City of Fayetteville, Arkansas

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

Planning Commission Tentative Agenda

Thursday, June 4, 2026

4:30 PM

100 W. ROCK STREET

Planning Commission Members

Nick Werner, Chair
Andrew Brink, Vice Chair
Ashlyn Holeyfield, Secretary
H. Rice Brewer
Matthew Cabe
Nick Castin
Fred Gulley
Mary Madden
Mary McGetrick

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 839 9557 9652
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_TuKnDYuFR22g7MODSur6kg

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the May 26, 2026 Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. VAR-2026-0017: Planning Commission Variance (3315 W CRIMSON WAY/STRIKER DEVELOPMENT INC, 479):

Submitted by BLEW & ASSOCIATES for property located at 3315 W CRIMSON WAY. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY-TWO UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY-FOUR UNITS PER ACRE and contains approximately 37.83 acres. The request is to construct 10 residential model homes. - Citlali Samano, Planner

Unfinished Business

3. PPL-2026-0003: Preliminary Plat (370 S DINSMORE TRL/READING, 517):

Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES, and NC, NEIGHBORHOOD CONSERVATION and contains approximately 30.26 acres. The request is for the preliminary plat of 142 residential lots and 3 unbuildable lots. - Citlali Samano, Planner

New Business

4. ADM-2026-0021: Administrative Item (OAK GROVE LOCAL HISTORIC DISTRICT AMENDMENT, 445):

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on an amendment to the Oak Grove Local Historic District at 515 N. Park Avenue. - Kylee Cole, Long Range & Preservation Planner

5. ADM-2026-0022: Administrative Item (FAYETTEVILLE BLACK HISTORIC DISTRICT PETITION, 485 & 524):

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along N. Washington Ave., N. Willow Ave., E. Center St., E. Mountain St., S. Washington Ave., and E. Rock St. containing approximately 20.8 acres. - Kylee Cole, Long Range & Preservation Planner

6. ADM-2026-0023: Administrative Item (SOUTH FAYETTEVILLE HISTORIC DISTRICT PETITION, 524):

Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along S. College Ave., E. Martin Luther King Jr. Blvd., S. Willow Ave., S. Washington Ave., S. Combs Ave., S. Mill Ave., and E. Rock St. containing approximately 17.0 acres. - Kylee Cole, Long Range & Preservation Planner

7. ADM-2026-0017: Administrative Item (1125 N CROSSOVER RD/PHAT MINH PAGODA – BUDDHIST MEDITATION HALL, 410):

Submitted by LUONG HOANG for property located at 1125 N CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY- FOUR UNITS PER ACRE and contains approximately 2.22 acres. The request is to amend a previously approved conditional use permit. - Donna Wonsower, Senior Planner

8. VAR-2026-0016: Planning Commission Variance (EAST OF 2200 W MOUNT COMFORT RD/RED BELL FARMS LLC, 323):

Submitted by OFI CHITO for property located EAST OF 2200 W MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.6 acres. The request is for a variance to connectivity standards. - Donna Wonsower, Senior Planner

9. VAR-2026-0018: Planning Commission Variance (SOUTH OF 509 S COLLEGE/CINQUEFOIL LLC, 523):

Submitted by COMMUNITY BY DESIGN for property located SOUTH OF 509 S COLLEGE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for variances to design standards, access management, and sidewalk requirements. - Jessica Masters, Planning Director

10. CUP-2026-0025: Conditional Use Permit (2475 N MCCONNELL AVE/WASHINGTON COUNTY FAIR ASSOC, 287):

Submitted by RAY RATLIFF for property located at 2475 N MCCONNELL AVE.

The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 29.6 acres. The request is for Use Unit 2 for tent fireworks sales. - Donna Wonsower, Senior Planner

11. CUP-2026-0028: Conditional Use Permit (SOUTH OF 1171 N DOUBLE SPRINGS RD/JEAN JOWERS REVOCABLE TRUST, 396):

Submitted by FRESE FIREWORKS LLC for property located SOUTH OF 1171 N DOUBLESPRINGS RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL and contains approximately 1.80 acres. The request is for Use Unit 2 for tent fireworks sales. - Donna Wonsower, Senior Planner

12. CUP-2026-0024: Conditional Use Permit (2106 N GARLAND AVE Unit 3/BEV TAYLOR, 366

Submitted by BEV TAYLOR for property located at 2106 N GARLAND AVE UNIT 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.10 acres. The request is for a short-term rental in a residential zoning district. - Jessica Masters, Planning Director

13. CUP-2026-0026: Conditional Use Permit (661 N RUPPLE RD/SCOTT MITCHELL & BRITTANY NICOLE HANNA, 439):

Submitted by BRITTANY HANNA for property located at 661 N RUPPLE RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.11 acres. The request is for a short-term rental in a residential zoning district. - Citlali Samano, Planner

14. CUP-2026-0029: Conditional Use Permit (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):

Submitted by BATES AND ASSOCIATES for property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for a mini-storage facility - Jessica Masters, Planning Director

15. RZN-2026-0016: Rezoning (1905 E MISSION BLVD/ROLF WILKIN LLC, 370

Submitted by DAKOTA DEVELOPMENT LLC for property located at 1905 E MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL ACRES AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.50 acres. The request is to rezone the property to CS, COMMUNITY SERVICES. - Jessica Masters, Planning Director

16. RZN-2026-0017: Rezoning (3105 N OLD WIRE RD/OWEN FAMILY TRUST, 255):

Submitted by JASON APPEL for property located at 3105 N OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 3.53 acres. The request is to rezone the property to P-1, INSTITUTIONAL. - Citlali Samano, Planner

17. CPL-2026-0008: Conceptual Plat (602 N FRISCO AVE/DOTSON WILLIAMS GRIGGS LLC, 444):

Submitted by FLINTLOCK, LTD CO for the property located at 602 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.20 acres. The request is for a 30-unit townhome development. - Jessica Masters, Planning Director

18. ADM-2026-0020: Administrative Item (SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD/CHANDLER CROSSING LLC, 100, 138, 139):

Submitted by ESI for property located at SOUTHEAST OF N. CROSSOVER RD AND E. ZION RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 22.59 acres. The request is to amend the approval of a preliminary plat. *THIS ITEM HAS BEEN WITHDRAWN BY STAFF FOR PRESENTATION AT A LATER DATE.* - Jessica Masters, Planning Director

Items Administratively Approved by Staff

19. LSP-2026-0024: Lot Split (809 W KELLEY ST/MARQUARDT SPECK HOUSE LLC, 366):

Submitted by ALAN REID & ASSOCIATES for property located at 809 W KELLEY ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains 0.25 acres. The request is to split the property into two lots containing 0.16 and 0.09 acres. - 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		Tuesday, May 26,2026				
Time:	6:15 PM					
Staff :	□ Jonathan Curth ☒ Jessie Masters ☒ Donna Wonsower □ Citlali Samano □ Willa Thomason □ Bethany Douglas					
	☒ Britin Bostick ☒ Kylee Cole □ Chris Brown ☒ Justin Bland □ Dayten Moses □ Alan Pugh ☒ Fire Marshal ☒ City Attorney					
	Roll Call	**1) Minutes May 11, 2026**	**2) RZN-2026-0015 (DRP HOLDING LLC)**	**3)ADM-2026-0006 (UNIFIED DEVELOPMENT CODE SECTION 155.01)**	**4) ADM-2026-0007 (UNIFIED DEVELOPMENT CODE SECTION 161.12, 161.22, 161.24, 161.27, &161.28)**	**5) ADM-2026-0009 (UNIFIED DEVELOPMENT CODE SECTION 172.05)**
Brink	1	1	1	1	1	1
Werner	0					
Holeyfield	1	1	1	1	1	1
McGetrick	1	1	1	1	1	1
Cabe	1	1	Recuse	1	1	1
Castin	1	1	1	1	1	1
Brewer	1	1	1	1	1	1
Gulley	1	1	1	1	1	1
Madden	1	1	1	1	1	
Agenda		**Consent**	**New**	**New**	**New**	**New**
Action		Approve	Forward	Forward	Forward	Forward
Motion By		Cabe	McGetrick	Cabe	Cabe	Holeyfield
Motion 2nd		Castin	Brewer	Castin	Gulley	Cabe
Vote		8-0-0	7-0-1	8-0-0	8-0-0	8-0-0
Time		6:17 pm	8:09 pm	8:18 pm	8:26 pm	8:33 pm
Motion Detail			Forwarded with recommendation of approval.	Forwarded with recommendation of approval.	Forwarded with recommendation of approval.	
Public Comment		0	24	0	0	1

(pg. 2) Planning Commission			Tuesday, May 26,2026			
	6) VAR-2026-0014 (HASKELL COMMONS)	**7) PPL-2026-0004 (GOOSE CREEK ADDITION LLC)**	**8) PPL-2026-0003 (READING)**			
Brink	**1**	**1**	**1**			
Werner						
Holeyfield	**1**	**1**	**1**			
McGetrick	**Recuse**	**Recuse**				
Cabe	**Recuse**	**Recuse**				
Castin	**1**	**1**	**1**			
Brewer	**1**	**1**	**1**			
Gulley	**1**	**1**	**1**			
Madden	**1**	**1**	**1**			
Agenda	**New**	**New**	**New**			
Action	Approve	Approve	Table			
Motion By	Madden	Gulley	Madden			
Motion 2nd	Brewer	Holeyfield	Holeyfield			
Vote	6-0-2	6-0-2	6-0-0			
Time	9:31 pm	10:00 pm	10:02 PM			
	Approved with all conditions as recommended by staff. In favor of all three variances. Connectivity to the south, follow active transportation plan, and double frontage lots.	Approved with all conditions as recommended by staff.	6/8/2026 Planning Commission			
Public Comment	6	1	0			

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June 8, 2026

SUBJECT: **VAR-2026-0017: Planning Commission Variance (3315 W CRIMSON WAY/STRIKER DEVELOPMENT INC, 479)** Submitted by BLEW & ASSOCIATES for property located 3315 W CRIMSON WAY. The property is zoned RSF-2, RESIDENTIAL SINGLE-FAMILY, TWO UNITS PER ACREA AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, and contains approximately 37.83 acres. The request is for a variance to construct 10 residential model homes.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0017,** with conditions.

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0017**, determining:*

- *In favor of a variance to UDC §164.01(A)(1)(a), to allow a maximum of 10 model homes on the property;*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is in west Fayetteville, generally southwest of the intersection at N Mountain Ranch Blvd and W Technology Way. It is part of the Brooklands at Mountain Ranch Phase V. The property totals approximately 37.83 acres and split-zoned RSF-2, Residential Single-Family, Two Units per Acre, and RSF-4, Residential Single-Family, Four Units per Acre. The site is entirely undeveloped and has little to no tree canopy. The properties are single-family residential development homes fronting what is shown on current site plans as W "Gratitude" Way (originally platted as a stub-out connection to Technology Way); however, this street has since been officially renamed to W "Crimson" Way. A preliminary plat was approved for this property in 2022 for Phases V-VII (PPL-2022-0008). The property was previously allowed three (3) model homes, as allowed in §164.01(A)(1)(a). The property is partially within the Hillside-Hilltop overlay district on the eastern portion. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Single-Family Residential	R-A, Residential Agricultural
East	Centennial Park	P-1, Institutional
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

Request: The applicant is requesting a variance from the Unified Development Code to construct an additional 10 model homes within Brooklands at Mountain Ranch Phase III in addition to the 3 previously approved model homes (lots 24, 25, and 27). The model homes are requested to be on lots 2, 3, 20, 21, 22, 23, 26, 28, 43, and 44.

Public Comment: No public comments have been received to this date.

DISCUSSION:

Variance #1: §164.01(A)(1)(a) – A subdivision of twenty-one (21) or more single family lots may have three (3) model homes. The applicant is requesting a variance from this requirement to build up to an additional 10 model homes prior the completion of the final plat and submitting building permits in conjunction with PPL-2022-0008.

Staff recommendation: Staff recommends in favor of this variance. The intent of the ordinance is to limit the number of structures that can be built prior to final plat to ensure the adequacy of completed infrastructure and fire protection on these structures. The ordinance also clearly spells out a list of protections and infrastructure that must be in place prior to the approval of a model home. The applicant does not intend to vary from any of these required standards and does not intend to sell the homes until after the final plat has been approved and recorded. By allowing the construction to commence on a portion of the lots, this has the potential to allow homes to hit the market sooner. Further, the City of Fayetteville does offer an alternative approval path for residential subdivisions; rather than the traditional preliminary plat/final plat development model, applicants can choose to develop residential subdivisions as large-scale developments, allowing for home construction to begin at the same time as infrastructure. While the applicant did not choose this development path, staff finds that approval of this variance reaches a similar outcome, while maintaining the organizational and project management efficiency of the preliminary/final plat development model. Finding that the model home ordinance still provides necessary guardrails to ensure fire protection and adequacy of infrastructure, the Fire Marshal's office and City Engineering did not express any concerns with the proposal.

RECOMMENDATION: Staff recommends approval of VAR-2026-0017 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to §164.01(A)(1)(a), which limits the number of model homes that can be built in a subdivision of more than 21 lots to a maximum of 3.** *Staff recommends approval of this variance for the reasons stated above.*

2. Model homes are to be limited to the approved lots: 2, 3, 20, 21, 22, 23, 26, 28, 43, and 44.

3. Approval of this variance does not constitute approval of the final plat, any required building permits, or final certificate of occupancy for proposed model homes;

4. All proposed structures shall meet the requirements for model homes as detailed in ordinance 164.01(A)(1)(b) through (n);

5. Approved access and water must be in place prior to bringing combustible materials on-site;

6. Approval of this variance does not modify any original conditions of approval of the associated approved preliminary plat, as attached herein.

7. Construction may not begin until a representative from the Fire Marshal office conducts a site visit to verify that appropriate fire department access and water supplies are available.

8. Approved fire apparatus access roads and water supplies must be fully in place before any combustible construction materials are brought onto the site.

9. Water main/fire hydrants in the vicinity of the lots are installed, tested and place in service prior to any building permit being issued.

10. A Certificate of Occupancy will not be issued for the project until the Final Plat has received official approval.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: <u>June 8, 2026</u>			
Motion:			
Second:			
Vote:			

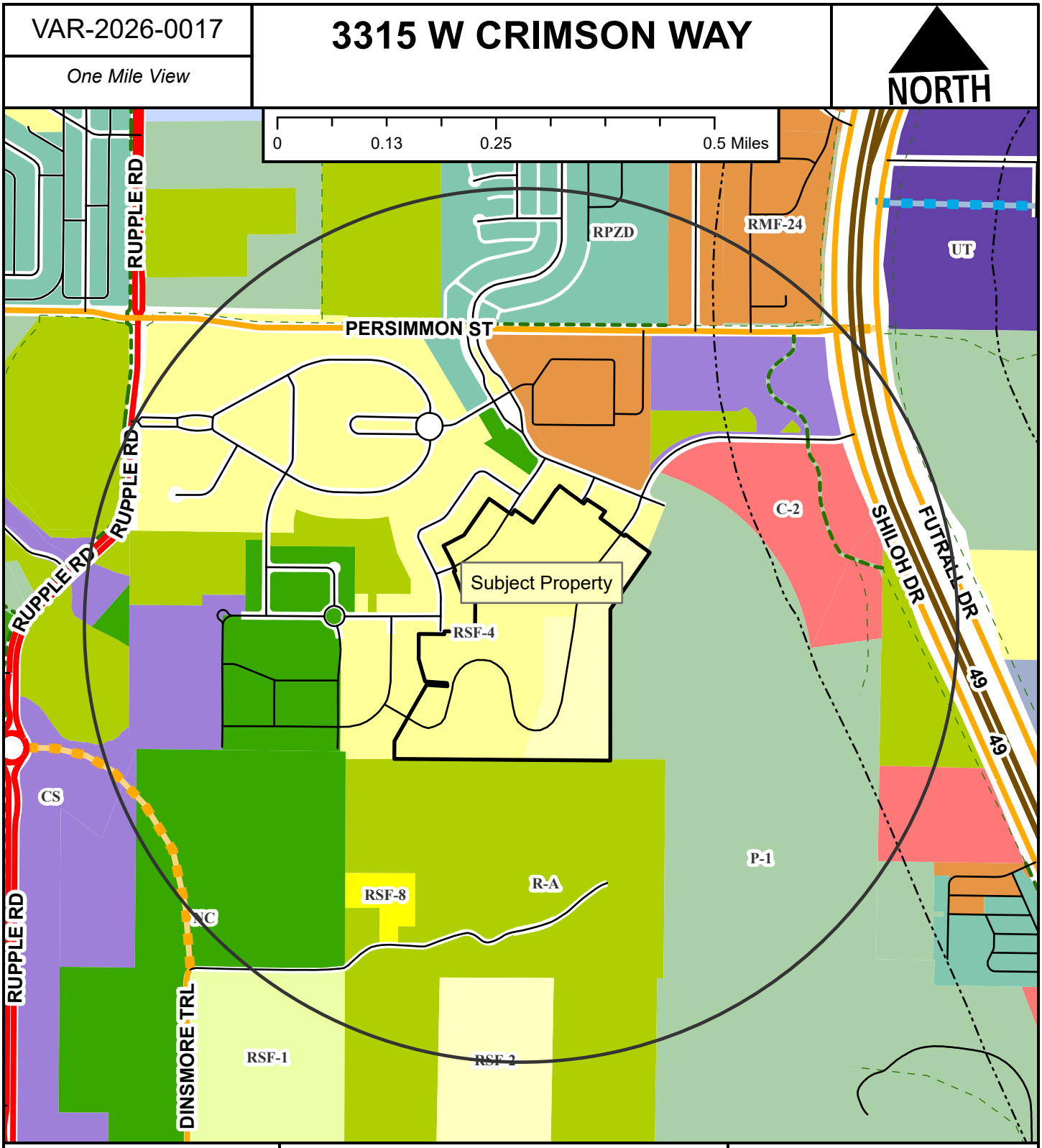
BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Unified Development Code:
  - §164.01 Accessory Commercial Uses
- Staff Exhibits
  - Conditions of Approval – PPL-2022-0008
  - Fire Marshal Memo
  - Engineering Memo
- Applicant Exhibits
  - Request Letter
  - Site Plans

VAR-2026-0017

One Mile View

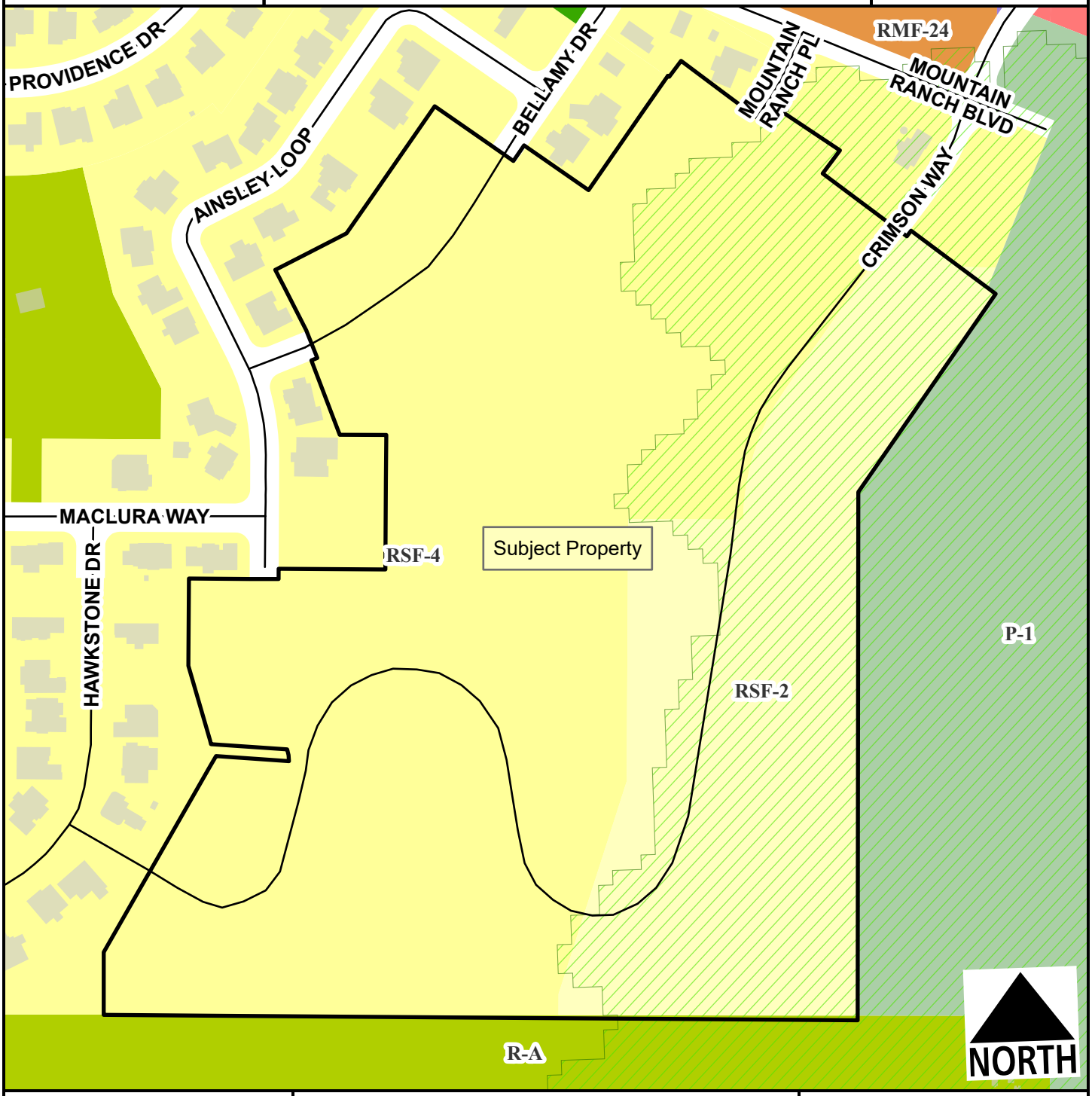
3315 W CRIMSON WAY



VAR-2026-0017

Close Up View

3315 W CRIMSON WAY



Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits

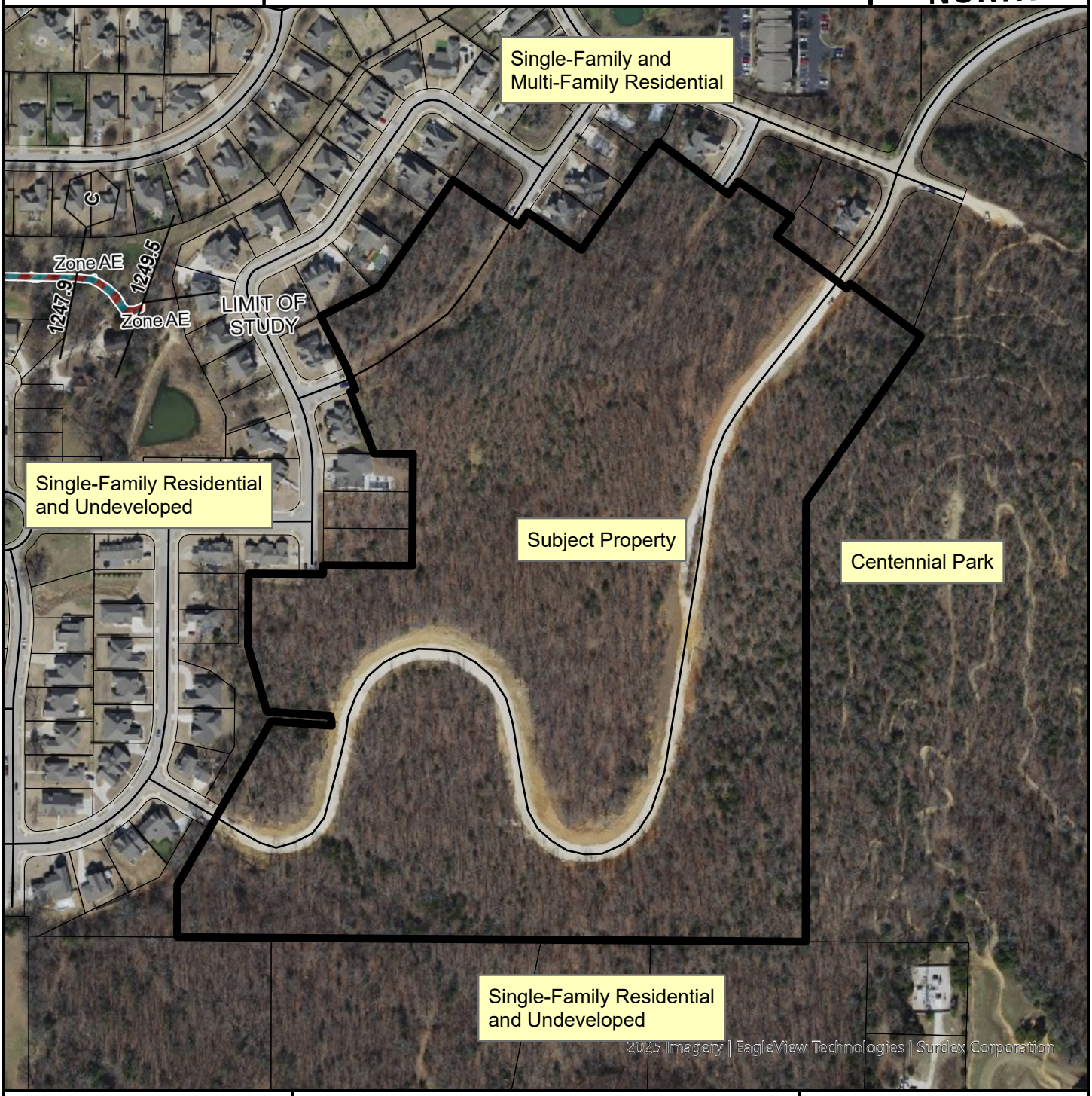
Feet
0 90 180 360 540 720
1:3,000

VAR-2026-0017

Current Land Use

3315 W CRIMSON WAY

NORTH



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

164.01 Accessory Commercial Uses

Permitted accessory uses in RMF and R-O Districts shall include accessory commercial uses of the types included in Unit 25 provided that:

(A) Permitted accessory uses in districts that allow single-family dwellings.

(1) *Model Home.* In single-family detached subdivisions undergoing the preliminary and final plat process, building permits for model homes may be issued prior to final plat and subject to the following provisions.

(a) A subdivision of ten (10) single family lots or fewer may have one (1) model home; subdivisions of eleven (11) to twenty (20) single family lots may have two (2) model homes. A subdivision of twenty-one (21) or more single family lots may have three (3) model homes.

(b) The preliminary plat of the subdivision has been approved. The model home lots may be indicated on the preliminary plat for planning purposes.

(c) Proposed lot property corners of all lots proposed for a model home have been set by a licensed, professional land surveyor in accordance with the approved preliminary plat lot configuration.

(d) An applicant shall provide a building permit application and all required submittal documents for each model home.

(e) Setbacks for the model home(s) shall be measured from the proposed lot lines and setbacks per preliminary plat approval.

(f) The lots to be developed with a model home must meet one (1) of the following access options:
(i) Frontage upon an existing public street; or
(ii) The Fire Department must grant approval of temporary access road proposed to the model home.

(g) A traffic control plan shall be presented to the satisfaction of the Fire Department and City Engineer to minimize conflicts between construction and model home traffic.

(h) Parking in yards or other unpaved surfaces is not permitted for the model home. Parking may be provided in the driveway, garage, or on street if the street allows parking. Unless otherwise approved as a conditional use permit, parking lots for model homes are not permitted.

(i) Stormwater and drainage facilities necessary for the areas of the subdivision serving the model home(s) are in place and functional to the satisfaction of the City Engineer.

(j) There must be an approved and available water source for connection with the model home sites. Additionally, a fire hydrant must be within 250 feet of a model home's property line. A fire hydrant shall be in good working order and shall be capable of delivering the required fire flow.

(k) Use of the model homes for a sales office shall require inspection and approval for compliance with applicable building and fire codes.

(l) Occupation as or conversion into a residential use shall require inspection and approval of all required improvements that directly or indirectly affect the model home and shall not be permitted until after recordation of the final plat.

(m) If a model home is constructed in a preliminary plat that expires and no extension has been granted, the model home and all associated improvements, including but not limited to any temporary sales office, shall be removed within one hundred twenty (120) days of the expiration of preliminary plat.

(n) A model home shall be converted into a residential use within one hundred twenty (120) days of approval of the issuance of a building permit for the final undeveloped lot of the final phase of the subdivision.

(B) *Convenience.* Such uses are located entirely within a multi-family dwelling or office building as an accessory use for the convenience of the occupants of said building.

(C) *Gross Floor Area.* Do not occupy more than 10% of the gross floor area of the building in which located.

(D) *Signs.* Have no signs or other advertising visible from outside the zoning lot on which located.

(E) *Location.* Are located in or contiguous to the lobby of the principal building.

(F) *Lobby Entrance.* Have at least one (1) lobby entrance.

(Code 1965, App. A., Art. 7 (2); Ord. No. 1747, 6-29-70; Code 1991, §160.077; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5312, 4-20-10; Ord. No. 6087, §2, 9-4-18)

CITY OF
FAYETTEVILLE
ARKANSAS

June 1, 2022

Blake Jorgensen
Jorgensen and Associates

VIA ENERGOV

Re: Final Plat Approval: FPL-2022-0005 S. of W. Maclura Way (Brooklands at Mountain Ranch Phase III) 478 479

Dear Mr. Jorgensen,

City Staff have completed their review of, and administratively approved, the Final Plat for Brooklands at Mountain Ranch, Phase III (FPL-2022-0005). The official approval date for this final plat will be **June 13, 2022**. The approval of this final plat is subject to the following conditions:

Conditions of Approval:

1. This final plat is subject to all conditions of approval for the approved Preliminary Plat (PPL 20-7168);

2. Street improvements shall be completed prior to the City signing the final plat, including construction of all internal streets according to the applicable standards, placing streetlights at all street intersections and no farther than 300 feet apart on adjacent and internal streets;

3. Right-of-way dedication is required in the amount of 52 feet wide for all internal streets (labeled as N. Hawkstone Drive, N. Solitude Bend, and W. Gratitude Way);

4. Fees-in-lieu of parkland dedication is required in the amount of $20,691 for the creation of 19 additional residential lots;

5. Any proposed entry feature, including but not limited to walls, fences and/or signage shall be reviewed and permitted by the Planning Division prior to installation;

6. All plat comments from Planning issued through the Energov portal shall be addressed prior to the printing of hard copies;

7. All comments and requirements provided from the Urban Forester, Solid Waste Division, Fire Department, and Engineering Division at the technical plat meeting and during in-house review meeting shall be addressed, as well as those issued through the Energov portal;

8. E-911 Addressing shall review and approve the plat for street names and addresses before it is recorded;

Standard Conditions of Approval:

9. Plat Review comments are required to be addressed (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, Cox Communications);

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

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

12. 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 signing the final plat;

13. All street names and addresses shall be approved by the 911 Coordinator;

14. All overhead electric lines under 12Kv shall be relocated underground. All proposed utilities shall be located underground; and

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

If you have any questions, please feel free to contact me at (479) 575-8239.

Sincerely,



Jessie Masters
Development Review Manager

CITY OF FAYETTEVILLE ARKANSAS

To: Jesse Masters, Planning Director

CC: Division Chief Jeremy Ashley, Fire Marshal

From: Captain Andrew Horton, Deputy Fire Marshal

Date: 5/28/2026

Subject: VAR-2026-0017

The Fayetteville Fire Marshal office is in support of this variance, under the following circumstances. These requirements ensure that fire safety infrastructure is operational during the most vulnerable phases of building construction.

- **Pre-Construction Site Visit**: Construction may not commence until a representative from the Fire Marshal office conducts a site visit to verify that appropriate fire department access and water supplies are available.
- **Access and Water Readiness**: Approved fire apparatus access roads and water supplies must be fully in place before any combustible construction materials are brought onto the site.
- **Occupancy Restriction**: A Certificate of Occupancy will not be issued for the project until the Final Plat has received official approval.
- **Scheduling and Contact**: Site visits and inspections must be scheduled by calling the Fire Marshal Office directly at **479-444-3448**; they cannot be scheduled through the city's online portal.

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Justin Bland, City Engineer

DATE: June 2, 2026

SUBJECT: **Planning Commission Engineering Comments for VAR-2026-0017**

Engineering staff is supportive of this request with the following conditions:

1. Fire Department approved access to the lot is approved prior to issuance of any building permit.
2. The water main/fire hydrants in the vicinity of the lots are installed, tested and placed in service prior to any building permit being issued.
3. The final plat for the subdivision is filed prior to the issuance of any certificates of occupancy.

BLEW

Surveying | Engineering
Environmental

May 7th, 2026

City of Fayetteville -Development Services
Re: Variance Request to UDC 164.01(A)(1)(a) for Brooklands @ Mountain Ranch Phase 5-7 Development

Please accept this request for a variance to UDC 164.01(A)(1)(a). The current city regulations permit only three model homes; however, we believe increasing this limit is both reasonable and beneficial for the city, community, and potential future homeowners. This variance is requesting that (10) additional model homes be allowed for this project.

Justification for Variance:

1. Addressing the Hardship Requirement:

The standard three-house limit before Final Plat creates an undue hardship by significantly delaying the ability to bring much-needed housing to market. The delay increases costs for developers, which in turn increases the cost of the future homes.

2. Community Benefit:

Fayetteville is experiencing a growing demand for housing. Increasing the number of houses built before Final Plat will provide homes faster to meet the demand from new residents and local workforce needs. It will also help with affordability by reducing delays and holding costs. Finally it will increase housing availability.

The additional model homes will also allow for more viewing variability for the home buyers when stepping into the community. As these homes will vary in style showing more variability will align with the vision of the community.

3. Compliance with City Planning Goals

The request aligns with Fayetteville's housing and growth strategies, as the city has emphasized the need for increased housing supply.

4. Economic and Tax Revenue Impact

Faster home construction leads to quicker property tax contributions to the city that could use the revenue. More housing attracts residents and businesses, fostering economic growth and stability.

Sincerely,

Ben Payne

Benjamin Payne, PE

P.S. Refer to page 2 for the proposed model home lots on the preliminary plat. They are also outlined below:

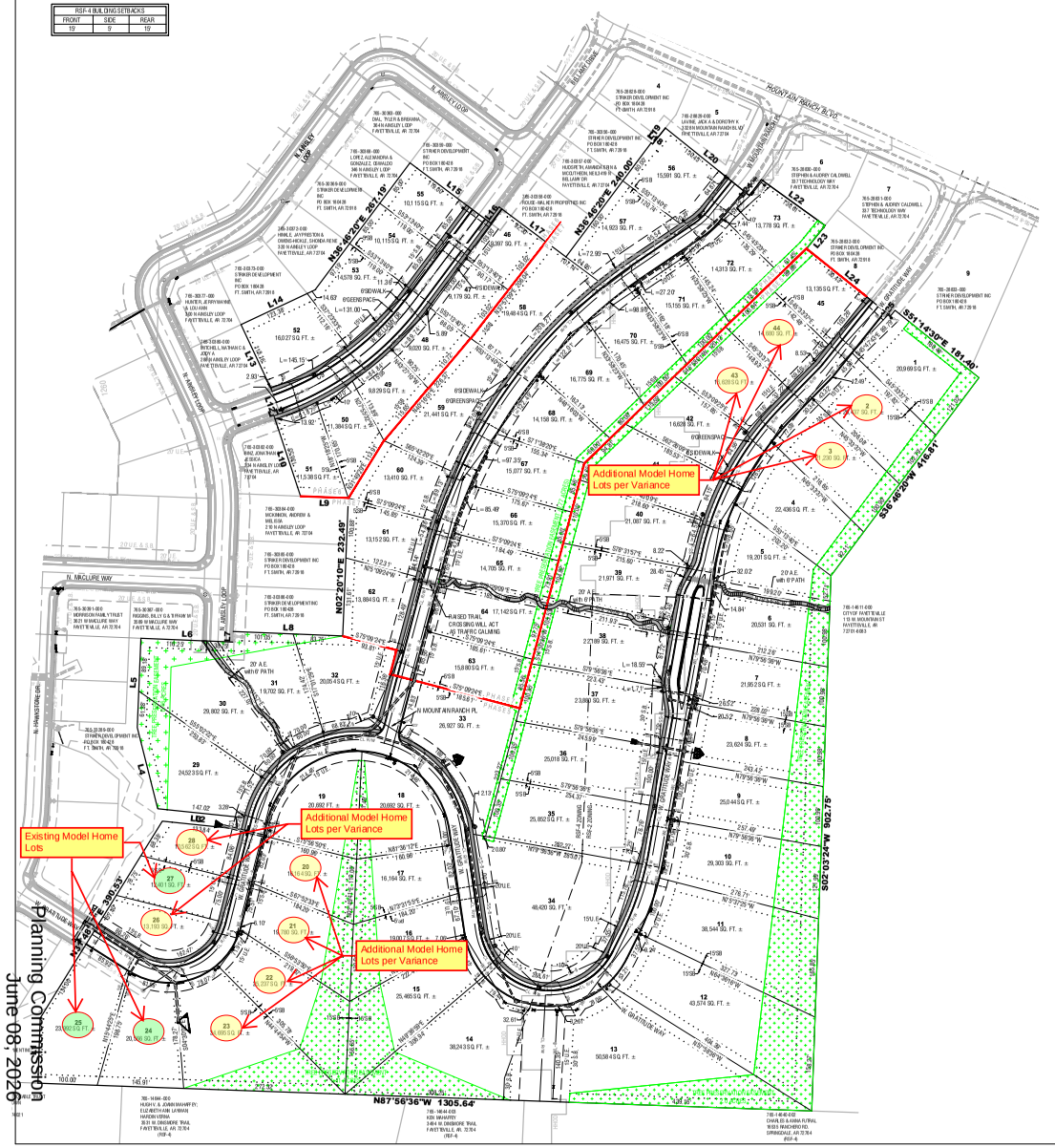
- (3) Existing Model Home Lots: 24, 25, and 27
- (10) Additional Model Home Lots 2, 3, 20, 21, 22, 23, 26,28, 43, and 44

LEGAL DESCRIPTION:

Lot 25 of Brooklands @ Mountain Ranch Phase 3 to the City of Fayetteville, Washington County, Arkansas as per plat of record file number 24A-417.

