to the street right-of-way.

(5) *Multi-Family and Non-Residential Uses.* Developers of multi-family and non-residential uses in the Hillside Overlay District are encouraged to refer to the Hillside Best Management Practices Manual for guidance and direction in the design of their project.

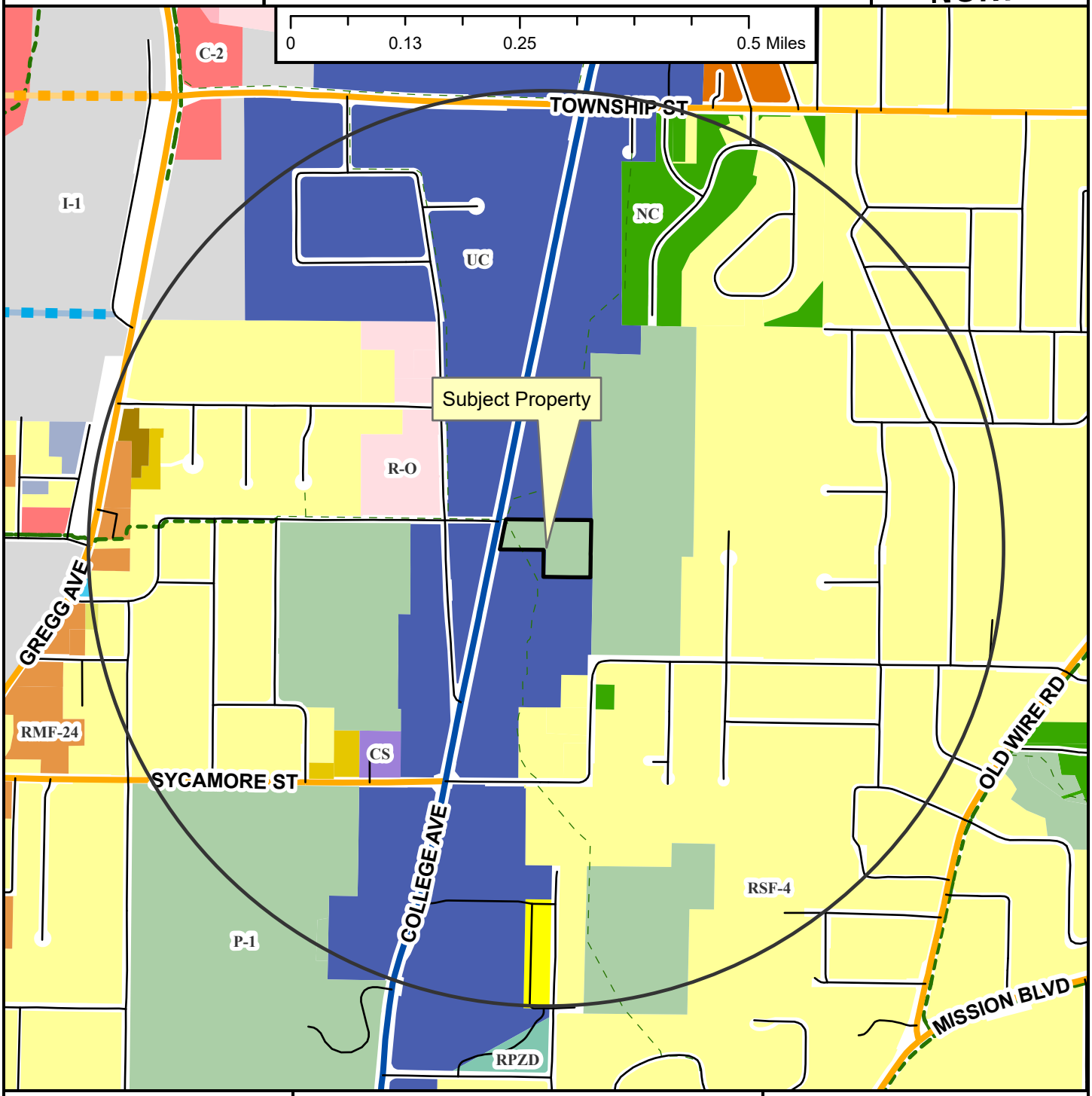
(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh.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

LSD-2025-0019

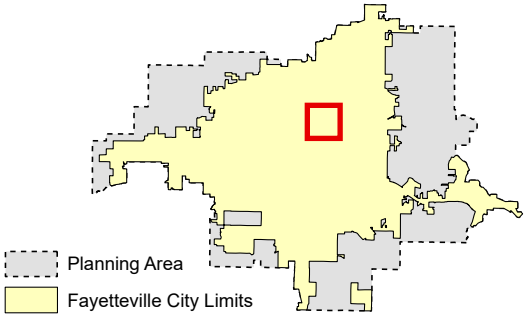
One Mile View

SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH

NORTH



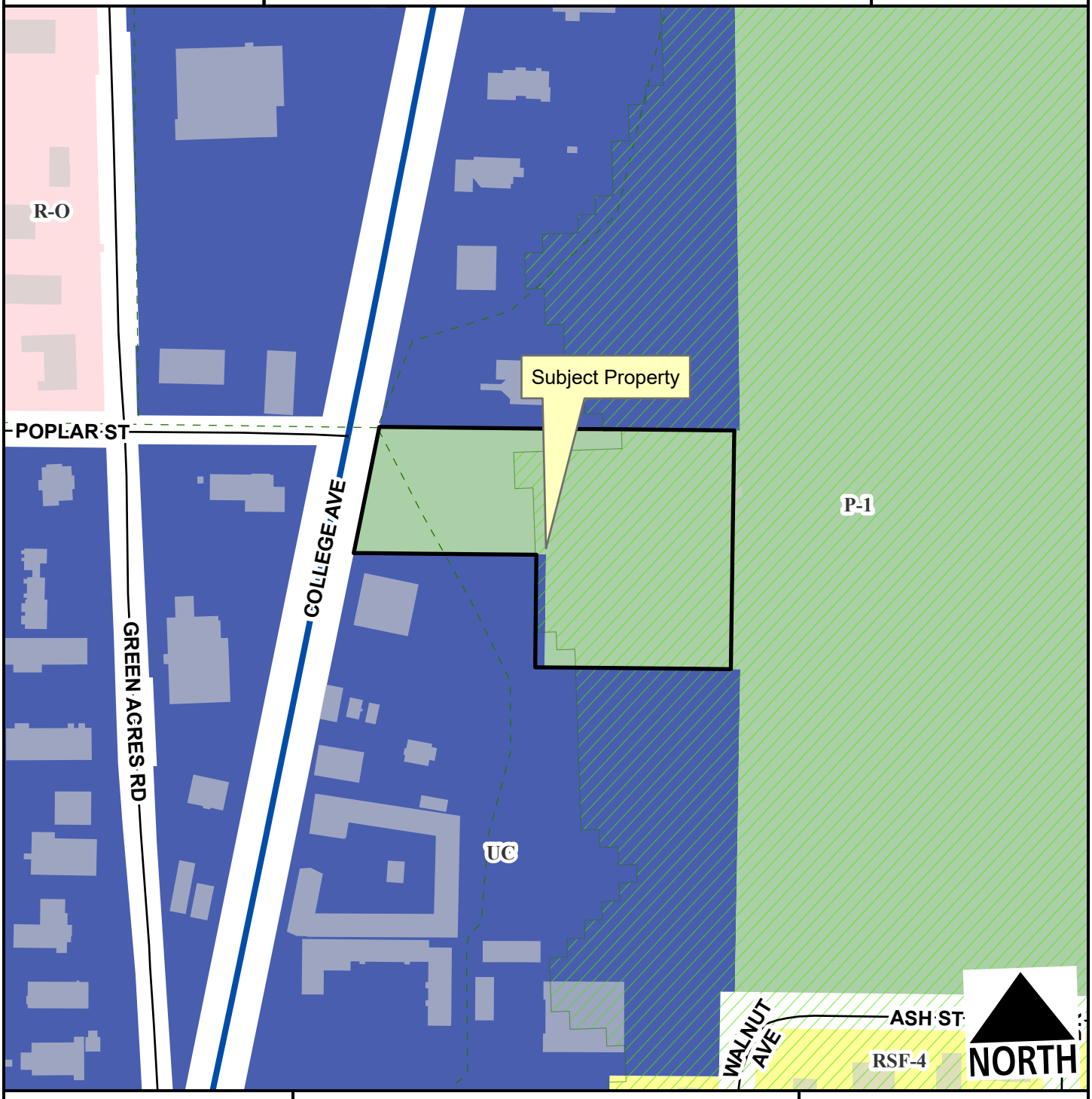
Neighborhood Link
Regional Link - High Activity
Unclassified
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



LSD-2025-0019

Close Up View

SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH



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

Feet

0 75 150 300 450 600

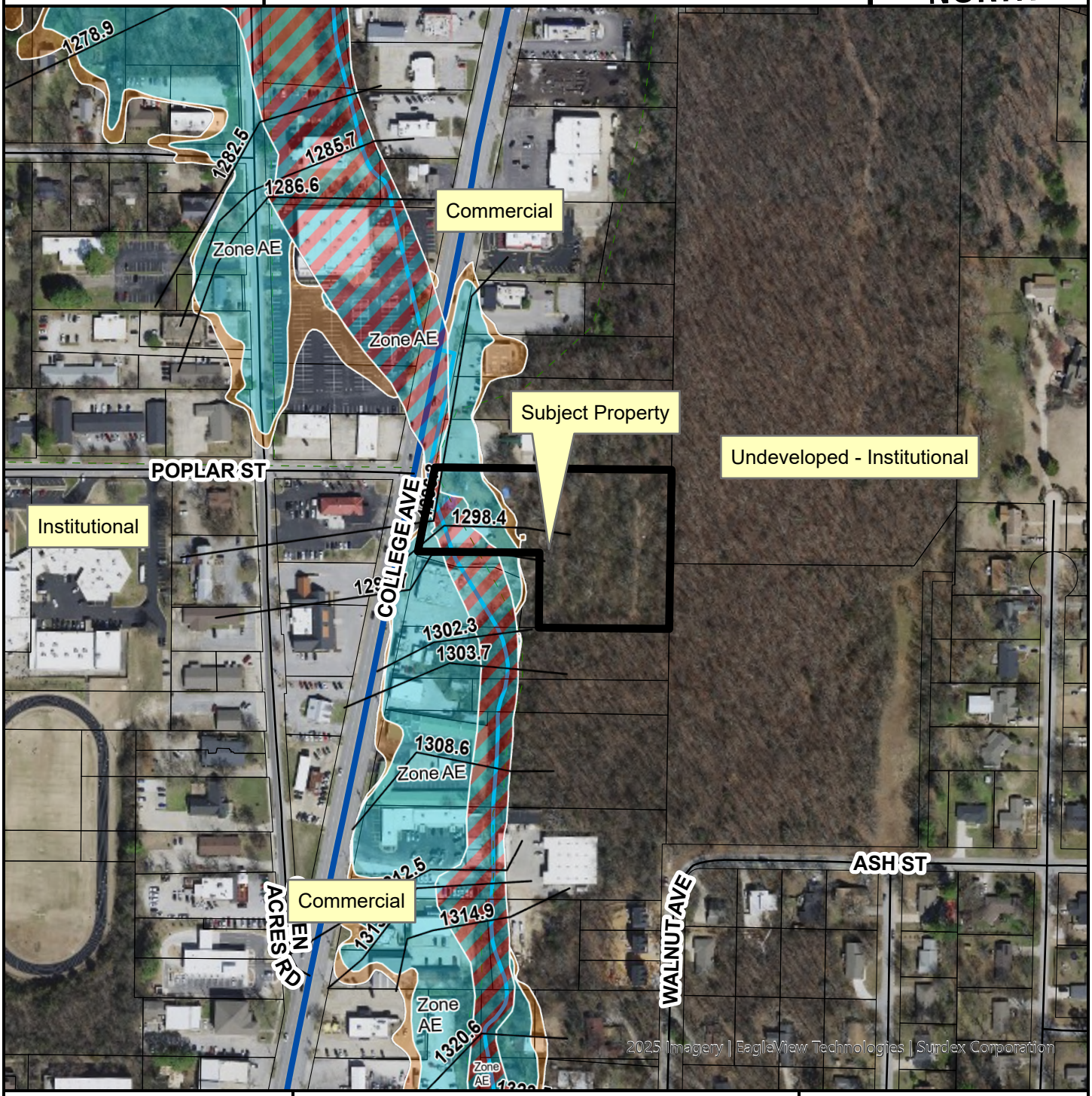
1:2,400

LSD-2025-0019

Current Land Use

SOUTH OF N. MARKS MILL LANE AND NORTH OF E. ASH STREET

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: March 3, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2025-0019**

Water: There is an existing 12" water main along the west property frontage on College Ave., an existing 8" water main along the southern property frontage along Ash St. and an existing 8" water main that dead ends at the north property frontage along Mark Mills Ln. The plans currently show a new looped connection with 8" and 6" lines between the water lines on Mark Mills and Ash St. for the domestic and fire service needs.
Staff was notified of a recent change made by the Utilities Department to the water system along Mark Mills Ln. This may necessitate a change in the proposed design including possible on-site pipe re-routing and/or an increase in pipe size. Staff is confident the required fire flow of 1,750 gpm can be provided and this will be worked out through the grading permit process.

Sewer: There is an existing 15" sewer main along the west property frontage on College Ave. The applicant is planning to extend a new 8" sewer main from it to provide sewer service for the property. The Utilities Department has confirmed there is available sewer capacity in this line.

Streets: The applicant has street frontage along N. College Ave. and Ash St. where typical street improvements will be required.

- N. College Ave: Since the street along this frontage is already improved, the applicant will be required to donate additional right-of-way and construct an 8' sidewalk per the Master Street Plan. Since the city has a federal Safe Street for All grant to improve this section of College Ave., the city is open to a fee-in-lieu of the actual construction of this sidewalk. This would allow the city's contractor to construct this sidewalk with the street project which would likely provide a more cohesive result. The fee for this, based upon current ArDOT average prices, is (106' x 8' x $10.32 sq. ft.) **$8,751.36.**
- Ash St: The applicant is proposing to widen the northern side of the street to meet the Residential Link standards. Due to the applicant constructing 12' wide public trail across the property in the vicinity of Ash St. they have asked for a variance to not construct the sidewalk along this frontage because it would be redundant. There is also existing sidewalk on the south side of Ash St.

The applicant shows two driveway connections to Ash St. The eastern drive, which aligns with Rayview Dr., is intended to only be used for emergency access. The drive will be gated with a Knox box so that emergency services can utilize when needed. The second drive will be at the corner of Ash St. and Walnut Ave. This drive will be two-way and open to the public.

This section of Ash St. will be designated as school zone with a speed limit of 20 mph when children are present. This is slightly slower than the posted speed limit of 25 mph.

Sidewalk/Trail Connections: The project proposes a 12' multi-use trail across the site that connects to College Ave. and Ash St. This trail will be an extension of the Mid-Town Trail that currently ends further to the west along Poplar St. The trail will be open to the public 24 hours a day. It will have a split rail fence on its northern edge to discourage people from leaving the trail and encroaching onto the school property. At College Ave., the trail will have a crosswalk that is provided by the traffic signal the city will be installing as part of the Safe Streets for All grant. This crosswalk will be provided whether the Ramay project is approved or not. On Ash St. the trail will be extended offsite approximately 70' to the east to the crest of the hill. The Engineering Active Transportation team walked this corridor to confirm the safest location for this crossing. The crossing will be protected with RRFBs and advanced signage. There is also a crosswalk at the intersection of Ash St. and Walnut St. Again, city staff walked the area and confirmed this is the safest location. This location will also be protected by a RRFBs and advanced signage.

An additional sidewalk connection will be made from the project to the north at Mark Mills Ln.

Traffic: A traffic impact study was prepared for this project which considered existing conditions, anticipated 2029 conditions (when the school would be opening) without the additional school traffic and total 2029 conditions with the additional school traffic. Three existing intersections were analyzed: Poplar/College, Sycamore/College and Old Wire/Ash. In addition, the driveway connection at Ash/Walnut was analyzed as a stop sign controlled intersection in the 2029 total traffic condition. Overall the traffic signal all operated with a LOS of A or B in all scenarios. However, as shown below, certain legs of the intersection do perform worse. Here is a breakdown of the intersections:

- College/Poplar: This intersection, which is currently unsignalized, has a failing LOS on the side street. This makes sense as it is currently stop sign controlled. As part of the Safe Streets For All grant, a traffic signal will be installed at this location whether the Ramay project continues forward or not. The city's plans for this intersection is a three-legged intersection. Since the school district will be need a fourth leg added to the intersection, staff is recommending an assessment for the cost of this leg. Staff typically estimates a traffic signal to cost $500,000, so a fee of approximately $125,000 would be expected. Since the street project will be proceeding at a similar timeline to the school, staff can bid the traffic signal in a manner to provide an accurate bid cost for the assessment. Staff recommends this approach to determine the assessment which shall be paid prior to the Certificate of Occupancy for the school.
- Sycamore/College: According to the traffic study, there is no degradation in the LOS for this intersection. Therefore, no improvements or assessments are recommended.
- Old Wire/Ash: According to the traffic study, there is no degradation in the LOS for this intersection. Therefore, no improvements or assessments are recommended.

Intersection	Type of Traffic Control	AM Peak Hour					Afternoon Peak Hour					PM Peak Hour				
		Critical Approach			Intersection		Critical Approach			Intersection		Critical Approach			Intersection	
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2025 Existing Traffic																
Poplar Street and College Avenue	TWSC / E/W Stop	EB	57.1	F	4.1	A	WB	28.5	D	0.6	A	EB	35.3	E	1.5	A
Sycamore Street and College Avenue	Signalized	WB	20.7	C	17.2	B	WB	26.6	C	14.8	B	WB	26.8	C	15.4	B
Old Wire Road and Ash Street	TWSC / E/W Stop	EB	23.7	C	4.8	A	EB	14.1	B	2.9	A	EB	18.8	C	4.4	A
2029 Background Traffic																
Poplar Street and College Avenue	TWSC / E/W Stop	EB	87.5	F	6.2	A	WB	31.8	D	0.7	A	EB	46.2	E	1.9	A
Sycamore Street and College Avenue	Signalized	WB	22.1	C	18.2	B	WB	28.9	C	15.6	B	WB	29.3	C	16.2	B
Old Wire Road and Ash Street	TWSC / E/W Stop	EB	29.7	D	5.7	A	EB	15.1	C	3.1	A	EB	21.7	C	4.9	A
2029 Background Traffic - with Improvements																
Poplar Street and College Avenue	Signalized	EB	21.5	C	9.6	A	EB	17.1	B	5.2	A	EB	22.4	C	8.0	A
2029 Total Traffic																
Poplar Street and College Avenue	Signalized	EB	16.2	B	8.6	A	WB	19.2	B	7.3	A	EB	21.5	C	8.0	A
Sycamore Street and College Avenue	Signalized	WB	24.6	C	19.7	B	WB	30.6	C	16.6	B	WB	29.6	C	16.3	B
Old Wire Road and Ash Street	TWSC / E/W Stop	EB	28.6	D	6.8	A	EB	16.5	C	4.6	A	EB	22.7	C	5.4	A
West Drive and Ash Street	TWSC / S Stop	SB	12.7	B	2.2	A	SB	11.1	B	2.8	A	SB	10.9	B	0.6	A

Natural Features: The project encroaches into the flood plain where the proposed driveway connects to College Ave. The City of Fayetteville has standards that are stricter than FEMA in these situations which include that the improvements show no increase to the floodplain elevation, flood flows or flood velocity and provide compensatory storage for any area of the floodplain that is filled in. The applicant has provided a flood study which indicates a No Adverse Impact that meets those requirements. In addition, the applicant is providing compensatory storage by excavating an area adjacent to the channel. A detailed review of the flood study will be performed during the grading permit review process

This same area of the property is in a stream side protection zone. To avoid an additional discharge point in this zone, the applicant has provided a design that allows the piped stormwater to either tie directly into the culvert beneath the drive or be converted back to sheet flow prior to entering the stream side management zone. The applicant is proposing to extend the existing culvert beneath College Ave. by 25' upstream in order to build the driveway over the drainage channel. To offset this, the applicant will be removing existing culvert that is upstream on their property. To meet streamside requirements, the applicant will be restoring this section of channel back to a "native stream section." This includes adding native stone bank protection, native stream plantings and trees.

Drainage: The development must meet the four minimum standards outlined in the City's Drainage Criteria Manual. The first criteria for water quality is met by several different methods. The southern portion of the site around the football field will drain through isolator rows in the underground detention, much of the rest of the site will be addressed with bio-retention ponds and permeable pavers and the western portion of the site will have a trench drain across the drive that drains through an Aquaswirl unit. Minimum Standards 2-4, which are for channel protection volume and stormwater detention, are proposed to be met with a series of under and above ground detention ponds. These start with a large underground detention basin beneath the football field. This pond then discharges and is piped to a series of above ground ponds that stairstep down the western side of the property along the driveway to College Ave. By stair stepping these ponds down the steep hillside, the velocities will be controlled which will reduce any erosion potential. A detailed review of the drainage improvements will be performed during the grading permit review process.

More generally speaking on the stormwater, there are three pre-development drainage areas: a northern area, a middle area and a southern area. It's important to note that all the proposed impervious improvements (with the exception of the sidewalk connection to Mark Mills Ln.) will be captured in this middle area and drained down the school's property that connects to College Ave. These means that the northern and southern drainage areas that exist after the school is built, will

drain as they currently do without any builindgs/parking/ets. This was specifically requested by city staff to avoid any negative impacts on downstream properties. With this approach any erosion issues or changes in drainage patterns will be entirely on the school's properties.

Plan Comments:

1. The applicant will need to continue coordinating with the Utilities Department to adjust water system design to ensure a fire flow of 1,750 gpm is provided.

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Crafton Tull

From: Bethany Douglas, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: February 16, 2026

Subject: LSD-2025-0019: Ramay Junior High (N Marks Mill Rd)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

Tree Preservation Calculations Square Feet

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	1,095,727	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	273,932	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	54,786	5%
Total Canopy for Minimum Preservation Requirements	328,718	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	882,991	80.6%
Tree Canopy Preserved	478,952	43.7%
Tree Canopy Removed *On Site	404,039	36.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	404,039	36.9%
Removed Below Minimum	**0**	
Mitigation Requirements	**0**	

3. Mitigation Requirements	Canopy below requirement	Number of 2” caliper trees to be planted
High Priority		0
Low Priority		
Total Mitigation Trees Required		**0**

4. Mitigation Type	Yes	No	N/A

	On-Site Mitigation	**X**
	Off-Site Mitigation	**X**
	Tree Escrow (See Conditions of Approval)	**X**

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**	**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**	
b.	Property Boundary	**Yes**	
c.	Natural Features (100ft beyond limits of disturbance)	**Yes**	
d.	Existing Topography and Proposed Grading	**Yes**	
e.	Soil Types	**Yes**	
f.	Significant Trees	**Yes**	
g.	Groupings of Trees	**Yes**	
h.	Table Inventory List (species, size, health, priority)	**Yes**	
i.	All Existing and Proposed Utilities	**Yes**	
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**	
k.	All Streams (with approximate center line)	**N/A**	
l.	Floodplains and floodways	**Yes**	
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**	
n.	Submitted Site Analysis Plan (if required)	**N/A**	
o.	Shows ALL Proposed Site Improvements	**Yes**	
p.	Delineates trees/canopy to be preserved and removed	**Yes**	
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**Yes**	
Tree Protection Methods			
a.	Tree Protection Fencing	**Yes**	
b.	Limits of Root Pruning	**Yes**	
c.	Traffic flow on work site	**Yes**	
d.	Location of material storage	**Yes**	
e.	Location of concrete wash out	**Yes**	
f.	Location of construction entrance/exit	**Yes**	

6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide graphic examples of multiple options used to minimize removal of existing canopy			**X**
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.			**X**

7. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**1-28-26**	**2-16-26**
Approved		
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Crafton Tull

From: Bethany Douglas, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: February 16, 2026

Subject: LSD-2025-0019: Ramay Junior High (N Marks Mill Rd)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*	X		
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*	X		

c.	Tree Island (8’ min. width, 18.7’ min length OR 150 square feet) *UDC Chapter 177.04C*	**X**		
d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape). *UDC Chapter 177.04D2a*			
b.	Side and Rear Property Lines (5’ Wide Landscape Area) *UDC Chapter 177D1*	X		
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
d.	Screening of parking lot from adjacent residential properties and the street.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions0 Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**
5.	**Landscape Requirement Totals**		**Amount**	
	Mitigation Trees		**N/A**	
	Parking Lot Trees		**13**	

Street Trees	**22 total needed – all existing**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**8 (existing)**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**24**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**48**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**2-11-26**	**2-16-26**
Approved		
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.

Crafton Tull

300 North College - Suite 317
Fayetteville, AR 72701

479.455.2207
craftontull.com

October 29, 2025

City of Fayetteville Development Services
125 W Mountain St.
Fayetteville, AR 72701

RE: New Ramay Junior High
LSD First Submittal
Cover Letter
CT Job No. 24303600

Dear Ms. Masters,

The scope of this project is to develop a new facility for Ramay Jr. High school, with a roadway around building, access to College Ave. and Ash St., as well as utility infrastructure for sanitary sewer, water, and stormwater management. The nature and intent of the project is as follows: the Fayetteville School District has been analyzing their feeder patterns and planning for future growth of the student population across the district. This location in the center of town will reduce drive times for parents and provide an equitable experience for students at all of the three future junior high schools (Renovated JL Colbert, New Woodland on Crossover/Joyce, and New Ramay on College Ave).

The property is currently being rezoned from the existing RSF-4 and UC zoning to Institutional, P-1 zoning. The Planning Commission forwarded the rezone, (RZN-2025-0048) to City Council. The rezone item will be on the 11/18 City Council agenda.

No variances are being requested at this time.

Should you have any questions, or require any additional information, please contact me at your convenience at 479-878-2475 or trent.woessner@craftontull.com
.

Sincerely,

Trent Woessner, P.E.
Civil Project Engineer

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

February 20th, 2026

City of Fayetteville
Attn: Jessie Masters & Planning Commission Chairman
113 W Mountain St
Fayetteville, AR 72701

Re: Technical Plat Review – LSD 2025-0019
Ramay Junior High
Variance Request Letter
CT Job #: 24303600

Dear Ms. Masters & Chairman Brink,

Crafton Tull is seeking the following variances from the Fayetteville code of ordinances: master street plan typical section for residential link on Ash St, curb cut separation on College Ave, prioritization of higher classification street, maximum parking "pad" in the HHOD, and drive aisle width. Please see those five variance requests described below and re-submitted with LSD-2025-0019.

Drive Aisle Width:
Title XV – Unified Development Code
Chapter 172.04(E) Table 1 One-way aisle width in Column D

The one-way drive aisle widths are designed to be 10ft wide instead of the required 12ft width. The reason for the lane width reduction is to accommodate daily queueing and minimize the horizontal grading impact to the existing steep site. The vehicles will be queued for daily drop off and pick up and will move slowly through the queue lanes. Therefore, 10ft width is adequate.

If the variance is not granted, there will be undue hardship on the property owner because it will require the owner to not preserve the intent of the HHOD. The 12ft width requirement would create an additional 6ft of roadway width (2ft extra per lane for three lanes). This will increase the height of all retaining walls by approximately 1ft because the existing site is sloped at ~17%. In addition to the increased wall height, there would be an additional 9 cubic feet of earthwork cut or fill per linear yard of roadway length. There's approximately 1,000 linear yards of roadway on site. Therefore, if this variance were not granted there would be an increase to earthwork volume and disturbance of approximately 9,000 cubic feet (333 cubic yards). Because the site is in the HHOD and has steep topography, this variance is needed to minimize the grading impact and earthwork disturbance, which meets the intent of the HHOD requirements.

2040 MSP Typical Section for Residential Link along Ash St:
2040 MSP
Residential Link Typical Section, Figure 12.8. The typical section for a Residential Link street requires the sidewalk to parallel the public roadway.
Title XV – Unified Development Code
Chapter 166.04(B)(4)(f) Sidewalks

(f) Sidewalks.
(i) On-Site. Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council.
(ii) Off-Site. Sidewalks may be required to be installed off-site based on the rough proportionality and rational nexus of the impacts of the development.

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Along Ash St., the on-site private road is graded to a maximum of 10% longitudinal slope per Arkansas Fire Code. The existing Ash St. longitudinal slope is steeper and ranges between 12-18% slope. Therefore, the concrete multi-use trail, which is serving as the sidewalk for the proposed typical section on north side of Ash St, parallels the on-site roadway in order to minimize the longitudinal slope as much as possible. Therefore, the greenspace varies but it's consistently greater than the minimum 6ft greenspace width required for residential links. The 12-ft trail will be dedicated into a multi-use trail easement.

If this variance is not granted, there would be hardship on the property owner because the Ash St. existing slope is too steep to provide a safe and accessible multi-use trail.

Pedestrians can still walk along Ash St. if the multi-use trail is not directly adjacent on the north side. See the exhibit attached to this letter, which shows the following pedestrian paths: existing sidewalk south of Ash with proposed ramps, proposed multi-use trail north side of Ash not directly adjacent to road, 6ft proposed sidewalk and crosswalk on west side of Ash St., and 12ft multi-use trail on east side of Ash St with crosswalk.

Curb Cut Separation on College Ave:
Title XV – Unified Development Code
Chapter 166.08(F)(2)(a)

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

The site only has approximately 178ft of College Ave frontage. This frontage is occupied by two existing driveways. We are not adding a new curb cut. Instead, we are replacing one and removing the other. This replacement of the curb cut is needed to build out the City-proposed signalization of Poplar St. & College Ave intersection, under the 71B corridor scope of improvements. And, the replacement is needed to provide an entrance driveway for the new Ramay Junior High school. A non-signalized curb cut will be removed from the frontage along College Ave immediately adjacent to the south.

If this variance is not granted, there would be undue hardship on the property owner because there is physically not enough room to provide 250ft curb cut separation on either side of the existing curb cut being replaced. See the curb cut exhibit attached to this letter, which shows the dimension between adjacent curb cuts. The separation from the replaced curb cut to the northern existing curb cut is 3ft. The separation from the replaced curb cut to the southern existing curb cut is 202ft.

Prioritization of higher classification street:
Title XV – Unified Development Code
Chapter 166.08(F)

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

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The proposed site has two frontages: Regional Link - High Activity on College Ave and Residential Link on Ash St. The higher priority entrance is designed at the location of the proposed signalized intersection of Poplar St & College Ave, and an existing curb cut will be removed just south of this intersection, notably improving traffic safety at this location. A traffic study has determined that at least 2/3rds of car trips to the school are likely to arrive via College Avenue.

If this variance is not granted, there would be undue hardship on the property owner because Ash St. is steep (~16%), narrow, and not suitable for a main entrance to a public junior high school as currently built. Providing primary access at the proposed signalized intersection of Poplar St & College Ave better serves & secures the public interest because that traffic will function better at the new signalized intersection than Ash St.

Maximum Parking in HHOD:
Title XV – Unified Development Code
Chapter 172.04(G)(3)

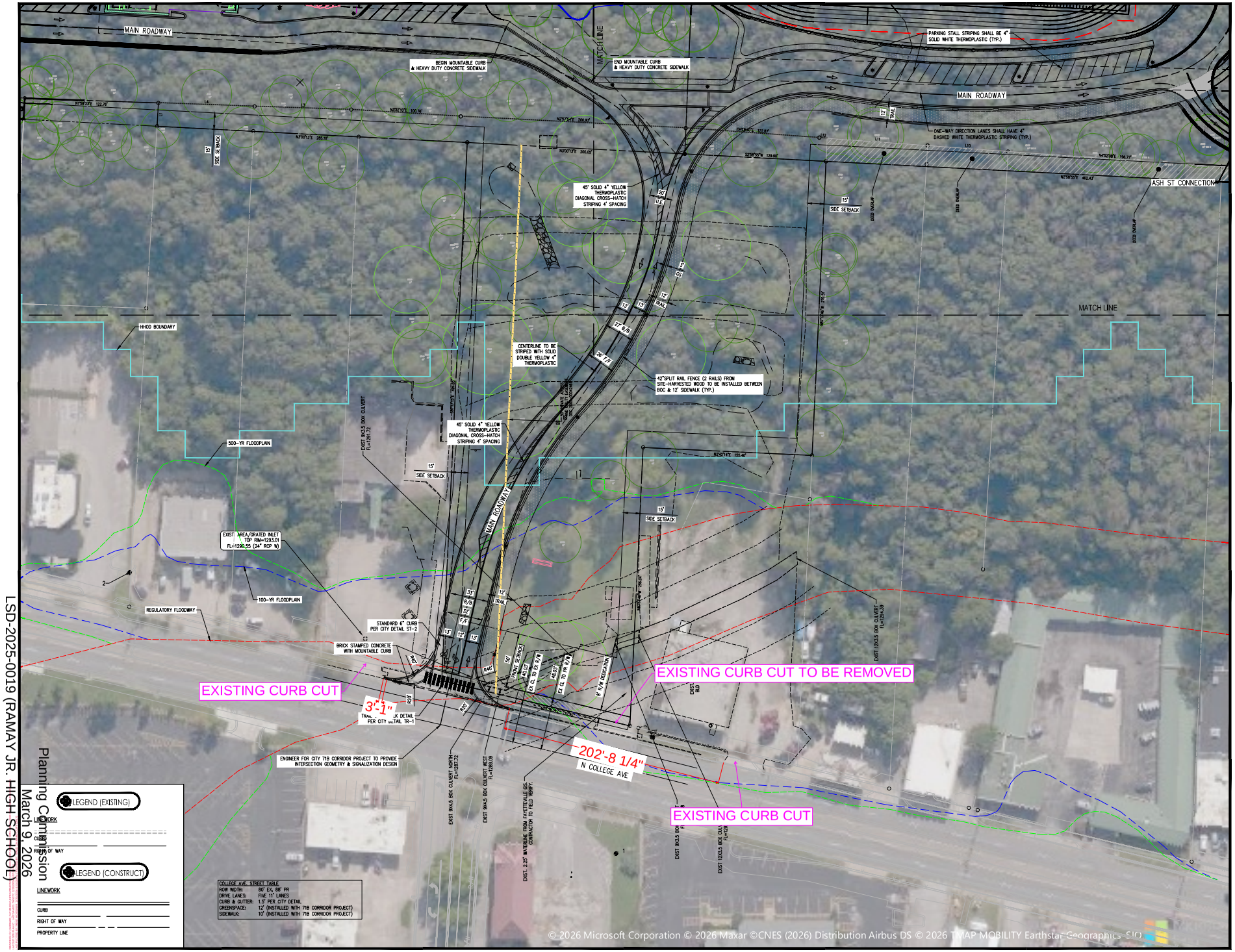
> *(G) Hillside/Hilltop Overlay District.*
>
> > *(3) Maximum Number of Spaces per Parking Lot for Multi-Family and Non-Residential Uses. Parking pads shall have a maximum of thirty (30) spaces per pad.*

The intent of this code requirement is to protect the hillside from mass grading a large parking lot. We are protecting the hillside with our linear angled parking rows and therefore meeting the intent of the code. These rows are aligned parallel with the existing contours, and they provide the minimum required parking for the owner while also not exceeding the maximum parking requirement from the City. The linear parking design allows the site grading to be terraced, which protects the hillside from excessive cut & fill that would otherwise be required for a typical public junior high school parking lot.

If this variance is not granted, there would be undue hardship on the property owner because they could not build the quantity of parking spaces they need. If the site were built with each parking pad limited to 30 spaces, it would compromise the minimum required tree preservation percentage, earthwork balance, and slope stabilization.

Respectfully,

Trent Woessner, P.E.
Civil Project Engineer
Crafton Tull



Planning Commission
March 9, 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)
Page 28 of 55

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Crafton Tull
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P210.227.3335 F210.224.9515
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PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING
CRAFTON TULL
300 N COLLEGE AVE, SITE 317,
FAYETTEVILLE, AR 72701

LANDSCAPE ARCHITECTURE
PRISM DESIGN STUDIO (CRAFTON TULL)
501 N. 47TH ST, SUITE 400
ROGERS, AR 72756

STRUCTURAL ENGINEERING
3RD ENGINEERING GROUP
1300 S BOULDER AVE, SUITE 1100
TULSA, OK 74119

MEP OF RECORD
EMA ENGINEERING & CONSULTING
2466E. JOYCE BLVD, SUITE 1
FAYETTEVILLE, AR 72703

GRAPHIC SCALE IN FEET
30' 30'-0" 30'

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

RAMAY JUNIOR HIGH
NORTH COLLEGE AVENUE
FAYETTEVILLE, AR 72703

Key Plan:

No.	Description	Date

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PROJECT NO. 24303600
ISSUE DATE: 02/03/26
CONTACT: W. BURGESS
SC Doc:
SK Name:

PRELIMINARY PLANS

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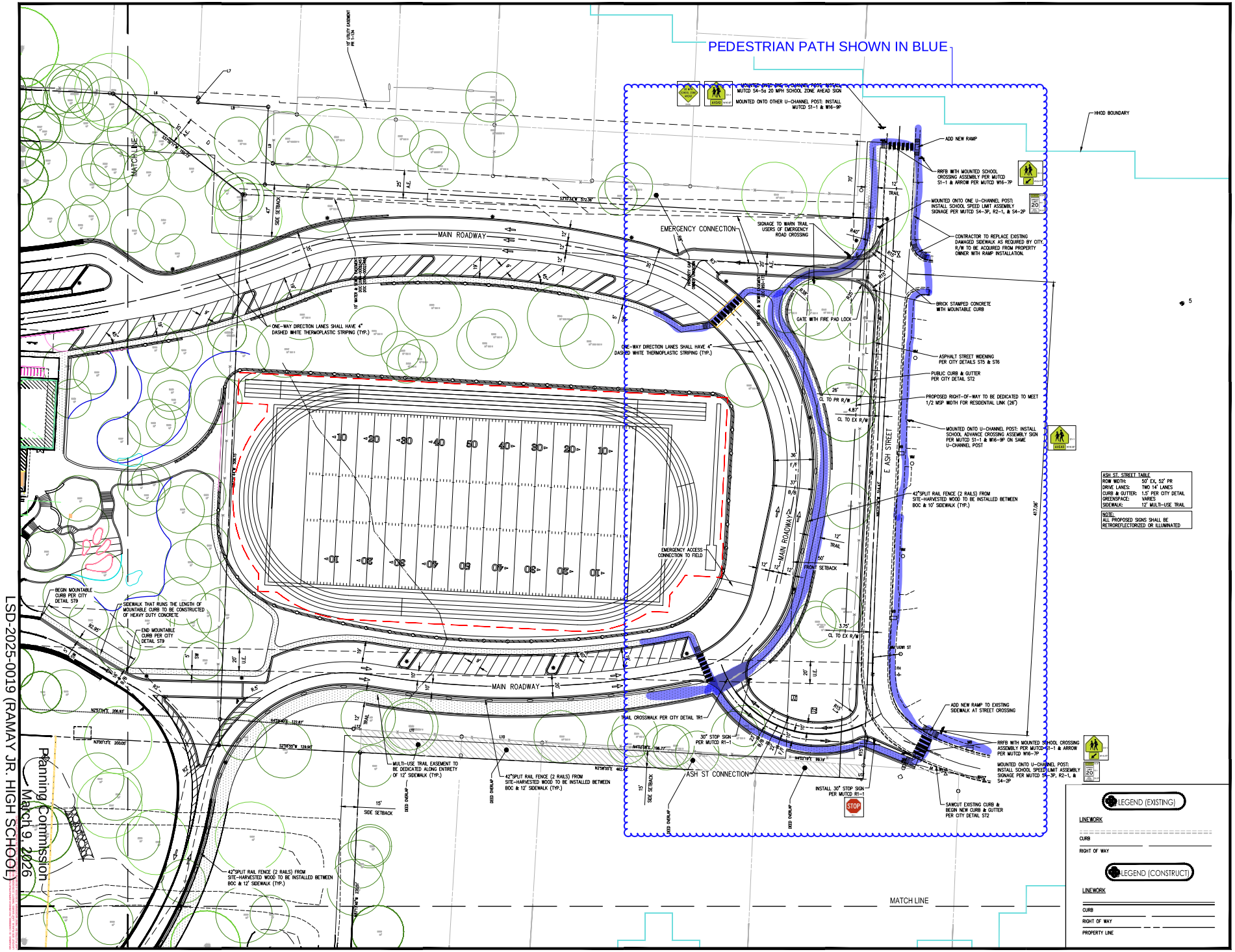
SITE PLAN C

C-104



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CIVIL ENGINEERING
CRAFTON TULL
4708 HIGHLAND AVE, STE 317,
FAYETTEVILLE, AR 72703

LANDSCAPE ARCHITECTURE
PRISM DESIGN STUDIO (CRAFTON TULL)
105 N 47TH ST, SUITE 400
ROGERS, AR 72756

STRUCTURAL ENGINEERING
380 ENGINEERING GROUP
1380 S BOULDER AVE, SUITE 1 300
TULSA, OK 74119

MEP OF RECORD
EMA ENGINEERING & CONSULTING
1 EMA, 201 E MAIN, SUITE 1
FAYETTEVILLE, AR 72703

GRAPHIC SCALE IN FEET
30' 0 30'

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Since 1871

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NORTH COLLEGE AVENUE
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Key Plan

No.	Description	Date

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PROJECT NO 24003000
DESIGN BY 02/03/26
CONTRACT W. BURGESS
DRAWN BY
CHECKED BY

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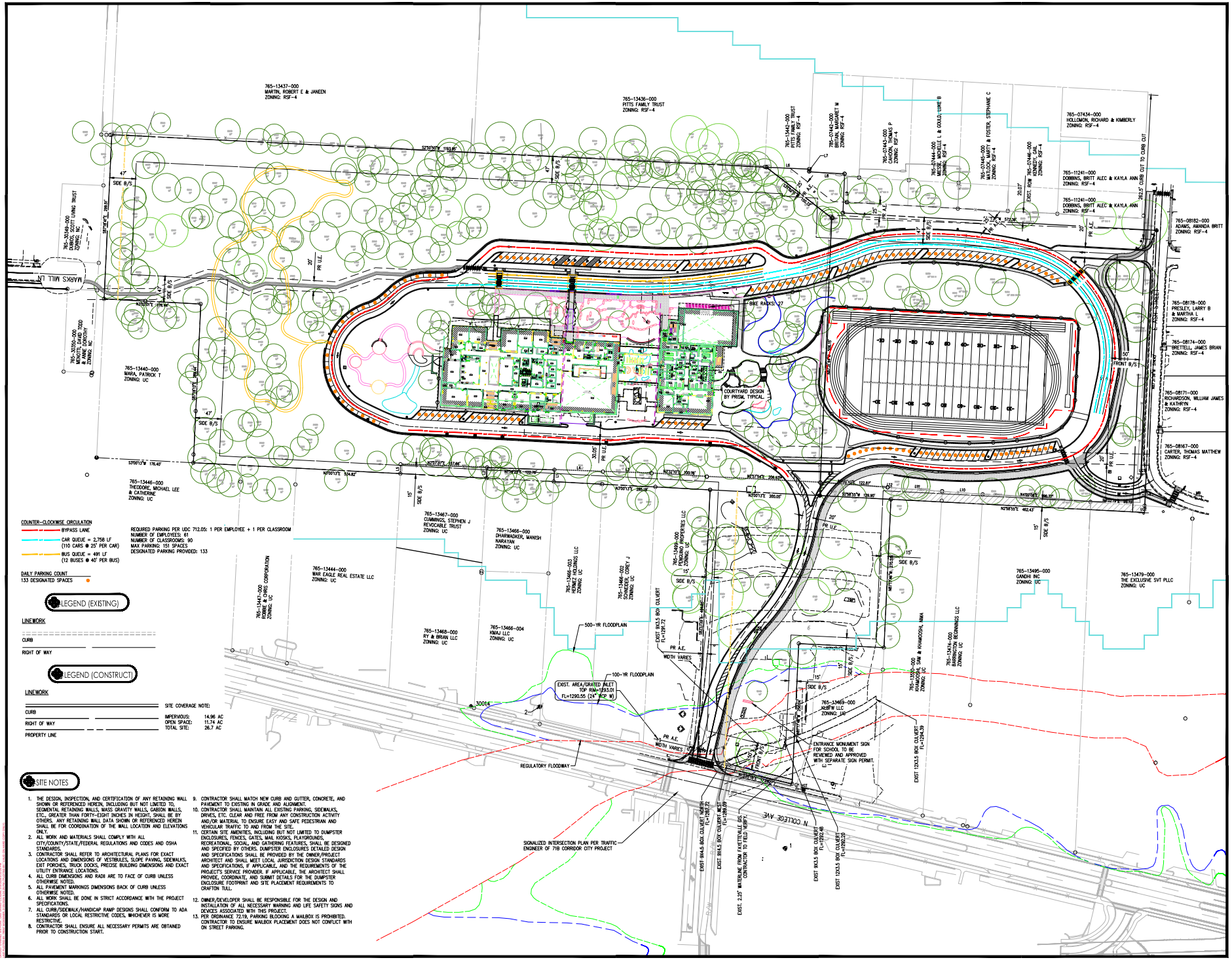
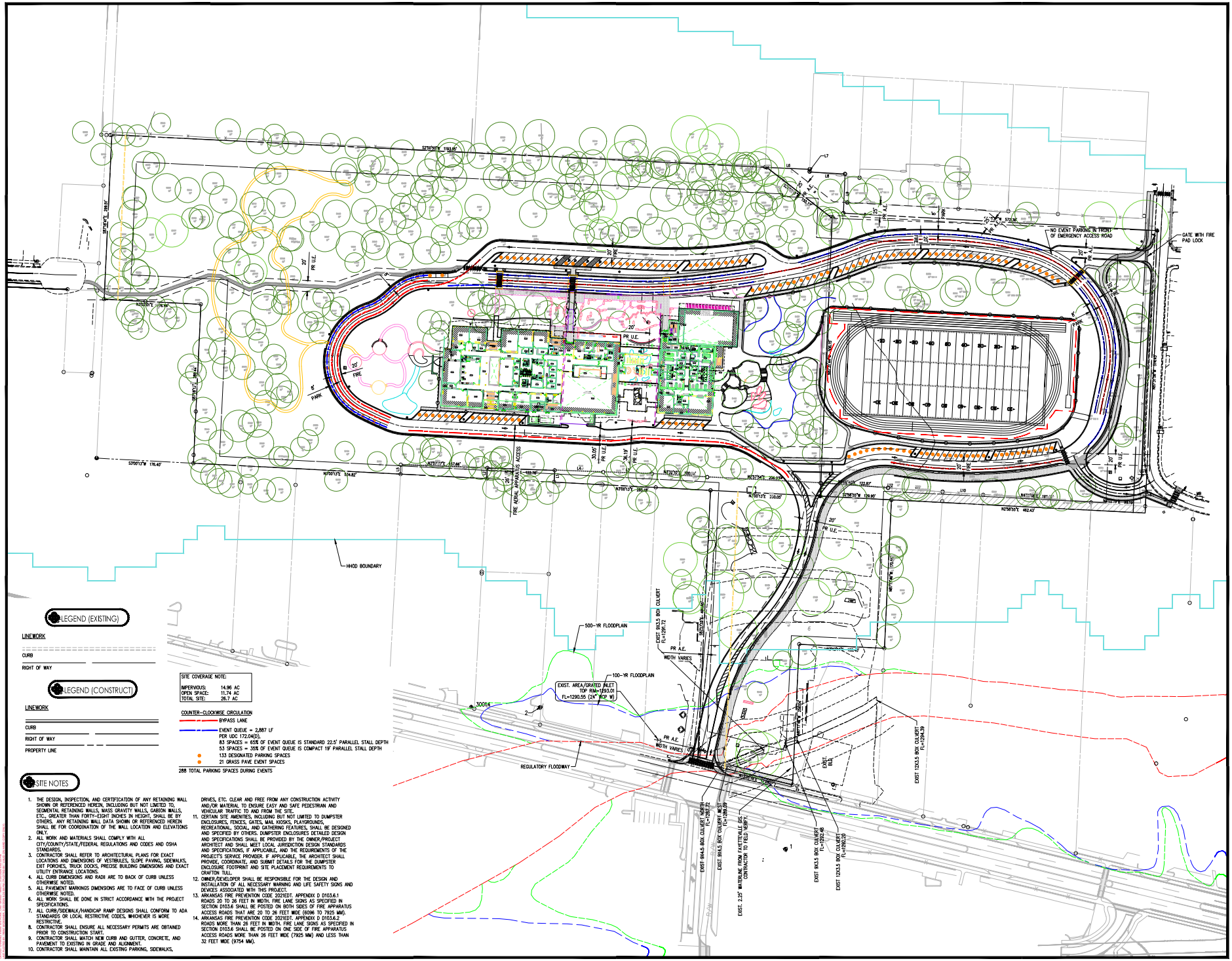
SITE PLAN B

C-103


765-13437-000
MARTIN, ROBERT E & JANEEN
ZONING: RSF-4
765-13436-000
PITTS FAMILY TRUST
ZONING: RSF-4
765-13442-000
PITTS FAMILY TRUST
ZONING: RSF-4
765-07442-000
HOLLOMON, RICHARD & KIMBERLY M
ZONING: RSF-4
765-07443-000
JOHNSON, JOSHUA P
ZONING: RSF-4
765-07444-000
MESSE, MICHELLE L & GOULD, LUKE B
ZONING: RSF-4
765-07445-000
MATLOCK, MARTY & FOSTER, STEPHANIE C
ZONING: RSF-4
765-07446-000
KENNEDY, GAIL
ZONING: RSF-4
765-07434-000
HOLLOMON, RICHARD & KIMBERLY
ZONING: RSF-4
765-11241-000
DOBBINS, BRITT ALEC & KAYLA ANN
ZONING: RSF-4
765-11241-000
DOBBINS, BRITT ALEC & KAYLA ANN
ZONING: RSF-4
765-08182-000
ADAMS, AMANDA BRITT
ZONING: RSF-4
765-08178-000
PRESLEY, LARRY B & MARTHA L
ZONING: RSF-4
765-08174-000
BRETTELL, JAMES BRIAN
ZONING: RSF-4
765-08171-000
RICHARDSON, WILLIAM JAMES & KATHRYN
ZONING: RSF-4
765-08167-000
CARTER, THOMAS MATTHEW
ZONING: RSF-4
765-30349-000
DABBS, SCOTT LIVING TRUST
ZONING: NC
765-30355-000
MENOTTE, DAVID TODD & TIMOTHY
ZONING: NC
765-13440-000
MARA, PATRICK T
ZONING: UC
765-13446-000
THEODORE, MICHAEL LEE & CATHERINE
ZONING: UC
765-13467-000
CUMMINGS, STEPHEN J REVOCABLE TRUST
ZONING: UC
765-13466-000
DHARWADKER, MANISH NARAYAN
ZONING: UC
765-13444-000
WAR EAGLE REAL ESTATE LLC
ZONING: UC
765-13447-000
ROBBIE & CHRIS CORPORATION
ZONING: UC
765-13468-000
RY & BRIAN LLC
ZONING: UC
765-13466-004
KMAJ LLC
ZONING: UC
765-13466-003
HERMEZ HOLDINGS LLC
ZONING: UC
765-13466-002
SCHMIDT, COREY J
ZONING: UC
765-13469-000
HERMEZ HOLDINGS LLC
ZONING: UC
765-13495-000
GANDHI INC
ZONING: UC
765-13479-000
THE EXCLUSIVE SVT PLLC
ZONING: UC
765-13474-000
BECKWORKS LLC
ZONING: UC
765-13505-000
MCSW & RICHMOND, NMA
ZONING: UC
765-13469-000
MSFW LLC
ZONING: UC
MARKS MILL LN
N. COLLEGE AVE
BIKE RACKS: 27
COURTYARD DESIGN BY PRISM, TYPICAL
500-YR FLOODPLAIN
100-YR FLOODPLAIN
REGULATORY FLOODWAY
EXIST. AREA/GRATED INLET
TOP EL=1293.01
FL=1290.55 (24" RCP W)
EXIST 9X3.5 BOX CULVERT
FL=1291.72
EXIST 9X4.5 BOX CULVERT NORTH
FL=1287.72
EXIST 9X4.5 BOX CULVERT WEST
FL=1288.46
EXIST 9X3.5 BOX CULVERT
FL=1292.46
EXIST 12X3.5 BOX CULVERT
FL=1293.23
EXIST 12X3.5 BOX CULVERT
FL=1294.39
EXIST. 2.25" WATERLINE FROM FAYETTEVILLE BSC CONTRACTOR TO FIELD HEREFY.
SIGNALIZED INTERSECTION PLAN PER TRAFFIC ENGINEER OF 71B CORRIDOR CITY PROJECT
ENTRANCE MONUMENT SIGN FOR SCHOOL TO BE REVIEWED AND APPROVED WITH SEPARATE SIGN PERMIT.
PR A.E.
PR U.E.
SIDE B/S
FRONT B/S
REAR B/S
S 76°01'57" E 1193.95'
S 73°01'57" W 176.40'
N 73°01'57" E 176.40'
S 73°01'57" W 1274.82'
N 73°01'57" E 1274.82'
N 73°01'57" E 285.18'
N 73°01'57" E 360.05'
N 73°01'57" E 1122.87'
S 73°01'57" W 1283.95'
N 73°01'57" E 462.43'
N 73°01'57" E 1000.78'
N 73°01'57" E 2284.82'
N 73°01'57" E 457.46'
N 73°01'57" E 1000.78'
N 73°01'57" E 1000.78'
N 73°01'57" E 1000.78



LEGEND (EXISTING)

LINEWORK

CURB

RIGHT OF WAY

LEGEND (CONSTRUCT)

LINEWORK

CURB

RIGHT OF WAY

PROPERTY LINE

SITE COVERAGE NOTE:

IMPERVIOUS:	14.96 AC
OPEN SPACE:	11.74 AC
TOTAL SITE:	26.7 AC

COUNTER-CLOCKWISE CIRCULATION

BYPASS LANE

EVENT QUEUE = 2,887 LF
PER UDC 172.04(D),
83 SPACES = 65% OF EVENT QUEUE IS STANDARD 22.5' PARALLEL STALL DEPTH
53 SPACES = 35% OF EVENT QUEUE IS COMPACT 19' PARALLEL STALL DEPTH

133 DESIGNATED PARKING SPACES

21 GRASS PAVE EVENT SPACES

288 TOTAL PARKING SPACES DURING EVENTS

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER, IF APPLICABLE. THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.
13. ARKANSAS FIRE PREVENTION CODE 2021EDT, APPENDIX D D103.6.1 ROADS 20 TO 26 FEET IN WIDTH, FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE 20 TO 26 FEET WIDE (6096 TO 7925 MM).
14. ARKANSAS FIRE PREVENTION CODE 2021EDT, APPENDIX D D103.6.2 ROADS MORE THAN 26 FEET IN WIDTH, FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE (7925 MM) AND LESS THAN 32 FEET WIDE (9754 MM).