RSF-2 BUILDING SETBACKS		
FRONT	SIDE	REAR
20'	1'/ 9'	20'

RSF-4 BUILDING SETBACKS		
FRONT	SIDE	REAR
15'	5'	15'



Line Table		
Line #	Length	Direction
L1	109.82'	N02° 03' 24"E
L2	126.58'	S84° 04' 57"E
L3	132.00'	N84° 04' 57"W
L4	141.18'	N14° 08' 19"W
L5	150.57'	N02° 20' 10"E
L6	155.00'	S87° 39' 50"E
L7	17.77'	N02° 20' 10"E
L8	184.81'	S87° 39' 50"E
L9	80.64'	N87° 39' 50"W
L10	137.59'	N18° 19' 52"W
L11	11.06'	N70° 09' 10"E
L12	50.00'	N19° 50' 50"W
L13	119.16'	N25° 07' 02"W
L14	138.01'	N64° 52' 58"E
L15	170.00'	S53° 13' 40"E
L16	30.52'	N36° 46' 20"E
L17	135.58'	S53° 13' 40"E
L18	3.06'	S53° 13' 40"E
L19	34.36'	N38° 45' 30"E
L20	181.43'	S51° 14' 30"E

Line Table		
Line #	Length	Direction
L21	5.679'	N38° 45' 30"E
L22	132.350'	S54° 16' 22"E
L23	49.836'	S38° 45' 30"W
L24	181.430'	S51° 14' 30"E
L25	12.239'	N38° 45' 30"E
L26	89.953'	N57° 42' 15"W
L27	195.181'	S14° 03' 10"W
L28	174.130'	N08° 23' 48"W
L29	37.555'	S26° 24' 49"W
L30	491.605'	S10° 03' 24"W
L31	183.260'	S44° 26' 23"W
L32	3.220'	S38° 45' 30"W
L33	2.833'	N70° 09' 10"E
L34	181.356'	N36° 46' 20"E
L35	460.855'	S14° 50' 36"W
L36	172.479'	S56° 01' 37"W
L37	57.880'	S58° 19' 24"W
L38	38.085'	S38° 45' 30"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	20.54'	74.00'	015°54'20"	20.48'	N06°28'08"W
C2	27.77'	525.00'	003°01'52"	27.77'	N37°14'34"E
C3	200.25'	106.00'	108°14'34"	171.78'	S68°10'27"W
C4	483.96'	176.00'	157°33'01"	345.27'	N87°10'19"W
C5	319.29'	126.00'	145°11'23"	240.46'	N80°59'3"0W
C6	142.74'	500.00'	016°21'25"	142.28'	S18°14'06"W
C7	317.12'	502.17'	036°10'54"	311.87'	S28°10'22"W
C8	33.71'	340.00'	005°40'54"	33.70'	S41°35'56"W
C9	291.30'	500.00'	033°22'51"	287.20'	N53°27'4'5"E
C10	359.39'	500.00'	041°11'01"	351.71'	S35°26'07"W
C11	44.09'	1100.00'	002°17'47"	44.08'	S57°10'31"W
C12	34.49'	101.00'	019°33'54"	34.32'	S48°32'27"W

STREET RIGHT-OF-WAY & SIDEWALK TABLE				
STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
W GRATITUDE WAY (ALT. RESIDENTIAL LINK)	40'	28'	ONE AT 6'	6'
N BELLAMY DR. (RESIDENTIAL LINK)	52'	28'	TWO AT 6'	6'
N MOUNTAIN RANCH PL (ALT. RESIDENTIAL LINK)	40'	28'	ONE AT 6'	6'

NOTES:

1) PARCEL NUMBER: A PART OF 765-31752-000.
2) CURRENT ZONING = RSF-2 + RSF-4
3) ROTATION BASED ON AR STATE PLANE COORDINATE SYSTEM.
4) A PORTION OF THIS PROPERTY IS AFFECTED BY THE 100-YEAR FLOODPLAIN AS PER FIRM PANEL #0514G0135F DATED 5.16.2008
5) CITY PLAT PAGE #478/479
6) ALL LOTS WITH LESS THAN 50 FEET OF FRONTAGE WILL BE SUBJECT TO UNIFIED DEVELOPMENT CODE SECTION 164.23, SMALL LOT DESIGN STANDARDS.
7) NO PARKING SIGNAGE SHALL BE INSTALLED PER CODE ON SIDE OF GRATITUDE WAY & MOUNTAIN RANCH PLACE WITHOUT SIDEWALKS AND ON THE WEST SIDE OF BELLAMY.

OWNER/DEVELOPER:
STRIKER DEVELOPMENT, LLC
AARON WIRTH

GRAPHIC SCALE
1" = 100'

REVIEWED FOR MINIMUM COMPLIANCE WITH CITY OF FAYETTEVILLE ENGINEERING DESIGN CRITERIA
CITY OF FAYETTEVILLE ARKANSAS
Melissa Bond, PE
5.12.25
This review does not and neither design or review the correct from any of the document during construction. Material reflected is revised with circumstances and letters.

JORGENSEN +ASSOCIATES
Civil Engineering · Surveying
124 W. Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1983

LEGEND

- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK/BTZ
- UTILITY EASEMENT
- BOUNDARY LINE
- EXISTING SIDEWALK
- SIDEWALK (BUILT W/HOMES)
- UTILITY CROSSING UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: BROOKLANDS @ MOUNTAIN RANCH PHASES 5-7

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 05.12.2023
DRAWN BY: PHM
PROJECT # 2022021
FILE PATH: Z:\SUBD\2022021\CONST PLANS.DWG
SHEET SIZE: 22" x 34"
SCALE: 1" = 100'

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

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
BLAKE A. JORGENSEN
13143
5.12.25

SHEET TITLE
PRELIMINARY PLAT

SHEET NUMBER
C1.2

CITY OF
FAYETTEVILLE
ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June 8, 2026

SUBJECT: **PPL-2026-0003: Preliminary Plat (370 S DINSMORE TRL/READING, 517):** Submitted by BLEW & ASSOCIATES for property located at 370 S. DINSMORE TRL. The property is zoned CS, COMMUNITY SERVICES and NC, NEIGHBORHOOD CONSERVATION and contains approximately 30.26 acres. The request is for the preliminary plat of 142 residential lots and 3 unbuildable lots**.**

RECOMMENDATION:
Staff recommends tabling **PPL-2026-0003** until the June 22 Planning Commission meeting**.**

A recommendation on parkland dedication has not yet been received by the Parks and Recreation Advisory Board, which is required by ordinance. This item is scheduled for the June 8th PRAB meeting agenda, therefore staff recommends that no further discussion on this item occur until after that meeting has been held.

RECOMMENDED MOTION:
*"I move to table **PPL-2026-0003** until the June 22 Planning Commission meeting."*

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Planning Commission

THRU: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 8, 2026

SUBJECT: **ADM-2026-0021: Administrative Item (Oak Grove Local Historic District Amendment, 445):** Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on an amendment to the Oak Grove Local Historic District at 515 N. Park Avenue.

Background:
On February 3, 2026 property owners at 515 N. Park Avenue submitted a written request for inclusion in the Oak Grove Historic District. This proposed addition includes property to the west of the current boundary along Park Avenue. This property was not included within the original boundary as proposed by petitioners in the initial Oak Grove Historic District and the property owner requests to be included.

At the May 14, 2026 regular meeting, the Historic District Commission unanimously voted to forward this report to the Planning Commission for review. In accordance with the Arkansas Historic Districts Act § 14-172-207 (attached), the Planning Commission will have 60 days from receipt of this notice to provide a recommendation. If no response is made it shall be taken as approval of the report.

The creation of local historic districts is supported by four elements of the City's Heritage & Historic Preservation Plan adopted in July 2023:
Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

- *Goal 1: Strengthen the Preservation Program*
  - *1.9 Plan Review* - Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
  - *1.10 Demolition Ordinance* - Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.
- *Goal 2: Encourage Compatible Development that Prioritizes Historic Preservation*
- *Goal 3: Identify and Protect Historic Properties*
  - *3.7 Local Historic District Designation* - Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
- *Goal 4: Provide Learning Opportunities for the Community*
  - *4.9 Community Engagement: Transparency* - Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

Discussion:
The proposed addition to the district is significant for its part in the development of the neighborhood and the end of Noah Fields Drake's influence on residential development in Oak Grove.

Public Comment:
As of publication of this report, staff has received no public comment on this request.

Recommendation:
Staff recommend the Commission respond to the Historic District Commission with a recommendation of approval for the amendment to the Oak Grove Local Historic District.

Attachments:
- Letter from HDC Chair Christine Myres
- Staff Report: Oak Grove Local Historic District Amendment
- Example Letter of Support from PC Re: Oak Grove Local Historic District

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: May 14, 2026

SUBJECT: **Proposed Amendment to Oak Grove Local Historic District**

Background:
On February 3, 2026 property owners at 515 N. Park Avenue submitted a written request for inclusion in the Oak Grove Historic District. This proposed addition includes property to the west of the current boundary along Park Avenue. This property was not included within the original boundary as proposed by petitioners in the initial Oak Grove Historic District and the property owner requests to be included.

The creation of local historic districts is supported by four elements of the City's Heritage & Historic Preservation Plan adopted in July 2023:

Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

1.9	Plan Review	Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
1.10	Demolition Ordinance	Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.
3.7	Local Historic District Designation	Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

Boundary:
The proposed amendment would modify the district's western boundary along North Park Avenue to encompass the subject property. More specifically, the boundaries are shown in Figure 1.



Figure 1. Proposed Boundary Amendment

History:
The Oak Grove Historic District, located just north of Fayetteville's historic commercial downtown, extends roughly between Highland Avenue on the east, North Park Avenue on the west, West Louise Street on the north, and West Maple Street on the south. This area contains

land originally incorporated into the city through the Oak Grove and Englewood Additions in the early 1900s (Figures 2 & 3).

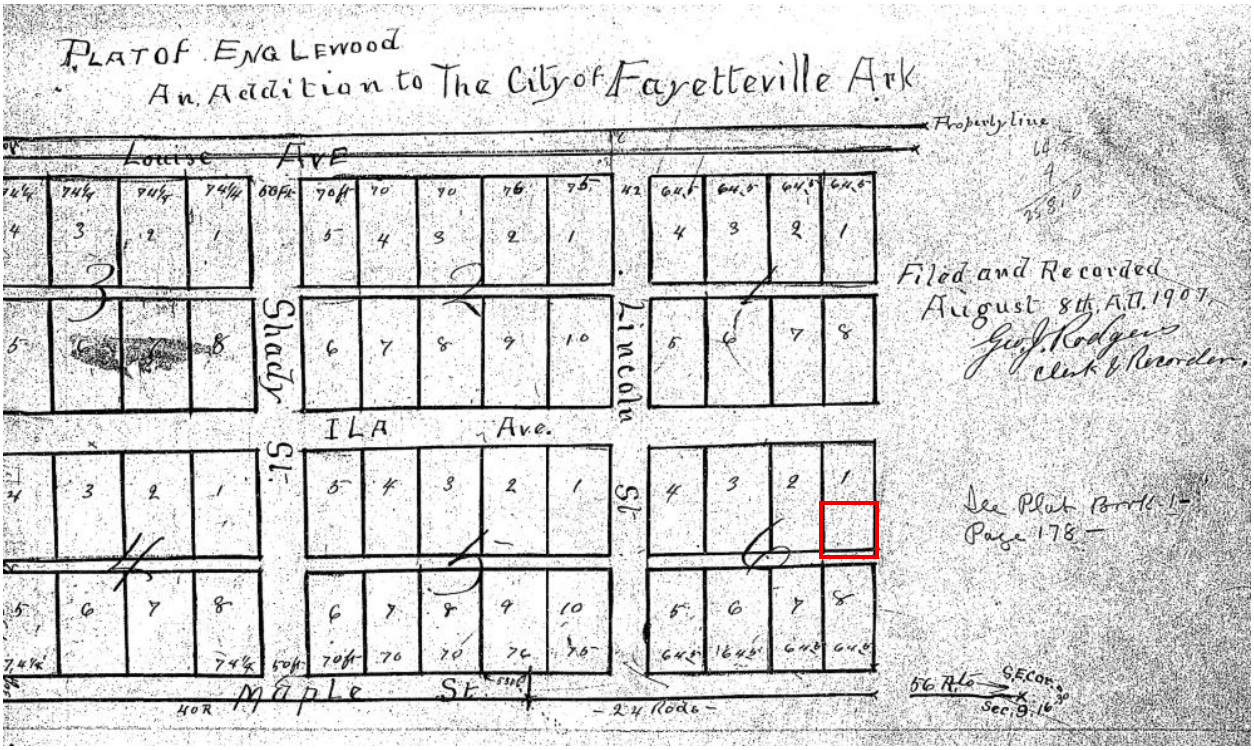


Figure 2. 1907 Plat Map of Englewood Addition. Portion of proposed district outlined in red.

This area broadly captures the eastern portion of the Wilson Park Historic District (NRHP). As outlined in the National Register of Historic Places nomination, "the initial development of the Wilson Park District occurred in the early part of the century during a boom period for Fayetteville."[1] The development of Oak Grove and the far eastern portion of the Englewood Addition was primarily led by Noah Fields Drake, a geologist and University of Arkansas professor.[2]

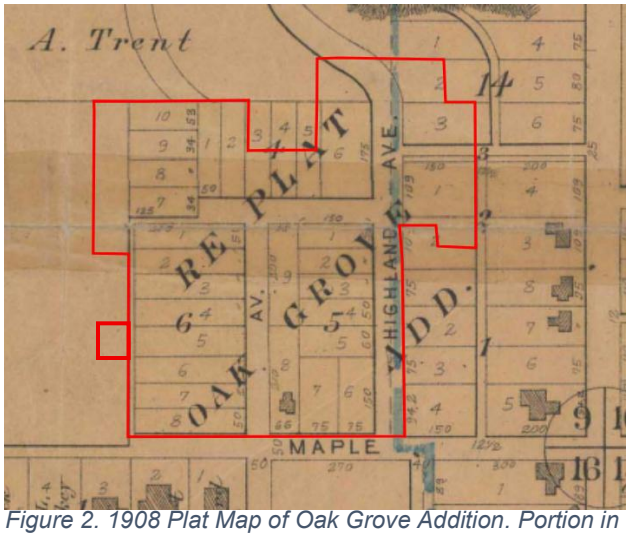


Figure 2. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

After the construction of his family home at 501 N. Forest Ave., Drake tried his hand at

[1] Kenneth Story, "Wilson Park Historic District National Register of Historic Places Nomination", Arkansas Historic Preservation Program, February 2, 1995.

[2] Drake was born on January 30,1864 near Summers, around 20 miles west of Fayetteville. He graduated in 1888 from the Arkansas Industrial University (now University of Arkansas) with a degree in civil engineering. After graduation, he worked on the Arkansas Geological Survey, then relocated to Texas for work with the State Geological Survey. In 1893, he followed mentor Dr. J.C. Banner to Leland Stanford University in California, where he earned several degrees, including a Ph.D. in geology in 1897. Following graduation, he spent one year with the United States Geological Survey before accepting a position at Pei Yang University in Tientsin China to teach geology and mining and worked on several high-profile government projects.
In 1911, Drake returned to the U.S. and accepted a position at the University of Arkansas as a professor of geology and mining. Drake served as the state geology, chair of the Geology Department, and curator of the University Museum before retiring from academia in 1920.

residential and commercial real estate development. He purchased lots in the Oak Grove and Englewood additions, including the subject property, and revised the plats. Drake constructed eleven residences between 1925 and 1936, many of which are located in the Oak Grove Local Historic District.[3] Other lots within and around the neighborhood were sold and developed by owners, including the property at 515 N. Park Ave. which Drake sold to James Gordon Davis and Mildred H. Davis on February 2, 1945.

Drake was instrumental in the development of Wilson Park, Fayetteville's original City Park, just northwest of the neighborhood. He and other businessmen formed the City Park Company, which improved the park and built the first permanent pool in 1926.[4] Drake was also vital in the establishment of the municipal airport. In 1929, he donated $3,500 to the city to purchase the land for an airport, then in 1947 the City renamed the airport Drake Field in honor of Noah Fields Drake.[5]

Architecture of Oak Grove

The Oak Grove neighborhood is architecturally distinctive, with a high concentration of Craftsman homes, including significant examples of residences constructed by Noah Fields Drake known locally as "Rock Houses."[6]

Most of the homes within the boundary feature some level of Craftsman detail or influence. Many feature prominent front porches, deeply set windows, exposed rafter tails, and low-pitched gabled roofs, characteristic of the Craftsman style.[7]

The residence at 515 N. Park Avenue is primarily a plain/traditional design with some minor Craftsman details. Like the residences at 9 W. Davidson St., 506 N. Forest Ave., and 511 N. Forest Ave., the home leans almost to the minimal traditional with a simple rectangular form and very shallow overhanging eaves. Narrow, square railings, low-pitched side-gable roof, and textured lap siding provide some hints toward the Craftsman style seen elsewhere in the neighborhood. This home was constructed around 1945, later than most other homes in the district and during a period when the popularity of Craftsman style was beginning to wane and serves as an important bookend to the early construction of the neighborhood.

Discussion:

The proposed addition to the district is significant for its part in the development of the neighborhood and the end of Noah Fields Drake's influence on residential development in Oak Grove.

Recommendation:

Staff recommend the Commission forward the Local Historic District amendment to the Planning Commission and State Historic Preservation Office for review and comment.

Attachments:

- Excerpt from Arkansas Historic Districts Act
- Property Photos
- Chain of Title
- Property Owner Request

[3] He created Drake's Replat of Block IV of the Revised Plat of Gate's [sic] Subdivision to Oak Grove Addition and Drake's Replat of Blocks I and VI of Englewood Addition. Four of Drake's houses are located on Park Avenue, six of them on West Davidson Street and one on Highland Avenue. Dowling, "Building a Vernacular Neighborhood and Beyond."
[4] Story, "Wilson Park Historic District."
[5] Wappel and Garrison, *On the Avenue*, 9.
[6] Cyrus A. Sutherland with Gregory Herman, Claudia Shannon, Jean Sizemore Jeannie M. Whayne and Contributors, "Wilson Park and Rock Houses", [Fayetteville, Arkansas], SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/AR-01-WA20, accessed: October 6, 2025.
[7] Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Knoft, 2023), 567.

14-172-203. Applicability.

None of the provisions of this subchapter shall be in operation until and unless:

(1) There shall have been filed, with the clerk of the city, town, or county in which an historic district is contemplated, a petition signed by a majority in numbers of the property owners within the proposed historic district agreeing that their property shall be included in the historic district; or

(2) The boundaries of the proposed historic district are identical to and encompass the area of a National Register of Historic Places Historic District as certified by the United States Department of the Interior.

History. Acts 1963, No. 484, § 10; 1965, No. 170, § 2; 1979, No. 371, § 1; A.S.A. 1947, § 19-5010; Acts 1993, No. 194, § 1

14-172-207. Establishment of historic districts.

By ordinance adopted by vote of the governing body thereof, any city, town, or county may establish historic districts and may make appropriations for the purpose of carrying out the provisions of this subchapter, subject to the following provisions:

(1)(A)(i) An historic district commission, established as provided in § 14-172-206, shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program, a division of the Department of Arkansas Heritage, to the planning commission of the municipality or county, if any, and in the absence of such commission, to the governing body of the municipality or county for its consideration and recommendation.

(ii) Each such body or individual shall give its recommendation to the historic district commission within sixty (60) days from the date of receipt of the report.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(ii) Failure to make recommendations within sixty (60) days after the date of receipt shall be taken as approval of the report of the commission.

(2)(A) The commission shall hold a public hearing on the establishment of a proposed historic district after giving notice of the hearing by publication in a newspaper of general circulation in the municipality or county once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing.

(B) The notice shall include the time and place of the hearing, specify the purpose, and describe the boundaries of the proposed historic district.

(3)(A) The commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the municipality or county within sixty (60) days after the public hearing.

(B) The report shall contain the following:

(i) A complete description of the area or areas to be included in the historic district. Any single historic district may embrace noncontiguous lands;

(ii) A map showing the exact boundaries of the area to be included within the proposed district;

(iii) A proposed ordinance designed to implement the provisions of this subchapter; and

(iv) Such other matters as the commission may deem necessary and advisable.

(4) The governing body of the municipality or county, after reviewing the report of the commission, shall take one (1) of the following steps:

(A) Accept the report of the commission and enact an ordinance to carry out the provisions of this subchapter;

(B) Return the report to the commission, with such amendments and revisions thereto as it may deem advisable, for consideration by the commission and a further report to the governing body of the municipality or county within ninety (90) days of such return; or

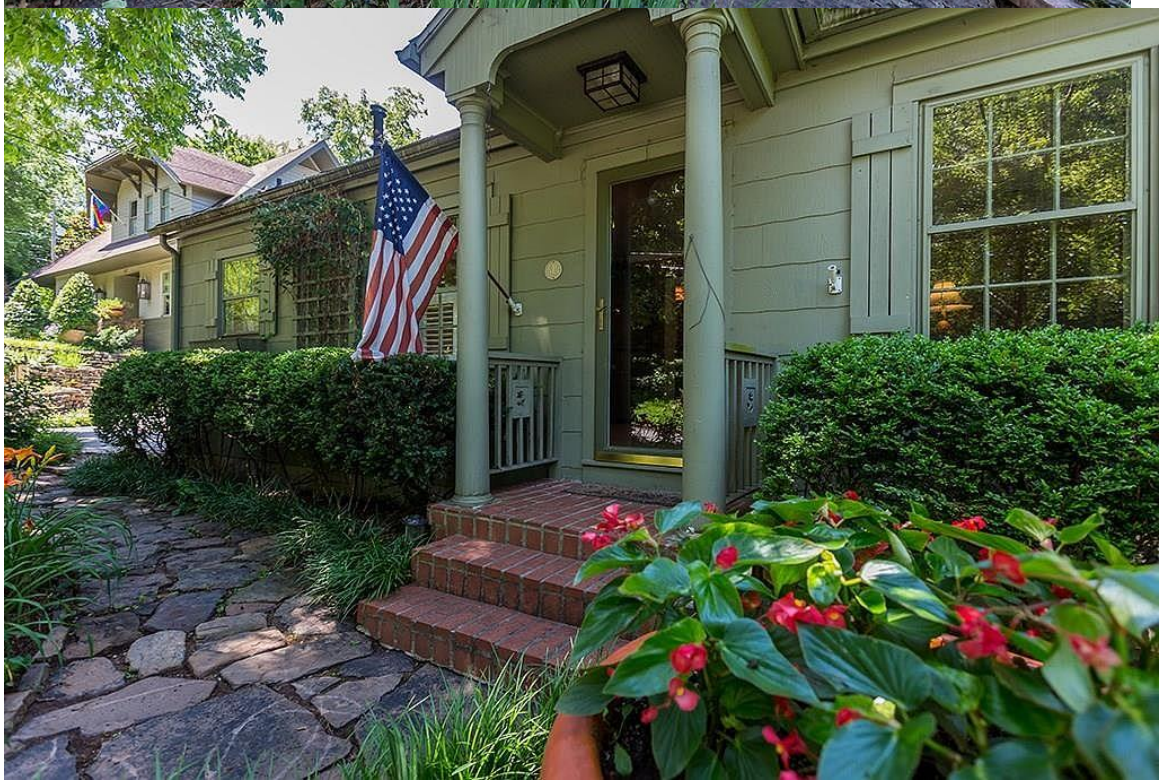
(C) Reject the report of the commission, stating its reasons therefore, and discharge the commission.

(5) The commission established under the provisions of this subchapter, by following the procedures set out in subdivisions (2) to (4), inclusive, of this section, may, from time to time, suggest proposed amendments to any ordinance adopted under this section or suggest additional ordinances to be adopted under this section.

History. Acts 1963, No. 484, § 3; 1965, No. 170, § 1; 1977, No. 480, § 11; A.S.A. 1947, § 19- 5003; Acts 1993, No. 194, § 3.

Photos[8]





[8] All photos from Zillow, accessed 3.6.2026, https://www.zillow.com/homedetails/515-N-Park-Ave-Fayetteville-AR-72701/72850274_zpid/?.

Chain of Title

Date	Book/Page	Grantee	Grantor
11.15.2019	2019/35324	Max F. McAllister III & Karen J. McAllister	Rahmat Sadelisoebagia Soemadipradja
8.10.2002	2002/116368	Rahmat Sadelisoebagia Soemadipradja	Lewis Stanley Deen
6.23.1997	97/41810	Lewis Stanley Deen	John M. & Kimberly Hooker
5.21.1997	97/37634	John M. & Kimberly Hooker	Pine Tree Investments LLC
3/18/1997	97/16951	Pine Tree Investments LLC	Robert Ross
8.21.1984	1118/314	Robert Ross	Robert Scott Thompson
4.26.1984	1107/378	Robert Scott Thompson	Douglas D. Knapp & Sandra J. Pringle
3.26.1983	1059/427	Douglas D. Knapp & Sandra J. Pringle	Bennett Warren Holtzclaw & Mary Katherine Holtzclaw
12.20.1974	880/6962	Bennett Warren Holtzclaw & Mary Katherine Holtzclaw	J. Foster Holtzclaw & Grayce Fay Holtzclaw
6.1.1970	791/327	J. Foster Holtzclaw & Grayce Fay Holtzclaw	Bennett A. Shiley & Matilda Shiley
5.1.1956	486/537	Bennett A. Shiley & Matilda Shiley	Mildred H. Davis (widow of James Gordon Davis)
4.8.1954	461/14	James Gordon Davis	George McKinney & Lillie Mae McKinney
2.2.1945	437/258	James Gordon Davis & Mildred H. Davis	N.F. Drake & Lota West Drake

Outlook

Re: Request for 515 N Park Ave, Fayetteville be included to the Oak Grove Historic District

From Cole, Kylee <kcole@fayetteville-ar.gov>
Date Wed 2/4/2026 2:04 PM
To Karen-Max McAllister <karenormax@gmail.com>

Karen,
Received! I'll reach out if I need any additional info and will let you know when it will be before HDC for the first time. (Tentatively at the March 12th meeting).

Thanks!

Kylee Cole, AICP
Long Range & Historic Preservation Planner
Development Services
Long Range Planning
City of Fayetteville, Arkansas
479-575-8327
fayetteville-ar.gov

From: Karen-Max McAllister <karenormax@gmail.com>
Sent: Tuesday, February 3, 2026 1:07 PM
To: Cole, Kylee <kcole@fayetteville-ar.gov>
Subject: Request for 515 N Park Ave, Fayetteville be included to the Oak Grove Historic District

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. Cole,

I am writing to formally request the inclusion of the property located at 515 N Park Ave in the recently established Oak Grove Historic District in Fayetteville, Arkansas.

Our home is a 1944 Mid-Century Modern residence featuring construction details characteristic of that era. It is situated near the boundaries of the new district, which is generally bordered by North Park Avenue to the west and surrounding streets.

Please let us know if you have any questions or require additional information to process this request.

Best regards,

Karen and Max McAllister

CITY OF
FAYETTEVILLE
ARKANSAS

Historic District Commission
Fayetteville, Arkansas

May 15, 2026

Chair Nick Werner & Fayetteville Planning Commission
City of Fayetteville, Arkansas

RE: Amendment to Oak Grove Local Historic District

Dear Mr. Werner & Planning Commissioners,

The Historic District Commission is pleased to present to the Commission a request to amend the boundary of the Oak Grove Local Historic District.

On February 3, 2026 staff received a written request from the property owners at 515 N. Park Ave. to amend the district boundary to include their property.

The subject property is thematically related to the Oak Grove Local Historic District as the lot was sold by early neighborhood developer, Noah Field Drake, to the Davis family in 1945. The Davis home was constructed that year in a plain/traditional style with some Craftsman details typical of the district. The home was constructed later than other homes in the area and during a period when the popularity of Craftsman style was waning, serving as an important bookend to the early construction of the neighborhood and Drake's influence.

In accordance with the Arkansas Historic Districts Act § 14-172-207 (attached) the Historic District Commission is forwarding this report for your consideration. The Planning Commission will have 60 days from receipt of this notice to provide a recommendation.

Thank you for your time and attention to this matter.

Respectfully,

Christine M. Myres

Christine Myres
Chair, Historic District Commission

CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

November 10, 2025

Chair Christine Myres & Fayetteville Historic District Commission
City of Fayetteville, Arkansas

RE: Oak Grove Local Historic District

Dear Ms. Myres & Historic District Commissioners,

Thank you for the opportunity to comment on the proposed Oak Grove Local Historic District. In accordance with the Arkansas Historic Districts Act, this letter serves as the Planning Commission's official reply.

The Planning Commission is delighted to give its full support to this proposal. As indicated in the report, it is evident that Oak Grove is a special place that deserves protection and stewardship. The architectural style of the area and the association with Noah Fields Drake makes this neighborhood historically important. It is rare to see such overwhelming support for a neighborhood project, and we are impressed by the residents' dedication to preserving the unique character of their neighborhood.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We understand that the historic development patterns in this neighborhood differ from our current development standards, specifically the Master Street Plan. As variances to the Master Street Plan are under the purview of the Planning Commission, we will take this historic development pattern and the desire of the neighborhood to preserve it into full consideration if any requests come before us.

We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

Andrew Brink

Andrew Brink
Chair, Planning Commission

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Planning Commission

THRU: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 8, 2026

SUBJECT: **ADM-2026-0022: Administrative Item (Fayetteville Black Historic District Petition):** Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along N. Washington Ave., N. Willow Ave., E. Center St., E. Mountain St., S. Washington Ave., and E. Rock St. containing approximately 20.8 acres.

Background:
On December 31, 2025, the City Clerk-Treasurer's Office verified a resident-submitted petition to propose a local historic district. The Clerk-Treasurer's office verified seventy-three (73) signatures out of the total of one-hundred forty-three (143) property owners within the proposed boundary (51%). The required percentage of signatures according to the Arkansas Historic Districts Act is 51%.

At the April 9, 2026 Historic District Commission (HDC) meeting staff presented the initial report and findings on the proposed district. This included staff's recommendation for splitting the proposed historic district into two separate districts based on ownership history and recommendations from the *Phase 1 Citywide Survey of Historic Properties*. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

At the May 14, 2026 HDC, staff presented the attached revised report as requested by the commission. The HDC unanimously voted to forward this report to the Planning Commission for review. In accordance with the Arkansas Historic Districts Act § 14-172-207 (attached), the Planning Commission will have 60 days from receipt of this notice to provide a recommendation. If no response is made it shall be taken as approval of the report.

The creation of local historic districts is supported by four elements of the City's *Heritage & Historic Preservation Plan* adopted in July 2023:
Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

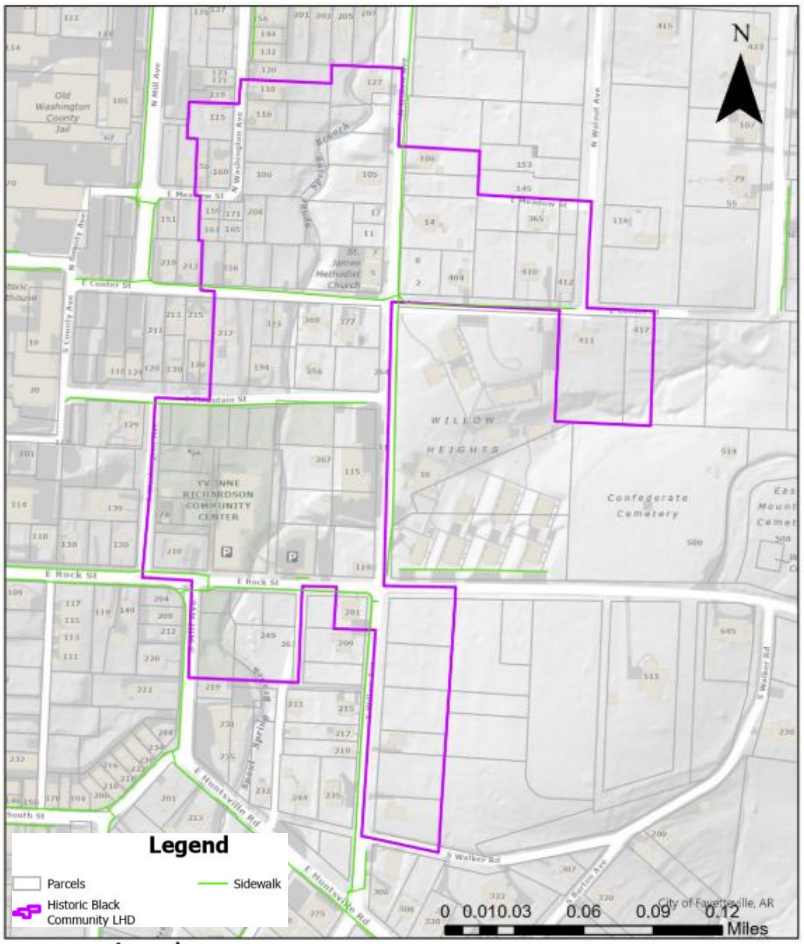
- *Goal 1: Strengthen the Preservation Program*
    - *1.9 Plan Review* - Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
    - *1.10 Demolition Ordinance* - Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be

taken up by HDC as needed.

- *Goal 2: Encourage Compatible Development that Prioritizes Historic Preservation*
- *Goal 3: Identify and Protect Historic Properties*
  - *3.7 Local Historic District Designation* - Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
- *Goal 4: Provide Learning Opportunities for the Community*
  - *4.9 Community Engagement: Transparency* - Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

Discussion:
The recommended district is highly significant for its association with Black property occupancy from emancipation, and ownership as reflected in the historic record as early as 1910 to 1976 and beyond.

Master Street Plan
The Planning Commission may be interested in discussion of support for unique development challenges that may arise within this historic district. When the Oak Grove Local Historic District was reviewed, the Commission expressed support for variances from the Master Street Plan standards to preserve the historic neighborhood character of narrower streets with wide greenspaces. While Oak Grove had a long history of planning and infrastructure development, this neighborhood historically faced disinvestment and infrastructure neglect. Many of the platted streets in the Historic District have narrow 30–foot rights-of-way, no sidewalks, no greenspace, and no curb or gutter (see Figure 1). The Fayetteville Master Street Plan requires that all Residential Link Streets (all streets in the district) have a minimum of 45 feet of street right-of-way and are improved with a six-foot sidewalk, six-foot greenspace, and one-and-a-half-foot curb and gutter. This regulation is based on larger lot suburban standards developed in the mid-20th century, which does not reflect historic or current conditions. The Commission might consider whether a different street classification is more appropriate for this neighborhood or consider variance requests on a case-by-case basis. Care should be taken to balance historic preservation efforts with equitable infrastructure investment in an area that was previously largely overlooked for street improvements.



Zoning
Future support from the Planning Commission might also involve rezoning the district to more closely balance the existing historic development patterns in the area with future land use and city goals. In the 1970s, the city's first zoning map designated the area R-2 (Medium Density Residential). When the map and zoning code was updated in 2003, R-2 translated to RMF-24 which now covers much of the proposed historic district. Overall, the area is zoned primarily for residential development, with a few areas permitting mixed use development. Historically there were several small-scale commercial ventures, like cafes/restaurants, automotive repairs, and services like barbers in the neighborhood. Future rezoning requests that reinsert appropriate mixed use or small-scale commercial at corners may be supportable as it addresses both the historic make-up of the community and future goals for complete development. Rezoning could also address issues with RMF-24 standards that may result in new buildings that are inconsistent with historic building setbacks and out of scale.

Public Comment:
Staff held two public meetings at the YRCC on May 18 and April 12, 2026 with around 25 people in attendance. General questions were addressed and several attendees stated their support of the proposal. Since completing public notification, four inquiries about the district(s) have been received, including one about how to include their property. Questions included what restrictions/guidelines look like, if specific projects would be permitted, and if property owners could "opt out" of inclusion.