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Fayetteville, Arkansas 72703
Crafton Tull
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LAKE FLATO
PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING
CRAFTON TULL
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FAYETTEVILLE, AR 72703

LANDSCAPE ARCHITECTURE
PRISM DESIGN STUDIO/CRAFTON TULL
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ROGERS, AR 72756

STRUCTURAL ENGINEERING
TBD ENGINEERING GROUP
1,000 S HOUDER AVE, SUITE 1,000
TULSA, OK 74119

MEP OF RECORD
TBD ENGINEERING & CONSULTING
1 AVE. APPLEBAUM, SUITE 1
FAYETTEVILLE, AR 72703

GRAPHIC SCALE IN FEET
60' 0 60'

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

RAMAY JUNIOR HIGH
NORTH COLLEGE AVENUE
FAYETTEVILLE, AR 72703

Key Plan

No.	Description	Date

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PROJECT NO 24003000
DESIGN R. DOTSON
CONTACT W. BURGESS
DRAWN
CHECKED

PRELIMINARY PLANS

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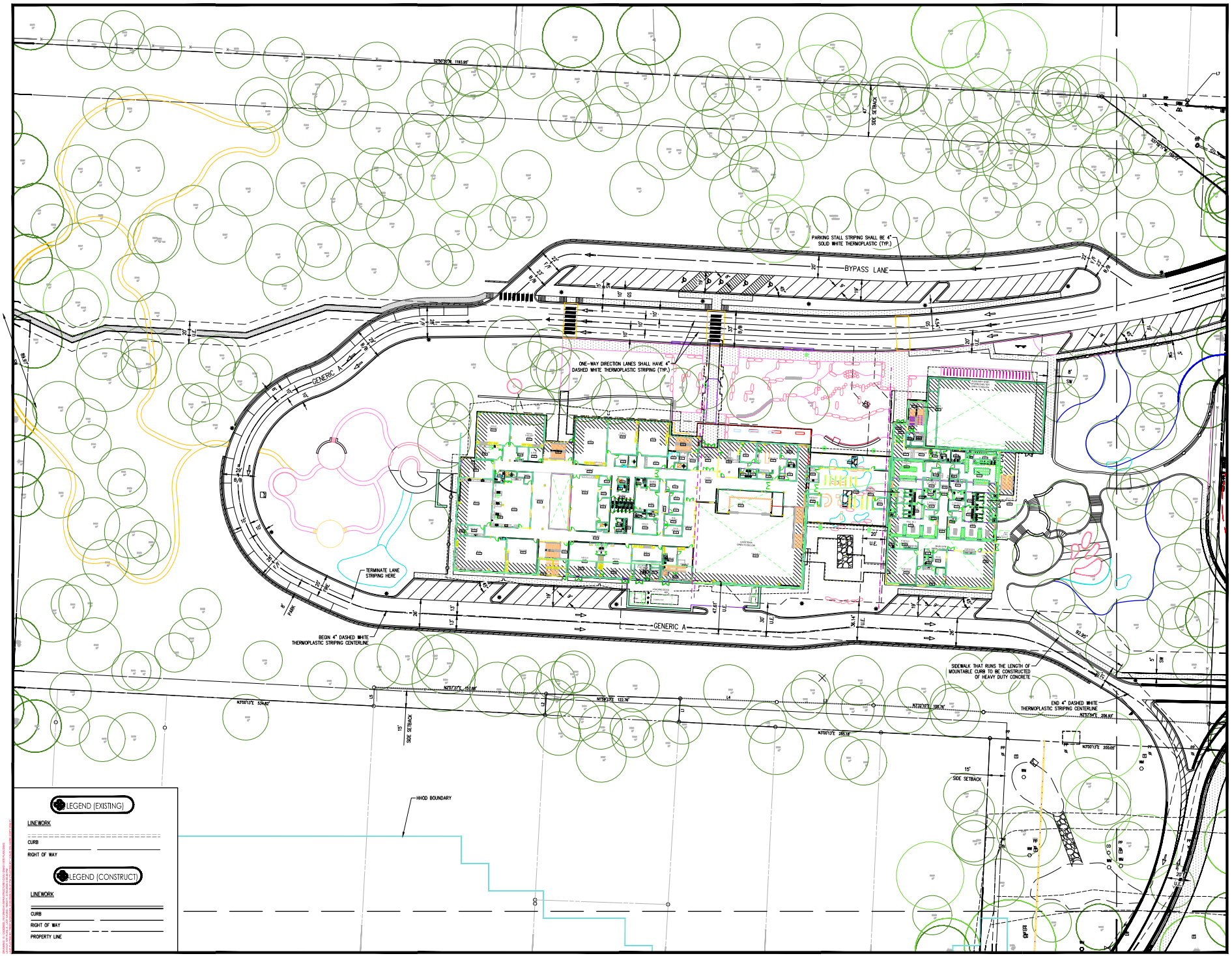
OVERALL EVENT SITE PLAN

C-101

Planning Commission
March 24, 2026
LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)
Page 31 of 55



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LANDSCAPE ARCHITECTURE
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ROGERS, AR 72756

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180 ENGINEERING GROUP
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TULSA, OK 74119

MEP OF RECORD
EMA ENGINEERING & CONSULTING
2466 E. JOYCE BLVD, SUITE 1
FAYETTEVILLE, AR 72703

GRAPHIC SCALE IN FEET
30' 0 30'

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

RAMAY JUNIOR HIGH
NORTH COLLEGE AVENUE
FAYETTEVILLE, AR 72703

Key Plan

No.	Description	Date

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PROJECT NO. 24303600
BUILDATE 02/03/26
CONTACT W. BURGESS
DD Set
SD Date
PRELIMINARY PLANS

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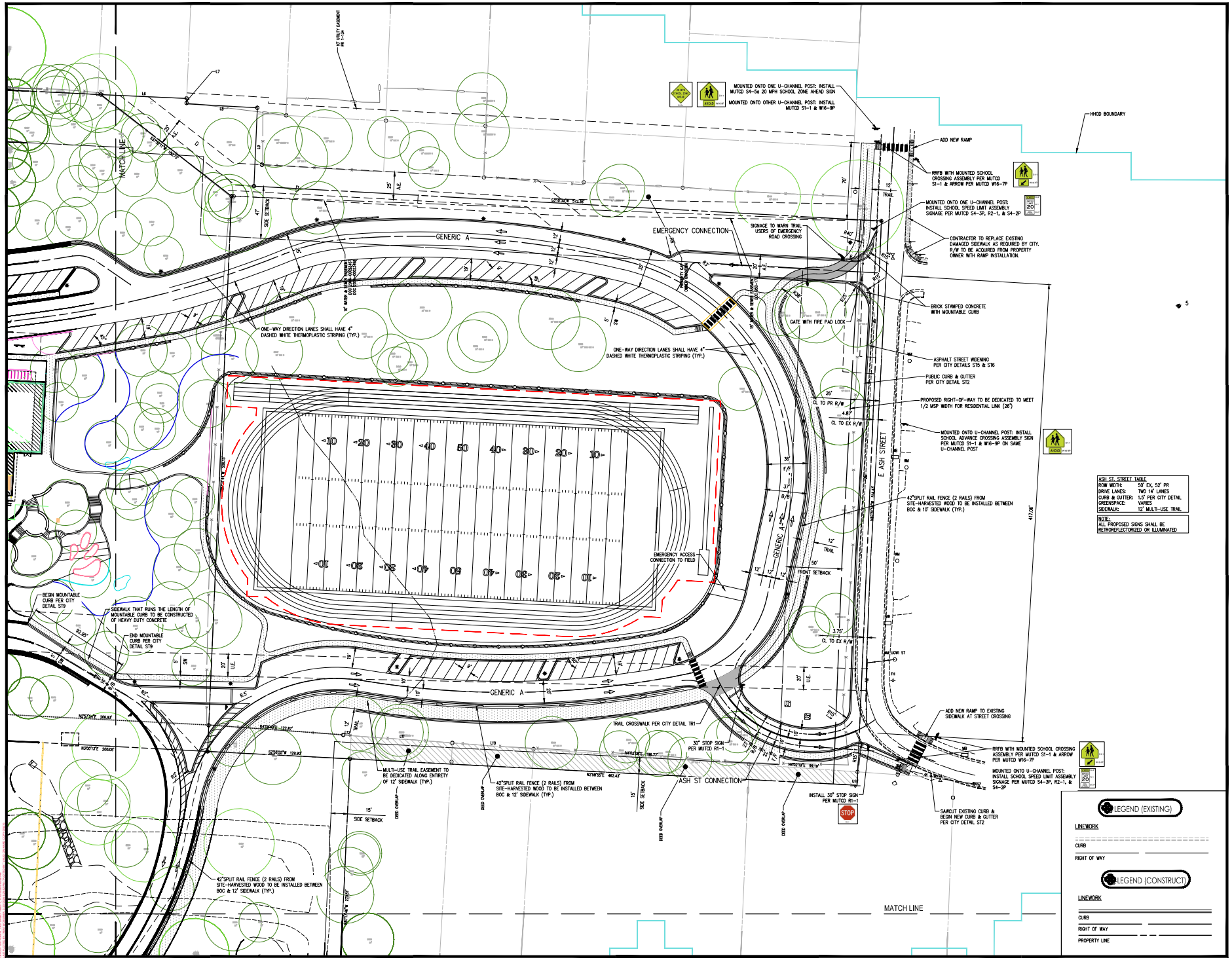
SITE PLAN A

C-102

Planning Commission
March 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)



ASH ST. STREET TABLE	
ROW WIDTH:	50' EX, 52' PR
DRIVE LANES:	TWO 14' LANES
CURB & GUTTER:	1.5' PER CITY DETAIL
GREENSPACE:	VARIES
SIDEWALK:	12' MULTI-USE TRAIL

NOTE:
ALL PROPOSED SIGNS SHALL BE RETROREFLECTORIZED OR ILLUMINATED

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FAYETTEVILLE, AR 72703

GRAPHIC SCALE IN FEET
30' 0 30'

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

RAMAY JUNIOR HIGH
NORTH COLLEGE AVENUE
FAYETTEVILLE, AR 72703

Key Plan

No.	Description	Date

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PROJECT NO. 24303600
ISSUE DATE 02/03/26
CONTACT W. BURGESS
QC by
QC Date

PRELIMINARY PLANS

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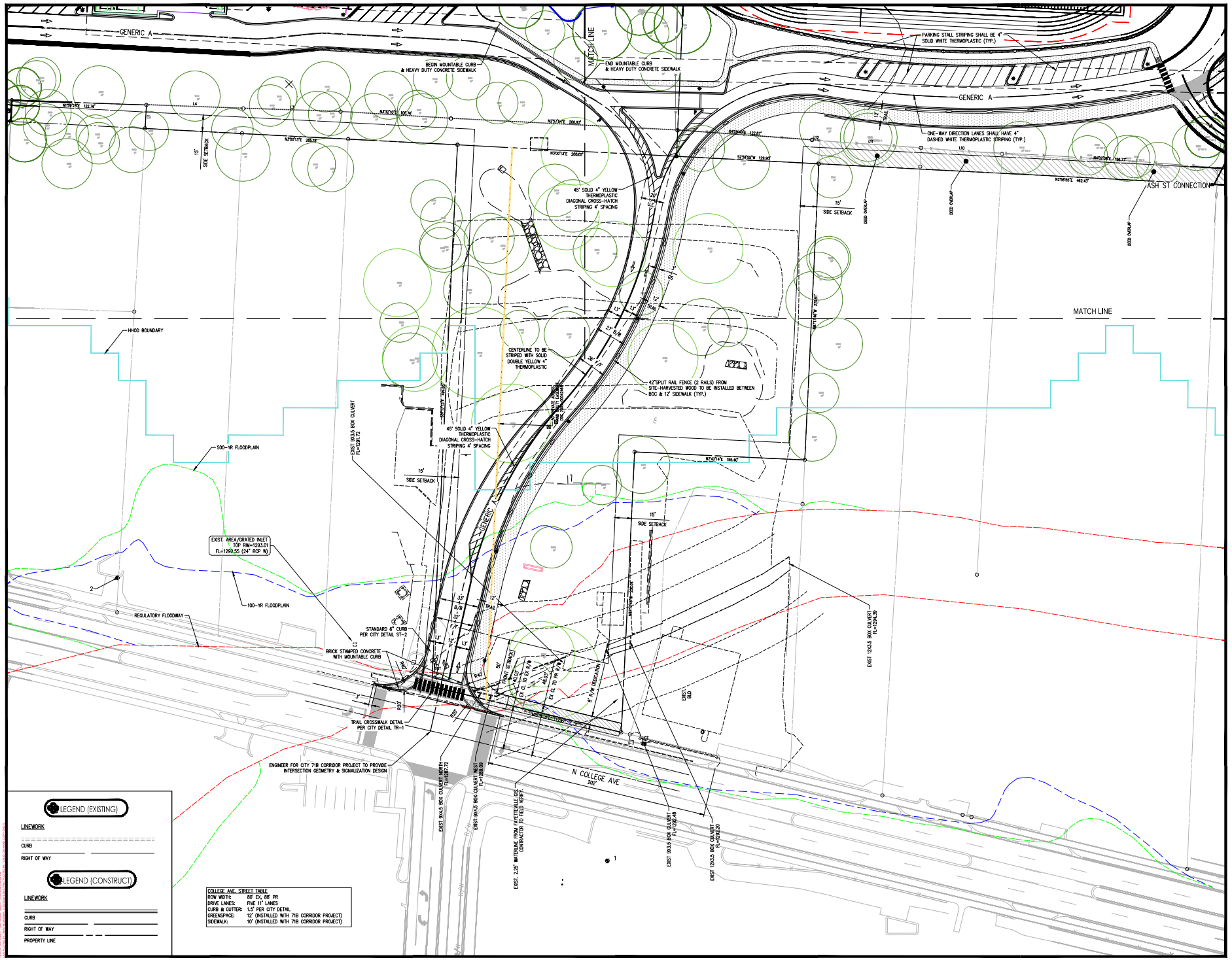
SITE PLAN B

C-103

Planning Commission
March 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)



COLLEGE AVE. STREET TABLE	
ROW WIDTH:	80' EX, 88' PR
DRIVE LANES:	FIVE 11' LANES
CURB & GUTTER:	1.5' PER CITY DETAIL
GREENSPACE:	12' (INSTALLED WITH 71B CORRIDOR PROJECT)
SIDEWALK:	10' (INSTALLED WITH 71B CORRIDOR PROJECT)

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30' 0 30'

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CONTACT W. BURGESS
QC by
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SITE PLAN C

C-104

Planning Commission
March 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	1,095,727	100%
*Zoning Designation * Select Below with drop down arrow*		
P-1, Institutional	273,932	25%
*HHOD * Select Below with Drop Down Arrow*		
Yes	54,786	5%
Total Canopy for Minimum Preservation Requirements	328,718	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	882,991	80.6%
Tree Canopy Preserved	478,952	43.7%
Tree Canopy Removed *On Site	404,039	36.9%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	404,039	36.9%
Removed Below Minimum	0	
Mitigation Requirements	0	

A GRADING PERMIT (GRD-2025-0030) AUTHORIZED REMOVAL OF TREES FOR GEO-TECHNICAL BORING ACTIVITY. TREES REMOVED UNDER THAT PERMIT ARE NOT INCLUDED IN THESE SHEETS OR CALCULATIONS.

LEGEND

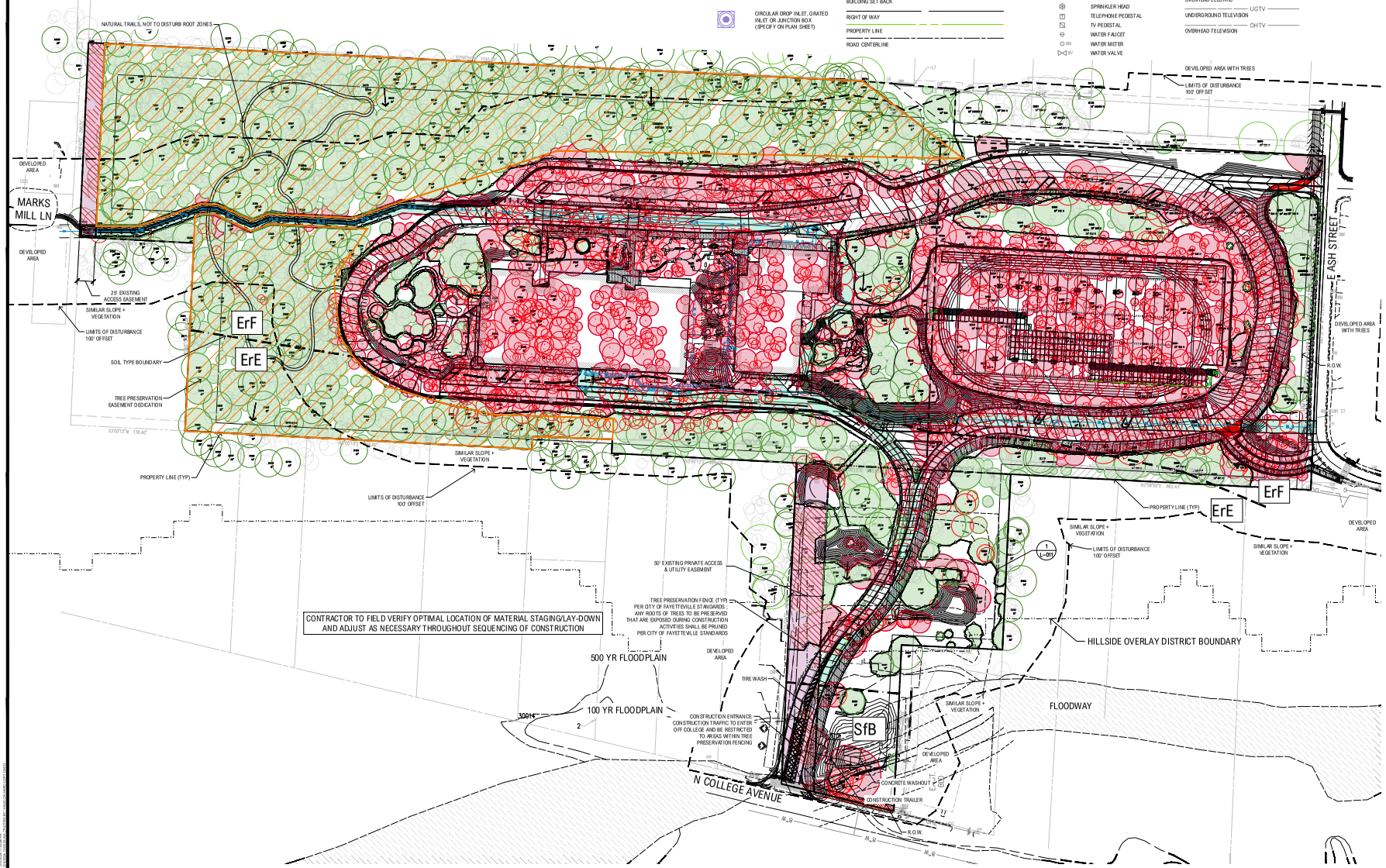
- PROPERTY LINE / ROW LINE
- EXISTING EASEMENT LIMITS
- ZONING DESIGNATION BOUNDARY
- INDEX CONTOURS
- EXISTING CANOPY COVERAGE (MINUS EASEMENTS AND ROW)
- EXISTING CANOPY TO BE HARVESTED FOR REUSE
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- TREE PRESERVATION EASEMENT DEDICATION: 328,718 SF
- EXISTING TREE
- EXISTING SIGNIFICANT TREE OUTLINE AND NUMBER
- REMOVED TREE
- DRAINAGE FLOW
- SOIL TYPE BOUNDARY
- TREE PROTECTION FENCING
- LIMITS OF DISTURBANCE - 100' OFFSET

PROPOSED LEGEND

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- EASEMENT
- CURB
- INDEX CONTOUR 1205
- SANITARY SEWER LINE SS
- GAS LINE G
- WATER LINE W
- UNDERGROUND TELEPHONE UGT
- UNDERGROUND ELECTRIC UGE
- OVERHEAD ELECTRIC OHE
- FIBER OPTIC FO
- UNDERGROUND TELEVISION UGTV
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

EXISTING LEGEND

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AIR CONDITIONER
- AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GUARD POST
- LIGHT POLE
- POWER POLE
- SANITARY MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WATER METER
- WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- EASEMENT
- CURB
- INDEX CONTOUR
- SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- GAS LINE
- WATER LINE (SPECIFY SIZE & TYPE)
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEVISION
- OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE



1 TREE PRESERVATION PLAN
SCALE: 1"=60'-0"

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ERA ENGINEERING & CONSULTING
1 ERAE APPLEBEE NOTE 1
FAYETTEVILLE, AR 72703

Planning Submission
March 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)

Page 35 of 55

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

RAMAY JUNIOR HIGH
NORTH COLLEGE AVENUE
FAYETTEVILLE, AR 72703

Key Plan:

No.	Description	Date

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Project No: 24003620
Issue Date: 02/09/26
Drawn By: W. BURGESS
Check By:
Scale:

PRELIMINARY PLANS

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TREE PRESERVATION

L-030

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINANT CENTRAL LEADER. MULTI-LEADER TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED PER PLANTING SCHEDULE AND DETAILS. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
10. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
11. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREA UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OF DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF PER RECOMMENDATIONS OF LANDSCAPE ARCHITECT. CONTRACTOR TO SUBMIT RFI. MIX WILL VARY DEPENDING ON SEASON.
19. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER GRADING PLAN.
20. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
21. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OR REQUIRED LANDSCAPING.
22. REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. ANY STRUCTURAL SOIL REQUIRED MUST BE INDICATED ON PLAN, HAVE CERTIFIED DOCUMENTATION, AND BE INSPECTED BY URBAN FORESTER AT TIME OF INSTALLATION.
25. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.

LANDSCAPE REQUIREMENTS - CHAPTER 177

PARKING LOT - CHAPTER 177.04			SYMBOL
1 TREE PER 12 PARKING SPACES	151 TOTAL SPACES / 12 = 13 REQUIRED	14 PROVIDED	P
STORMWATER DETENTION PLANTINGS - 177.06			
1 LARGE TREE, 4 LARGE SHRUBS/SMALL TREES, AND 6 SHRUBS/LARGE GRASSES PER 3,000 SQ FT	23,188 SQ FT / 3,000 = 8X REQUIREMENTS (8 LARGE TREES, 24 LARGE SHRUBS/SMALL TREES, 48 SHRUBS/LARGE GRASSES)	8 LARGE TREES PROVIDED VIA EXISTING TREES, 24 LARGE SHRUBS/SMALL TREES AND 48 SHRUBS/LARGE GRASSES PROVIDED	D
STREET TREES - 177.05			
(1) 2" CAL. TREE PER 30 LNFT. FRONTAGE	COLLEGE AVE: 178 LN FT / 30 = 6 REQUIRED, ASH ST: 473 LN FT / 30 = 16 REQUIRED	18 PROVIDED VIA EXISTING TREES	S

EXISTING TREES ALONG RING ROAD TO BE LIMBED UP 13'6" TO ACCOMMODATE DELIVERY VEHICLE HEIGHTS. ALL EXISTING TREES WITHIN THE RING ROAD TO BE LIMBED UP TO 7'.

GENERAL IMPROVEMENT LEGEND

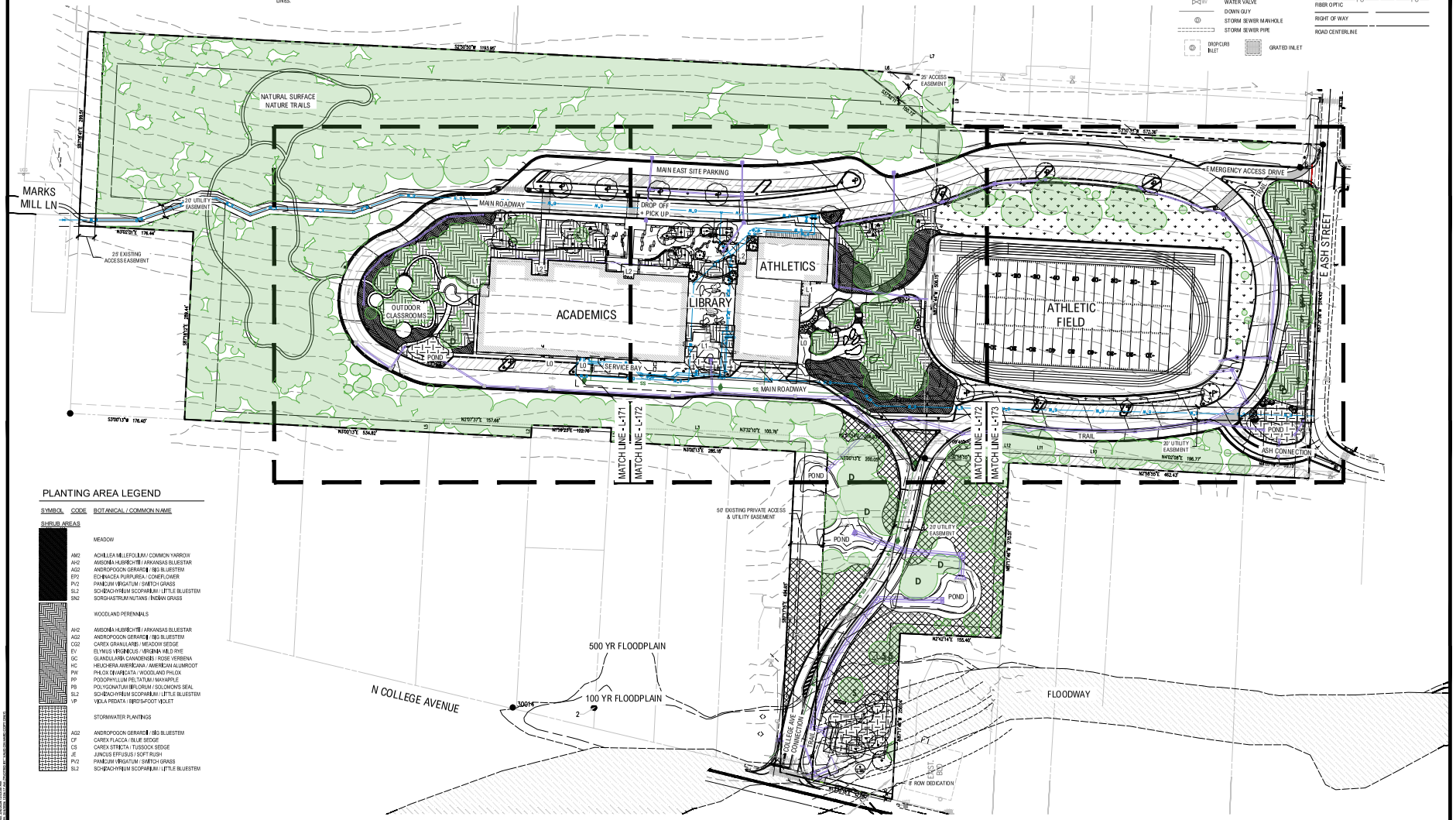
SYMBOLS: LIGHT POLE; POWER POLE; MANHOLE; SANITARY SEWER CLEANOUT; STORM SEWER PIPE; WATER VALVE; FIRE HYDRANT ASSEMBLY; AIR RELEASE VALVE; FIRE DEPARTMENT CONNECTION; WATER METER; BACK FLOW PREVENTER; REDUCER; RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET); CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK: EASEMENT; CURB; INTERMEDIATE CONTOUR; SANITARY SEWER LINE (SS); WATER LINE (W); UNDERGROUND ELECTRIC (OHE); OVERHEAD ELECTRIC; BUILDING SET BACK; RIGHT OF WAY; PROPERTY LINE; ROAD CENTERLINE

EXISTING LEGEND

BENCHMARK; FOUND IRON PIPE/REBAR; PRIMARY CONTROL/SET MONUMENT; FOUND MONUMENT/ROW; AIR CONDITIONER; AIR RELEASE VALVE; ELECTRIC BOX/PEDESTAL; ELECTRIC JUNCTION BOX; ELECTRIC METER; ELECTRIC TRANSFORMER; FIRE DEPARTMENT CONNECTION; FIRE HYDRANT; GAS METER; GAS VALVE; GUARD POST; LIGHT POLE; POWER POLE; SANITARY MANHOLE; SANITARY SEWER CLEANOUT; SIGN; SPRINKLER HEAD; TELEPHONE PEDESTAL; TV PEDESTAL; WATER FAUCET; WATER METER; WATER VALVE; DOWN GUY; STORM SEWER MANHOLE; STORM SEWER PIPE; DROP CURB INLET; GRATED INLET

EASEMENT; CURB; INTERMEDIATE CONTOUR; INDEX CONTOUR; SANITARY SEWER LINE (SPECIFY SIZE & TYPE); GAS LINE; WATER LINE (SPECIFY SIZE & TYPE); UNDERGROUND TELEPHONE; UNDERGROUND ELECTRIC; OVERHEAD ELECTRIC; UNDERGROUND TELEVISION; OVERHEAD TELEVISION; CHAIN LINK FENCE; WOOD FENCE; BARBED WIRE FENCE; FIBER OPTIC; RIGHT OF WAY; ROAD CENTERLINE



PLANTING AREA LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUB AREAS		
		MEADOW
	AM2	ACHILLEA MILLEFOLIUM / COMMON YARROW
	AH2	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
	AG2	ANDROPOGON GERARDII / BIG BLUESTEM
	EP2	ECHINACEA PURPUREA / CONEFLOWER
	PV2	PANICUM VIRGATUM / SWITCH GRASS
	SL2	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
	SN2	SORGHASTRUM NUTANS / INDIAN GRASS
		WOODLAND PERENNIALS
	AH2	AMSONIA HUBRICHTII / ARKANSAS BLUESTAR
	AG2	ANDROPOGON GERARDII / BIG BLUESTEM
	CQ2	CAREX GRANULARIS / MEADOW SEDGE
	EV	ELYMUS VIRGINICUS / VIRGINIA WILD RYE
	GC	GLANDULARIA CANADENSIS / ROSE VERBENA
	HC	HEUCHERA AMERICANA / AMERICAN ALUMROOT
	PW	PHLOX DIVARICATA / WOODLAND PHLOX
	PP	PODOPHYLLUM PELTATUM / MAYAPPLE
	PB	POLYGONATUM BIFLORUM / SOLOMON'S SEAL
	SL2	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
	VP	VIOLA PEDATA / BIRD'S-FOOT VIOLET
		STORMWATER PLANTINGS
	AG2	ANDROPOGON GERARDII / BIG BLUESTEM
	CF	CAREX FLACCA / BLUE SEDGE
	CS	CAREX STRICTA / TUSSOCK SEDGE
	JE	JUNCUS EFFUSUS / SOFT RUSH
	PV2	PANICUM VIRGATUM / SWITCH GRASS
	SL2	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM

1 OVERALL LANDSCAPE PLAN
SCALE: 1"=60'-0"

0 60' 120'

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Planning Submittal
March 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)

Page 36 of 55

FAYETTEVILLE PUBLIC SCHOOLS
Since 1871

RAMAY JUNIOR HIGH
NORTH COLLEGE AVENUE
FAYETTEVILLE, AR 72703

Key Plan

No.	Description	Date

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PROJECT NO: 24003600
ISSUE DATE: 03/09/26
DRAWN BY: W. BURGESS
CHK BY:
SCALE:

PRELIMINARY PLANS

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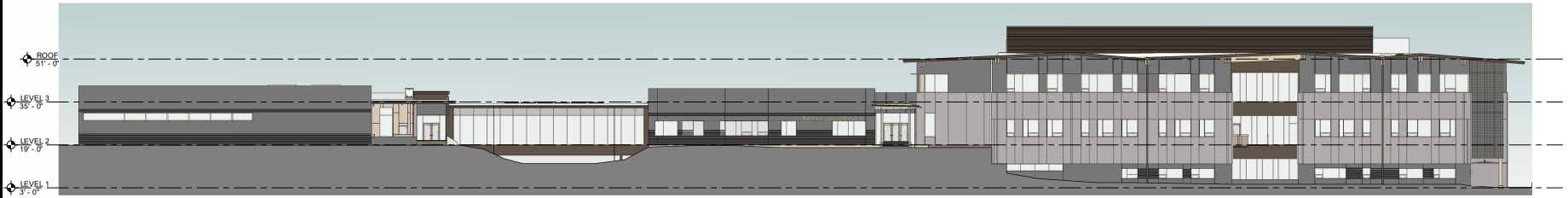
LANDSCAPE PLAN OVERALL

L-170



1 WEST OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH OVERALL ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH OVERALL ELEVATION
SCALE: 1/16" = 1'-0"

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Planning Commission
March 9, 2026

LSD-2025-0019 (RAMAY JR. HIGH SCHOOL)

FAYETTEVILLE PUBLIC SCHOOLS
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NORTH COLLEGE AVENUE
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PROJECT NO. 3630.001
ISSUED AS: 10/31/2025
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QC DATE:

100% DESIGN DEVELOPMENT

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OVERALL EXTERIOR ELEVATIONS BUILDING

A-201 (1)

LSD-2025-0019
Public Comment

From: S McD <susan12mcdonald@gmail.com>
Sent: Monday, January 12, 2026 9:14 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: Plan and the Reality

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.

Thank you, Jessie! This is such a nightmare. Our world is changing and we must, Must protect the natural world. It's not easy, when there are so many fun, new bright and shiny ideas.... but the fact is.... we are in some trouble with the climate. A forest is an Amazing Asset to a town. (a city.)

Thank you for sending the information onward. I'm trying to get an engineer to go over the plans with me, because there seem to be discrepancies. How this has come about is ... way too fast.

Thank you for your consideration.

Susan

On Mon, Jan 12, 2026 at 8:13 AM Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Good morning,

Thank you for submitting this information to the City. The associated item, LSD-2025-0019, is tentatively expected to appear on the Planning Commission agenda on February 23. Staff have received your comment, and it will be included for the Planning Commission's information for that hearing. I have also forwarded this information to our City Engineer so they could evaluate whether there are any discrepancies with the related grading permit for the boring work.

Please let me know if you have any further questions.

Jessie

From: S McD <susan12mcdonald@gmail.com>
Sent: Friday, January 9, 2026 9:58 PM
To: Berna, Scott <scott.berna@fayetteville-ar.gov>; Bunch, Sarah <sarah.bunch@fayetteville-ar.gov>; Moore, Sarah <sarah.moore@fayetteville-ar.gov>; Stafford, Bob <bob.stafford@fayetteville-ar.gov>; Jones, D'Andre <dandre.jones@fayetteville-ar.gov>; Wiederkehr, Mike <mike.wiederkehr@fayetteville-

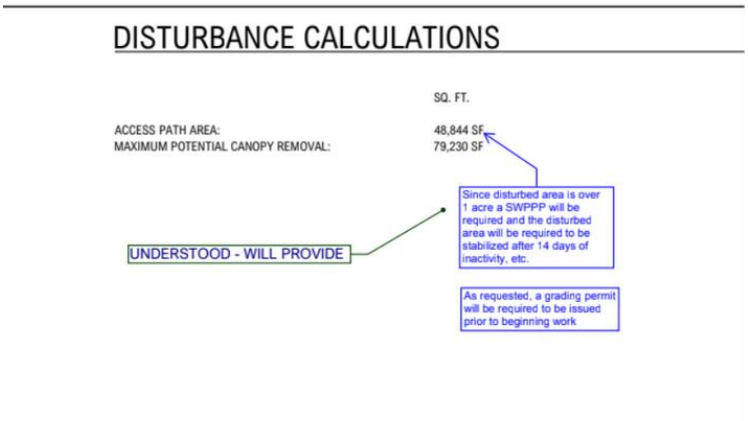
ar.gov>; Ziegler, Gracie <gziegler@fayetteville-ar.gov>; Mayors Office <MayorsOffice@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>; Masters, Jessica <jmasters@fayetteville-ar.gov>; CityClerk <cityclerk@fayetteville-ar.gov>
Subject: Plan and the Reality

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 Mayor Rawn and Councilmembers,

I am writing to share a brief **Plan vs. Reality** comparison regarding the Ramay site, using the applicant's own project documents alongside current aerial imagery.

PLAN — What the applicant documented



Ramay Boring Exhibit – Disturbance Calculations]

The Ramay Boring Exhibit explicitly documents:

- **48,844 square feet of access-path disturbance**
- **79,230 square feet of maximum potential canopy removal**
- Confirmation that the **disturbed area exceeds one acre**, triggering:
    - A required **Stormwater Pollution Prevention Plan (SWPPP)**
    - Stabilization after 14 days of inactivity
    - A grading permit required prior to beginning work

These statements appear directly in the project exhibit and are not interpretive.

REALITY — What is visible on the ground



The attached aerial image shows:

- **Wide, continuous cleared corridors** cut through intact forest
- **Curving and branching routes** consistent with vehicle-scale access, not isolated testing points
- **Exposed soil, staging areas, and canopy fragmentation** within the forest interior

These site conditions closely match the scale and configuration of the access paths shown in the exhibit.

Why this matters

Together, these images demonstrate that the level of disturbance described in the Ramay Boring Exhibit is **not hypothetical**. The access paths and forest impacts anticipated in the planning documents are now **visibly present on the site**, prior to final land-use decisions.

I respectfully request that this documented disturbance be clearly acknowledged and incorporated into Council's ongoing review, including considerations related to tree preservation, permitting, and cumulative environmental impact.

Sincerely,

Susan McDonald

From: Masters, Jessica
Sent: Tuesday, January 6, 2026 4:56 PM
To: Lana Harris <lanalharris08@gmail.com>; Wonsower, Donna <dwonsower@fayetteville-ar.gov>
Subject: RE: Tech Plat questions: Ramay Jr. High

Good afternoon, Lana,

Donna forwarded me your email. I am the Planner who has been working on this item, and she was presenting information on my behalf at last week's Tech Plat since I was out of the office.

See below for a link to the Civil Set that includes staff mark-ups from the Tech Plat meeting that was held on Dec. 31. I hope this is the information you are looking for; please let me know if there is something more specific that you need and I am happy to provide.

https://www.dropbox.com/scl/fi/7w06c8j7q1yf7ax52rcno/24303600-Ramay-Jr-High-Civil-Set_v2-1.pdf?rlkey=vsqy6tnpeop1s9sh2y0m04hnh&st=0qqtosjo&dl=0

As far as the applicant's timeline, they have informed me that they intend to resubmit on Jan. 14, which would put them on the Jan. 28 Tech Plat hearing. If forwarded from that meeting, they would be heard by the Planning Commission on Monday, Feb. 23.

Thank you, and don't hesitate to follow up with more questions should you have them.

Jessie

Jessie Masters, AICP

From: Lana Harris <lanalharris08@gmail.com>
Sent: Friday, January 2, 2026 4:01 PM
To: Wonsower, Donna <dwonsower@fayetteville-ar.gov>
Subject: Tech Plat questions: Ramay Jr. High

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LSD-2025-0019
Public Comment

Good afternoon, Donna. I was in attendance for the Tech Plat review on Wednesday morning. Is it possible to get a copy of the slide that was presented during the Ramay Jr. High portion of the agenda? I took a picture with my phone, but there are so many tiny details that it isn't legible in the photo.

I also have a few other questions I hope you can help me with. Since the Ramay item was tabled, what does that mean for the timeframe on that? I know the consultants were asked to modify a few things and resubmit items. Is there a deadline for them to submit that information? Is there an expected date it will come before Tech Plat again? As I understand the process (and I really don't know much about it at all), it has to clear Tech Plat before it goes to the Planning Commission again. Is that correct?

I apologize for all the questions, and I appreciate any help you can provide.

Happy New Year!

Lana Harris

479-445-8002

lanalharris08@gmail.com

-----Original Message-----

From: Bill Russell <billrussellark@gmail.com>

Sent: Wednesday, January 28, 2026 3:10 PM

To: Planning Shared <planning@fayetteville-ar.gov>

Subject: New Jr. High School

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to voice my opposition to the proposed new Jr. High School.

In my estimation it would be an unpractical location for Fire and emergency services support.... Inclement weather,....Additionally it is nearly twice the cost of the similar Jr. High School in Springdale... finally there are other locations in Fayetteville better suited.

Bill Russell

2134 Berry Street

Fayetteville

Kit Williams, Mayor, and City Staff,

I appreciate the fact that the City Engineer responded on January 20th to my inquiry of Jan 3rd and 5th and as you can see my concerns are validated in that the Fayetteville Public Schools engineer has finally marked boundary lines and the trees and debris were pushed onto my property.

Why would any of this work have started before boundary lines were established and marked for property owners review?

Why has the road construction started with large rock being placed through to Mark Mills if it is not to be an entrance? I assume this may be for construction equipment but that should be after large scale development has approved permits.

Are the FPS engineers going to face fines from the City of Fayetteville for encroachment onto personal property? I am aware that fines have been levied against developers for this very reason.

I also question the response of the City Engineer that the geotechnical/boring reports "are not shared with or reviewed by the city"? How could this be? How can Technical/Plat review plans without this information and other information such as flood zones, stormwater, retaining walls (one estimated at 40 ft), crosswalks, etc.?

I have also now been made aware that the traffic study from December that was reviewed by many is VASTLY different from the traffic study completed this month!! The City Council didn't wait for the current studies to be completed and filed; now there are significant complications.

I am hoping that the Technical/Plat meeting on the 28th will be addressing these issues and not just rubber stamp this project because it involves the Fayetteville Public Schools.

I appreciate your time and review of these matters, and any response would be greatly appreciated.

Shelby Rogers

479-935-5866

Ward 3

LSD-2025-0019
Public Comment

From: Shelby Rogers <ShelbyR@GurthetMedia.com>
Sent: Friday, February 20, 2026 4:34 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Re: Planning Commission Meeting February 23rd

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Jessie,

Thank you for your response.

However, I still find all of these actions deceptive especially as I am not able to attend March 9th.

The public and landowners who were notified should be able to speak as we were notified and will be there! It is inappropriate that at this late time that the chair will not allow landowner comment after we have arranged our schedules to be there!!

Not appropriate and perhaps not legal!

Shelby E Rogers

479-935-5866

Sent from iPhone

On Feb 20, 2026, at 4:27 PM, Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Shelby,

My apologies – it was never my intention to mislead, so please allow me to try to clarify.

The item is still being placed on the Feb. 23 Planning Commission agenda. The applicant has requested to table the item until March 9, and staff recommends in favor of the applicant's request. The Planning Commission will still need to take a vote on the item, so members of the public are still invited to attend the meeting. It is up to the Planning Commission chair whether they still wish to hear public comment.

Please let me know if you have any questions.

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

Website | Facebook | Twitter | Instagram | YouTube

<image001.png>

From: Shelby Rogers <ShelbyR@GurthetMedia.com>
Sent: Friday, February 20, 2026 4:19 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Cc: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Re: Planning Commission Meeting February 23rd

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Jessie,

I have just been notified that the public might not be able to comment on Monday evening at the planning commission meeting.

This is the opposite of the email you just sent me yesterday!!

I also take issue with the fact that “applicant has requested tabling” as the agenda states the “Staff recommends tabling”.

This seems like a very deceptive action on the city staff and planning commission’s parts.

Shelby E Rogers

479-935-5866

Sent from iPhone

On Feb 18, 2026, at 4:50 PM, Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Good afternoon, Shelby,

The applicant has requested to table themselves until the March 9 meeting. In these instances, the item is typically not presented to the Planning Commission, but members of the public are still permitted to speak since it was already notified.

Since the applicant is requesting to table to a specific date, code does not require them to renotify.

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

Website | Facebook | Twitter | Instagram | YouTube

<image001.png>

From: Shelby Rogers <ShelbyR@GurthetMedia.com>
Sent: Wednesday, February 18, 2026 4:47 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>
Subject: Planning Commission Meeting February 23rd

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LSD-2025-0019
Public Comment

Jessie and/or Jonathan,

I have heard a rumor that the Planning Commission meeting scheduled for Monday 23rd is being rescheduled?

Is this true or just talk? And if true, why? And I assume new letters will be sent out to all adjacent landowners?

Shelby Rogers

2228 & 2190 North College Avenue

From: Andrea Fournet <andreafournet@gmail.com>
Sent: Friday, February 20, 2026 4:01 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Re: Public Hearing Process - Applicant Request to Table

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Thank you Jessie,

I appreciate you getting back to me so quickly and your clarification on this issue.

This email is very helpful and I will plan to send it out to everyone who has inquired to me about this change.

May you have a wonderful weekend and enjoy those beautiful children of yours.

Warm regards,

Andrea

Andrea Fournet, C-IAYT
CEO/Founder - AYC
Arkansas Yoga and Therapy Center, Inc.

On Fri, Feb 20, 2026 at 3:48 PM Masters, Jessica <jmasters@fayetteville-ar.gov> wrote:

Good afternoon, Andrea,

LSD-2025-0019
Public Comment

Thank you for calling the City of Fayetteville Planning Department regarding the applicant's request to table LSD-2025-0019 for Ramay Jr. High.

As we discussed on the phone, the item is still on the February 23 Planning Commission agenda, but the applicant submitted a request to table the item until the March 9 meeting. Under 157.01(E), if an item is tabled to a specific date, no new public notification is required. The Planning Commission will still have to take a vote to table the item.

The Planning Commission chair, Andrew Brink, may opt to not hear public comment at the February 23 hearing, since the applicant will not be presenting their project that evening.

Members of the public are still invited to attend the February 23 meeting. Please let me know if you have any other questions.

Jessie

Jessie Masters, AICP

Planning Director

Development Services

City of Fayetteville, Arkansas

(479) 575-8239

www.fayetteville-ar.gov

Website | Facebook | Twitter | Instagram | YouTube

From: Curth, Jonathan <jcurth@fayetteville-ar.gov>
Sent: Thursday, February 19, 2026 5:23 PM
To: Dede Peters <dedepictures.4@gmail.com>
Cc: Masters, Jessica <jmasters@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: RE: LSD-2025-0019 Public Signage

Dede,

Yes, staff crafted the signs and we hold a validated document of the multiple sign postings associated with the project (attached). Additionally, since our correspondence earlier this week, the applicant's representative revisited all the sign posting locations to confirm their status. All were in place except for the one on College that you noted, which was found by Crafton Tull in the on-site creek near the street. This was re-installed.

Thanks,

Jonathan Curth, AICP

Development Services Director

Development Services Department

City of Fayetteville, Arkansas

479.575.8308

jcurth@fayetteville-ar.gov

Website l Facebook l Twitter l Youtube

From: Dede Peters <dedepictures.4@gmail.com>
Sent: Wednesday, February 18, 2026 2:52 PM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>; Curth, Jonathan <jcurth@fayetteville-ar.gov>; Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: LSD-2025-0019 Public Signage

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Emailing you all with this concern since I have a couple of other email threads going about notification.

Today, February 18, 2006, I went to ensure all the public notification signs are in place for LSD-2025-0019. The project requests variances on three parcels:
- one fronting College
- one fronting Marks Mills
- one fronting Ash.

There is no sign on College Ave for the Feb 23 PC meeting. There is a sign on the ground for the Oct 27, 2025 rezone meeting . Was there ever a sign? It may have been maliciously

removed. It may have been knocked over and lost by the very sloppy College Ave Project contractors. Either way, there is no sign and I don't know how long it's been missing. I think that stretch of College gets 30,000 vehicle trips. That is a lot of eyes missing important information.

On Marks Mills there is a sign up for the Feb 23, 2026 meeting and the Oct 27, 2025 meeting.

On Ash there is a sign for the Feb 23 meeting.

Photos attached.

-Dede Peters




VOTE


PUBLIC HEARING
LSD-2025-0019
CITY PLANNING 575-8267

LSD-2025-0019
Public Comment





-----Original Message-----

From: Paige Lorrabeth <paigelorrabeth@gmail.com>

Sent: Wednesday, February 18, 2026 8:11 PM

To: Planning Shared <planning@fayetteville-ar.gov>

LSD-2025-0019
Public Comment

Subject: In Support of the New Ramay Construction

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.

Fayetteville Planning Commission,

I'm writing to share my support for the building of a new Ramay in the proposed location on College Ave. It has come to my attention that there are still people against this and writing to you to tell you so. I wanted to make sure someone in support spoke out because as we know that happens all too infrequently with these sort of things. I'm pleased that this project has progressed and is happening. I have a 3rd grader who will be in the first class to attend this new school when it gets built and is benefiting from all the new feeder school system and the school changes right as they come up. We're so thrilled about the progress Superintendent Mulford has brought to our school district and I appreciate when planning supports his innovative initiatives. Thank you all for your time, and please remember that there are many families quietly living life, getting our kids to school in the morning, and not raising a stink about this or responding at all because we're just happily watching the progress come.

Paige

From: Michele Sutton <msutton12383@hotmail.com>
Sent: Tuesday, February 17, 2026 8:50 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: Rethink Ramay

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Planners,

Please pause the large scale development request for Ramay Jr High School until there is more time to study all of the traffic and safety issues.

I am concerned about traffic congestion and children crossing College Ave at a very busy intersection. The entrance to the proposed site is on a sharp curve which creates safety hazards for pedestrians as well.

The site itself is unsuitable due to soil composition and erosion concerns.

I am also concerned about the lack of multiple entrance and exits as it could affect first responders access, safety in the event of a shooting event, etc.

Thank you,

Michele Sutton

1116 S Jaybird Ln 72701

Get Outlook for iOS

From: Dede Peters <dedepictures.4@gmail.com>
Sent: Wednesday, March 4, 2026 5:22 AM
To: Masters, Jessica <jmasters@fayetteville-ar.gov>
Subject: Recipient error for LSD-2025-0019 notification letter

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.

Jessica,

I've reviewed the documents in my FOIA request (2026-73) regarding LSD-2025-0019 notification. I have found multiple issues with the applicant's submitted documents and I remain quite concerned about staff's failure to review submitted documents and the overall public notification process.

The most significant of my findings is that the applicant failed to notify current residents as required in UDC 157.02. This information is located on webpage /698 as well as the hyperlinked tutorial PDF on that page. I'm not quite sure how the applicant negligently missed the information about needing to notify current residents with separate addresses in addition to the property owner.

157.02 - Development

Notification of public hearings for development applications shall occur as follows:

(A)

Public Hearing Required. A public hearing shall be held at the meeting of the Planning Commission, in accordance with the Unified Development Code the established bylaws of the Planning Commission.

(B)

Applicability. Development applications include, for the purpose of notification, preliminary plats, concurrent plats, large scale developments, variances from development requirements as listed in Section 156.03(C) and Section 156.07(A), and administrative items. If an application does not require a public hearing, notification is not required.

(C)

Notice of Public Hearing. For all development applications related to specific properties, the applicant shall provide the following notice:

(1)

Who Gets Notice. Notice of the proposed action shall be given to all landowners and residents with separate addresses within 200 feet of the boundary line of the property on which the use is proposed. Residents with separate addresses shall be notified by first class letter addressed to the 'current resident' to each address found in the city's address point file.

Please let me know what actions the Planning Department will take regarding this.
Sincerely,
Dede Peters

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner
Justin Bland, City Engineer
Willa Thomason, Urban Forester

MEETING: March 9, 2026

SUBJECT: **PPL-2025-0005: Preliminary Plat (SOUTH OF W. LIERLY LN AND N. VELMA DR/LIERLY LANE SUBDIVISION/244 & 283):** Submitted by CRAFTON TULL for property located SOUTH OF W. LIERLY LN. AND N. VELMA DR. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 19.92 acres. The request is for the preliminary plat of 82 residential lots and two unbuildable lots.

RECOMMENDATION:
Staff recommends approval of **PPL-2025-0005** with conditions.

RECOMMENDED MOTION:
*"I move to approve **PPL-2025-0005**, recommending:*

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor of a variance to UDC §166.08(D)(1) Extensions,*
- *In favor of a variance to UDC §166.08(E)(1)(c) Block Length, and*
- *In favor of all other conditions as outlined by staff."*

BACKGROUND:
The subject property is located in far west Fayetteville on the south side of W. Lierly Ln. and abutting W. Violet St. and W. Berseis Dr. The property currently contains two undeveloped parcels totaling 19.92 acres. These parcels were annexed and then subsequently rezoned to NC, Neighborhood Conservation (ANX-2025-0001 and RZN-2025-0032) in late 2025.The property is partially encumbered by hydric soils. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential	Washington County
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

Proposal: The applicant proposes a subdivision with 82 residential lots and two unbuildable lots. One variance from the Unified Development Code has been requested which is described

below alongside staff's recommendations. A second variance was initially requested but determined to be no longer required.

Variance: UDC §166.25(E)(1)(c): Block Length. Residential Link and Downtown/Urban Street. Intersections shall occur at a minimum of one (1) every 660 feet. The applicant is requesting approval for an approximately 1,500 long block length where code would permit a maximum of 660 linear feet.

- *Staff recommendation: Staff is supportive of this request. The block length along the exterior of Streets A, C and D is approximately 1,500 feet between street intersections. The interior block length is approximately 600 linear feet; however no street stub outs are proposed to the south or west that would break up the block length along lots 11 through 39. However, similar to the above variance request, staff finds that as the adjacent neighborhoods have been fully constructed with residential dwellings, any street stub outs would be unlikely to connect in the future. Additionally, the proposed knuckle alignment is a result of recommendations by city staff to address future maintenance issues that could result from dead end streets with no curb and gutter to contain stormwater flow. Staff recommends no added conditions.*

Right-of-Way to be Dedicated: The subject property has frontage along W. Lierly Lane., a residential link. Staff recommends right-of-way dedication of 26 feet from centerline in line with typical master street plan requirements. Internal streets are proposed as residential links, and staff recommends a total of 52 feet of right-of-way dedication for these streets in line with master street plan standards.

Street Improvements: Staff recommends street improvements along the property's frontage as described below.

Lierly Lane: Lierly Lane is currently a partially improved Residential Link Street. Staff recommends that the pavement be widened to 20 feet of paved width with curb and gutter, 6-foot-wide green space, six-foot wide sidewalk, street trees, and streetlights across the length of the property frontage in line with typical master street plan requirements.

Internal Streets A through E: Internal streets are proposed as Residential Link streets with 52-feet of right-of-way. Staff recommends 27-foot-wide pavement, six-foot-wide greenspace, and six-foot-wide sidewalk in line with typical master street plan requirements. Streetlights and street trees are also recommended.

Block Length/Connectivity: The proposed plans include entirely public streets. A variance has been requested to block length standards as discussed above.

Water and Sewer System: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to an existing 8" waterline on W. Berseis Dr. on the west side, to an existing 8" waterline on W. Violet St. on the east side and to an existing 8" water line on W. Lierly Lane on the north side. The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. This on-site sanitary sewer system is split into two sub-basins. The northern basin will drain to the east to an existing 8" sewer main along W. Violet St. The remaining on-site sewer will drain to the southeast, across a private lot that has an existing dedicated utility easement and tie to an existing 8" sewer main along N. Whistle Post Dr.

Tree Preservation:
Canopy minimum requirement: 20%
Existing canopy: 16.7%
Preserved canopy: 6.3%
Mitigation required: 246 two-inch caliper trees

Parks: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on November 3, 2025. The Parks and Recreation Advisory Board recommended fee-in-lieu for this development in the amount of $88,209 based on the number of proposed single-family residential lots (81). The final amount of park fees required will be determined and due at the time of final plat.

Public Comment: To date, staff has received public comment from four adjacent property owners in opposition to the request, citing safety concerns, potential for increased traffic, loss of a natural area, drainage, and the potential addition of small homes in the neighborhood. One neighbor expressed specific concerns about a street stub-out shown to abut their property and potential impacts on their land.

RECOMMENDATION: Staff recommends approval of **PPL-2025-0005** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *Lierly Lane: 26 feet of right-of-way dedication from centerline*
    b. *Internal Streets: 52 feet of right-of-way dedication in line with master street plan requirements*

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
    a. *Lierly Lane: Street widening to 20 feet of paved width with curb and gutter, 6-foot-wide green space, and six-foot wide sidewalk across the length of the property frontage in line with typical master street plan requirements.*
    b. *Internal Streets: Six-foot sidewalks six-foot greenspaces, curb and gutter, 27-feet of pavement width in line with master street plan requirements for a residential link*
    c. *Street trees and streetlights for all streets*

3. **Planning Commission determination of a variance to UDC §166.08(D)(1): Extensions.** *Staff is supportive of this variance request for the reasons outlined above with the following condition.*
    a. *Knuckles shall be installed along the southern ends of streets A and D substantially as shown on the site plan.*

4. **Planning Commission determination of a variance to UDC §166.08(E)(1)(c): Block Length.** *Staff is supportive of this variance request for the reasons outlined above with no added conditions.*

5. Fee-in-lieu of parkland dedication of $88,209 for 81 single-family residential lots, with the final amount determined and due at the time of final plat;

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

7. Address remaining planning comments:
    a. Clarify lot widths for lots 22-24 and 30-32 to verify compliance with zoning standards. Include curve table with revision.
    b. Clearly show start and end points of each curve and provide curve table.

Standard Conditions of Approval:

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

9. Sidewalk along all commonly owned lots (detention ponds, etc.) shall be constructed prior to final plat. All other sidewalks shall be constructed or guaranteed prior to final plat;

10. All street names shall be approved by the 911 Coordinator and indicated on the final plat. All streets require naming for final addresses. Contact the addressing office at (479) 575-8380 for more details;

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

12. A floodplain development permit is required prior to construction for any grading or structures in the flood zone;

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

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

15. Preliminary Plat approval shall be valid for one year.

PLANNING COMMISSION ACTION: Required	**YES**		
Date: March 9, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

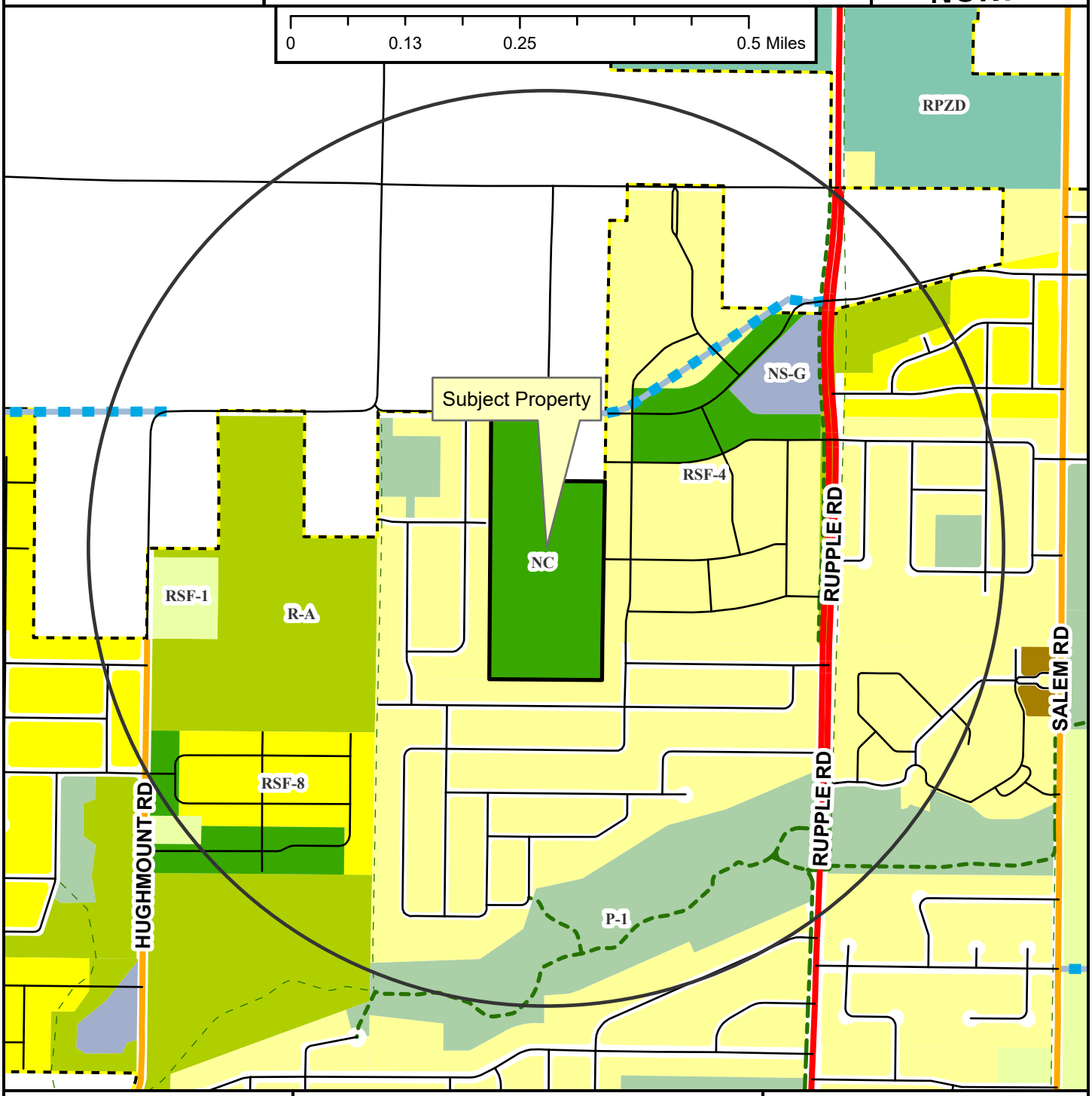
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Memos
  - Engineering Comments
  - Urban Forestry Comments
- Request Letter
- Variance Request Letter
- Preliminary Plat

PPL-2025-0005

One Mile View

SOUTH OF W. LIERLY LN & N. VELMA DR

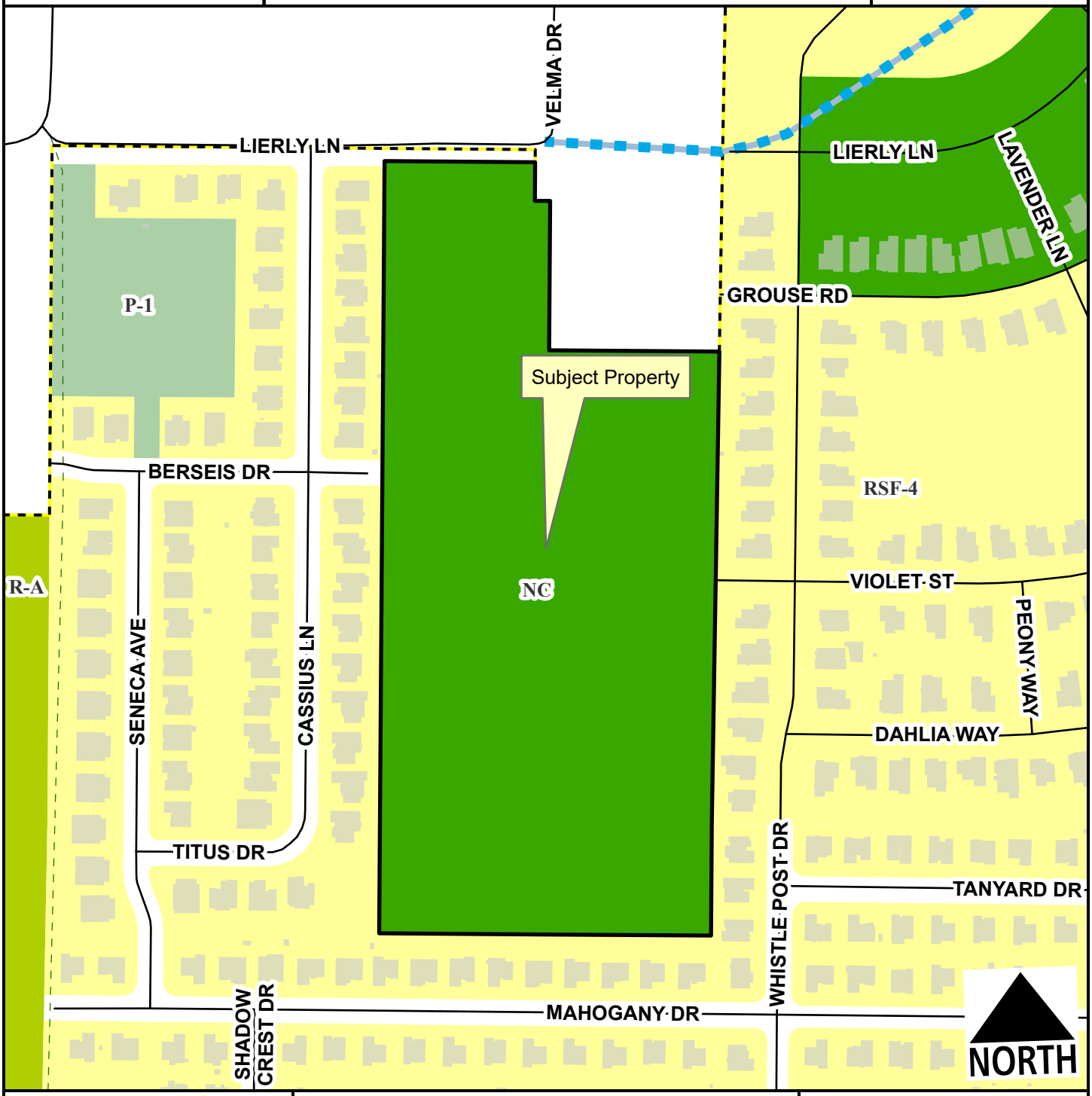
NORTH



PPL-2025-0005

Close Up View

SOUTH OF W. LIERLY LN & N. VELMA DR



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

Feet

0 105 210 420 630 840

1:3,400

PPL-2025-0005

Current Land Use

SOUTH OF W. LIERLY LN & N. VELMA DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: March 2, 2026

SUBJECT: **Planning Commission Engineering Comments for PPL-2025-0005**

Water: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to an existing 8" waterline on W. Berseis Dr. on the west side, to an existing 8" waterline on W. Violet St. on the east side and to an existing 8" water line on W. Lierly Lane on the north side.