Recommendation:
Staff held two public meetings at the YRCC on May 18 and April 12, 2026 with around 25 people in attendance. General questions were addressed and several attendees stated their support of the proposal. Since completing public notification, four inquiries about the district(s) have been received, including one about how to include their property. Questions included what restrictions/guidelines look like, if specific projects would be permitted, and if property owners could "opt out" of inclusion.

Attachments:
- Letter from HDC Chair Christine Myres
- Letter of Support from BHPC Chair Lois Bryant
- Staff Report: Fayetteville Black Historic District
- Example Letter of Support from PC to HDC Re: Oak Grove Local Historic District

CITY OF
FAYETTEVILLE
ARKANSAS

Historic District Commission
Fayetteville, Arkansas

May 15, 2026

Chair Nick Werner & Fayetteville Planning Commission
City of Fayetteville, Arkansas

RE: Fayetteville Black Historic District

Dear Mr. Werner & Planning Commissioners,

The Historic District Commission is pleased to present to the Commission a petition for the creation of a local ordinance historic district, tentatively called the Fayetteville Black Historic District.

This proposed local historic district includes 36 buildings (2 churches, 1 community center, and 33 residences) consisting primarily of vernacular forms constructed primarily in the 1910s to 1960s. The area is highly significant for its association with Fayetteville's Black community post-emancipation to present. The area captures the highest concentration of properties associated with historic Black ownership, and some of the oldest remaining homes in Fayetteville. This local ordinance historic district would protect the significant history and unique vernacular architectural character from inappropriate alterations, demolitions, and incompatible new construction through the application of the *Secretary of the Interior's Standards.*

On December 31, 2026, the Long Range and Historic Preservation Planner was notified by the City Clerk Treasurer's office of a verified petition to propose a local historic district containing the required 51% of property owners in support.

In accordance with the Arkansas Historic Districts Act § 14-172-207 (attached) the Historic District Commission is forwarding this report for your consideration. The Planning Commission will have 60 days from receipt of this notice to provide a recommendation.

Thank you for your time and attention to this matter.

Respectfully,

Christine M. Myres

Christine Myres
Chair, Historic District Commission

CITY OF
FAYETTEVILLE
ARKANSAS

Black Historic Preservation Commission
Fayetteville, Arkansas

May 21, 2026

Chair Christine Myres & Fayetteville Historic District Commission
City of Fayetteville, Arkansas

RE: Fayetteville Black Historic District

Dear Ms. Myres & Historic District Commissioners,

While the Black Heritage Preservation Commission was not formally invited to comment on this matter as part of the current process outlined in the Arkansas Historic District Act, we believe it is important to speak given the Commission's charge to recognize, acknowledge, protect, and preserve Fayetteville's Black history and cultural resources.

The Commission wants to acknowledge the role of past planning efforts that caused harm to Fayetteville's historic Black community. The 1945 and 1968 plans treated established Black neighborhoods as expendable and reflected discriminatory attitudes and policies that failed to recognize the humanity, contributions, and cultural significance of Fayetteville's Black residents and the communities they built. Further, the long-term impacts of disinvestment, infrastructure neglect, displacement pressures, and generational loss have shaped the community over time and continue to impact the residents today.

We strongly support the creation of a historic district as an important step toward preserving this community's history, protecting its remaining historic resources, and ensuring that the stories of its residents are not forgotten. The boundary as proposed is a starting point from which a larger Black historic district can grow. We are impressed by the collaboration of the property owners and their dedication to preserving their neighborhood's history and we hope that over time others may choose to join the district as well.

Respectfully,

Lois D. Bryant

Lois Bryant
Chair, Black Heritage Preservation Commission

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: May 14, 2026

SUBJECT: **Proposed Fayetteville Black Local Historic District**

Background:
On December 31, 2025, the City Clerk-Treasurer's Office verified a resident-submitted petition to propose a local historic district referred to as "Spout Spring Historic District"[1]. The Clerk-Treasurer's office verified seventy-three (73) signatures out of the total of one-hundred forty-three (143) property owners within the proposed boundary. Their final calculation shows that 51% of property owners within the proposed district signed the petition. The required percentage of signatures according to the Arkansas Historic Districts Act is 51%.

Following the validation of signatures, staff began intensive research into the properties included within the boundary as submitted with the petition. Results from the Phase 1 Citywide Survey of Historic Properties and additional property research were used to develop this report. Since the petition was submitted with the intent of creating a local historic district associated with historically Black-owned properties, information about past owners was required beyond what was captured by the Phase 1 survey. Through a detailed review of deeds and property records available from the Washington County Assessor's Office, a chain of ownership was identified for each property (Exhibit D). Owner names were cross referenced with census records, archived city directories, newspaper articles, birth and death certificates, and obituaries to confirm the identity of the owner. From this research a list of historically Black owned properties was generated in support of the local historic district theme as submitted (Figure 3). Some properties did not have a documented history of Black ownership but had historic-age buildings associated with the 20th century working class neighborhood development in South Fayetteville, and these are discussed in a separate staff report and recommendation for the South Fayetteville Local Historic District.

April 9, 2026 Historic District Commission Meeting - Staff presented the initial report and findings on the proposed district to the Historic District Commission (HDC) at their April 9, 2026 regular meeting. Staff's recommendations for splitting the proposed historic district into two separate districts based on ownership history and recommendations from the Phase 1 Citywide Survey of Historic Properties were discussed in detail. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

The creation of local historic districts is supported by four elements of the City's *Heritage &*

[1] Due to the length of time spent on petition signature gathering, additional research and community meetings have made clear that "Spout Spring" is not a placename that the neighborhood and long-time residents support. Alternative names should be pursued and are discussed within this report. Until a formal name is agreed upon by the neighborhood, the neighborhood will be referred to broadly as the "Fayetteville Black Local Historic District."

Historic Preservation Plan adopted in July 2023:
Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

1.9	Plan Review	Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
1.10	Demolition Ordinance	Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.
3.7	Local Historic District Designation	Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

Boundary as Submitted:
The submitted boundary encompasses two areas located southeast of downtown (Figure 1). The northern section is roughly bound by East Spring Street, North Walnut Avenue, East Huntsville Road, and North Washington Avenue. The southern section is roughly bound by South Willow Avenue, East 7th Street, South College Avenue, and East South Street/East Huntsville Road.

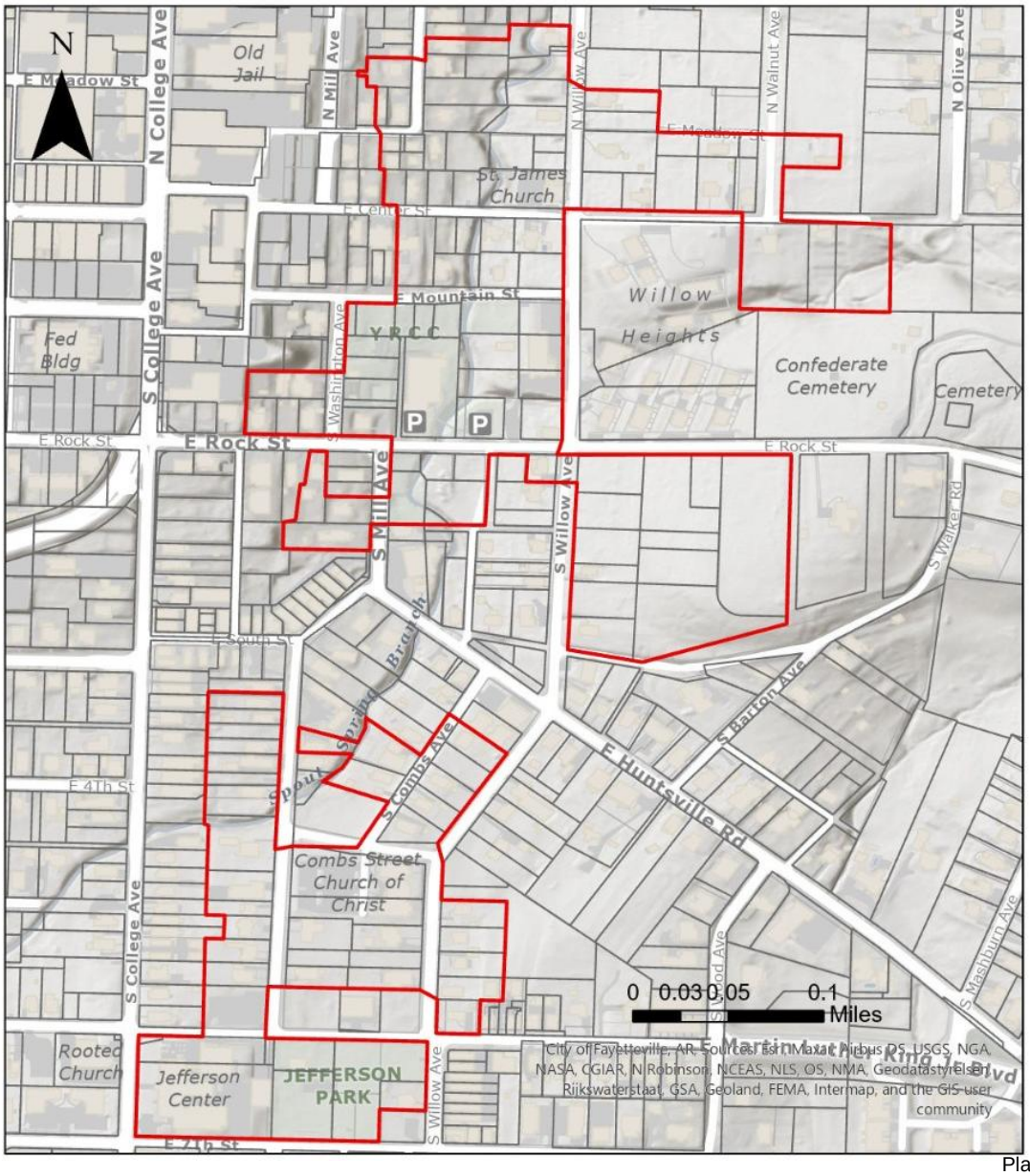


Figure 1. Proposed Local Historic District Boundary as submitted by petitioners shown in red.

Recommended Boundary:
Since the petition was submitted with the stated intent of creating a local historic district based on Black ownership, the boundary below is recommended to reflect properties that were historically Black-owned. Importantly, the recommendation below does not reflect in anyway on the historic owners or their importance to the community. This boundary is solely intended to capture the highest proportion of extant historically Black owned properties and align with the intent of a local historic district as established by the Arkansas Historic Districts Act.

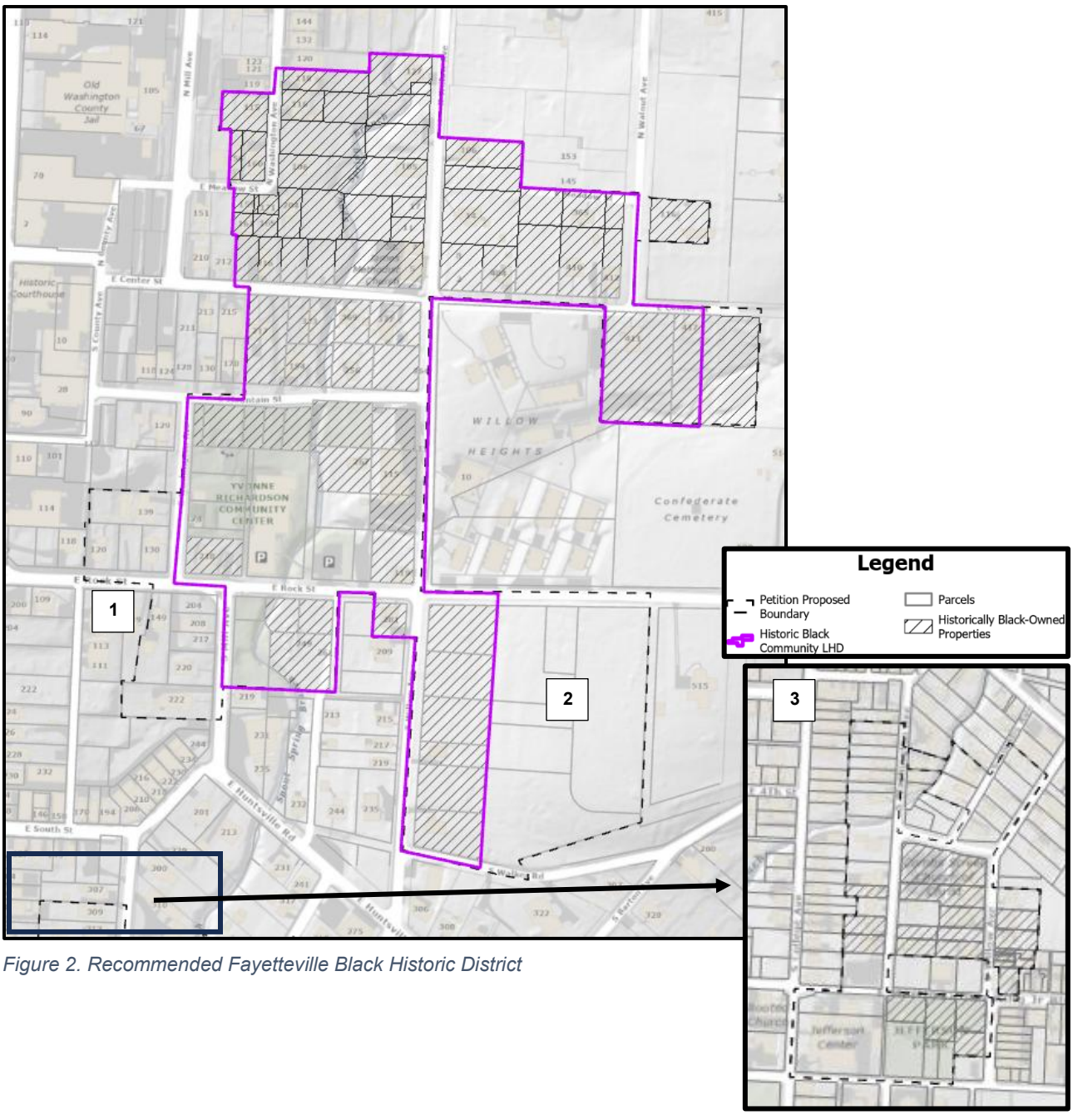


Figure 2. Recommended Fayetteville Black Historic District

Some properties within the submitted boundary are not recommended for inclusion in the Fayetteville Black Historic District as highlighted in Figure 2 and discussed below:

1. This area does not have a documented history of Black ownership. Although at least one property is currently in Black ownership, to make a historic association with the Black

community for the purposes of a local historic district, ownership would need to date to at least 1976 (50 years ago at time of writing). It is therefore recommended for inclusion in the South Fayetteville Historic District associated with 20th century working class history in Fayetteville.

2. This area did not have historic Black ownership as evidenced in deed records and was not historically improved. The properties are currently vacant.
3. This area represents an area more closely associated with 20th century working class Fayetteville's history and represents a racially diverse neighborhood from development to 1976. Though Black ownership at various times from around 1923 to 1976 and beyond is evident in the historic record, 21 out of 47 or 44.6% of properties were at one time Black-owned. This is significantly less than the 73 out of 85 properties, or 85.8%, of properties within the recommended Black Historic District area to the north. Further, 9 of the historically Black-owned properties within this area are vacant or contain new construction that do not convey the association with historic owners. The Jefferson School is located within this area and represents the story of the integration of Fayetteville's public schools. As noted below, the Jefferson School was constructed as a white-only elementary and was integrated in 1965.

History:
Since the petition was submitted with the intent of creating a local historic district in the context of Black historic occupation, much of this section of the report will speak to that history and use information from the *Historic Black Community of Southeast Fayetteville Historic Context Statement.*[2]

The history of Fayetteville's Black community reaches back to the settlement of Washington County when white migrants from the upper South brought Black enslaved persons with them in the 1830s. The number of enslaved people in Washington county increased from around 250 to 1,500 in 1860, with around 200 residing within Fayetteville.

Enslaved people built early Fayetteville, as they were heavily involved in the construction of homes and community buildings and contributed to the young town's economic success with their domestic and farm labor. Following emancipation, the Black population in Washington County dropped to just 674 people.[3] As Fayetteville reconstructed following Civil War occupation, many Black Fayettevillians found work as construction or mill workers, and soon a thriving Black community and economy was present in town. Although documenting early post-emancipation settlement is difficult due to the lack of clear records, by 1880 concentrations of Black families begin appearing in federal census records along what is now South Willow Street and East Mountain Street.[4] The establishment of the Henderson School and its replacement building provided an institutional anchor for the Black community along Olive Street. There was, however, not one centralized Black community until much later.

In the early 20th century, Black settlement in Fayetteville was less concentrated than it would become in the subsequent decades. Some Black residents continued to live in predominantly white residential areas, near their workplace. The majority, however, lived east and southeast of downtown. By the 1930s, many of the Black families who resided near the Henderson school had moved elsewhere. As Black families vacated or sold their homes in the area around the Henderson school, they were quickly replaced with white residences in what is now the Washington-Willow NRHP.

[2] Please see the full document on the City of Fayetteville website, https://www.fayetteville-ar.gov/4353/The-Historic-Black-Community-of-Southeas#docaccess-209b0e304faf6fbd29da1fc13588134416a21eb9d696c857a795637f8ae421e7.
[3] *Historic Black Community of Southeast Fayetteville Historic Context Statement,* 16.
[4] *Historic Context Statement,* 18.

Black residential patterns became increasingly clear through the early 20th century as two areas emerged south of the Henderson School. The first, represented by the northern portion of the petition boundary was roughly bound by Spring Street to the north, the courthouse to the west, Huntsville Road to the south, and Mount Sequoyah to the east. The second, between Huntsville Road and 4th Street, was more sparsely populated and is not represented in this petition boundary.[5] The area would become more developed and densely occupied by Black and white families in the mid-20th century as settlement generally moved south toward 7th Street. This trend was furthered when the Henderson School was replaced by the Lincoln School at the corner of East Center and South Willow in 1936.[6]

When the Lincoln School was constructed, Black students could remain in Fayetteville for their education through the 9th grade but still had to go elsewhere to finish high school. This coupled with the lack of career options meant that many Black students who left Fayetteville did not return to the community, a trend that lasted until the late 1960s. In 1954, seven Black students integrated Fayetteville High School. All were residents of the community east of downtown. Junior high schools followed, but it took eleven years before the elementary schools were desegregated in 1965. Children in the neighborhood were split between the formerly all-white Washington School and the Jefferson School.[7]

In addition to school segregation throughout the mid-twentieth century, city plans upheld the segregation of Fayetteville. The 1945 “A Master City Plan and Public Works Program for Fayetteville, Arkansas”, sponsored jointly by the Fayetteville Chamber of Commerce and Fayetteville City Council, called for the construction of U.S. Highway 71 through the neighborhood, following Willow Ave. and Spring Branch to the intersection of Maple and Mission. Part of the justification for the route was that “it would afford an opportunity to build roadside parks and parking area in what is now sub-standard housing districts.”, and that “the highway would not pass by important public buildings such as schools, hospitals, etc.” The historic St. James Methodist and Missionary Baptist churches as well as the Lincoln School were all on the proposed highway route. The plan also suggested that a Federal housing project be developed for the displaced Black residents, citing discriminatory justification that “when two races are mixed in a neighborhood all property loses value.” Though many of these proposals were never carried out, the proposal for the destruction of the Black community provides a clear picture of the white power structure’s view of the neighborhood. There was also an acknowledgement of the importance of Black labor within this plan, as new housing was intended to be as close to downtown businesses and industries as possible. This plan also revealed the city’s longstanding lack of investment in infrastructure within the community, with vague statements about the unsuitable residential area and admissions that the streets remained unpaved in 1945.[8]

While many of the projects proposed in the 1945 plan did not come to fruition, the neighborhood was subjected to many of the proposals of the 1968 “Program for Community Renewal” written by consulting planner James Vizzier. Like many urban renewal plans of the mid-20th century, the plan was paid for in part by a grant from the federal Urban Renewal Administration under the Housing Act of 1954. The plan noted that Fayetteville’s “general plan should be updated and expanded to include plans for community renewal.”, and further explained that, “…about 65% of the housing supply [in the city] might be susceptible to blight…Most of these improvements are

[5] These two areas are sometimes referred to as the Hollow and the Valley, though consensus on this from neighbors is not present from our community meetings.
[6] *Historic Context Statement*, 37.
[7] *Historic Context Statement*, 45-47.
[8] *Historic Context Statement*, 41-42.

in older neighborhoods where the units that must be cleared are deficient or dilapidated rather than sound." Vizzier counted 1,327 families to be displaced by public improvements for University expansion, street construction, hospitals or schools and playgrounds, while at the same time noting an imbalance between the cost of housing and family income. He laid out an ambitious and costly ($47,615,400 in 1968 dollars) plan for urban renewal in Fayetteville, most of which was never accomplished.

The report also provided insight into demographics and the built environment of southeast Fayetteville's Black community. The report stated that there were approximately 600 non-white residents of Fayetteville, about 100 of which were University of Arkansas students and 500 who were permanent residents. According to the report, in 1968, Black families comprised approximately 2.3% of Fayetteville's population and "80% live in substandard houses in one narrowly confined neighborhood." Though never identified by a name and described as "a small area east of the Fayetteville square," the document identified southeast Fayetteville as an area of blight, a slum area, and one of Fayetteville's "worst neighborhoods." Two-thirds of Black families owned their own home, though the report writers indicated that low wages prevented property owners from improving their property. Residents living along Willow Avenue were interviewed as part of a "Community Attitudes Survey," in which: "Most complaints were aimed at sanitary services, streets and drainage problems." The report also documented the increased movement of Black families into "the Valley": "Since 1960, however, Negro families have begun to move south of Huntsville Road in the neighborhood of Jefferson school." The closure of the Lincoln School and desegregation of the Jefferson School was likely a factor in the Black settlement in the area.

Changes to the Built Environment of Southeast Fayetteville

In the late 1960s and early 1970s, at least ten vacant and "substandard" houses in southeast Fayetteville were demolished, as documented by both Peter Kunkel and the City Code Compliance department. It appears that a handful of houses were also "brought up to standard," during this period, though it is unclear whether this was done at the owner's expense or through community and/or local government support. Present-day residents recalled that there were several instances in which the community rallied to assist residents whose homes were at risk of condemnation, under the leadership of Jessie Carr Bryant. While a full investigation of demolitions in the community has not been undertaken, it is clear from historic photographs, aerial images, and maps that many residences were demolished in the late 20th century, particularly along E. Mountain Street and E. Rock Street.[9] The Lincoln School was demolished shortly after its closure in 1965, and a public housing complex known as Willow Heights was constructed in its place by the early 1970s.

Following the desegregation of Fayetteville elementary schools and demolition of the Lincoln School in 1965, Black children in the community were split between two formerly all-white schools. Children who lived north of Center Street attended Washington Elementary, and children who lived south of Center Street attended Jefferson Elementary.[10]

Following the Civil Rights Movement, new opportunities emerged for Fayetteville's Black residents, including new freedoms to settle in other places of the city. Black families moved outside the historic Black community, but many others elected to stay in the community where they had been raised, and where generations of their families had lived. Today, many of the properties in the community are still owned by descendants of Fayetteville's historic Black community.

[9] *Historic Context Statement*, 51.
[10] *Historic Context Statement*, 46-47.

Neighborhood Architecture

Much of the proposed district is dominated by vernacular forms, including some of the oldest extant homes in Fayetteville. This aligns with the neighborhood's development history, which prioritized function over high style and used local materials. The earliest known homes were single pen or wood frame houses, which were typically square, but overhanging shed roofs and shed roof rear extensions were common. There are several examples of single pen houses, including the house at 216 E. Center Street. Another vernacular form, the double pen, is present in the district with an example at 160 E. Meadow Street. Bent houses are also present, with examples at 212 E. Center Street and 115 N. Washington Avenue. Gable front houses were a dominant folk form during the late 19th and early 20th centuries and several examples are present, including homes at 234 S. Willow Avenue and 256 E. Mountain Street.

A few native stone buildings are present in the neighborhood, with most of them concentrated in the southern section. An example in the northern portion includes the highly significant Webb's Café and boarding house at 105 N. Willow Avenue which was listed in the Green Book.

Other buildings associated with the historic Black community include educational and religious buildings. This includes the Henderson School, which is not within the proposed boundary and has since been modified into a single-family residence, and the St. James United Methodist Church constructed in 1884.

Please refer to the *Historic Black Community of Southeast Fayetteville Historic Context Statement* and property inventory below for additional detail on the architectural fabric of the neighborhood.[11]

Discussion:

The recommended district is highly significant for its association with Black property occupancy from emancipation, and ownership as reflected in the historic record as early as 1910 to 1976 and beyond (Criterion A).[12]

Historic Ownership:

Through careful review of deeds available through the Washington County Assessor's Office and digital archives, two clusters of properties associated with historic Black ownership became clear (Figure 3). The first is in the northern portion of the proposed boundary, where seventy-three (73) extant homes, demolished homes, and historically vacant properties owned and occupied by Black residents are located. In the southern portion of the proposed district, twenty-one (21) additional historically Black owned properties are present, in the area surrounding the Combs Street Church of Christ and East Martin Luther King Jr. Boulevard. As discussed above, this southern area represents an area closely associated with 20th century working class Fayetteville's history and represents a racially diverse neighborhood from development to 1976. Though Black ownership at various times from around 1923 to 1976 and beyond is evident in the historic record, 21 out of 47 or 44.6% of properties were at one time Black-owned. This is significantly less than the 73 out of 85 properties, or 85.8%, of properties within the recommended Fayetteville Black Historic District area to the north. Further, 9 of the historically Black-owned properties within this area are vacant or contain new construction that do not convey the association with historic owners.

[11] Please see the full document on the City of Fayetteville website, https://www.fayetteville-ar.gov/4353/The-Historic-Black-Community-of-Southeas#docaccess-209b0e304faf6fbd29da1fc13588134416a21eb9d696c857a795637f8ae421e7.

[12] It is important to note that Black individuals ownership may not be fully represented in the historic record through traditional means like mortgages and deeds. Individuals may have entered informal ownership contracts earlier than revealed by deed records. Reliance on typical historic documentary evidence has its limitations but is the most reliable source for understanding ownership patterns.

Of importance, there are likely other significant resources associated with Fayetteville's Black Heritage elsewhere in the city, which may be documented in future survey efforts or with future local historic district petitions. For example, Oaks Cemetery, the primary burial ground for Black residents for decades, is outside of the proposed boundary. There are also numerous local businesses and institutions associated with Black history in Fayetteville, and the current boundary does not reflect the full breadth of the Black community's contributions to the city's history.[13] A local historic district could be amended to add other properties in the future.

The creation of a local historic district associated with southeast Fayetteville's Historic Black Community aligns with recommendations from the Phase 1 Survey, which noted "many of the community's historic resources have been lost to demolition or new infill, and development pressure, deterioration, and lack of funding and resources for preservation and maintenance threaten the remaining resources." A local historic district could help protect the remaining buildings associated with Fayetteville's Black history.[14]

Areas that were not historically associated with Black ownership are not included in the recommended boundary. Many of these properties are recommended for inclusion in the South Fayetteville Local Historic District, which is associated with a broader history of the 20th century working class in Fayetteville, and is submitted for consideration separately.

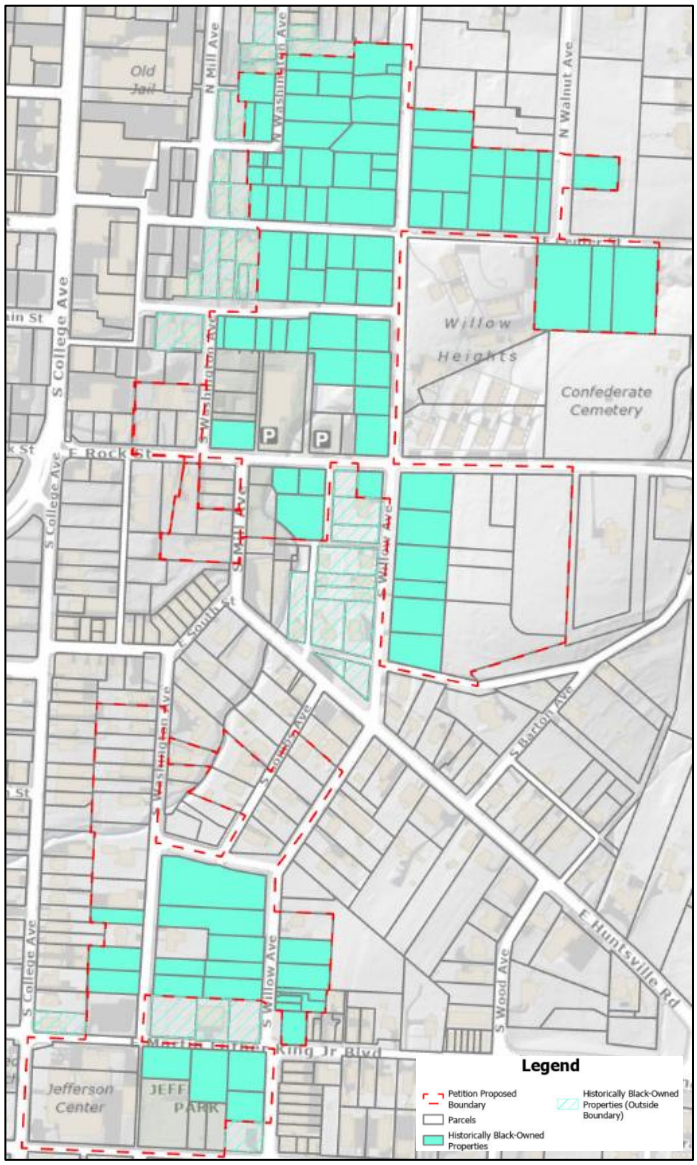


Figure 3. Historically Black-owned properties within and adjacent to the submitted boundary.

Property Regulations:

The intended purpose of a local historic district as permitted through the Arkansas Historic Districts Act is the protection of existing historic properties through regulation and review by staff and the Historic District Commission. Since there is a general distinction between the level of integrity of materials between the northern and southern areas, it may be appropriate to regulate them with different sets of design guidelines that provide greater flexibility for properties that have undergone alterations to materials, but still retain form, located primarily in the northern area recommended for consideration as a Fayetteville Black Historic District.

[13] Phase 1 Fayetteville Citywide Historic Resources Survey, 14.
[14] Phase 1 Survey, 15.

This area contains primarily vernacular architectural forms, which have undergone periodic alteration over time. Many homes in the area were originally small wood frame cottages with rear additions. As families grew or finances improved, homes would be improved and expanded upon. Though some of these changes happened during the historic period (pre-1976), many occurred after this time, impacting the integrity of the buildings when considered through a traditional historic preservation lens. These normal changes during the lifecycle of a home should be considered in context of the people who lived there, who had deep roots in the neighborhood, strong ties to their own heritage, and perhaps lacked the financial resources or opportunity to move elsewhere but still took great pride in maintaining and improving their homes.

It is important to consider that the overall form, design, and scale/massing of these homes are the most important character defining features. Buildings may have lost integrity of materials but are still largely able to convey their association with the historic Black community through the vernacular styles and forms present. Comparatively, the southern area subject to the petition and proposal holds a higher degree of integrity of design and materials, particularly with some of the Ozark Giraffe and Craftsman homes. Since there is a general distinction between the level of integrity of materials between the two areas, it may be appropriate to regulate them with different sets of design guidelines that provide greater flexibility for properties that have undergone alterations to materials but still retain a vernacular form and modest scale.

Public Comment:
Staff held two community meetings at the Yvonne Richardson Community Center on March 18th and April 12th. At the meetings, attendees (12 and 15 individuals, respectively) asked clarifying questions and expressed a general desire to tell the full story of the neighborhood including where there were once Black-owned homes that are no longer extant. We offered a dot voting exercise where attendees were asked whether they preferred property regulations only (5), a formal acknowledgement of history only (10), or both (12). No statements in opposition to the creation of the district or inclusion of a property have been received by staff as of writing.

Recommendation:
Based upon the findings in this report, staff recommends two approaches to fully honor and document the significance of the areas within the proposal:

1. Adopt an alternative boundary for the **Fayetteville Black Historic District** as shown in Exhibit E below and forward for review by the Planning Commission and SHPO. This district boundary centers on the area with the highest concentration of historic Black ownership and aligns with the purpose of a local historic district – to protect existing historic resources. Acknowledging that this approach is inherently inequitable for communities who have had their properties taken due to urban renewal, lack of access to financial resources, and forced removal from the community to pursue greater socio-economic opportunities, a recognition of the full extent of the historic Black community is warranted and discussed below.

2. This recommendation is not directly related to the authority of the Historic District Commission as outlined by the Arkansas Historic Districts Act, but would honor the full history of the historic Black community in southeast Fayetteville. In discussions with community members, it became clear that a formal statement of recognition of the historic Black community and their contributions to city history is desired and warranted. Since a local historic district is intended to protect extant historic structures, a district is not the most equitable tool to recognize a community's full history, especially when the physical reminders of that history have been erased. A **Proclamation or Resolution**

recognizing the historic Black community and the accomplishments of its residents could honor the history of this place where other regulatory tools are not an appropriate approach. This proclamation could:

a. Acknowledge the full extent of the Historic Black Community in Southeast Fayetteville, from emancipation to present.
b. Honor the lives of our historic neighbors who survived enslavement in Fayetteville and remained in the community, creating a lasting impact in the neighborhoods, schools, businesses, and the history of Fayetteville.
c. Direct the renaming of “Spout Spring Branch” to it’s historic name “the Branch” and acknowledge that the creek’s name was changed without the input of the residents who built their neighborhood around the waterway. This renaming has contributed to the use of white placenames for a Black community without the community’s input or consent.
d. Acknowledge that “Spout Spring” is not the name that the community refers to itself as, and direct that the name will not be used in any future City documents except in reference to the 1971 sociological text by Peter Kinkel which used the moniker as a pseudonym for the community.
e. Initiate the merger of the Black Heritage Preservation Commission with the Historic District Commission so that additional Black representation on the administrative body for local historic districts can be achieved.

Recommended Motion:
“I move to forward the proposal for the Fayetteville Black Historic District to the Planning Commission and the State Historic Preservation Office for consideration and comment.”

Attachments:

- Exhibit A: Excerpt from Arkansas Historic Districts Act
- Exhibit B: City Clerk Treasurer Verification Letter
- Exhibit C: Inventory of Properties
- Exhibit D: Deed History
- Exhibit E: Recommended Local Historic District Boundary

14-172-203. Applicability.

None of the provisions of this subchapter shall be in operation until and unless:

(1) There shall have been filed, with the clerk of the city, town, or county in which an historic district is contemplated, a petition signed by a majority in numbers of the property owners within the proposed historic district agreeing that their property shall be included in the historic district; or

(2) The boundaries of the proposed historic district are identical to and encompass the area of a National Register of Historic Places Historic District as certified by the United States Department of the Interior.

History. Acts 1963, No. 484, § 10; 1965, No. 170, § 2; 1979, No. 371, § 1; A.S.A. 1947, § 19-5010; Acts 1993, No. 194, § 1

14-172-207. Establishment of historic districts.

By ordinance adopted by vote of the governing body thereof, any city, town, or county may establish historic districts and may make appropriations for the purpose of carrying out the provisions of this subchapter, subject to the following provisions:

(1)(A)(i) An historic district commission, established as provided in § 14-172-206, shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program, a division of the Department of Arkansas Heritage, to the planning commission of the municipality or county, if any, and in the absence of such commission, to the governing body of the municipality or county for its consideration and recommendation.

(ii) Each such body or individual shall give its recommendation to the historic district commission within sixty (60) days from the date of receipt of the report.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(ii) Failure to make recommendations within sixty (60) days after the date of receipt shall be taken as approval of the report of the commission.

(2)(A) The commission shall hold a public hearing on the establishment of a proposed historic district after giving notice of the hearing by publication in a newspaper of general circulation in the municipality or county once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing.

(B) The notice shall include the time and place of the hearing, specify the purpose, and describe the boundaries of the proposed historic district.

(3)(A) The commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the municipality or county within sixty (60) days after the public hearing.

(B) The report shall contain the following:

(i) A complete description of the area or areas to be included in the historic district. Any single historic district may embrace noncontiguous lands;

(ii) A map showing the exact boundaries of the area to be included within the proposed district;

(iii) A proposed ordinance designed to implement the provisions of this subchapter; and

(iv) Such other matters as the commission may deem necessary and advisable.

(4) The governing body of the municipality or county, after reviewing the report of the commission, shall take one (1) of the following steps:

(A) Accept the report of the commission and enact an ordinance to carry out the provisions of this subchapter;

(B) Return the report to the commission, with such amendments and revisions thereto as it may deem advisable, for consideration by the commission and a further report to the governing body of the municipality or county within ninety (90) days of such return; or

(C) Reject the report of the commission, stating its reasons therefore, and discharge the commission.

(5) The commission established under the provisions of this subchapter, by following the procedures set out in subdivisions (2) to (4), inclusive, of this section, may, from time to time, suggest proposed amendments to any ordinance adopted under this section or suggest additional ordinances to be adopted under this section.

History. Acts 1963, No. 484, § 3; 1965, No. 170, § 1; 1977, No. 480, § 11; A.S.A. 1947, § 19- 5003; Acts 1993, No. 194, § 3.