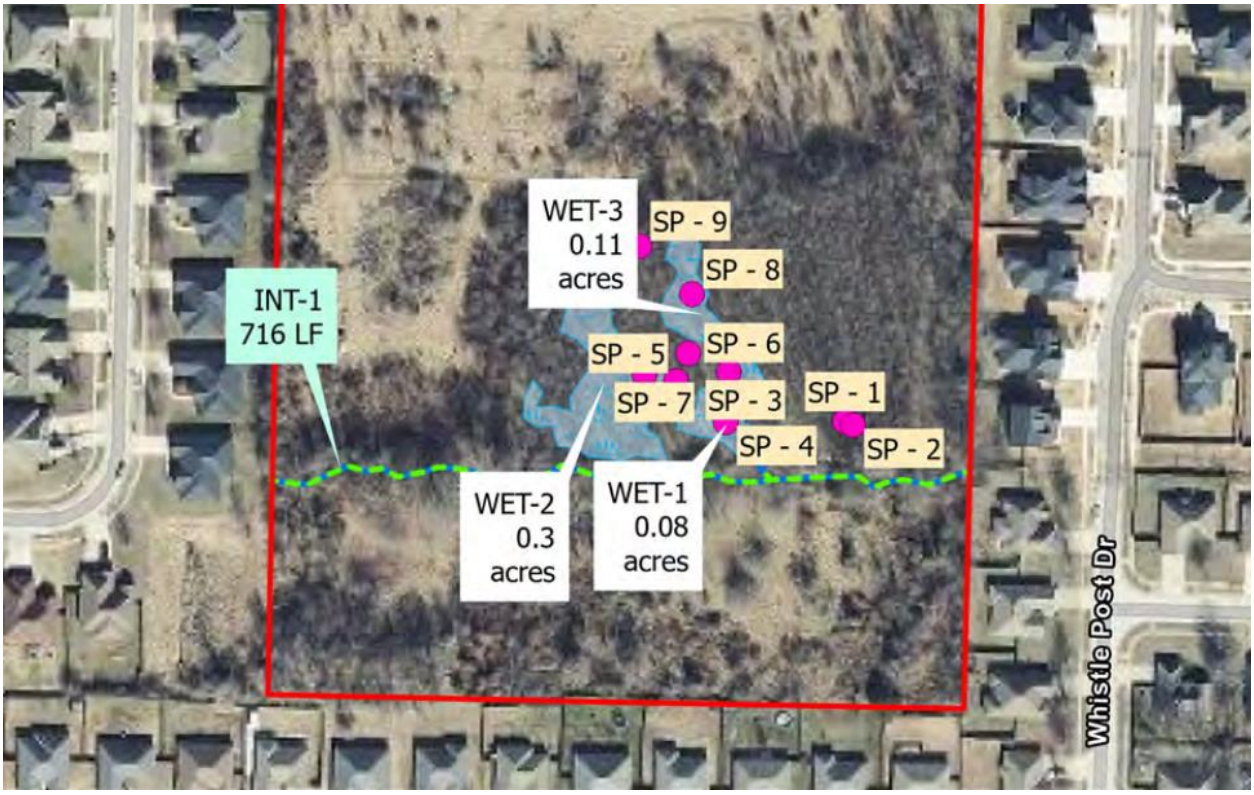
Sewer: The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. This on-site sanitary sewer system is split into two sub-basins. The northern basin will drain to the east to an existing 8" sewer main along W. Violet St. The remaining on-site sewer will drain to the southeast, across a private lot that has an existing dedicated utility easement and tie to an existing 8" sewer main along N. Whistle Post Dr.

Streets: The applicant is proposing to install public streets through out the subdivision based on the typical Residential Link cross section. This cross section includes a 28' wide street section, 6' sidewalks on both sides within a 52' right-of-way. In addition, there are proposed half-street improvements along W. Lierly Ln. to the Residential Link standard.

Drainage: This development is required to meet the four minimum criteria of Fayetteville's Drainage Criteria Manual. The applicant is proposing to meet water quality requirements with a couple methods including the use of a AquaSwirl hydrodynamic separator and a micro-pool in the southern detention basin. There are two stormwater detention basins proposed on the site to help address the remaining criteria. Channel protection is proposed to be met by sizing the pond outlet structures to detain and release the runoff from the 1-year, 24-hour storm over a period of 40 hours. Similarly, overbank flood protection and extreme flood protection requirements are proposed to be met by sizing the outlet structures so that peak flows post-development do not exceed pre-development peak flows. Detailed review of the drainage design will be done with grading permit review.

Natural Features: The applicant has provided a wetlands delineation study for this site. This shows that there are three areas in the southern portion of the site that qualify as stand-alone wetlands as shown below. However, since they are disconnected from a regulatory water way, they are not classified as jurisdictional and do not qualify for additional permitting per current requirements. The definition of jurisdictional wetlands has changed over the last several years. Approximately 10 years ago, this area would have likely qualified. However, more recent administrations have clarified the definition such that a direct connection to a regulated water way must be shown in

order to qualify. In this case, since the connection between this area and Clabber Creek is all concrete storm pipe, it does not qualify.



Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: March 9, 2026

Subject: PPL-2025-0005: Lierly Lane Subdivision

1. Submittal Requirements	Yes	No	N/A
Initial Review with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)	X		
Site Analysis Written Report Submitted (justification is needed)	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)	X		

2. Tree Preservation Calculations

	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	506,225	100%
*Zoning Designation * Select Below with drop down arrow*		
NC-Neighborhood Conservation	101,245	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	101,245	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	84,774	16.7%
Tree Canopy Preserved	31,828	6.3%
Tree Canopy Removed *On Site	52,946	10.5%
Tree Canopy Removed *Off Site	732	
Tree Canopy Removed Total	53,678	10.6%
Removed Below Minimum	**69,417**	
Mitigation Requirements	**53,678**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	**53,678**	**246**
Low Priority		
Total Mitigation Trees Required		

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X

	Tree Escrow (See Conditions of Approval)	**X**		

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		**Yes**
b.	Property Boundary	**Yes**		**Yes**
c.	Natural Features (100ft beyond limits of disturbance)	**Yes**		**Yes**
d.	Existing Topography and Proposed Grading	**Yes**		**Yes**
e.	Soil Types	**Yes**		**Yes**
f.	Significant Trees	**Yes**		**Yes**
g.	Groupings of Trees	**Yes**		**Yes**
h.	Table Inventory List (species, size, health, priority)	**Yes**		**Yes**
i.	All Existing and Proposed Utilities	**Yes**		**Yes**
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		**Yes**
k.	All Streams (with approximate center line)	**N/A**		**N/A**
l.	Floodplains and floodways	**N/A**		**N/A**
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		**Yes**
n.	Submitted Site Analysis Report (if required)	**Yes**		**Yes**
o.	Shows ALL Proposed Site Improvements	**Yes**		**Yes**
p.	Delineates trees/canopy to be preserved and removed	**Yes**		**Yes**
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**		**N/A**
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**		**Yes**
b.	Limits of Root Pruning	**Yes**		**Yes**
c.	Traffic flow on work site	**Yes**		**Yes**
d.	Location of material storage	**Yes**		**Yes**
e.	Location of concrete wash out	**Yes**		**Yes**
f.	Location of construction entrance/exit	**Yes**		**Yes**
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide graphic examples of multiple options used to minimize removal of existing canopy	**X**		
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	**X**		

7.	**Review Status (See Comments)**	**Tech Plat**	**Planning Commission**
	Conditionally Approved		**2-23-26**

Approved **2-26-26**

Tabled **12-12-25**

Denied

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Crafton Tull

From: Willa Thomason, Urban Forester

CC: Donna Wonsower, Senior Planner

Meeting Date: March 9, 2026

Subject: PPL-2025-0005: Lierly Lane Subdivision

1. General Landscape Plan Checklist	**Yes**	**No**	**N/A**
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	**X**		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	**X**		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	**X**		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	**X**		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	**X**		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*	**X**		
g. Planting bed contained by edging *UDC Chapter 177.03C6f*			**X**
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	**X**		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	**X**		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	**Yes**	**No**	**N/A**
a. Side and Rear Property Lines (5' Wide Landscape Area) *UDC Chapter 177D1*			**X**
b. Wheel Stops/Curbs *UDC Chapter 177.04B1*			
c. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			**X**

d.	Tree Island (8’ min. width, 18.7’ min length, 150 square feet) *UDC Chapter 177.04C*			**X**
e.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and 5’ on sides and rear. *UDC Chapter 177.04D2a*	**X**		
b.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
c.	Screening of parking lot from adjacent residential properties.	**X**		
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**
5.	**Landscape Requirement Totals**	**Amount**		
	Mitigation Trees	**246 (107 provided via excess street and stormwater trees, 139 escrow)**		
	Parking Lot Trees	**N/A**		

Street Trees	**100 required, 135 provided**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**18**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**73**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**110**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved		**2-9-26**
Approved		**2-26-26**
Tabled	**12-12-25**	
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. All common area trees should be planted with this submittal, will be required prior to sign off of Final Plat.

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

December 3, 2025

City of Fayetteville
Attn: Planning Commission
113 West Mountain St
Fayetteville, AR 72701

Re: Leirly Lane Subdivision Preliminary Plat
CTA Job Number: 25302100

To whom it may concern,

This submittal is for the approval of the Preliminary Plat for Leirly Lane Subdivision. There will be eighty-one lots with streets and utilities. The property is zoned NC – Neighborhood Conservation. The development will be serviced by City of Fayetteville water and sanitary sewer, by extending mains from the existing subdivisions to the east and west. A sewer model has been run by RJN and determined that there is adequate capacity to serve the subdivision without upgrades. An environmental study was performed and no regulatory features appear to be onsite.

Should you have any additional questions, please feel free to contact us.

Sincerely,

Steven Haun

Steven Haun, EI
Crafton Tull

Crafton Tull
architecture | engineering | surveying

300 North College, Suite 317
Fayetteville, AR 72701
479.455.2207
craftontull.com

February 23, 2026

City of Fayetteville
Attn: Donna Wonsower & Planning Commission Chairman
113 W Mountain St
Fayetteville, AR 72701

Re: Technical Plat Review – PPL 2025-0005
Lierly Lane Subdivsion
Variance Request Letter
CT Job #: 25302100

Crafton Tull is seeking variances from the Fayetteville code of ordinances for Street Stubs and Block Lengths. Please see the two variance requests described below and resubmitted with PPL 2025-0005.

Street Extensions on the Southern end of Streets A & D:
Title XV – Unified Development Code
Chapter 166.08 (D)(1)

(1) Extensions. All street extensions shall be constructed to minimum street standards. Street extension stub-outs to adjacent properties are required to meet block layout/connectivity standards unless existing development or physical barriers prohibit such.

Per the UDC, streets A & D shall be extended to the southern property line as stub-outs for future connection. In doing so, the stub-outs would terminate at the backyard of existing single-family houses. Therefore, it is assumed that connection to said stub-outs likely will never be completed in the future.

Instead continuing streets A & D past street C, They will terminate at knuckles with street C to provide one continuous loop through the subdivision.

Block Length on Streets A & D:
Title XV – Unified Development Code
Chapter 166.08(E)(1)(c)

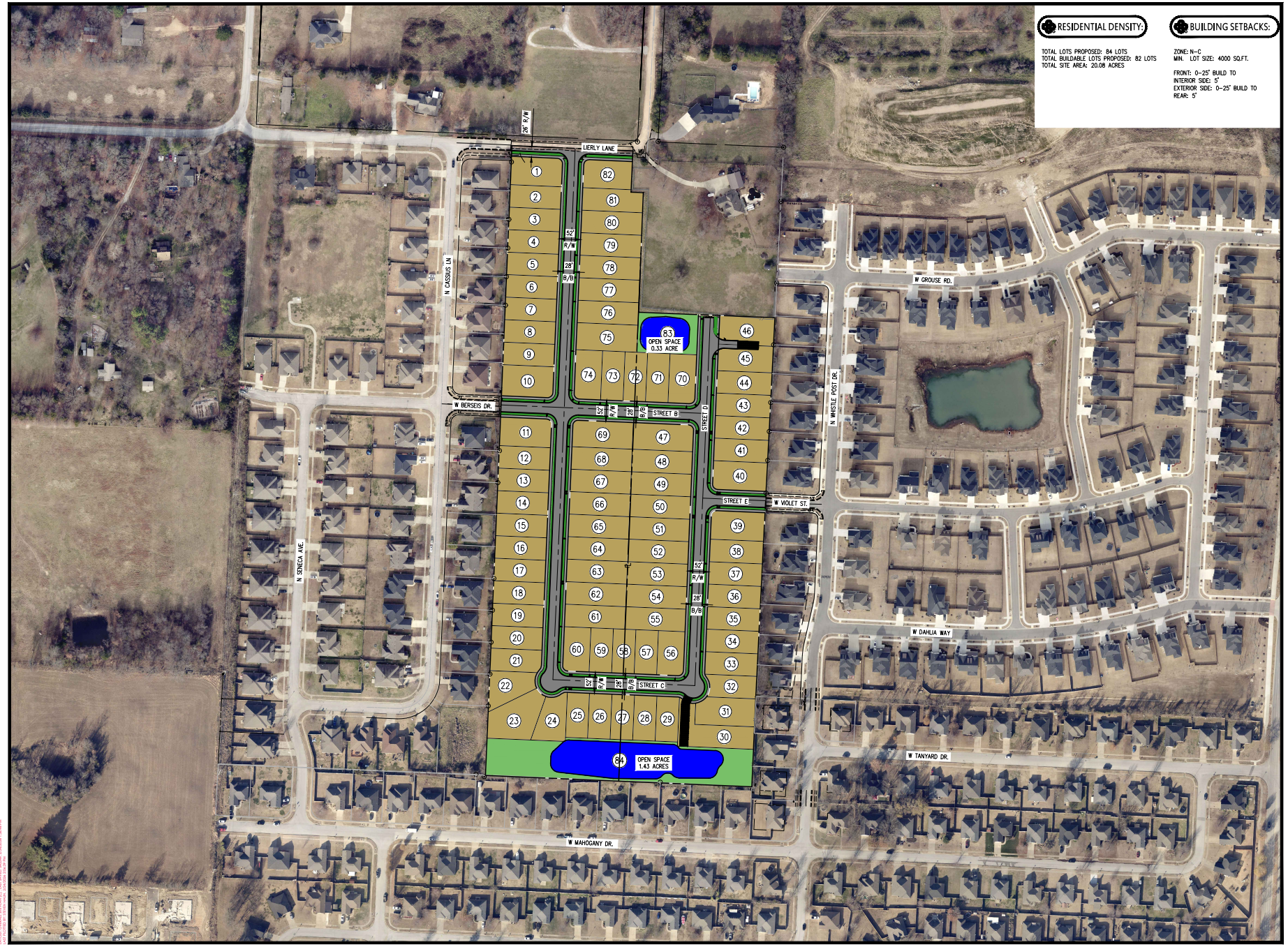
(c) Residential Link and Downtown/Urban Street. Intersections shall occur at a minimum of one (1) every 660 feet.

The block length measured starting at street B, running along the west side of street A, wrapping around the southern side of street C, and along the east side of street D exceeds the maximum block length (660 feet) for a residential link. To meet the maximum block length standard in this case, street C would need to extend east and west to the property lines as stub-outs. In doing so, those stub-outs would terminate at the backyard of existing single-family homes where it is unlikely to be connected to in the future.

Respectfully,

Steven Haun

Steven Haun, E.I.
Crafton Tull



300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull

CERTIFICATE OF AUTHORIZATION

Planning Commission
March 9, 2026
PPL-2025-0005 (LIERLY LANE SUBDIVISION)
Page 19 of 26

LIERLY LANE SUBDIVISION
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 25302100
ISSUE DATE: 02/24/26
CONTACT: B. MURRAY
QC by:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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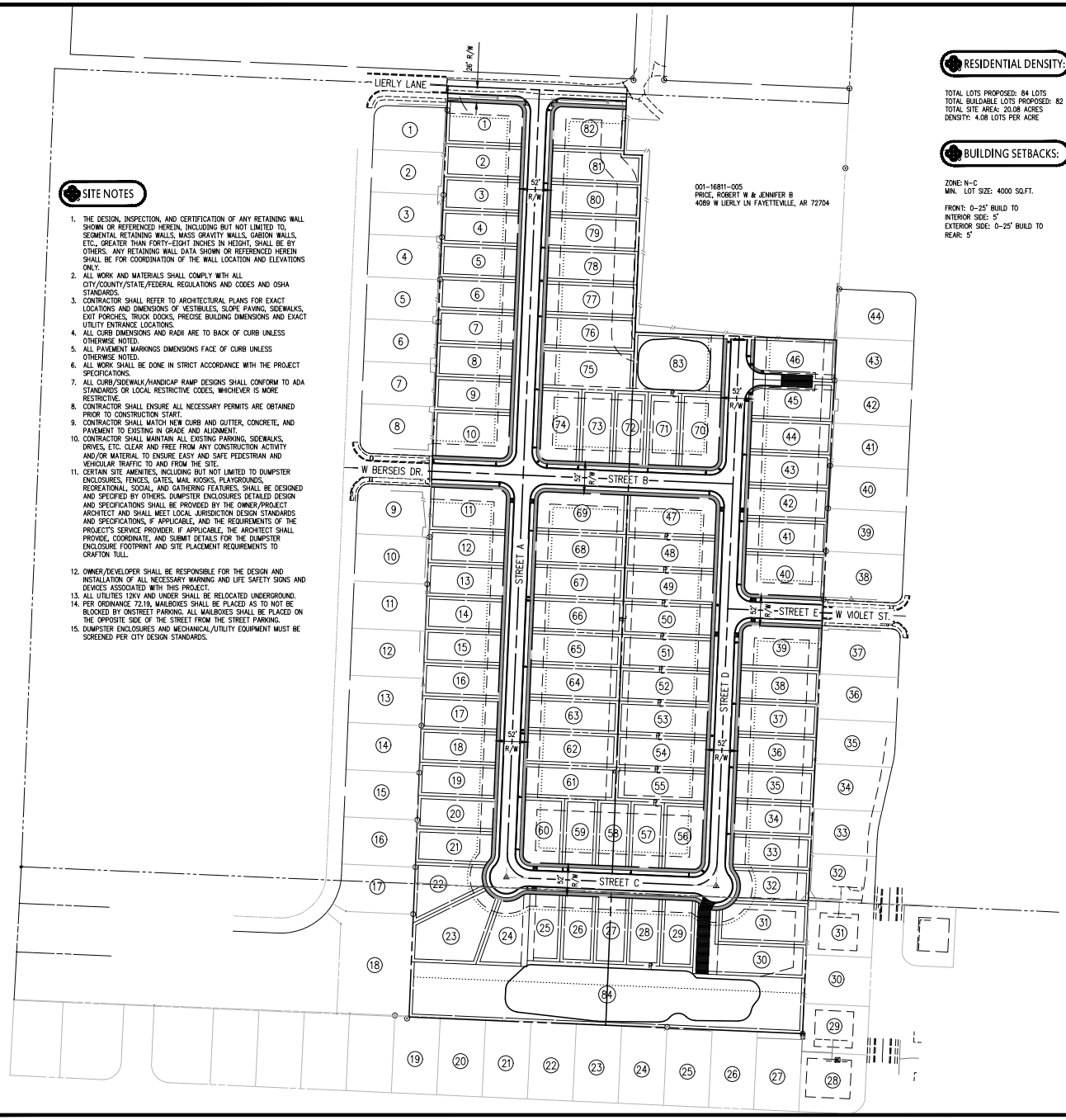
OVERALL SITE PLAN (C)

C-003



SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. CERTAIN SITE AMENITIES, INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURES, FENCES, GATES, MAIL KIOSKS, PLAYGROUNDS, RECREATIONAL, SOCIAL, AND GATHERING FEATURES, SHALL BE DESIGNED AND SPECIFIED BY OTHERS. DUMPSTER ENCLOSURES DETAILED DESIGN AND SPECIFICATIONS SHALL BE PROVIDED BY THE OWNER/PROJECT ARCHITECT AND SHALL MEET LOCAL JURISDICTION DESIGN STANDARDS AND SPECIFICATIONS, IF APPLICABLE, AND THE REQUIREMENTS OF THE PROJECT'S SERVICE PROVIDER. IF APPLICABLE, THE ARCHITECT SHALL PROVIDE, COORDINATE, AND SUBMIT DETAILS FOR THE DUMPSTER ENCLOSURE FOOTPRINT AND SITE PLACEMENT REQUIREMENTS TO CRAFTON TULL.
12. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL NECESSARY WARNING AND LIFE SAFETY SIGNS AND DEVICES ASSOCIATED WITH THIS PROJECT.
13. ALL UTILITIES 12KV AND UNDER SHALL BE RELOCATED UNDERGROUND.
14. PER ORDINANCE 72.19, MAILBOXES SHALL BE PLACED AS TO NOT BE BLOCKED BY ONSTREET PARKING. ALL MAILBOXES SHALL BE PLACED ON THE OPPOSITE SIDE OF THE STREET FROM THE STREET PARKING.
15. DUMPSTER ENCLOSURES AND MECHANICAL/UTILITY EQUIPMENT MUST BE SCREENED PER CITY DESIGN STANDARDS.

RESIDENTIAL DENSITY:

TOTAL LOTS PROPOSED: 84 LOTS
TOTAL BUILDABLE LOTS PROPOSED: 82 LOTS
TOTAL SITE AREA: 20.08 ACRES
DENSITY: 4.08 LOTS PER ACRE

BUILDING SETBACKS:

ZONE: N-C
MIN. LOT SIZE: 4000 SQ.FT.

FRONT: 0-25' BUILD TO
INTERIOR SIDE: 5'
EXTERIOR SIDE: 0-25' BUILD TO
REAR: 5'

LEGEND (EXISTING SYMBOLS)

SYMBOLS	
◆	BENCHMARK
○	FOUND IRON PIPE/REBAR
☼LP	LIGHT POLE

LINEWORK
EASEMENT
CURB
RIGHT OF WAY
ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
●	SET IRON PIN
✱	LIGHT POLE

LINEWORK
EASEMENT
CURB
BUILDING SET BACK
BUILD TO ZONE
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

ADJACENT PROPERTY OWNERS

NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	AUSTIN, BROOKE M	2988 N CASSIUS LN FAYETTEVILLE, AR 72704	765-27056-000	RSF-4
2	YOUNG, STEPHEN ANDREW	2976 N CASSIUS LN FAYETTEVILLE, AR 72704	765-27057-000	RSF-4
3	MYERS, WILLIAM THOMAS & SUSAN LYNETTE	2964 N CASSIUS LN FAYETTEVILLE, AR 72704	765-27058-000	RSF-4
4	FAUCETTE, GEORGE C JR REVOCABLE TRUST; FAUCETTE, ROSEMARY REVOCABLE TRUST	1523 E ELMWOOD DR FAYETTEVILLE, AR 72703	765-27059-000	RSF-4
5	FAUCETTE, GEORGE JR REVOCABLE TRUST	3593 N COLLEGE AVE FAYETTEVILLE, AR 72703	765-27060-000	RSF-4
6	KING, MARK E & DENISE L	3938 N CASSIUS LN FAYETTEVILLE, AR 72704	765-27061-000	RSF-4
7	RAINES, MICHAEL DAVID & AMBER	2926 N CASSIUS LN FAYETTEVILLE, AR 72704	765-27062-000	RSF-4
8	CHENOWITH PROPERTIES LLC	3201 S MARKET ST STE 106 ROGERS, AR 72758	765-27063-000	RSF-4
9	HAWK, NATHAN A	2896 N CASSIUS LN FAYETTEVILLE, AR 72704	765-27064-000	RSF-4
10	NWA RESIDENTIAL HOLDINGS LLC	4454 W HIDDEN ACRES CT ROGERS, AR 72758	765-27065-000	RSF-4
11	NWA RESIDENTIAL HOLDINGS LLC	4454 W HIDDEN ACRES CT ROGERS, AR 72758	765-27066-000	RSF-4
12	J&M REAL ESTATE HOLDINGS LLC	4034 N OLD WIRE RD FAYETTEVILLE, AR 72703	765-27067-000	RSF-4
13	J&M REAL ESTATE HOLDINGS LLC	4034 N OLD WIRE RD FAYETTEVILLE, AR 72703	765-27068-000	RSF-4
14	CORNERSTONE LLC	3808 STRATFORD DR MANHATTAN, KS 66503	765-27069-000	RSF-4
15	CORNERSTONE LLC	3808 STRATFORD DR MANHATTAN, KS 66503	765-27070-000	RSF-4
16	CORNERSTONE LLC	3808 STRATFORD DR MANHATTAN, KS 66503	765-27071-000	RSF-4
17	CORNERSTONE LLC	3808 STRATFORD DR MANHATTAN, KS 66503	765-27072-000	RSF-4
18	TTO LLC	PO BOX 10918 FAYETTEVILLE, AR 72703	765-27073-000	RSF-4
19	BURDEN, TIMOTHY	4146 W MAHOGANY DR FAYETTEVILLE, AR 72704	765-26682-000	RSF-4
20	PARKER, SCOTT C & MISTY A	4130 W MAHOGANY DR FAYETTEVILLE, AR 72704	765-26683-000	RSF-4
21	APPLETON, RICHARD	2500 COUNTRY CLUB DR FORT SMITH, AR 72901	765-26684-000	RSF-4
22	KENNEDY, STACY L	4098 W MAHOGANY DR FAYETTEVILLE, AR 72704	765-26685-000	RSF-4
23	ALLEN, RODNEY ADAM & MICHELLE D	4076 W MAHOGANY DR FAYETTEVILLE, AR 72704	765-26686-000	RSF-4
24	THOMAS, JEFFIE L	4060 W MAHOGANY DR FAYETTEVILLE, AR 72704	765-26687-000	RSF-4
25	GBR MAHOGANY LLC	7500 E WHITE RIVER RIDGE FAYETTEVILLE,AR 72701	765-26688-000	RSF-4
26	PENNINGTON, ROLAND D & KATHY L LIVING TRUST	4810 SUGAR MAPLE LN LITTLE ROCK, AR 72212	765-26689-000	RSF-4
27	CLAUNTS, JEFFREY DEAN & PAMELA KAY	150 HAWKWOOD RD SHERWOOD, AR 72120	765-26690-000	RSF-4
28	MORRIS, SYNETRA	2757 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-26390-000	RSF-4
29	SALMERON, MANUEL & JOSEPHINE	4311 W BARHEM DR FAYETTEVILLE, AR 72704	765-26413-000	RSF-4
30	LEVERETT, LINDSEY	721 TRIPOLI RD CENTERTON, AR 72719	765-26414-000	RSF-4
31	TIDWELL, LILA J	2795 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-26415-000	RSF-4
32	MANK, DEANNA J & RICHARD M	2801 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33094-000	RSF-4
33	CASTRO, AUDREY & GONZALEZ, JOSE CASTRO	2811 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33093-000	RSF-4
34	WAGNON, CANDACE B	2823 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33092-000	RSF-4
35	CALHOUN, JOHN WHITNEY & LAUREN E	2835 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33091-000	RSF-4
36	HINSON, ERIC & KRISTA	2843 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33090-000	RSF-4
37	BEYER, WILLIAM R III & WALTINA L	2855 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33021-000	RSF-4
38	TODD, REBECCA & CHRISTOPHER	2867 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33020-000	RSF-4
39	SNELSON, JACOB A & KAITLYN R	2879 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33019-000	RSF-4
40	ANGLIN, MADISON N & RUSSELL C	2891 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33018-000	RSF-4
41	STROUTS, MATTHEW DAWSON & LISA JEAN	2903 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33017-000	RSF-4
42	WHITE, BRYAN MARTIN & JENNIFER A	2915 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33016-000	RSF-4
43	THORPE, BRADLEY R & RONDA M	2927 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33015-000	RSF-4
44	KELLEY, TAYLOR WILBOURN & RYAN KEITH	2939 N WHISTLE POST DR FAYETTEVILLE,AR 72704	765-33014-000	RSF-4

300 N College Ave., Suite 317
Fayetteville, Arkansas 72701
Crafton Tull
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

Planning Commission
March 9, 2026
Page 20 of 26
PPL-2025-0005 (LIERLY LANE SUBDIVISION)

GRAPHIC SCALE IN FEET
80' 0 80'

LIERLY LANE SUBDIVISION

FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PROJECT NO: 25302100
ISSUE DATE: 02/24/26
CONTACT: B. MURRAY
QC By:
QC Date:

PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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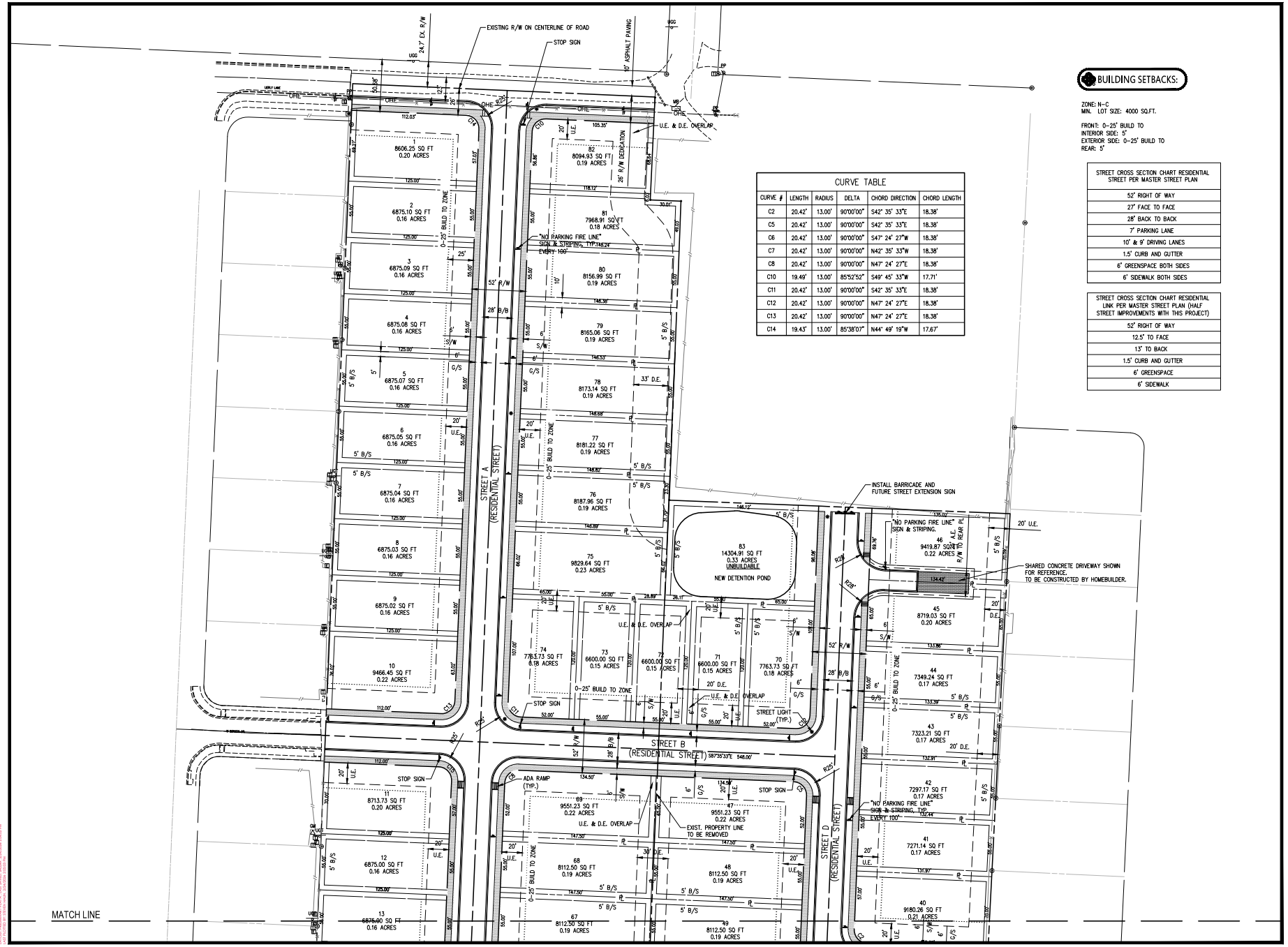
OVERALL PRELIMINARY PLAT

C-101

Drawing: G:\2025\25302100\LIERLY\PRELIM\CT3D\C101OVERALL PRELIMINARY PLAT.DWG
Last Saved By: BMURRAY on 2/24/2026 2:01:48 PM
Last Plotted By: BMURRAY on 2/24/2026 2:01:49 PM
Plot Scale: 1:1 Plot Style: CT3D.ctb



BUILDING SETBACKS:

ZONE: N-C
MIN. LOT SIZE: 4000 SQ.FT.

FRONT: 0-25' BUILD TO
INTERIOR SIDE: 5'
EXTERIOR SIDE: 0-25' BUILD TO
REAR: 5'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	20.42'	13.00'	90°00'00"	S42° 35' 33"E	18.38'
C5	20.42'	13.00'	90°00'00"	S42° 35' 33"E	18.38'
C6	20.42'	13.00'	90°00'00"	S47° 24' 27"W	18.38'
C7	20.42'	13.00'	90°00'00"	N42° 35' 33"W	18.38'
C8	20.42'	13.00'	90°00'00"	N47° 24' 27"E	18.38'
C10	19.49'	13.00'	85°52'52"	S49° 45' 33"W	17.71'
C11	20.42'	13.00'	90°00'00"	S42° 35' 33"E	18.38'
C12	20.42'	13.00'	90°00'00"	N47° 24' 27"E	18.38'
C13	20.42'	13.00'	90°00'00"	N47° 24' 27"E	18.38'
C14	19.43'	13.00'	85°38'07"	N44° 49' 19"W	17.67'

STREET CROSS SECTION CHART RESIDENTIAL STREET PER MASTER STREET PLAN
52' RIGHT OF WAY
27' FACE TO FACE
28' BACK TO BACK
7' PARKING LANE
10' & 9' DRIVING LANES
1.5' CURB AND GUTTER
6' GREENSPACE BOTH SIDES
6' SIDEWALK BOTH SIDES

STREET CROSS SECTION CHART RESIDENTIAL LINK PER MASTER STREET PLAN (HALF STREET IMPROVEMENTS WITH THIS PROJECT)
52' RIGHT OF WAY
12.5' TO FACE
13' TO BACK
1.5' CURB AND GUTTER
6' GREENSPACE
6' SIDEWALK

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GRAPHIC SCALE IN FEET
40' 0 40'

LIERLY LANE SUBDIVISION

FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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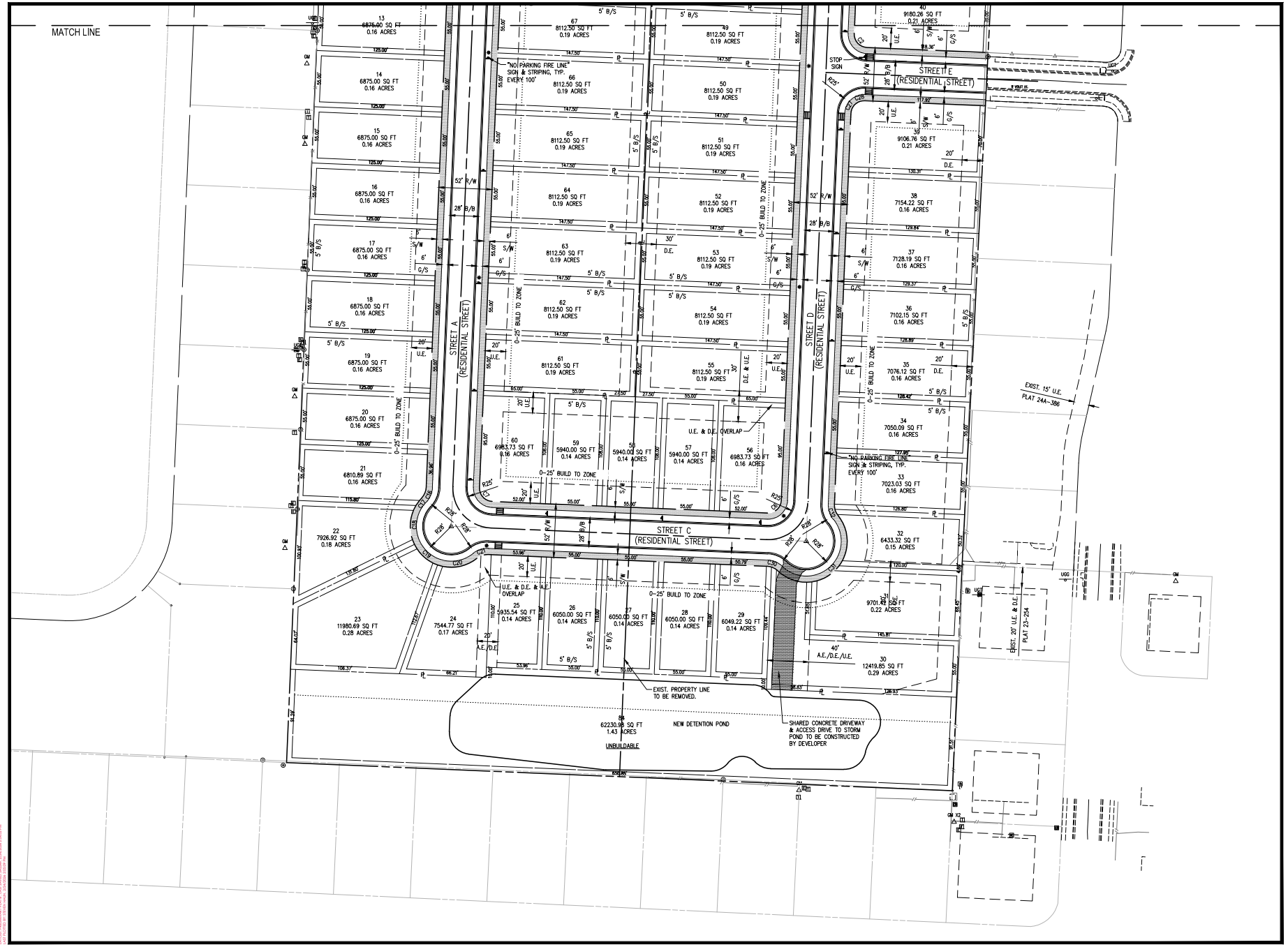
PRELIMINARY PLAT A

C-102

Planning Commission
March 9, 2026

PPL-1025-0005 (LIERLY LANE SUBDIVISION)



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CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET
40' 0 40'

LIERLY LANE SUBDIVISION
FAYETTEVILLE, AR

Key Plan

No.	Description	Date

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PRELIMINARY PLANS

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PRELIMINARY PLAT B

C-103

Planning Commission
March 9, 2026
PPL-2025-0005 (LIERLY LANE SUBDIVISION)
Page 22 of 26

Wonsower, Donna

From: Planning Shared
Sent: Tuesday, February 24, 2026 8:20 AM
To: Wonsower, Donna
Subject: FW: Community Concerns: Safety and Conservation for Parcels #765-21246-600 & -700

Follow Up Flag: Follow up
Flag Status: Flagged

Concerning PPL-2025-0005

Thank you

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

CITY OF FAYETTEVILLE ARKANSAS

From: Krista Hinson <thekristahinson@gmail.com>
Sent: Monday, February 23, 2026 7:36 PM
To: planning_commission@fayetteville-ar.gov; Planning Shared <planning@fayetteville-ar.gov>; Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>
Subject: Community Concerns: Safety and Conservation for Parcels #765-21246-600 & -700

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 Fayetteville Planning Commission and Ward 4 Representatives,

As a resident of **Magnolia Park on N Whistle Post Dr in west Fayetteville.** I am writing to share some neighborly concerns regarding the upcoming preliminary plat for the new 81-house subdivision south of Leirly Lane.

We appreciate the growth of our city and understand the need for new housing. However, as families who live directly adjacent to this site, we are hoping to work with the city and the developer to address three vital areas:

- **Protecting Our Children:** Our street is currently home to around **25 children** who play together daily. We are concerned that the proposed connection of **Violet St from Whistle Post** will

significantly increase traffic volume on our quiet street. We kindly ask the Commission to consider a design that keeps our children safe, perhaps by making this connection **Emergency Access Only**.

- **Neighborly Conservation:** Our neighborhood is zoned **NC – Neighborhood Conservation**, a designation we value because it protects the character of our area. We are concerned that the current plan to clear the **dense forest area that makes up 50-60%** on this 20-acre site may be inconsistent with that "conservation" goal. We would love to see a **30-foot wooded buffer** maintained along our shared property lines to preserve the natural canopy.
- **Preventing Drainage Issues:** Because of the natural slope of the land, the removal of so many trees could create new water runoff challenges for our homes. We simply want to ensure that the drainage plan is robust enough to prevent any future flooding for current residents. We already have backyard flooding.

We hope you will consider **Tabling** this item during the March 9th meeting to allow for a small amount of additional time to discuss these safety and environmental solutions with the developer.

Thank you for your time and for your service to our community.

Sincerely,

Krista Hinson, 2943 N Whistle Post Dr. Fayetteville, AR 72704

Wonsower, Donna

From: Planning Shared
Sent: Wednesday, February 25, 2026 10:35 AM
To: Wonsower, Donna
Subject: FW: Community Concerns: Safety and Conservation for Parcels #765-21246-600 & -700 no

Follow Up Flag: Follow up
Flag Status: Flagged

Concerning PPL-2025-0005

Thank you

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

CITY OF FAYETTEVILLE ARKANSAS

From: Kaitlyn Snelson <kait.snelson@hotmail.com>
Sent: Wednesday, February 25, 2026 10:07 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Cc: Turk, Teresa <teresa.turk@fayetteville-ar.gov>; Jones, Monique <monique.jones@fayetteville-ar.gov>
Subject: Community Concerns: Safety and Conservation for Parcels #765-21246-600 & -700 no

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 Fayetteville Planning Commission and Ward 4 Representatives,
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Thank you for your time and for your service to our community.

Sincerely,

Kaitlyn Snelson
2879 N Whistle Post Dr
Fayetteville AR 72704

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wesley Frank, Planner
Justin Bland, Staff Engineer
Bethany Douglas, Urban Forester

MEETING: March 9, 2026

SUBJECT: **LSD-2025-0022: Large Scale Development (3482 N. BLESSINGS CIR/BAXTER, 216):** Submitted by JORGENSEN & ASSOCIATES for property located at 3482 N. BLESSINGS CIR. The property is zoned CS, COMMUNITY SERVICES, RESIDENTIAL INTERMEDIATE, 12 UNITS PER ACRE, and P-1, INSTITUTIONAL, and contains approximately 1.17 acres. The request is to develop a 6,773 square-foot commercial building and future development of other buildings with associated parking.

RECOMMENDATION:
Staff recommends approval of **LSD-2025-0022**, with conditions.

RECOMMENDED MOTION:
*"I move to approve **LSD-2025-0022,** recommending:*

1. *In favor of recommended right-of-way dedication;*
2. *In favor of the recommended street improvements;*
3. *In favor of a variance to UDC §166.25(D)(2) Cross Access*
4. *In denial of a variance to UDC §172.04(B)(1) Pedestrian Access, and*
5. *All other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in east Fayetteville at the corner of the N. Crossover Rd and E. Glory Dr intersection. The subject property contains approximately 1.17 acres and is undeveloped. Prior projects at this site include a lot split (LSP-2022-0058) which divided the principal lot into three lots and a withdrawn large scale development (LSD-2023-0012). The split zoning is a result of an approved rezoning in 2016 (Ord. 5915) of one parcel that totaled 21.40 acres to the current districts. No overlay districts encompass the subject property. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Senior Living Center	P-1, Institutional
South	Commercial	CS, Community Services
East	Two-Family Residential	RI-12, Residential Intermediate, 12 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Proposal: The applicant requests large scale development approval to develop three commercials buildings in two phases for a total of 15,173 square-feet of commercial space. The first phase would be for a commercial building totaling 6,773 sqft and the second phase would be for two

commercial buildings totaling 6,300 sqft, and 2,100 sqft each. This large scale development proposal is for the development of the first phase while laying down the infrastructure of the future buildings (e.g., pads, parking, etc.) whose development would be reviewed during standard commercial permitting. Two variances have been requested with this project.

Variance #1: §166.25(D)(2) Cross Access. Cross access shall be required to adjacent developed and undeveloped properties. The applicant requests a variance to not provide cross access to the north of the property.

> *Staff recommendation: Staff is supportive of this request. The intent of the ordinance is to connect commercial, office, and mixed-use developments by providing off-street access to decrease traffic on public streets in the name of public safety. A site-specific hardship is present as the topography between the proposed connection and development increase significantly, potentially requiring additional development to ensure the connection's structure. Should this connection be required, it would connect to a senior living center, which is located on a dead-end street, so high-volume traffic is unlikely. Additionally, should the connection be developed with the necessary support, the neighboring property's parking standards would be negatively impacted as there may be parking spaces lost.*

Variance #2: §172.04(B)(1) Pedestrian Access. Pedestrian access shall be provided from the street to the entrance of the structure by way of designated pathway or sidewalk. The applicant is requesting a variance from this requirement to not build a pedestrian connection along the property's western boundary that would connect to the sidewalk along N. Crossover Rd.

> *Staff recommendation: Staff is not supportive of this request. Although, as the applicant has noted, site-specific hardships are present through an easement and topography, staff believes there is still capacity for this pedestrian connection. The neighboring property, 765-13251-006, underwent development (LSIP-2021-00010) and was able to create a connection with the same hardships present. The intent of the ordinance is to allow for pedestrian interaction with buildings and their parking lots, which is crucial for the physical interaction between pedestrians and their space. The applicant has not proposed alternatives and instead applied for a variance to circumvent the requirement.*

Right-of-Way to be Dedicated: The property has frontage along E. Glory Rd and N. Crossover Rd. Both street frontages currently have excess right-of-way, exceeding either street's master street plan minimums; no right-of-way dedication is required with this application.

Street Improvements: The property has two street frontages, and given the level of development, staff is recommending that the applicant keep the sidewalks as they are and only to make the necessary improvements in their upkeep.

Access Management/Connectivity: Staff has determined that the proposed development is largely compliant with the City's access management and connectivity standards. One variance from cross access requirements has been requested, as described above.

Design Standards: The development is subject to 172.04 Parking Lot Design Standards, 166.24 Nonresidential Design Standards, and 166.25 Commercial, Office and Mixed Use Design And Development Standards. One variance to pedestrian connection has been submitted above. A build-to-zone exemption had been granted for the original project (GRD-2024-0008) when it was first applied for.

Water and Sewer System: Existing infrastructure appears to be suitable to meet the necessary improvements.

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

Tree Preservation: 20.6%
Canopy minimum requirement: 25%
Existing canopy: N/A
Preserved canopy: N/A
Mitigation required: 10 recently installed mitigation trees to be removed and replaced

Public Comment: Staff has not received any public comment on the item to date.

RECOMMENDATION: Staff recommends approval of **LSD-2025-0022** with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of variance to UDC §166.25(D)(2) Cross Access.** *Staff recommends approval of the requested variance with no added conditions.*

2. **Planning Commission determination of variance to UDC §172.04(B)(1) Pedestrian Access.** *Staff recommends denial of the requested variance for the reasons stated above.*

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

4. **Planning Commission determination of street improvements.** *Staff recommends no additional street improvements.*

5. A final determination by the Zoning and Development Administrator of the minimum buildable street frontage requirement must be signed and on file with the project prior to permitting, under the allowances in 164.06.

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

Standard conditions of approval:

7. Development review comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

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

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

10. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. A cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy;
    e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    f. Project Disk with all final revisions; and
    g. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action:	**❒ Denied**	**❒ Tabled**	**❒ Approved**
Meeting Date: <u>March 9, 2026</u>			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:
- UDC Sections:
  - 166.25(D)(2) Cross Access
  - 172.04(B)(1) - Pedestrian Access
- One Mile Map
- Close Up Map
- Current Land Use Map
- Staff Exhibits
  - Engineering memo
  - Urban Forestry memo
- Applicant Exhibits
  - Request Letter
  - Variance Letter
  - Site Plan

- Elevations

166.25 Commercial, Office and Mixed Use Design And Development Standards

…

(D) *Site Development and Design Standards.*

(1) *Site Coverage.* A maximum of 80% of the development site may be covered by the ground floor of any structure, parking lots, sidewalks, and private streets and drives or any other impermeable surface. Properties located within the Downtown Master Plan boundary are exempt from this requirement.

(2) *Cross Access.* Cross access shall be required to adjacent developed and undeveloped properties.

(3) Mechanical and utility equipment and refuse containers shall be screened if visible from the highway/street right-of-way or from residential property as set forth below:

(a) *Mechanical and Utility Equipment.*

(i) All mechanical and utility equipment located on the wall and/or on the ground shall be screened with vegetation, by incorporating screening into the structure, or by utilizing paint schemes that complement the building and screen the equipment.

(ii) All roof mounted utilities and mechanical equipment shall be screened by incorporating screening into the principal structure utilizing materials and colors compatible with the supporting building.

(b) *Recycling and Trash Containers.* Adequate space and screening shall be provided for the placement of recycling and trash containers in commercial, office, and mixed-use developments.

(i) Commercial, office, and mixed-use developments are required to provide adequate space for the placement of two (2) front-end load dumpsters, easily accessible for collection services. The minimum free and clear dimensional requirements for placing two (2) front-end load dumpsters in an enclosure is 24 feet wide and 12 feet deep. The Recycling and Trash Collection Division Director may exercise discretion in approving the dimensional size of the required enclosure if the applicant can demonstrate that a smaller enclosure is adequate for the development's anticipated needs due to the nature of the proposed business, the modest size or scale of the development or site access, or if they have the ability to share trash and recycling enclosure facilities with adjoining or nearby properties that have additional trash and recycling storage capacity.

(ii) Recycling and trash containers shall be screened by enclosures with materials that are compatible with and complementary to the principal structure, with access to the refuse containers not visible from the street. Containers may be screened from view by the principal structure; by a permanent walled or fenced enclosure; or with appropriate vegetation, planted at a density and size sufficient to be view obscuring immediately from the date of planting; so long as the screening is maintained and loose trash does not litter the ground or become an environmental nuisance.

…

172.04 Parking Lot Design Standards

…

(B) *Pedestrian Access.*

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

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

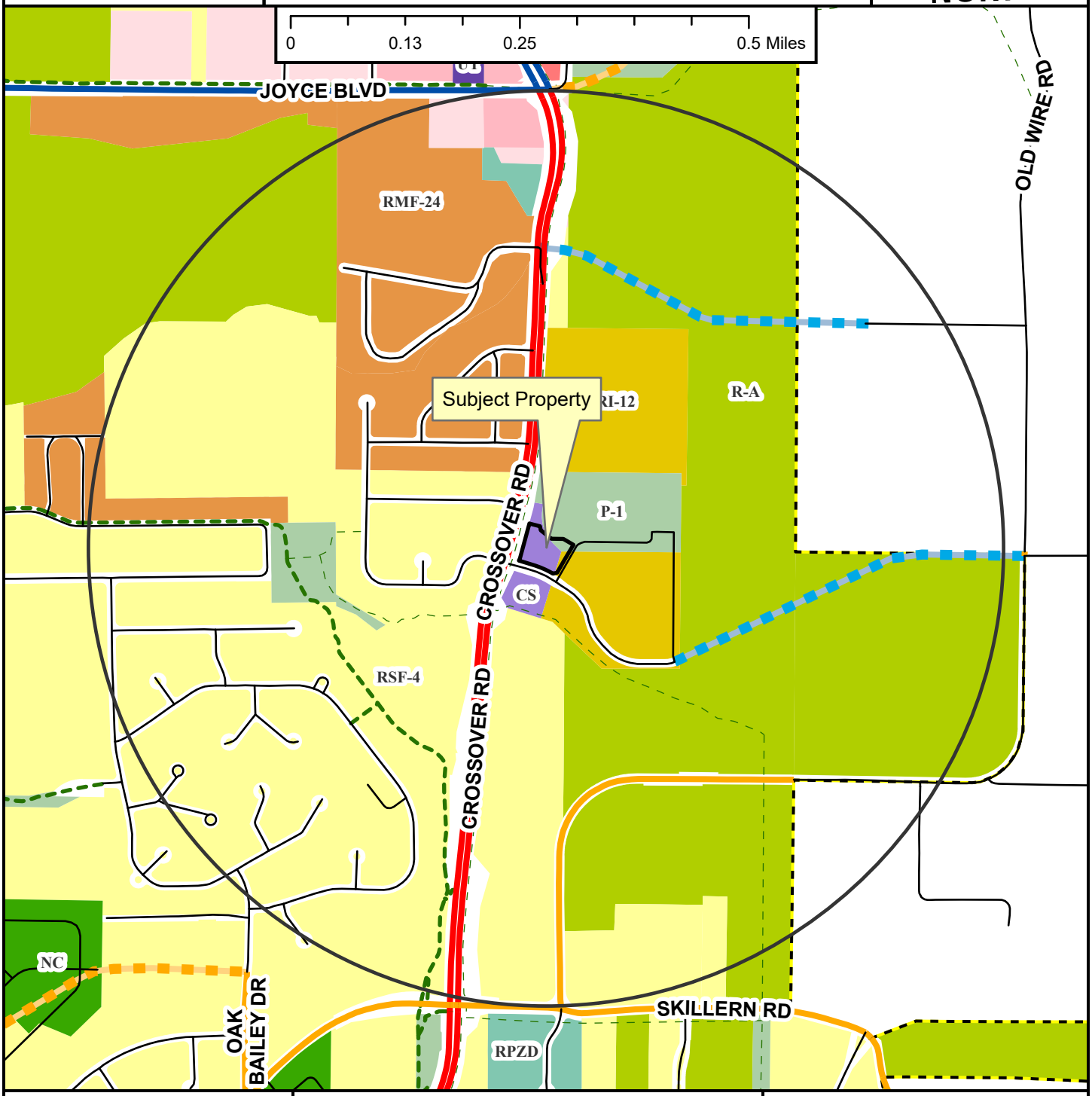
…

LSD-2025-0022

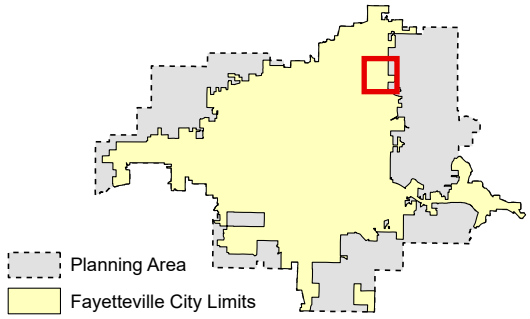
One Mile View

3482 N. BLESSINGS CIR

NORTH



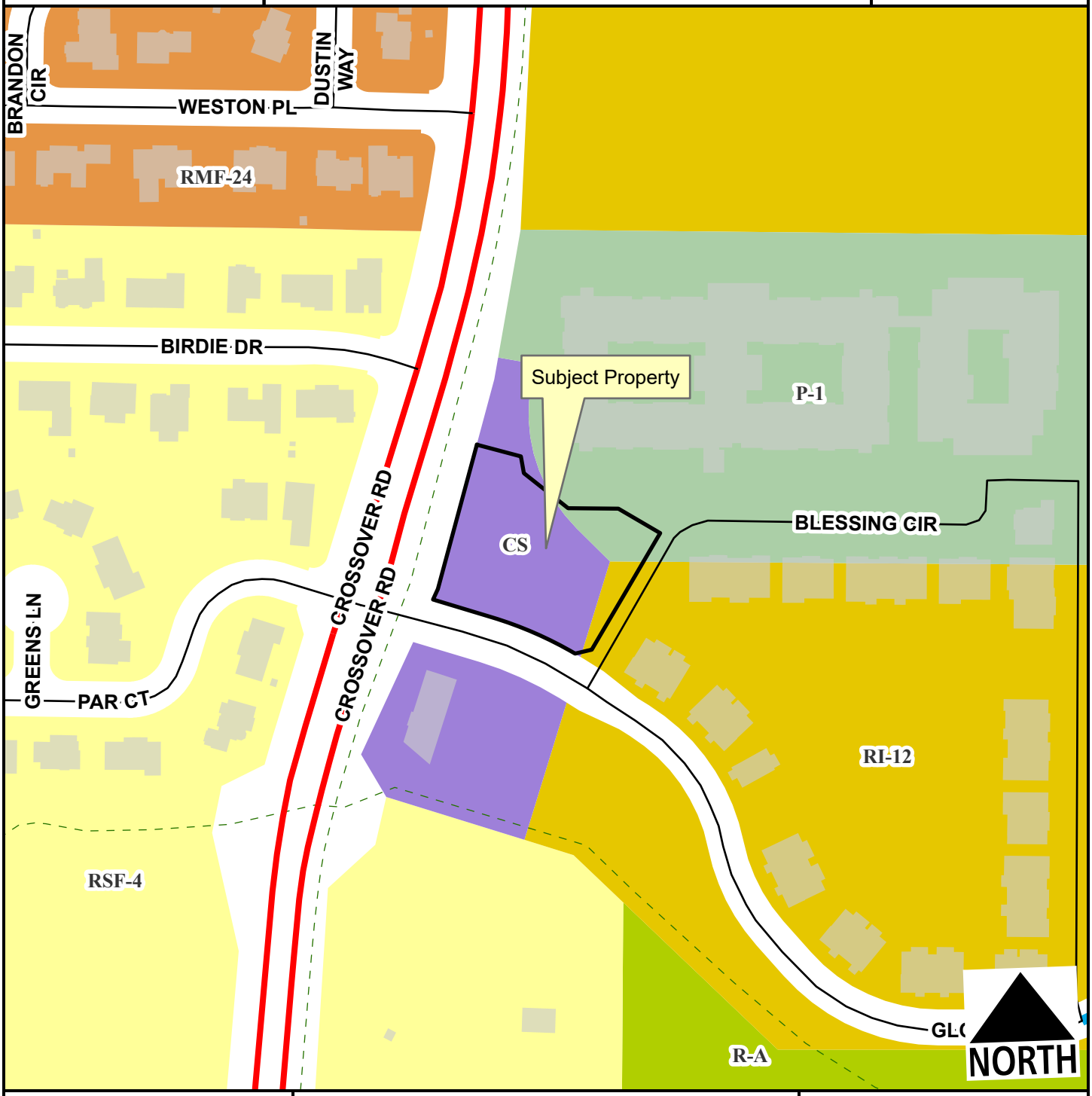
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



LSD-2025-0022

Close Up View

3482 N. BLESSINGS CIR



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

Feet

0 75 150 300 450 600

1:2,400

LSD-2025-0022

Current Land Use

3482 N. BLESSINGS CIR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Wesley Frank, Planner

FROM: Justin Bland, City Engineer

DATE: March 2, 2026

SUBJECT: Planning Commission Engineering Comments for LSD-2025-0022

Water: There is an existing 36" water main along the west property frontage on Crossover Rd., an existing 8" water main along the southern property frontage along E. Glory Dr. and an existing 8" water main along the eastern property frontage along N. Blessing Circle. The applicant plans to tie to the existing 8" water main along N. Blessing Circle for domestic and fire service needs.

Sewer: There is an existing 8" sewer along the eastern property frontage along N. Blessing Circle. The sewer service for the building will be tapped from this existing main.

Streets: The applicant proposes to use an existing curb cut off of North Blessing Circle which meets separation requirements.

Drainage: The site is proposing to use the existing stormwater improvements for the subdivision. This includes the detention pond to the southeast that has a micro-pool for water quality. This appears to address the four minimum stormwater criteria, however staff will confirm the details as the project proceeds though the grading permit process.

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense
3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.
4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.
5. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
    - Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
    - Sanitary Sewer pipe sizing, profiles, or utility conflicts
    - Waterline fittings, callouts, or utility conflicts

- Street profiles
- Fine grading/spot elevations

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Jorgensen & Associates

From: Bethany Douglas, Urban Forester

CC: Wesley Frank, Planner

Meeting Date: February 11, 2026

Subject: LSD-2025-0022: Baxter (3482 N Blessing Cir)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Site Analysis Map Submitted (if justification is needed)			X
Site Analysis Written Report Submitted (justification is needed)			X
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Wavier Submitted (only use if no trees onsite or near P/L)			X

2. Tree Preservation Calculations

N/A; 10 recently installed mitigation trees to be removed and replaced.

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	N/A	10
Low Priority		
Total Mitigation Trees Required		10

4. Mitigation Type	Yes	No	N/A
On-Site Mitigation	X		
Off-Site Mitigation			X
Tree Escrow (See Conditions of Approval)			X

5. Tree Preservation Plan Checklist *UDC Chapter 167.04H1and 167.04L1*	Tech Plat	Planning Commission
a. 5 year Aerial Check on Existing Trees	**Yes**	
b. Property Boundary	**Yes**	
c. Natural Features (100ft beyond limits of disturbance)	**N/A**	
d. Existing Topography and Proposed Grading	**Yes**	
e. Soil Types	**Yes**	
f. Significant Trees	**N/A**	
g. Groupings of Trees	**N/A**	

h.	Table Inventory List (species, size, health, priority)	**N/A**		
i.	All Existing and Proposed Utilities	**Yes**		
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		
k.	All Streams (with approximate center line)	**N/A**		
l.	Floodplains and floodways	**N/A**		
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		
n.	Submitted Site Analysis Plan (if required)	**N/A**		
o.	Shows ALL Proposed Site Improvements	**Yes**		
p.	Delineates trees/canopy to be preserved and removed	**Yes**		
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**		
Tree Protection Methods				
a.	Tree Protection Fencing	**N/A**		
b.	Limits of Root Pruning	**N/A**		
c.	Traffic flow on work site	**Yes**		
d.	Location of material storage	**Yes**		
e.	Location of concrete wash out	**Yes**		
f.	Location of construction entrance/exit	**Yes**		
6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide graphic examples of multiple options used to minimize removal of existing canopy			**X**
b.	Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.			**X**

7.	**Review Status (See Comments)**	**Tech Plat**	**Planning Commission**
	Conditionally Approved		
	Approved	**12-11-25**	
	Tabled		
	Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked "No" and all Redlines provided.
2. Noted that existing mitigation trees on-site associated with Langford Cottages will be removed and replaced at a 1:1 ratio.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Jorgensen & Associates

From: Bethany Douglas, Urban Forester

CC: Wesley Frank, Planner

Meeting Date: February 11, 2026

Subject: LSD-2025-0022: Baxter (3482 N Blessing Cir)

1. General Landscape Plan Checklist	Yes	No	N/A
a. Irrigation (notes either automatic or hose bib 100' o.c.) *UDC Chapter 177.03C7g, 177.04B3a*	X		
b. Species of plant material identified *UDC Chapter 177.03C7d,e*	X		
c. Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) *UDC Chapter 177.03C7b,c*	X		
d. Soil amendments notes include that soil is amended and sod removed *UDC Chapter 177.03C6b*	X		
e. Mulch notes indicate organic mulching around trees and within landscape beds *UDC Chapter 177.03C6c,d*	X		
f. LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer *UDC Chapter 177.03B*		X	
g. Planting bed contained by edging *UDC Chapter 177.03C6f*	X		
h. Planting details according to Fayetteville's Landscape Manual *UDC Chapter 177.03C6g*	X		
i. Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. *UDC Chapter 177.05 A2g*	X		

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*	X		
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X

c.	Tree Island (8’ min. width, 18.7’ min length OR 150 square feet) *UDC Chapter 177.04C*	**X**		
d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	**X**		

3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape). *UDC Chapter 177.04D2a*	X		**X (urban zoning)**
b.	Side and Rear Property Lines (5’ Wide Landscape Area) *UDC Chapter 177D1*			
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	**X**		
d.	Screening of parking lot from adjacent residential properties and the street.		**X**	

4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*			**X**
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*	**X**		
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*			**X**
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*			**X**

5.	**Landscape Requirement Totals**	**Amount**
	Mitigation Trees	**9**
	Parking Lot Trees	**4**
	Street Trees	**21**
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	**0**

Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**0**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**0**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**2-11-26**	
Approved		
Tabled		
Denied		

Appeal Process: A final administrative determination by the Urban Forester may be appealed in accordance with Chapter 155 of the Unified Development Code.

Comments

1. Address items above marked “No” and all Redlines provided.
2. Shrub screening is required between parking areas and adjacent residences. Please add a row of screening south of the central parking area.

JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying

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Fayetteville, AR 72703
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Fax: 479.582.4807
www.jorgensenassoc.com

March 5, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Large Scale Development for Potomac Ventures, LLC.

This letter is in regards to a previously approved LSD and Grading Permit that has expired. The developer has been working through different items with this development and in that time the project has expired so per city code we are required to resubmit for approval. This Large Scale Development is on Lot B-1 of the Final Plat of Springhouse Village. This is a previously approved lot split of a previously approved Commercial Subdivision of off Hwy 265 and East Glory Drive. The developer is requesting to develop a new office that is a total of 6,773 sq ft with a total of 11 parking spaces for Ph 1 and Ph 2 will be two other buildings for a total of 8,400 sq ft and will include 27 parking spaces. So the total finish when all complete will be 15,173 sq ft with a total of 38 parking spaces. All water, sewer and storm drain have all been previously installed to this site as part of the previous commercial building..

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

Thank you.

Sincerely;

_____
Justin Jorgensen, PE

JORGENSEN
+ASSOCIATES
Civil Engineering + Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

March 5, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Variance request for Large Scale Development for Potomac Ventures, LLC.

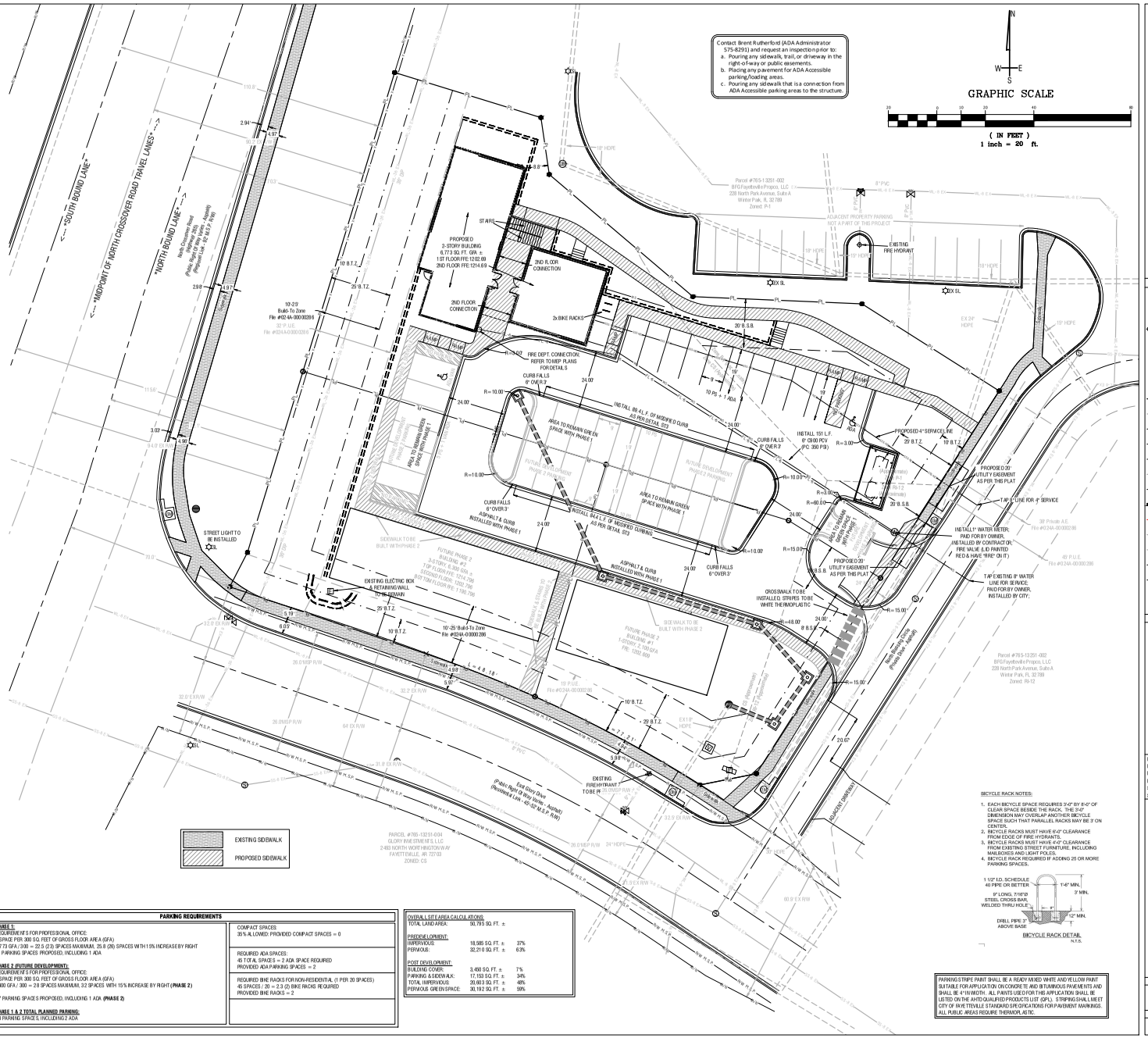
This letter is a Variance request to code §166.25(D)(2) Cross Access to the property to the north and §172.04(B)(1) Pedestrian Access from Crossover Rd due east to the building. Due to existing conditions being too steep neither of these can be done in the field and meet code. In order to have a sidewalk connection to Crossover and meet ADA code it would require numerous retaining walls which per city code is not allowed in the existing easements in this area. The connection to the north would be too steep and there is already parking for the existing property to the north in this area.

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

Thank you.

Sincerely;

_____
Justin Jorgensen, PE



NOTES:

1. CURRENT ZONING: CS (COMMUNITY SERVICES), P-1 (INSTITUTIONAL) & RI-12 (RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE).

2. PARCEL NUMBER: 765-13251-002.

3. OWNER: BFG FAYETTEVILLE PROPCO, 228 NORTH PARK AVENUE, SUITE A, WINTER PARK, FL 3279.

4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).

5. BOUNDARY BASED ON:
   I. FINAL PLAT FOR SPRINGHOUSE VILLAGE, LLC, FILED AS DOCUMENT #02-4A-0003286 .

6. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X" OF FEMA FIRM PANEL #051-I30-02393, BEARING AN EFFECTIVE DATE OF JANUARY 25, 2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

7. CITY PLAT BOOK PAGE 216

ZONING & SETBACKS:

ZONE: CS (COMMUNITY SERVICES)

SETBACKS:
FRONT: 10' - 25' BUILD-TO ZONE
SIDE: NONE
SIDE CONTIGUOUS TO A RESIDENTIAL DISTRICT: 15'
REAR: NONE
REAR CONTIGUOUS TO A RESIDENTIAL DISTRICT: 15'

ZONE: P-1 (INSTITUTIONAL)

SETBACKS:
FRONT: 30'
FRONT WITH PARKING BETWEEN RIGHT OF WAY AND BUILDING: 50'
SIDE: 20'
SIDE CONTIGUOUS TO A RESIDENTIAL DISTRICT: 25'
REAR: 25'
REAR FROM CENTERLINE OF A PUBLIC ALLEY: 10'

ZONE: RI-12 (RESIDENTIAL INTERMEDIATE - TWELVE UNITS PER ACRE)

SETBACKS:
FRONT: 25' BUILD-TO ZONE
SIDE OTHER USES: 0'
SIDE SINGLE & TWO FAMILY: 5'
REAR OTHER USES: 20'
REAR SINGLE FAMILY: 9'

SURVEY DESCRIPTION:

PARCEL #765-13251-002:
TRACT B, AS SHOWN ON FINAL PLAT FOR SPRINGHOUSE VILLAGE, LLC, WASHINGTON COUNTY, ARKANSAS, FILED AS DOCUMENT #02A-0003286, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

STANDARD CITY NOTES:
1. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.

2. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL AND/OR ON THE GROUND SHALL BE SCREENED. ALL ROOF-MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS. SMALLER GROUND-MOUNTED EQUIPMENT MAY BE SCREENED WITH TALL GRASSES OR SHRUBS.

3. TRASH ENCLOSURE SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY AND COMPATIBLE WITH THE PRINCIPAL STRUCTURE, WITH ACCESS NOT VISIBLE FROM THE STREET.

4. ALL DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (WATER, SEWER, STREETS, AND DRAINAGE). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.

5. A SITE VISIT SHALL BE SCHEDULED WITH CHUCK RUTHERFORD (575-8291) TO ESTABLISH THE CONDITION OF THE EXISTING CURB ALONG WEST SOMERVILLE LANE. ALL OF THE EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB TO REMAIN THAT IS CURRENTLY DAMAGED OR CRACKED SHALL BE REMOVED AND REPLACED WITH STANDARD CURB. ANY CURB THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED.

6. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY DON OSBURN OF THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION (575-8384).

7. METER LOOPS LARGER THAN 1-INCH THROUGH 2-INCH SHALL BE TESTED BY THE CITY OF FAYETTEVILLE METER OPERATIONS DIVISION PRIOR TO CONTRACTOR INSTALLATION. CONTACT DON OSBURN (575-8384).

8. THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. WEEKLY REPORTS SHOULD BE SUBMITTED TO THE CITY OF FAYETTEVILLE'S PUBLIC WORKS INSPECTOR (INCLUDING FIRE LINE INSTALLATION).

9. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPER'S EXPENSE.

10. ANY WATER MAIN UPGRADES THAT PARALLEL A SMALLER OR OLDER WATERLINE ARE REQUIRED TO RELOCATE ALL EXISTING SERVICE CONNECTIONS TO THE NEW WATER MAIN AND ABANDON THE OLD WATER MAIN.

11. 2017 STANDARD WATER & SEWER SPECIFICATIONS & DETAILS APPLY. (DOCUMENT AVAILABLE AT HTTP://WWW.FAYETTEVILLE-AR.GOV/149/ENGINEERING-SPECS-DETAILS & HTTP://WWW.FAYETTEVILLE-AR.GOV/DOCUMENTCENTER/VIEW/14625)

12. PRIOR TO OBTAINING A TEMPORARY WATER METER FOR TESTING OR SERVICE OFF OF A CONTRACTOR INSTALLED NEW MAIN, THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:
   A. THERE ARE NO OUTSTANDING ISSUES WITH SITE REQUIREMENTS OR OUTSTANDING EROSION CONTROL VIOLATIONS.
   B. THE WATER MAIN MUST BE INSTALLED AND A FINAL INSPECTION PERFORMED BY THE PUBLIC WORKS INSPECTOR, WATER DEPARTMENT, AND DESIGN ENGINEER AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.
   C. THE STRUCTURE MUST BE CONNECTED TO PUBLIC SANITARY SEWER.
   D. ONE (1) SET OF AS-BUILT DRAWINGS OF THE INSTALLED UTILITIES AS A HARD COPY AND IN PDF FORMAT.
   E. CERTIFICATION THAT THE WATER MAIN, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS.
   F. THE PROJECT IS READY FOR TEMPORARY CERTIFICATE OF OCCUPANCY (TCO), IF NOT, THE METER WILL BE INSTALLED TO ALLOW FOR TESTING ONLY AND TURNED OFF UNTIL THE TCO IS ISSUED.

SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER.

FIRE LANE STRIPING:
A) ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS "NO PARKING FIRE LANE."
B) FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB, UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.
C) FIRE LANE MARKINGS SHALL CONSIST OF A SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS AND 1" STROKE. WHITE LETTERS TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY-FIVE FEET (25') ALONG THE ENTIRE LENGTH OF THE FIRE LANE.

MINIMUM BUILDABLE STREET FRONTAGE CALCULATIONS:

MINIMUM REQUIRED FOR ZONE CS: 50 %
NORTH CROSSOVER ROAD: 22.9' BUILDABLE FRONTAGE
BUILDING FRONTAGE: 0'

32' UTILITY EASEMENT FULLY ENCOMPASSES THE 10'-25' BUILD-TO ZONE ALONG NORTH CROSSOVER ROAD.

EAST GLORY DRIVE: 211' BUILDABLE FRONTAGE
BUILDING FRONTAGE: 149' (PHASE 2 BUILDINGS)
FRONTAGE RATIO: 149 / 211 = 70.6%

MINIMUM REQUIRED FOR ZONE RI-12: 50%
NORTH BLESSING CIRCLE IS NOT A PUBLICLY DEDICATED STREET.

NO BUILDING FRONTAGE REQUIREMENTS FOR ZONE P-1

STREET TABLE:

NORTH CROSSOVER ROAD:
- EXISTING RIGHT OF WAY: 147.4' - 154.4'
- M.S.P. RIGHT OF WAY: 92', REGIONAL LINK
- EXISTING SIDEWALK: 4.9'
- EXISTING GREEN SPACE: 2.9' -3'

EAST GLORY DRIVE:
- EXISTING RIGHT OF WAY: 64'
- M.S.P. RIGHT OF WAY: 49' - 92', RESIDENTIAL LINK
- EXISTING SIDEWALK: 4.9' - 5.9'
- EXISTING GREEN SPACE: 0' -6.3'

NORTH BLESSING CIRCLE: PRIVATE DRIVE

PARKING REQUIREMENTS

PHASE 1:
REQUIREMENTS FOR PROFESSIONAL OFFICE:
1 SPACE PER 300 SQ. FEET OF GROSS FLOOR AREA (GFA)
6,773 GFA / 300 = 22.5 (23) SPACES MAXIMUM, 25.8 (26) SPACES WITH 15% INCREASE BY RIGHT
11 PARKING SPACES PROPOSED, INCLUDING 1 ADA

PHASE 2 (FUTURE DEVELOPMENT):
REQUIREMENTS FOR PROFESSIONAL OFFICE:
1 SPACE PER 300 SQ. FEET OF GROSS FLOOR AREA (GFA)
8,400 GFA / 300 = 28 SPACES MAXIMUM, 32 SPACES WITH 15% INCREASE BY RIGHT **(PHASE 2)**

27 PARKING SPACES PROPOSED, INCLUDING 1 ADA **(PHASE 2)**

PHASE 1 & 2 TOTAL PLANNED PARKING:
58 PARKING SPACES, INCLUDING 2 ADA

COMPACT SPACES:
35 % ALLOWED; PROVIDED COMPACT SPACES = 0

REQUIRED ADA SPACES:
45 TOTAL SPACES = 2 ADA SPACE REQUIRED
PROVIDED ADA PARKING SPACES = 2

REQUIRED BIKE RACKS FOR NON-RESIDENTIAL (1 PER 20 SPACES)
45 SPACES / 20 = 2.3 (2) BIKE RACKS REQUIRED
PROVIDED BIKE RACKS = 2

OVERALL SITE AREA CALCULATIONS:

TOTAL LAND AREA:	90,795 SQ. FT. ±	
PREDEVELOPMENT:		
IMPERVIOUS:	18,585 SQ. FT. ±	37%
PERVIOUS:	32,210 SQ. FT. ±	63%
POST DEVELOPMENT:		
BUILDING COVER:	3,450 SQ. FT. ±	7%
PARKING & SIDEWALK:	17,153 SQ. FT. ±	34%
TOTAL IMPERVIOUS:	20,603 SQ. FT. ±	48%
PERVIOUS GREEN SPACE:	30,192 SQ. FT. ±	59%

BICYCLE RACK NOTES:
1. EACH BICYCLE SPACE REQUIRES 3'-0" BY 8'-0" OF CLEAR SPACE BESIDE THE RACK. THE 3'-0" DIMENSION MAY OVERLAP ANOTHER BICYCLE SPACE SUCH THAT PARALLEL RACKS MAY BE 3' ON CENTER.
2. BICYCLE RACKS MUST HAVE 6'-0" CLEARANCE FROM EDGE OF FIRE HYDRANTS.
3. BICYCLE RACKS MUST HAVE 4'-0" CLEARANCE FROM EXISTING STREET FURNITURE, INCLUDING MAILBOXES AND LIGHT POLES.
4. BICYCLE RACK REQUIRED IF ADDING 25 OR MORE PARKING SPACES.

BICYCLE RACK DETAIL
N.T.S.

PARKING STRIPE PAINT SHALL BE A READY MIXED WHITE AND YELLOW PAINT SUITABLE FOR APPLICATION ON CONCRETE AND BITUMINOUS PAVEMENTS AND SHALL BE 4"/IN WIDTH. ALL PAINTS USED FOR THIS APPLICATION SHALL BE LISTED ON THE AHTD QUALIFIED PRODUCTS LIST (QPL). STRIPING SHALL MEET CITY OF FAYETTEVILLE STANDARD SPECIFICATIONS FOR PAVEMENT MARKINGS. ALL PUBLIC AREAS REQUIRE THERMOPLASTIC.

JORGENSEN + ASSOCIATES
Civil Engineering | Planning | Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com

LSD-2025-0022 (BAXTER)
Planning Commission
March 9, 2026
Page 20 of 22

LEGEND
- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER VALVE
- FIRE HYDRANT
- UTILITY VAULT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- GRATED DRAIN INLET
- ELECTRIC BOX
- LIGHT POLE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT LINE
- FENCE LINE
- WALL
- EDGE OF GRAVEL
- EXISTING WATER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE

PROJECT DETAILS

PROJECT TITLE:
BAXTER SIP

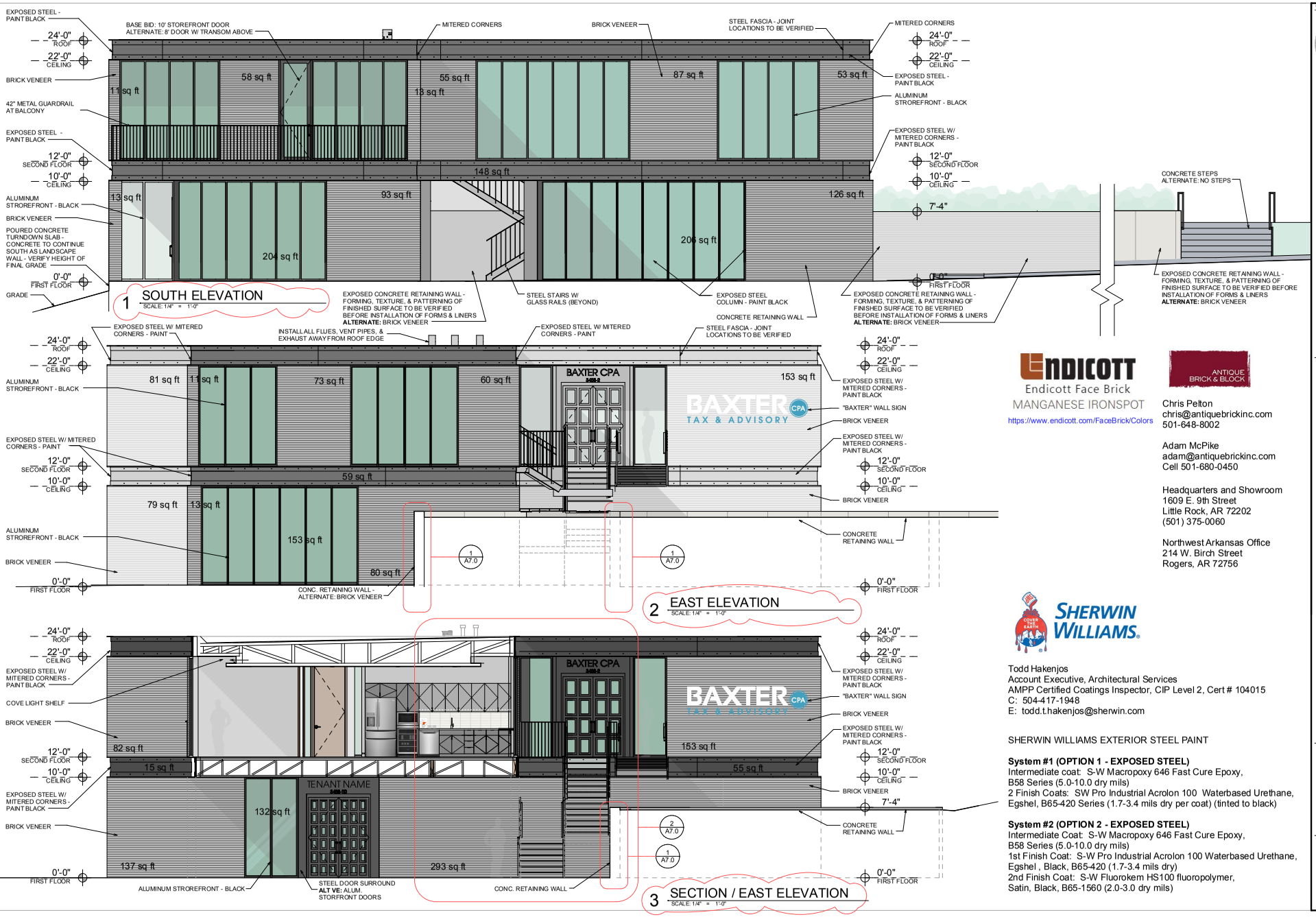
PROJECT LOCATION:
FAYETTEVILLE, AR

DATE: 11/20/2025
DRAWN BY: JH
PROJECT #2021-135
FILE PATH: Z:\LSD\2021135
SHEET SIZE: 22" x 34"
SCALE: 1" = 20'

CERTIFICATE OF AUTHORIZATION — JORGENSEN & ASSOCIATES — No. 722 — ARKANSAS – ENGINEERING

SHEET TITLE
SITE IMPROVEMENT PLAN

SHEET NUMBER
C1.3



ENDICOTT
Endicott Face Brick
MANGANESE IRONSPOT
https://www.endicott.com/FaceBrick/Colors

ANTIQUE BRICK & BLOCK

Chris Pelton
chris@antiquebrickinc.com
501-648-8002

Adam McPike
adam@antiquebrickinc.com
Cell 501-680-0450

Headquarters and Showroom
1609 E. 9th Street
Little Rock, AR 72202
(501) 375-0060

Northwest Arkansas Office
214 W. Birch Street
Rogers, AR 72756

SHERWIN WILLIAMS

Todd Hakenjos
Account Executive, Architectural Services
AMPP Certified Coatings Inspector, CIP Level 2, Cert # 104015
C: 504-417-1948
E: todd.t.hakenjos@sherwin.com

SHERWIN WILLIAMS EXTERIOR STEEL PAINT

System #1 (OPTION 1 - EXPOSED STEEL)
Intermediate coat: S-W Macropoxy 646 Fast Cure Epoxy, B58 Series (5.0-10.0 dry mils)
2 Finish Coats: SW Pro Industrial Acrolon 100 Waterbased Urethane, Egshel, B65-420 Series (1.7-3.4 mils dry per coat) (tinted to black)

System #2 (OPTION 2 - EXPOSED STEEL)
Intermediate Coat: S-W Macropoxy 646 Fast Cure Epoxy, B58 Series (5.0-10.0 dry mils)
1st Finish Coat: S-W Pro Industrial Acrolon 100 Waterbased Urethane, Egshel , Black, B65-420 (1.7-3.4 mils dry)
2nd Finish Coat: S-W Fluorokem HS100 fluoropolymer, Satin, Black, B65-1560 (2.0-3.0 dry mils)

philip e. hadfield
Planning Commission
479.444.8283
www.peharchitect.com

LSD 2025-0022 (BAXTER)

Page 21 of 22

NEW BUILDING & TENANT IMPROVEMENTS
Suite 410 Holdings, LLC / Baxter CPA
3458 N. Blessing Circle Fayetteville, Arkansas 72701

peh 2125ve
11.03.25
2 ASI-02ve 02.24.26

ELEVATIONS
A4.0

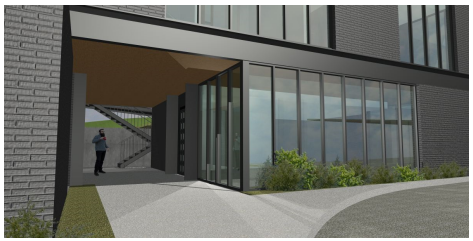


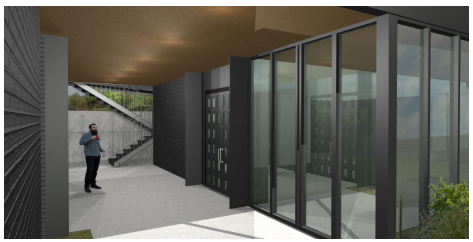




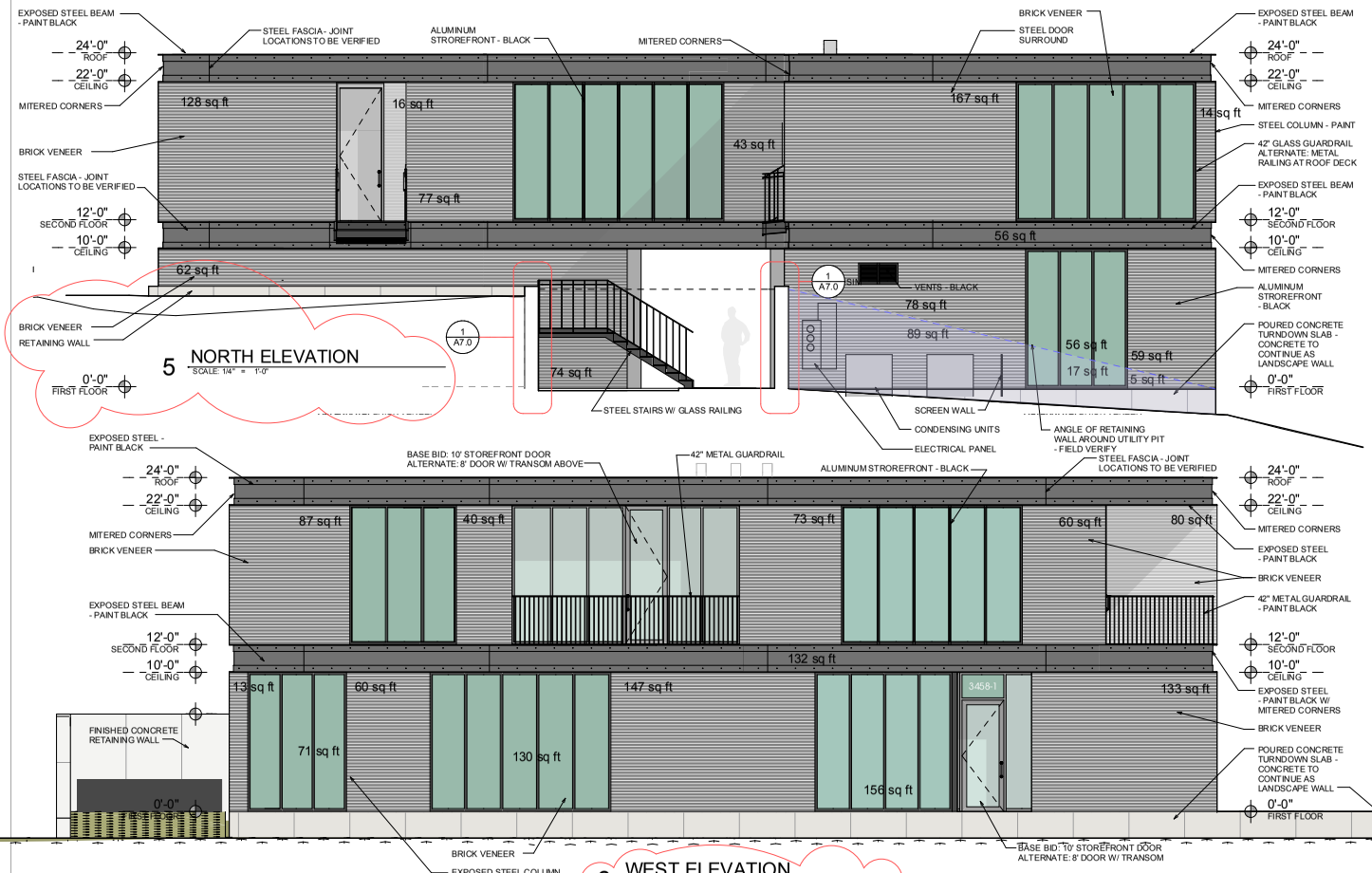












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NEW BUILDING & TENANT IMPROVEMENTS

Suite 410 Holdings, LLC / Baxter CPA

3458 N. Blessing Circle Fayetteville, Arkansas 72701

peh 2125ve

11.03.25

2 ASI-02ve 02.24.26

ELEVATIONS

A4.1

LSD 2025 0022 (BAXTER)

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

THRU: Wesley Frank, Planner

MEETING DATE: March 9, 2026

SUBJECT: **CUP-2026-0001: Conditional Use Permit (1301 N. GREGG AVE./PATHWAY BAPTIST CHURCH, 405):** Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for a church in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0001** with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0001**, finding:*

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

BACKGROUND:
The subject property is in central Fayetteville approximately 350 feet north of the W. North St and N. Gregg Ave intersection. The property is the home of the Pathway Baptist Church; County records indicate that a church has owned this property since at least 1961. A lot split was submitted and approved (LSP-2022-0061) to divide the property into two 2.25-acre portions but was then withdrawn the same year by the applicant, leaving the property undivided. The southern portion of the property was rezoned by City Council to RMF-40 in March 2023 (Ord. 6652) and the northern portion was also rezoned to RMF-40 in June 2023 (Ord. 6671). The church use in a nonconforming use in this zoning district and its use was abandoned some years prior. The applicant has simultaneously submitted an application for a conditional use permit (CUP-2026-0002) for Use Unit 25 to allow for a commercial office separate from the church to occupy one of the three buildings on the property. According to available aerial imagery, the church appears to have been constructed between 1961 and 1965. The property enters the Hillside/Hilltop Overlay District. Surrounding land uses and zoning are provided in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Multi-Family Residential	RMF-40, Residential Multi-Family, 40 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Multi-Family Residential/Industrial	RMF-24, Residential Multi-Family, 24 Units per Acre/I-1, Heavy Commercial and Light Industrial

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

Request: The applicant requests a conditional use permit to allow for a new church to operate in two of the existing three buildings. A conditional use permit for Use Unit 4 is required for conformance as per UDC §164.12(B)(1)(f) for any nonconforming use that is abandoned for six consecutive months. The structure and its associated programming are classified as Use Unit 4 in the Unified Development Code, which is permitted conditionally in the RMF-40 zoning district.

- Business size: Approximately 11,949 sqft.
- Number of off-street parking spaces to be provided: Approximately 100
- Hours of operation: Monday thru Friday 8:00AM – 8:00PM; Saturday 8:00 AM- 9:00PM; Sunday 7:00 AM – 8:00 PM; with evenings as needed.
- Number of Employees: 4
- Patrons: Up to 150 per day

Public Comment: Staff has not received any public comment on this item.

RECOMMENDATION: Staff recommend approval of **CUP-2026-0001.** Should the Planning Commission choose to approve the permit, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the church to be compatible with the surrounding neighborhood and the City's long-range plans for the area;*

2. **This conditional use permit is limited to the use, as described in the applicant's request letter. The following specifications apply:**
    a. Business size: Approximately 11,949 sq. ft..
    b. Hours of operation: allowable up to 7 days a week, 7:00 AM – 9:00 PM
    c. Number of Employees: 4

3. **Religious institutions are not subject to 166.25, Commercial, Office, Mixed-use, Design and Development standards;**

4. **Approval of this conditional use permit does not ensure approval of a development application. The conditional use permit grants the applicant rights to submit a development proposal based on the conceptual layout included herein. The applicant shall comply with all other development requirements, including but not limited to, tree preservation, drainage, exterior lighting, utility installation, and Fire Department access standards. These details shall be reviewed with the development application;**

5. **Any future expansion or change in the use shall require Planning Commission approval; and**

6. **Signs shall be limited to those permitted by UDC §174. Any proposed signage shall be reviewed for compliance with the underlying zoning district.**

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 9, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting a conditional use permit for Use Unit 4 in the RMF-40 zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §161.16 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the requested conditional use would not adversely affect the public. The property had been occupied by a church approximately this size and scale for nearly 60 years, which encompasses three buildings. The CUP application is to allow for two of the three to be used as a church. Although the building was not in use for over 6 months, staff does not anticipate that resuming services would be a detriment to the area. Churches are considered a conditional use in this primarily residential zoning district due to the traffic-generating nature. In an evaluation of the surrounding land uses, scale, and context, staff finds that surrounding residents are unlikely to experience disruption or nuisance. It is not anticipated that the varied uses abutting the subject property would be impacted by the proposed use. The future land use map also identifies this area as a City Neighborhood Area, which supports the widest spectrum of residential and non-residential uses**

(c.) The Planning Commission shall certify:

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

Finding: **There are no specific rules that govern Use Unit 4, largely. Architectural design standards do not typically apply to religious institutions. While the existing parking lot appears to be non-conforming, staff does not recommend any additional screening at this time, given the scale of proposed development associated with this request.**

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **Access to the property occurs through two two-way existing driveways along N. Gregg Ave. No change to the existing access features is being proposed or recommended by staff, given that no major improvements are being made to the site. There is currently an existing sidewalk along the property's frontage.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress,

economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **Staff finds that the existing parking lot, though non-conforming, would not impact the area. There are 100 existing off-street parking spaces located on the site and there are no parking minimums that apply to non-residential uses. Additionally, several of the parking spaces enter the build-to-zone, which would be required to have screening. Staff finds that the existing nonconformance does not impact the area given the modest scale of the use. If modifications were made to the parking lot, or a modification of any access features proposed, ordinance would require that the parking lot be brought into full compliance with code. The parking lot will be shared with the proposed office use in CUP-2026-0002. Given the alternating peak use hours, no issue with parking is anticipated.**

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

Finding: **Trash will be provided with residential trash carts. Staff recommends that these remain screened and out of view of the public right-of-way when not in use.**

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

Finding: **The property has access to City water and sewer. Any required extensions will be provided at the time of permitting.**

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

Finding: **Staff does not recommend any additional screening at this time.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to UDC §174 and all the regulations therein.**

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

Finding: **Full evaluation of setback requirements will be made at the time of grading and building permit. The structure is currently an existing, non-conforming one. Compliance with the underlying setbacks in the RMF-40 zoning district would be determined at the time of a relevant permit application.**

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

Finding: **Staff finds that the proposed use is compatible with the surroundings; there are no apparent nuisance or adverse impacts, and may in fact be positively contributing to the neighborhood environment by activating the neighborhood at an alternating time from other uses in the area, and providing necessary services.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be compatible with the goals and intent of the City's adopted mixed land use plans. This helps contribute to City Plan 2040 goal number 3, which make compact, complete, and connected development the standard.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code
  - §161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Applicant Request Exhibits
  - Request Letter
  - Site Plan

161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(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 26	Multi-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 CUP
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupation
Unit 25	Professional offices
Unit 36	Wireless communications facilities
Unit 48	Private dormitories

(C) *Density.*

Units per acre	Forty (40) or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	2,500 square feet

Two (2) family	3,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit*.

Manufactured Home	3,000 square feet
Fraternity of Sorority	500 square feet per resident

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Minimum Buildable Street Frontage. 50% of the lot width.

(Code 1965, App. A., Art. 5(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; 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, 8, 9, 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. 6658, §7(Exh. F), 5-2-23; Ord. No. 6879, §2, 5-20-25)

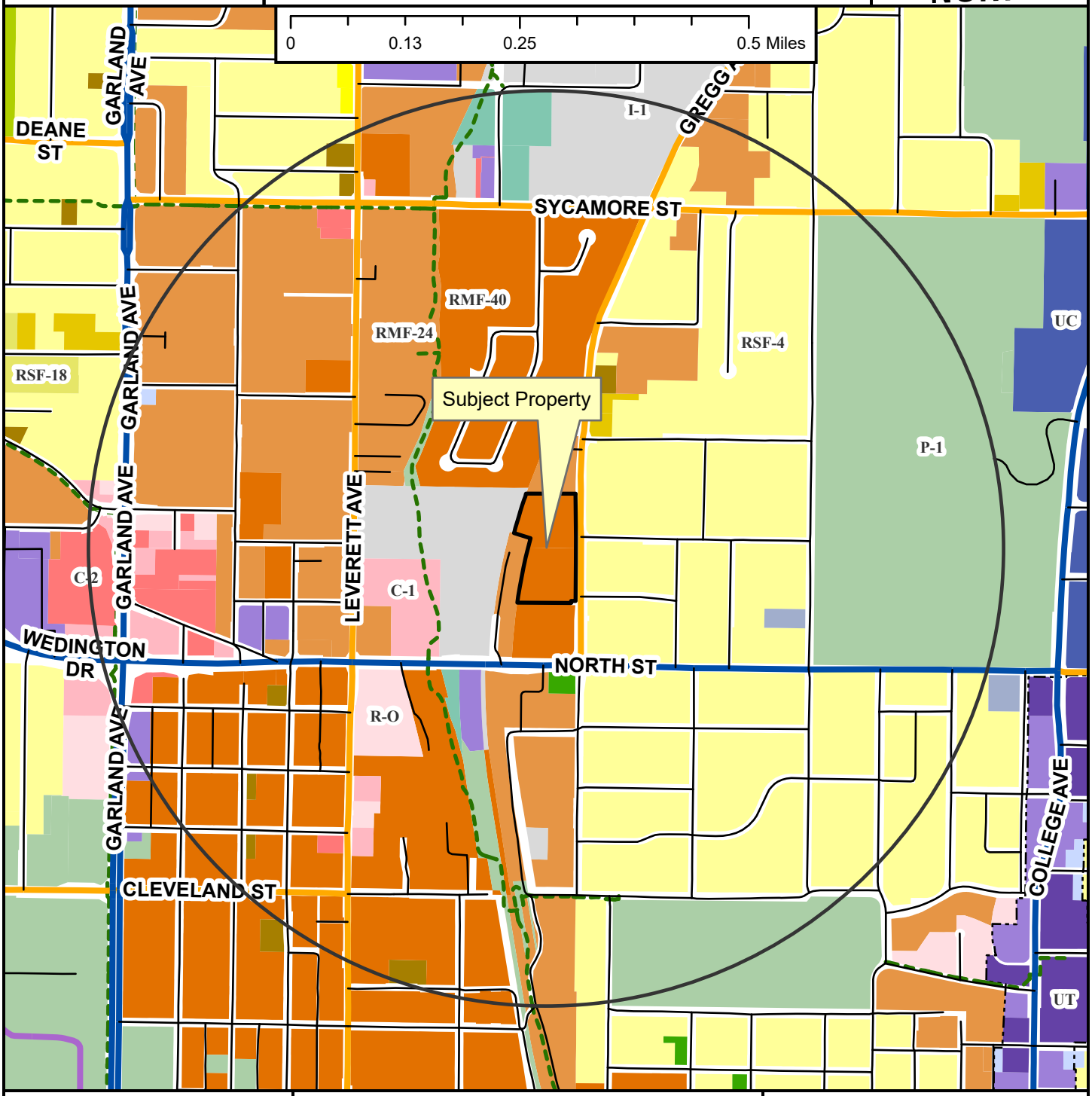
Editor's note(s)—Ord. No. 6888, §1, adopted June 17, 2025 determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause), Ordinance 6710 (extending the Sunset Clause), and Ordinance 6820 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code 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.

CUP-2026-0001

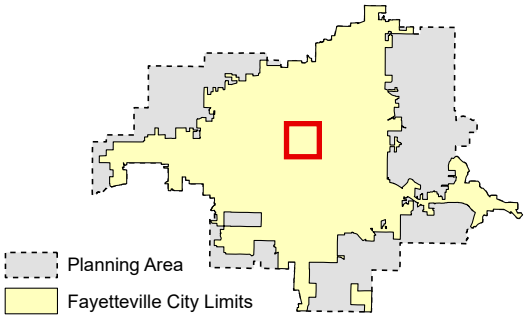
One Mile View

1301 N. GREGG AVE

NORTH



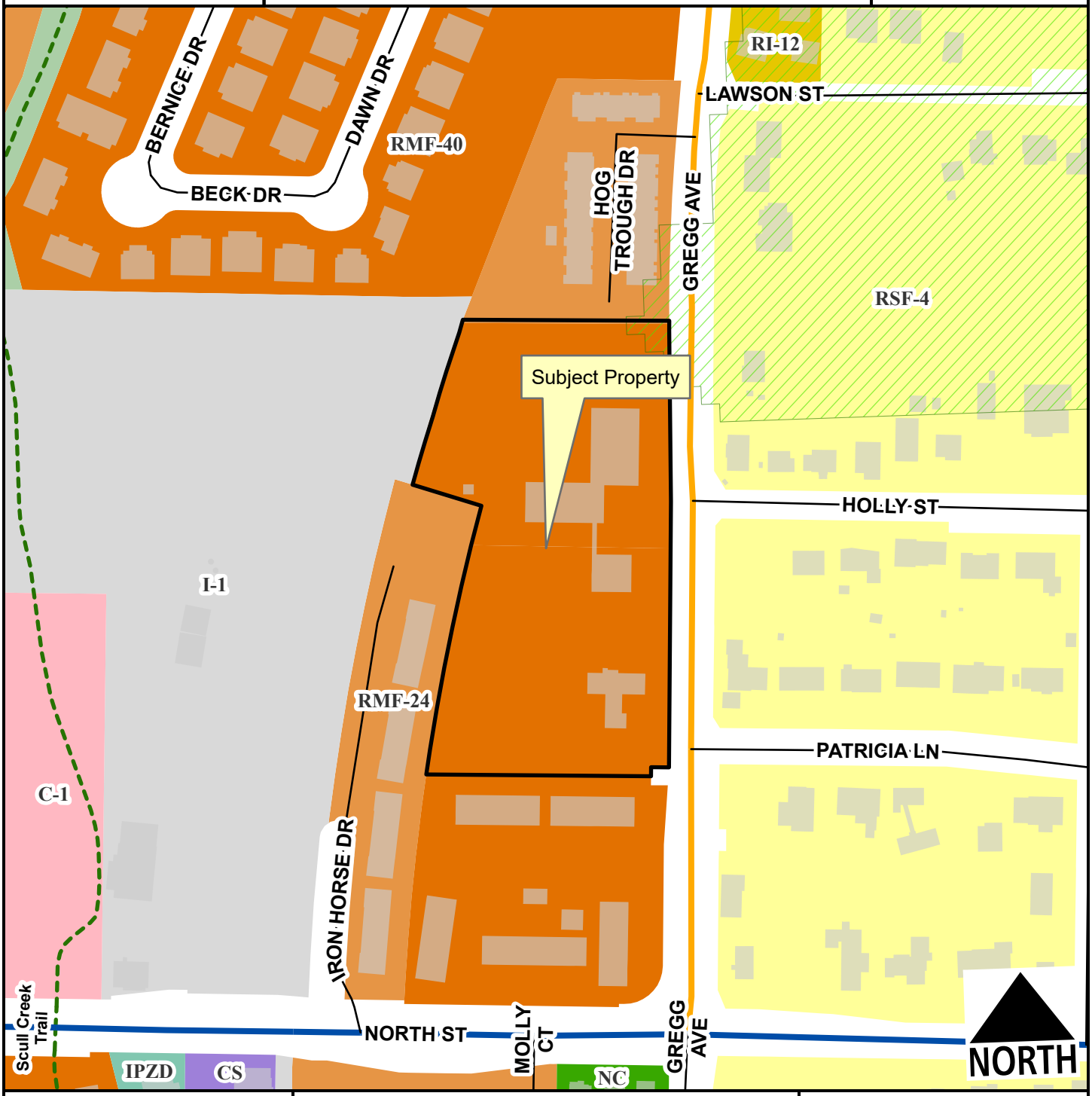
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CUP-2026-0001

Close Up View

1301 N. GREGG AVE



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail

Feet

0 75 150 300 450 600

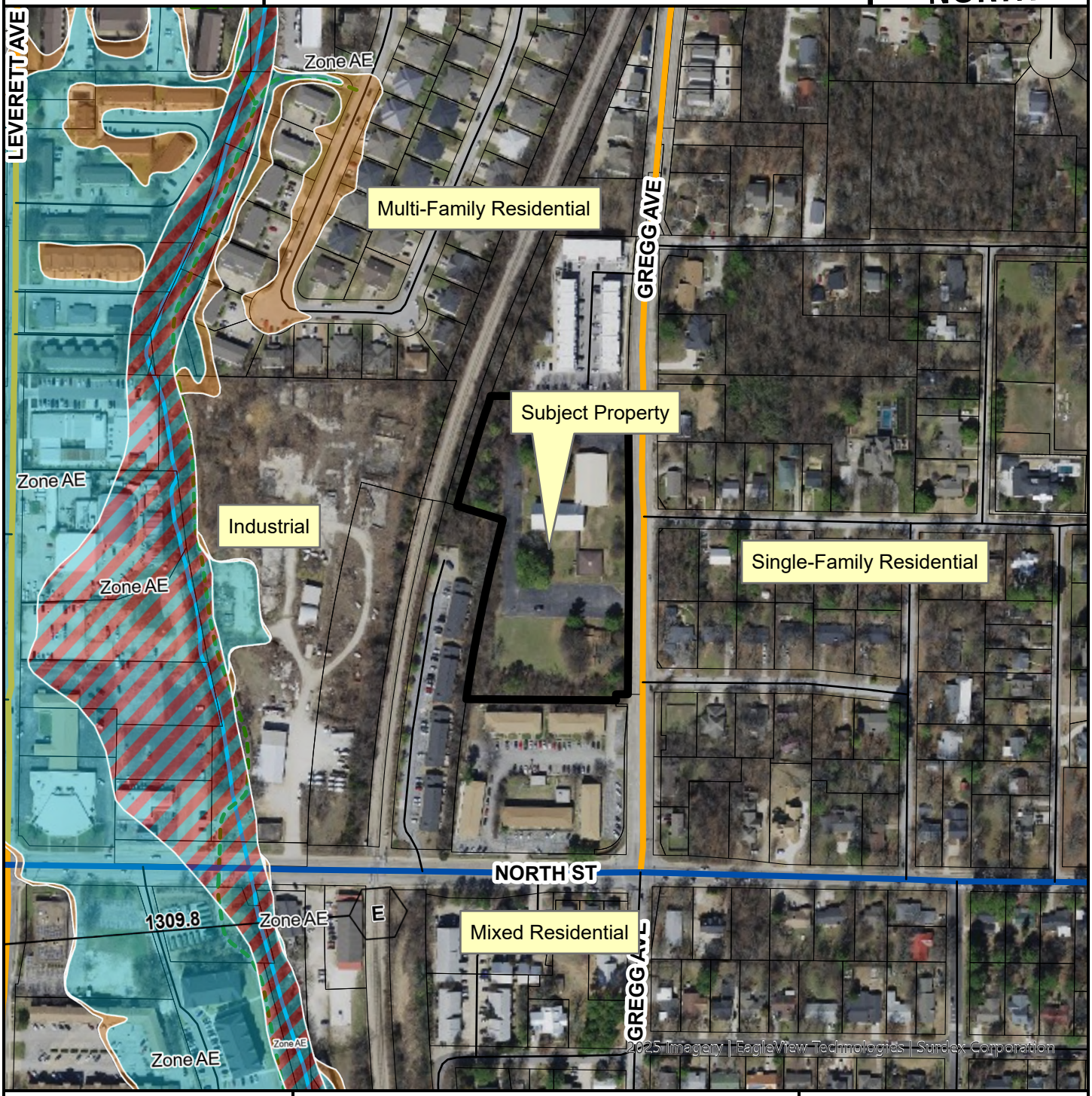
1:2,400

CUP-2026-0001

Current Land Use

1301 N. GREGG AVE

NORTH



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

PATHWAY
BAPTIST CHURCH
FAYETTEVILLE, ARKANSAS

Pathway Baptist Church
PO Box 9117
Fayetteville, AR 72703
EIN: 26-0492173

RE: Conditional Use Permit — Use Unit 4 — 1301 N Gregg (church buildings)

Since the church property has been unused for longer than 6 months and is now zoned RMF-40, we are requesting Use Unit 4 for the main building in order to rent the property to another church. This property was developed by a church and used for church purposes from 1964 until sold to Pathway Baptist Church.

Legal Description:
PT SE NW 4.50 AC FURTHER DESCRIBED FROM 2022-4505 AS: Part of the Southeast Quarter of the Northwest Quarter Section Nine (9), Township Sixteen (16) North, Range Thirty (30) West, WASHINGTON County, Arkansas, being more particularly described as follows: Commencing at the southeast corner of said forty acre tract; thence N00°ll'51"E along the East line of said forty acre tract 350.00 feet; thence N89° 39'17"W 26.10 feet to the point of beginning, said point being on the West right-of-way of Gregg Avenue; thence along said right-of-way N01°40'42"W 133.23 feet to a set iron pin; thence along said right-of-way N00°48'39"W 504.53 feet to a set iron pin; thence leaving said right-of-way N89°49'32"W 283.25 feet to a set iron pin on the East right-of-way of the St. Louis and San Francisco Railroad, said point being on a 3387.75 foot curve to the right; thence Southwesterly along said curve 251.97 feet to a found iron pin; thence along said right-of-way S75°37'43"E 100.00 feet to a found iron pin, said point being on a 3287.75 foot curve to the right; thence Southwesterly along said curve 377.28 feet to a set iron pin; thence leaving said right-of-way S89°39'14"E 338.90 feet to the point of beginning, containing 4.50 acres, more or less.

Existing building square feet to be used as a church: 11,949 sf

Number off-street parking currently existing: approximately 100

Hours of operation: Main services to be held Sunday mornings. Services Wednesday evenings. Other services and events may be held during the week, both daytime and evening hours.

Number of employees: 4

Anticipated number of patrons: Sunday morning average of 125-150. Other services will have fewer in number. Mix of adults and children, typical of a church congregation.







Outdoor Lighting: There are three lights on electrical poles, lights underneath the covered walkway, and lights above the 5 exterior entrance doors.

Noise: Typical noise expected for church activities, primarily music during worship services which is performed indoors.

There will be no additional screening or buffering from adjacent properties as the property has been the same since 1964 except for new developments surrounding it.

We have had continual water and trash service from the City of Fayetteville, using the same large portable trash can as residential services. Visibility from the street is not an issue.

Ingress and egress will be the same as it has been since 1964, with entrances / exits on both the north and towards the southern end of the property.

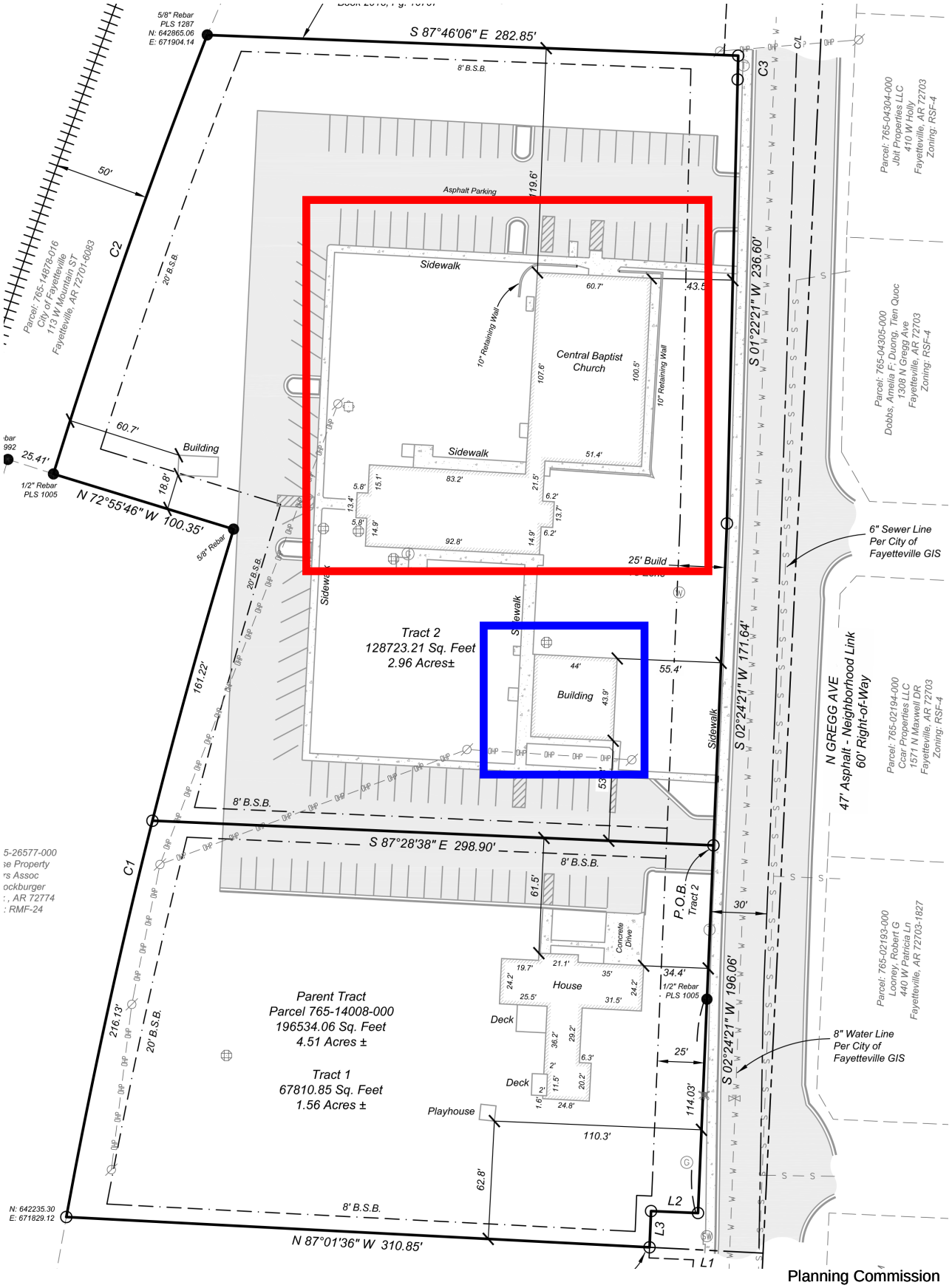
Regarding the compatibility of Use Unit 4 in this neighborhood, this property was used continually as a church for over 57 years. Only in the last few years has it been unoccupied as a continual church. No new buildings are being constructed, the parking and drive lanes remain the same, and the use of these main buildings will go back to that of a community church.