Office of the City Clerk Treasurer

Kara Paxton – City Clerk Treasurer
Courtney Spohn – Senior Deputy City Clerk

Phone: 479-575-8323
cityclerk@fayetteville-ar.gov

113 W. Mountain Street
Fayetteville, Arkansas 72701

December 31, 2025

Re: Proposed Historic District – SE Fayetteville Historic District

After a detailed review of the Arkansas Historic Districts Act, deed records, and petition signatures, our office has verified that there are enough signatures to meet the required threshold of 51%. Our team was able to verify seventy-three (73) signatures out of a total of one-hundred forty-three (143) property owners within the proposed boundary. Our final calculation shows that 51% of property owners within the proposed historic district signed the petition. Based upon the dates located on the petition pages, the timeframe that these signatures were collected was 10/2024 – 12/2025.

Respectfully,

Kara Paxton

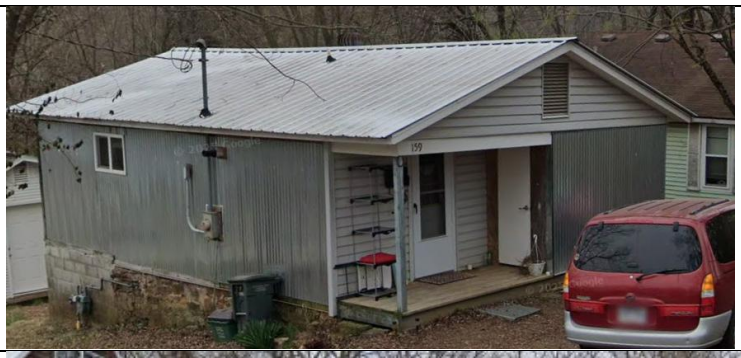
Kara Paxton, MMC, CAMC
City Clerk Treasurer

Properties:
All photos from Google Streetview (March 2025) unless otherwise noted.

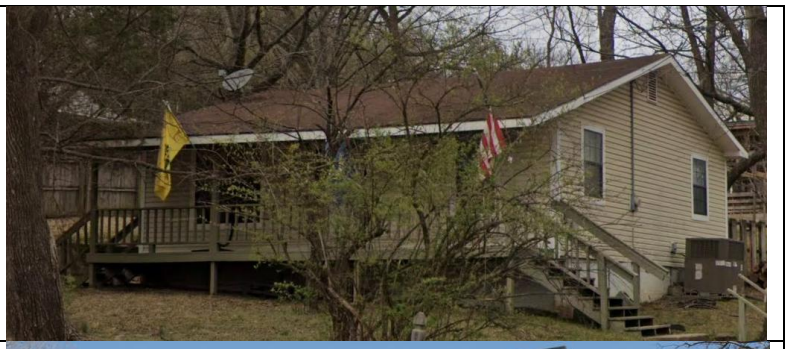
Address	Photo
216 E. Center Date of Construction: c.1910 Style/Form: Single Pen Association(s): Potentially one of the oldest buildings in the area depicted on early aerial photos. Charles Means, Laquita Perry Means Jake & Velma Perry, Esora Savage, Frank Whitney. Contributing to Local Historic District: Y Preservation Priority: High	
217 E. Center Date of Construction: c.1965 Style/Form: Split Level Association(s): Jake & Velma Perry. Contributing to Local Historic District: Y Preservation Priority: High	
323 E. Center Date of Construction: c.1940 Style/Form: Gable Front Association(s): Lafayette & Dorothy Barker. Contributing to Local Historic District: Y Preservation Priority: High	
369 E. Center Date of Construction: c.1889 Style/Form: Gabled Ell/"Bent House" Association(s): Contributing to Local Historic District: Y Preservation Priority: Low	

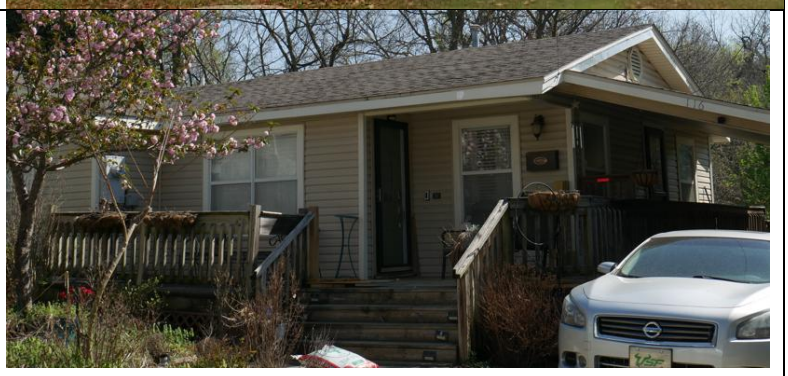
377 E. Center Date of Construction: c.1999 Contributing to Local Historic District: N Preservation Priority: N/A	
404 E. Center Date of Construction: c.1951 Style/Form: Gabled Ell/"Bent House" Association(s): Preston & Isabelle Lackey Contributing to Local Historic District: Y Preservation Priority: High	
410 E. Center Date of Construction: c.1920 Style/Form: Gabled Ell/"Bent House" Association(s): Louis Bryant Jr. and Jessie B. Bryant; Bill and Inez McPherson; Samuel and Lula Young Contributing to Local Historic District: Y Preservation Priority: High	
411 E. Center Date of Construction: c.1965 Style/Form: Side Gable Association(s): Romey & Thelma Thomason, Lois Dean Bryant. Contributing to Local Historic District: Y Preservation Priority: Moderate	

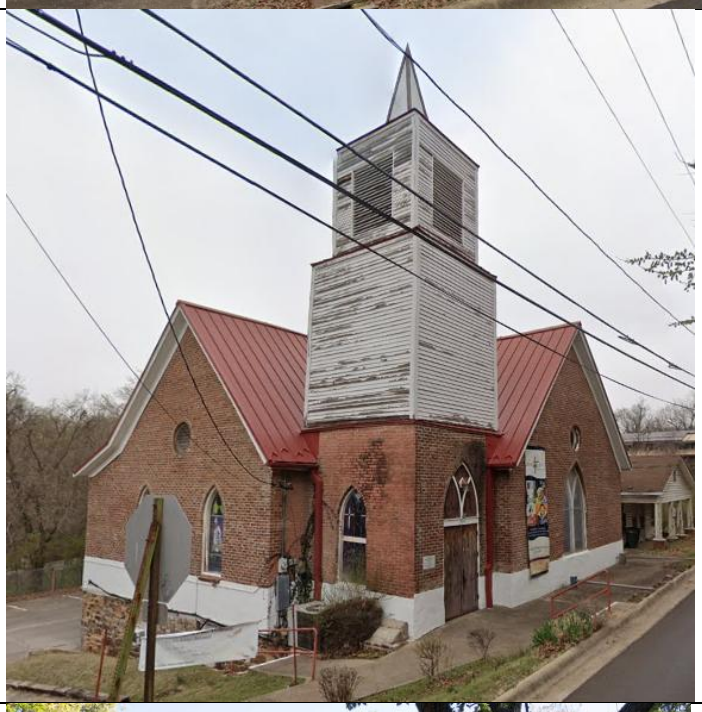
412 E. Center Date of Construction: c.1920 Style/Form: Front Gable Association(s): Home of Labe and Ballie Joiner, prominent early 20th century Black residents. On 1920 aerial. Jessie Bryant. Contributing to Local Historic District: Y Preservation Priority: High	
417 E. Center Date of Construction: c.1955 Style/Form: Minimal Traditional Association(s): Home of significant local Black residents Louis Bryant and Jessie Carr Bryant. Contributing to Local Historic District: Y Preservation Priority: High	
156 E. Meadow Date of Construction: c.1905 Style/Form: Gable Front Association(s): Hattie Bass, Josie Flowers, Gregory Flowers. Contributing to Local Historic District: N Preservation Priority: Low	

159 E. Meadow Date of Construction: c.1925 Style/Form: Gable Front Association(s): Hayden & Lettie Hall, Dorothy Buchanan. Contributing to Local Historic District: N Preservation Priority: Low	
160 E. Meadow Date of Construction: c.1940 Style/Form: Double Pen Association(s): Julia Berry; Irene Walton Contributing to Local Historic District: Y Preservation Priority: High	
161 E. Meadow Date of Construction: c.1915 Style/Form: Gable Front Association(s): James & Mary Jane Logan Contributing to Local Historic District: Y Preservation Priority: High	
204 E. Meadow Date of Construction: c.1915 Style/Form: Gable Front Association(s): Hattie Bass, Elizabeth Jackson, Charles Ruffin, Ben Walton, Irene Walton Contributing to Local Historic District: Y Preservation Priority: High	

365 E. Meadow Date of Construction: c.1995 Contributing to Local Historic District: N Preservation Priority: N/A	
194 E. Mountain Date of Construction: 2025 Style/Form: N/A Contributing to Local Historic District: N Preservation Priority: N/A	
256 E. Mountain Date of Construction: c.1915 Style/Form: Gable Front Association(s): Ivy & Alfred Hunter, Will York, Tom & Sallie Barnes, JD & Clara Barnes, Bobby & Sherry Barker. Contributing to Local Historic District: Y Preservation Priority: High	
267 E. Mountain Date of Construction: c.1963 Style/Form: Ranch Association(s): Charlie York, David Dart, Arnold & Alice Blackburn, Elva Blackburn. Contributing to Local Historic District: Y Preservation Priority: High	

218 E. Rock Date of Construction: c.1965 Style/Form: Side Gable Association(s): Not associated with historic Black ownership. Contributing to Local Historic District: N Preservation Priority: Low	
240 E. Rock Date of Construction: c.1965/2025 Association(s): Yvonne Richardson Community Center Contributing to Local Historic District: N Preservation Priority: N/A	
281 E. Rock Date of Construction: 2016 Contributing to Local Historic District: N Preservation Priority: N/A	
106 N. Washington Date of Construction: c.1959 Style/Form: Minimal Traditional Association(s): Osborn Cox, Maggie McDowell, Virginia Cravens. Contributing to Local Historic District: Y Preservation Priority: High	

115 N. Washington Date of Construction: c.1940 Style/Form: Minimal Traditional Association(s): Georgia Garrison, Erie Davis Stanton, William & Willie Deffebaugh. Contributing to Local Historic District: Y Preservation Priority: High	
116 N. Washington Date of Construction: c.1975 Style/Form: Minimal Traditional Association(s): Previously owned by Preston Lackey, one of the original seven students to integrate Fayetteville High School in 1954. Will York, Rufus & Rosa Torrence, Amos & Elnora Jackson, Preston & Isabell Lackey. Contributing to Local Historic District: Y Preservation Priority: Moderate	
118 N. Washington Date of Construction: c.1940 Style/Form: Gable Front Association(s): Henry Jordan, Leo Watson, Bennie Gene Watson. Contributing to Local Historic District: Y Preservation Priority: High	
115 S. Willow Date of Construction: c.1980s Style/Form: Contemporary Association(s): St. James Baptist Church. Replaced original 1927 church destroyed by fire in 1944. Contributing to Local Historic District: N Preservation Priority: N/A	

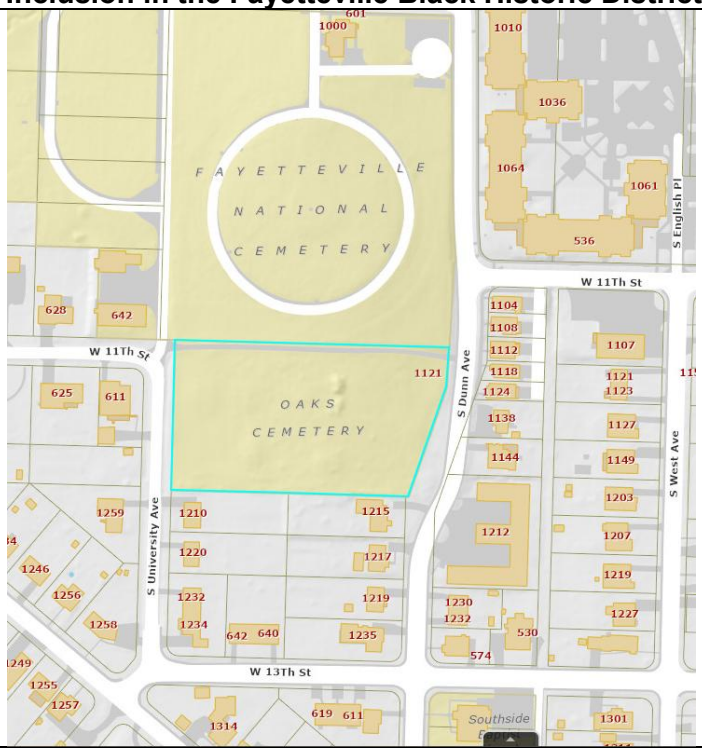
7 N. Willow Date of Construction: c.1915 Style/Form: Double Pen Association(s): Parsonage of St. James UMC Contributing to Local Historic District: Y Preservation Priority: Moderate	
7 N. Willow Date of Construction: c.1884 Association(s): St. James UMC Contributing to Local Historic District: Y Preservation Priority: High	
14 N. Willow Date of Construction: c.1910 Style/Form: Gable Front Association(s): Marden Carr, Charlotte Hayes, Kirk & Audrey Deffebaugh Contributing to Local Historic District: Y Preservation Priority: High	 *Photo by Post Oak Preservation Solutions*

105 N. Willow Date of Construction: c.1923 Style/Form: Rustic Association(s): Former Webb's Café (in the Negro Motorist's Green Book) Contributing to Local Historic District: Y Preservation Priority: High	 *Property as it appeared in 2023 (Google Streetview).*
106 N. Willow Date of Construction: c.1950 Style/Form: Ranch Association(s): Ozark Chapter #295 Order of the Eastern Star, Hill City Lodge #347, Elizabeth Buchanan, Tommie Flowers Davis. Contributing to Local Historic District: Y Preservation Priority: High	 *Photo by Post Oak Preservation Solutions*

127 N. Willow Date of Construction: c.1965 Style/Form: Minimal Traditional Association(s): Amanda Baylor Tuttle, Willie C. & Hazel Buchanan Contributing to Local Historic District: Y Preservation Priority: High	 *Photo by Post Oak Preservation Solutions*
119 S. Willow Date of Construction: c.1925 Style/Form: Gable Front Association(s): Ralph & Mary Rogers Contributing to Local Historic District: Y Preservation Priority: High	
218 S. Willow Date of Construction: 1994 Style/Form: Association(s): Contributing to Local Historic District: N Preservation Priority: N/A	

234 S. Willow Date of Construction: c.1905 Style/Form: Gable Front Association(s): Theopolis Hall Jr, Clara Hall, Loretta Blackburn Carr, Jack Carr Contributing to Local Historic District: Y Preservation Priority: Moderate	

Properties to Consider for Inclusion in the Fayetteville Black Historic District:

Oaks Cemetery (PID: 765-14935-010) Date: c. 1867-1963 Associations: Only purposefully planned Black cemetery in Fayetteville. Listed in ARHP in 2014.[15] Contributing to Local Historic District: Y Preservation Priority: High	

[15] J.B. Hogan, "Oaks Cemetery," Encyclopedia of Arkansas, June 16, 2023, accessed February 3, 2026, https://encyclopediaofarkansas.net/entries/oaks-cemetery-16676/.

East Mountain Cemetery (PID: 765-12817-000, 765-12817-001, 765-12817-002) Date: c.1840-1961 Association(s): Includes the burials of Black individuals who were enslaved and/or employed by the David Walker family along with burials of other white Fayetteville families. The property was included on Preserve Arkansas's 2025 Most Endangered Places List.[16] Contributing to Local Historic District: Y Preservation Priority: High	

[16] City of Fayetteville, *Historic Context Statement – The Historic Black Community of Southeast Fayetteville,* 15. Preserve Arkansas, "2025 Most Endangered Places," September 15, 2025, accessed February 3, 2026, https://preservearkansas.org/what-we-do/most-endangered-2025/.

District Deed Research

Note: Since the petition was submitted with the intent of forming a Black historic district, reasonable efforts were made to determine the race of individual property owners. Where Census records, city directories, obituaries, or other documentation confirmed, Black individuals are noted in purple. Only properties within the proposed district boundary are included in this document. Importantly, additional properties may have been Black occupied, but that information would not be captured by deeds and would require additional research outside of the scope of this project. Future research could use Census records to determine where Black renters were living within Fayetteville.

If information has been omitted or incorrectly identified, please reach out to longrangeplanning@fayetteville-ar.gov so we can update the record.

216 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
5.27.2016 - Present	2016/14969	Zachary J. Morgan	John Wayne & Nicole Jones
6.15.2007	2007/23636	John Wayne & Nicole Jones	Clearwater Investments Inc.
7.22.1994	94/44405	Charles Means & Laquita Perry Means	Jake B. & Velma Perry
8.29.1975	909/741	Jake B & Velma Perry	Mack T. Miner & Lula Faye Miner
9.8.1975	893/812	Mack T. Miner & Lula Faye Miner	Esora Savage
4.22.1944	339/194	Esora Savage	Carlos B. Hill
6.24.1942	328/91	Carlos B. Hill	Cecil Whitney (son of Frank Whitney)
9.18.1922	212/28	Frank Whitney	A.M & Mary E Byrnes
Note: Appears as A. Byrnes on 1908 Plat Map			
Sources: • Albert M. Byrnes, Irish carpenter and builder of many Fayetteville homes. https://www.findagrave.com/memorial/21607323/albert-michael-byrnes • Frank Whitney (buried in Oaks Cemetery)			

217 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
4.27.23	2023/10465	Reginald Perry Sr.	Perry
4.27.2023		Jake Perry Jr.; Tammy Perry' Reginald Perry Sr.	Perry
7.7.1976	909/741	Jake B & Velma Perry	Mack T. & Lula Miner
9.14.1946	394/50	Clementine Macklin Dowell	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
1.20.1948	386/588	Mark St. Clair Ellis & Rose St. John Mildmay Ellis	Hattie Macklin
11.22.1939	314/225	James & Hattie Macklin	Eli & Elizabeth Reed
Note: Appears as M. Cole on 1908 Plat Map *Additional research needed to clarify ownership between 1946 & 1976*			

323 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
12.7.2001	2001/161865	Lafayette Barker Jr.	
		Dorothy Barker; Lafayette Barker Jr.; Sandra Barker	Lafayette & Dorothy Barker
7.19.1949	411/326	Lafayette & Dorothy Barker	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
8.13.1941	320/433	Mark St. Clair Ellis & Rose St. John Mildmay Ellis	Frank Barr
2.16.1929	295/295	Frank Barr	Gordy & Laura Mason
2/25/1922	212/287	Gordy & Laura Mason	J. Dryden Parks
9.23.1921	201/607	J. Dryden Parks	E. F & Cener H. Ellis
Note: T. Joyce on 1908 Plat Map			

369 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
11.28.1984	1125/328	Linda K. Hendricks	Michael George & Susan Lynn Thurmond
5.18.1983	1078/387	Michael George & Susan Lynn Thurmond	John William & Jessie Lee Murphy; Irma Murphy Jewell (heir of Leta Taylor Murphy)
2.26.1946	359/176	E.M. & Leta T. Murphy	Virgil A. Cosby & Myrtle Cosby
2.17.1945	347/297	Virgil A. Cosby & Myrtle Cosby	Emma Lucile Dunn
		Emma Lucille Dunn	…

404 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
10.20.2000	2000/88529	Preston Lackey Jr et. Al.	Preston & Isabelle Lackey
3.10.1954	460/468	Preston & Isabelle Lackey	St. James Baptist Church

410 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
3.14.2008	2008/10097	Lois Dean Bryant	Louis Bryant Jr. & Jessie B. Bryant
3.10.1997	97/14456	Lois Bryant Jr. & Jessie B. Bryant	Bank of Fayetteville
10.8.1996	96/72574	Bank of Fayetteville	Bobby S. & Brenda Morgan
10.28.1995	95/59427	Bobby S. & Brenda Morgan	Bill & Inez McPherson
3.30.1960	535/33	Bill & Inez McPherson	Lula Manuel (devisee under the will of Samuel Young)

1.25.1919	180/174	Samuel & Lula Young	J.R. Williams and M.L. Williams

411 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
2011		Robert D. Walsh	HUD
1.30.1987	1212/207	Lois Dean Bryant	John E. Fahlen
2.6.1980	1212/206	John E. Fahlen	Irma Ellen Pinkston
11/11/1974	1212/205	Irma Ellen Pinkston	William Weston Rogers
6.14.1974	869/535	William Weston Rogers	Romey & Thelma Thomason
2.15.1967	697/150	Romey & Thelma Thomason	Fayetteville School District No. 1
Note: 1908 Plat Map JW Walker			

412 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
		Jessie Bryant	Labe & Ballie Joiner
10.23.1914	196/442	Labe Joiner	J.A. Ferguson
Note: 1908 Plat Map C.L. Lenbrook			

417 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
3.14.2008	2008/10096	Lois D. Bryant	Louis Bryant Jr.
8.22.1964	628/204	Louis Bryant Jr.	Estate of Eulalia Bell
9.1.1938	317/18	Richard & Eulalia Vann Bell	Lula Armstead
			…
- *Structure on 1908 plat map, potentially 1926 aerial and onward*			

322 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
8.18.1992	92/42012	Mary Ellen Worthy	Lorne & Thelma Worthy
8.18.1992	92/42012	Lorne & Thelma Worthy	Richard P. Arens & Carol Lynn Arens
8.23.1991	1433/685	Richard P. Arens & Carol Lynn Arens	Eoff & Co., Inc.
2.14.1990	1354/409	Eoff & Co., Inc.	Wade & Ida M Gabbard
6.11.1949	402/36	Wade & Ida M Gabbard	Carl W. Ledford & Ida M. Ledford
	400/299	Carl W. Ledford & Ida M. Ledford	John Everett Ward & Ethel Millie Ward
6.4.1947	379/453	John Everett Ward & Ethel Millie Ward	Effie Owens Jeffers (widow of W.H.Owens)
3.13.1942	322/426	Effie Owens Jeffers (widow of W.H.Owens)	Pat & Anna L. Johnson
10.1.1930	265/521	Pat & Anna L. Johnson	Fannie Walker
10.14.1929	264/248	Fannie Walker	J.F Hall
12.31.1928	250/471	J.F & M.P Hall	H.W. Wilks
2.10.1928	241/49	H.W. Wilks	O.E. Hinkle

11.22.22	213/110	O.E. & Mamie Hinkle	S.C.G. Freiley & Elsie Freiley
		S.C.G. Freiley & Elsie Freiley	
Note: 1908 Plat Map no owner listed, but house footprint present			
Sources: • Samuel Freiley listed as salesman at Washington County Hardware Company – residing at 32 S. Willow in 1920 Directory. • J.F. and Martha Hall operated a board and rooming house at 27 E. Rock St. in 1925 directory. • Pat Johnson circuit clerk of Washington County; Anna supervisor of nurses at City Hospital https://www.findagrave.com/memorial/141480007/pat-a-johnson#view-photo=238115045 • William Henry Owens was employee of First National Bank (death certificate) • John Everett Ward truck driver for wholesale grocer with $900 income (per 1940 census) • Wade Gabbard was Salesman at McCord-Ozark (1959 City directory); Ida operated a machine at a garment factory (1950 census) • Carl W. Ledford was a “common laborer” for the gas company			

338 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
6.3.2022	2022/19178	Allison & Andrew Brooks	Karl Friar
9.5.1979	1000/42	Karl & Joy Friar	Edward E. Pearson
8.3.1976	913/39	Edward E. Pearson	Lillian V. Cary (Herbert J. Cary)
8.29.1969	767/83	Lillian V. Cary Herbert J. Cary	D.F. Johnson & Mary J. Johnson
5.7.1960	539/2	D.F. Johnson & Mary J. Johnson	Hazel Wilson
7.16.1959	526/580	Hazel Wilson	Elizabeth Janes (…)
Note: 1908 Plat Map footprint looks different. Appears on 1930 sanborn map.			
Sources: • Elizabeth Janes listed as a teller at Fayetteville Building and Loan Assoc. and residing at 230 W. Meadow in 1959 City Directory, bookkeeper in 1920 directory residing at 111 E. Spring			

339 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
10.5.2020	2020/36972	CCar Properties	Cory Rogers & Amanda Cole
8.30.1995	95/45364	Cory Rogers & Amanda Cole	Richard H. Barrett II
6.11.1991	1418/930	Richard H. Barrett II	Melanie Blankenship
8.8.1985	1149/526	Melanie Blankenship	Trammell Scott Starr & Margaret Martin Starr
4.30.1979	987/943	Trammell Scott Starr & Margaret Martin Starr	R.L. Wommack & Mary Lou Wommack
2.16.1979	983/780	R.L. Wommack & Mary Lou Wommack	Charles & Pat Hoffman (…)

342 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
2.24.1994	94/12858	Karl Friar	Jane Huber
2/17/1992	93/9612	Jane Huber	Dessie Jarnagan

4/20/1945	348/185	Dessie Jarnagan & Ada Bell Jarnagan	Wayne & Edith Vail Brown
4/15/1937	320/35	Wayne & Edith Vail Brown	John R. & Arminta Vail
3/23/1935	285/185	John R. & Arminta Vail	George Buckley
12/27/1932	267/563	George Buckley	R. K. Hodges
		R. K. Hodges	(…)
Note: not on 1908 plat map			
• R. K. Hodge listed on Rock Street on 1925 directory, Rollston in 1920, Block in 1904			

344 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
3.31.1988	1263/884	Linda Joy Fox	A B Culy & Julie Krohn
7.2.1983	1080/372	A B Cully & Julie Krohn	James Hawkins
11.21.1975	1080/371	James Hawkins	E. Lamar & Donna Pettus
9.5.1975	893/823	E. Lamar & Donna Pettus	Tina Thurman (Elzie Thurman)
3.31.1960	843/242	Elzie Thurman	Claude A. & Winnie Woods Williams
11.20.1950	423/322	Claude A. & Winnie Woods Williams	Claude A. Williams Jr. & Helen Margaret Williams
12.2.1947	386/46	Claude A. Williams Jr. & Helen Margaret Williams	Fred & Hattie Ivey
3.21.1946	360/227	Fred & Hattie Ivey	WP & Ella May Ferguson
9.6.1945	352/22	WP & Ella May Ferguson	Arminta Vail (John R. Vail)
9.12.1936		John R & Arminta Vail	George Buckley
12.27.1932	267/563	George Buckley	R.K. & Elene Hodges
		RK & Elene Hodges	(…)

156 E. Meadow			
Date	**Book/Page**	**Grantee**	**Grantor**
5.19.2023	2023/12661	Mary Leverance	Dylan Hurd & Suki Lin
3.1.1999	99/19707	Dylan Hurd & Suki Lin	Mike Galbraith
4.20.1994	94/24996	Mike Galbraith	Joseph R. McCraney
8.25.1986	1191/66	Joseph R. McCraney	Gregory E. Flowers
12.30.1977	950/147	Gregory E. Flowers	Josie Flowers
10.27.1976	918/400	Josie Flowers	Hattie Bass
1.8.1974	862/644	Hattie Bass	Commissioner of State Lands [Oliver Booker]
3.7.1968	726/355	Lewis P. & Christine Johnson AND Harold B. & Ruth Johnson	Sarah Smith (deceased)
7.1.1948	396/450	Sarah Smith	E. F. Ellis
4.5.1930	272/25	E.F. Ellis	Commissioner of State Lands (…)
Note: 1908 Plat Map: Sarah Thomas			
• Gregory Flowers https://fayettevilleclassof76.com/2017/04/20/obituary-for-greg-flowers/			

159 E. Meadow			
Date	**Book/Page**	**Grantee**	**Grantor**
8.20.2015	2015/25920	John Sisemore & Selene Hillbrand	Robert Walsh
10.6.2008	2008/33198	Robert Walsh	Dorothy Buchanan
12.29.1976	920/36	Dorothy Buchanan	Hayden & Lettie Hall
12.22.1967	721/73	Hayden & Lettie Hall	Ark-La-Tex Land Company
3.12.1964	616/477	Ark-La-Tex Land Company	Monty Glorioso
1.31.1964	612/188	Monty Glorioso	Hayden & Lettie Hall
4.15.1950	473/241	Hayden & Lettie Hall	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes (…)
1908 Plat Map: A. Byrnes (no structures)			

160 E. Meadow			
Date	**Book/Page**	**Grantee**	**Grantor**
10.22.1983	1095/694	Bob Donaghe	Barbara Donaghe
10.11.1976	1149/793	Bob Donaghe Barbara Donaghe	Guido J. Romano & Toni A. Glover
8.24.1976	913/651	Guido J. Romano & Toni A. Glover	Irene Walton & Bervee Bettis (heirs of Julia Berry)
10.1.1937	301/505	Julia Berry	Home Owners' Loan Corporation (…)
1908 Plat Map: Sarah Thomas (different building footprint)			

161 E. Meadow			
Date	**Book/Page**	**Grantee**	**Grantor**
4.15.1950	477/249	James & Mary Jane Logan	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes
1908 Plat Map: A. Byrnes (no structures)			

204 E. Meadow			
Date	**Book/Page**	**Grantee**	**Grantor**
10.11.2022	2022/33771	Alex Strayhorn	Jackson B Cellers & Shelby R Johnson
8.20.2015	2015/23724	Jackson B Cellers & Shelby R Johnson	Autumn E. Done
2.3.2009	2009/3644	Autumn E. Done	Christopher C. Hicks
1.31.2006	2006/5004	Christopher C. Hicks	Cynthia Vanbibber
4.12.2001	2001/161388	Cynthia Vanbibber	Elizabeth B. Jackson & Charles D. Ruffin

7.16.1985	1150/65	Elizabeth B. Jackson & Charles D. Ruffin	John S. Poole
10.1.1982	1009/935	John S. Poole	Ben & Irene Walton
11.10.1972	841/731	Ben Walton	Hattie Parker Bass (…)
Not on 1908 Plat Map; land owned by JJ Leh(?) and Willians?			
•			

220 S. Mill Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
12.30.1993	94/810	Mary E. Carr	Coy & Bernice Durning
9.28.1983	1091/927	Coy & Bernice Durning	Alma Lane
7.2.1956	488/35	Alma Lane	R.C. & Myrtle J. Lane
12.26.1947	386/219	R.C. & Myrtle J. Lane	Fount Earl & Bertha Frederick
12.6.1943	386/200	Fount Earl & Bertha Frederick	Dixie McAdams
3.9.1936	292/394	Dixie McAdams	Bert & Emily Frances Atkinson
9.21.1928	250/141	Bert & Francis Atkinson	J.F. & M.P. Hall
9.20.1928	250/138	J.F. & M.P. Hall	J.E. Moore & Mary E. Moore
6.1.1928	241/372	J.E. Moore & Mary E. Moore	N. F. Drake
6.8.1927	239/278	N. F. Drake	Eliza Wilks (Chidester) & Lola Chidester
1.19.1910	144/395	Eliza Chidester	I.G. Combs & Martha A. Combs and WH & PJ Rollins (…)
• Alma Lane listed as machine operator at Oberman Mfg. Co. in 1959 Directory • Coy W. Durning listed as a baker at W.G. Shipley Backing in 1951			

222 S. Mill Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
10.15.20	2020/38475	Cindy Dewitt	Patrick & Victoria Carney
6.27.2014	2014/16334	Patrick & Victoria Carney	Marilyn S. Phillips
7.10.1989	1445/405	Marilyn S. Phillips	Joe & Angela Stevens
		Joe & Angela Stevens	Vickie Halperin & Howard Halperin
11.23.1984	1445/404	Howard Halperin	Linda Kay Hendricks
2.20.1981	1036/261	Linda Kay Hendricks	Charles E. & Barbara Hanks; E. Lamar Pettus & Donna C. Pettus; William Weston Rogers & Gloria Weston Rogers
8.8.1977	941/24	Charles E. Hanks	Mary Jane Serett (Guess)
7.15.1968	790/367	Mary Jane Guess	John P. Doyle
6.12.1967	790/366	John P. Doyle	Walter P. Rolniak & Mary Rolniak

11.4.1963	790/365	Walter P. Rolniak & Mary Rolniak	R.C. Harding & Ruth L. Harding
4.3.1958	505/389	R.C. Harding & Ruth L. Harding	Jennie E. Titus
5.5.1955	476/35	Jennie E. Titus Anna Tuller	Flossie Thurman
3.20.1952	441/576	Flossie Thurman	R.C. & M. J. Lane
4.15.1948	362/281	R.C. & M. J. Lane	Hettie B. Moore (J.F. Moore)
8.28.1937	298/378	Hettie B. Moore (J.F. Moore)	Richard B. Greer
8.28.1937	298/377	Richard B. Greer	Hettie B. Moore (J.F. Moore) (…)

- JF Moore funeral director residing at 331 N Highland in 1925 directory
- Robert C. Lane carpenter at manufacturing company; wife at home; son at dry cleaning company in 1950 census (at 222 Mill)
- Jennie Titus & Anna Tuller were sisters (single and widowed respectively) (1940 census)

256 E. Mountain St.			
Date	**Book/Page**	**Grantee**	**Grantor**
9.30.2022	2022/32232	Bobby Barker & Sherry Barker [Jerome Barker]	J D & Clara Barnes and Ulon Fae Barnes
3.27.1981	1037/119	J D & Clara Barnes and Ulon Fae Barnes	J D & Clara Barnes
8.29.1977	941/820	J D & Clara Barnes	Tom Barnes [Sallie Barnes, deceased]
10.10.1963	639/39	Tom Barnes & Sallie Barnes	Ernest E. & Jewell York; Ivy C. Hunter; Viola L. Holloway; Clarence E. & Marie York; Ruth L. Claypool; Doris L. Buchanan; Van E. & Sarah W. York [heirs of Will or William Nelson York]
11.17.1947	386/222	Will York	Ivy & Alfred Hunter
6.8.1940	316/201	Ivy & Alfred Hunter	Commissioner of State Lands (…)

the State of Arkansas, at a County Tax Collector's Sale for non-payment of the taxes due thereon for the year set forth below, to-wit:

NO. OF LOTS	ADDITION OR SUBDIVISION	YEAR FOR WHICH FORFEITED
13 A	(County Court Plat SW¼)	1913
13	(Sec. 15, 16 N. 30 W.)	1894

And. WHEREAS: After the expiration of the period of two years from the date of

- Alf Hunter porter at U of A Barber Shop in 1939 directory
- Will York “house boy” in private home, had lodgers living with them at 230 E Rock in 1940 census

267 E. Mountain St.			
Date	**Book/Page**	**Grantee**	**Grantor**

8.22.1989	1331/009	Elva Blackburn	Arnold & Alice Blackburn
10.6.1961	562/291	Arnold & Alice Blackburn	David Dart
8.23.1957	496/554	David Dart	Charlie York
4.15.1948	400/56	Charlie York	Commissioner of State Lands (…)

120 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
5.6.1992	92/23087	Terry J. Jones	Marcia May Apple & David Swenson
10.12.1984	1121/705	Marcia May Apple & David Swenson	Marcia May Apple [Green]
7.30.1975	888/888	Marcia May Green	Benny D. Moore & Carol L. Moore
10.17.1973	888/883	Benny D. Moore & Carol L. Moore	Jerry D. & Sharon Sweetser
10.20.1967	716/35	Jerry D. & Sharon Sweetser	Everett Buckner & Peggy Buckner
9.14.1966	689/456	Everett Buckner & Peggy Buckner	Jerry D. & Sharon Sweetser
11.16.1965	665/215	Jerry D. & Sharon Sweetser	Wade & Gladys Fincher; Chester & Dorothy House
10.21.1965	665/131	Wade & Gladys Fincher; Chester & Dorothy House	William Howard Morris & Dixie E. Morris
7.25.1949	402/518	William Howard Morris & Dixie E. Morris	Delbert P. Combs Jr. & Lora Sellick Combs
1.14.1946	358/427	Delbert P. Combs Jr. & Lora Sellick Combs	Lucy Leigh Brown
12.5.1945	355/424	Lucy Leigh Brown	Leo & Bonnie Jean House
1.25.1945	347/136	Leo & Bonnie Jean House	Lena Patterson
12.1.1942	331/7	Lena Patterson	Seba W. Jackson; Lylah Jackson
12.1.1939	331/7	Seba W. Jackson; Lylah Jackson	Grover & Lottie Couch
5.29.1933	171/408	Grover & Lottie Couch	Walter D. & Myrtle Lucas
4.13.1926	232/471	Walter D. & Myrtle Lucas	Odus & Essa Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (…)

Note: no structures 1908, 1919; structure on 1930 sanborn map

- Odus Brooks listed as a farmer in 1920 census, carpenter in 1930 census living at 334 S. Washington Ave.
- Grover Couch a mail carrier and Lottie a teacher residing at 112 S. College in 1930 Census, 1940 Census
- Seba & Lylah Jackson owned and managed a café according to 1940 census and lived at the address.
- Leo House salesman in 1940 census

- Delbert P. Combs worked in a service station 1950 census
- William Morris sales clerk at gas company 1950 census

130 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
10.28.2005	2005/48665	Jason & Robin Jones	Gary W. Paulk
1.9.1989	1305/110	Gary W. Paulk	Freddie Brooks; James E. Brooks
1.7.1987	1211/964	Freddie Brooks; James E. Brooks	Freddie Brooks; Carole Brooks
3.17.1921	190/513	Fred E. Brooks	Odus & Essie Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (…)
Note: no structures 1908, 1919; structure on 1930 sanborn map Home of local artist Jason Jones			

149 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
11.15.2006	2006/46754	Tyrene Jones; Jason C Jones	Helen P. Andrews; Paul T. Andrews
7.14.1956	489/318	Helen P. Andrews	Fred E. & Bessie C. Brooks
11.30.1944	344/168	Fred E. & Bessie C. Brooks	Roy E. Scott & Eunice Alta Scott
1.31.1938	332/13	Eunice Alta Scott	Charles H. Lang
9.5.1925	225/526	Charles H. Lang	J.D. Paris & F.E. Paris (…)
Note: Different structures on 1908 plat map; not on 1913 sanborn, 1919 sanborn, 1930 sanborn, 1948 sanborn; not on 1954 aerial; PRESENT on 1955 sanborn			

218 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
4.11.2025	2025/09429	Chad Delos Reyes	Braxton & Whitney Leichner (Leichner Homes LLC)
1.14.2019	2019/1327	Braxton & Whitney Leichner	Ken & Gayla Stahman
2.9.1995	95/6980	Ken & Gayla Stahman	Vickie Stout
8.24.1994	File No: 9400052191	Vickie Stout	Geneva Coutler (surviving spouse of Isaac Coutler)
10.28.1975	895/99	Isaac Coulter or Geneva Coulter*	Washington County Tax Sale (taxes 1969-1974) – Ruth E. Roberts (…)
Some evidence of an Isaac Coulter born in Fayetteville who registered in 1942 for draft who was Black. Unable to confirm beyond that.			