Sincerely,



Jeremy Flanagan, Lead Pastor
Pathway Baptist Church
479-445-3132
jeremy@pathwaybaptist.com

This drawing is from a potential lot split that was abandoned, however it shows the existing site plan (no new structures), property line, parking, driveways, right-of-way, and required setbacks. The two buildings inside the red outline will be rented for church purposes. The small, separated building inside the blue outline will be used as an office (separate CUP application).



CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

THRU: Wesley Frank, Planner

MEETING DATE: March 9, 2026

SUBJECT: **CUP-2026-0002: Conditional Use Permit (1301 N. GREGG AVE./PATHWAY BAPTIST CHURCH, 405):** Submitted by JEREMY FLANAGAN for property located at 1301 N. GREGG AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 4.47 acres. The request is for an office in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0002** with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0002**, finding:*

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

BACKGROUND:
The subject property is in central Fayetteville approximately 350 feet north of the W. North St and N. Gregg Ave intersection. The property is the home of the Pathway Baptist Church; County records indicate that a church has owned this property since at least 1961. A lot split was submitted and approved (LSP-2022-0061) to divide the property into two 2.25-acre portions though was then withdrawn the same year by the applicant, leaving the property undivided. The southern portion of the property was rezoned by City Council to RMF-40 in March 2023 (Ord. 6652) and then the northern portion was rezoned to RMF-40 in June 2023 (Ord. 6671). The applicant has also applied for a conditional use permit (CUP-2026-0001) for Use Unit 4 to allow for a church separate from the proposed office to occupy two of the three buildings on the property. According to available aerial imagery, the church appears to have been constructed between 1961 and 1965. The property enters the Hillside/Hilltop Overlay District. Surrounding land uses and zoning are provided in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Multi-Family Residential	RMF-40, Residential Multi-Family, 40 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Multi-Family Residential/Industrial	RMF-24, Residential Multi-Family, 24 Units per Acre/I-1, Heavy Commercial and Light Industrial

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

Request: The applicant requests a conditional use permit to allow for one of the three buildings on the property to operate a business. The proposed use is classified as Use Unit 25 in the Unified Development Code, which is permitted conditionally in the RMF-40 zoning district.

- Business size: Approximately 1,440 sq. ft..
- Hours of operation: Monday through Friday 8:00 AM – 5:00 PM
- Number of Employees: 10
- Customers: 20-25
- Parking: Approximately 100

Public Comment: Staff has not received any public comment on this item.

RECOMMENDATION: Staff recommend approval of **CUP-2026-0002.** Should the Planning Commission choose to approve the permit, staff recommends the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the office to be compatible with the surrounding neighborhood and the City's long-range plans for the area;*

2. **This conditional use permit is limited to the use for the office building of 1301 N. Gregg Ave as described in the applicant's request letter. The following specifications apply:**
    a. Business size: Approximately 1,440 sq. ft.
    b. Hours of operation: allowable up to 7 days a week, 8:00 AM – 5:00 PM
    c. Number of Employees: 10

3. **Any proposed structural changes to the existing structure shall be subject to relevant design standards for commercial uses.**

4. **Approval of this conditional use permit does not ensure approval of a development application. The conditional use permit grants the applicant rights to submit a development proposal based on the conceptual layout included herein. The applicant shall comply with all other development requirements, including but not limited to, tree preservation, drainage, exterior lighting, utility installation, and Fire Department access standards. These details shall be reviewed with the development application;**

5. **Any future expansion or change in the use shall require Planning Commission approval; and**

6. **Signs shall be limited to those permitted by UDC §174. Any proposed signage shall be reviewed for compliance with the underlying zoning district.**

7. **Any proposed expansion shall comply with all fire and building safety code requirements.**

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 9, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting a conditional use permit for Use Unit 25 in the RMF-40 zoning district.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §161.16 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the requested conditional use would not adversely affect the public. The property had been occupied by a church approximately this size and scale for nearly 60 years, which encompasses three buildings. The CUP application is to allow for one of the three to be used as an office space, separate from the proposed church use (CUP-2026-0001). Office uses are considered a conditional use in this primarily residential zoning district due to the traffic-generating nature. Although the buildings were not in use for over 6 months, staff does not anticipate that the inclusion of a business would be a detriment to the area. In an evaluation of the surrounding land uses, small scale, and context, staff finds that surrounding residents are unlikely to experience disruption or nuisance. It is not anticipated that the varied uses of neighboring properties to the subject property would be impacted by the proposed use. The future land use map also identifies this area as a City Neighborhood Area, which supports the widest spectrum of residential and non-residential uses.**

(c.) The Planning Commission shall certify:

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

Finding: **There are no specific rules governing the proposed use. Architectural design standards would apply for the development of a commercial use; however, the proposed use is for an existing building.**

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **Access to the property occurs through two two-way existing driveways along N. Gregg Ave. No change to the existing access features is being proposed or recommended by staff, given that no major improvements are being made to the site. There is currently an existing sidewalk along the property's frontage.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special

exception on adjoining properties and properties generally in the district;

Finding: **There are 100 existing off-street parking spaces located on the site which would be able to adequately cover the maximum of 5 parking spaces of the proposed use. A small number of the parking spaces enter the build-to-zone, of which Chapter 172.04 prohibits. Staff finds that the parking lot is an existing non-conforming parking lot, and since no modifications are intended for it currently, then bringing it into compliance with this ordinance is not necessary. If modifications were made to the parking lot, or a modification of any access features proposed, ordinance would require that the parking lot be brought into full compliance with code. The parking lot will be shared with the proposed office use in CUP-2026-0002. Given the alternating peak use hours, no issue with parking is anticipated.**

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

Finding: **Trash will be provided with residential trash carts. Staff recommends that these remain screened and out of view of the public right-of-way when not in use.**

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

Finding: **The property has access to City water and sewer. Any required extensions will be provided at the time of permitting.**

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

Finding: **Staff does not recommend any additional screening at this time.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to UDC §174 and all the regulations therein.**

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

Finding: **Full evaluation of setback requirements will be made should development be proposed. The structure is currently an existing, non-conforming one. Compliance with the underlying setbacks in the RMF-40 zoning district would be determined at the time of a relevant permit application.**

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

Finding: **Staff finds that the proposed use is compatible with the surroundings; there are no apparent nuisance or adverse impacts, and may in fact be positively contributing to the neighborhood environment by activating the neighborhood at an alternating time from other uses in the area, and providing necessary services.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be compatible with the goals and intent of the City's adopted mixed land use plans. This helps contribute to City Plan 2040 goal number 3, which make compact, complete, and connected development the standard.**

BUDGET/STAFF IMPACT:
None

Attachments:

- Unified Development Code
  - §161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Applicant Request Exhibits
  - Request Letter
  - Site Plan

161.17 District RMF-40, Residential Multi-Family - Forty (40) Units Per Acre

(A) *Purpose.* The RMF-40 Multi-family Residential District is designated to protect existing high density multi-family development and to encourage additional development of this type where it is desirable.

(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 26	Multi-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 CUP
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupation
Unit 25	Professional offices
Unit 36	Wireless communications facilities
Unit 48	Private dormitories

(C) *Density.*

Units per acre	Forty (40) or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	30 feet
Two (2) family	30 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	2,500 square feet

Two (2) family	3,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	1 acre

(3) *Land Area Per Dwelling Unit*.

Manufactured Home	3,000 square feet
Fraternity of Sorority	500 square feet per resident

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Minimum Buildable Street Frontage. 50% of the lot width.

(Code 1965, App. A., Art. 5(IV); Ord. No. 2320, 4-5-77; Ord. No. 2700, 2-2-81; Ord. No. 1747, 6-29-70; Code 1991, §160.034; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; 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, 8, 9, 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. 6658, §7(Exh. F), 5-2-23; Ord. No. 6879, §2, 5-20-25)

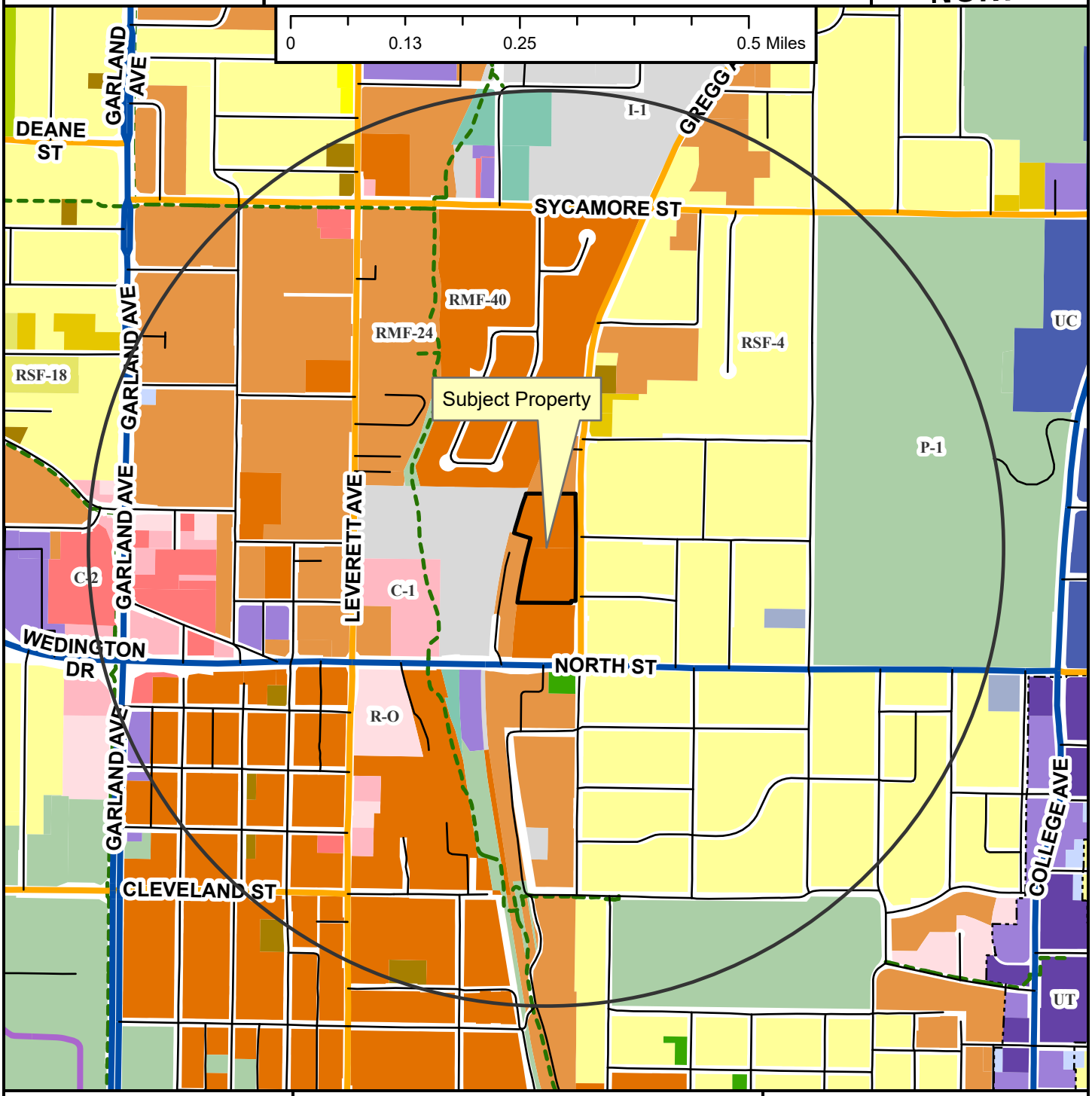
Editor's note(s)—Ord. No. 6888, §1, adopted June 17, 2025 determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause), Ordinance 6710 (extending the Sunset Clause), and Ordinance 6820 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code 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.

CUP-2026-0002

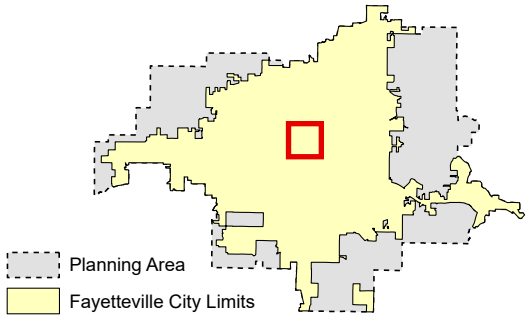
One Mile View

1301 N. GREGG AVE

NORTH



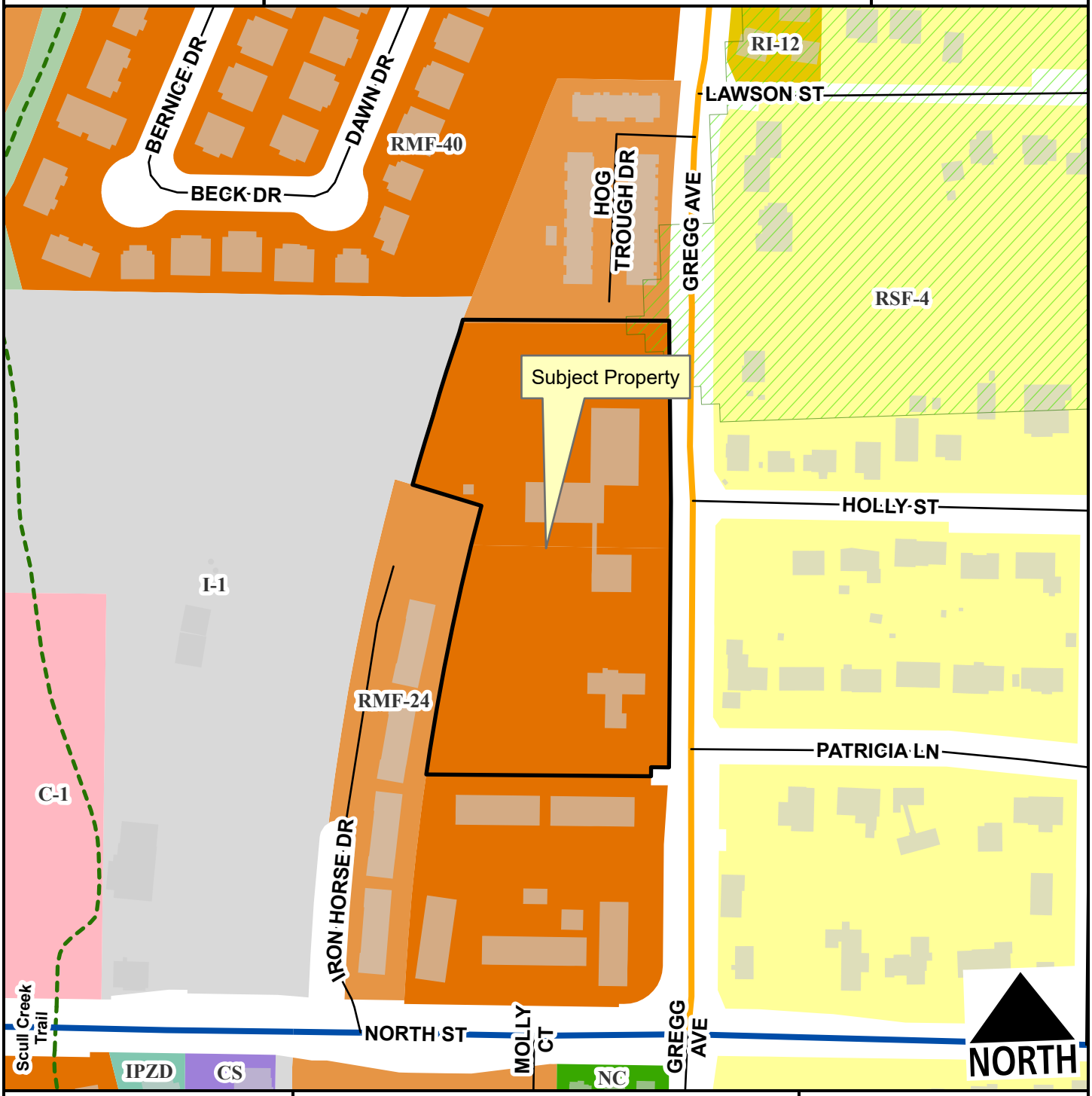
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CUP-2026-0002

Close Up View

1301 N. GREGG AVE



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail

Feet

0 75 150 300 450 600

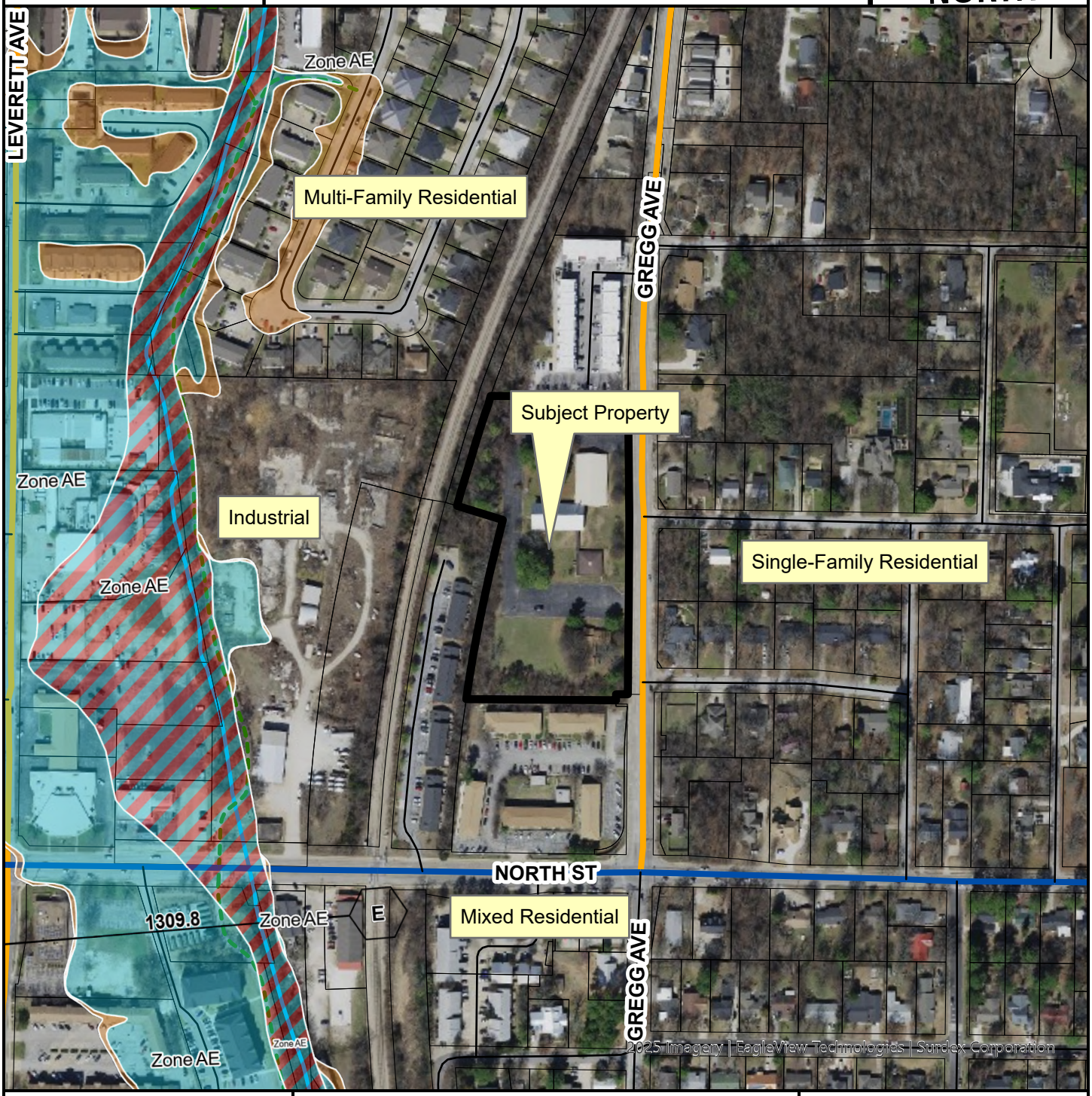
1:2,400

CUP-2026-0002

Current Land Use

1301 N. GREGG AVE

NORTH



Neighborhood Link
Regional Link - High Activity
Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

PATHWAY
BAPTIST CHURCH
FAYETTEVILLE, ARKANSAS

Pathway Baptist Church
PO Box 9117
Fayetteville, AR 72703
EIN: 26-0492173

RE: Conditional Use Permit — Use Unit 25 — 1301 N Gregg (office building)

Since the church property has been unused for longer than 6 months and is now zoned RMF-40, we are requesting Use Unit 25 for the former church office building in order to rent the property to a local business. This property was developed by a church and used for church purposes from 1964 until sold to Pathway Baptist Church. The office building was used as an office building during this time.

Legal Description:
PT SE NW 4.50 AC FURTHER DESCRIBED FROM 2022-4505 AS: Part of the Southeast Quarter of the Northwest Quarter Section Nine (9), Township Sixteen (16) North, Range Thirty (30) West, WASHINGTON County, Arkansas, being more particularly described as follows: Commencing at the southeast corner of said forty acre tract; thence N00°ll'51"E along the East line of said forty acre tract 350.00 feet; thence N89° 39'17"W 26.10 feet to the point of beginning, said point being on the West right-of-way of Gregg Avenue; thence along said right-of-way N01°40'42"W 133.23 feet to a set iron pin; thence along said right-of-way N00°48'39"W 504.53 feet to a set iron pin; thence leaving said right-of-way N89°49'32"W 283.25 feet to a set iron pin on the East right-of-way of the St. Louis and San Francisco Railroad, said point being on a 3387.75 foot curve to the right; thence Southwesterly along said curve 251.97 feet to a found iron pin; thence along said right-of-way S75°37'43"E 100.00 feet to a found iron pin, said point being on a 3287.75 foot curve to the right; thence Southwesterly along said curve 377.28 feet to a set iron pin; thence leaving said right-of-way S89°39'14"E 338.90 feet to the point of beginning, containing 4.50 acres, more or less.

Existing building square feet to be used as a church: 1,440 sf

Number off-street parking currently existing: approximately 100

Hours of operation: To be determined by the business, however anticipated normal hours for typical residential / office spaces. Typically 8am-5pm weekdays however certain business such as counseling offices could have evening or Saturday hours.

Number of employees: 10 maximum

Anticipated number of patrons: This will vary depending on the type of business, however no more than 20-25 at a time would be expected or supported by the facility.





Outdoor Lighting: There are three lights on electrical poles, lights underneath the covered walkway which is above both entrance doors.

Noise: Nothing more than typical noise expected for office buildings.

There will be no additional screening or buffering from adjacent properties as the property has been the same since 1964 except for new developments surrounding it.

We have had continual water and trash service from the City of Fayetteville, using the same large portable trash can as residential services. Visibility from the street is not an issue.

Ingress and egress will be the same as it has been since 1964, with entrances / exits on both the north and towards the southern end of the property.

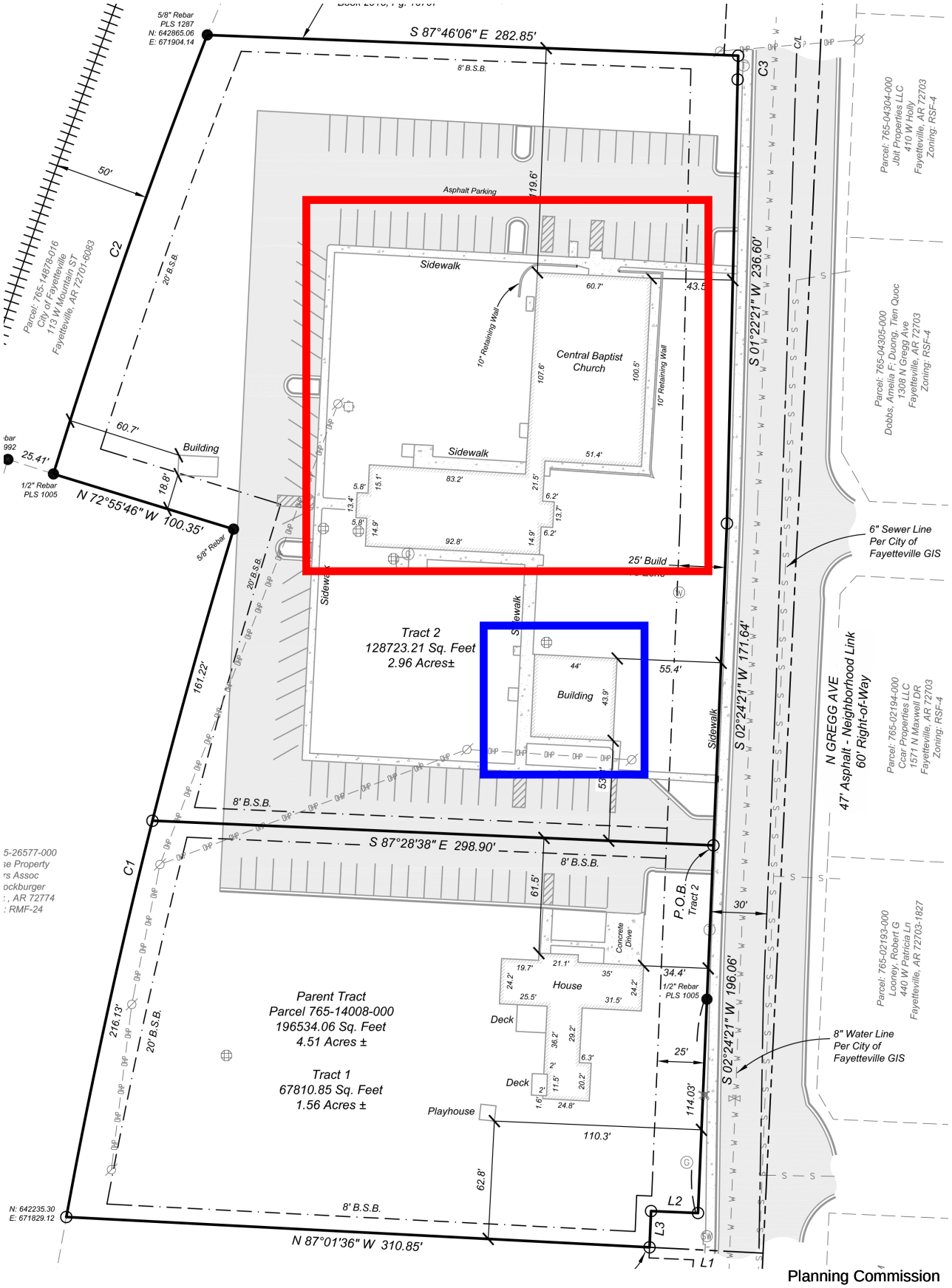
Regarding the compatibility of Use Unit 25 in this neighborhood, this property was used continually as a church for over 57 years with offices existing in this structure, even for years after the church quit meeting on-site. Only in the last two years has it been unoccupied as an office building. No new buildings are being constructed, the parking and drive lanes remain the same, and the use of this office building will go back to that which it has been used since 1964.

Sincerely,



Jeremy Flanagan, Lead Pastor
Pathway Baptist Church
479-445-3132
jeremy@pathwaybaptist.com

This drawing is from a potential lot split that was abandoned, however it shows the existing site plan (no new structures), property line, parking, driveways, right-of-way, and required setbacks. The small, separated building inside the blue outline will be used as an office. The two buildings inside the red outline will be rented for church purposes (separate CUP application).



CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: March 9, 2026

SUBJECT: **CUP-2026-0003: Conditional Use Permit (3606 W MOUNT COMFORT RD/ MCDONALDS, 323):** Submitted by OFI CHITO for property located at 3606 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.74 acres. The request is for drive-through restaurant.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0003** with conditions as outlined by staff.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0003** with conditions, determining:*

- *In favor of compatibility of Use Unit 18: Gasoline Service Stations and Drive-in/Drive-through Restaurants;*
- *In favor of variance to §172.04(E), Dimensional Standards;*
- *In favor of variance to §172.04(F)(4)(a)(ii), Two-Way Access to Parking Lots;*
- *In favor of variance to §172.04(F)(4)(a)(iv), Effective Curb Radius; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in north Fayetteville approximately 300 feet east of the intersection of N. Rupple Rd. and W. Mount Comfort Rd. A new residential link street is proposed within existing right-of-way along the eastern side of the property, which is scheduled to be constructed as part of the residential subdivision approved directly north of the subject area. The site includes one parcel totaling approximately 1.74 acres zoned CS, Community Services. The property is currently undeveloped with minimal tree cover and is not part of any overlay district. Surrounding land uses and zoning are depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped (Proposed Mixed-Density Residential)	RPZD, Residential Planned Zoning District
South	Multifamily Residential	CS, Community Services
East	Gas Station	CS, Community Services
West	Single-Family Residential	CS, Community Services

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

Proposal: The applicant requests conditional use permit approval for a drive-through restaurant within the CS, Community Services zoning district. Drive-throughs are considered use unit 18, which requires a conditional use permit within this zoning district. Three variances from the unified development code have been requested.

Public Comment: Staff has received no public comment at this time.

Variance #1: UDC §172.04(E), Dimensional Standards. Two (2) way drive aisles shall be 24 feet adjacent to 90 degree angle parking stalls. The applicant is requesting a variance from this standard to permit a 30-foot-width where 24 would be required by code.

Staff recommendation: Staff is supportive of the variance request. As shown, the exhibit indicates a semi-truck parking area on the south side of the northernmost parking spaces, and turning exhibits indicate that this drive aisle must be approximately 30 feet wide in order to accommodate maneuvering into and out of this loading zone. The remainder of the parking lot generally complies with ordinance, with the exception of other variances discussed below. Staff finds that provision of a limited-scale, larger maneuvering area for deliveries is in keeping with the intent of the parking design ordinance and recommend in favor of the variance with the condition that the drive aisle shall be limited to a maximum width of 30 feet as shown in the attached exhibit.

Variance #2: UDC §172.04(F)(4)(a)(ii), *Two-Way Access to Parking Lots.* For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department. The applicant is requesting a variance from this standard to permit a 30-foot-width where 24 would be required by code.

Staff recommendation: Staff is supportive of the variance request. The provided turning exhibits indicate that the driveway must be approximately 30 feet wide in order to accommodate maneuvering into and out of the parking lot for semi-truck deliveries. As the proposed driveway is onto a residential link street, the code does not permit a wider, three lane driveway which would accommodate this width without a variance. Staff finds that, with clear markings indicating the entry and exit lanes, the wider width necessary to serve the semi deliveries can likely be accommodated without creating a traffic safety hazard. Staff recommends that the driveway be limited to no greater than the 30-foot width shown in the attached exhibit.

Variance #3: UDC §172.04(F)(4)(a)(iv), *Effective Curb Radius.* All driveways serving nine (9) or more parking spaces shall have an effective curb radius of 15 feet for curb cuts on residential link streets. The applicant is requesting a variance from this standard to permit a curb radius of 20 feet where 15 feet would be required by code.

Staff recommendation: Staff is supportive of the variance request. As shown, the exhibit indicates semi-truck deleiveries accessing public right-of-way onto N. Winona Way, a proposed residential link. The exhibit indicates that a twenty-foot curb radius is necessary in order for a semi-truck to exit south onto N. Winona Way and avoid crossing over the street's eastern curb. As such, staff finds the wider radius is necessary for safe maneuvering. No additional conditions are recommended.

RECOMMENDATION: Staff recommends approval of **CUP-2026-0003** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility for Use Unit 18: Gasoline Service Stations and Drive-in/Drive-through Restaurants.** *Staff finds the proposed use to be compatible with the neighborhood based on the findings in this report;*

2. **Planning Commission determination of variance to UDC §174.04(E) Dimensional Standards.** *Staff recommends approval of the requested variance with the following condition:*
   a. *Drive aisle shall be limited to a maximum of 30 feet as shown in the attached exhibit.*

3. **Planning Commission determination of variance to UDC §174.04(F)(4)(a)(ii), Two-Way Access to Parking Lots.** *Staff recommends approval of the requested variance with the following condition:*
   a. *Driveway shall be limited to a maximum width of 30 feet as shown in the attached exhibit.*
   b. *Entry and exit lanes shall be clearly marked.*

4. **Planning Commission determination of variance to UDC §174.04(F)(4)(a)(iv), Effective Curb *Radius*.** *Staff recommends approval of the requested variance with no added conditions.*

5. Drive-through lanes within a build-to-zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum.

6. Drive-through restaurants shall meet minimum buildable street frontage requirements as outlined in UDC 164.06(E).

7. The designated pedestrian crossing through the parking lot shall include a physical separation from vehicles such as the raised landscape islands shown on the plans in order to minimize exposed travel distances.

8. Pedestrian cross access shall be provided to the northern and western property lines through designated path(s).

9. Approval of the conditional use permit does not ensure approval of a development application. The conditional use grants the applicant rights to submit a development proposal based on the conceptual layout included herein. However, the applicant must still be able to comply with all other development requirements, including but not limited to, tree preservation, drainage, utility installation and Fire Department access. These details shall be reviewed with the development application. The final project design shall follow the general layout and design of the conditional use concept plan;

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

11. Any signage shall meet the requirements as outlined in UDC Chapter 174, Signs.

PLANNING COMMISSION ACTION:	**Required** **YES**
Date: March 9, 2026	**❒ Tabled ❒ Approved ❒ Denied**
Motion:	
Second:	
Vote:	

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. Procedures. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: The applicant has submitted a written application requesting conditional use approval for Use Unit 18: Gasoline Service Stations and Drive-in/Drive-through Restaurants in the CS zoning district.

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use;

Finding: **The Planning Commission is empowered under Unified Development Code §161.22 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the requested conditional use permit is not likely to adversely affect the public interest. The property is along a high-activity regional link that can likely support additional traffic and the design incorporates a large queuing distance, minimizing potential impact onto the greater public. The design generally complies with design standards of the urban form district and incorporates pedestrian oriented features that would improve the pedestrian realm within close proximity to a school. With conditions, staff finds the proposal is unlikely to create a safety hazard and could provide a needed service within an area with relatively limited commercial amenities.**

(c.) The Planning Commission shall certify:

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

Finding: **There are no specific rules governing Use Unit 18: Gasoline Service Stations and Drive-through Restaurants.**

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **As proposed, the drive-through restaurant will have access onto N. Winona Way, the future residential link street along the eastern property line, and to W. Mount Comfort Road through an existing shared driveway. These connections appear to comply with driveway separation standards. The queue space is of sufficient length to hold approximately 16 vehicles before queuing would impact the parking lots, and potentially another 16 vehicles before public right-of-way would be affected, and staff finds the design is unlikely to negatively impact adjacent traffic flow.**

No cross access is currently shown to the northern property line and no variance has been requested. Either a separate variance application must be requested or cross access to the north must be provided; however, staff finds that a variance would be unlikely to be supported by staff given the adjacent alley was required to be dedicated as public right-of-way in order to provide for future connectivity. Compliance with the City's access management and public safety standards will be fully considered as part of the associated development review.

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **The submitted site plan includes an off-street parking lot with a mix of vehicle spaces intended for in-restaurant dining, mobile orders, deliveries, and drive-through queuing. Parking is within permitted allowances and screening is provided that would minimize glare on adjacent residential properties.**

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

Finding: **The applicant has indicated the development is intended to be served with a residential trash and recycling enclosure. The enclosure appears to be of sufficient size for the placement of two (2) front-end load dumpsters. The City's ability to serve the development will be fully reviewed at the time of development entitlement.**

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

Finding: **Utilities are currently available at or near the site. An eight-inch sewer main and a twelve-inch sewer main are available within W. Mount Comfort Rd. Determinations of capacity or the need for improvements will be made with development submittal.**

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

Finding: **A mix of evergreen and deciduous shrub screening is indicated along the northern boundaries of the parking lot, along with additional landscaping throughout the site. Any parking lots within a build-to-zone shall be screened with a masonry screen wall between 32 inches and 42 inches in height and 50% opaque minimum. Staff notes that there is a drive-through lane proposed approximately two feet from the public sidewalk within N. Winona Way's right-of-way and recommends this masonry screen wall be included between the drive-though lane and sidewalk to provide a buffer and physical protection for pedestrians using the public sidewalk.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **All signage shall be reviewed separately in accordance with UDC Chapter 174. Any electronic message boards shall be subject to requirements of UDC 174.08(B)(1). Electronic graphic display screens are prohibited per UDC 174.08(B)(2).**

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

Finding: **Review of the submitted site plan indicates that the required open space of the overall property is being provided. All separation and setback requirements will be fully reviewed for compliance with development entitlement and associated building permits.**

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

Finding: **Staff finds the applicant's proposal to be compatible with adjacent properties. A wide mix of residential and commercial uses are present in the immediate vicinity, including a large gas station directly west of the property and a mixed-use development proposed on the south side of Mount Comfort. A large mixed-density residential subdivision is proposed to the north with a public alley directly adjacent to the parcel. The property is approximately 460 feet southeast from Holt Middle School, and additional commercial services in the area could serve users of the school. The plans will be further reviewed for compliance with applicable design standards with development entitlement and approval of the conditional use permit does not constitute of any variances not specifically requested.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds that the proposed development to be generally compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans. The CS zoning district is "designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes." The intersection of Mount Comfort and Rupple is designated as a Tier 2 Center per City Plan 2040. While tier two centers encourage mixed-use commercial, tier two centers are also described as provided services to residents within two to three miles. While staff finds that drive-through restaurants are not strictly aligned with many city goals, they still provide a nonresidential amenity and their provision in a form-based district with a conditional use permit subjects their development to stricter standards that better align their use with a more walkable, urban city.**

BUDGET/STAFF IMPACT:
None

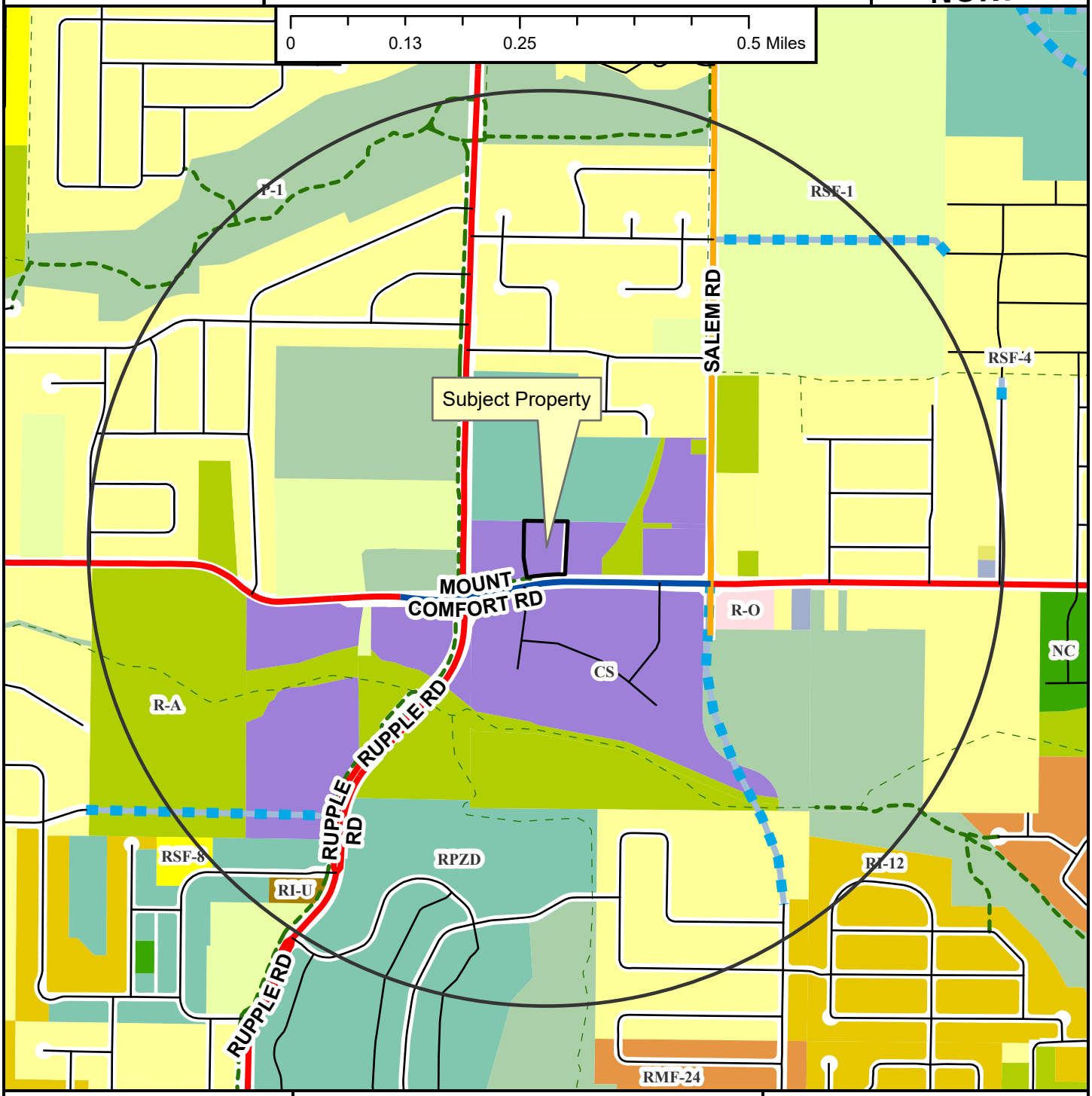
ATTACHMENTS:

- Unified Development Code
  - §161.28 – Community Services
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Exhibits
  - Request Letter
  - Variance Request Letter
  - Applicant Site Plan
  - Floor Plans & Elevations

CUP-2026-0003

One Mile View

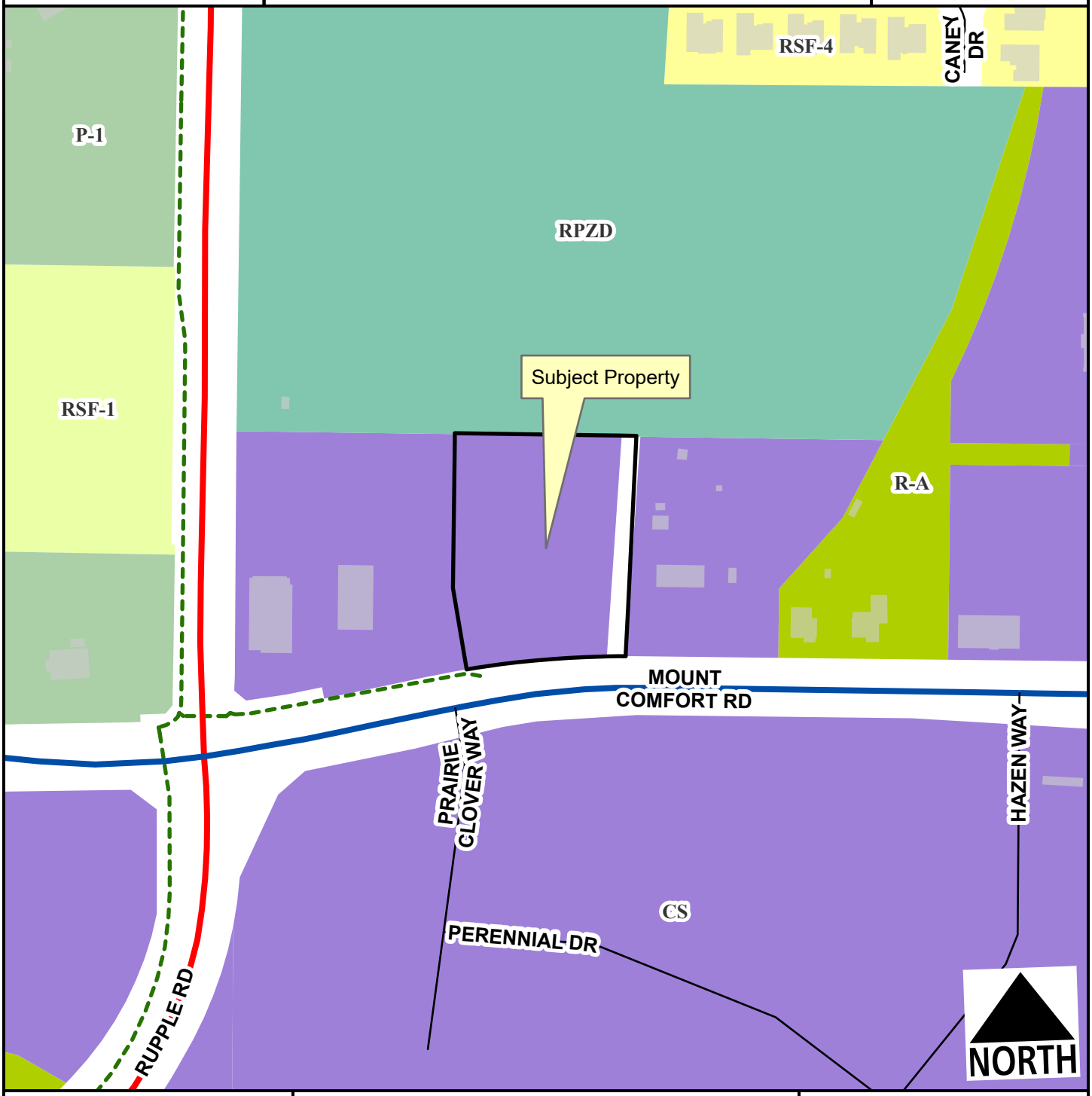
3606 W. MOUNT COMFORT RD



CUP-2026-0003

Close Up View

3606 W. MOUNT COMFORT RD



Regional Link
Regional Link - High Activity
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail

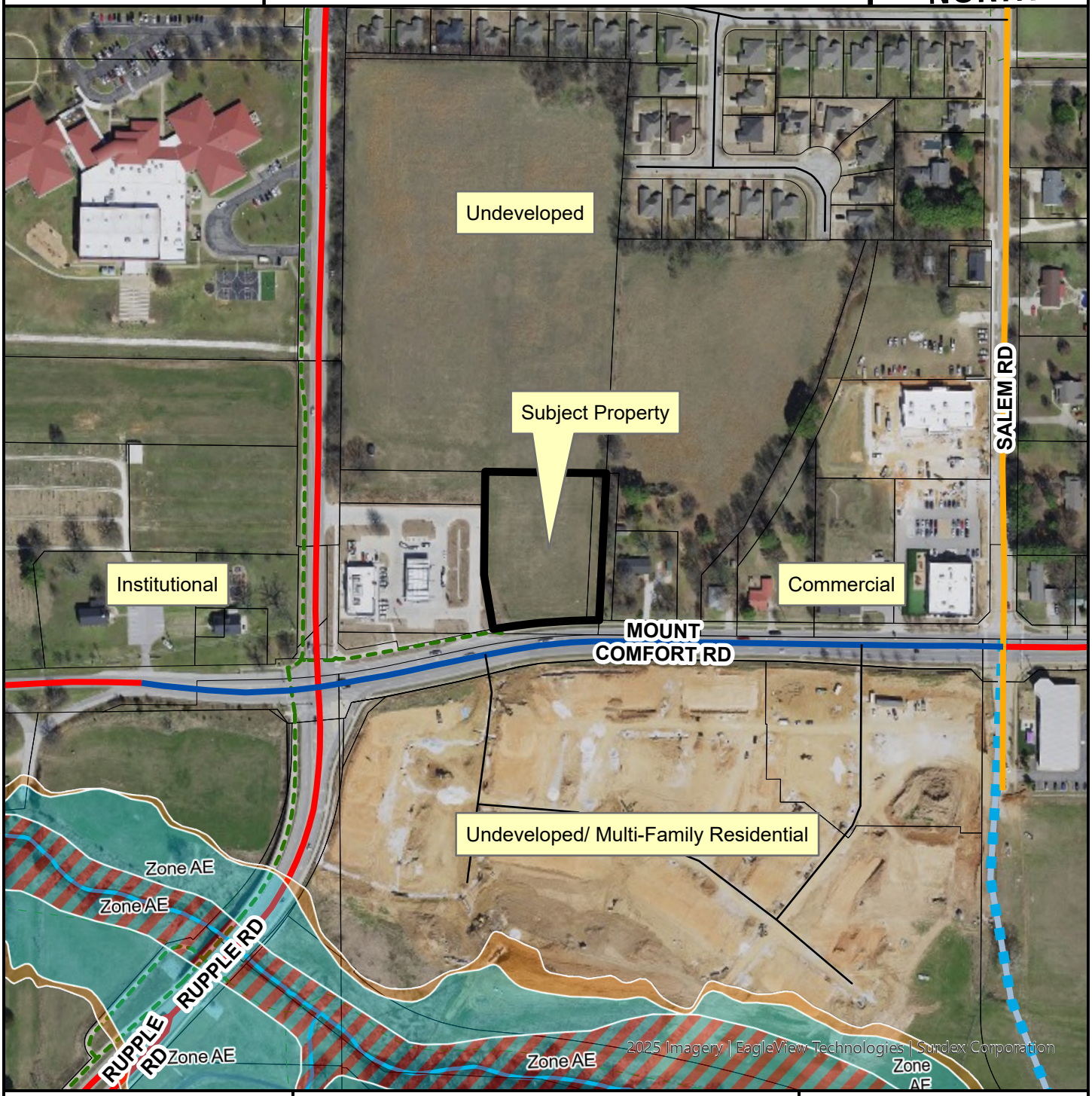
Feet
0 75 150 300 450 600
1:2,400

CUP-2026-0003

Current Land Use

3606 W. MOUNT COMFORT RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

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

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

(G) *Minimum Buildable Street Frontage.*50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21; 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.

March 5, 2026

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

Dear Donna Wonsower:

On behalf of McDonald's USA, LLC, Olsson hereby submits site improvement documents and variance requests to facilitate the development of a commercial restaurant located on W. Mount Comfort Road and future N. Winona Way (parcel number 765-13593-003).

Zoning and Land Use

The improvements are located in a commercial zoning district.

Infrastructure Improvements

The improvements include two curb cuts into the adjacent gas station, a single curb cut into the future N. Winona Way, a 4,407 square foot restaurant building, utility improvements, and landscape features required by the City of Fayetteville code.

Variances

Along with the improvements mentioned, variances for the property are being provided for review to help facilitate the proposed improvements.

Variance Request 1
UDC Section 172.04 (4) (a) (ii)

Per UDC Section 172.04 (4) (a) (ii), For two (2) way access, the driveway width shall be a minimum 20 feet and a maximum width of 24 feet, unless otherwise required by the Fire Department.

This request is to waive the requirement of a maximum driveway width of 24 feet.

We offer the following noteworthy points for your consideration in the context of the above request.

1. As shown in the provided truck path exhibit, the proposed drive aisle width of 30 feet will allow safe truck movements to the designated loading zone and out of the proposed improvements.

Variance Request 2
UDC Section 172.04 (4) (a) (iv)

Per UDC Section 172.04 (4) (a) (iv), All driveways serving nine (9) or more parking spaces shall have an effective curb radius of 15 feet for curb cuts on residential link streets and an effective curb cut radius of 20 feet for neighborhood and regional link streets.

This request is to waive the requirement of an effective curb cut radius of 15 feet for curb cuts on residential link streets.

We offer the following noteworthy points for your consideration

1. As shown in the provided truck path exhibit, the proposed curb radius of 20 feet will allow for enough turning radius for delivery trucks to exit the site onto N. Winona Way.

Variance Request 3
UDC Section 172.04 (E)

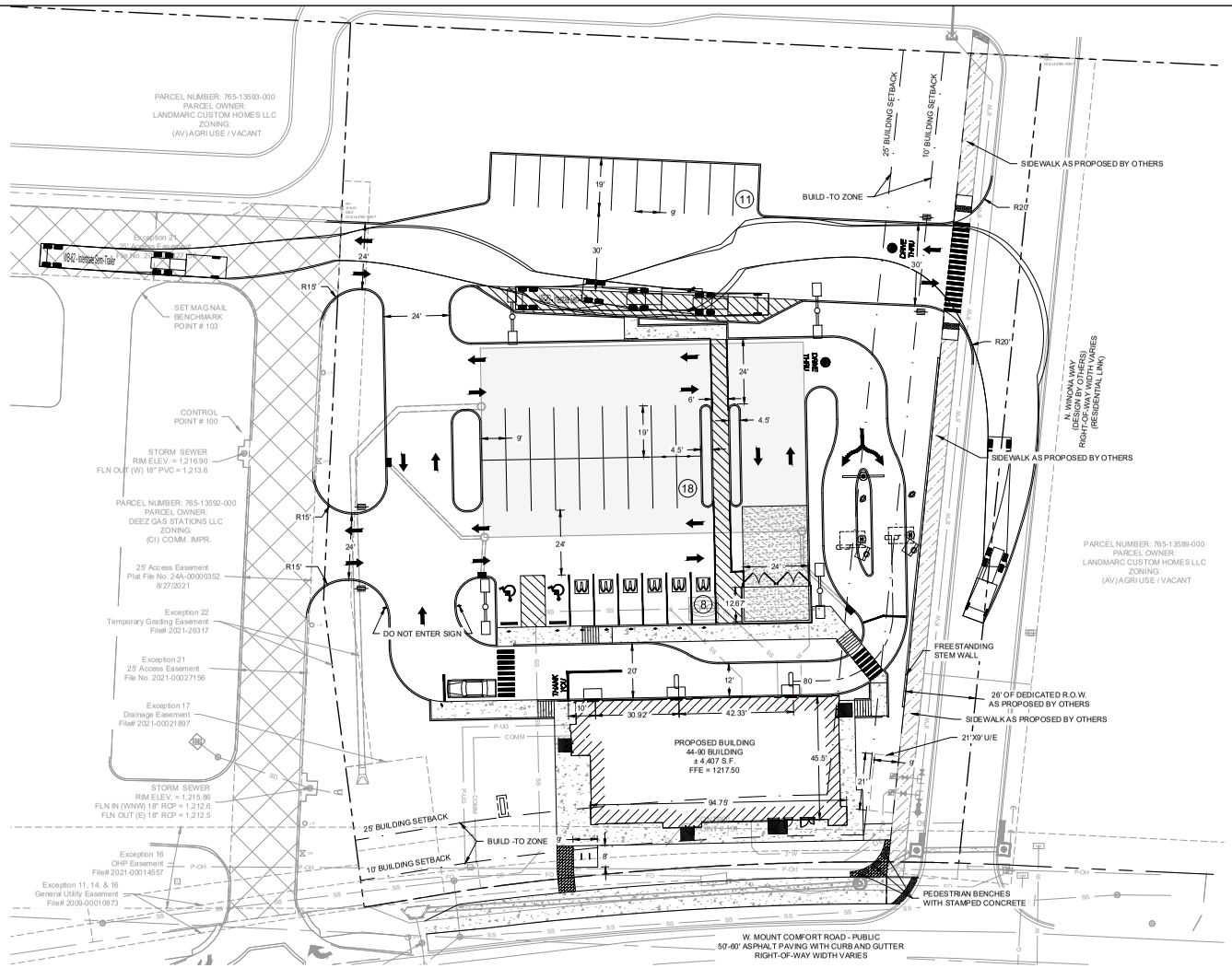
Per UDC Section 172.04 (E), Table 1, 90° Standard Type Dimensions requires Two-way aisle width to be 24’ wide.

This request is to waive the requirement of a maximum driveway width of 24 feet.

We offer the following noteworthy points for your consideration in the context of the above request.

1. As shown in the provided truck path exhibit, the proposed two-way aisle width of 30 feet will allow safe truck movements to the designated loading zone and out of the proposed improvements.