106 N. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**

6.28.2001	2001/308	Ruth C. Ingram; Joseph N. Cravens	Virginia Brown Cravens [heirs]
12.4.1986	1204/89	Virginia Brown Cravens	Joe Cravens
10.10.1984	1124/185	Joe Cravens	Virginia Brown Cravens
6.1.1955	476/342	Virginia Brown Cravens	Maggie McDowell
11.1.1947	384/415	Maggie McDowell	Osborn Cox
		Osborn Cox	…
Note: O. Cox listed on 1908 Plat map			

115 N. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
7.11.1951	431/433	William & Willie Deffebaugh	Huey & Zelma Bullington
5.29.1951	431/52	Huey & Zelma Bullington	Laura Parker [heir of Erie Davis Stanton]
3.1948	390/556	Erie Davis Stanton	Georgia Garrison
9.14.1933	268/308	Georgia Garrison	Pat & Anna L. Johnson
3.19.1928	241/154	Pat & Anna L. Johnson	Fannie Walker
7.152.1927	239/289	Fannie Walker	Sarah Reed Richardson [divorced wife of Charles Richardson]
1908 Plat Map C. Richardson			

116 N. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
1.23.1985	1157/357	Amos & Elnora Jackson	Preston Lloyd & Isabell Lackey
6.20.1980	1017/608	Preston Lloyd & Isabell Lackey	Amos & Elnora Jackson
3.2.1964	613/338	Amos & Elnora Jackson	Preston Lloyd & Isabell Lackey
8.18.1952	447/290	Preston Lloyd & Isabell Lackey	Rufus & Rosa Torrence
6.11.1947	379/563	Rufus & Rosa Torrence	Will York
3.6.1946	359/357	Will York	W.F. Luper
12.4.1944	344/175	W.F. Luper	Sewer Improvement District. No. 1 of the City of Fayetteville AR (purchased at foreclosure sale between 1927-1937)

118 N. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**

2.28.2003	265/5	Bennie Gene Watson	Leo Watson
11.17.1978	979/424	Leo Watson	Mary Ann Watson
5.1.1952	443/401	Leo Watson	Henry Jordan (wife Burtha Jordan, deceased)
6.16.1948	392/308	Henry Jordan	Roy W. & May R. Williams
10.2.1929	264/226	Roy W. & May R. Williams	Fannie Walker

-Sebe Tuttle (B) at 125 S. Washington in 1930 (not extant)

-Carl Buchanan (B) at 126 S. Washington in 1930 (not extant)

139 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
7/3/2006	2006/28047	William & Letitia Boscia	Letitia Jane Brooks
9.30.1983	1092/108	Letitia Jane Brooks	James C & Josephine L Brooks & Helen M & Joe L King
9.21.1983	1092/106	James C. Brooks & Helen M. King	William H. Bassett
		William H. Bassett	(…)
Notes: Additional research needed to determine ownership prior to William H. Bassett. building not on 1908 plat map/no name; on 1926 aerial; ON 1930 sanborn map			

309 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Note: multiple to 1977			
10.26.1977	942/863	Frankie & Geneva Rankin	Amos Dean Hughes & Sally Jean Hughes
5.2.1964	616/565	Amos Dean Hughes & Sally Jean Hughes	Owen Johnson & Gladys Johnson
9.11.1950	421/112	Owen Johnson & Gladys Johnson	Milton E. & Edith M. McCawley
11.2.1944	380/578	Milton E. & Edith M. McCawley	O.S. Hammond
2.9.1943	331/230	O.S. Hammond	Bertha Marie Cole
1.19.1943	331/164	Bertha Marie Cole	Clinton C. Cole
3.20.1936	294/302	Clinton C. Cole Bertha Marie Cole	Guaranty Building & Loan Assoc.
12.12.1935	291/598	Guaranty Building & Loan Assoc.	Commissioner of State Lands (…)
Note: on 1930 sanborn; on 1948 sanborn map; ON 1955 sanborn map • Owen Johnson employee at Ark W Gas Co. on 1950 census • Milton McCawley Maintenance man at gas co & Edith was “kitchen helper” at school cafeteria on 1950 census • Charlie & Marie Cole (W) listed at 317 in 1940 Census			

318 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**

Multiple to 2005			
10.24.2004	2005/19359	Rue Watts	Paul & Rue Watts
5.26.1949	446/258	Paul & Rue Watts	Mildred Salsbury
2.5.1949	398/28	Mildred Salsbury	Russell Salsbury Mildred Salsbury
2.23.1946	396/359	Russell Salsbury Mildred Salsbury	Beulah Ownbey
8.30.1937	301/428	Beulah Ownbey	First Natl. Bank Huntsville AR (…)
Note: I.G. Comb on 1908 plat map (no building); not on 1926 aerial; on 1941 aerial			

319 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
6.6.1994	94/36625	Lee-Fen Ko	Daniel G & Leslie A Coston
2.5.1988	1257/636	Daniel G & Leslie A Coston	Jo Ann Gervais
5.17.1983	1078/277	Jo Ann Gervais	James H. White Jr.
9.22.1978	973/421	James H. White Jr.	Amos Dean Hughes & Sally Jean Hughes
5.1.1969	760/221	Amos Dean Hughes & Sally Jean Hughes	Ruben A. & Velma J. Parden
3.22.1961	569/296	Ruben A. & Velma J. Parden	Richard H. McChristian & Marie McChristian
10.16.1950	423/92	Richard H. McChristian & Marie McChristian	Leo E. & Wilma N. Cole
4.22.1946	364/2	Leo E. & Wilma N. Cole	Frank & Maudie Kelly
12.1.1941	362/111	Frank & Maudie Kelly	Lorraine A. Williams
10.13.1941	321/500	Lorraine A. Williams	Commissioner of State Lands (…)
- Reuben parden listed as Fixer at Bear Brand Hosiery in 1959 city directory (W) - Richard McChristian was Assistant manager and security officer at First National Bank West Branch and Fayetteville police officer (death certificate) - Frank Kelly a farmer in 1950 census - Lorraine Williams listed as Home Counciler at gas company living with parents at Summit drive in 1950 census, lived at 320 S. Washington in 1930 census			

325 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1978			
2.14.1978	978/750	Clara A. Porter	Gregory L & Patsy Porter
2.14.1978	957/396	Gregory L & Patsy Porter	Clara A. Porter
7.21.1977	935/446	Clara A. Porter	Ervin A Porter
7.21.1977	935/445	Ervin & Clara A. Porter	Cecil R Chappell & Minnie E. Chappel
4.30.1965	645/403	Cecil R Chappell & Minnie E. Chappel	Claud & Grace Salsbury

10.16.1950	423/573	Claud & Grace Salsbury	W.B Shumate
11.10.1941	364/125	W.B Shumate	CL & Agnes Stoddart
11.10.1941	320/539	CL & Agnes Stoddart	Anna L & Pat Johnson
4.5.1938	305/382	Anna L Johnson	Richard B Greer
3.5.1938	305/189	Richard B Greer	Anna L Johnson & Pat Johnson (…)
- William B Shumate worked at Conoco Service Station and resided at address in 1947 Directory - Claud Salsbury a welder in 1950 census, operated Salsbury Garage in 1947 directory - Cecil R Chappel filling station manager in 1950 census			

411 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
7.6.1984	1113/379	Julis L & Verna Thompson	Clarence Rice
6.1984	1111/285	Clarence Rice	Sue & Virgle C. Harris; James & Cindy Rice
		Sue & Virgle C. Harris; James & Cindy Rice	(…)
1959 City Directory		Clarence & Viola Rice (at address)	
- 1959 Directory shows Clarence & Viola Rice residing at address, mechanic at Oberman Mfg. Co in 1957 directory. 1951 employee at OBerman Garment.			

439 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1987			
12.8.1986	1237/601	Ova Coke Armes	Carolyn Francis Funkhouser Bradford[heir of Cashmer Funkhouser]
1.28.1946	358/78	Cashmere Funkhouser	Clarence Rice & Viola Rice
9.12.1940	365/317	Clarence Rice & Viola Rice	First National Bank Fayetteville (…)

531 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
9.30.2004	2004/40776	Bertha Katherine Steward	Charlotte Hayes [heir of Ralph Hays Jr]
1.6.1940	315/253	Ralph L. Hayes & Lorraine Hayes	Chester Tuttle [heir of Sebel & Silva Tuttle]
1.31.1923	209/519	Sebel Tuttle	IG Combs & WH Morton
Note: “Sebe S. Tuttle” black male listed in 1930 census at 334 S. Washington Ave.			

532 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Owned/occupied Jerry and/or Carolyn Bradford to 1979			
		Carolyn Funkhouser Bradford	In family ownership
12.3.1945	355/193	Chrystal Funkhouser	Annex. No. 1 to South College Avenue Improvement District No. 1 of the City of Fayetteville (Ivan M Mayes, I.W. Guisinger & Roy A Scott)
This house could date to the 1920s as some structure is visible on the site in 1926 aerial imagery.			
- Cashmere & Crystal Funkhouser at address in 1947 & 1957. Cashmere car washer at Goff-McNeir Motor 57, lab at Cambells Gro in 47, mechanic at Goff-McNeir in 1955 - Cashmere died July 1973			

535 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous owners to 1979.			
4.17.1979	987/600	Rufus Torrence	Rosie Parker
9.20.1945	352/234	Rosie Parker	Guy M & Ruby S. Works
4.21.1944	338/572	Guy M & Ruby S. Works	Earl F. & Cener Ellen Craig
1.4.1944	338/156	Earl F. & Cener Ellen Craig	Lorraine A. Williams
1.21.1944		Lorraine A. Williams	Annex. No. 1 to South College Avenue Improvement District No. 1 of the City of Fayetteville
October 20, 1939		Annex. No. 1 to South College Avenue Improvement District No. 1 of the City of Fayetteville	(…)
- Unable to find record of sale to SCAID in 1939 or earlier records			

14 N. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
8.13.2004	2004/32802	Kirk & Audrey Deffebaugh	RRTC Property Investments
7/18/2002	2002/107238	RRTC Property Investments	Charlotte M. Hayes
5/14/1991	1414/284	Charlotte M. Hayes	Lola Jean Carr
7/23/1956	1009/720	Estate of Marden Carr	
7.23.1953	1009/720	Madren Carr	Commissioner of State Lands (…)
- In 1926 aerial imagery			

105 N. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
10/2/2007	2007/37554	Richard & Gladys Tiffany	Milver Investments
5.2.2006	2006/18378	Milver Investments	Dan Pinkley & Barbara Raborn
3/26/1993	28/15761	Dan Pinkley & Barbara Raborn	…
*additional research needed to clarify ownership between 1975 and 1993			
8/23/1975	893/525	Claude Ricks & Anne Virginia Ricks	Maxie & Nellie Skillens
10.26.1957	497/593	Maxie & Nellie Skillens	Sarah Smith
10.12.1954		Sarah Smith	JW & Emma Webb
9.28.1922	209/112	JW & Emma Webb	J. A. & Nannie Ferguson
- JA Ferguson owned in 1908, no structure on that lot in 1908 plat book			

106 N. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Tommie Flowers Davis from present to 2008.			
10.2.2006	2006/44117	Christopher D. Ruffin	Elizabeth Buchanan
2.19.1960	535/8	Elizabeth Buchanan	OZARK CHAPTER #295 OF THE ORDER OF THE EASTERN STAR (Trustees: Mattie Ballard, Louise Blackburn, Jessie Utley) and Hill City Lodge #347 (LG Buchanan, Rich Hall, and Major Blackburn)
7.18.1921	212/518	Hill City Lodge #347	Helen A. Duke & Annie D. Futrall (…)

119 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
3.2.1999	99/18916	Mary Rodgers	Ralph & Mary Rodgers
10.1.1987	1243/488	Ralph & Mary Rodgers	E. Lamar & Donna C. Pettus
6.22.1981	1044/372	E. Lamar & Donna C. Pettus	Joy Drummonds; JW Rollins & Ruby Jo Rollins; Thomas Rollins & Lorene Rollins
11.13.1978	979/341	JW Rollins & Ruby Jo Rollins; Thomas Rollins & Lorene Rollins	Joy Drummonds
11.13.1978	379/340	Joy Drummonds	JW Rollins & Ruby Jo Rollins; Thomas Rollins & Lorene Rollins

*additional research needed			JM Hendrix
6.24.1930	265/291	JM Hendrix	C.S. Tunstill
12.27.1927	255/72	C.S. Tunstill	WM York
11.21.1922	213/98	WM York	Ella Lehman
11.19.1921	205/85	Ella Lehman	Reuben B. Horton
5.22.1913	207/74	Reuben B. Horton	Commissioner of State Lands (…)
- 1908 Plat map shows property owned by RB Horton - Mary Ruth Barker Rodgers passed away 9.15.2009 - Ownership between Drummonds and Hendrix unclear – additional research is needed			

127 N. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
9.1.2010	2010/25738	Deborah, Bruce, Darren & Willie Jr. Buchanan	Estate of Willie Buchanan
8.2.1983	1087/653	Willie C. & Hazel Buchanan	S & K Development Corporation
9.26.1962	580/355	S & K Development Corporation	Amanda Baylor Tuttle
11.4.1922	206/366	Amanda Baylor Tuttle	Walter A. Whittle
12.20.1915	162/236	Walter A. Whittle	Katie Croenberger
2.13.1915	155/618	Katie Croenberger	William & Jane Lehman
3.29.1903	70/501	William & Jane Lehman	Leopold G. Baum
5/11/1902	S/351	Leopold G. Baum	Henry Kaiser
10/19/1901	P/476	Henry Kaiser	A.P. McRoy
11/27/1900	O/531	A.P. McRoy	(…)
- Amanda and John Tuttle at property in 1930 census. John listed as laborer on “odd jobs”.			

234 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
6.23.2021	2022/12377	Valerie Blackburn, et. Al.	Loretta Carr Estate
6.23.1988	1275/294	Loretta Blackburn Carr & Jack Carr	Clara J. Hall & Theopolis Hall Jr. (deceased)
4.12.1974	867/903	Clara J. Hall & Theopolis Hall Jr.	Madeline Oliver (…)
- 1925 Directory lists Frank M. Crouch at address - Additional research needed to find title earlier than Madeline Oliver			

437 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
5.14.2021	2021/18224	Rita F. Childress; Henry L. Childress; and Tony C. Childress	Estate of Henry Childress Jr.
6.19.1974	869/322	Henry Jr. & Christine Marie Childress	Robert & Daisy Rucker
12.30.1969	773/449	Robert & Daisy Rucker	Jack Richard Carr
12.22.1969	773/383	Jack Richard Carr	Alice Dennis
		Alice Dennis	…
1896		G.E. Norwood	…
- Alice Dennis (Black) listed here in 1950 census with Daisy Sims (Black) listed as head of house - Additional research needed to complete title chain after Alice Dennis (divorced – Ernest Williams Jr.?)			

440 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Pat Hennon & Diana Rivers to 1998			
9.21.1978	973/721	Diana Rivers & Marge McKinney	Alice Byars (W. T. Byars, deceased)
8.22.1947	382/49	W.T. & Alice Byars	Harry Lee Wilkinson; Loyd W. & Lilabelle Wilkinson
		Harry Lee Wilkinson; Loyd W. & Lilabelle Wilkinson	…
- DM Harbison listed in 1908 plat map - *Additional research needed to connect between Wilkinson & Harbison - Alice Byars listed at property on N. College in 1950 census – no work listed for her. William is listed as a bookkeeper at wholesale creamery (white)			

506 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Lafayette & Dorothy Barker owned since 1979.			
11.1.1969	773/222	"Layfatte" (Lafayette) and Dorothy Barker	Everette & Dera Fondren
9.30.1969	786/51	Everette & Dera Fondren	Heirs of William U. Nelson – Betty Lou Nelson, Myrna Jean Nelson McCarty, & Ann Nelson
6.3.1963	594/186	William U. & Betty Lou Nelson	Everette & Dera Fondren
4.20.1960	535/367	Everette & Dera Fondren	S.R. & Jane Williams
5.6.1954	461/260	S.R. & Jane Williams	Loren A. & Ione Brown
12.15.1952	447/443	Loren A. & Ione Brown	Harry G. & Vinita Wilkinson

9.7.1950	421/124	Harry G. & Vinita Wilkinson	Lloyd W. & Lilabelle Wilkinson
8.26.1957	382/92	Lloyd W. & Lilabelle Wilkinson	Harry Lee Wilkinson
5.23.1946	367/82	Harry Lee Wilkinson	Fred Ivey & Hattie Ivey (…)

- DM Harbison listed on 1908 Plat Map
- Additional research needed for title research after Fred and Hattie Ivey
- Fred Ivey listed in 1950 census as Car Dealer Manager Gas Station & Repair Shop
- S.R. listed as "lab" at Campbell Soup company residing at address in 1959 Directory. In 1955 & 1957 Directory listed as poultry worker at C.A. Swanson & Sons and residing at address. White per draft card dated 1942.
- William U. Nelson a laborer for highway department based on 1969 death certificate (white)
- Loren Brown listed as a barber in 1930 census (white), then residing at 411 S. School St. in 1950 barber living at 621 Leverett, 1947 Directory shows him as barber at UofA barber shop living at 621 Whitham Ave.
- H G Wilkinson owned/operated Wilkinson Hatchery & Milling Co. & Wilkinson Motor Company lived at 310 S. West Ave in 1947 Directory. Lloyd owned/operated Wilkinson Motor Company at 115 S. East Avenue w/family lived at RD2 in 1947 Directory.

514 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 2005.			
1.11.2005	2005/10913	GEC LLC; Four Sons LLC	Bobby Morgan
4.28.1962	895/622	Bobby L. & Roberta Morgan	Stella Cowan
7.10.1952	445/66	Stella Cowan	Clarence B. & Leona Bowman
9.13.1947	382/346	Clarence B. & Leona Bowman	Harry Lee Wilkinson; Lloyd W. & Lilabelle Wilkinson (…)

- Additional research needed to clarify ownership before Wilkinson family in 1947
- Roberta Lackey Morgan was one of the first students to integrate Fayetteville High School in 1954. https://www.bernafuneralhomes.com/obituaries/roberta-morgan-4/obituary
- Stella Cowan (white) listed at 422 N. Washington Ave in 1947 Directory and 1950 Census.
- Clarence B. Bowman (white) worked at DX Station (gas station) at 816 N. College and lived in Johnson according to 1947 Directory

619 S. Willow Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
5/17/2021	2021/21131	Virginia Denton; Ethel Smith; Melvin E. Smith; Martha Bradley; Billy E. Smith	Margaret V. Smith Estate
7/25/1964	629/302	Clarence & Margaret Smith	W.C. & Helen Louise Whitfield
5.26.1959	520/471	W.C. & Helen Louise Whitfield	Jennie Rogers
5.18.1929	261/115	Thomas J. & Jennie Rogers	Julia Turner (heir of Aaron Morrison) (…)

- Thomas J. Rogers lived at 246 E. 6th St. w/ Jenny according to 1955 Directory. No occupation listed. 1951 Directory, at 246 E. 3rd St. In 1939 Directory lived at 145 E. 3rd St, no occupation listed.
- Margaret V. Smith https://www.bernafuneralhomes.com/obituaries/margaret-smith-105/obituary

209 E. MLK			
Date	**Book/Page**	**Grantee**	**Grantor**
Potters House & School District to 1993.			
8.1978	913/220	Marie D. Chamblin, Georgianna Ross, Dorothy Harriet Jones (life estate for Zettia Ollison)	Zettia Ollison
8.31.1950	419/630	Zettia Ollison	S.W. Ferguson
1908 Plat Map		D.M. Harbison	(..)
- 1950 Census – Andrew Allison (black) porter at City Bank; Zetta cook at Fraternity House. 1955 Directory – Zetta Ollison cook at Washington Hotel lived at address (209 E. 6th).			

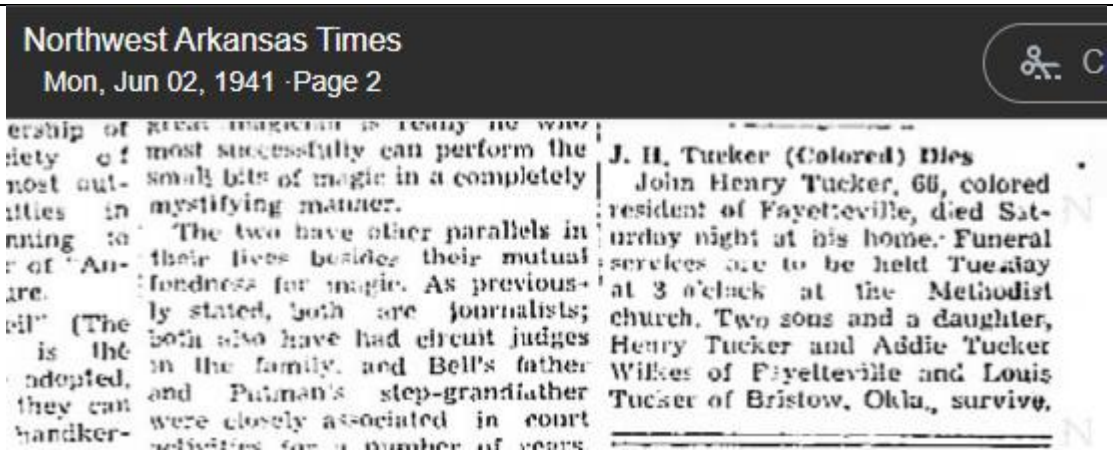
302 E. MLK			
Date	**Book/Page**	**Grantee**	**Grantor**
Martin Vasquez to 2003			
9.22.1999	99/82060	Drew & Shelly Lowrey	Mary Geraldine Wilks
1.2.1964	610/444	Mary Geraldine Wilks	Hal C. Douglas & Helen F. Douglas
10.14.1963	606/262	Hal C. Douglas & Helen F. Douglas	Herbert & Ida Boone
		Herbert & Ida Boone	…
- Additional research needed to determine ownership before Herbert & Ida Boone			

Vacant Property:

377 E. Center (not vacant but not same house)			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1997			
4.27.1998	98/36927	City of Fayetteville	Roberta M. Carr & Mary S. Carr
12.19.1980	107/799	Roberta M. Carr & Mary S. Carr	Linda Susan Roach (trustee)
11.25.1972	842/110	Linda Susan Roach (trustee)	Floid T. Brid & Jane B. Bird; Larry T. Bird & Mary Virginia Hopkins Bird

165 E. Meadow - *Demolished*			
Date	**Book/Page**	**Grantee**	**Grantor**

10.16.2025	2025/28922	James & Jacqui Leflar	Paul Brickman
4.7.2003	2003/21651	Paul Brickman	Cloteen Tucker
4.12.1950	461/240	Henry & Cloteen Tucker	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes
1908 Plat Map: A. Byrnes (no structures)			

- 

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most successfully can perform the small bits of magic in a completely mystifying manner.

The two have other parallels in their lives besides their mutual fondness for magic. As previously stated, both are journalists; both also have had circuit judges in the family, and Bell's father and Putman's step-grandfather were closely associated in court

J. H. Tucker (Colored) Dies

John Henry Tucker, 66, colored resident of Fayetteville, died Saturday night at his home. Funeral services are to be held Tuesday at 3 o'clock at the Methodist church. Two sons and a daughter, Henry Tucker and Addie Tucker Wilkes of Fayetteville and Louis Tucker of Bristow, Okla., survive.

171 E. Meadow - *Demolished*			
Date	**Book/Page**	**Grantee**	**Grantor**
10.16.25	2025/28922	James & Jacqui Leflar	Paul Brickman
4.7.2003	2003/21652	Paul Brickman	Cloteen Tucker
8.5.1974	873/793	Cloteen Tucker	Hatfield Development
3.29.1974	873/794	Hatfield Development	Roosevelt Willis & Eddie Willis Jr.
6.14.1973	849/514	Roosevelt Willis & Eddie Willis Jr.	Hattie Bass
10.24.1972	841/327	Hattie Bass	Helen Wilks
4.15.1950	471/285	Helen Wilks	Mark St. Clair Ellis
8.16.1924	206/598	Mark St. Clair Ellis	Albert M. & Mary E. Byrnes
1908 Plat Map: A. Byrnes (no structures)			

- https://www.diehl-whittaker.com/obituaries/helen-s-mama-maxwell

765-12731-000 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
6.2.1958	508/547	Carlos & Jewell Carr	Labe & Ballie Joiner
9.6.1951	508/546	Labe & Ballie Joiner	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
- *structure present in 1954 to 2004 aerial images, not in 1941 image*			

765-12733-000 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
8/7/2017	2017/PR-781-1	Vanessa Cook, et. Al	Bobby York
10/31/1957		York	Smith
- *structure present in 1926 to 2010 aerial images.*			

765-12703-000 E. Center			
Date	**Book/Page**	**Grantee**	**Grantor**
10/6/2008	2008/3198	Robert Walsh	Dorothy D. Buchanan
11/24/1995	95/67028	Dorothy D. Buchanan	Joe Bass (Hattie E. Bass)
7/16/1969	766/8	Hattie E. Bass	Ocie Mae Jordan
		…	
- *structure present from 1926 to 1978 aerial imagery*			

765-12739-000 (fmr. 221 E. Meadow)			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1991			
9.17.1991	1433/708	Charles Ruffin & Sylvester Jackson	
- *structure present in 1926 to 2000 aerial imagery*			

11 N. Willow - Demolished			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 2002			

9/16/2002	2009/30273	Carol S. Hertzog	Kenneth Wayne Morgan
12.13.1974	880/820	Sherman & Minerva Morgan	Sherman A. Morgan
3.14.1973	847/173	Sherman A. Morgan	Lila Mae Morgan
			…
- *structure present in 1926 to 2000 aerial imagery*			

17 N. Willow - Demolished			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 2006			
5.12.2006	2006/19242	Elizabeth Buchanan Jackson (survivor of Annie Peel)	Annie Peel (widow of Anthony Peel)
3.17.1937	297/248	Anthony & Annie Peel	Katie E. Wade
- *structure from at least 1941 to 2000 aerial imagery*			

765-12734-000			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1976	912/287	E. Lamar Pettus	Henry McGowen
4.30.1975	888/176	Henry McGowen	Bradford & Delma Jenkins
9.23.1971	847/697	Bradford & Delma Jenkins	J. Frank Broyles & Barbara D. Broyles
11.21.1962	641/337	J. Frank Broyles & Barbara D. Broyles	Bradford & Delma Jenkins
10.23.1962	607/4	Bradford & Delma Jenkins	Suzanne C. Lighton (estate of Sarah Smith)
10.16.1962	607/3	Estate of Sarah Smith	Nellie Skillens & Maxie Skillens
3.31.1954	460/520	Nellie Skillens & Maxie Skillens	J.W. Webb & Emma Webb
9.28.1928		J.W. Webb & Emma Webb	Nannie T. Ferguson (widow of J.A. Ferguson)
			…
- *structure present in 1926 to around 1978 aerial imagery*			

765-12699-000			
Date	**Book/Page**	**Grantee**	**Grantor**
9.29.1949	404/494	Theo & Mammie Hall	Walter A. Whittle
12.29.1915	162/236	Walter A. Whittle	Katie Croenberger

2.13.1915	155/618	Katie Croenberger	William & Jane Lehman
3.29.1903	70/501	William & Jane Lehman	Leopold G. Baum
5.11.1902	S/351	Leopold G. Baum	Henry Kaiser
10.19.1901	P/476	Henry Kaiser	A.P. McRoy
- *structure in 1926, unclear after that.*			

765-12746-000			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 2007			
8.14.2007	2007/32069	Redemption Deed - Taylor	
3.26.1971	805/176	Roy Lee Taylor & Sandra Ruth Taylor	Willie Mae Tatum
9.8.1971	556/306	Willie Mae Tatum	Lola Manuel (widow of Christopher Manuel)
		Christopher Manuel	
			…
- *structure 1954 to 1994*			

765-12745-000			
Date	**Book/Page**	**Grantee**	**Grantor**
9.8.2008	2008/30474	Glenda Deffebaugh, Phil Deffebaugh, Sarah Thrower	Jewell Carr
8.22.1972	837/473	Jewell Carr	Nellie Skillens & Maxie Skillens
9.5.1969	767/207	Nellie Skillens & Maxie Skillens	Opal Fisher
9.4.1969	767/206	Opal Fisher	Lola Manuel (Christopher Manuel)
			…
- *structure visible 1926-2004*			

765-12760-000			
Date	**Book/Page**	**Grantee**	**Grantor**
1/1/1987	87/PR-346	Sandra Ruth Carr Taylor, Et. Al.	
2.18.1944	398/553	Labe & Ballie Joiner	Will Carr
- *structure present 1926 to 1980*			

365 E MEADOW ST (house is new, not historic)			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1994			
3.10.1994		Habitat for Humanity Fayetteville	Jessie Bryant
2.16.1944	340F/22	Labe & Ballie Joiner	Arkansas Commissioner of Lands
- *structure 1954 to 1980*			

765-12760-010			
Date	**Book/Page**	**Grantee**	**Grantor**
8.26.1999	99/7798	Jessie Bryant & Lois Dean Bryant	Harold & Imogene Macdonald
8.26.1999	99/77797	Harold & Imogene Macdonald	Jessie Bryant
			…
- *structure 1941 to 1980 aerial imagery*			

765-06187-000 (116 N. Walnut)			
Date	**Book/Page**	**Grantee**	**Grantor**
2.16.2009	2012/2631	Alfonzo West & Sylvester Jean Craig	Ivory Mae Conley
7.17.1997	97/47986	Ivory Mae Conley & Othella West	Riley & Othella West
7/21/1964	627/80	Riley & Othella West	Walter & Delia May Thomas
3/21/1957	492/89	Walter & Delia May Thomas	Hallie Jean Knauss, John Raney Mayes, Jerry Otto Bollin, Richard Myron Mayes, and Bobby Joe Mayes
1.4.1927	236/249	John & Kathryne Mayes	H.K. & Katie S. Wade
			…
- *google streetview: house appears on 2007 image, but gone by 2013* - *aerial images show a structure in 1926 to 2010*			

765-03747-000			
Date	**Book/Page**	**Grantee**	**Grantor**

Cravens since 1970			
5.4.1970	841/899	Billy Jo Cravens	Angie M. Reynolds
4.1962	634/343	Angie M. Reynolds	Frank & Jessie Reynolds
8.8.1950	432/188	Frank & Jessie Reynolds	S.W. Ferguson
6.12.1950	417/626	S.W. Ferguson	Sewer Improvement District No. 1 of the City of Fayetteville
			…
- *possibly structure 1926 to 1965*			

765-12779-000			
Date	**Book/Page**	**Grantee**	**Grantor**
		Bobby Barker, Jerome Barker, Sherry Barnes Love	Ulon Fae Barnes
11.17.1975	895/693	Ulon Fae Barnes	McRoy, Inc.
8.25.1971	822/785	McRoy Inc	Jerome M. McRoy & Sylvia C. McRoy
3.31.1954	460/514	Jerome M. McRoy & Sylvia C. McRoy	Letty Jenkins (surviving wife of Catha Jenkins)
12.23.1930	285/258	Catha & Letty Jenkins	Grace E. Sanford & H.W. Sanford
9.21.1928	250/144	Grace E. Sanford	George & Rinday Fitzgerald
			…
1908 Plat Map		C.L. Netherland	
- *additional research needed to confirm ownership before 1928* - *building on 1908 plat map, 1926 to 1965 aerial image,*			

194 E. Mountain (765-12776-000) – New house, original house demolished			
Date	**Book/Page**	**Grantee**	**Grantor**
5.12.2023	2023/12127	Frederick Cantabery & Lori Pope	Bobby Barker, Jerome Barker, Sherry Barnes Love
5.14.1993	93/27793	Ulon Fae Barnes	Washington County AR
11.29.1973	861/960	Washington County AR	Bobby Bass
4.12.1948	392/149	Bobby Bass	Ottis Parker
11.7.1924	201/401	Ottis Parker	Hunter Adams
11.29.1947	392/147	Hunter Adams	Mark St. Clair Ellis & Rose St. John Mildmay Ellis
5.9.1922	220/402	Hunter Adams	Venie B Parks (JD Parks)

6.26.1917	170/450	JD Parks	Commissioner of State Lands (for land forfeited 1913)
1908 Plat Map – T. Joyce			
- *1908 plat map structure to rear of lot (near Center St.)* - *Structure in aerial images 1926-1965*			

765-12805-000			
Date	**Book/Page**	**Grantee**	**Grantor**
10.13.2021	2021/41049	City of Fayetteville	Heirs of Will York
8.28.1944	376/363	W.M. York	Frank & Pearl Williams
5.19.1944	340F/72	Frank & Pearl Williams	Commissioner of State Lands (for lands forfeited in 1922)
- *Structure 1926 to 1941 – looks like the structure on this lot may have been removed and the lot became the front yard for the lot south, which had a house.* - *1906 plat map structure: G. Stroman*			

765-12799-001			
Date	**Book/Page**	**Grantee**	**Grantor**
8.22.1996	96/55123	City of Fayetteville	Ronald & Marsha Woodruff
12.8.1995	95/66739	Ronald & Marsha Woodruff	Joe Thompson
			…
- *Additional research needed to confirm ownership pre-1995* - *Structure in 1926 – 1994* - *1908 Plat map, structure near rear of lot: L. Young*			

765-12799-000			
Date	**Book/Page**	**Grantee**	**Grantor**
10.22.1999	99/96119	City of Fayetteville	Ernestine D. Carr & Ann Wright
5.19.1999	99/46325	Ernestine D. Carr & Ann Wright	Mary Williams (fmr. Mary Woods Nations), Lonnie Ray Williams, Linda Woods
			…
- *Additional research needed to confirm when Mary & Linda inherited the property* - *Structure in 1926 to 1998 on aerial images*			

765-12798-000			
Date	**Book/Page**	**Grantee**	**Grantor**
7.22.1999	99/67651	City of Fayetteville	Mary Williams & Linda Woods
5.19.1999	99/46326	Mary Williams & Linda Woods	Ernestine D. Carr & Ann Wright
5.21.1998	98/43391	Ernestine D. Carr & Ann Wright	Roberta Drake Weaver & Ernestine D. Carr
12.17.1986	1205/795	Roberta Drake Weaver & Ernestine D. Carr	Roberta Drake Weaver
		Roberta Drake Weaver	Mary Woods Nations & Linda J. Woods
- *Additional research needed to confirm when Mary & Linda inherited the property* - *Structure in 1926 to 1998 on aerial images*			

765-12800-000			
Date	**Book/Page**	**Grantee**	**Grantor**
4.30.1994	94/26793	City of Fayetteville	Walter R. Niblock
3.13.1967	698/62	Walter R. Niblock	Lewis Ford Sales Inc.
11.14.1966 (Foreclosure)	690/343	Lewis Ford Sales Inc.	Lloyd McConnell (defendant: Loretta Blackburn (heir of Tilda Blackburn & Willie Blackburn))
3.11.1958 (Mortgage)	506/466	Tilda Blackburn	Abshier-Bryan Motor Company
4.11.1946	362/233	Tilda Blackburn & Willie Blackburn	Rex W. Perkins & Georgia May Perkins
9.15.1945	353/141	Rex W. Perkins & Georgia May Perkins	Herbert A. Lewis, Gertrude Lewis
5.18.1945	352/133	Herbert A. Lewis	Tilda Blackburn (widow of James Blackburn) & Willie Blackburn
9.12.1921	197/596	James Blackburn	Sarah C. Thomas
		…	
- *Structure present on 1926 aerial map, then appears gone in 1980. Another building by 1994? Then gone in 2000.* - *Sarah Thomas lived at 404 Washington in 1910 & 1920 Census*			

765-06328-000

Date	Book/Page	Grantee	Grantor
9.6.2022	2022/35132	Tommie Flowers Davis Trust	Josie Lee Flowers and Gregory Flowers
1.5.2016	2016/353	Josie Lee Flowers and Gregory Flowers	George Flowers
10.26.1978	1069/192	George Flowers	Claude Curry & Norma Curry
7.8.1965	653/297	Claude Curry & Norma Curry	Fredie Gene Warford & Linda Louise Warford
9.9.1963	600/183	Fredie Gene Warford & Linda Louise Warford	Harvey Warford & Mildred Warford
11.17.1959	531/400	Harvey Warford & Mildred Warford	Nancy Warford
12.10.1953	460/148	Nancy Warford	Jim Warford
11.13.1953	458/578	Jim Warford	S.W. Ferguson
6.12.1950	417/262	S.W. Ferguson	Land purchased at foreclosure (1927-1942) by Sewer Improvement District No. 1
- *1908 Plat Map shows structure (lot not split)* - *Structure in 1926 – 1965 aerial images*			

765-06327-000			
Date	**Book/Page**	**Grantee**	**Grantor**
7.8.1988	1291/332	Amy Mayfield	Mary Ann Clark & Amy Mayfield
2.20.1975	882/66	Mary Ann Clark & Amy Mayfield	Mabel Mayfield
5.26.1970	784/160	Mabel Mayfield	Phil L. Deal & Jo C. Deal
4.8.1964	616/287	Phil L. Deal & Jo C. Deal	BB Holland & Pearl Holland
11.27.1963	607/388	BB Holland & Pearl Holland	Fred Church (surviving spouse of Grace Church)
3.24.1954	460/465	Fred Church and Grace Church	Willard Curry & Kathryn Curry
12.3.1953	459/62	Willard Curry & Kathryn Curry	Nancy Warford
12.27.1946	376/191	Nancy Warford	Millard & Farol Brown
10.7.1940	317/473	Millard & Farol Brown	Ben and Belle Wages
7.3.1940	316/316	Ben and Belle Wages	Kelley Brothers Lumber Company
3.15.1937	297/209	Kelley Brothers Lumber Company	State Land Commissioner (for lands forfeited 1933)
		…	
- *1908 Plat Map shows structure (lot not split)* - *Structure in 1926 – 1978 aerial images (definitely gone by 1994)*			

765-06329-000			
Date	**Book/Page**	**Grantee**	**Grantor**
9.6.2022	2022/35132	Tommie Flowers Davis Trust	Josie Lee Flowers and Gregory Flowers
1.5.2016	2016/353	Josie Lee Flowers and Gregory Flowers	George Flowers
10.26.1978	1069/192	George Flowers	Claude Curry & Norma Curry
7.12.1965	653/358	Claude Curry & Norma Curry	Fredie Gene Warford & Linda Louise Warford
9.9.1963	600/184	Fredie Gene Warford & Linda Louise Warford	Jim Warford
12.1.1937	305/79	Jim Warford & Pete Warford	J. H. & Sallie A. McIlroy
		…	
- *1908 plat map no structure* - *Appears to be a structure in 1926 aerial map, no obvious structure past that image*			

765-06402-000 (fmr. 200 S. Willow)			
Date	**Book/Page**	**Grantee**	**Grantor**
8.15.2001	2001/101292	St. James Missory Baptist Church	McIlroy Investments
12.22.1994	95/14849	McIlroy Investments	Hayden & Mary Jo McIlroy
7.11.1986	1281/61	Hayden & Mary Jo McIlroy	Industrial Finance Company
3.28.1972	830/379	Industrial Finance Company	B.H. & Jessie Utley
6.17.1940	344/252	B.H. & Jessie Utley	J.W. Campbell et.al.
		…	
- *1908 Plat Map no structure* - *Structure 1954 aerial map to 1965, looks like it is gone by 1978*			

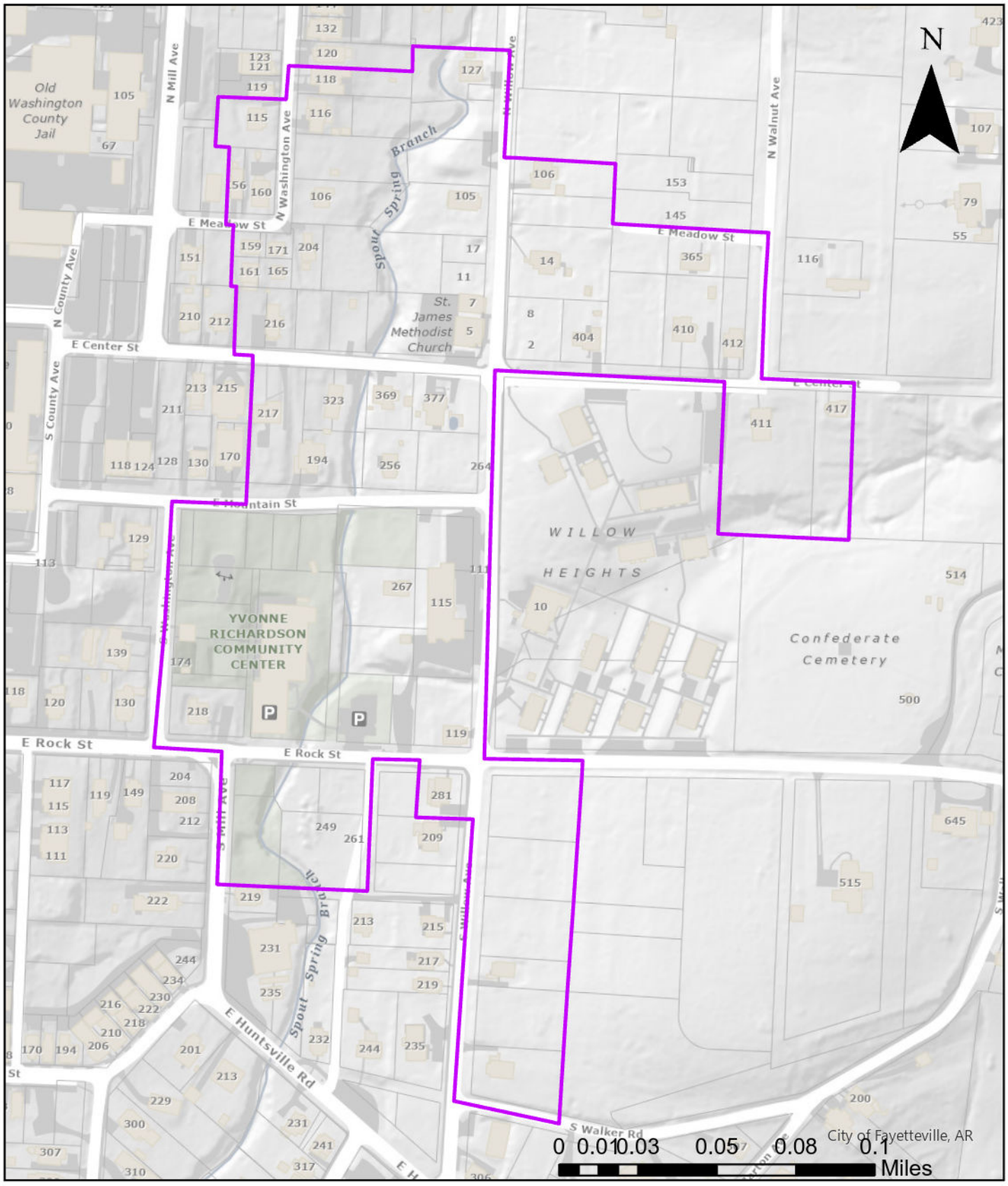
765-06403-000			
Date	**Book/Page**	**Grantee**	**Grantor**
10.30.2000	2000/91710	St. James Missionary Baptist Church	Billie E. & Emily Jane Parette
5.13.1977	932/265	Billie E. & Emily Jane Parette	Raymond & Rosalee Barker

7.21.1966	684/458	Raymond & Rosalee Barker	Andrew & Ethel Walker
8.22.1927	239/394	Andrew & Ethel Walker	C.S. Tunstill & Emma Tunstill
		…	
- *Structure 1926 – 1980 aerial imagery (gone by 1994 image)*			

765-06404-000			
Date	**Book/Page**	**Grantee**	**Grantor**
Assessor's data not available for this parcel.			

765-06406-000			
Date	**Book/Page**	**Grantee**	**Grantor**
6.23.2021	2022/12377	Lindsay Blackburn	Jack & Loretta Carr
3.14.1992	92/11296	Jack & Loretta Carr	C.T. Pearson
9.20.1990	1286/292	C.T. Pearson	(Commissioner of Lands for lands forfeited 1984)* additional research needed to identify records beyond this point.

Recommended Fayetteville Black Historic District



Legend

Historic Black Community LHD

CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

November 10, 2025

Chair Christine Myres & Fayetteville Historic District Commission
City of Fayetteville, Arkansas

RE: Oak Grove Local Historic District

Dear Ms. Myres & Historic District Commissioners,

Thank you for the opportunity to comment on the proposed Oak Grove Local Historic District. In accordance with the Arkansas Historic Districts Act, this letter serves as the Planning Commission's official reply.

The Planning Commission is delighted to give its full support to this proposal. As indicated in the report, it is evident that Oak Grove is a special place that deserves protection and stewardship. The architectural style of the area and the association with Noah Fields Drake makes this neighborhood historically important. It is rare to see such overwhelming support for a neighborhood project, and we are impressed by the residents' dedication to preserving the unique character of their neighborhood.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We understand that the historic development patterns in this neighborhood differ from our current development standards, specifically the Master Street Plan. As variances to the Master Street Plan are under the purview of the Planning Commission, we will take this historic development pattern and the desire of the neighborhood to preserve it into full consideration if any requests come before us.

We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

Andrew Brink

Andrew Brink
Chair, Planning Commission

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Planning Commission

THRU: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 8, 2026

SUBJECT: **ADM-2026-0023: Administrative Item (South Fayetteville Historic District Petition):** South Fayetteville Historic District Petition - Submitted by LONG RANGE PLANNING STAFF. In accordance with the Arkansas Historic Districts Act, the request is for the review and recommendation on a Local Historic District encompassing various properties along S. College Ave., E. Martin Luther King Jr. Blvd., S. Willow Ave., S. Washington Ave., S. Combs Ave., S. Mill Ave., and E. Rock St. containing approximately 17.0 acres.

Background:
On December 31, 2025, the City Clerk-Treasurer's Office verified a resident-submitted petition to propose a local historic district. The Clerk-Treasurer's office verified seventy-three (73) signatures out of the total of one-hundred forty-three (143) property owners within the proposed boundary (51%). The required percentage of signatures according to the Arkansas Historic Districts Act is 51%.

At the April 9, 2026 Historic District Commission (HDC) meeting staff presented the initial report and findings on the proposed district to the HDC. This included staff's recommendation for splitting the proposed historic district into two separate districts based on ownership history and recommendations from the *Phase 1 Citywide Survey of Historic Properties*. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

At the May 14, 2026 HDC meeting, staff presented the attached revised report as requested. The HDC unanimously voted to forward this report to the Planning Commission for review. In accordance with the Arkansas Historic Districts Act § 14-172-207 (attached), the Planning Commission will have 60 days from receipt of this notice to provide a recommendation. If no response is made it shall be taken as approval of the report.

The creation of local historic districts is supported by four elements of the City's *Heritage & Historic Preservation Plan* adopted in July 2023:
Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

- *Goal 1: Strengthen the Preservation Program*
    - *1.9 Plan Review* - Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
    - *1.10 Demolition Ordinance* - Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for

significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.

- *Goal 2: Encourage Compatible Development that Prioritizes Historic Preservation*
- *Goal 3: Identify and Protect Historic Properties*
  - *3.7 Local Historic District Designation* - Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
- *Goal 4: Provide Learning Opportunities for the Community*
  - *4.9 Community Engagement: Transparency* - Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

Discussion:
The recommended district is highly significant for its association with working-class residential development in Fayetteville.

Master Street Plan
The Planning Commission may be interested in discussion of support for unique development challenges that may arise within this historic district. When the Oak Grove Local Historic District was reviewed, the Commission expressed support for variances from the Master Street Plan standards to preserve the historic neighborhood character of narrower streets with wide greenspaces. While Oak Grove had a long history of planning and infrastructure development, this neighborhood has had less investment in street improvements and infrastructure. Many of the platted streets in the Historic District have narrower rights-of-way and no curb or gutter. There are some sidewalks within the neighborhood (see location of sidewalks in Figure 1).

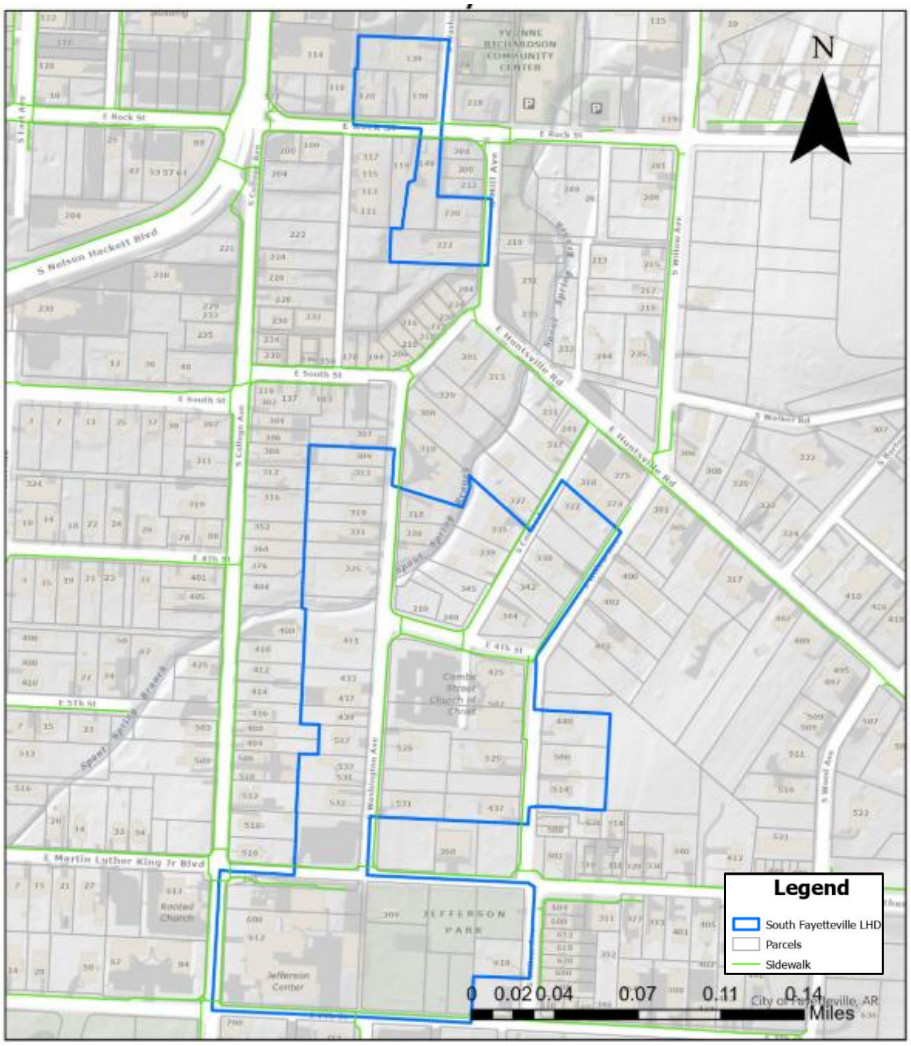


Figure 1. Existing sidewalks within proposed district.

The Fayetteville Master Street Plan requires that all Residential Link Streets (all streets in the district) have a minimum of 45 feet of street right-of-way and are improved with a six-foot sidewalk, six-foot greenspace, and one-and-a-half-foot curb and gutter. This regulation is based on larger lot suburban standards developed in the mid-

20th century, which only somewhat reflect historic conditions. The Commission might consider whether a different street classification is more appropriate for this neighborhood or consider variance requests on a case-by-case basis to balance historic character with current and future goals.

Zoning
Future support from the Planning Commission might also involve rezoning the district to more closely balance the existing historic development patterns in the area with future land use and city goals. In the 1970s, the city's first zoning map designated most of the area R-2 (Medium Density Residential). When the map and zoning code was updated in 2003, R-2 translated to RMF-24. In 2008, with the Walker Park Neighborhood Plan rezoned the area to its current designation, NC, which only permits single-family development. The Jefferson School site was zoned for mixed use development (DG) at that time. Historically, the greater south Fayetteville neighborhood had several small-scale commercial ventures, like cafes/restaurants, and services, like barbers, in the neighborhood. Future rezoning requests that reinsert appropriately scaled mixed use or small-scale commercial at corners may be supportable as it addresses both the historic make-up of the community and future goals for complete development.

Public Comment:
Staff held two public meetings at the YRCC on May 18 and April 12, 2026 with around 25 people in attendance. General questions were addressed and several attendees stated their support of the proposal. Since completing public notification, four inquiries about the district(s) have been received, including one about how to include their property. Questions included what restrictions/guidelines look like, if specific projects would be permitted, and if property owners could "opt out" of inclusion.

Recommendation:
Staff recommend the Commission respond to the Historic District Commission with a recommendation of approval for the Local Historic District.

Attachments:
- Letter from HDC Chair Christine Myres
- Letter of Support from BHPC Chair Lois Bryant
- Staff Report: South Fayetteville Historic District
- Example Letter of Support from PC to HDC Re: Oak Grove Local Historic District

CITY OF
FAYETTEVILLE
ARKANSAS

Historic District Commission
Fayetteville, Arkansas

May 15, 2026

Chair Nick Werner & Fayetteville Planning Commission
City of Fayetteville, Arkansas

RE: South Fayetteville Historic District

Dear Mr. Werner & Planning Commissioners,

The Historic District Commission is excited to present for your consideration a petition for the creation of a local ordinance historic district, called South Fayetteville.

This proposed local historic district includes 37 buildings (1 church, 2 school buildings, and 34 residences) consisting primarily of vernacular forms constructed primarily in the 1900s to 1930s. The area is highly significant for its association as Fayetteville's twentieth-century working-class neighborhood. This local ordinance historic district would protect the significant history and unique vernacular architectural character from inappropriate alterations, demolitions, and incompatible new construction through the application of the *Secretary of the Interior's Standards.*

On December 31, 2026, the Long Range and Historic Preservation Planner was notified by the City Clerk Treasurer's office of a verified petition to propose a local historic district containing the required 51% of property owners in support.

In accordance with the Arkansas Historic Districts Act § 14-172-207 (attached) the Historic District Commission is forwarding this report for your consideration. The Planning Commission will have 60 days from receipt of this notice to provide a recommendation.

Thank you for your time and consideration.

Respectfully,

Christine M. Myres

Christine Myres
Chair, Historic District Commission

CITY OF
FAYETTEVILLE
ARKANSAS

Black Heritage Preservation Commission
Fayetteville, Arkansas

May 21, 2026

Chair Christine Myres & Fayetteville Historic District Commission
City of Fayetteville, Arkansas

RE: South Fayetteville Historic District

Dear Ms. Myres & Historic District Commissioners,

While the Black Heritage Preservation Commission was not formally invited to comment on this matter as part of the current process outlined in the Arkansas Historic District Act, we believe it is important to speak given the Commission's charge to recognize, acknowledge, protect, and preserve Fayetteville's Black history and cultural resources.

The proposed district highlights the working-class history of the neighborhood which included Black individuals and families who lived in one of Fayetteville's early racially diverse neighborhoods. There are opportunities to highlight important Black stories, like the story of school integration at the Jefferson School and the life of Ralph "Buddy" Hayes, whose home is within this neighborhood.

We strongly support the creation of a historic district as an important step toward preserving this neighborhood's history and protecting the remaining historic resources that tell its story.

Respectfully,

Lois D. Bryant

Lois Bryant
Chair, Black Heritage Preservation Commission

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Historic District Commission

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: May 14, 2026

SUBJECT: **Proposed South Fayetteville Local Historic District**

Background:
On December 31, 2025, the City Clerk-Treasurer's Office verified a resident-submitted petition to propose a local historic district referred to as "Spout Spring Historic District"[1]. The Clerk-Treasurer's office verified seventy-three (73) signatures out of the total of one-hundred forty-three (143) property owners within the proposed boundary. Their final calculation shows that 51% of property owners within the proposed district signed the petition. The required percentage of signatures according to the Arkansas Historic Districts Act is 51%.

Following the validation of signatures, staff began intensive research into the properties included within the boundary as submitted with the petition. Results from the Phase 1 Citywide Survey of Historic Properties and additional property research were used to develop this report. Since the petition was submitted with the intent of creating a local historic district associated with historically Black-owned properties, information about past owners was required beyond what was captured by the Phase 1 survey. Through a detailed review of deeds and property records available from the Washington County Assessor's Office, a chain of ownership was identified for each property (Exhibit D). Owner names were cross referenced with census records, archived city directories, newspaper articles, birth and death certificates, and obituaries to confirm the identity of the owner. From this research a list of historically Black owned properties was generated in support of the local historic district theme as submitted. Some properties did not have a documented history of Black ownership but had historic-age buildings associated with the 20th century working class neighborhood development in South Fayetteville. Many owners were shown in Census records and archived city directories as holding blue-collar jobs, largely within the neighborhood or in downtown Fayetteville. These historic properties are recommended for inclusion in the South Fayetteville Local Historic District discussed below for their association with the 20th-century working-class residential neighborhood.

April 9, 2026 Historic District Commission Meeting - Staff presented the initial report and findings on the proposed district to the Historic District Commission (HDC) at their April 9, 2026 regular meeting. Staff's recommendations for splitting the proposed historic district into two separate districts based on ownership history and recommendations from the Phase 1 Citywide Survey of Historic Properties were discussed in detail. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

[1] Due to the length of time spent on petition signature gathering, additional research and community meetings have made clear that "Spout Spring" is not a placename that the neighborhood and long-time residents support. Alternative names should be pursued and are discussed within this report.

The creation of local historic districts is supported by four elements of the City's *Heritage & Historic Preservation Plan* adopted in July 2023:

Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

1.9	Plan Review	Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
1.10	Demolition Ordinance	Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.
3.7	Local Historic District Designation	Poll NRHP historic district property owners to gauge interest in becoming a local historic district. Based on poll results, prioritize facilitation of local historic district designation.
4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

Boundary as Submitted:

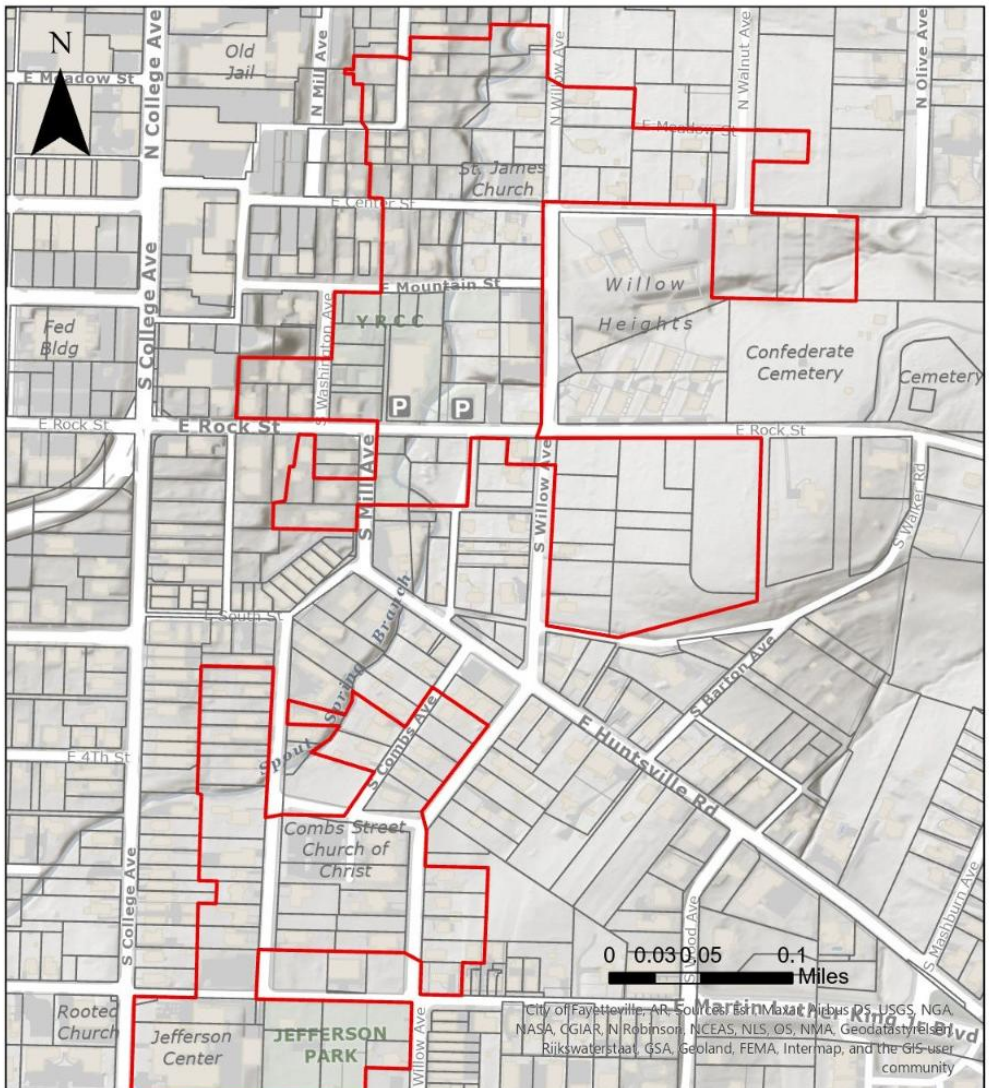
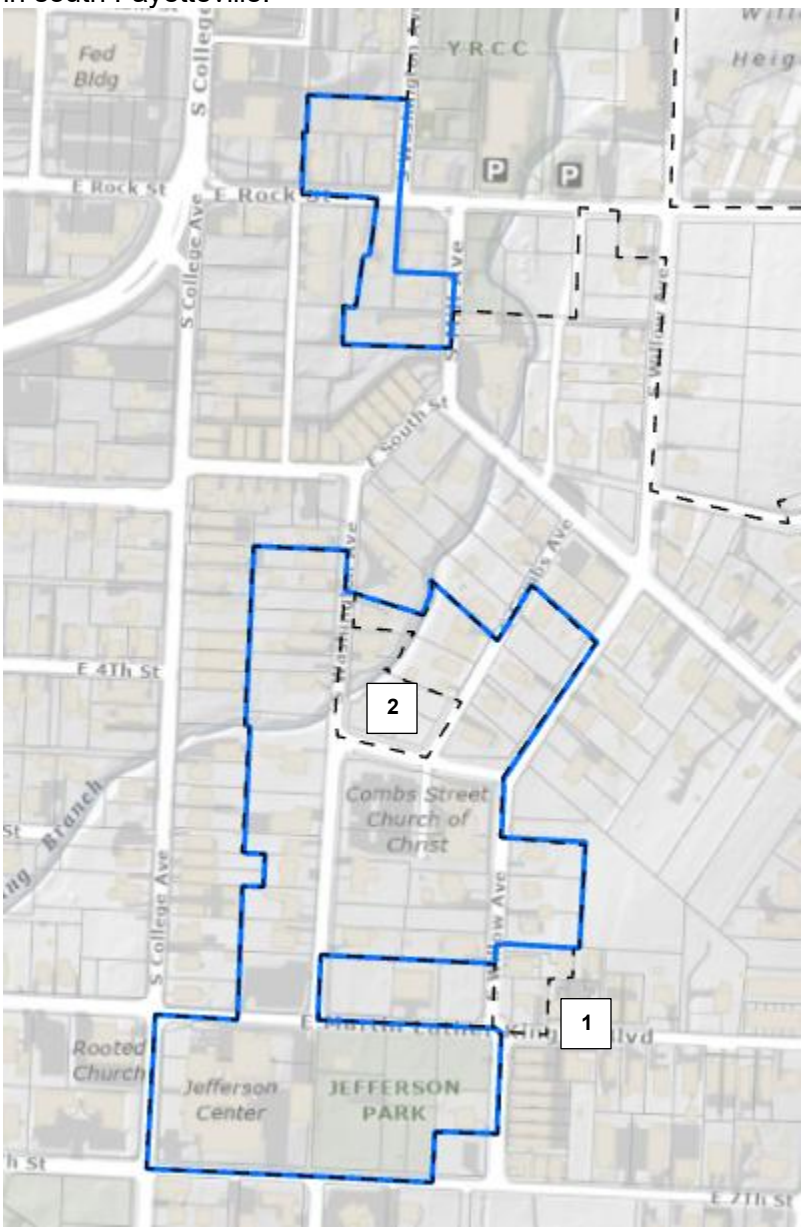


Figure 1. District boundary as submitted with the petition.

The submitted boundary encompasses two areas located southeast of downtown. The northern section includes around 100 parcels roughly bound by East Spring Street, North Walnut Avenue, East Huntsville Road, and North Washington Avenue. The southern section includes around 50 parcels roughly bound by South Willow Avenue, East 7th Street, South College Avenue, and East South Street/East Huntsville Road. More specifically, the proposed boundaries are shown in Figure 1.

Recommended Boundary:
The boundary shown in blue below (and attached as Exhibit E) is recommended to create a local historic district associated with the 20th century working class neighborhood development in south Fayetteville.



1. Three buildings are not recommended for inclusion in the district as it is on the periphery of the proposed district and contains two new construction residences and one historic-age residence with a moderate preservation priority that lacks adequate integrity of materials. This modification will also avoid creating an 'island' of properties along E. Martin Luther King Jr. Boulevard.

2. The properties at the interior of the district that were excluded from the proposed boundary are recommended for inclusion to avoid creating an 'island' and to provide regulatory standards for changes that could impact adjacent properties.

History:
Fayetteville was founded as Washington Courthouse in 1828. The original extents of Fayetteville were just 160 acres centered on the current downtown Square area, bounded by College Avenue to the east, Gregg Avenue to the west, Dickson Street on the north, and South Street on the south. By the late 1830s, all the original plots of land had been purchased and development was well underway. In 1841, the town of Fayetteville incorporated with a population of 425.[2]

Fayetteville experienced economic growth in the late 19th century, fueled by the arrival of the railroad and the town's rise as a regional leader for education. Fayetteville's location at the junction of multiple railroad lines connected the area to other states including Oklahoma and Missouri. This allowed the city to function as an economic and distribution center for the surrounding farmland's agricultural exports. The timber industry grew in importance and mills and factories established in Fayetteville provided economic opportunities and financial stability for workers.

The city enjoyed amenities that were ahead of many other areas of northwest Arkansas. Electricity was available, with streetlights and private power available throughout much of the town. The Fayetteville Water Company had more than twelve miles of mains by 1904. Water was pumped from the West Fork of the White River into a reservoir east of the courthouse with a capacity of 720,000 gallons. On July 26, 1907, the city purchased the privately held waterworks and established Water Improvement District No. 1.[3]

By 1908, the city expanded to include nearly 1,200 acres stretching from: Cleveland St. to the north (or just north of Wilson Park), Mission Boulevard to the east, 4th Street to the south, and Garland Avenue to the west. Residential areas fanned out from the original plat centered around the square, including the areas south and east of downtown.[4] By the 1890s, the Washington-Willow neighborhood was beginning to undergo some infill with smaller homes, and lost its upper-class leanings. Fayetteville's elite moved north of downtown with some of the most prosperous businessmen constructing large, high-style homes on Mount Nord. The area was attractive, and at the time relatively secluded, with much larger lots than were available elsewhere. Further residential development occurred to the north of Mount Nord in the Englewood, Oak Grove, and Wilson additions. By the 1920s, this area generally north of downtown was the premier residential area of the city.

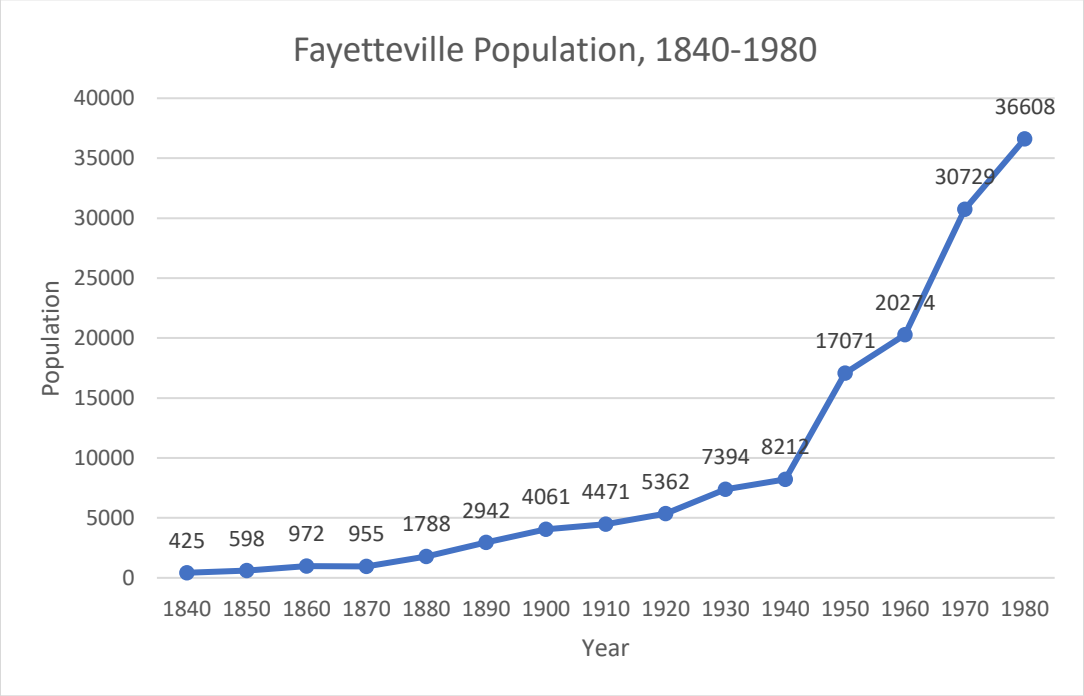
Middle- and working-class Fayettevillians made their homes in the newer subdivisions of land to the south of downtown that were undergoing development around the same time, including areas subject to this local historic district recommendation. The area was platted as the Hick's Addition, Boles Addition, and Combs Addition in the late 1880s-90s. By the early 1900s, several homes were present in the area, including properties at 344 S. Combs Ave. and 139 S. Washington Ave., which were constructed circa 1905. Additional infill development occurred in the 1910s, but residential construction in the area quickly escalated in the 1920s and 1930s.

[2] *Fayetteville Heritage & Historic Preservation Plan,* 29.
[3] 1904 city directory, 41. Sanborn Fire Insurance Map, 1904, pp1.https://fayettevillehistory.typepad.com/main/timeline/, accessed December 27, 2024.
[4] Washington County Arkansas, 1908 Fayetteville City Plat.

By the 1920s, additional manufacturing and industrial growth and the continued expansion of the University of Arkansas led to a growing middle- and working-class in Fayetteville. That year the population reached 5,362 residents, a 20 percent increase in ten years. During the same period, the city saw increased industrial and manufacturing growth. The Ely-Walker Dry Goods Company built a manufacturing plant large enough to hold "at least 200 electric shirt-sewing machines." The 1920s also birthed the automotive age in Fayetteville, where just a few years earlier in 1918, the city's first streets were paved, including West Lafayette, Rollston, Highland, St. Charles, Ida, and Dickson from St. Charles to Willow as part of the West Lafayette Improvement District No. 1.[5] By 1927, Washington County had approximately 1,000 vehicles within its borders and several miles of paved roads.

Due to Fayetteville's diverse economy, the city did not suffer as much as other parts of the state during the Great Depression. The citizen's retention of family farming practices, like raising livestock and cultivating vegetable gardens, meant that people endured better than those in larger cities. Food was widely available and a resident recalled, "people took care of each other; there were no soup lines in Fayetteville." Fayetteville fared well during the Great Depression, and its population increased 38 percent to 7,394 people in 1930.

During the 1940s, processing plants for Armour, Swift, and Campbell's Soup created additional jobs in town and employment opportunities throughout the city continued to rise. Between 1940 and 1950, Fayetteville's population nearly doubled to over 17,000.



Between 1910 and 1960, the neighborhood of south downtown was a middle and working-class area for those employed downtown and in the city's various industrial and manufacturing jobs. Ten homes, or 50% within the recommended South Fayetteville Local Historic District boundary, were constructed between 1920 and 1940. These were owned by a variety of working- to middle-class individuals and their families.