Sincerely,
Andrew Slyter, PE
Lead Engineer



SITE DATA		
PROPOSED USE		COMMERCIAL
ZONING		CS: COMMERCIAL
SITE AREA (SA)		±1.756 ACRES
PROPOSED GROSS FLOOR AREA		4,407 SF
MAXIMUM PARKING ALLOWED	ONE (1) SPACE PER 100 SF GROUND FLOOR AREA	
PROPOSED PARKING	TOTAL	44
	STANDARD	29 STALLS
	ADA (25-50)	2 STALLS
	MOBILE ORDER	6 STALLS
	DELIVERY	2 STALL
	PULL FORWARD	1 STALLS
	TOTAL	39 STALLS
PROPOSED BICYCLE PARKING	MIN. 1 PER 20 SPACES PROVIDED	2
BUILDING COVERAGE		4,407 SF : 5.76% (SA)
PAVEMENT/PARKING/SIDEWALK AREA		44,730 SF : 58.48% (SA)
TOTAL IMPERVIOUS AREA		49,137 SF : 64.24% (SA)
TOTAL PERVIOUS AREA		27,354 SF : 35.76% (SA)

PAVING LEGEND

- HEAVY DUTY PAVEMENT SECTION (CONCRETE ONLY)
- TRASH ENCLOSURE PAVEMENT
- SIDEWALK
- STAMPED CONCRETE
- TRUNCATED DOMES

SITE PLAN NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB, OR EDGE OF PAVEMENT WHERE NO CURB IS PRESENT, UNLESS OTHERWISE NOTED. DIMENSIONED TIES BETWEEN PROPERTY LINES AND BUILDING FACES OR PAVEMENT ARE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ANY ADJUSTMENTS NECESSARY FOR FOUNDATIONS, BEDDING EXTENSIONS, SURCHARGING, ETC.
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5. CONCRETE PAVEMENT JOINTS SHALL BE CONSTRUCTED AS FOLLOWS (REFER TO HARDSCAPE PLANS FOR SPECIFIC TREATMENT OF THESE AREAS):
   A. CONTROL JOINTS SPACED AS SHOWN IN THESE PLANS OR AT INTERVALS NOT GREATER THAN 1.5x PANEL WIDTH OR 12 FEET (WHICHEVER IS SMALLER).
   B. CONTROL JOINTS SHALL BE TOOLED OR SAWCUT TO ¼ THE SLAB THICKNESS. LOCAL STANDARDS AND SPECIFICATIONS SHALL TAKE PRECEDENCE WHERE MORE STRICT THAN THOSE LISTED HERE.
   C. CONSTRUCTION JOINTS PLACED AT THE END OF EACH POUR AND WHEN PAVING OPERATIONS ARE SUSPENDED FOR 30 MINUTES OR MORE.
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BUILDABLE FRONTAGE CALCULATIONS	
TOTAL FRONTAGE LENGTH OF MT. COMFORT AND RESIDENTIAL LINK	495.5 LF
REDUCTIONS	EX. U/E: 206 LF
	PROP. U/E: 21 LF
	DRIVEWAY: 60 LF
REQUIRED 50% BUILDABLE FRONTAGE	104.25 LF
BUILDABLE FRONTAGE PROVIDED	130 LF

N

0' 10' 20' 40'
SCALE IN FEET

REV	DESCRIPTION	BY
1	Planning Commission March 9, 2026 (MCDONALD'S)	

CUP-2026-0003

Page 16 of 24

olsson
CA: 1010
3537 North Steele Boulevard
Suite 600
Fayetteville, AR 72703
TEL 479.443.4506
FAX 479.443.4064
www.olsson.com

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PREPARED FOR:
McDonald's USA, LLC

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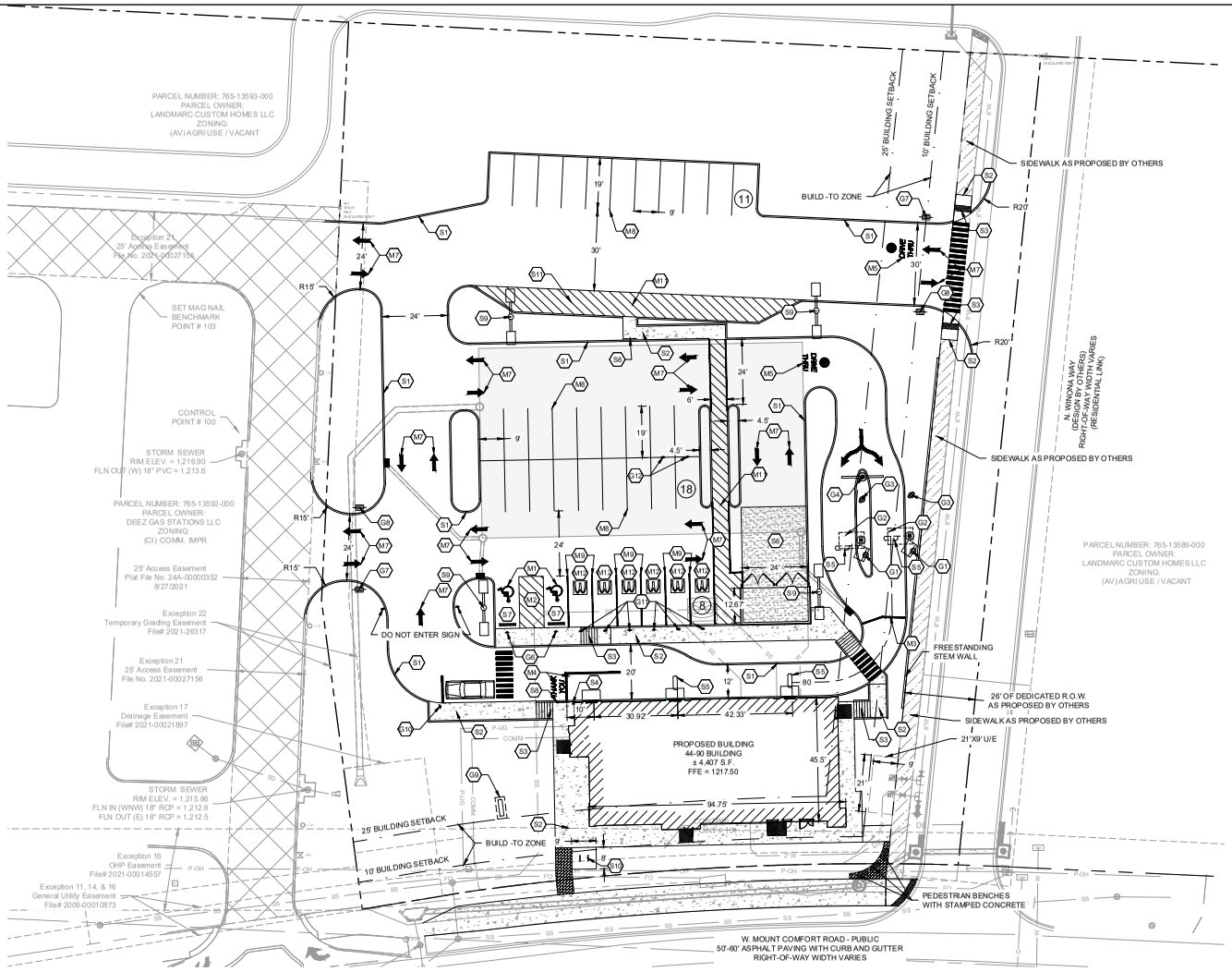
DRAWN BY: CLS
STD ISSUE DATE: 01/09/2026
REVIEWED BY:
DATE ISSUED: 01/09/2026

TITLE: SITE PLAN
SHEET NO.: C300

DESCRIPTION
2,000 SQ FT WITH TYPE-4/5 X 90'
NEW BUILD

SITE ID: 003-04401
SITE ADDRESS: 3870 W MT COMFORT RD FAYETTEVILLE, AR

DWG: P:\2025\04\501.00000\004\04539\dwg\Auto CAD\Final Plans\Site\SDWC_SITE1_02404539.dwg USER: cwhithall
DATE: Feb 17, 2026 11:11am XREFS: C_PTBLK_02404539 C_PBASE_02404539 C_PPATT_02404539 C_PUTIL_02404539 C_XBASE_02404539 Olsson DE 11-24-25 C_XBASE_OFFSITE_02404539



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SITE KEYNOTE LEGEND

S1	CONCRETE CURB, TYP
S2	CONCRETE SIDEWALK
S3	CURB RAMP
S4	BOLLARD
S5	LOOP DETECTOR, RE DETAIL 1/C703 & MEP
S6	TRASH ENCLOSURE/STORAGE SHED, SEE ARCH SHEET
S7	WHEEL STOP
S8	5' LONG GUARDRAIL, SEE ARCH FOR DETAIL
S9	SITE LIGHTING, TYP. SEE PHOTOMETRICS PLAN SHEET C900
S10	BICYCLE PARKING PER CITY STANDARD
S11	LOADING ZONE

SIGN KEYNOTE LEGEND

G1	DIGITAL MENU BOARD
G2	ORDER HERE DRIVE-THRU CANOPY
G3	DIGITAL PRE-BROWSE BOARD
G4	McDONALD'S DOUBLE ARM GATEWAY WITH ANY LANE ANY TIME SIGN
G5	POLE MOUNTED MUTCD SIGN R7-8 -HANDICAP PARKING, FACE OF SIGN 2' BEHIND CURB
G6	POLE MOUNTED MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING, FACE OF SIGN 2' BEHIND CURB
G7	McDONALD'S DIRECTIONAL SIGN: ENTRANCE
G8	McDONALD'S DIRECTIONAL SIGN: EXIT
G9	MONUMENT SIGN, SHOWN FOR LOCATION REFERENCE. DESIGN AND PERMITTING BY OTHERS
G10	McDONALD'S PULL FORWARD SIGN ON MOBILE BASE
G11	McDONALD'S CURBSIDE PICK-UP SIGN
G12	McDONALD'S MCDELIVERY SIGN

PAVEMENT MARKING KEYNOTE LEGEND

M1	ADA ACCESSIBLE STALL WITH WHITE SYMBOL PER MUTCD REQUIREMENTS
M2	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45', 2' O.C.
M3	6" GOLD STRIPE, DRIVE THRU BOUNDARY AND MERGE POINT
M4	8" STOP BAR AND "THANK YOU" PAVEMENT MARKING PLACED 40' FROM ℄ OF PICK UP WINDOW
M5	DRIVE-THRU W/DIRECTIONAL ARROW
M6	DIRECTIONAL ARROW ONLY
M7	PARKING LOT ARROWS, TYP
M8	4" WHITE PARKING STALL STRIPING, TYP
M9	4" GOLD PARKING STALL STRIPING, TYP
M10	8" GOLD PARKING STALL STRIPING, TYP
M11	4" WHITE STRIPES @ 45 DEG, 2' O.C
M12	McDONALD'S CURBSIDE PICK-UP PARKING SYMBOL
M13	McDONALD'S McDELIVERY PARKING SYMBOL

BUILDABLE FRONTAGE CALCULATIONS	
TOTAL FRONTAGE LENGTH OF MT. COMFORT AND RESIDENTIAL LINK	495.5 LF
REDUCTIONS	EX. U/E: 206 LF
	PROP. U/E: 21 LF
	DRIVEWAY: 60 LF
REQUIRED 50% BUILDABLE FRONTAGE	104.25 LF
BUILDABLE FRONTAGE PROVIDED	130 LF

SCALE IN FEET: 0, 10', 20', 40'

Planning Commission
March 9, 2026
CUP-2026-0003 (MCDONALD'S)
Page 17 of 24

REVISIONS: NO. | DESCRIPTION | DATE | BY

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11480
02/17/2026

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PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: CLS
STD ISSUE DATE: 01/09/2026
REVIEWED BY:
DATE ISSUED: 01/09/2026

TITLE: SITE PLAN

DESCRIPTION: 2026 MCDONALD'S TYPE 4F 5 X 6R NEW BUILD

SITE ID: 003-0401

SITE ADDRESS: 3870 W MT COMFORT RD FAYETTEVILLE, AR

SHEET NO.: C300

DWG: P:\2025\04\025\1.05000\004\04539\4-design\AutoCAD\Final Plans\Sheets\SDWG SITE\ 02404539.dwg USER: cschlothaut
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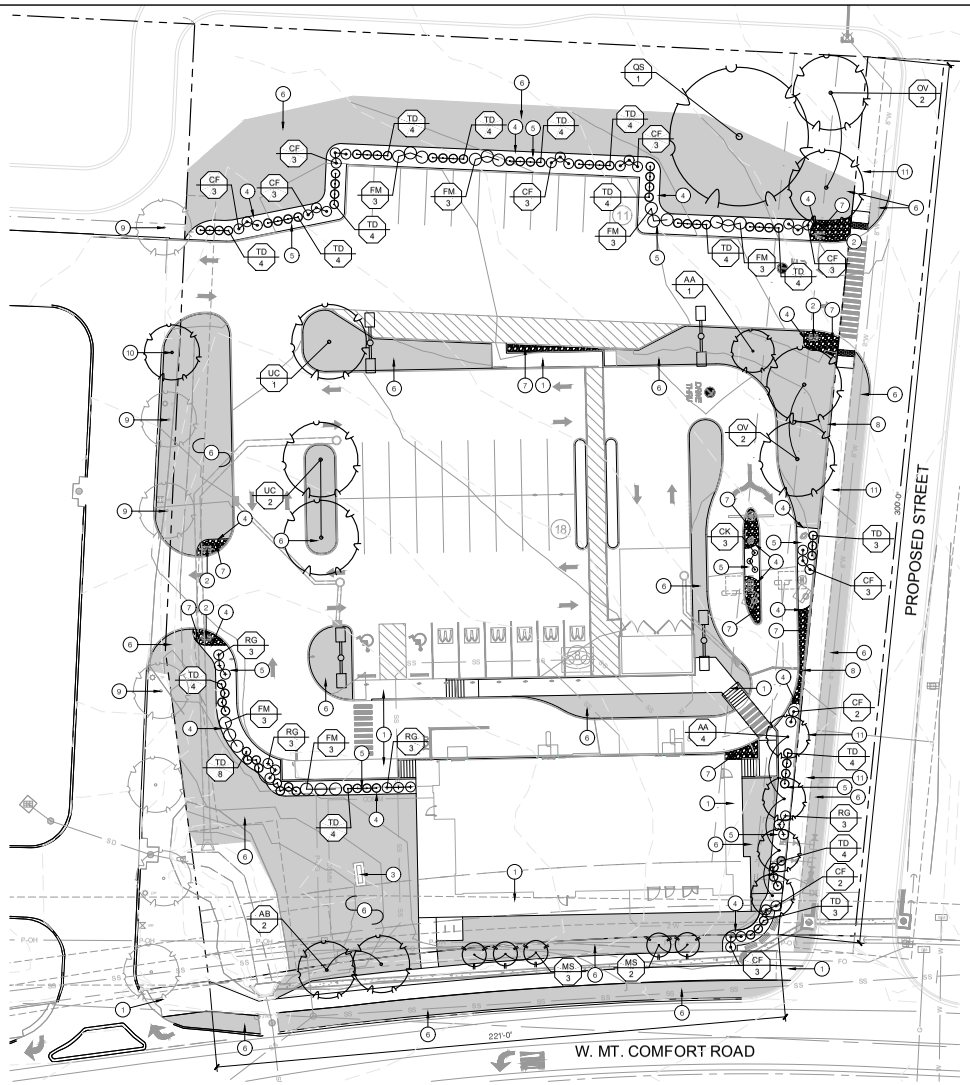


1 LANDSCAPE PLAN

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- EXISTING TREE
- OVERSTORY ('LARGE') TREE
- ORNAMENTAL ('SMALL') TREE
- BERMUDA GRASS SOD
- ROCK MULCH

LANDSCAPE PLAN NOTES:

1. SIDEWALK; REF: CIVIL PLANS
2. McDONALD'S DIRECTIONAL SIGNAGE
3. McDONALD'S MONUMENT SIGN
4. INSTALL STEEL BED EDGE; REF: 4/L1.1
5. LANDSCAPE BED WITH HARDWOOD MULCH; REF: LANDSCAPE GENERAL NOTES, DETAILS, AND SPECIFICATIONS
6. AREA TO BE SODDED WITH BERMUDA GRASS SOD; REF: SPECIFICATIONS
7. AREA TO BE ROCK MULCH; REF: 5/L1.1
8. LOW WALL; REF: CIVIL PLANS
9. EXISTING TREE
10. RELOCATED EXISTING TREE; REF: CIVIL DEMOLITION PLANS
11. SIDEWALK; BY OTHERS

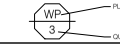
PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
AB	ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL	B&B	5
AA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	2" CAL	B&B	5
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL	B&B	4
QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL	B&B	1
UC	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL	B&B	3
ORNAMENTAL TREES					
MS	MALUS X 'JFS-KW207'	SPARKLING SPRITE® CRABAPPLE	2" CAL	B&B	5
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
DECIDUOUS SHRUBS					
CF	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT.	28
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	CONT.	3
FM	FORSYTHIA X INTERMEDIA 'MINDOR'	SHOW OFF® FORSYTHIA	5 GAL	CONT.	18
RG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	CONT.	12
EVERGREEN SHRUBS					
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL	CONT.	70

LANDSCAPING AND SCREENING REQUIREMENTS		REQUIRED	SHOWN
FAYETTEVILLE, ARKANSAS			
CODE OF ORDINANCES: CHAPTER 177 - LANDSCAPE REGULATIONS			
SITE ZONED: NON-RESIDENTIAL SUBDIVISION			
TOTAL PROPERTY: 18.7 ACRES (75,670.44 SQ.FT)			
STREET TREES			
SEC. 177.04 (D)(3)(c) & 177.05. (B)(2)(a)	DUE TO OVERHEAD ELECTRIC, AT LEAST ONE SMALL TREE IS REQUIRED PER THIRTY (30) FEET OF LINEAR STREET FRONTAGE		
	W. MT. COMFORT RD.		
	TOTAL STREET FRONTAGE: 220.96 FEET		
	(221 / 30 = 7.37)	7 TREES	7 TREES
	PROPOSED ST.		
	TOTAL STREET FRONTAGE: 300 FEET		
	(300 / 30 = 10)	10 TREES	10 TREES
INTERIOR PARKING LOT LANDSCAPING TREES			
SEC. 177.04. (C)(1)(b)	MUST INCLUDE AT LEAST ONE TREE PLANTED FOR EVERY TWELVE (12) PARKING SPACES		
	TOTAL PARKING SPACES: 39		
	(39 / 12 = 3.25 LARGE TREES)	3 TREES	3 TREES
	TOTAL TREES	20 TREES	20 TREES
SCREENING			
SEC. 177.04. (D)(2)(f) & 177.04. (D)(2)(g)	PARKING LOTS CONTAINING FIVE (5) OR MORE SPACES SHALL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. PARKING LOTS THAT REQUIRE SCREENING SHALL HAVE SHRUBS THAT ARE SPACED SO AS TO CREATE A SEAMLESS ROW OF HEDGING. A MINIMUM OF 50% OF THE SHRUBS SHALL BE EVERGREEN. SHRUB SIZE AT THE TIME OF PLANTING SHALL BE IN A MINIMUM OF 3-GALLON CONTAINERS WITH AN EXPECTED HEIGHT OF THREE FEET OR MORE WITHIN TWO (2) YEARS OF PLANTING.		

LANDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
2. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
3. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
4. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
5. ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS AND AS DETAILED ON PLANS.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
8. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
10. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED ACCORDING TO PLANS AND SPECIFICATIONS.
11. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
12. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
13. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
14. FOR ALL PLANTING BEDS:
    a. MECHANICALLY TILL ENTIRE EXISTING BED TO 12" DEPTH.
    b. SPREAD 4" DEPTH ORGANIC COMPOST AND 1" DEPTH EXPANDED SHALE ACROSS ENTIRE BED AREA.
    c. MECHANICALLY TILL INTO EXISTING SOIL TO CREATE LOOSE, FRIABLE SOIL MIXTURE.
15. PLANT BACKFILL FOR TREES AND SHRUBS SHALL BE PER SPECIFICATIONS.
16. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
15. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
16. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
17. ANY SUBSTITUTION OF SPECIFIES PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
18. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAIN LINES, AND IRRIGATION PIPING, AND SHALL AVOID DAMAGE TO ALL UTILITIES, DRAIN LINES, AND IRRIGATION PIPING DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, DRAIN LINES, IRRIGATION PIPING, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION AT NO COST TO THE OWNER.
19. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
20. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
21. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
22. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
23. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
24. ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE , 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
25. ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
26. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS REQUIRED BY FAYETTEVILLE LANDSCAPE ORDINANCE.
27. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
28. REPLACEMENT LANDSCAPING. REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.
29. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE
30. PLANT KEY DESCRIPTION:



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DRAWN BY: NCK
STD ISSUE DATE: 01/09/2026
REVIEWED BY: DGW
DATE ISSUED: 01/09/2026

TITLE: LANDSCAPE PLAN

DESCRIPTION: DRIVE-THRU TYPE 4F X 6R NEW BUILD

SITE ID: 003-04401

SITE ADDRESS: 3870 W MT COMFORT RD FAYETTEVILLE, AR

SHEET NO.: L1.0

olsson
3537 North Steele Boulevard
Suite 600
Fayetteville, AR 72703
CA: 1010
P: 479.443.4506
F: 479.443.4759
www.olsson.com

REGISTERED LANDSCAPE ARCHITECT
BRANDON D MCBRIDE
License Number 712975
STATE OF ARKANSAS
01/7/2026

REV	DESCRIPTION	BY
	Planning Commission March 9, 2026	
	CUP-2026-0003 (McDONALD'S)	

DWG: P:\2025\04501-050\00\04-04539\40-Design\Auto\CAD\Final Plans\Sheets\L-MPA_LSC_04045639.dwg USER: brmbride
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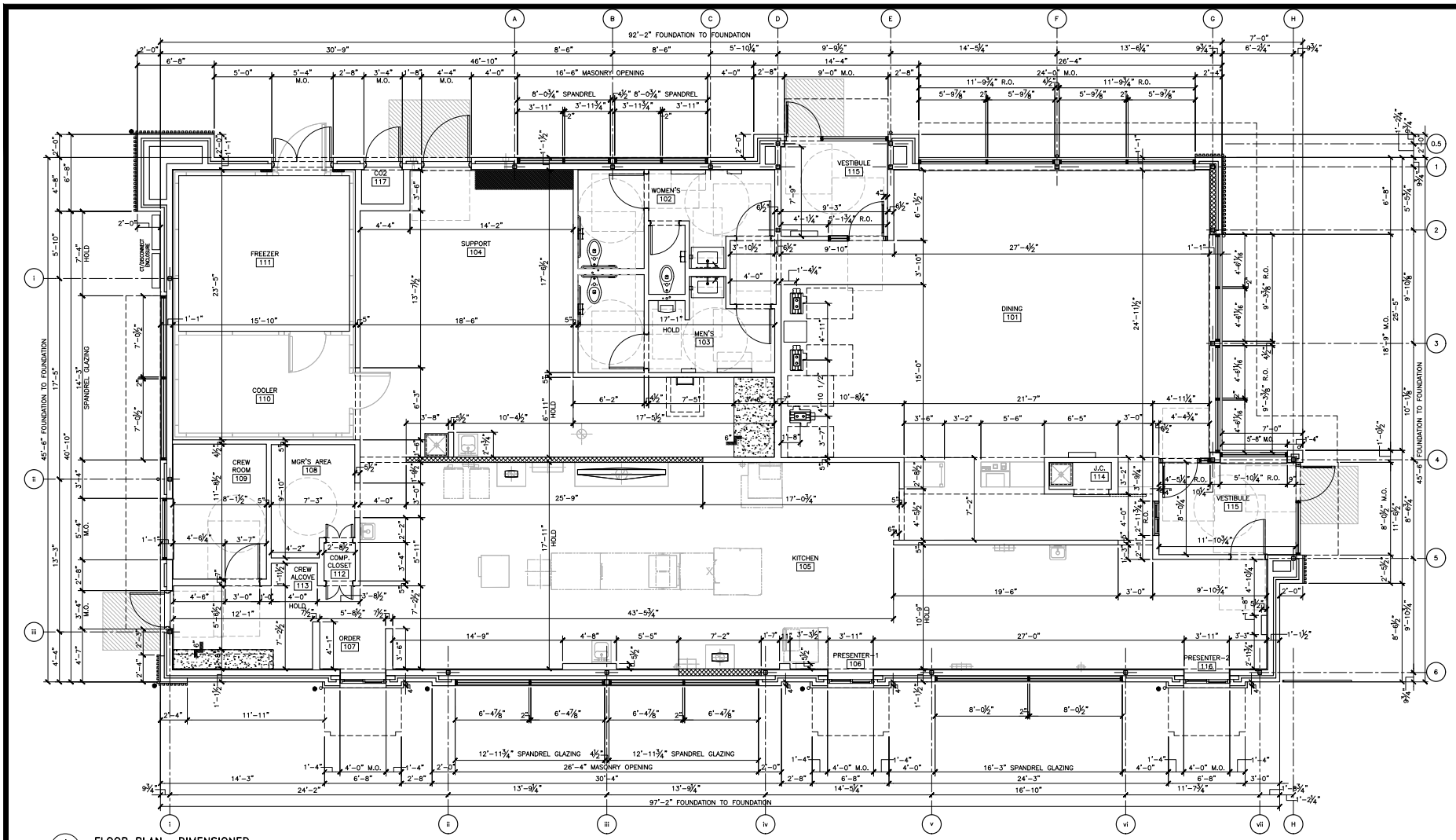

1 A1.0 FLOOR PLAN– DIMENSIONED
1/4"=1'-0"

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.1 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
4. SEE SHEET A6.0 FOR DOOR AND ROOM FINISH SCHEDULES
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE MAXIMUM OCCUPANCY SIGN AND ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FRANKE/S2K 1-800-423-5247 www.frankesupply.com email: fs-frankesupply.us@franke.com
7. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
8. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
9. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

Planning Commission
March 9, 2026
CMP 2026-0003 (REVISED)

REGISTERED ARCHITECT
Jerome Williams
Arkansas 4777
ARKANSAS

PREPARED BY:
JAW
JAW Architects, Inc.
Jerome Williams, Architect
Phone 817-705-3307
Email: jaw@jaw-arkansas.com

PREPARED FOR:
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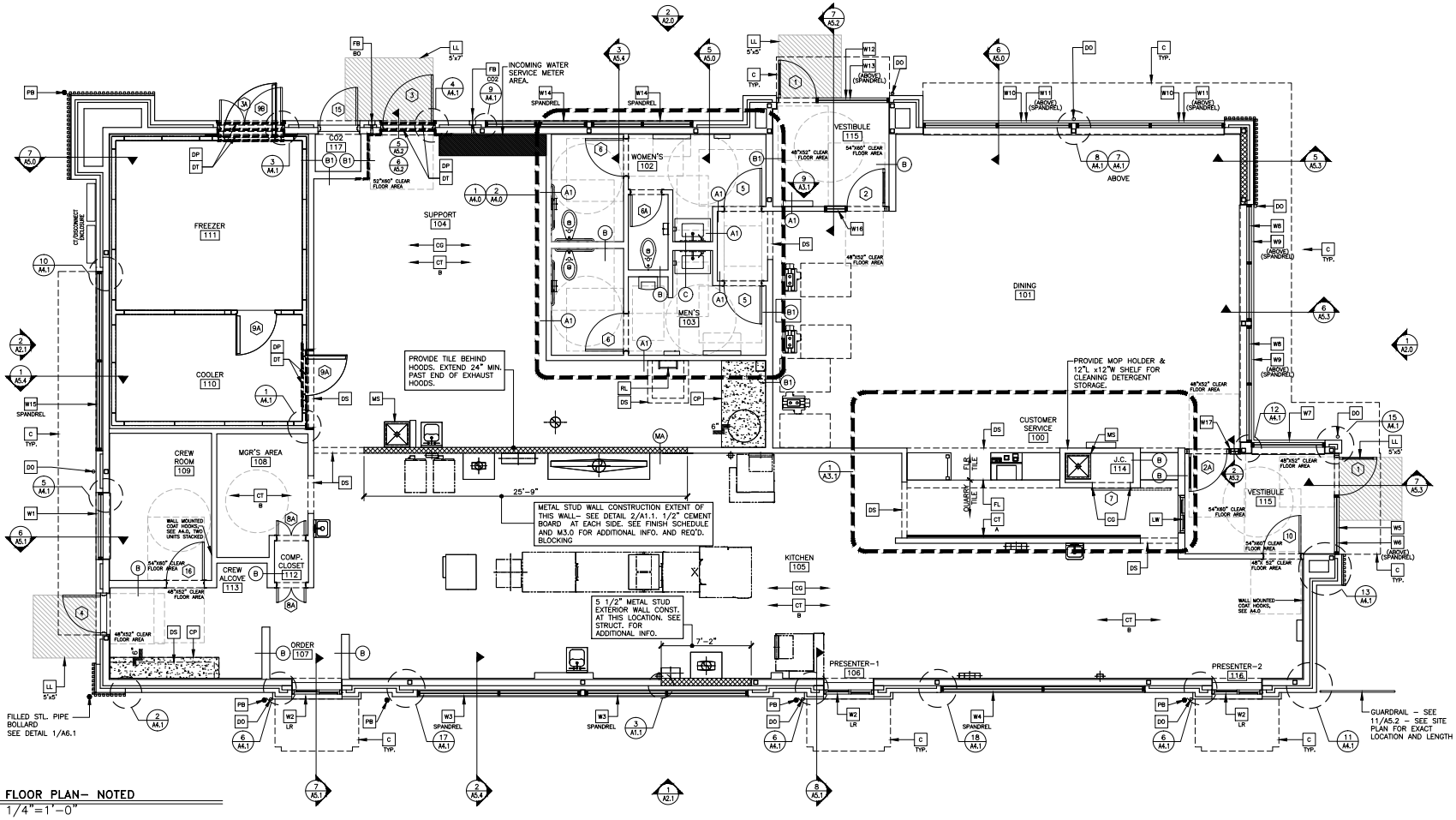
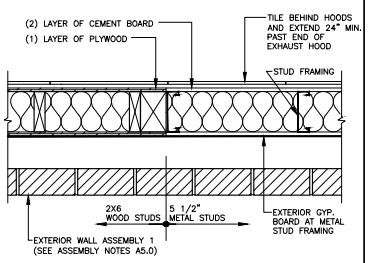
DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 12/26/25

TITLE: 2025 STANDARD BUILDING – BB20 4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ID: 003-0401
SITE ADDRESS: NEC OF W. MT. COMFORT RD. & N. RUPPLE RD. FAYETTEVILLE, AR 72704

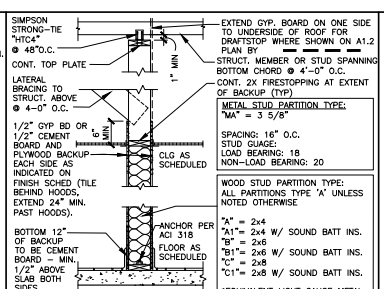
SHEET NO. A1.0
JAWA 25-0178
FLOOR PLAN



1 A1.0 **FLOOR PLAN- NOTED**
1/4"=1'-0"



3 A1.1 **TRANSITON DETAIL**
1 1/2"=1'-0"



2 A1.1 **INTERIOR PARTITION**
3/4"=1'-0"

KEY NOTES

- C — ALUMINUM CANOPY SYSTEM ABOVE – SEE 4/A5.0 FOR NOTES – SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS
- DS — G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH SPECIALTY SCREW AND ANCHORS INTO TILE. BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER.
- CP — CONCRETE EQMT PAD – SEE STRUCTURAL
- CT A — WALL FINISH: PER DECOR PORTFOLIO SEE A3.1 AND A6.1 FOR FINISH INFORMATION
- CT B — WALL TILE: CROSSVILLE – COLOR BY NUMBERS COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: STACKED BOND GROUT: MAPEI SILVER 27 – JOINT TO BE 1/8" MAX. USE THIS TILE WHEN HIGH LRV IS REQUIRED COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DO — DOWNSPOUT CONNECTED TO CANOPY SYSTEM. SEE ELEVATIONS. COORDINATE CONNECTION WITH CIVIL.
- DS — DROPPED SOFFIT ABOVE – SEE REFLECTED CEILING PLAN
- DP — 48"Hx1/8" THICK DIAMOND PLATE WALL AND DOOR PROTECTION BY DIAMOND PLATE CONTRACTOR, COVER AREA SHOWN ON PLAN.
- DT — 3/16" THICK DIAMOND PLATE THRESHOLD BY DIAMOND PLATE CONTRACTOR
  DOOR 3: 12"x48"
  DOOR 3A/9B: 24"x60"
  DOOR 9A COOLER ENTRANCE: 12"x36"
- FB CO2 — CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB BO — OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH MCDONALD'S AREA CONSTRUCTION MANAGER
- FL — FLOOR LINE – CHANGE IN MATERIAL – SEE FINISH SCHEDULE
- FW — LINE OF FROST WALL; SEE SECTIONS AND STRUCTURAL DRAWINGS FOR MORE INFORMATION
- LL 5'x5' — LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING
  SIZE OF LANDING
- LW — LATE-NIGHT WINDOW (OPTIONAL) BY READYACCESS, MANUAL OPEN/SELF CLOSE. SEE SHEET A3.1 FOR NOTES.
- MS — MOP SINK – SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- RL — ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- PB — PIPE BOLLARD – USA 310-SD BASTION PAINT RAL 7022
- W# — EXTERIOR WALL ASSEMBLY – TEMPERED GLASS SEE ELEVATIONS FOR COLOR SEE SHEET A6.0

SYMBOL LEGEND

- A — PARTITION TYPE TAG SEE 2/A1.1
- CT-A WALL FINISH PER DECOR
- DIAMOND PLATE PROTECTION
- 7 — DOOR TAG – SEE DOOR SCHEDULE ON A6.0
- X — KEY NOTE

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FOUNDATION UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.1 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES
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7. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
8. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
9. KNOX BOX TO BE INSTALLED PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.

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PREPARED BY: JAW
JAW Architects, Inc. Jerome Williams, Arkansas
Phone 870.735.3307 Email jerome@jawarch.com
REGISTERED ARCHITECT Jerome Williams 4770 ARKANSAS

REV	DESCRIPTION	DATE
1	PLANNING COMMENTS	2/6/26

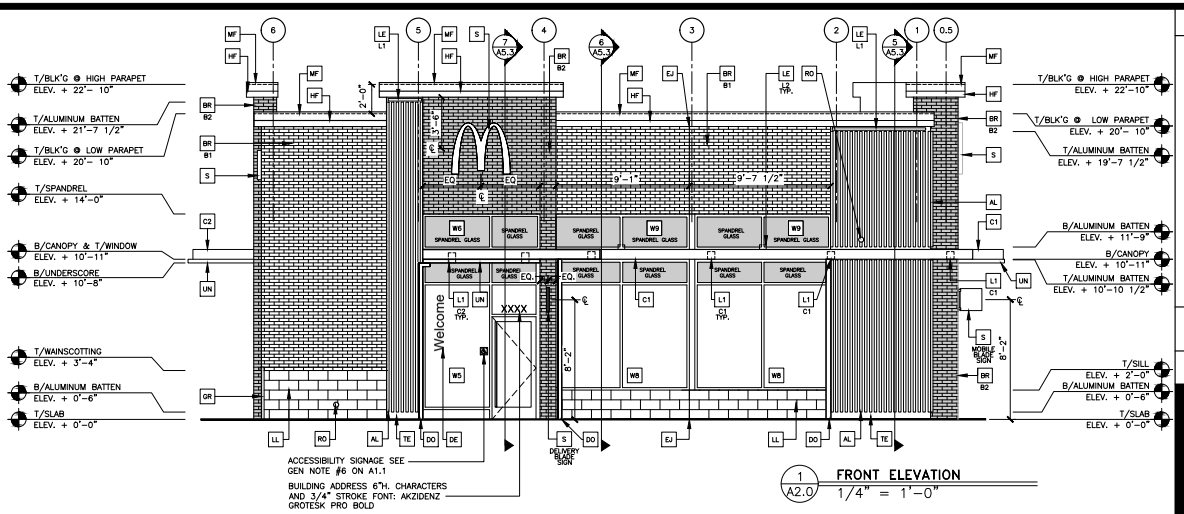
Planning Commission
March 9, 2026
(FINAL PLANS)

DRAWN BY: JAW
STD ISSUE DATE: 2025
REVIEWED BY: JAW
DATE ISSUED: 12/26/25

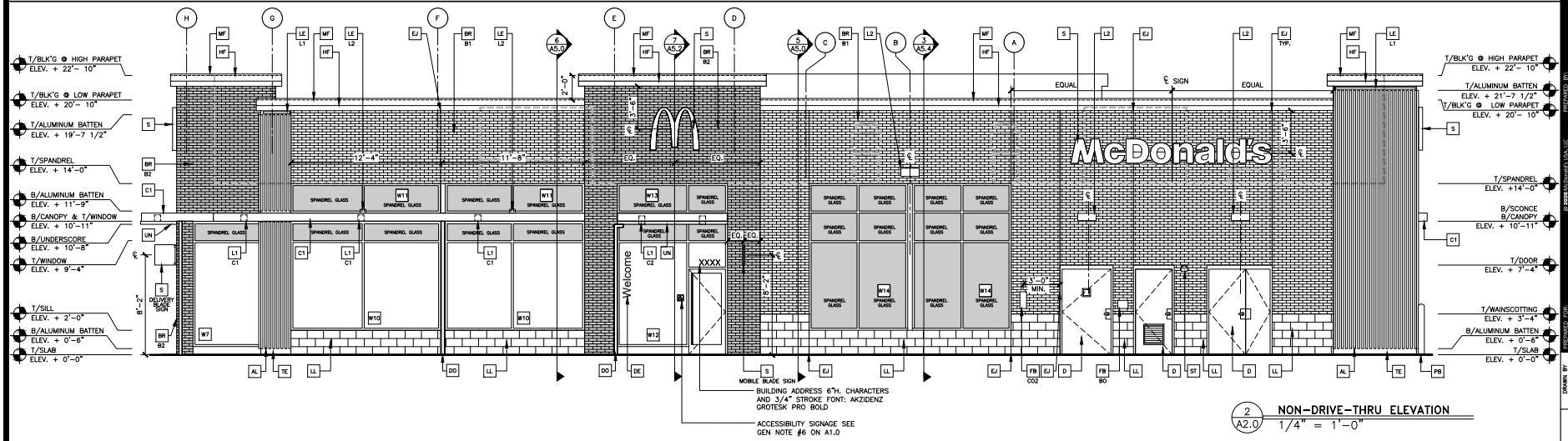
TITLE: 2025 STANDARD BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: NON-LOAD BEARING WALLS
WOOD ROOF TRUSS FRAMING

SITE ID: 003-0401
SITE ADDRESS: NEC OF W. MT. COMFORT RD. & N. RUPPLE RD. FAYETTEVILLE, AR 72704

SHEET NO. A1.1
JAWA 25-0178
FLOOR PLAN



1 A2.0 FRONT ELEVATION 1/4" = 1'-0"



2 A2.0 NON-DRIVE-THRU ELEVATION 1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM SIZE: 2"x2" PROFILE COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED. COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION. SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- BR / B1 — MODULAR FACE BRICK COLOR: B1 = "SILVERADO" SMOOTH BY HEBRON BRICK COMPANY B2 = "ONYX" SMOOTH BY HEBRON BRICK COMPANY (GROUT TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)
- CA — CITADEL ACM WALL PANELS COLOR: UMBRA GRAY
- C1 — ALUMINUM CANOPY SYSTEM COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
- D — HOLLOW METAL DOOR PAINT: "FAIRVIEW TAUPE" HC-85 BY BENJAMIN MOORE
- DE — DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GFXI INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- DO — DOWNSPOUT 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER COLOR: RAL 7022 COORDINATE WITH CIVIL TO TIE INTO STORM DRAINAGE
- E — EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.) COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH USE STAINLESS STEEL OR GALVANIZED STEEL
- HF — JAMES HARDIE FASCIA BOARD & VENTED SOFFIT PAINT TO MATCH RAL 7022
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL C1- COLOR: C1= WHITE C2= GOLD
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- LE — ACCENT LIGHTING - SEE ELECTRICAL L1- LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = UP ONLY FLOOD FIXTURE
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- PB — PIPE BOLLARD - USA 310-SD BASTION PAINT RAL 7022
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. C1- COLOR: C1= WEATHERED ZINC RACEWAY C2= RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
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- W# — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE
- W2 XX — DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

BUILDING MATERIAL CALCULATIONS BUILDING

	South Elevation (Non-DT)		North Elevation (DT)		West Elevation (Front)		East Elevation (Rear)		Totals	
Total Surface Area (SF)	2175		2196		1042		1026		6439	
Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Brick	966	44.41%	1001	45.58%	387	37.18%	490	47.76%	2,844	44.17%
Aluminum Battens	203	9.33%	52	2.37%	189	18.13%	191	18.62%	635	9.86%
Limestone	138	6.34%	242	11.02%	68	6.51%	90	8.77%	538	8.35%
Metal Canopy	33	1.52%	20	0.91%	33	3.17%	25	2.44%	111	1.72%
Metal Panels	0	0.00%	403	18.35%	0	0.00%	0	0.00%	403	6.26%
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REV CUP 2026-0003 (STAFF DENIAL) BY

Planning Commission March 9, 2026

Page 21 of 24

PREPARED FOR: McDonald's USA, LLC

PREPARED BY: JAW

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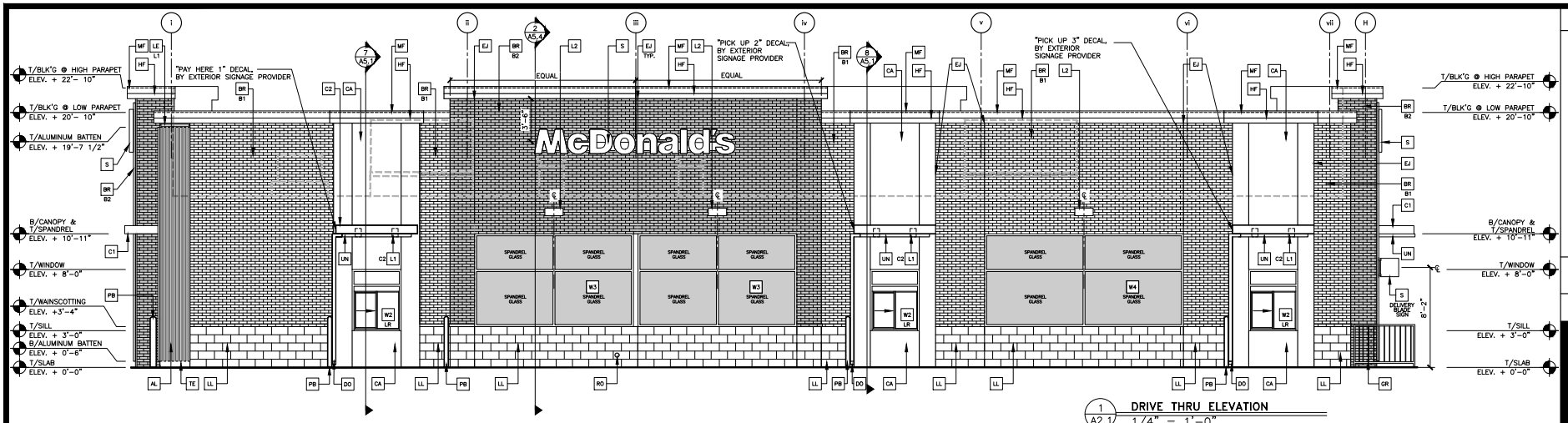
DRAWN BY JAW
STD ISSUE DATE 2025
REVISED BY JAW
DATE ISSUED 12/26/25

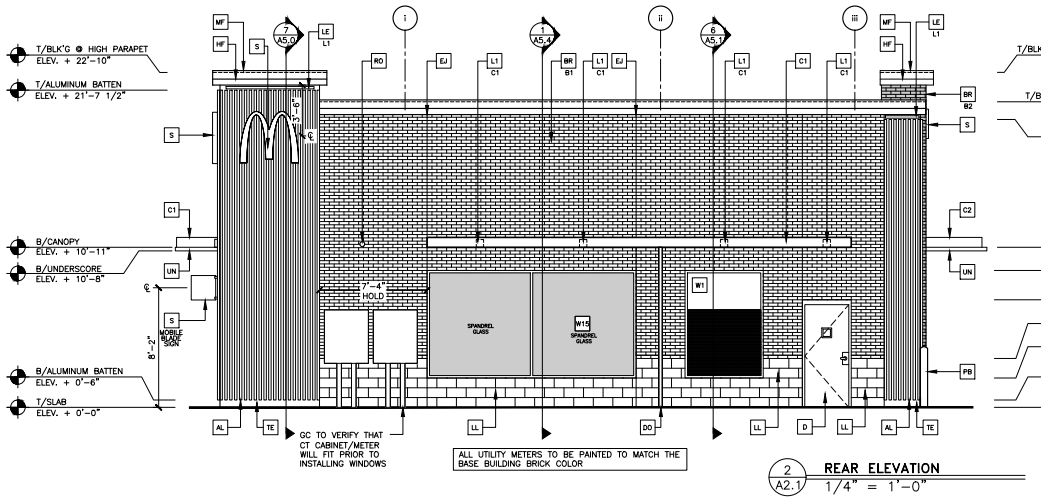
TITLE: 2025 STANDARD BUILDING - BB20
DESCRIPTION: 4590-WOOD/WOOD
WOOD WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: NEC OF W. MT. COMFORT RD. & N. RUPPLE RD. FAYETTEVILLE, AR 72704
SITE ID: 005-0401

JAWA 25-0178

SHEET NO. A2.0 ELEVATIONS





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REV | DATE | BY

Planning Commission
March 9, 2026
(DRAFT McDONALD'S)

CUP2026-0003

Page 22 of 24

REGISTERED ARCHITECT Jeremy Williams 2018-4777 ARKANSAS

JAW

JAW Architects, Inc. Jeremy Williams, Architect
Phone: 8772763287
Email: jeremy@jawinc.com

PREPARED FOR: McDonald's USA, LLC

PREPARED BY:

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DRAWN BY: JAW
STD ISSUE DATE: 2025
REVISED BY: JAW
DATE ISSUED: 12/26/25

TITLE: 2025 STANDARD BUILDING – BB20
DESCRIPTION: 4590-WOOD/WOOD
WOOD WALLS
WOOD ROOF TRUSS FRAMING

SITE ADDRESS: NEC OF W. MT. COMFORT RD. & N. RUPPLE RD. FAYETTEVILLE, AR. 72704
SITE ID: 7003-0401

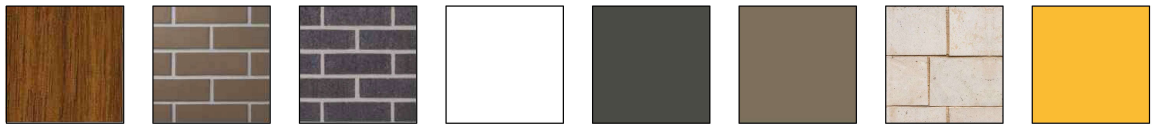
SHEET NO.: A2.1
JAWA 25-0178
ELEVATIONS



1 A2.2 **FRONT ELEVATION**
1/4" = 1'-0"



2 A2.2 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"



AL METAL ERA ALUMINUM BATTEN SYSTEM COLOR WOOD GRAIN WALNUT

BR B1 MODULAR FACE BRICK COLOR: SILVERADO SMOOTH BY HEBRON BRICK COMPANY

BR B2 MODULAR FACE BRICK COLOR: ONYX SMOOTH BY HEBRON BRICK COMPANY

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REV | DATE | DESCRIPTION | BY
Planning Commission March 9, 2026

CUP-2026-0003 (MCDONALD'S)
Page 23 of 24

REGISTERED ARCHITECT JOSEPH A. WILLIAMS ARKANSAS

PREPARED BY: JAW
Joseph A. Williams, Architect
Phone: 479.935.2247
jaw@jawarchitecture.com

PREPARED FOR: McDonald's USA, LLC

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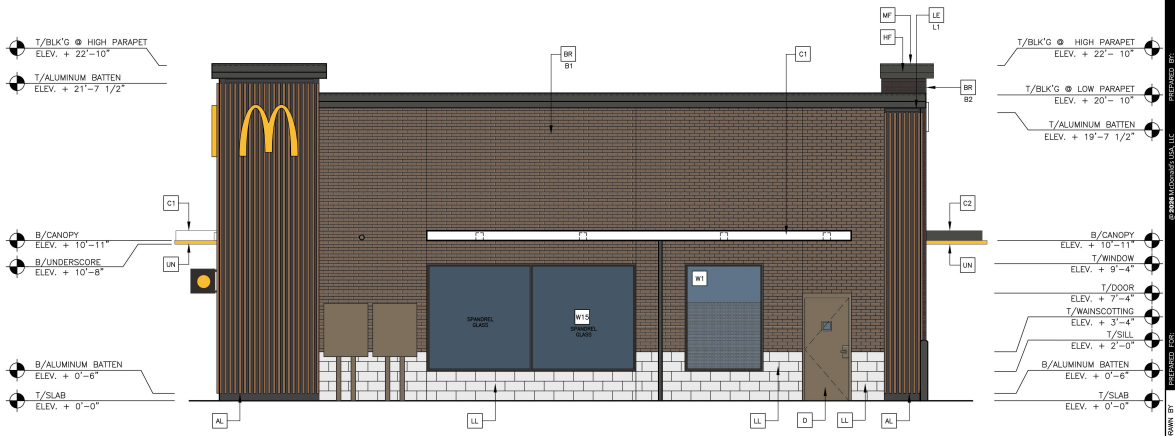
DRAWN BY: JAW
STD ISSUE DATE 2025
REVIEWED BY: JAW
DATE ISSUED 12/22/25

TITLE: 2025 STANDARD BUILDING - BB20
4590-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS
WOOD ROOF TRUSS FRAMING
SITE ID: 003-0401
SITE ADDRESS: NEC OF W. MT. COMFORT RD. & N. RUPPLE RD. FAYETTEVILLE, AR 72704

SHEET NO. A2.2
JAWA 25-0178
COLORED ELEVATIONS



1 A2.3 **DRIVE THRU ELEVATION**
1/4" = 1'-0"



2 A2.3 **REAR ELEVATION**
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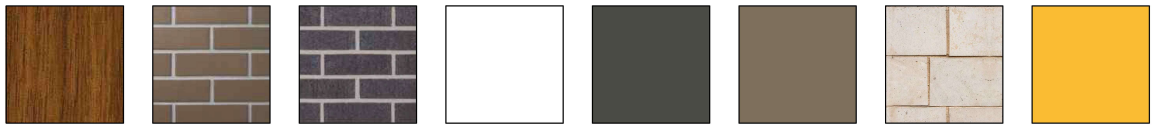

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Planning Commission March 9, 2026
CUP-2026-0003 (MCDONALD'S)
Page 24 of 24

REV | DATE | DESCRIPTION | BY

REGISTERED ARCHITECT JOSEPH A. WHITTEN 13866 ARKANSAS

PREPARED BY: JAW Architecture, P.A. 1 Pinnacle Point Drive, Suite 1 Little Rock, AR 72211 501.225.5000 Joe Whitten, Architect jwhitten@jawarchitecture.com

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY JAW | STD ISSUE DATE 2025 | REVIEWED BY JAW | DATE ISSUED 12/29/25

TITLE: 2025 STANDARD BUILDING – BB20 4590–WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS WOOD ROOF TRUSS FRAMING
SITE ID 003-0401 | SITE ADDRESS NEC OF W. MT. COMFORT RD. & N. RUPPLE RD. FAYETTEVILLE, AR 72704

SHEET NO. A2.3 | JAWA 25-0178
COLORED ELEVATIONS

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: March 09, 2026

SUBJECT: **CUP-2026-0005: Conditional Use Permit (439 E. ASH ST/JAMES BRETTELL, 368)** Submitted by SCOTT WICINSKI for property located at 439 E. ASH ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.26 acres. The request is for a home-based business.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0005** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0005,** determining:*

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

BACKGROUND:
The subject property is located in east Fayetteville approximately 50 ft south of the proposed Ramay Junior High School. The property currently consists of one 0.26 acre parcel that contains a residential home built in 1988. The property is zoned RSF-4, Residential Single-Family, Four (4) Units per Acre and is within the Hillside/Hiltop Overlay District. Surrounding land uses and zoning are provided in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Residential	RSF-4, Residential Single-Family, Four (4) Units per Acre
South	Residential	RSF-4, Residential Single-Family, Four (4) Units per Acre
East	Residential	RSF-4, Residential Single-Family, Four (4) Units per Acre
West	Residential	RSF-4, Residential Single-Family, Four (4) Units per Acre

City Plan 2040 Future Land Use Designation: Residential Neighborhood Area

Proposal: The applicant requests a conditional use permit to operate a health wellness business on the subject property. Which would be classified as Use Unit 24, Home Occupation. The applicant has described the business as follows:

- *Size of business: Utilizing an existing 84 sq. ft. detached shed containing a sauna and changing area, along with outdoor areas such as the Wellness Deck that are already associated with the residential property.*
- *Parking: 4 off-street parking spaces – utilizing existing driveway*

- *Hours of operation*
    - *Sun – Sat, 7:00 AM – 8:00 PM, By appointment only*
- *Number of employees: 1, Owner*
- *Number of customers*
    - *1-4 individuals per session. 4-5 sessions daily (no overlapping sessions).*
- *Outdoor Lighting: Existing outdoor lighting*
- *Trash: Existing residential trash service*

Public Comment: Staff has not received any public comment regarding the proposed request.

RECOMMENDATION: Staff recommends approval of **CUP-2026-0005** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed use is compatible with adjacent properties based on the findings in this report.*

2. **This conditional use permit is limited to the use for With Wellness LLC as described in the applicant's request letter. The following specifications apply:**
    - Size of the business: *Utilizing an existing 84 sq. ft. detached shed containing a sauna and changing area, along with outdoor areas such as the Wellness Deck that are already associated with the residential property.*
    - Hours of operation: Sun-Sat, 7 AM – 8 PM, by appointment only
    - Parking: 4 off-street parking spaces
    - Number of employees: 1

3. **A commercial business license shall be obtained for the proposed business at this location prior to occupancy of the property;**

4. **The sauna and associated changing area are currently screened by a fence and must remain fully screened from view from the public right-of-way.**

5. **Approval of conditional use permit does not constitute approval for any needed building permits or development entitlement;**

6. **Any required permits must be obtained within 1 year of conditional use permit approval;**

7. **Proposed parking area for 4 vehicles shall meet the requirements for driveway standards as outlined in 172.11(G);**

8. **Trash shall remain screened at the rear of the property and out of view from the right-of-way outside of typical trash collection times.**

9. **Any future expansion or change in the conditional use shall require Planning Commission approval;**

10. **Signs shall be limited to those permitted by Unified Development Code §174. Any proposed signage shall be reviewed for compliance with the underlying zoning district and shall be permitted by a separate sign permit prior to installation; and**

11. **Outdoor lighting shall comply with Unified Development Code §176.**

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 09, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

1. Hear and decide only such special exemptions as it is specifically authorized to pass on by the terms of this chapter.

2. Decide such questions as are involved in determining whether a conditional use should be granted; and,

3. Grant a conditional use with such conditions and safeguards as are appropriate under this chapter; or

4. Deny a conditional use when not in harmony with the purpose and intent of this chapter.

C. A conditional use shall not be granted by the Planning Commission unless and until:

1. A written application for a conditional use is submitted indicating the section of this chapter under which the conditional use is sought and stating the grounds on which it is requested.

Finding: **The applicant has submitted a written application requesting conditional use approval of a health wellness business in RSF-4 zoning.**

2. The applicant shall pay a filing fee as required under Chapter 159 to cover the cost of expenses incurred in connection with processing such application.

Finding: **The applicant has paid the required filing fee.**

3. The Planning Commission shall make the following written findings before

a conditional use shall be issued:

(a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: **The Planning Commission is empowered under Unified Development Code §161.07 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the proposed conditional use is not likely to adversely affect the public interest, as the business will operate by appointment, occur within outdoor areas screened from the public right-of-way, and is not expected to generate significant noise or traffic.**

(c.) The Planning Commission shall certify:

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

Finding: **Home Occupation regulations need to be followed under Unified Development Code §163.08 to grant the requested conditional use permit.**

(2.) That satisfactory provisions and arrangements have been made concerning the following, where applicable:

(a.) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe;

Finding: **Vehicular ingress and egress to the property is provided via an existing curb cut along E Ash Street to a paved driveway 18 feet from the right-of-way. E Ash St is striped with on-street bicycle lanes and there are there is an existing sidewalk present on the southbound end of the street.**

(b.) Off-street parking and loading areas where required, with particular attention to ingress and egress, economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;

Finding: **The applicant has stated the utilization of the existing paved driveway containing 4 parking spaces. There is no on-street parking available along E Ash Street given the current street width. Any additional parking would need to follow UDC 172.11 standards.**

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

Finding: **As proposed, the applicant will utilize a residential trash cart and recycling containers in keeping with the previous tenants' needs. Staff recommends that trash remain screened at the rear of the property and out of view from the right-of-way outside of typical trash collection times.**

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

Finding: **The property has access to City water and sewer. A 8-inch water main and a 10-inch sewer main are present along E Ash Street.**

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

Finding: **Staff recommends proposed residential carts remain screened and at the rear of the property.**

(f.) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

Finding: **Any proposed signage will be subject to UDC §174 and all the regulations therein.**

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

Finding: **Based on the applicant's submittal, the shed is considered a nonconforming structure because it existed on the property prior to the current owner. The applicant notes that the City's GIS map shows two structures extending beyond the parcel lines; however, the structure to the southwest has since been removed, and the remaining shed is located within the property boundary. The applicant does not propose any structural changes to the shed. Any future additions to the structure, or alterations to required yards and open spaces, would be subject to further review and may require an amendment to the conditional use permit.**

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

Finding: **Staff finds the proposed use as a health wellness business to be compatible with adjacent properties and other properties in the RSF-4 zoning district. The proposed hours of operation, its proximity to residential and public properties, and the provision for off-street parking should limit any adverse impacts on residences in the surrounding area.**

(i.) General compatibility with the goals and intent of the city's adopted land-use, transportation, and other strategic plans.

Finding: **Staff finds the proposed use to be compatible with the goals and intent of the City's adopted plans. The City Plan 2040 Future Land Use Map designates the property as Residential Neighborhood Area. The Residential Neighborhood Area designation supports a wide range of appropriately scaled housing types and encourages compact, connected neighborhood development, while allowing limited low-intensity non-residential uses intended to serve surrounding neighborhoods, particularly at street corners and along connecting corridors. The proposed use is consistent with these designations by maintaining the residential character of the area while preserving and protecting adjacent natural features and environmental resources.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

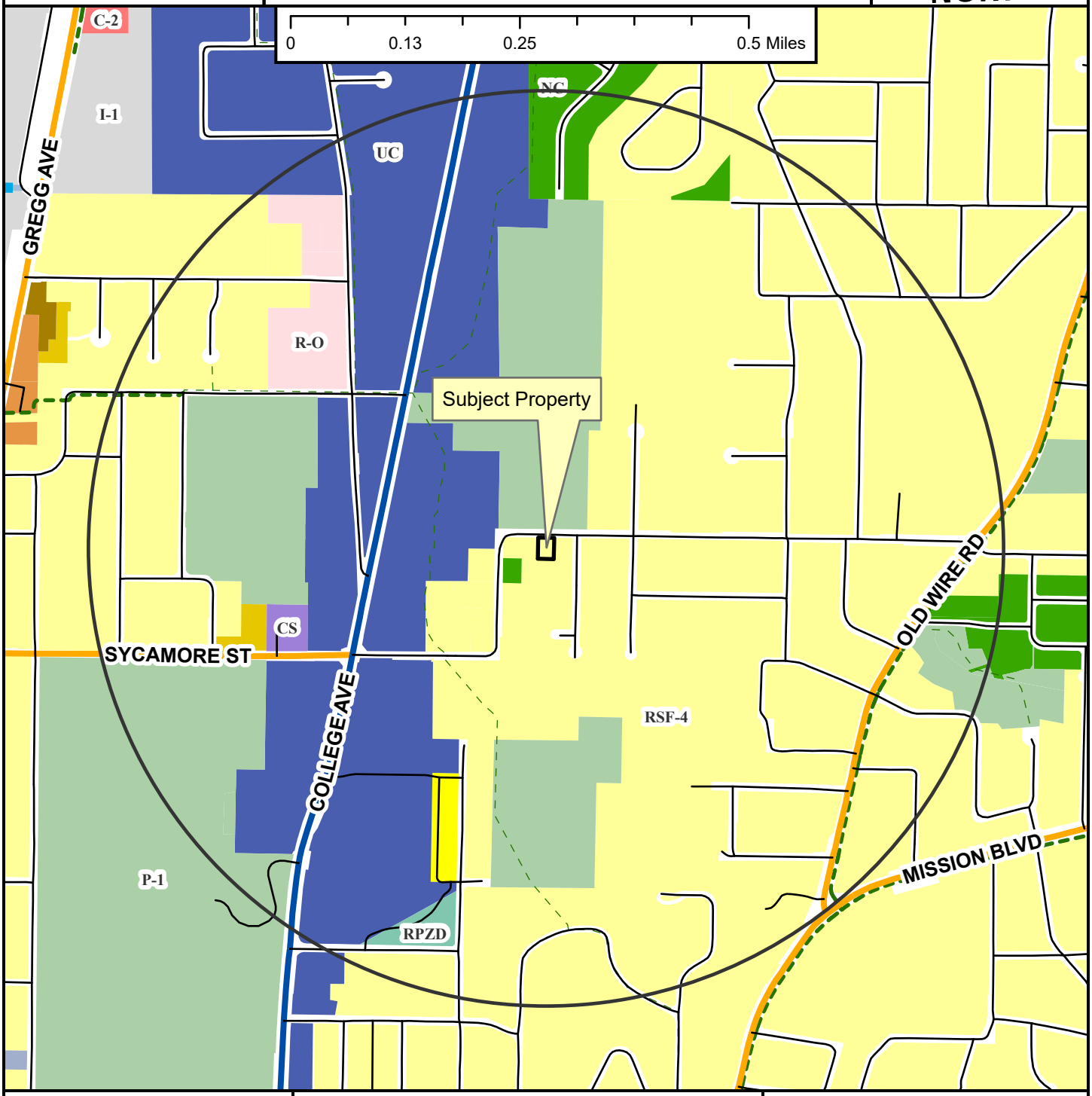
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre
  - §163.08 Home Occupations
- Applicant Exhibits
  - Request Letter
  - Site Plan
  - Exterior Shed Photos

CUP-2026-0005

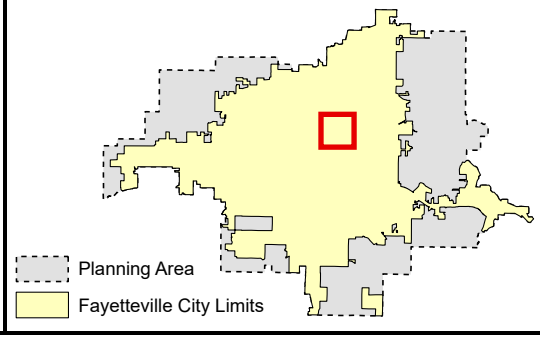
One Mile View

439 E. ASH ST

NORTH



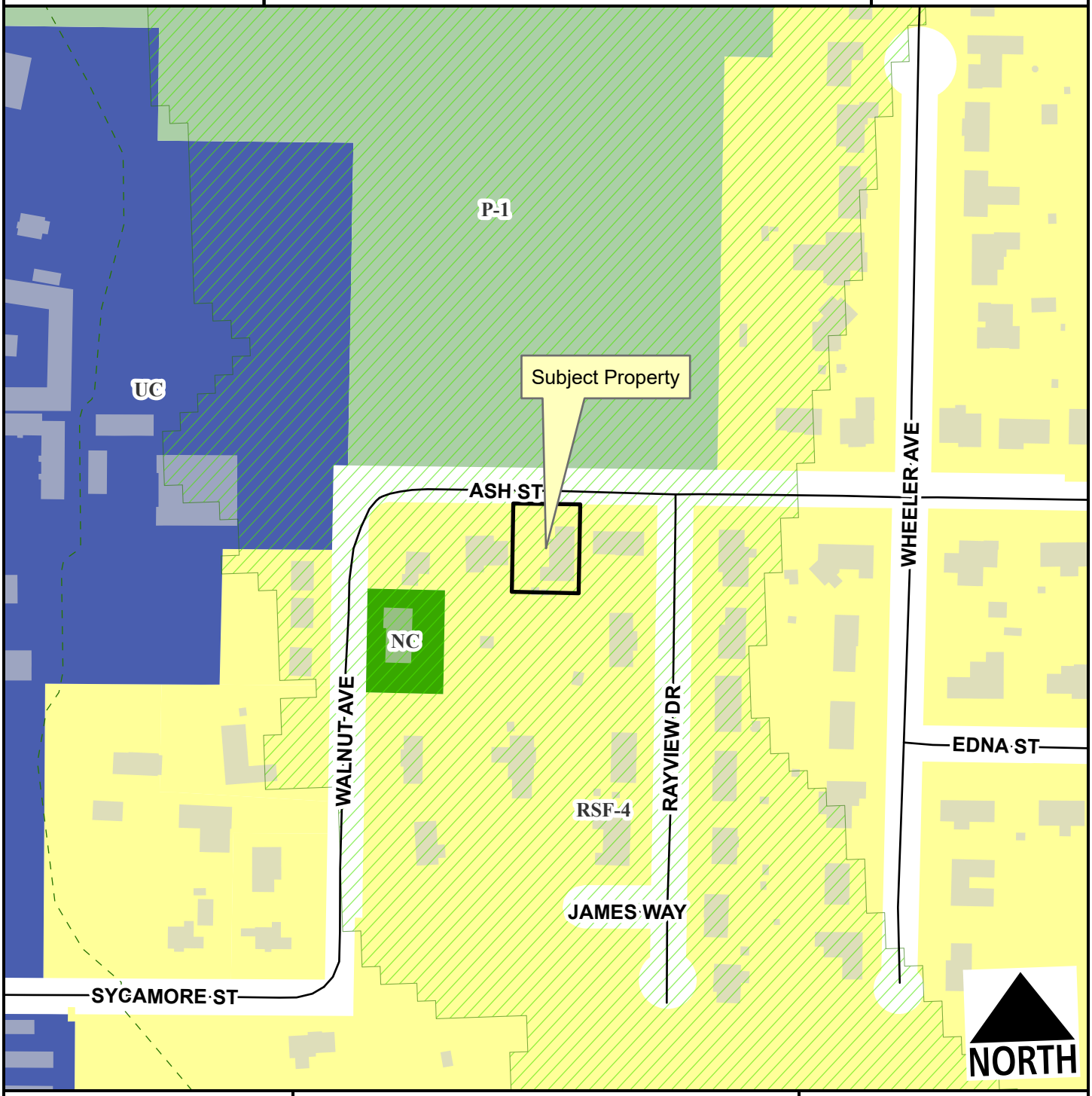
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



CUP-2026-0005

Close Up View

439 E. ASH ST



Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits
Trail (Proposed)

Feet

0 75 150 300 450 600

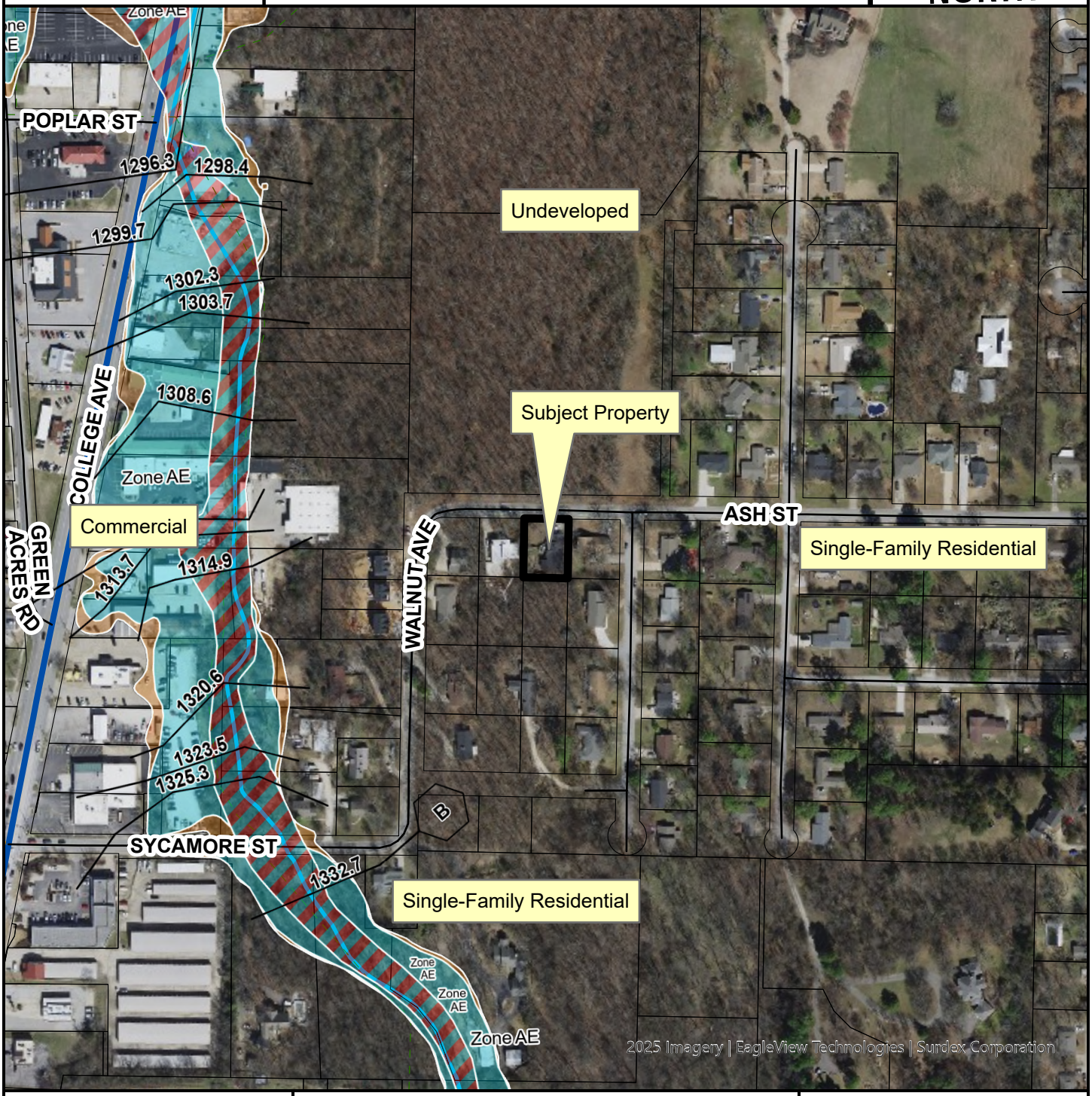
1:2,400

CUP-2026-0005

Current Land Use

439 E. ASH ST

NORTH



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

Feet
0 112.5 225 450 675 900
1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

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

(C) *Density.*

	Single-family dwellings
Units per acre	4 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings
Lot minimum width	70 feet
Lot area minimum	8,000 square feet
Land area per dwelling unit	8,000 square feet
Hillside Overlay District Lot minimum width	60 feet
Hillside Overlay District Lot area minimum	8,000 square feet
Land area per dwelling unit	8,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note— 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.

163.08 - Home Occupations

In any zoning district where home occupations are permitted by right or conditional use, said home occupations shall not occupy more than 30% of the gross floor area of one floor of the primary dwelling unit, nor more than 300 square feet of the gross floor area, whichever is greater. For Building Regulations purposes, any non-residential use that exceeds 30% of the gross floor area of one floor of the primary dwelling unit or more than 300 square feet of the gross floor area of the structure shall meet all applicable building and Unified Development Code regulations and shall not be considered a home occupation. These limitations shall not apply to foster family care, or the providing of room or board as an accessory use only. Home occupations that require a conditional use permit shall be subject to the following regulations:

(A) *Exterior Alterations.* No exterior alterations of the structure may be made which are of a nonresidential nature.

(B) *Sign/Evidence of Business.* No advertising, display, storage or other external evidence of business shall be permitted, except that for each dwelling unit with a permitted home occupation, one (1) unanimated, non-illuminated home occupation sign which identifies the home occupation shall be permitted, if such sign is erected flat against a wall or door or is displayed in a window, and does not exceed three (3) square feet in area. No freestanding signs shall be permitted for home occupations in any zone.

(C) *Employees.* No person may be employed other than a member of the immediate family residing on the premises.

(D) *Mechanical Equipment.* No mechanical equipment may be used which creates a disturbance such as noise, dust, odor, or electrical disturbance.

(E) *Parking.* No parking spaces other than normal residential parking spaces shall be permitted.

(F) *Additional Regulations.* Home occupations in an RSF District shall be subject to the following additional regulations:

(1) *Term.* No conditional use permit for a home occupation in any RSF District shall be issued for a period exceeding one year, but such a permit may be for a period shorter than one year. Upon expiration of a conditional use permit, the Zoning and Development Administrator shall have the authority to renew a conditional use permit for the same period as originally authorized, if the Zoning and Development Administrator has received no complaints or opposition from residents of the neighborhood in which the home occupation is located. The Zoning and Development Administrator may refer any proposed renewal of a conditional use permit to the Planning Commission for final decision.

(2) *Hours.* No home occupation shall be open to the public earlier than 7:30 a.m. or later than 5:30 p.m.; provided, the Planning Commission may vary the restrictions imposed hereby upon a determination that such a variance will not adversely affect the health, safety, peace, tranquility, or welfare of the neighborhood in which the home occupation is located.

(3) *Traffic.* No home occupation shall be allowed in an RSF District if the Planning Commission determines that the home occupation would generate such excessive traffic as would adversely affect the safety, peace, tranquility or welfare of the neighborhood.

(Code 1965, App. A., Art. 7 (10); Ord. No. 1747, 6-29-70; Ord. No. 2486, 11-21-78; Ord. No. 2605, 2-19-80: Code 1991, §160.085; Ord. No. 3716, §3, 6-15-93; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5029, 6-19-07; Ord. 5103, 1-15-08; Ord. No. 5668, 3-18-14)

Request Letter

a) Building Size
The site includes an existing detached residential shed containing a sauna with an interior area of approximately 84 square feet. No new structures, expansions, or increases in building square footage are proposed. All outdoor areas associated with the use are existing residential features.

b) Color / Elevation
The existing shed is painted black, 9 ft tall, and has a residential appearance consistent with typical backyard sheds. It is located behind the house, and no exterior modifications or color changes are proposed.

c) Number of off-street parking spaces to be provided
The property includes two existing residential driveways. One driveway is designated for guest use and can accommodate up to four vehicles, which is sufficient for the appointment-only use. All guest parking is provided on site. We will provide 4 off-street parking spaces.

d) Business / non-residential use details
Hours of operation: Requested hours are 7:00 a.m. to 8:00 p.m.
Number of employees: 0 (owner-operated; no on-site employees)
Anticipated number of customers: 1–4 individuals per session. Typical daily use consists of approximately 4–5 appointment-only sessions with no overlapping sessions.
Peak hour: 1–4 individuals

e) Outdoor lighting
The site uses existing residential outdoor lighting only. No new lighting is proposed as part of this request.

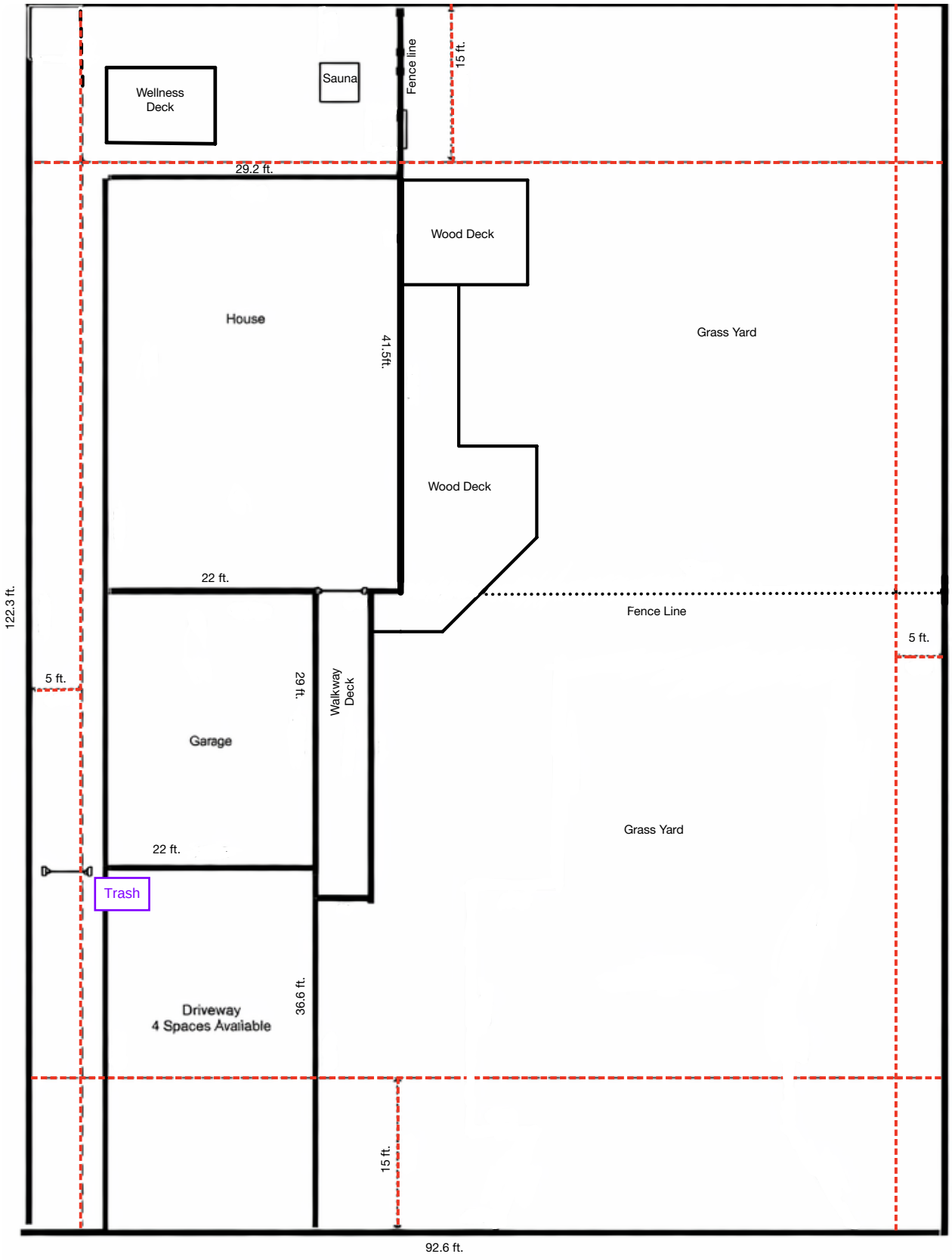
f) Noise
The use is quiet and relaxation-focused. There is no amplified sound, speakers, or event-style activity associated with the business.

g) Screening and Buffering
The wellness area is located in the rear yard of the property and is separated from adjacent properties by existing residential fencing, landscaping, and privacy screens typical of a single-family neighborhood. No additional screening or buffering is proposed.

h) Trash and refuse service
The business does not generate commercial waste. All trash and refuse are handled through normal residential waste service.

I) Ingress, egress, and traffic impacts
Ingress and egress are provided via existing residential driveways. All guest vehicles are accommodated on site, and traffic impacts are minimal due to appointment-only scheduling, small group size, and no overlapping sessions. No deliveries or service vehicles are associated with the use.

J) Compatibility with surrounding properties
Our proposed use is low-intensity and appointment-only, designed to remain fully compatible with the surrounding residential neighborhood. The wellness space is located at the rear of the property and is not visible from the street or from neighboring properties' primary sightlines. Our operations are quiet in nature, with limited traffic and on-site parking, resulting in activity levels comparable to typical residential use. The small scale, residential appearance, and controlled use ensure the proposal does not adversely impact adjacent properties or the character of the neighborhood.



Scale: 1”= 15’

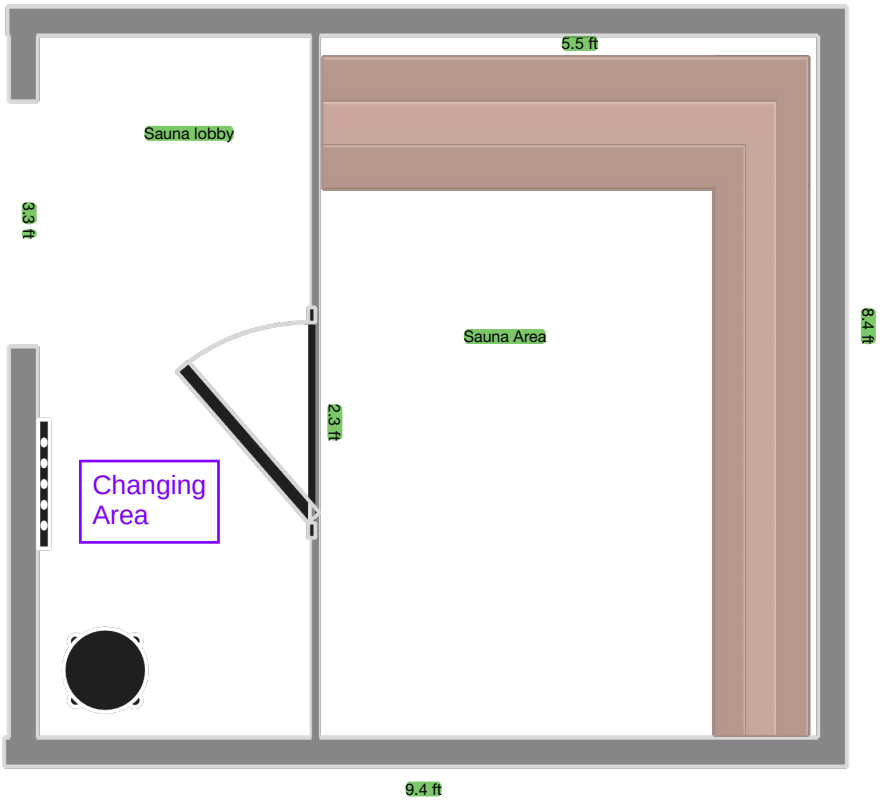
Required Setbacks (RSF-4):
Front: 15 ft
Sides: 5 ft
Rear: 15 ft

North

Sidewalk

East Ash Street

floor plans drawn to scale









CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: March 9, 2026

SUBJECT: **RZN-2026-0003: Rezoning (NORTH AND SOUTH OF W. CATALPA DR & S. RUPPLE RD/DUDECK REZONING, 556)** Submitted by JORGENSEN AND ASSOCIATES for property located NORTH AND SOUTH OF W. CATALPA DR & S. RUPPLE RD. The property is zoned UT, URBAN THOROUGHFARE; CS, COMMUNITY SERVICES; and NC, NEIGHBORHOOD CONSERVATION and contains approximately 13.59 acres. The request is to rezone the property to UT, URBAN THOROUGHFARE; CS, COMMUNITY SERVICES; AND R-A, RESIDENTIAL AGRICULTURAL.

RECOMMENDATION:
Staff recommends tabling **RZN-2026-0003** to the next Planning Commission meeting.

RECOMMENDED MOTION:
*"I move to table **RZN-2026-0003** to the March 23, 2026 Planning Commission meeting."*

BACKGROUND:
The subject property is located in west Fayetteville along S. Rupple Road, north of Martin Luther King Jr. Blvd, and with additional frontage along W. Catalpa Dr. The 13.59-acre parcel was part of the 2015 rezoning to support the development of Rupple Road, which was intended to serve as a mixed-use corridor. As a result of this rezoning, the property was split-zoned between UT, Urban Throughfare; CS, community Services; and NC, Neighborhood Conservation. The property is not subject to any overlay districts, but does contain hydric soils, streamside protection, and FEMA floodplain. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	John L. Colbert Middle School	P-1, Institutional
South	Restaurant/ Undeveloped	UT, Urban Thoroughfare; NC, Neighborhood Conservation
East	Single-Family Residential	RMF-24, Residential Multifamily, 24 Units per Acre
West	Undeveloped	CS, Community Services UT, Urban Thoroughfare;

Request: The request is to rezone 3.26 acres from a mix of NC, Neighborhood Conservation; CS, Community Services; and UT, Urban Thoroughfare to R-A, Residential Agricultural. The request also proposes to rezone 5.3 acres split between three areas from NC, Neighborhood Conservation to CS, Community Services. The remainder of the site is proposed to remain in its existing zoning district.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has a road frontage along West Catalpa Drive, a fully improved Residential Link with asphalt paving, sidewalk curb and gutter. The subject area also has frontage along South Rupple Road, a fully improved Regional Link Street with asphalt paving, sidewalk 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. Existing 8-inch water main is present along the north side of West Catalpa Drive.

Sewer: Sanitary Sewer is available to the Subject area. Existing 8-inch sewer main is present along the south side West Catalpa Drive. There are no known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system

Drainage: The property is not within the Hillside-Hilltop Overlay District. The property does contain hydric soils, streamside protection areas, and FEMA floodplain.

Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Streamside Protection Zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50ft wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited

A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA.

Fire: Station 6, located at 900 S Hollywood Ave., protects this site. The property is located approximately 2.2 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time

would be approximately 8.2 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 NC, CS, and UT, require **20%, 20% and 15% minimum canopy preservation respectively.** The proposed zoning districts of R-A, CS, and UT, require **25%, 20% 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 a mix of **Residential Neighborhood** and **City Neighborhood.**

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 nonresidential 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 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 of **3-7** for this site with a weighted score of **7.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 6, S Hollywood Ave)
- Near Sewer Main (8 inch main, W Catalpa Dr)
- Near Water Main (8 inch main, W Catalpa Dr)
- Near Public School (John L. Colbert Middle School)
- Near City Park (Centennial Park, Holland Park)
- Near Paved Trail (Rupple Rd Side Path)
- Appropriate Future Land Use

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: S*taff finds the request to be not fully compatible with the surrounding land uses and the intention of the original rezoning. The property received this zoning district (Ord. 5775) in 2015 during Rupple Road's development. The intent for the 642 acres along Rupple Road was to establish a mixed-use corridor, with CS to allow for mixed uses along the corridor and NC, a single-family zoning district, in the peripheral areas to allow for "adequate transition and compatibility amongst existing uses." Rezoning to CS would allow for further support to Rupple Road as it permits for more mixed-use opportunities. However, this intention has not yet happened as development in the area has been primarily single-family detached homes. Staff is concerned that additional CS would allow for further development of single-family developments given the established precedent.**

The current NC zoning acts as a buffer transition in the area as the property moves east towards Jasmine Lane, and its zoning would functionally remove this buffer area. NC has a density maximum of 10 units per acre and has larger lot width minimums at 50 feet. The use schedule allowances for NC are only single-family. CS allows single-family homes by right with no density maximums and on lots as narrow as 18 feet, which could lead to the proliferation of strictly single-family subdivisions in an area originally intended as a mixed-use corridor. With both CS and NC districts in the area only being developed with single-family, it highlights the unanticipated homogeneity of an intended mixed-use corridor. In CS, the use schedule allows for multi-family residential by-right and for non-residential uses ranging from institutional uses to commercial uses such as restaurants, offices, and small-scale production. Staff asserts that these uses make sense and are compatible with the property's frontage along Rupple Road, but this has not happened in other developed areas and such uses may not be compatible further away from the regional link frontage adjacent to existing single-family neighborhoods. One issue that arose during the CS single-family development to the north was a significant number of these homes were developed with their facades facing away from Rupple, impacting the pedestrian interaction here. This resulted in a non-uniform look to much of the CS zoning district's development as some homes' principal façade face Rupple Road and others do not. Though UDC §164.06(C) and §166.08 are intended to prevent a property from fronting two streets, this still remains a concern of additional housing in this zoning district.

The property does have a ranged infill score of 3-7 as this area has higher-intensity zoning entitlements but has not yet been developed with the necessary infrastructure that could support higher intensity development. Staff generally supports additionally mixed uses, but the area's model and intention are counter to this proposal and so by allowing additional CS may compound this issue. Staff finds a lesser intensity district such as RI-12 or RI-U could permit additional density but still provide a transitional area

between the CS zoning adjacent to Rupple and the established single-family neighborhood further east.

Land Use Plan Analysis: **Staff finds that the request is not fully consistent with adopted land use policies, or the Future Land Use Map's designation of a residential neighborhood given the intensity of uses permitted in the CS zoning. Additionally, staff finds that the areas proposed to be rezoned R-A in order to minimize development within the floodplain follow neither the existing floodplain boundaries nor the revised floodplain boundaries indicated by a floodplain study that was completed as part of the adjacent school development. This study has not yet been submitted to FEMA to complete a formal map revision but represents staff's best understanding of the actual location of the floodplain based on recent grading activity. Staff has historically not supported upzoning within sensitive environmental areas such as floodplain and streamside preservation, and it unclear why the proposed R-A boundaries are proposed in their current locations. Without additional information, staff is unable to determine if the proposed rezoning would constitute an increase in development rights within floodplains or if further work is proposed that would alter or reduce the location of the floodplains with development of the associated parcel. R-A still allows some intensive land uses such as animal husbandry, agriculture, and public protection and utility facilities, whereas the CCR, Conservation, Cultural and Recreation District is the city's zoning district intended for preservation of sensitive environmental areas. Staff finds that allowing an increase in development entitlement within floodplain areas would run counter to city goals to assemble an enduring green network and may not be in the best interest of public safety. Additionally, there are still outstanding errors within the legal descriptions and an area of the rezoning request near the southwest corner that does not appear to be included within the legal descriptions at all.**

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 not sufficient justification to rezone this section of the subject property at this time. While CS zoning allows for more mixed-use which would adhere to the original intent of Ord. 5775 and land use designations, staff finds we do not currently have sufficient information to evaluate the potential impacts in relation to the floodplain boundaries.**

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

Finding: **Rezoning the property from a mix of NC, CS and UT to a mix of RA, CS, and UT could increase development potential and its associated traffic impact on the site as 5.3 acres is proposed to shift from NC, which has a density limit of 10 units per acre, to CS, which has no density maximum. However, staff does not find that the ultimate added density would appreciably increase traffic danger or congestion at this location.**

4. A determination as to whether the proposed zoning would alter the population density and

thereby undesirably increase the load on public services including schools, water, and sewer facilities.

Finding: **The proposed rezoning has the potential to alter the population density since CS has smaller lot sizes and no density maximums, potentially increasing population density at a considerable rate. However, the property is near several high-intensity residential developments in the area as well as directly adjacent to a public school, which are supported by existing public infrastructure with no known capacity issues. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

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

    a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

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

Finding: **N/A**

RECOMMENDATION: Planning staff recommends tabling RZN-2026-0003 to the March 23, 2026 Planning Commission meeting.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 9, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.03 Residential Agricultural
  - §161.22 Community Services
  - §161.24 UT, Urban Thoroughfare
  - §161.29 Neighborhood Conservation
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Engineering Memo
- Applicant Exhibits
  - Request Letter
  - Exhibits (Current Floodplain and Floodplain Study)

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Code 1965, App. A., Art. 5(1); Ord. No. 1747, 6-29-70; Code 1991, §160.030; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5195, 11-6-08; Ord. No. 5238, 5-5-09; Ord. No. 5479, 2-7-12; Ord. No. 5945, §3, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note(s)—Ord. No. 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.

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	18 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

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

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

(G) *Minimum Buildable Street Frontage.*50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21; 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

161.24 Urban Thoroughfare

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

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

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

Unit 43	Animal boarding and training
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

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

(2) *Lot area minimum.* None

(E) *Setback regulations.*

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

(F) *Building Height Regulations*.

Building Height Maximum	5 stories/7 stories*

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

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

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

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

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161.29 Neighborhood Conservation

(A) *Purpose.* The Neighborhood Conservation zone has the least activity and a lower density than the other zones. Although Neighborhood Conservation is the most purely residential zone, it can have some mix of uses, such as civic buildings. Neighborhood Conservation serves to promote and protect neighborhood character. For the purposes of Chapter 96: Noise Control, the Neighborhood Conservation district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 12a	Limited business*
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 44	Cluster Housing Development

(C) *Density.* Ten (10) Units Per Acre.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

All dwelling types	40 feet

(2) *Lot Area Minimum.* 4,000 square feet

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

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

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.

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Planning Commission

THRU: Jessie Masters, Planning Director
Donna Wonsower, Planner
Justin Bland, City Engineer

FROM: Alan Pugh, Stormwater Manger

DATE: March 3, 2026

SUBJECT: **Rezone 2026-0003 Floodplain Concerns**

RECOMMENDATION:
Engineering recommends denial of RZN-2026-0003 for the reasons listed below.

BACKGROUND:
Portions of the subject property are currently located within Zone A floodplain, or floodplain where the base flood elevation has not yet been determined. The attached site exhibit from the applicant shows this existing Zone A area. Any development within the Zone requires a full flood study along with the requirement to submit that study to FEMA for approval. That said, at the time of the John L Colbert Middle School expansion/re-development, the City of Fayetteville partnered with the school district along with the developer of this parcel to analyze the floodplain in the greater area and determine its actual extents.

This study included the tributaries running north to south through this property along with the North Fork Farmington Branch along the southern limits of this property and continued further to the east. That study was completed and shown to meet the City of Fayetteville requirements. Along with this study, a variance was granted from the requirement to submit the study to FEMA as the majority of the encroachment had already occurred with the original construction of the school prior to the revised flood mapping being adopted in January of 2024. The intent with the agreement between the three parties was to file a Letter of Map Revision (LOMR) with the Federal Emergency Management Agency (FEMA) at the time of completion of the school addition. This has not yet been filed as the school is still under construction.

DISCUSSION:
The original request by the applicant included rezoning the entire property in question. Engineering and planning staff raised concerns regarding the upzoning of floodplain property, and the applicant provided a revised exhibit showing portions being rezoned to CS, Community Services and others rezoned to RA, Residential Agricultural. However, the areas of R-A did not follow either the proposed floodplain from the previously completed study or the extents of the existing Zone A. It appears that the applicant may be proposing to channelize/relocate portions of the floodplain; however, a study has not been provided or reviewed to ensure that such work would meet the city requirements. This potential new study has also not been reviewed to

ensure it would be in keeping with the approved variance to not submit the study to FEMA for review and approval prior to permitting any developments. Without additional information such as a revised flood study meeting the City requirements to further support/describe the basis for the proposed R-A and CS areas, engineering is recommending denial of the proposed rezoning.

Attachments:
Applicant Exhibit showing existing floodplain
Applicant Exhibit showing proposed floodplain
Proposed Flood Mapping from completed study

Zone A Floodplain based on FEMA Map

NOTES:

1. PARCEL #765-16275-032

2. CURRENT ZONING: CS, NC & UT

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. QUITCLAIM DEED, DEED FILE #2018-00000361

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "A" AND ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05143C0215G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS/IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. CITY PLAT BOOK PAGE 556

OWNER / DEVELOPER:

DUDECK, KERRI C.
505 AMITY ROAD, SUITE 100
CONWAY, AR 72032

PARCEL #765-16275-032:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 552.02 FEET TO THE NORTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 7 COURSES: N82°39'09"W 50.20 FEET; N87°47'43"W 40.74 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.51 FEET, AND WHOSE LONG CHORD BEARS S66°56'34"W 153.21 FEET; S41°40'56"W 37.89 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 118.00 FEET, AND WHOSE LONG CHORD BEARS S60°02'60"W 101.85 FEET; N87°36'47"W 30.44 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS N57°37'15"W 64.98 FEET TO THE EASTERN RIGHT OF WAY OF SOUTH RUPPLE ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N27°37'43"W 47.84 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AND WHOSE LONG CHORD BEARS N12°37'43"W 221.65 FEET; N02°22'18"E 496.30 FEET; THENCE LEAVING SAID RIGHT OF WAY S87°26'18"E 484.97 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S2°12'17"W 602.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING THENCE S02°12'17"W 704.19 FEET; THENCE N87°40'12"W 255.85 FEET; THENCE N87°19'14"W 232.92 FEET TO THE EASTERN RIGHT OF WAY OF SOUTH RUPPLE ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 5 COURSES: N02°22'18"E 86.08 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 473.00 FEET, AND WHOSE LONG CHORD BEARS N07°17'09"E 81.04 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 515.66 FEET, AND WHOSE LONG CHORD BEARS N03°08'16"W 220.08 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, AND WHOSE LONG CHORD BEARS N12°26'53"E 71.64 FEET; N37°32'17"E 85.54 FEET TO THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 7 COURSES: ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS N64°52'45"E 69.04 FEET; S87°36'47"E 23.48 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N67°02'02"E 155.86 FEET; N41°40'56"E 41.96 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 120.45 FEET, AND WHOSE LONG CHORD BEARS N66°56'34"E 102.85 FEET; S87°47'43"E 40.74 FEET; N87°03'43"E 50.20 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 13.59 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

AREA TO BE REZONED #1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE N87°26'18"W 254.85 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE S02°22'18"W 128.64 FEET; THENCE S87°37'42"E 49.34 FEET; THENCE S02°22'18"W 255.50 FEET; THENCE S87°37'42"E 77.39 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS S51°10'02"W 111.41 FEET; THENCE S02°04'52"E 119.67 FEET TO THE NORTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 2 COURSES: ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.51 FEET, AND WHOSE LONG CHORD BEARS S54°15'21"W 77.67 FEET; S41°40'56"W 32.30 FEET; THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 187.00 FEET, AND WHOSE LONG CHORD BEARS N11°59'05"W 92.73 FEET; THENCE N02°22'18"E 90.09 FEET; THENCE N87°37'42"W 3.00 FEET; THENCE N02°22'18"E 370.83 FEET; THENCE N87°37'42"W 63.63 FEET; THENCE N02°22'18"E 88.92 FEET; THENCE S87°26'18"E 82.74 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.04 ACRES, OR 45,240 SQUARE FEET, MORE OR LESS.

AREA TO BE REZONED #2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE N87°26'18"W 337.39 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE S02°22'18"W 88.92 FEET; THENCE S87°37'42"E 63.63 FEET; THENCE S02°22'18"W 190.46 FEET; THENCE S77°50'06"W 141.84 FEET; THENCE N02°22'55"E 315.22 FEET; THENCE S87°26'18"E 73.53 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.81 ACRES, OR 35,132 SQUARE FEET, MORE OR LESS.

AREA TO BE REZONED #3:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 552.02 FEET TO THE NORTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N82°39'09"W 50.20 FEET; N87°47'43"W 40.74 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.51 FEET, AND WHOSE LONG CHORD BEARS S79°21'59"W 79.29 FEET; THENCE LEAVING SAID RIGHT OF WAY N22°04'52"W 119.67 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS N51°10'02"E 111.41 FEET; THENCE N87°37'42"W 77.39 FEET; THENCE N02°22'18"E 255.50 FEET; THENCE N87°37'42"W 49.34 FEET; THENCE N02°22'18"E 128.64 FEET; THENCE S87°26'18"E 254.85 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.68 ACRES, OR 116,687 SQUARE FEET, MORE OR LESS.

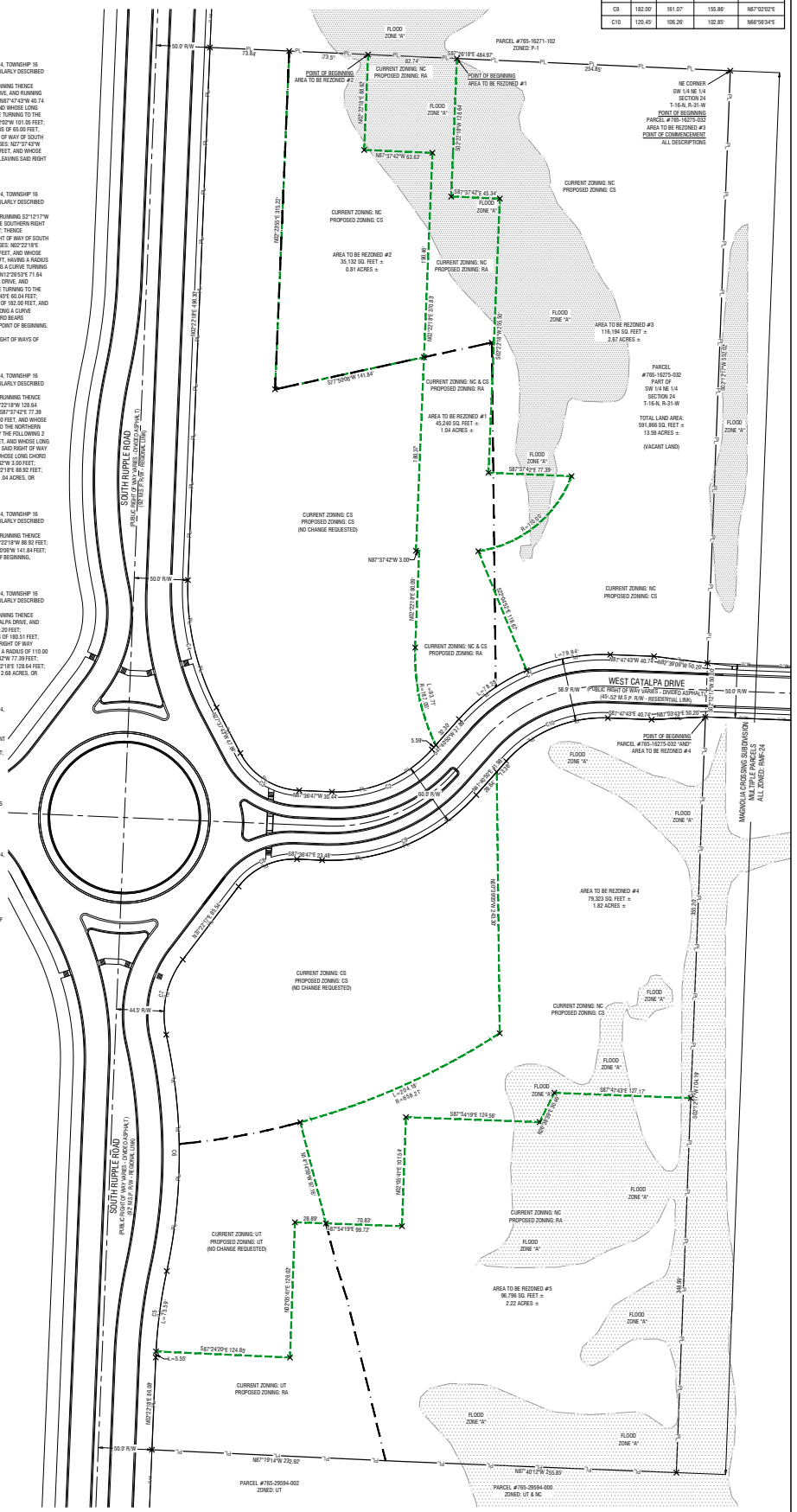
AREA TO BE REZONED #4:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 602.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING THENCE S02°12'17"W 55.39 FEET; THENCE N87°47'43"W 127.17 FEET; THENCE S26°38'39"W 30.46 FEET; THENCE N87°54'19"W 124.56 FEET; THENCE S02°05'41"W 101.54 FEET; THENCE N87°54'19"W 70.83 FEET; THENCE N14°14'59"W 97.16 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 658.21 FEET, AND WHOSE LONG CHORD BEARS N65°56'43"E 203.37 FEET; THENCE N09°29'05"W 243.39 FEET TO THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: N41°40'56"E 13.35 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 120.45 FEET, AND WHOSE LONG CHORD BEARS N66°56'34"E 102.85 FEET; S87°47'43"E 40.74 FEET; N87°03'43"E 50.20 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.82 ACRES, OR 79,923 SQUARE FEET, MORE OR LESS.

AREA TO BE REZONED #5:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 957.22 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE S02°12'17"W 348.99 FEET; THENCE N87°40'12"W 255.85 FEET; THENCE N87°19'14"W 15.19 FEET; THENCE N13°23'30"W 151.48 FEET; THENCE N16°56'22"W 36.15 FEET; THENCE N14°14'59"W 40.23 FEET; THENCE S87°54'19"E 70.83 FEET; THENCE N02°05'41"E 101.54 FEET; THENCE S87°54'19"E 124.56 FEET; THENCE N26°38'39"E 30.46 FEET; THENCE S87°47'43"E 127.17 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.22 ACRES, OR 96,796 SQUARE FEET, MORE OR LESS.

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	180.51'	158.22'	153.21'	S66°56'34"W
C2	118.00'	104.43'	101.09'	S60°02'02"W
C3	65.00'	68.05'	64.98'	N57°37'15"W
C4	235.00'	123.05'	121.65'	N12°37'42"W
C5	473.00'	81.14'	81.04'	N07°17'09"E
C6	515.66'	221.79'	220.08'	N00°08'16"W
C7	85.00'	73.95'	71.64'	N12°26'53"E
C8	65.00'	62.41'	60.04'	N64°52'45"E
C9	182.00'	161.07'	155.86'	N67°02'02"E
C10	120.45'	106.29'	102.85'	N66°56'34"E



JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office 479.442.9127
www.jorgensenassoc.com

GRAPHIC SCALE
1" = 50'

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- EXISTING 8" SEWER LINE — EX SS-8
- PROPOSED 8" SEWER LINE — SS-8
- EXISTING WATERLINE — W
- PROPOSED 8" WATER LINE — WL-8
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING — UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
DUDECK REZONING

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 7.23.25
DRAWN BY: PM/BJ
PROJECT #2025083
FILE PATH: Z:\SUBD\CATALPA
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS ENGINEERING

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13643
BLAKE B. JORGENSEN

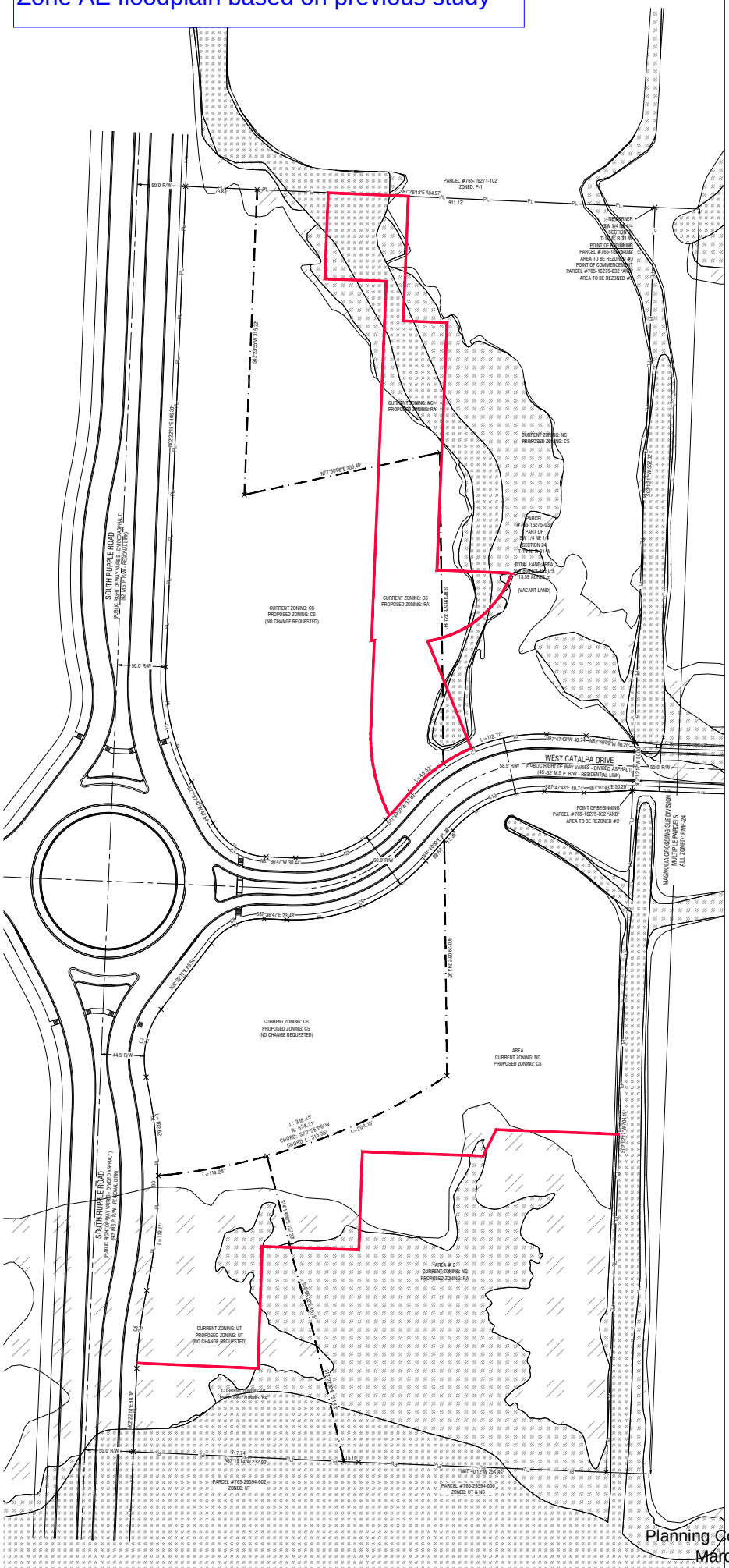
SHEET TITLE

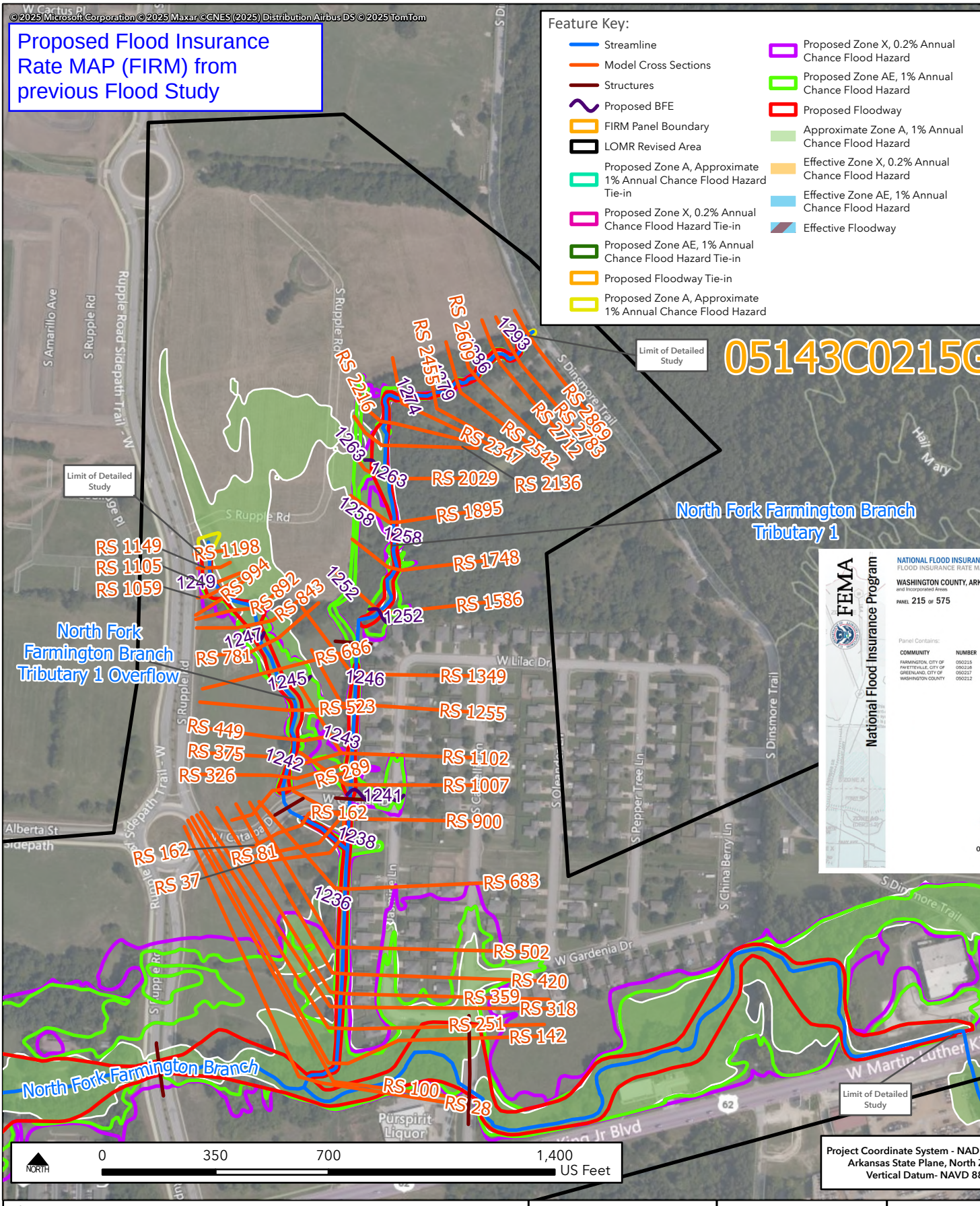
CONCEPT PLAT 1.0

SHEET NUMBER

C1.0

Zone AE floodplain based on previous study


SOUTH RUPPLE ROAD
(PUBLIC RIGHT OF WAY VARIES - DIVIDED ASPHALT)
100' MIN R/W - REGIONAL LINK)
WEST CATALPA DRIVE
(PUBLIC RIGHT OF WAY VARIES - DIVIDED ASPHALT)
(45'-52' MIN R/W - RESIDENTIAL LINK)
PARCEL #765-16271-102
ZONED: P-1
PARCEL #765-16275-032
PART OF SW 1/4 NE 1/4
SECTION 24-T16N-R31W
13.59 ACRES +/-
(VACANT LAND)
TOTAL LAND AREA
SW 765-16271-5
13.59 ACRES +/-
CURRENT ZONING: CS
PROPOSED ZONING: CS
(NO CHANGE REQUESTED)
CURRENT ZONING: CS
PROPOSED ZONING: RA
CURRENT ZONING: NC
PROPOSED ZONING: RA
CURRENT ZONING: NC
PROPOSED ZONING: CS
AREA
CURRENT ZONING: NC
PROPOSED ZONING: CS
CURRENT ZONING: UT
PROPOSED ZONING: UT
(NO CHANGE REQUESTED)
PARCEL #765-29594-002
ZONED: UT
PARCEL #765-29594-005
ZONED: UT & NC
MADISON CROSSING SUBDIVISION
MULTIPLE PARCELS
ALL ZONED: RMF-24
POINT OF BEGINNING
PARCEL #765-16275-032 "NW"
AREA TO BE REZONED #1
POINT OF COMMENCEMENT
PARCEL #765-16275-032 "NW"
AREA TO BE REZONED #1
POINT OF BEGINNING
PARCEL #765-16275-032 "NW2"
AREA TO BE REZONED #2
POINT OF BEGINNING
PARCEL #765-16275-032 "NW3"
AREA TO BE REZONED #3
N07°29'08"E 296.66'
S87°26'18"E 484.97'
411.12'
S87°47'43"W 40.74'
N87°09'51"W 50.20'
S87°47'43"E 40.74'
N87°09'51"E 50.20'
S87°36'47"E 23.48'
N07°29'08"E 296.66



Client Name:	**Jorgensen + Associates**
Project Title:	North Fork Farmington Branch Letter of Map Revision
Project Location:	Fayetteville, Washington County, AR
Description:	Figure 7. Annotated FIRM.
Date Exported:	4/21/2025 4:22 PM

Notice of Intent:

This map was created by Olsson to visualize general location(s) of subject property. Unless otherwise stated, features depicted herein do not represent legal or survey boundaries.