A review of deeds, census records, and city directories sheds light onto the occupations and socioeconomic status of people within the area. Along Combs Avenue, individuals were

[5] https://fayettevillehistory.typepad.com/main/timeline/, accessed December 27, 2024.

identified as salesmen, bank employees, bakery workers, grocers, machinists at factories, and gas company laborers. Along South Mill Avenue lived machine operators, retail clerks, a carpenter, and the owner of a sheet metal shop. Rock Street was similar, home to a mail carrier, café owners, service station workers, the owners of the Brooks & Oliphant Grocery (no longer extant but formerly located at 230 S. Mill Ave), and employees of the local gas company and Chamber of Commerce. Cab drivers, cooks, lineman, a welder, police officer, firefighter, service station workers, and garment workers lived along S. Washington Avenue.

Neighborhood Architecture

The homes in this neighborhood were modest in size and design and attainably priced for the working class. It is characterized by a diversity of home styles and types including Ozark Vernacular forms (gable front, side gable, gabled ell), early 20th century bungalows, Ozark Giraffe homes, Folk Victorian cottages, and others. This collection of homes represents a relatively intact collection of architecture that reflects the neighborhood's history. In recent years, south Fayetteville has experienced significant new development, much of which are incompatible with the scale and character of the neighborhood. Design regulations are warranted to provide transparency and protection from additional loss.

Discussion:

This area is significant for its association with the labor history of working-class Fayetteville (Criterion A). This recommended boundary aligns with recommendations out of the Phase 1 Citywide Survey. While this area does not reflect the full history of 20th century working class residential development in south Fayetteville, the district may be amended with future efforts to recognize and protect other properties. This proposed district would provide the first step to creating a larger district representing and protecting this history.

Recommendation:

Based upon the findings in this report, staff recommend the Historic District Commission adopt the boundary for the South Fayetteville Local Historic District and forward for review by the Planning Commission and SHPO.

Recommended Motion:

"I move to forward the South Fayetteville Local Historic District report to the Planning Commission and State Historic Preservation Office for consideration and comment."

Attachments:

- Exhibit A: Excerpt from Arkansas Historic Districts Act
- Exhibit B: City Clerk Treasurer Verification Letter
- Exhibit C: Inventory of Properties
- Exhibit D: Deed History
- Exhibit E: Local Historic District Map

14-172-203. Applicability.

None of the provisions of this subchapter shall be in operation until and unless:

(1) There shall have been filed, with the clerk of the city, town, or county in which an historic district is contemplated, a petition signed by a majority in numbers of the property owners within the proposed historic district agreeing that their property shall be included in the historic district; or

(2) The boundaries of the proposed historic district are identical to and encompass the area of a National Register of Historic Places Historic District as certified by the United States Department of the Interior.

History. Acts 1963, No. 484, § 10; 1965, No. 170, § 2; 1979, No. 371, § 1; A.S.A. 1947, § 19-5010; Acts 1993, No. 194, § 1

14-172-207. Establishment of historic districts.

By ordinance adopted by vote of the governing body thereof, any city, town, or county may establish historic districts and may make appropriations for the purpose of carrying out the provisions of this subchapter, subject to the following provisions:

(1)(A)(i) An historic district commission, established as provided in § 14-172-206, shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed historic district and shall transmit copies of its report to the Arkansas Historic Preservation Program, a division of the Department of Arkansas Heritage, to the planning commission of the municipality or county, if any, and in the absence of such commission, to the governing body of the municipality or county for its consideration and recommendation.

(ii) Each such body or individual shall give its recommendation to the historic district commission within sixty (60) days from the date of receipt of the report.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(B)(i) Recommendations shall be read in full at the public hearing to be held by the commission as specified in this section.

(ii) Failure to make recommendations within sixty (60) days after the date of receipt shall be taken as approval of the report of the commission.

(2)(A) The commission shall hold a public hearing on the establishment of a proposed historic district after giving notice of the hearing by publication in a newspaper of general circulation in the municipality or county once a week for three (3) consecutive weeks, the first such publication to be at least twenty (20) days prior to the public hearing.

(B) The notice shall include the time and place of the hearing, specify the purpose, and describe the boundaries of the proposed historic district.

(3)(A) The commission shall submit a final report with its recommendations and a draft of a proposed ordinance to the governing body of the municipality or county within sixty (60) days after the public hearing.

(B) The report shall contain the following:

(i) A complete description of the area or areas to be included in the historic district. Any single historic district may embrace noncontiguous lands;

(ii) A map showing the exact boundaries of the area to be included within the proposed district;

(iii) A proposed ordinance designed to implement the provisions of this subchapter; and

(iv) Such other matters as the commission may deem necessary and advisable.

(4) The governing body of the municipality or county, after reviewing the report of the commission, shall take one (1) of the following steps:

(A) Accept the report of the commission and enact an ordinance to carry out the provisions of this subchapter;

(B) Return the report to the commission, with such amendments and revisions thereto as it may deem advisable, for consideration by the commission and a further report to the governing body of the municipality or county within ninety (90) days of such return; or

(C) Reject the report of the commission, stating its reasons therefore, and discharge the commission.

(5) The commission established under the provisions of this subchapter, by following the procedures set out in subdivisions (2) to (4), inclusive, of this section, may, from time to time, suggest proposed amendments to any ordinance adopted under this section or suggest additional ordinances to be adopted under this section.

History. Acts 1963, No. 484, § 3; 1965, No. 170, § 1; 1977, No. 480, § 11; A.S.A. 1947, § 19- 5003; Acts 1993, No. 194, § 3.

Office of the City Clerk Treasurer

Kara Paxton – City Clerk Treasurer
Courtney Spohn – Senior Deputy City Clerk

Phone: 479-575-8323
cityclerk@fayetteville-ar.gov

113 W. Mountain Street
Fayetteville, Arkansas 72701

December 31, 2025

Re: Proposed Historic District – SE Fayetteville Historic District

After a detailed review of the Arkansas Historic Districts Act, deed records, and petition signatures, our office has verified that there are enough signatures to meet the required threshold of 51%. Our team was able to verify seventy-three (73) signatures out of a total of one-hundred forty-three (143) property owners within the proposed boundary. Our final calculation shows that 51% of property owners within the proposed historic district signed the petition. Based upon the dates located on the petition pages, the timeframe that these signatures were collected was 10/2024 – 12/2025.

Respectfully,

Kara Paxton

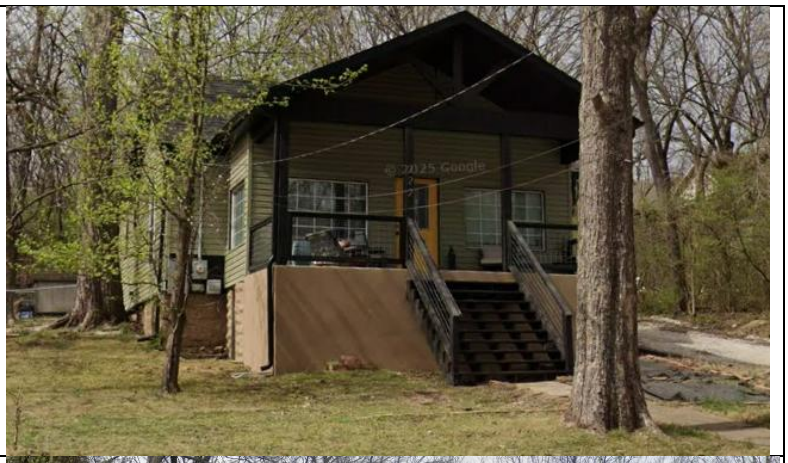
Kara Paxton, MMC, CAMC
City Clerk Treasurer

Properties Within the Recommended Boundary:
All photos from Google Streetview (March 2025) unless otherwise noted.

Address	Photo
600 S. College Date of Construction: 1932 Style/Form: Art Deco/Streamline Modern Association(s): Jefferson School was constructed by the WPA as a segregated school for white children and was integrated in 1965 following the closure of the Lincoln School. Contributing to Local Historic District: Y Preservation Priority: High	
612 S. College Date of Construction: c. 1978 Style/Form: Mid-Century Modern Association(s): Designed by Warren Seagraves Contributing to Local Historic District: Y Preservation Priority: Moderate	
322 S. Combs Date of Construction: c.1915 Style/Form: Gabled Ell/ “Bent House Association(s): White, working class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
335 S. Combs Date of Construction: 2023 Style/Form: N/A Association(s): N/A Contributing to Local Historic District: N Preservation Priority: N/A	

338 S. Combs Date of Construction: c. 1930 Style/Form: Ozark Giraffe Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
342 S. Combs Date of Construction: c. 1930 Style/Form: Ozark Giraffe Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
339 S. Combs Date of Construction: c. 1935 Style/Form: Gable Front Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	

344 S. Combs Date of Construction: c. 1905 Style/Form: Queen Anne Cottage Association(s): Older than most houses in the area and higher style. White ownership history. Contributing to Local Historic District: Y Preservation Priority: High	
350 S. Combs Date of Construction: c.1975 Style/Form: Mid-Century Modern Association(s): Historically Black church founded in 1960s. Contributing to Local Historic District: Y Preservation Priority: Moderate	
209 E. Martin Luther King Jr. Date of Construction: c.1944 Style/Form: Side Gable Association(s): Zetta Ollison Contributing to Local Historic District: Y Preservation Priority: Moderate	
220 S. Mill Date of Construction: c.1915 Style/Form: Gable Front Association(s): Historic white working class ownership. Currently owned by Mary Carr. Contributing to Local Historic District: Y Preservation Priority: Low	

222 S. Mill Date of Construction: c.1915 Style/Form: Gable Front Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Low	
120 E. Rock Date of Construction: c.1915 Style/Form: Bungalow Association(s): White working-class ownership history. Contributing to Local Historic District: N Preservation Priority: Low	
130 E. Rock Date of Construction: c.1925 Style/Form: Gable Front Association(s): Not associated with historic Black ownership, but relatively intact gable residence where many historic age homes have been lost. Contributing to Local Historic District: N Preservation Priority: Low	

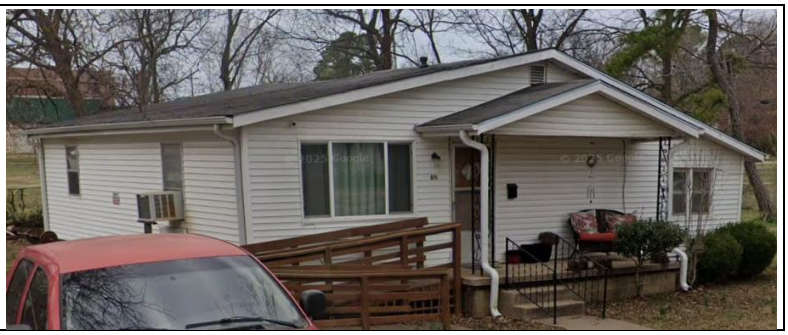
149 E. Rock Date of Construction: c.1941 Style/Form: Gable Front Association(s): Not associated with historic Black ownership. Contributing to Local Historic District: N Preservation Priority: Low	
139 S. Washington Date of Construction: c.1905 Style/Form: Bungalow Association(s): Contributing to Local Historic District: Y Preservation Priority: Low	
309 S. Washington Date of Construction: c. 1930 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
313 S. Washington Date of Construction: 2019 Contributing to Local Historic District: N Preservation Priority: N/A	

318 S. Washington Date of Construction: c. 1933 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
319 S. Washington Date of Construction: c. 1925 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
321 S. Washington Date of Construction: c. 2021 Contributing to Local Historic District: N Preservation Priority: N/A Note: this property was originally a small gable front home that has undergone a large front addition and no longer conveys it's historic design.	
325 S. Washington Date of Construction: c. 1930 Style/Form: Bungalow Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	

411 S. Washington Date of Construction: c. 1940 Style/Form: Gabled Ell/"Bent House" Association(s): White, working-class ownership history. Contributing to Local Historic District: Y Preservation Priority: Moderate	
437 S. Washington Date of Construction: 2016 Association(s): Contributing to Local Historic District: N Preservation Priority: N/A	
439 S. Washington Date of Construction: c.1915 Style/Form: Side Gable Association(s): Cashmere Funkhouser Contributing to Local Historic District: Y Preservation Priority: Moderate	
526 S. Washington Date of Construction: 2000 Style/Form: Contributing to Local Historic District: N Preservation Priority: N/A	
517 S. Washington Date of Construction: 2002 Style/Form: Association(s): Contributing to Local Historic District: N Preservation Priority: N/A	

531 S. Washington Ave. Date of Construction: c. 1925 Style/Form: Ozark Giraffe Association(s): Home of Ralph "Buddy" Hayes (local jazz musician) during the 1940s-1970s. Sebel Tuttle. Contributing to Local Historic District: Y Preservation Priority: High	
532 S. Washington Date of Construction: c.1940 Style/Form: Minimal Traditional Association(s): Chrystal Funkhouser, Carolyn Funkhouser Bradford. Contributing to Local Historic District: Y Preservation Priority: Moderate	
535 S. Washington Date of Construction: c.1915 Style/Form: Minimal Traditional Association(s): Rosie Parker Contributing to Local Historic District: Y Preservation Priority: Moderate	
437 S. Willow Date of Construction: c.1938 Style/Form: Gabled Ell/"Bent House" Association(s): Alice Dennis, Jack Carr, Robert & Daisy Rucker, Henry & Marie Childress Contributing to Local Historic District: Y Preservation Priority: Moderate	

440 S. Willow Date of Construction: c.1930 Style/Form: Ozark Giraffe Association(s): White, working-class ownership. Contributing to Local Historic District: Y Preservation Priority: High	
506 S. Willow Date of Construction: c.1930 Style/Form: Ozark Giraffe Association(s): Lafayette & Dorothy Barker Contributing to Local Historic District: Y Preservation Priority: High	
514 S. Willow Date of Construction: c.1930 Style/Form: Ozark Giraffe Association(s): Bobby & Roberta Morgan Contributing to Local Historic District: Y Preservation Priority: High	
525 S. Willow Date of Construction: 1997 Contributing to Local Historic District: N Preservation Priority: N/A	

619 S. Willow Date of Construction: c.1960 Style/Form: Front Gable Association(s): Clarence & Margaret Smith Contributing to Local Historic District: Y Preservation Priority: Moderate	

Properties Not Recommended for Inclusion in the Local Historic District:

302 E. Martin Luther King Jr. Blvd. Date of Construction: c. 1955 Style/Form: Gabled Ell/"Bent House Association(s): Mary Geraldine Wilks Contributing to Local Historic District: Y Preservation Priority: Moderate	
576 S. Willow Date of Construction: 2026 Contributing to Local Historic District: N Preservation Priority: N/A Notes: Rear building in photo.	
588 S. Willow Date of Construction: 2026 Contributing to Local Historic District: N Preservation Priority: N/A Notes: Front building in photo.	

District Deed History

Note: Occupations or trades were noted where Census records, city directories, obituaries, or other documentation were available. Only properties within the proposed district boundary are included in this document. Importantly, some properties may have been rental homes, and information about the occupants may be unavailable unless indicated in archived city directories.

If information has been omitted or incorrectly identified, please reach out to longrangeplanning@fayetteville-ar.gov so we can update the record.

322 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
8.18.1992	92/42012	Mary Ellen Worthy	Lorne & Thelma Worthy
8.18.1992	92/42012	Lorne & Thelma Worthy	Richard P. Arens & Carol Lynn Arens
8.23.1991	1433/685	Richard P. Arens & Carol Lynn Arens	Eoff & Co., Inc.
2.14.1990	1354/409	Eoff & Co., Inc.	Wade & Ida M Gabbard
6.11.1949	402/36	Wade & Ida M Gabbard	Carl W. Ledford & Ida M. Ledford
	400/299	Carl W. Ledford & Ida M. Ledford	John Everett Ward & Ethel Millie Ward
6.4.1947	379/453	John Everett Ward & Ethel Millie Ward	Effie Owens Jeffers (widow of W.H.Owens)
3.13.1942	322/426	Effie Owens Jeffers (widow of W.H.Owens)	Pat & Anna L. Johnson
10.1.1930	265/521	Pat & Anna L. Johnson	Fannie Walker
10.14.1929	264/248	Fannie Walker	J.F Hall
12.31.1928	250/471	J.F & M.P Hall	H.W. Wilks
2.10.1928	241/49	H.W. Wilks	O.E. Hinkle
11.22.22	213/110	O.E. & Mamie Hinkle	S.C.G. Freiley & Elsie Freiley
		S.C.G. Freiley & Elsie Freiley	
Note: 1908 Plat Map no owner listed, but house footprint present			

Sources:

- Samuel Freiley listed as salesman at **Washington County Hardware Company** – residing at 32 S. Willow in 1920 Directory.
- J.F. and Martha Hall operated a board and rooming house at 27 E. Rock St. in 1925 directory.
- Pat Johnson circuit clerk of Washington County; Anna supervisor of nurses at City Hospital https://www.findagrave.com/memorial/141480007/pat-a-johnson#view-photo=238115045
- William Henry Owens was employee of **First National Bank** (death certificate)
- John Everett Ward truck driver for **wholesale grocer** with $900 income (per 1940 census)
- Wade Gabbard was Salesman at **McCord-Ozark** (1959 City directory); Ida operated a machine at a garment factory (1950 census). In 1951 Directory wade listed as “vatmn” at Browner Veneer.
- Carl W. Ledford was a “common laborer” for the gas company

338 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
6.3.2022	2022/19178	Allison & Andrew Brooks	Karl Friar
9.5.1979	1000/42	Karl & Joy Friar	Edward E. Pearson

8.3.1976	913/39	Edward E. Pearson	Lillian V. Cary (Herbert J. Cary)
8.29.1969	767/83	Lillian V. Cary Herbert J. Cary	D.F. Johnson & Mary J. Johnson
5.7.1960	539/2	D.F. Johnson & Mary J. Johnson	Hazel Wilson
7.16.1959	526/580	Hazel Wilson	Elizabeth Janes (…)
Note: 1908 Plat Map footprint looks different. Appears on 1930 Sanborn map.			
Sources: • Elizabeth Janes listed as a teller at **Fayetteville Building and Loan Assoc.** and residing at 230 W. Meadow in 1959 City Directory, bookkeeper for Walter S. Duggans in 1939 Directory residing at 347 N. Washington, keeper in 1920 directory residing at 111 E. Spring • Hazel Wilson listed in 1950 census as keeping house, and husband Ott was a mechanic at a service station. 1959 City directory lists Ott as attendant at **Mountain Inn Motor Service** (11 S. College).			

339 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
10.5.2020	2020/36972	CCar Properties	Cory Rogers & Amanda Cole
8.30.1995	95/45364	Cory Rogers & Amanda Cole	Richard H. Barrett II
6.11.1991	1418/930	Richard H. Barrett II	Melanie Blankenship
8.8.1985	1149/526	Melanie Blankenship	Trammell Scott Starr & Margaret Martin Starr
4.30.1979	987/943	Trammell Scott Starr & Margaret Martin Starr	R.L. Wommack & Mary Lou Wommack
2.16.1979	983/780	R.L. Wommack & Mary Lou Wommack	Charles & Pat Hoffman (…)

342 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
2.24.1994	94/12858	Karl Friar	Jane Huber
2/17/1992	93/9612	Jane Huber	Dessie Jarnagan
4/20/1945	348/185	Dessie Jarnagan & Ada Bell Jarnagan	Wayne & Edith Vail Brown
4/15/1937	320/35	Wayne & Edith Vail Brown	John R. & Arminta Vail
3/23/1935	285/185	John R. & Arminta Vail	George Buckley
12/27/1932	267/563	George Buckley	R. K. Hodges
		R. K. Hodges	(…)
Note: not on 1908 plat map			
• R. K. Hodge listed on Rock Street on 1925 directory, Rollston in 1920, Block in 1904 • 1939 City Directory Wayne Brown is Deputy Hand at **M W & Co**, listed at address. • 1939 Directory John R & Mintie Vail at 344 S. Combs • 1947 City Directory lists Dessie as salesman at **Gateway Bakery** & living at address. • 1959 City Directory lists Dessie Jarnagan as salesman at **Shipley Baking Co. (311 Dickson)**			

344 S. Combs			
Date	**Book/Page**	**Grantee**	**Grantor**
3.31.1988	1263/884	Linda Joy Fox	A B Culy & Julie Krohn

7.2.1983	1080/372	A B Cully & Julie Krohn	James Hawkins
11.21.1975	1080/371	James Hawkins	E. Lamar & Donna Pettus
9.5.1975	893/823	E. Lamar & Donna Pettus	Tina Thurman (Elzie Thurman)
3.31.1960	843/242	Elzie Thurman	Claude A. & Winnie Woods Williams
11.20.1950	423/322	Claude A. & Winnie Woods Williams	Claude A. Williams Jr. & Helen Margaret Williams
12.2.1947	386/46	Claude A. Williams Jr. & Helen Margaret Williams	Fred & Hattie Ivey
3.21.1946	360/227	Fred & Hattie Ivey	WP & Ella May Ferguson
9.6.1945	352/22	WP & Ella May Ferguson	Arminta Vail (John R. Vail)
9.12.1936		John R & Arminta Vail	George Buckley
12.27.1932	267/563	George Buckley	R.K. & Elene Hodges
		RK & Elene Hodges	(…)

- 1939 Directory John R & Mintie Vail at 344 S. Combs
- 1947 Directory Frederick & Hattie Ivey
- Claude Williams not listed in 1959 City Directory

220 S. Mill Ave.

Date	**Book/Page**	**Grantee**	**Grantor**
12.30.1993	94/810	Mary E. Carr	Coy & Bernice Durning
9.28.1983	1091/927	Coy & Bernice Durning	Alma Lane
7.2.1956	488/35	Alma Lane	R.C. & Myrtle J. Lane
12.26.1947	386/219	R.C. & Myrtle J. Lane	Fount Earl & Bertha Frederick
12.6.1943	386/200	Fount Earl & Bertha Frederick	Dixie McAdams
3.9.1936	292/394	Dixie McAdams	Bert & Emily Frances Atkinson
9.21.1928	250/141	Bert & Francis Atkinson	J.F. & M.P. Hall
9.20.1928	250/138	J.F. & M.P. Hall	J.E. Moore & Mary E. Moore
6.1.1928	241/372	J.E. Moore & Mary E. Moore	N. F. Drake
6.8.1927	239/278	N. F. Drake	Eliza Wilks (Chidester) & Lola Chidester
1.19.1910	144/395	Eliza Chidester	I.G. Combs & Martha A. Combs and WH & PJ Rollins (…)

- Alma Lane listed as machine operator at **Oberman Mfg. Co.** in 1959 Directory
- Coy W. Durning listed as a baker at **W.G. Shipley Baking** in 1951
- Fount Frederick was a clerk at **Wards** listed in 1947 City Directory.
- Dixie McAdams (widow of Albert C) listed at 115 N. East Ave. in 1939 City Directory.
- J.E. and Mary Etta owned **Jas E Moore Sheet Metal Shop** according to 1939 City Directory

222 S. Mill Ave.

Date	**Book/Page**	**Grantee**	**Grantor**
10.15.20	2020/38475	Cindy Dewitt	Patrick & Victoria Carney

6.27.2014	2014/16334	Patrick & Victoria Carney	Marilyn S. Phillips
7.10.1989	1445/405	Marilyn S. Phillips	Joe & Angela Stevens
		Joe & Angela Stevens	Vickie Halperin & Howard Halperin
11.23.1984	1445/404	Howard Halperin	Linda Kay Hendricks
2.20.1981	1036/261	Linda Kay Hendricks	Charles E. & Barbara Hanks; E. Lamar Pettus & Donna C. Pettus; William Weston Rogers & Gloria Weston Rogers
8.8.1977	941/24	Charles E. Hanks	Mary Jane Serett (Guess)
7.15.1968	790/367	Mary Jane Guess	John P. Doyle
6.12.1967	790/366	John P. Doyle	Walter P. Rolniak & Mary Rolniak
11.4.1963	790/365	Walter P. Rolniak & Mary Rolniak	R.C. Harding & Ruth L. Harding
4.3.1958	505/389	R.C. Harding & Ruth L. Harding	Jennie E. Titus
5.5.1955	476/35	Jennie E. Titus Anna Tuller	Flossie Thurman
3.20.1952	441/576	Flossie Thurman	R.C. & M. J. Lane
4.15.1948	362/281	R.C. & M. J. Lane	Hettie B. Moore (J.F. Moore)
8.28.1937	298/378	Hettie B. Moore (J.F. Moore)	Richard B. Greer
8.28.1937	298/377	Richard B. Greer	Hettie B. Moore (J.F. Moore) (…)

- JF Moore funeral director residing at 331 N Highland in 1925 directory, 1939 directory
- Hettie B Moore managed **Moore's Gift Shop**
- Robert C. Lane carpenter at manufacturing company; wife at home; son at dry cleaning company in 1950 census (at 222 Mill)
- Jennie Titus & Anna Tuller were sisters (1940 census)
- Jennie Titus listed in 1959 City Directory as **Razorback News Stand**, and that year living at 638 Whitham Ave.

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120 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
5.6.1992	92/23087	Terry J. Jones	Marcia May Apple & David Swenson
10.12.1984	1121/705	Marcia May Apple & David Swenson	Marcia May Apple [Green]
7.30.1975	888/888	Marcia May Green	Benny D. Moore & Carol L. Moore
10.17.1973	888/883	Benny D. Moore & Carol L. Moore	Jerry D. & Sharon Sweetser
10.20.1967	716/35	Jerry D. & Sharon Sweetser	Everett Buckner & Peggy Buckner
9.14.1966	689/456	Everett Buckner & Peggy Buckner	Jerry D. & Sharon Sweetser

11.16.1965	665/215	Jerry D. & Sharon Sweetser	Wade & Gladys Fincher; Chester & Dorothy House
10.21.1965	665/131	Wade & Gladys Fincher; Chester & Dorothy House	William Howard Morris & Dixie E. Morris
7.25.1949	402/518	William Howard Morris & Dixie E. Morris	Delbert P. Combs Jr. & Lora Sellick Combs
1.14.1946	358/427	Delbert P. Combs Jr. & Lora Sellick Combs	Lucy Leigh Brown
12.5.1945	355/424	Lucy Leigh Brown	Leo & Bonnie Jean House
1.25.1945	347/136	Leo & Bonnie Jean House	Lena Patterson
12.1.1942	331/7	Lena Patterson	Seba W. Jackson; Lylah Jackson
12.1.1939	331/7	Seba W. Jackson; Lylah Jackson	Grover & Lottie Couch
5.29.1933	171/408	Grover & Lottie Couch	Walter D. & Myrtle Lucas
4.13.1926	232/471	Walter D. & Myrtle Lucas	Odus & Essa Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (…)

Note: no structures 1908, 1919; structure on 1930 sanborn map

- Odus Brooks listed as a farmer in 1920 census, carpenter in 1930 census living at 334 S. Washington Ave., carpenter in 1947 directory living at 115 S. Washington
- Grover Couch a mail carrier and Lottie a teacher residing at 112 S. College in 1930 Census, 1940 Census
- Seba & Lylah Jackson owned and managed a café according to 1940 census and lived at the address. 1939 City Directory lists the **restaurant at 5 E. Mountain**, and residence at 103 E. Mountain.
- Leo House salesman in 1940 census
- Delbert P. Combs worked in a service station 1950 census; Lora S. Combs was an assistant secretary for the **Chamber of Commerce** listed in 1947 City Directory.
- William Morris salesclerk at **gas company** 1950 census, 1959 City Directory lists them living at 720 E. Rock St.*

130 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
10.28.2005	2005/48665	Jason & Robin Jones	Gary W. Paulk
1.9.1989	1305/110	Gary W. Paulk	Freddie Brooks; James E. Brooks
1.7.1987	1211/964	Freddie Brooks; James E. Brooks	Freddie Brooks; Carole Brooks
3.17.1921	190/513	Fred E. Brooks	Odus & Essie Brooks
3.4.1921	201/1036	Odus & Essa Brooks	Col. H. Clark; Ida B. Clark; Frank Clark; Anna Clark (…)

Note: no structures 1908, 1919; structure on 1930 sanborn map
Home of local artist Jason Jones

- Freddie, store manager of **Fairway Stores Inc**. Living at 54 J. Jackson Dr.* in 1959 City Directory. Fred E. was president of Fairway Stores Inc. lived at 815 E. Lakeside Dr. in 1959 City Directory. Living at address in 1947 City Directory & 1951 City Directory; & listed as **Brooks & Oliphant Grocery (230 Mill Ave).**

149 E. Rock St.			
Date	**Book/Page**	**Grantee**	**Grantor**
11.15.2006	2006/46754	Tyrene Jones; Jason C Jones	Helen P. Andrews; Paul T. Andrews
7.14.1956	489/318	Helen P. Andrews	Fred E. & Bessie C. Brooks
11.30.1944	344/168	Fred E. & Bessie C. Brooks	Roy E. Scott & Eunice Alta Scott
1.31.1938	332/13	Eunice Alta Scott	Charles H. Lang
9.5.1925	225/526	Charles H. Lang	J.D. Paris & F.E. Paris (…)
Note: Different structures on 1908 plat map; not on 1913 sanborn, 1919 sanborn, 1930 sanborn, 1948 sanborn; not on 1954 aerial; PRESENT on 1955 sanborn • Fred E. was president of Fairway Stores Inc. lived at 815 E. Lakeside Dr.* in 1959 City Directory.			

139 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
7/3/2006	2006/28047	William & Letitia Boscia	Letitia Jane Brooks
9.30.1983	1092/108	Letitia Jane Brooks	James C & Josephine L Brooks & Helen M & Joe L King
9.21.1983	1092/106	James C. Brooks & Helen M. King	William H. Bassett
		William H. Bassett	(…)
Notes: Additional research needed to determine ownership prior to William H. Bassett. building not on 1908 plat map/no name; on 1926 aerial; ON 1930 sanborn map • James E. & Jackie Brooks listed at this address in 1947 directory. Driver for **Checkered Cab Co.** James C. listed as driver for Checkered Cab Co. res. At 115 S. Washington.			

309 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Note: multiple to 1977			
10.26.1977	942/863	Frankie & Geneva Rankin	Amos Dean Hughes & Sally Jean Hughes
5.2.1964	616/565	Amos Dean Hughes & Sally Jean Hughes	William Owen Johnson & Gladys Johnson
9.11.1950	421/112	William Owen Johnson & Gladys Johnson	Milton E. & Edith M. McCawley
11.2.1944	380/578	Milton E. & Edith M. McCawley	O.S. Hammond
2.9.1943	331/230	O.S. Hammond	Bertha Marie Cole

1.19.1943	331/164	Bertha Marie Cole	Clinton C. Cole
3.20.1936	294/302	Clinton C. Cole Bertha Marie Cole	Guaranty Building & Loan Assoc.
12.12.1935	291/598	Guaranty Building & Loan Assoc.	Commissioner of State Lands (…)
Note: on 1930 sanborn; on 1948 sanborn map; ON 1955 sanborn map • William Owen Johnson employee at **Ark W Gas Co.** on 1950 census, construction foreman at Gas Co. in 1959 City Directory. • Milton McCawley Maintenance man at gas co & Edith was "kitchen helper" at school cafeteria on 1950 census. In 1947 City Directory Milton Listed as Lineman for Ark W Gas Co. • Charlie & Marie Cole (W) listed at 317 in 1940 Census			

318 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Multiple to 2005			
10.24.2004	2005/19359	Rue Watts	Paul & Rue Watts
5.26.1949	446/258	Paul & Rue Watts	Mildred Salsbury
2.5.1949	398/28	Mildred Salsbury	Russell Salsbury Mildred Salsbury
2.23.1946	396/359	Russell Salsbury Mildred Salsbury	Beulah Ownbey
8.30.1937	301/428	Beulah Ownbey	First Natl. Bank Huntsville AR (…)
Note: I.G. Comb on 1908 plat map (no building); not on 1926 aerial; on 1941 aerial • Russell Salsbury a **welder at J. Claude Salsbury** in 1947 city directory. • Paul Watts listed as sheet metal worker at Fayetteville Sheet Metal in 1951 City Directory.			

319 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
6.6.1994	94/36625	Lee-Fen Ko	Daniel G & Leslie A Coston
2.5.1988	1257/636	Daniel G & Leslie A Coston	Jo Ann Gervais
5.17.1983	1078/277	Jo Ann Gervais	James H. White Jr.
9.22.1978	973/421	James H. White Jr.	Amos Dean Hughes & Sally Jean Hughes
5.1.1969	760/221	Amos Dean Hughes & Sally Jean Hughes	Ruben A. & Velma J. Parden
3.22.1961	569/296	Ruben A. & Velma J. Parden	Richard H. McChristian & Marie McChristian
10.16.1950	423/92	Richard H. McChristian & Marie McChristian	Leo E. & Wilma N. Cole
4.22.1946	364/2	Leo E. & Wilma N. Cole	Frank & Maudie Kelly
12.1.1941	362/111	Frank & Maudie Kelly	Lorraine A. Williams
10.13.1941	321/500	Lorraine A. Williams	Commissioner of State Lands (…)
- Reuben Parden listed as Fixer at **Bear Brand Hosiery** in 1959 city directory (W)			

- Richard McChristian was Assistant manager and security officer at **First National Bank West Branch and Fayetteville police officer** (death certificate)
- Frank Kelly a farmer in 1950 census
- Lorraine Williams listed as Home Counciler at gas company living with parents at Summit drive in 1950 census, lived at 320 S. Washington in 1930 census
- Leo Cole **firefighter** listed in 1947 City Directory

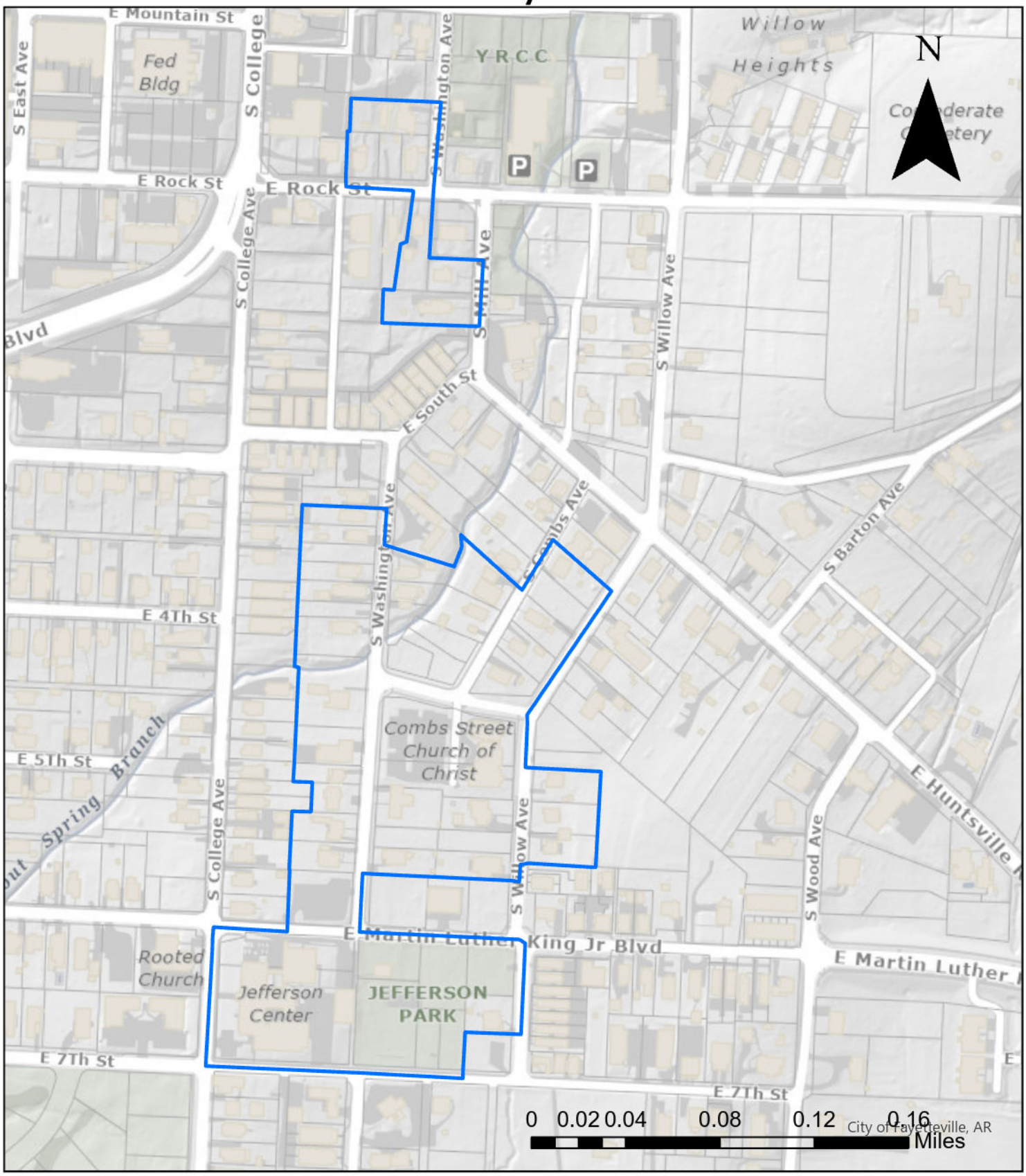
325 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
Numerous to 1978			
2.14.1978	978/750	Clara A. Porter	Gregory L & Patsy Porter
2.14.1978	957/396	Gregory L & Patsy Porter	Clara A. Porter
7.21.1977	935/446	Clara A. Porter	Ervin A Porter
7.21.1977	935/445	Ervin & Clara A. Porter	Cecil R Chappell & Minnie E. Chappel
4.30.1965	645/403	Cecil R Chappell & Minnie E. Chappel	Claud & Grace Salsbury
10.16.1950	423/573	Claud & Grace Salsbury	W.B Shumate
11.10.1941	364/125	W.B Shumate	CL & Agnes Stoddart
11.10.1941	320/539	CL & Agnes Stoddart	Anna L & Pat Johnson
4.5.1938	305/382	Anna L Johnson	Richard B Greer
3.5.1938	305/189	Richard B Greer	Anna L Johnson & Pat Johnson (…)

- Pat Johnson **circuit clerk** of Washington County; Anna **supervisor of nurses at City Hospital** https://www.findagrave.com/memorial/141480007/pat-a-johnson#view-photo=238115045
- William B Shumate worked at **Conoco Service Station** and resided at address in 1947 Directory.
- Claud Salsbury a welder in 1950 census, operated **Salsbury Garage** in 1947 directory.
- Cecil R Chappel **filling station manager** in 1950 census

411 S. Washington Ave.			
Date	**Book/Page**	**Grantee**	**Grantor**
7.6.1984	1113/379	Julis L & Verna Thompson	Clarence Rice
6.1984	1111/285	Clarence Rice	Sue & Virgle C. Harris; James & Cindy Rice
		Sue & Virgle C. Harris; James & Cindy Rice	(…)
1959 City Directory		Clarence & Viola Rice (at address)	
1947 City Directory		Clarence & Viola Rice (at address)	

- 1959 Directory shows Clarence & Viola Rice residing at address, **mechanic at Oberman Mfg. Co** in 1957 directory. 1951 employee at OBerman Garment. 1947 City Directory machinist at Oberman & Co. living at address.
- 1939 Directory lists William C & Viola at 124 W. South St. (laborer)

Recommended South Fayetteville Historic District



Legend

South Fayetteville LHD

CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

November 10, 2025

Chair Christine Myres & Fayetteville Historic District Commission
City of Fayetteville, Arkansas

RE: Oak Grove Local Historic District

Dear Ms. Myres & Historic District Commissioners,

Thank you for the opportunity to comment on the proposed Oak Grove Local Historic District. In accordance with the Arkansas Historic Districts Act, this letter serves as the Planning Commission's official reply.