Vicinity:

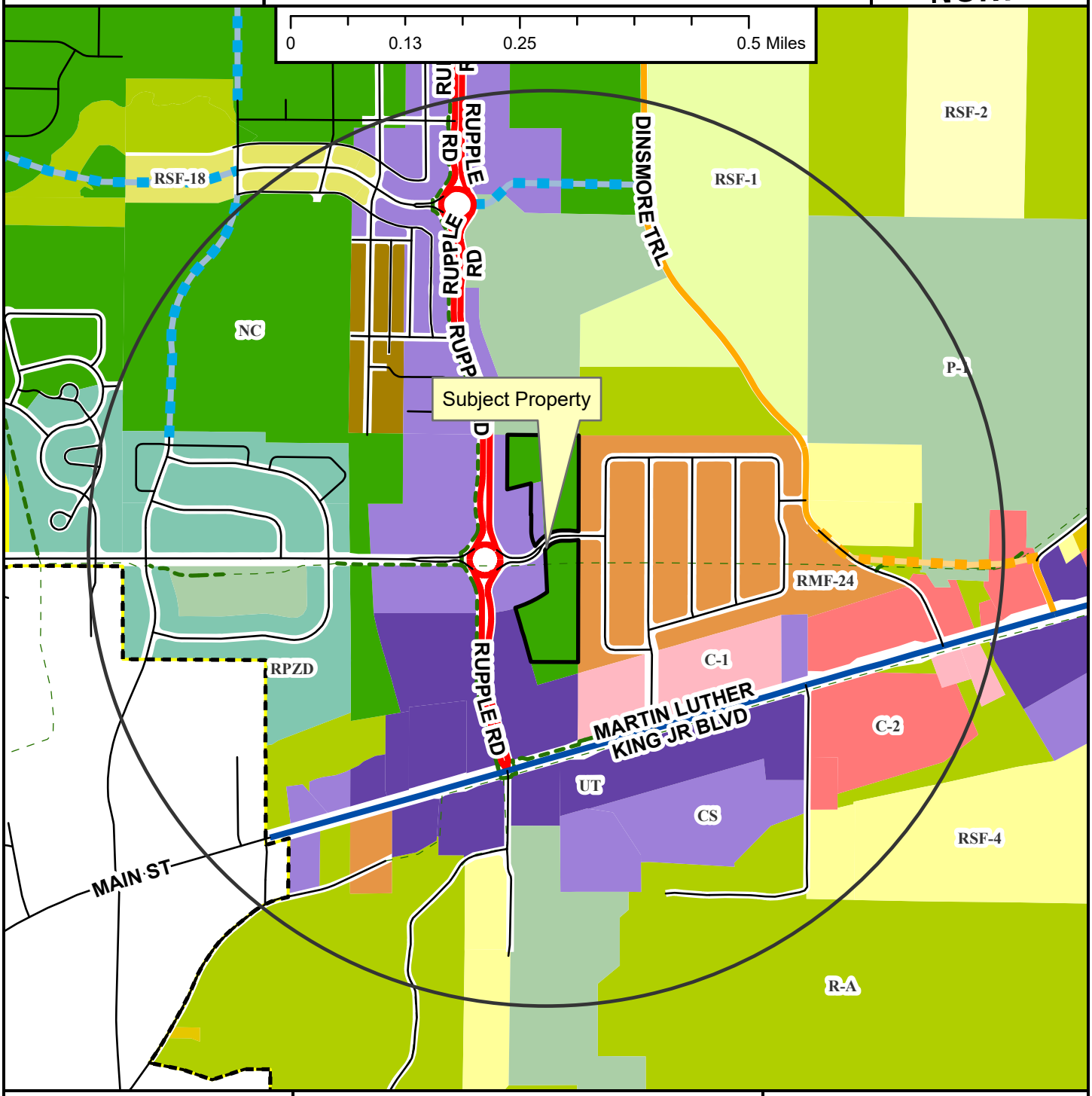


RZN-2026-0003

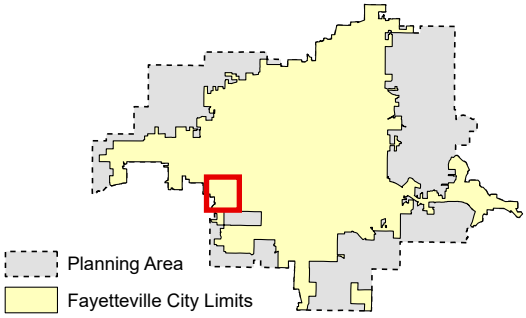
One Mile View

NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE

NORTH



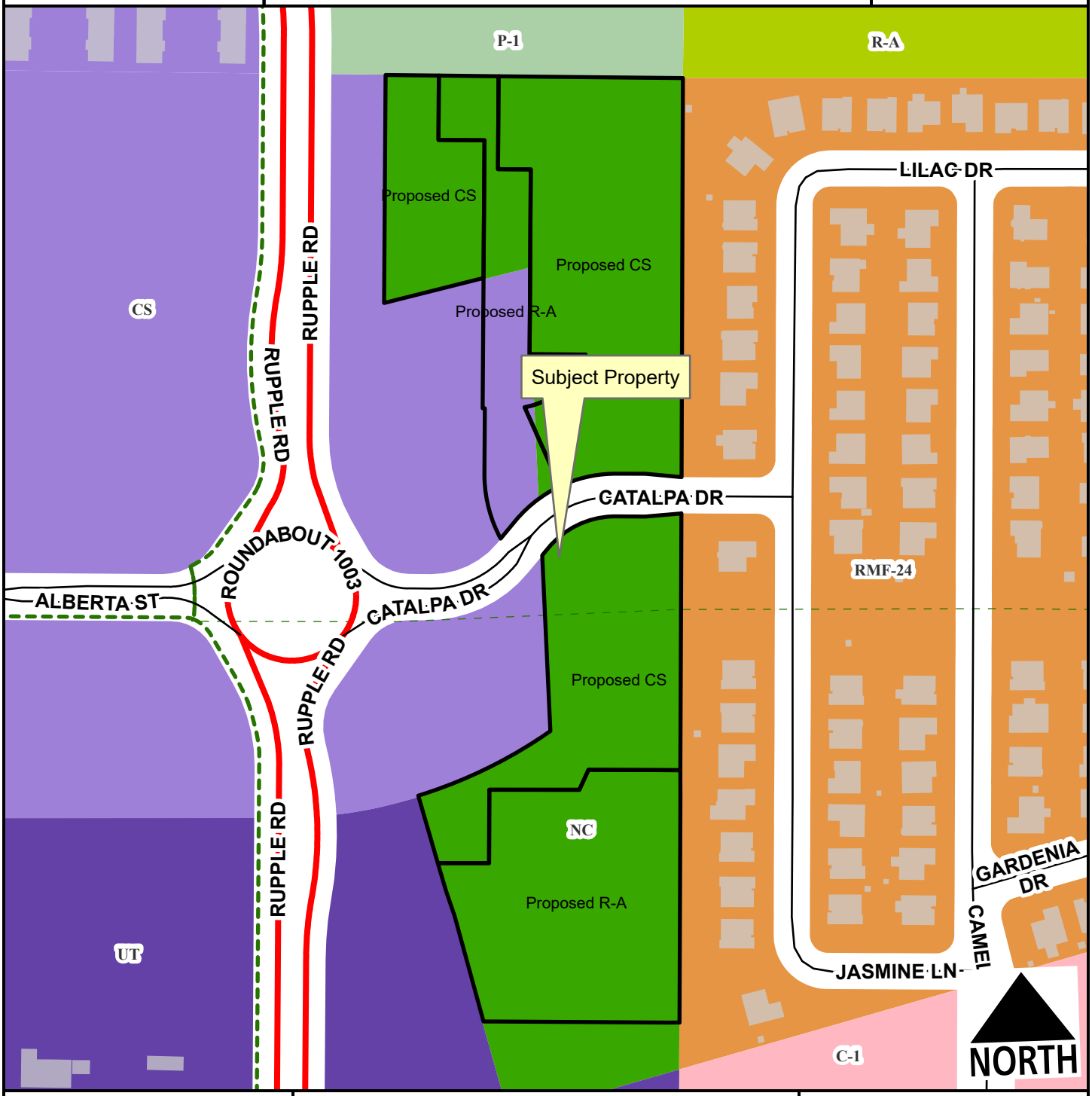
Regional Link
Neighborhood Link
Regional Link - High Activity
Unclassified
Alley
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



RZN-2026-0003

Close Up View

NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE



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

Feet

0 75 150 300 450 600

1:2,400

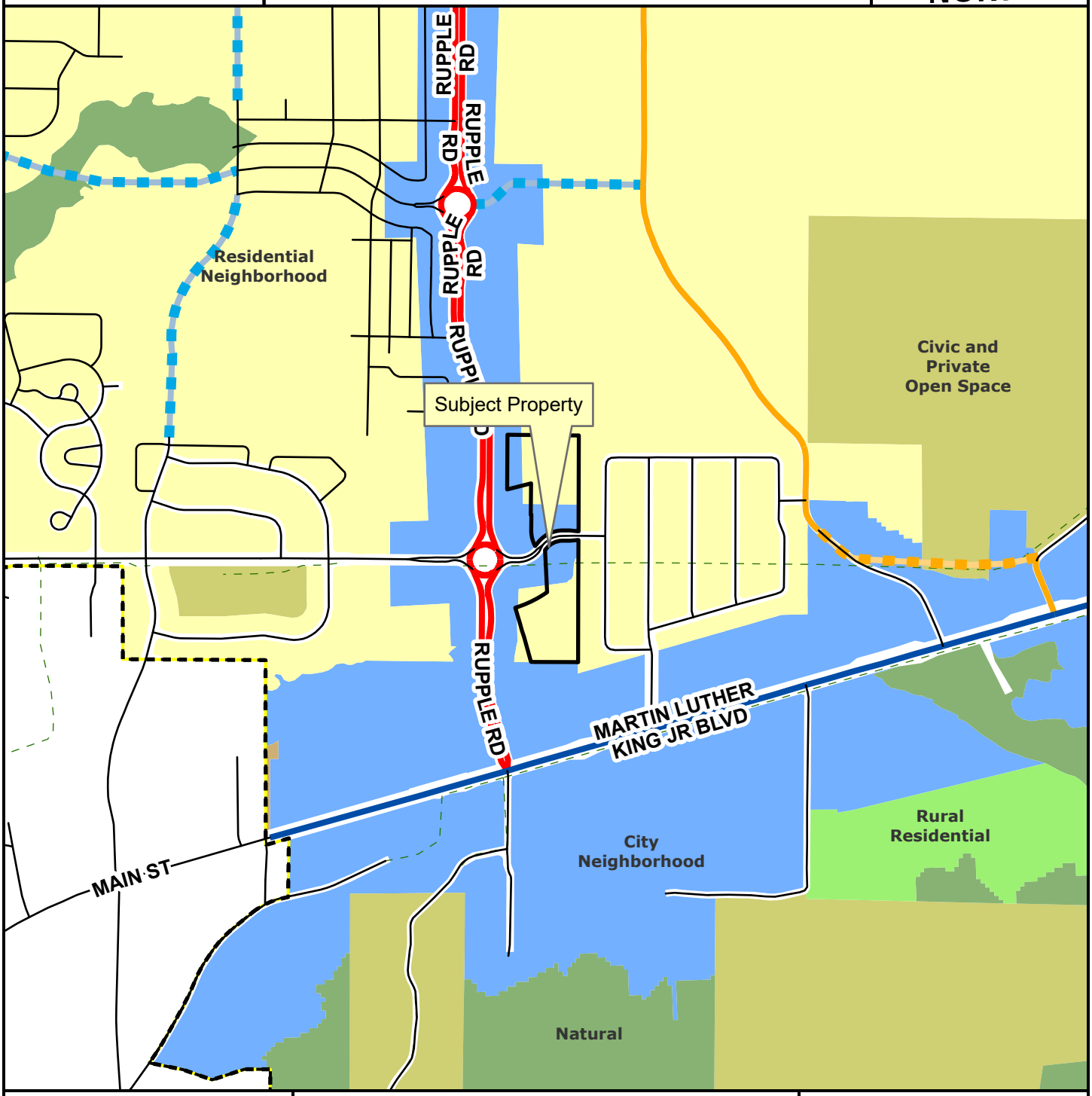
Zone	Current	Proposed
CS	0.5	5.3
NC	8.0	0.0
R-A	0.0	3.3
RMF-24	0.0	0.0
Total	**8.6 ac**	

RZN-2026-0003

Future Land Use

NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE

NORTH



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

Feet

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

1:10,000

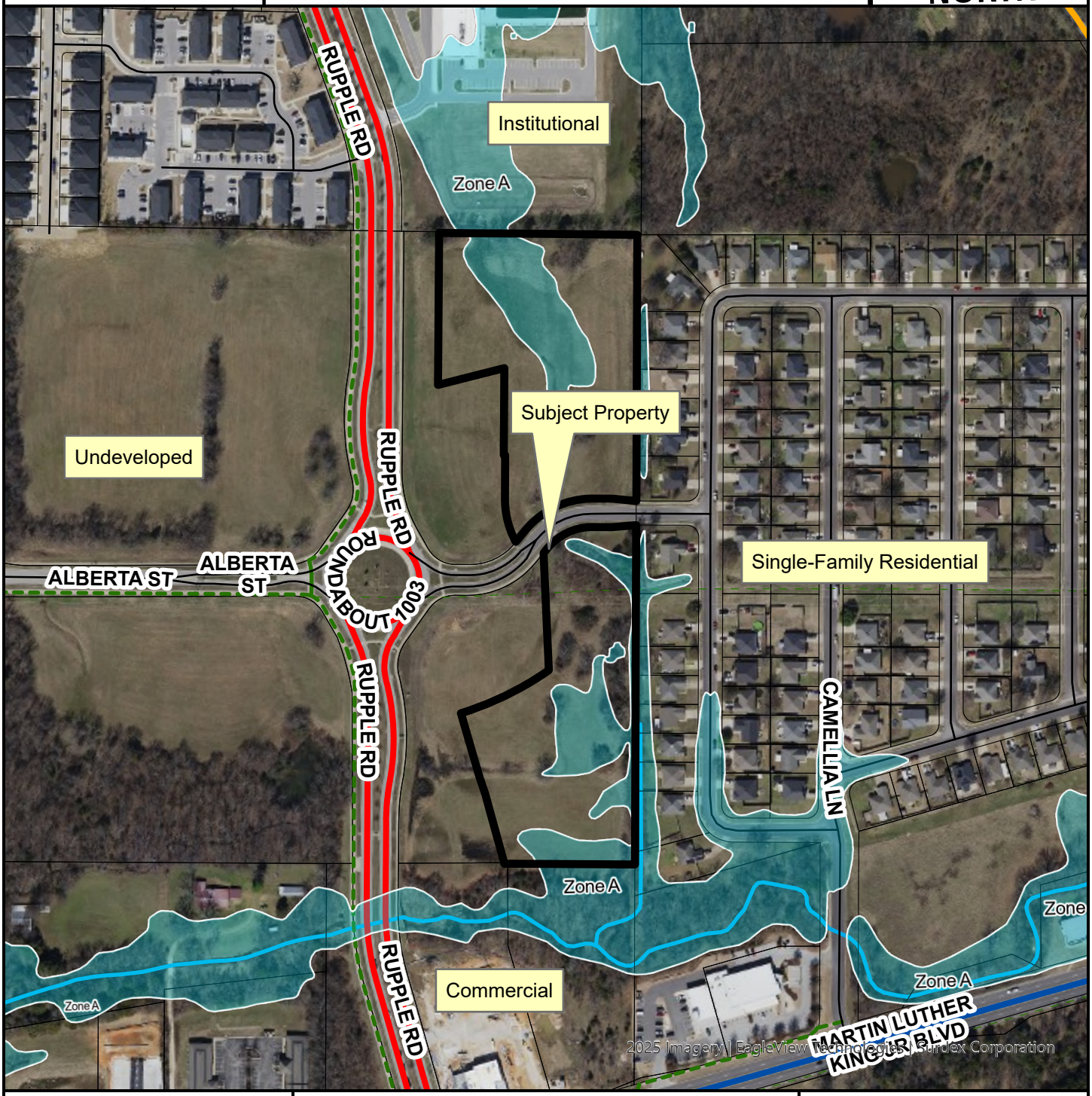
- City Neighborhood
- Civic Institutional
- Civic and Private Open Space
- Industrial
- Natural
- Non-Municipal Government
- Residential Neighborhood
- Rural Residential
- Urban Center

RZN-2026-0003

Current Land Use

NORTH & SOUTH OF W. CATALPA DR & S. RUPPLE RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

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

City of Fayetteville
Development Services
J+A Project # 2025083
CoF Project #
Re: Dudeck Rezoning

Dear Planning Department,

Please accept this request for a rezoning of property parcel #765-16275-032 off of Catalpa and Rupple Road. The site currently has what we are designating as Area #1 with 3.98 acres of NC that we would like to be CS and Area #2 with 4.04 acres of NC that we would like to be CS. The reason for this request is that NC limits the lot widths to be 40' while the CS Zoning allows lot widths to be a minimum of 18' and the developer is seeking to develop this property as a Preliminary Plat that would plat lots for future townhomes. We feel that this is a compatible transitional zoning as the established single family homes to the east and the John L Colbert Middle School to the north. Additionally, there is commercial development to the south.

The Developer of this property is as follows:
Titan TLH, LLC

Thanks, and we appreciate your consideration.

Blake Jorgensen, PE

Staff Note: Exhibit with Current Floodplain Boundaries

NOTES:

1. PARCEL #765-16275-032

2. CURRENT ZONING: CS, NC & UT

3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83

4. BOUNDARY BASED ON:
   I. QUITCLAIM DEED, DEED FILE #2018-00000361

5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" AS SHOWN ON FEMA FIRM PANEL #05143C0215G BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS/IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. CITY PLAT BOOK PAGE 556

OWNER / DEVELOPER:

DUDECK, KERRI C.
505 AMITY ROAD, SUITE 100
CONWAY, AR 72032

PARCEL #765-16275-032:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 552.02 FEET TO THE NORTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 7 COURSES: N82°39'09"W 50.20 FEET; N87°47'43"W 40.74 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.51 FEET, AND WHOSE LONG CHORD BEARS S66°56'34"W 153.21 FEET; S41°40'56"W 37.89 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 118.00 FEET, AND WHOSE LONG CHORD BEARS S60°02'02"W 101.05 FEET; N87°36'47"W 30.44 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS N57°37'15"W 64.98 FEET TO THE EASTERN RIGHT OF WAY OF SOUTH RUPPLE ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N23°37'43"W 47.84 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, AND WHOSE LONG CHORD BEARS N12°37'43"W 121.65 FEET; N02°22'18"E 499.30 FEET; THENCE LEAVING SAID RIGHT OF WAY S87°26'18"E 484.97 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING S2°12'17"W 602.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING THENCE S02°12'17"W 704.19 FEET; THENCE N87°40'12"W 255.85 FEET; THENCE N87°19'14"W 232.92 FEET TO THE EASTERN RIGHT OF WAY OF SOUTH RUPPLE ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 5 COURSES: N02°22'18"E 86.08 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 473.00 FEET, AND WHOSE LONG CHORD BEARS N07°17'09"E 81.04 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 515.66 FEET, AND WHOSE LONG CHORD BEARS N03°08'16"W 220.08 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, AND WHOSE LONG CHORD BEARS N12°26'53"E 71.64 FEET; N37°32'17"E 85.54 FEET TO THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 7 COURSES: ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, AND WHOSE LONG CHORD BEARS N64°52'45"E 69.04 FEET; S87°36'47"E 23.48 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N67°02'02"E 155.86 FEET; N41°40'56"E 41.98 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 120.45 FEET, AND WHOSE LONG CHORD BEARS N66°56'34"E 102.85 FEET; S87°47'43"E 40.74 FEET; N87°03'43"E 50.20 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 13.59 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

AREA TO BE REZONED #1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE N87°26'18"W 254.85 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE S02°22'18"W 128.64 FEET; THENCE S87°37'42"E 49.34 FEET; THENCE S02°22'18"W 255.50 FEET; THENCE S87°37'42"E 77.39 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS S51°11'02"W 111.41 FEET; THENCE S22°04'52"E 119.67 FEET TO THE NORTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 2 COURSES: ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.51 FEET, AND WHOSE LONG CHORD BEARS S54°15'21"W 77.67 FEET; S41°40'56"W 32.30 FEET; THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 187.00 FEET, AND WHOSE LONG CHORD BEARS N11°39'05"W 92.73 FEET; THENCE N02°22'18"E 90.09 FEET; THENCE N87°37'42"W 3.00 FEET; THENCE N02°22'18"E 370.83 FEET; THENCE N87°37'42"W 63.63 FEET; THENCE N02°22'18"E 88.92 FEET; THENCE S87°26'18"E 82.74 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.04 ACRES, OR 45,240 SQUARE FEET, MORE OR LESS.

AREA TO BE REZONED #2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE N87°26'18"W 337.59 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE S02°22'18"W 88.92 FEET; THENCE S87°37'42"E 63.63 FEET; THENCE S02°22'18"W 190.46 FEET; THENCE S77°50'06"W 141.84 FEET; THENCE N02°22'55"E 315.22 FEET; THENCE S87°26'18"E 73.53 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 0.81 ACRES, OR 35,132 SQUARE FEET, MORE OR LESS.

AREA TO BE REZONED #3:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 552.02 FEET TO THE NORTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 3 COURSES: N82°39'09"W 50.20 FEET; N87°47'43"W 40.74 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 180.51 FEET, AND WHOSE LONG CHORD BEARS S79°21'59"W 79.39 FEET; THENCE LEAVING SAID RIGHT OF WAY N02°04'52"W 79.16 FEET; THENCE N00°39'05"W 40.77 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, AND WHOSE LONG CHORD BEARS N47°13'40"E 98.11 FEET; THENCE N87°37'42"W 72.87 FEET; THENCE N00°39'05"W 85.74 FEET; THENCE N02°22'18"E 169.88 FEET; THENCE N87°37'42"W 40.34 FEET; THENCE N02°22'18"E 128.64 FEET; THENCE S87°26'18"E 254.85 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.67 ACRES, OR 116,194 SQUARE FEET, MORE OR LESS.

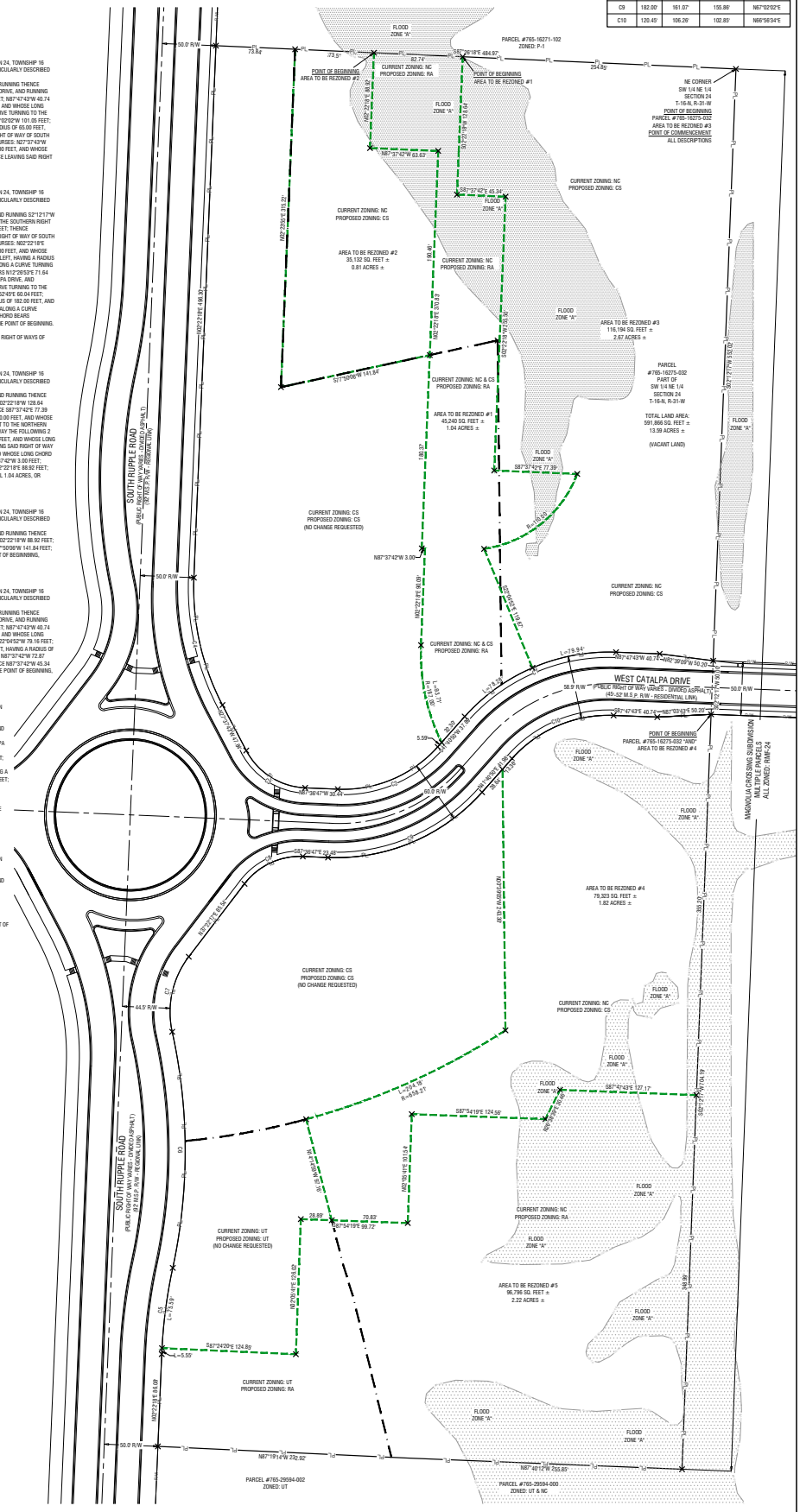
AREA TO BE REZONED #4:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 602.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING THENCE S02°12'17"W 100.20 FEET; THENCE N87°47'43"W 127.17 FEET; THENCE S29°38'39"W 30.45 FEET; THENCE N87°54'19"W 124.56 FEET; THENCE S02°05'41"W 101.54 FEET; THENCE N87°54'19"W 70.83 FEET; THENCE N14°45'09"W 97.16 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 658.21 FEET, AND WHOSE LONG CHORD BEARS N65°56'43"E 203.37 FEET; THENCE N60°09'05"W 243.35 FEET TO THE SOUTHERN RIGHT OF WAY OF WEST CATALPA DRIVE, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: N41°40'56"E 13.35 FEET; ALONG A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 120.45 FEET, AND WHOSE LONG CHORD BEARS N66°56'34"E 102.85 FEET; S87°47'43"E 40.74 FEET; N87°03'43"E 50.20 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.82 ACRES, OR 79,323 SQUARE FEET, MORE OR LESS.

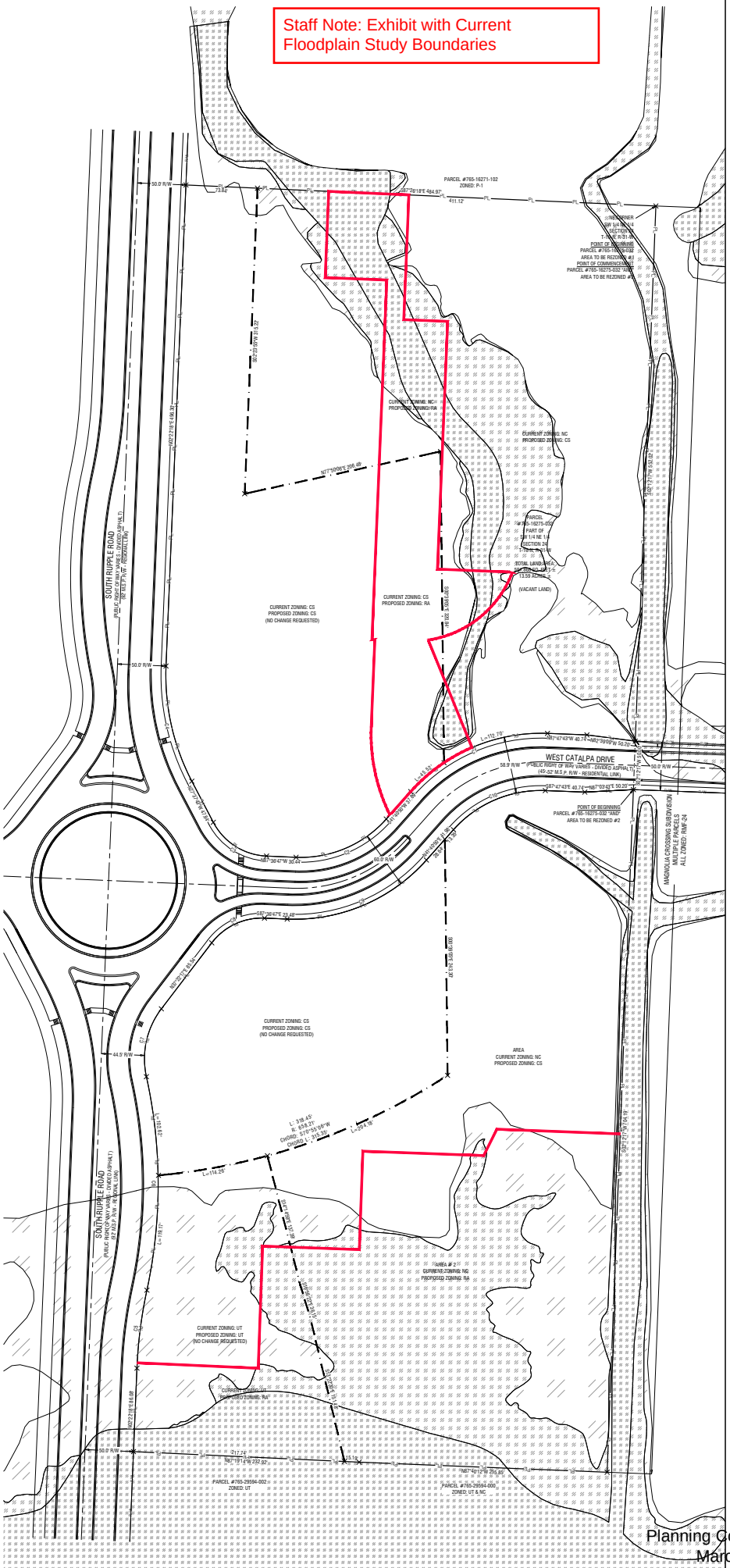
AREA TO BE REZONED #5:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING THENCE S02°12'17"W 957.22 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE S02°12'17"W 348.99 FEET; THENCE N87°40'12"W 255.85 FEET; THENCE N87°19'14"W 15.19 FEET; THENCE N13°23'30"W 151.48 FEET; THENCE N16°56'22"W 36.15 FEET; THENCE N14°45'09"W 60.23 FEET; THENCE S87°54'19"E 70.83 FEET; THENCE N02°05'41"E 101.54 FEET; THENCE S87°54'19"E 124.56 FEET; THENCE N29°38'39"E 30.46 FEET; THENCE S87°47'43"E 127.17 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 2.22 ACRES, OR 96,796 SQUARE FEET, MORE OR LESS.

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	180.51'	158.22'	153.21'	S66°56'34"W
C2	118.00'	104.43'	101.05'	S60°02'02"W
C3	65.00'	68.05'	64.98'	N57°37'15"W
C4	235.00'	123.05'	121.65'	N12°37'42"W
C5	473.00'	81.14'	81.04'	N07°17'09"E
C6	515.66'	221.79'	220.08'	N00°08'16"W
C7	85.00'	73.95'	71.64'	N12°26'53"E
C8	65.00'	62.41'	60.04'	N64°52'45"E
C9	182.00'	161.07'	155.86'	N67°02'02"E
C10	120.45'	106.29'	102.85'	N66°56'34"E


SOUTH RUPPLE ROAD
(PUBLIC RIGHT OF WAY VARIES - OVERLAY ASPHALT)
(80' M.S.P.R.W. - REGIONAL LINK)
WEST CATALPA DRIVE
(PUBLIC RIGHT OF WAY VARIES - OVERLAY ASPHALT)
(45'-52' M.S.P. R/W - RESIDENTIAL LINK)
MAGNOLIA CROSSING SUBDIVISION
MULTIPLE PARCELS
ALL ZONED: RMF-24
POINT OF BEGINNING
AREA TO BE REZONED #1
POINT OF BEGINNING
AREA TO BE REZONED #2
POINT OF BEGINNING
PARCEL #765-16275-032 "AND"
AREA TO BE REZONED #4
NE CORNER
SW 1/4 NE 1/4
SECTION 24
T-16-N, R-31-W
POINT OF BEGINNING
PARCEL #765-16275-032
AREA TO BE REZONED #3
POINT OF COMMENCEMENT
ALL DESCRIPTIONS
PARCEL #765-16271-102
ZONED: P-1
PARCEL #765-16275-032
PART OF
SW 1/4 NE 1/4
SECTION 24
T-16-N, R-31-W
TOTAL LAND AREA:
591,866 SQ. FEET ±
13.59 ACRES ±
(VACANT LAND)
AREA TO BE REZONED #1
45,240 SQ. FEET ±
1.04 ACRES ±
AREA TO BE REZONED #2
35,132 SQ. FEET ±
0.81 ACRES ±
AREA TO BE REZONED #3
116,194 SQ. FEET ±
2.67 ACRES ±
AREA TO BE REZONED #4
79,323 SQ. FEET ±
1.82 ACRES ±
AREA TO BE REZONED #5
96,796 SQ. FEET ±
2.22 ACRES ±
PARCEL #765-29594-002
ZONED: UT
PARCEL #765-29594-000
ZONED: UT & NC
CURRENT ZONING: NC
PROPOSED ZONING: CS
CURRENT ZONING: NC & CS
PROPOSED ZONING: RA
CURRENT ZONING: CS
PROPOSED ZONING: CS
(NO CHANGE REQUESTED)
CURRENT ZONING: NC
PROPOSED ZONING: RA
CURRENT ZONING: UT
PROPOSED ZONING: UT
(NO CHANGE REQUESTED)
CURRENT ZONING: UT
PROPOSED ZONING: RA
FLOOD ZONE "A"
FLOOD ZONE "X"
50.0' R/W
44.5' R/W
60.0' R/W
58.9' R/W
S87°26'18"E 484.97'
S87°37'42"E 45.34'
S87°37'42"E 77.39'
N87°37'42"W 3.00'
N87°37'42"W 63.63'
S77°50'06"W 141.84'
N87°39'47"W 30.45'
S87°54'19"E 124.56'
S87°34'20"E 124.89'
N87°19'14"W 232.92'
N87°40'12"W 255.85'
N02°22'18"E 499.30'
N02°22'18"E 370.83'
N02°22'18"E 88.92'
N02°22'55"E 315.22'
S02°22'18"W 128.64'
S02°22'18"W 255.50'
S02°04'52"E 119.67'
S02°12'17"W 552.02'
S02°12'17"W 602.02'
S02°12'17"W 704.19'
S02°12'17"W 957.22'
S02°12'17"W 348.99'
N02°22'18"E 86.08'
N02°22'18"E 169.88'
N02°22'18"E 128.64'
N02°22'18"E 88.92'
N02°22'18"E 370.83'
N02°22'18"E 499.30'
N02°22'18"E 315.22

Staff Note: Exhibit with Current Floodplain Study Boundaries


SOUTH RUPPLE ROAD
(PUBLIC RIGHT OF WAY VARIES - ASPHALT)
100' MIN. R/W - REGIONAL LINK)
WEST CATALPA DRIVE
58.9' R/W (PUBLIC RIGHT OF WAY VARIES - DIVIDED ASPHALT)
(45'-52' MIN.P. R/W - RESIDENTIAL LINK)
PARCEL #765-16271-102
ZONED: P-1
PARCEL #765-16275-032
AREA TO BE REZONED #1
PARCEL #765-16275-032 "AND"
AREA TO BE REZONED #2
PARCEL #765-29594-002
ZONED: UT
PARCEL #765-29594-005
ZONED: UT & NC
CURRENT ZONING: CS
PROPOSED ZONING: CS
(NO CHANGE REQUESTED)
CURRENT ZONING: CS
PROPOSED ZONING: RA
CURRENT ZONING: NC
PROPOSED ZONING: CS
CURRENT ZONING: NC
PROPOSED ZONING: RA
CURRENT ZONING: UT
PROPOSED ZONING: UT
(NO CHANGE REQUESTED)
(VACANT LAND)
MADISON CROSSING SUBDIVISION
MULTIPLE PARCELS
ALL ZONED: RMF-24
50.0' R/W
60.0' R/W
44.5' R/W
50.0' R/W
S87°26'18"E 484.97'
411.12'
N27°29'09"W 316.02'
N27°27'08"W 330.02'
N07°39'08"E 296.66'
N02°27'08"E 496.32'
S87°47'43"E 40.74'
N87°09'51"E 50.20'
S87°47'43"W 40.74'
N87°09'51"W 50.20'
L=116.76'
R=629.31'
S87°36'47"E 23.48'
S87°36'47"E 30.65'
N07°39'08"E 296.66'
N27°27'08"W 330.02'
L: 318.45'
R: 629.31'
CHORD: S73°53'08"W
CHORD: 315.02'
L=114.26'
L=159.17'
L=159.17'
L=217.24'
R=518.31'
N67°40'12"W 215.65'
N67°40'12"W 232.92'
S22°23'48"W 40.00'
S67°36'12"E 40.00'
N22°23'48"E 40.00'
N67°36'12"W 40.00'
S22°23'48"W 40.00'
N22°23'48"E 40.00'
S67°36'12

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: March 9, 2026

SUBJECT: **RZN-2026-0004: Rezoning (957 S. HILL AVE/APOGEE INVESTMENTS LLC; SUKRAN PROPERTIES LLC, 561):** Submitted by KARSTETTER JOHNSTON ENGINEERING for property located at 957 S. HILL AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 0.50 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0004** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0004** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in south Fayetteville on S. Hill Avenue, approximately 1100 feet south of W. Martin Luther King Jr. Blvd. A 0.50-acre parcel, the property is currently developed with a single-family home that County records indicate was constructed in 1969. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Undeveloped/Mixed-Density Residential	RI-U, Residential Intermediate, Urban
South	Two-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
East	Fayetteville National Cemetery	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Multi-Family Residential	RPZD, Residential Planned Zoning District

Request: The request is to rezone the subject property from RMF-24, Residential Multi-Family, 24 Units per Acre to RI-U, Residential Intermediate, Urban.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along South Hill Avenue, which is a fully improved Residential Link Street with asphalt paving, sidewalk, curb and gutter. 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 6-inch water main is present along the center of South Hill Avenue.

Sewer: Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along the center of South Hill Avenue. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear directly in front of the property in the system.

Drainage: No portion of the property has a protected stream, or lies within the Hillside-Hilltop overlay district. A portion of the site lies within a FEMA Floodplain.

A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. 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 will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Fire: 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, RI-U, Residential Intermediate-Urban requires **15% minimum canopy preservation.** The current zoning district, RMF-24, Residential Multifamily, 24 Units per Acre 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 **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 of **10-11** for this site with a weighted score of **13**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center)
- Near Sewer Main (6", S. Hill Avenue)
- Near Water Main (6", S. Hill Avenue)
- Near Grocery Store (Walmart Neighborhood Market)
- Near Public School (Fayetteville High School)
- Near U of A Campus
- Near City Park (World Peace Wetland Prairie)
- Near Paved Trail (Tsa-La-Gi Trail)
- Near ORT Bus Stop (MLK Blvd at Walmart Market)
- Near Razorback Bus Stop (Hill and MLK Blvd)
- 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:*** **The subject property is within a mixed-density residential area. While there are single-family homes adjacent to the structure, there are also two-family structures and a large apartment complex approximately 300 feet to the north. RI-U permits a mix of low-intensity residential types with no maximum density, including up to four-unit buildings, but maintains a minimum lot width of 18 feet. That said, staff finds that parking, drainage, tree preservation and other requirements will likely limit the development potential of the parcel.**

A rezoning to RI-U could support a broader range of housing types in an area experiencing increased demand for housing close to services such as Walker Park, the Fayetteville National Cemetery, Razorback Greenway, transit stops, grocery stores and other nonresidential amenities. While RMF-24 and RI-U allow similar uses, RI-U permits does not allow multifamily structures by right. Staff finds RI-U's smaller lot size requirements could encourage compatible infill development without disrupting neighborhood scale.

Land Use Plan Analysis: **Staff finds the proposed zoning to be consistent with the property's Future Land Use Map designation as Residential Neighborhood Area. The RI-U zoning district would allow a variety of land uses in an urban setting, which staff finds to be compatible with the surrounding area. The property has a relatively high infill score of 11 with a weighted score of 13, indicating it is a suitable location for infill**

development. The property is located close to the Razorback Greenway and Trsa-La Gi Trail, enabling residents to utilize alternative means of transportation. Infill in this area could help support Goals 1 and 3 by promoting moderate infill in an area that is highly walkable and near transit routes.

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 the property from RMF-24 to RI-U. A rezoning to RI-U would permit the development of more units which could be subdivided onto individual lots, potentially enabling homeownership of smaller, more attainable dwelling units in an area of town with a relatively high concentration of services, amenities, and employment opportunities.**

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 RI-U is not likely to create or appreciably increase traffic danger and congestion since the subject property is relatively small. 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 RMF-24 to RI-U has the potential to alter the population density when considering that RI-U has no set density limitation. However, given the presence of existing public infrastructure, nearby trails and other bike infrastructure, and the proximity to nonresidential services such as grocery stores, staff finds that the proposed rezoning is not likely to increase the load on public services to an undesirable degree. Further, RI-U limits the scale and size of buildings, so the difference in population density is likely to be limited between the two zoning districts. While there are known wet weather sewer capacity issues identified in the City's 2021 Sewer Master Plan that appear in the system approximately 678 linear feet downstream of this property, the small size of the property is also likely to naturally limit the development capacity of the parcel. 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-2026-0004 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: March 9, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Long-Range Planning Memo
- Unified Development Code
  - §161.12 District RI-U, Residential Intermediate - Urban
  - §161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre
- Request Letter

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*

* 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.

161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(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 26	Multi-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 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities
Unit 48	Private dormitories

(C) *Density.*

Units per acre	24 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	35 feet
Two (2) family	35 feet
Three (3) family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	3,000 square feet
Two (2) family	4,000 square feet
Three (3) family or more	7,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acres

(3) *Land Area Per Dwelling Unit*.

Manufactured Home	3,000 square feet

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear Single Family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building set back greater than 20 feet from the master street plan right-of-way shall have a maximum height of 5 stories.

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) Minimum Buildable Street Frontage. 50% of the lot width.

(Code 1965, App. A., Art. 5(III); Ord. No. 2320, 4-6-77; Ord. No. 2700, 2-2-81; Code 1991, §160.033; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 5028, 6-19-07; Ord. No. 5079, 11-20-07; Ord. No. 5224, 3-3-09; Ord. No. 5262, 8-4-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5495, 4-17-12; 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, 8, 9, 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. 6658, §6(Exh. E), 5-2-23; 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.

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessica Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: March 9, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0004**

BACKGROUND:
The applicant requests to rezone approximately 0.5 acres from RMF-24, Residential Multifamily, 24 Units Per Acre to RI-U, Residential Intermediate - Urban. 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.
    - 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:
City Plan 2040 and Future Land Use Plan:
This area is designated as a City Neighborhood area, which are expected to be more densely developed than Residential Neighborhood areas and provide a mix of non-residential and residential uses.[1] Prioritizing creating complete, compact and connected neighborhoods in areas where infrastructure already exists provides better outcomes for residents, minimizes public investment in infrastructure costs, and supports Goals 1, 2, 3, and 6 of *City Plan 2040*. However, previous public comment and a lack of adopted area plans challenge what may be an otherwise straightforward request.

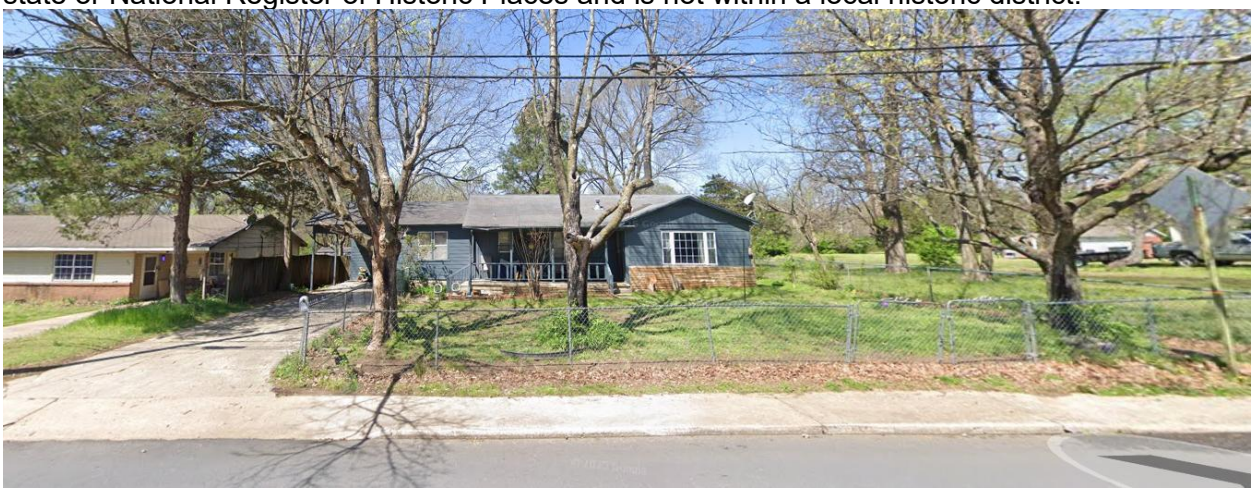
Lack of Adopted Plans
Some areas of Fayetteville that experience development pressures have undergone localized planning efforts, such as the Walker Park and Parksdale/Center neighborhoods. In contrast to these, the subject neighborhood has not been included in any adopted neighborhood or area

[1] City Plan 2040, 130.

plans that would be able to provide goals and specific policy guidance tailored to effectively address future development. As such, the vision of residents is limited to public comment on rezoning or redevelopment plans. A previous request for UN, Urban Neighborhood was withdrawn by the applicant to find an alternative district that would be more appropriate considering the lack of adopted plans and previous neighborhood comment.

The current request is appropriate as it avoids inserting commercial uses into the middle of a residential block and still provides for creative lot configuration using the 18-foot minimum width and tandem lot provisions outlined in the UDC. This would advance housing priorities and avoid locating commercial uses in an incompatible area.

Property History:
The subject properties contains a single-family dwelling constructed ca. 1969, according to Washington County Tax Assessor records. The property does not appear to be eligible for the state or National Register of Historic Places and is not within a local historic district.

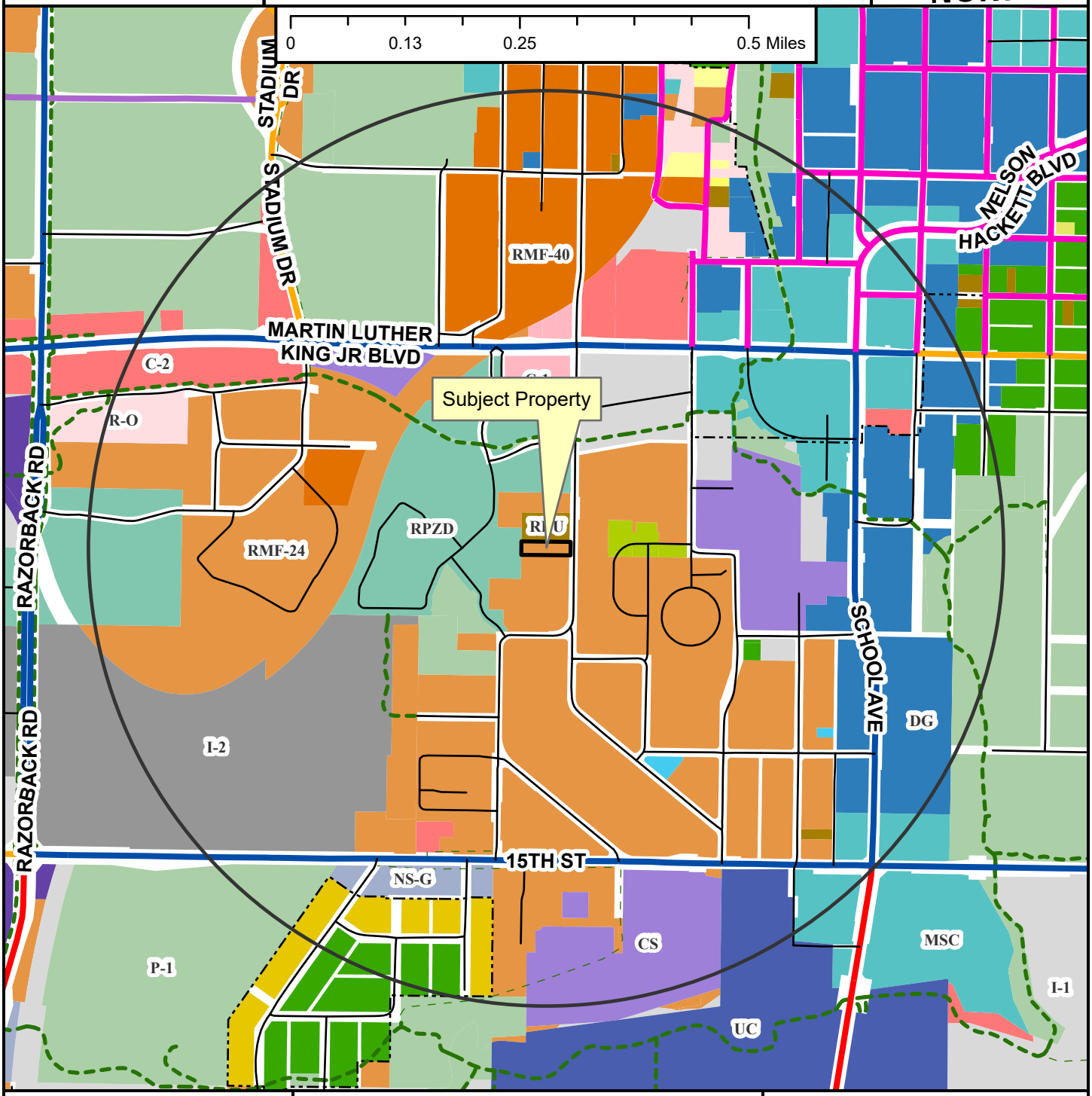


RZN-2026-0004

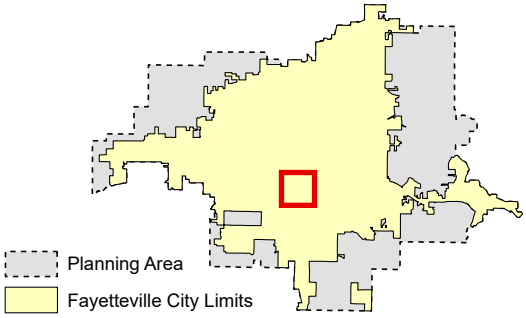
One Mile View

957 S. HILL AVE

NORTH



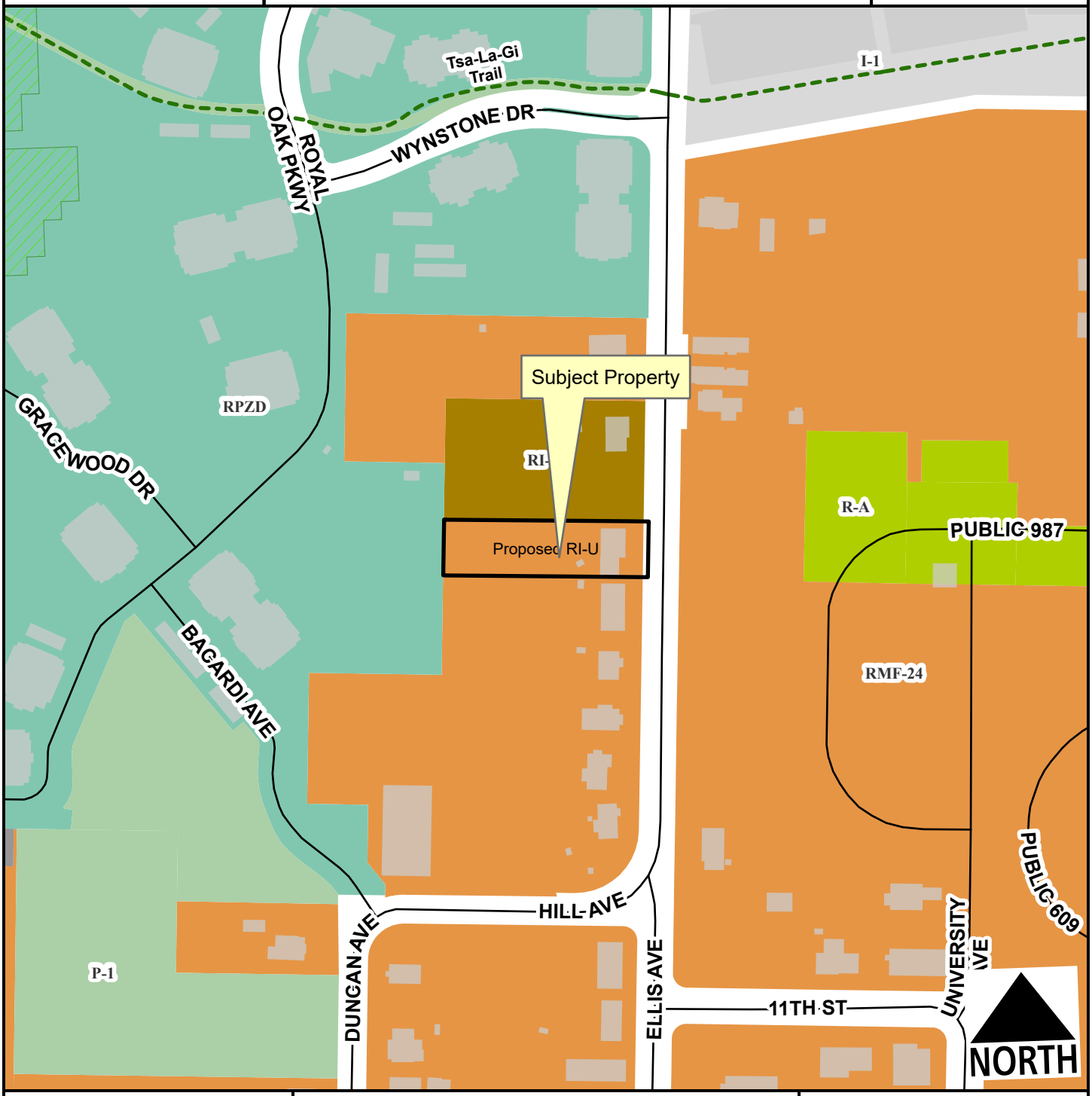
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Urban Center
Unclassified
Alley
Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



RZN-2026-0004

Close Up View

957 S. HILL AVE



Unclassified
Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-U	0.0	0.5
RMF-24	0.5	0.0

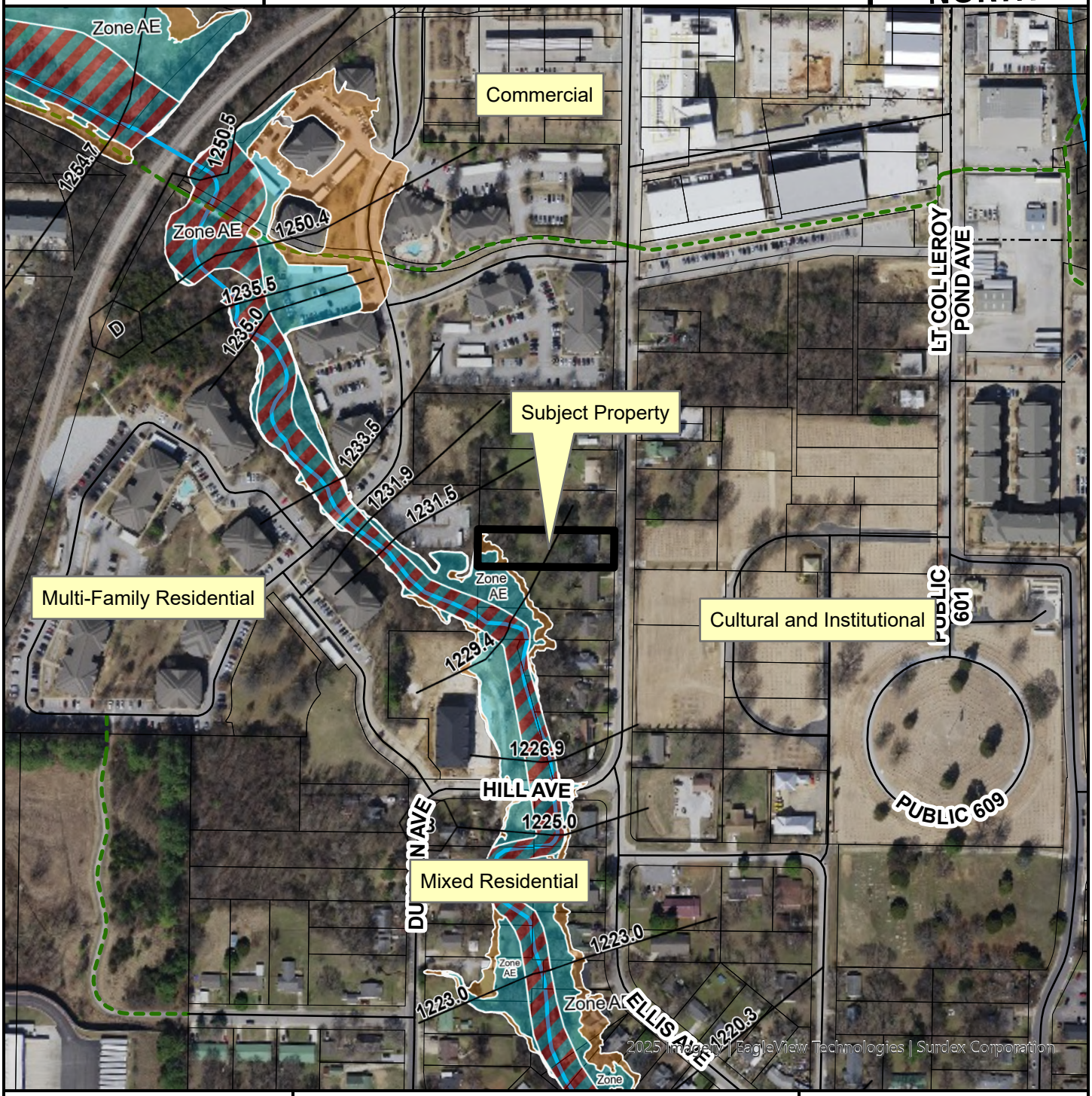
Total 0.5 ac

RZN-2026-0004

Current Land Use

957 S. HILL AVE

NORTH



Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

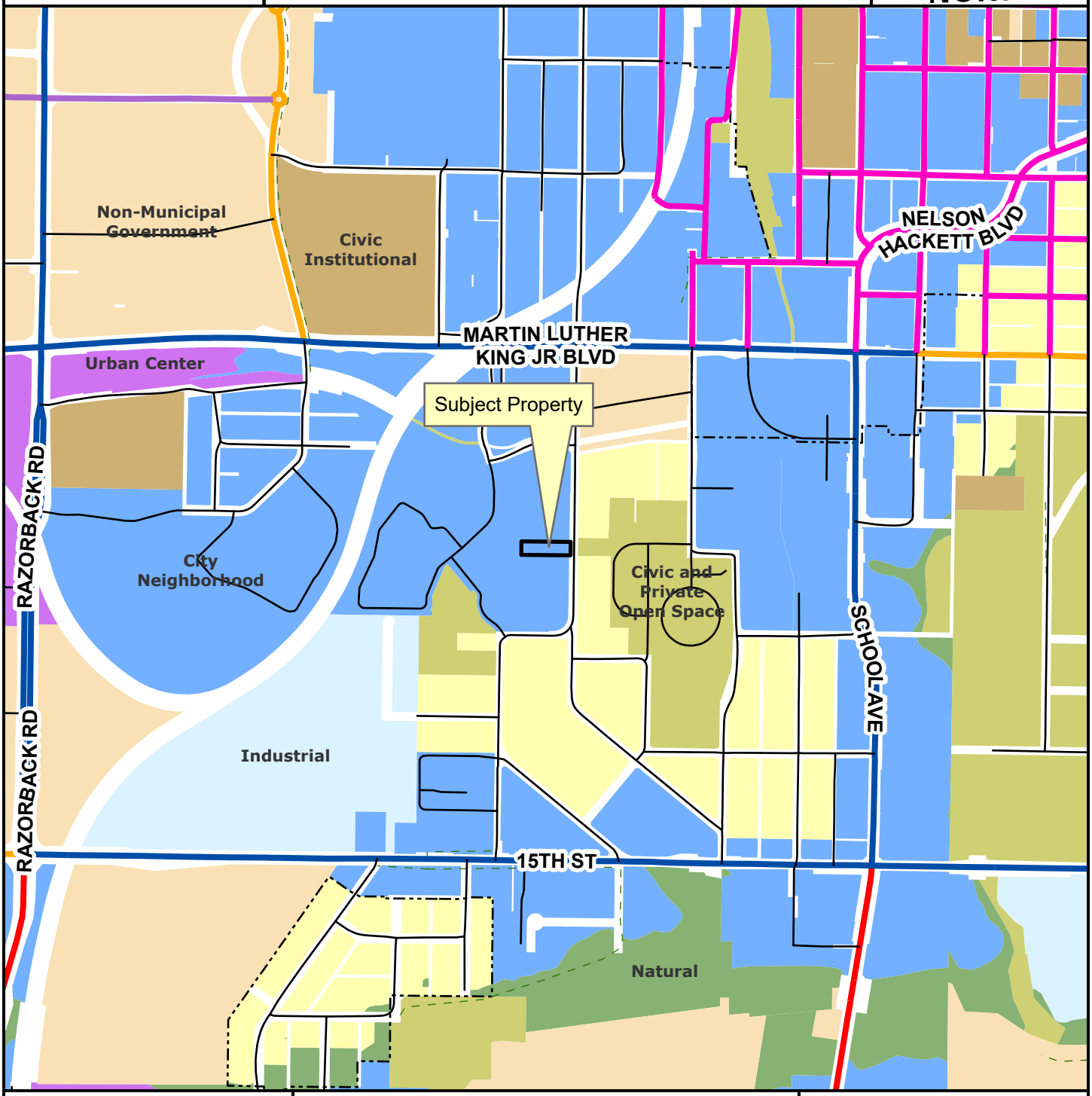
100-Year Floodplain
Floodway

RZN-2026-0004

Future Land Use

957 S. HILL AVE

NORTH



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

Feet

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

1:10,000

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

January 27nd, 2026

HILL AVENUE PROPERTY REZONE

155 FANTINEL DR SUITE D
Springdale, AR 72762
479-485-1011
ck-civil.com

PARCEL: 765-14932-000

REZONE NARRATIVE

1.1 The property is currently zoned RMF-24 (Residential Multi-Family – Twenty-Four Units per Acre) and the requested zoning is RI-U (Residential Intermediate – Urban).

1.2 The property is owned by Apogee Investments LLC.

1.3 No land sale has been proposed.

1.4 The requested rezone is intended to allow the property to be used for Residential Townhome development while maintaining consistent use aligned with the surrounding properties.

1.5 Allow more flexibility for the lot uses to align with the main thoroughfare.

1.6 Property to the west is RPZD. Property to the east is RMF-24. Property to the north is RI-U. Property to the south is RMF-24.

1.7 The current plan is to use the land for a Townhouse development. This is within the permitted uses of RI-U. Development under RI-U zoning is expected to have equal or lesser impacts on traffic, public services, and infrastructure compared to development allowed under the current RMF-24 zoning.

1.8 The addition of a small development would have minimal impact on the existing traffic counts.

1.9 The lower left corner of the property is part of the Enduring Green Network. The amount of property that is part of the Enduring Green Network is approximately 25 SF. The development should not encroach on the part of the property where the Enduring Green Network is, so there will be no conflict.

1.10 The proposed signage would be building-mounted sign or a monument sign that aligns with the City of Fayetteville's codes and ordinances. The exact nature of the sign is unknown *at this time and will adapt to the city's comments*

1.11 Appearance would be in a style appropriate for the development and within the city

code.

1.12 Water is available on site with a 6" water line. Sewer is available on the site with a 6" sewer line.

LEGAL DESCRIPTION

PT NE NW 77 X 283
FURTHER DESCRIBED FROM 2017-23908 AS:
PART OF THE NE/4 OF THE NW/4 OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NW CORNER OF SAID NE/4 OF THE NW/4, THENCE SOUTH 874.61 FEET, THENCE EAST 139.32 FEET TO THE P.O.B., THENCE N 89 DEGREES 41'49" E 283.08 FEET THENCE NORTH 77.00 FEET, THENCE S 89 DEGREES 42'27" W 283.08 FEET, THENCE SOUTH 77.05 FEET TO THE P.O.B., CONTAINING 0.50 ACRES, MORE OR LESS.

Prepared by Clint Karstetter with Karstetter Johnston Engineering

Clint Karstetter, PE



Principal, Civil Engineer