The Planning Commission is delighted to give its full support to this proposal. As indicated in the report, it is evident that Oak Grove is a special place that deserves protection and stewardship. The architectural style of the area and the association with Noah Fields Drake makes this neighborhood historically important. It is rare to see such overwhelming support for a neighborhood project, and we are impressed by the residents' dedication to preserving the unique character of their neighborhood.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We understand that the historic development patterns in this neighborhood differ from our current development standards, specifically the Master Street Plan. As variances to the Master Street Plan are under the purview of the Planning Commission, we will take this historic development pattern and the desire of the neighborhood to preserve it into full consideration if any requests come before us.

We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

Andrew Brink

Andrew Brink
Chair, Planning Commission

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Dona Wonsower, Senior Planner

MEETING DATE: June 8, 2026

SUBJECT: **ADM-2026-0017: Administrative Item (1125 N CROSSOVER RD/PHAT MINH PAGODA- BUDDHIST MEDITATION & RETREAT CENTER, 410):** Submitted by LUONG HOANG for property located at 1125 N CROSSOVER RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 2.20 acres. The request is to modify an approved conditional use permit.

RECOMMENDATION:
Staff recommends approval of **ADM-2026-0017.**

RECOMMENDED MOTION:
"I move to approve **ADM-2026-0017***, determining:*

- *In favor of the request to modify CUP-2025-0034, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in east Fayetteville just over ½ of a mile southeast of the intersection of W. Mission Blvd. and N. Crossover Rd. The property is developed with a 3,238 square foot single-family residence constructed in 1972 and an 850 square foot outbuilding. There are currently no zoning overlay districts that govern the property, which is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre. A conditional use permit for a Buddhist Meditation Retreat Center was approved for this property on July 28, 2025 (CUP-2025-0034) that was proposed largely within the 850 square foot outbuilding, with guest accommodations and a break room available within the existing residence. Construction on the building project has not yet begun and this business has not yet started operation.

Prior to the public hearing of the original conditional use permit, staff received no public comments either in opposition or support of the request; however extensive comment was provided during the public hearing and staff has continued to receive extensive public comment after the project approval. Two code complaints have been received in the interim, one in 2025 in which the complainant provided a general, nonspecific complaint about the entire property, which was closed as unfounded (CVZD-2025-0912). A second complaint filed in 2026 for signage and outdoor lighting was received in March of 2026 (CVZD-2026-0099). Staff confirmed no violation was present with regards to outdoor lighting but confirmed that the sign ordinance prohibited all but one windblown sign on the property, which must be flown in conjunction with a United Stated flag per ordinance. The applicant worked with staff to remove the prayer flags around the property and the case was closed shortly thereafter.

A statue is under construction near the front of the property; however, this statue is not subject to the city's sign ordinance and has been reviewed by city staff for compliance with applicable standards. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

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

Request: The request is for a modification to the original conditional use permit to remove the existing residential structure from the proposed meditation use and instead allow for a 900 square foot expansion to the existing detached garage. This change removes previously stated guest accommodations and reduces the size of the total meditation and retreat center from the previously approved 4,088 square feet to 1,700 square feet. Additionally, minor modifications are proposed to the business as described below:

- Business size: Approximately 1,700 square feet (Reduction of 2,388 square feet)
- Hours of operation: Monday – Friday, 8:00 am – 8:00 pm (One hour earlier start time)
  Saturday and Sunday: 9:00 am – 10:00 pm (One hour earlier start and one hour later end time)
- Employees: 10 staff members including volunteers (one-full time employee previously listed, volunteers not previously included)
- Customers Monday through Friday: 10 people
  Saturday and Sunday: 30 people during services

Public Comment: To date, staff has received an inquiry but no public comment specifically opposed or supportive of this amendment request.

DISCUSSION:
Staff supports the applicant's request to amend their conditional use permit as proposed. The applicant has worked extensively with staff since the original conditional use permit process to attempt to comply with city and building ordinances. During building permit application reviews, the applicant discovered that substantial modifications would be warranted to the existing single-family structure in order to utilize any portion of it, including restrooms, for the meditation and retreat center use that would dramatically increase the cost of the work. Accordingly, the applicant consulted with an architecture firm to expand the existing detached garage, adding an office space and restrooms to this existing structure, as well as ADA accessible parking and pedestrian routes from the right-of-way to the structure. Even though the proposed substantially reduces the total area of the proposed use, the change to an expanded footprint of the detached garage and modification of hours requires a modification to the original conditional approval.

Staff finds the proposed modification compatible with the surroundings. The modification removes the existing single-family residence from the proposed use, maintaining that building as a strictly residential structure, which is consistent with the underlying zoning. The proposed meditation structure is within the 50% threshold that accessory buildings are permitted by right and is located further from the street than the principal structure; accordingly, staff finds the commercial use is

unlikely to overwhelm the existing residential use. Improvements are proposed to the existing driveway to better facilitate emergency access, and the maximum number of anticipated customers (30 during services) has not changed since the previous approval, though the anticipated count during each weekday has increased from 5 to 10. Fayetteville codes permits a maximum parking allowance of 1 vehicle space per 40 square feet of assembly space. Based on the provided floor plans, up to 18 spaces would be permitted within the property boundaries. The plans will be fully reviewed for emergency access and other requirements with permitting, but staff finds the development can likely meet the anticipated parking demand on-site. Furthermore, the applicant has indicated that most attendees are anticipated to be elderly and will be picked up or dropped off at the property, thus not requiring their own vehicle parking spaces. The proposed meditation hall faces this public right-of-way and is substantially screened from adjacent residential properties by existing privacy fences and landscaping, and staff recommends a condition that the additional parking shall be screened per the requirements of UDC 177.04 even if the additional parking spaces are reduced below five in order to further minimize the visual appearance of the additional parking spaces.

The applicant has been in continual communication with city staff since the initial conditional use permit to try to remain in compliance with city ordinances and has resolved violations quickly. Staff finds that the proposed use is both substantially similar to and substantially less intense than another religious institute less than 800 feet south of the property along the same regional link street (N. Crossover Rd.) within the same zoning district. Staff recommends approval of the proposed modification with conditions as listed below.

RECOMMENDATION: Staff recommends approval of **ADM-2026-0017** subject to the following conditions:

Conditions of Approval:

1. Conditional use permit approval shall be extended for an additional year through July 28, 2027.

2. Additional parking shall be screened per the requirements of UDC 177.04 even if the additional count is reduced below five spaces.

3. All other conditions of the associated conditional use permit (CUP-2025-0034) not affected by this modification shall remain in effect.

PLANNING COMMISSION ACTION: Required YES

Date: June 8, 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 Exhibits
    - Recommended Screening Locations
    - Anticipated Parking
    - CUP-2025-0034 Conditions of Approval
    - CVZD-2026-0099 Exhibits
- Applicant Request Letter and Exhibits

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the meditation retreat center 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 Phat Minh Pagoda- Buddhist Meditation and Retreat Center and its associated programming, as described in the applicant's request letter. The following specifications apply:**~~
   - ~~Business size: Approximately 4,088 square feet~~
   - ~~Hours of operation: Monday – Friday, 9:00 am – 8:00 pm (appointment only)~~
     ~~Saturday: 9:00 am – 9:00 pm (appointment and walk-in)~~
     ~~Sunday: Services, 8:00 am -11:00 am and 6:00pm – 9:00pm~~
   - ~~Number of Employees: One full-time employee~~

3. **Religious institutions are not subject to 166.25, Commercial, Office, Mixed-use, Design and Development standards;**

4. ~~**Additional parking shall not be constructed between the existing structures and public right-of-way.**~~

5. **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;**

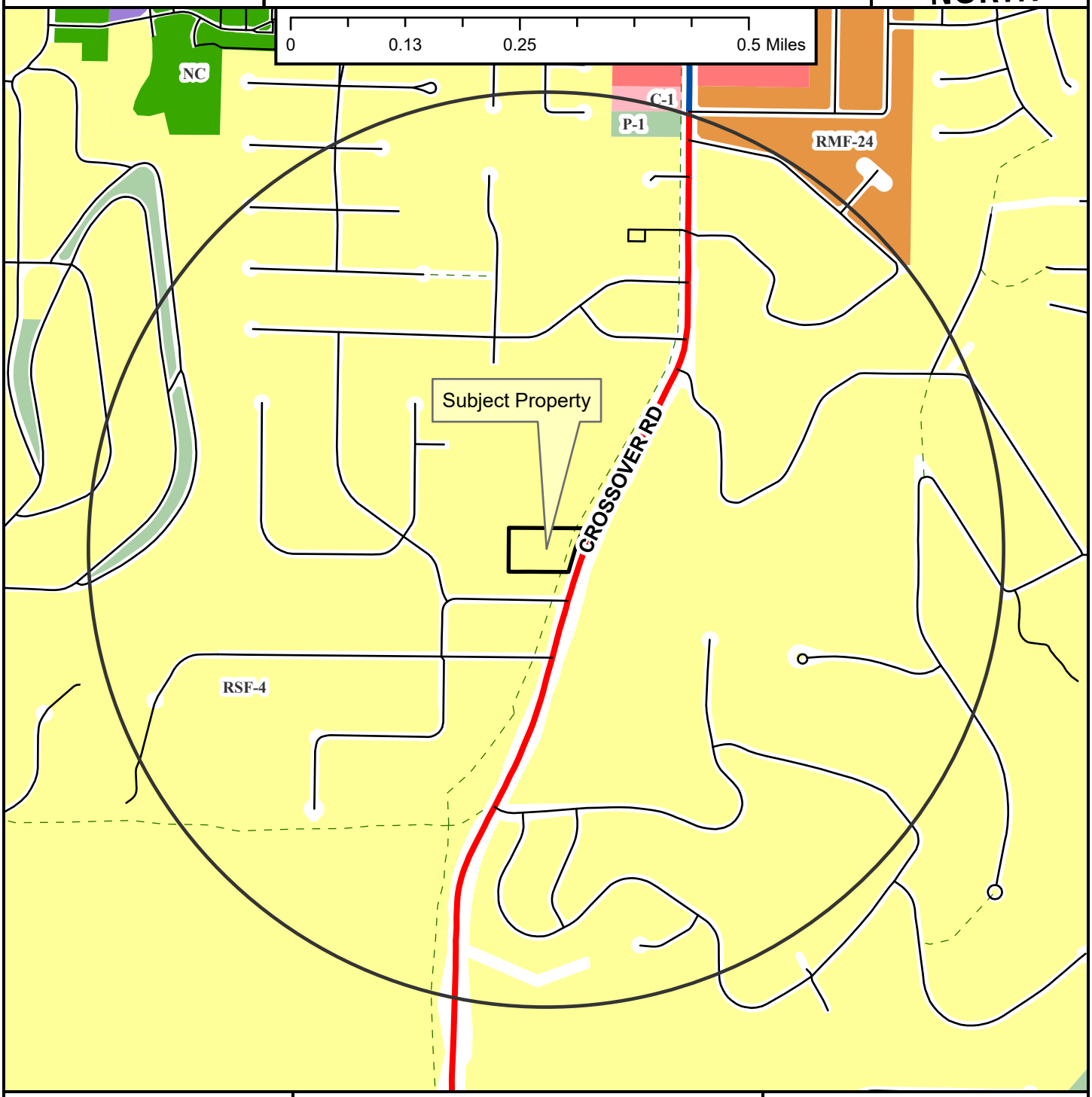
6. **Any future expansion or change in the use shall require Planning Commission approval; and**

7. **Signs shall be limited to those permitted by UDC §174. Any proposed signage shall be reviewed for compliance with the underlying zoning district.**

ADM-2026-0017

One Mile View

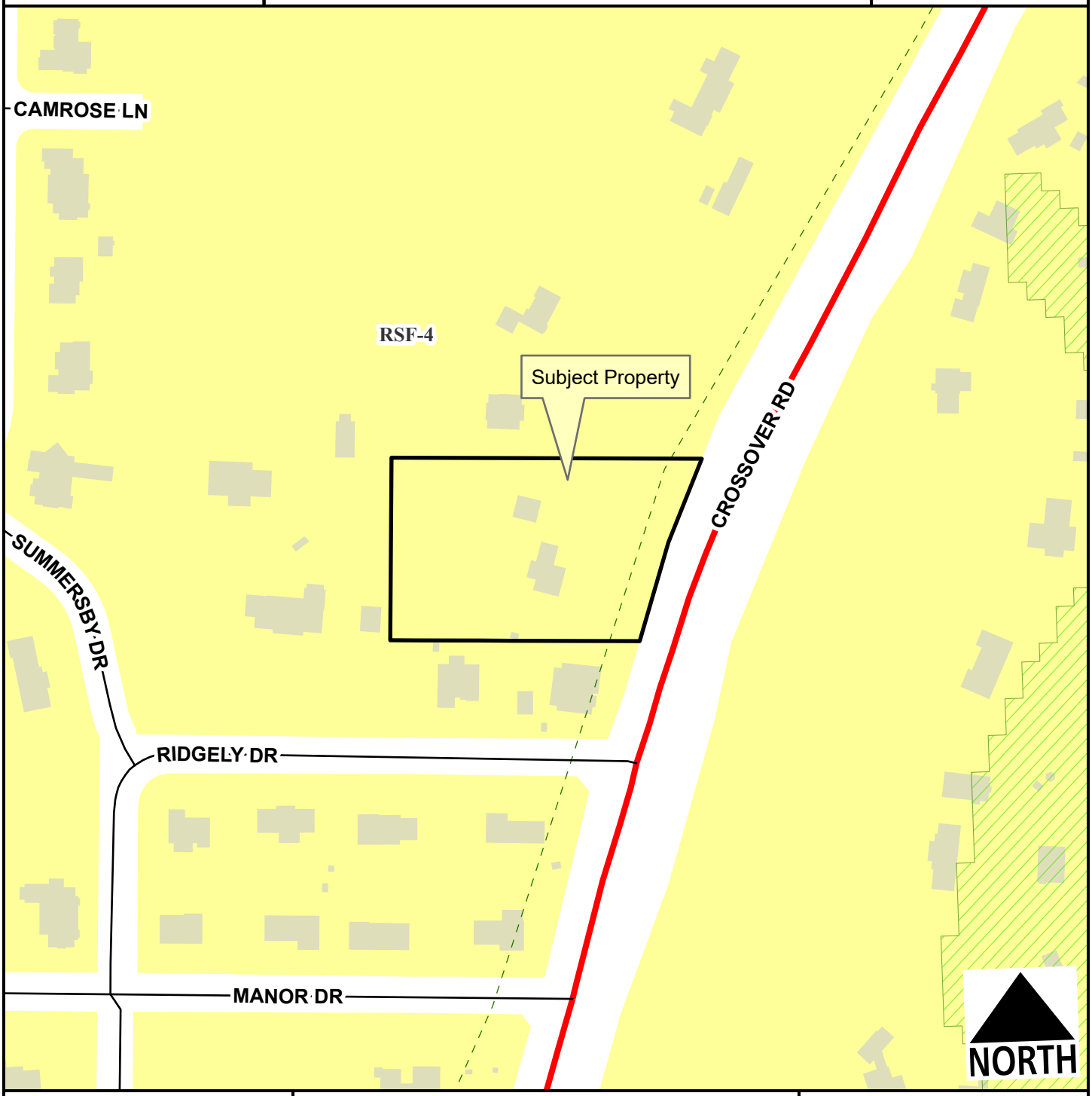
1125 N CROSSOVER RD



ADM-2026-0017

Close Up View

1125 N CROSSOVER RD



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

Feet

0 75 150 300 450 600

1:2,400

ADM-2026-0017

Current Land Use

1125 N CROSSOVER RD

NORTH



Regional Link

Residential Link

Trail (Proposed)

Planning Area

Fayetteville City Limits

Feet

0 112.5 225 450 675 900

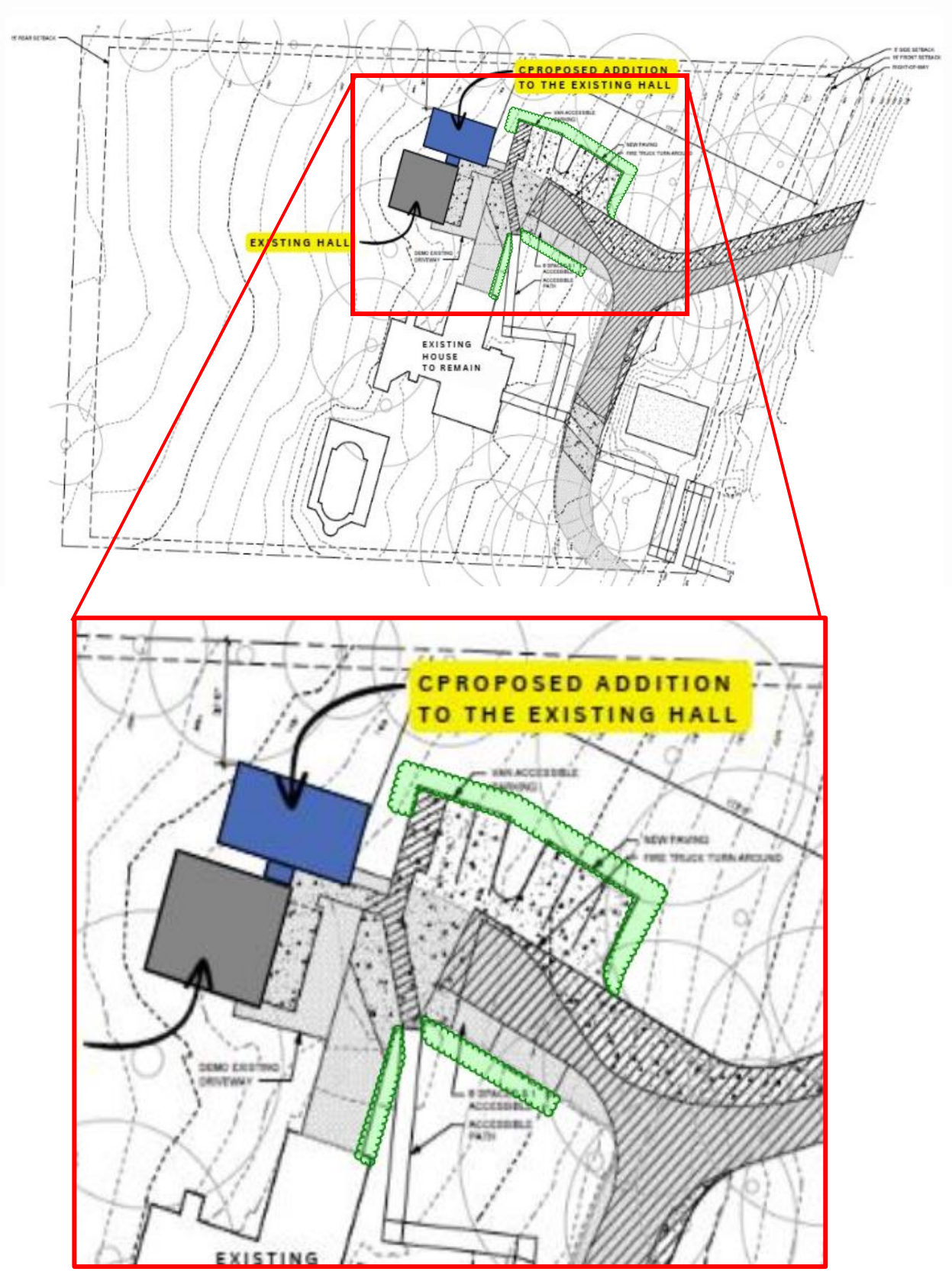
1:3,600

FEMA Flood Hazard Data

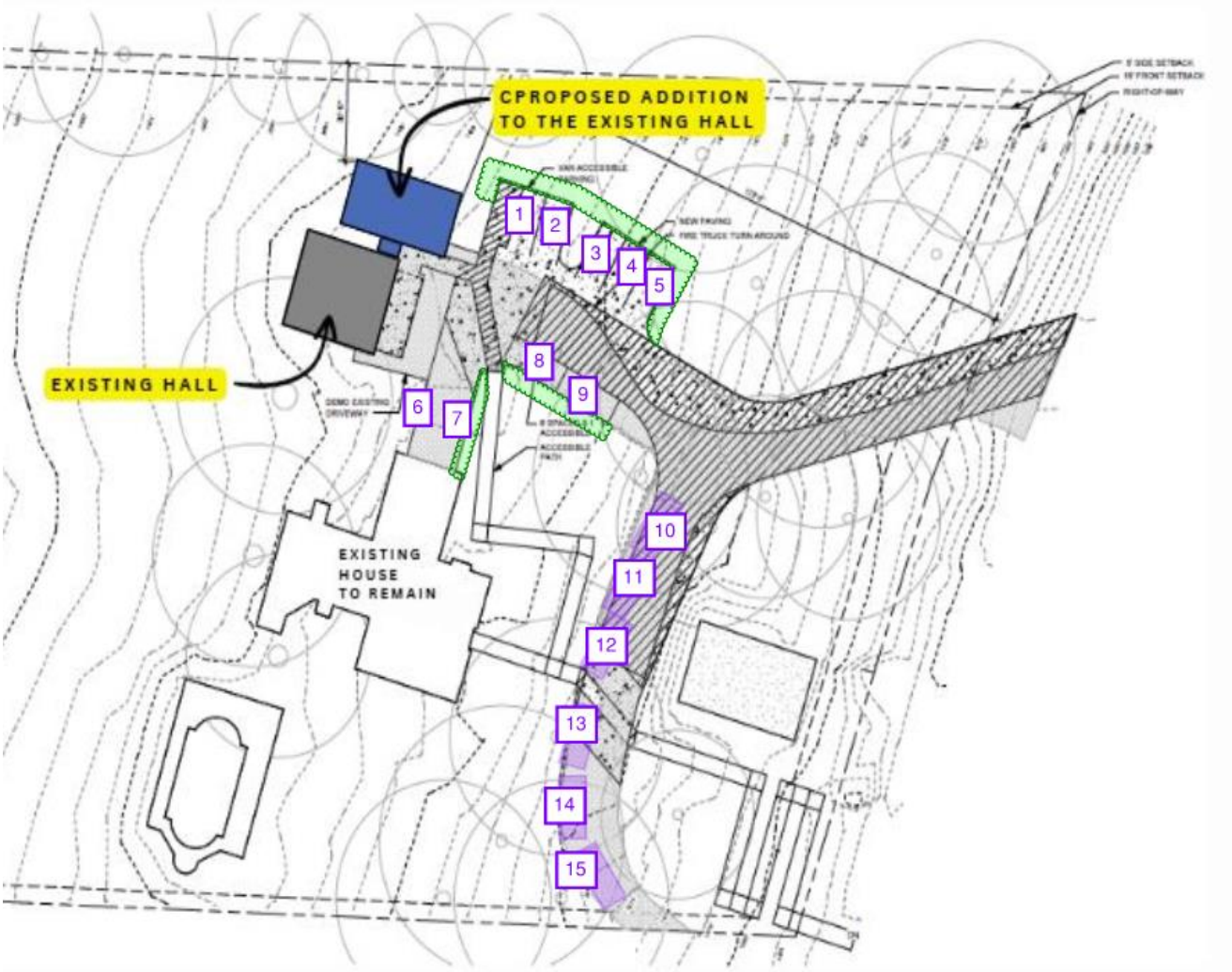
100-Year Floodplain

Floodway

Staff Exhibit
Recommended Screening Locations



Staff Exhibit
Anticipated Parking



CODE CASE DETAILED REPORT CVZD-2026-0099
FOR CITY OF FAYETTEVILLE

CITY OF FAYETTEVILLE ARKANSAS

Case Type: Zoning/Development
Status: Closed - Resolved
Assigned To: Bliss Hyke
Project:
District: Default
Description: PZ120 Windblown signs and outdoor lighting.
Opened Date: 03/05/2026
Closed Date: 05/05/2026

Parcel: 765-14201-001 Main

Address: 1125 N Crossover Rd Main
Fayetteville, AR 72701

1125 N Crossover Rd, B
Fayetteville, AR 72701

Zone: RSF-4 (RSF-4)

Owner
Luong Hoang
1125 N Crossover Rd
Fayettville, AR 72701
Business: 5014542699
Mobile: (501) 454-2699

Owner
Allure Nails Salon Llc
Ngoc Nguyen
3867 N Mall Ave
Fayetteville, AR 72703
Business: (479) 443-9657
Mobile: (501) 590-9529

Note	Created By	Date and Time Created
1. I'm trying to schedule a inspection to view the windblown signs and the outdoor lights.	Bliss Hyke	3/6/2026 10:42 am
2. Will draft a NOV to send to Donna Wonsower to review. Bringing to PTSU on 3/18/26	Bliss Hyke	3/9/2026 3:16 pm
3. https://tnp.org/important-tibetan-buddhist-holidays-in-2026/ https://www.wheeloftheyear.com/2026/buddhist.htm https://www.diversityresources.com/buddhist-holy-days/	Bliss Hyke	3/17/2026 11:00 am
4. Sent to DW and JM.	Bliss Hyke	3/23/2026 2:33 pm
5. Signage has been removed.	Bliss Hyke	5/5/2026 3:36 pm

Activity Type	Activity Number	Activity Name	User	Created On
Notice of Violation Tracking	PRE-0342-2026	9589071052703458945128-	Bliss Hyke	03/25/2026

Inspection Number	Inspection Type	Inspection Status	Inspection Date
INSP-005630-2026	Investigative Inspection	Inspected	03/10/2026 11:34 am

Inspector: Bliss Hyke
Checklist Comments:

INSP-013198-2026	Investigative Inspection	Inspected	05/05/2026 2:43 pm

Inspector: Juan Andrade-Hernandez
Checklist Comments:

CITY OF
FAYETTEVILLE
ARKANSAS

VIOLATION NOTICE

March 25, 2026

VAN NGUYEN, NGOC; HOANG, LUONG THI
1125 N CROSSOVER RD
FAYETTEVILLE, AR 72701-2064

RE: ZONING VIOLATION CVZD-2026-0099

To Whom it may concern,

It appears that your property, located at 1125 N CROSSOVER RD, contains a violation of the Fayetteville Code of Ordinances. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct these problems, please call our office at (479) 575-8362 or by email at ehyke@fayetteville-ar.gov.

Violation
§174.08 of the City of Fayetteville Unified Development Code.

Remedial Action(s) needed for compliance:

- Remove all but one (1) company flag (religious flags).
    a. The flag must have the same proportional dimensions as the United States Flag, be installed upon standard flagpole allowing flags to be raised and lowered and be flown only in conjunction with either the United States Flag or Arkansas State Flag or both. The company flag must be flown lower than the government flag, cannot exceed the size of the government flag and in no case can exceed 6 feet in length. Please see definition of company flag, referring that the flags being flown are religious flags and not exempt from code. Only one is allowed to be in place.

Penalty:
If these violations are repeated, or the requested remedial actions are not taken upon receiving this letter, this notice, and all documents related to this case shall be sent over to the City Prosecutor's Office. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to an appeal within ten (10) business days. Please see Chapter 155 of the Unified Development Code.

The City of Fayetteville is a truly beautiful and unique place to live and work and we rely on all our citizens and the business community to help us to maintain the high quality of life we have all come to expect. Thank you for your contributions to that quality of life and for resolving the violation in a timely manner.

Sincerely,

Bliss Hyke
Planning Technician

Definitions:
Sign (signs). Only those commercial and non-commercial signs that are in view of the general public from a public right-of-way or public property shall be regulated pursuant to Chapter 174, Signs. Signs within buildings not generally visible outside the building are not regulated.

(1)Non-commercial sign. A device or display including flags and attraction devices commonly referred to as a sign that does not advertise a product or service or relate to a business purpose, does not propose a commercial transaction nor relate to economic interests including offices and studios.

Company flag (signs). A flag identifying a business or organization by use of the name of the business or organization where the flag is displayed. The flag must have the same proportional dimensions as the United States Flag, be installed upon standard flag pole allowing flags to be raised and lowered, and be flown only in conjunction with either the United States Flag or Arkansas State Flag or both. The company flag must be flown lower than the government flag, cannot exceed the size of the government flag and in no case can exceed 6 feet in length.

§174.06 - Noncommercial Signs
Anywhere a commercial sign is permitted by this code, a noncommercial sign may be placed on or substituted for such sign.

§174.08 – Prohibited Signs
(E) *Windblown Signs.* It shall be unlawful for any person to display any windblown sign; provided, windblown signs may be displayed on a lot, at a shopping center, or at a mall one (1) time per year for a period not to exceed seventy-two (72) hours if a temporary sign permit is first obtained from the Planning Division upon payment of the appropriate fee; provided further, one (1) company flag shall be permitted to be flown in conjunction with the United States Flag or Arkansas Flag or both on a lot, at a shopping center, or mall.









City of Fayetteville, AR - Conditional Use Permit Amendment

Phat Minh Pagoda- Buddhist Meditation Hall

DBA Tue Quang Temple

1.CUP Amendment Request:

This document requests an amendment to the Conditional Use Permit (CUP) previously approved for the parcel identified below. While the original CUP encompassed the entire residential site (including the primary residence and pool), this amendment narrows the project scope. The updated project area consists specifically of the 800 SQ FT existing detached garage and a new 900 SQ FT addition, which will house the required restroom facilities for the Meditation Hall and its patrons. A building permit will be requested at a later date for those spaces.

2.Property Legal Description

Parcel #765-14201-001

1125 N Crossover Rd, Fayetteville, Arkansas, 72701

Subdivision: 11-16-30 FAYETTEVILLE OUTLOTS

Owners: Luong Hoang and Ngoc Nguyen

Part of the SE/4, NE/4 of Section 11, Township 16 North, Range 30 West of the 5th P.M., Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point N89°51'E 350 feet and North 135 feet from the SW corner of said 40-acre tract; thence North, 252 feet; thence N89°51'E 476.30 feet to the West right-of-way line of Crossover Road; thence along said right-of-way line S25°07'00"W 118 feet; thence S19°38'00"W 122.5 feet; thence S18°14'00"W 31.94 feet; thence leaving said right-of-way line S89°51'W 374.70 feet to the point of beginning and containing 2.44 acres, more or less.
LESS AND EXCEPT:
Part of the SE/4 of the NE/4 of Section 11, Township 16 North, Range 30 West, Washington County, Arkansas, more particularly described as follows: Starting at the Southeast corner of the SE/4 of the NE/4 of Section 11; thence South 85°09'24" West along the South line thereof a distance of 656.76 feet to a point on the Westerly existing right of way line of Arkansas State Highway 265; thence North 13°37'39" East along said existing right of way line a distance of 142.55 feet for the point of beginning; thence South 85°09'09" West a distance of 29.69 feet to a point on the Westerly proposed right of way line of Arkansas State Highway 265; thence North 11°11'38" East along said proposed right of way line a distance of 142.15 feet to a point; thence North 16°40'32" East along said proposed right of way line a distance of 124.61 feet to a point; thence North 85°07'59" East a distance of 46.72 feet to a point on the Westerly existing right of way line of Arkansas State Highway 265; thence South 18°19'02" West along said existing right of way line a distance of 188.00 feet to a point; thence South 14°33'17" West along said existing right of way line a distance of 84.51 feet to the point of beginning and containing 0.23 acre more or less.

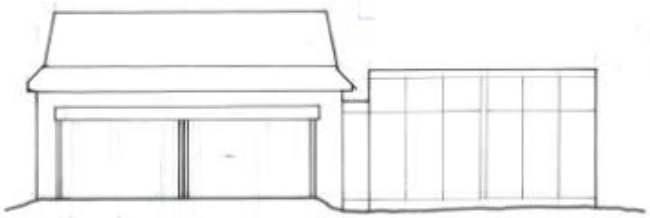
3.CUP Amendment Request Narrative

a) Building size in square feet: the existing building is 800 sq ft and will be used as a mediation hall. A new building will be adding 900 sq ft, the building will include an office, two restrooms and a closet. The buildings will be connected by a corridor.

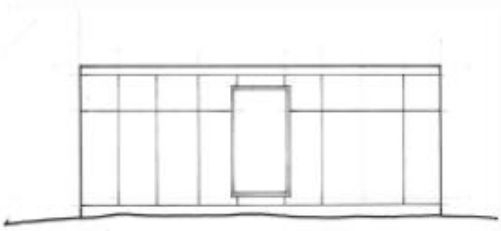
b) Color elevations of all exterior sides of the structure: elevations are schematic at

this stage of the project

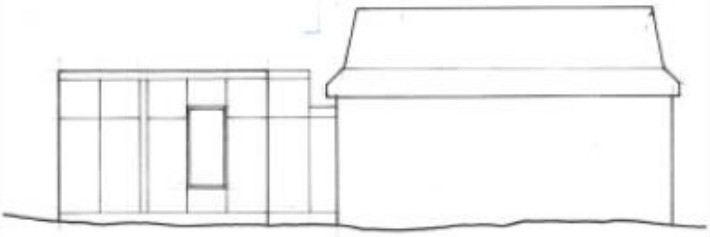
SCHEMATIC ELEVATIONS



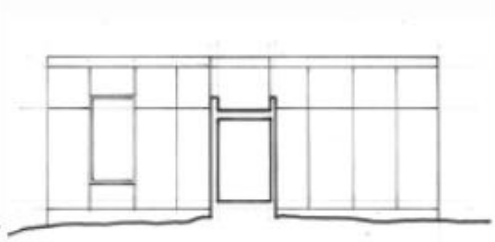
EAST (FRONT) ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXISTING DETACHED GARAGE PHOTOS



EAST (FRONT) ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

c) Number of off-street parking spaces to be provided/ number required:
   - 6 Spaces Provided (1 accessible) / None Required
   - Most congers are elderly and will be dropped off and picked up during operating hours and will not require a parking space.

d) Business Use:
   - Hours of operation:
     - Monday to Friday: 8:00 am to 9:00 pm
     - Saturday to Sunday: 8:00 am to 10:00 pm
   - Number of employees**:** 10 staff members (including volunteers)
   - Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour)
     - Monday to Friday: 10 people
     - Saturday to Sunday: 30 people during Services

e) Outdoor lighting: a couple of exterior light fixtures that are fully shielded and down-cast, for the new building and low profile down-lights for the parking area ensuring no light spillover beyond the property line.

f) Noise: N/A the meditation hall is a quiet space of reflection

g) Screening or buffering from adjacent properties: partial privacy fence, trees and bushes along parking area

h) Trash: residential trash pick up

i) **Ingress and Egress:** existing road will be widened to accommodate required fire truck turnaround and access to new parking spaces located next to the expanded building. A new sidewalk will also be installed from the main road for pedestrian use.
   Traffic Impact: minimal traffic impact as Crossover Road is already considered a major corridor

j) **Proposed use & reason for use:**

The proposed Buddhist Meditation Hall at 1125 N Crossover is compatible with the mixed residential and institutional character of the Crossover Road corridor. While the current building is located in RSF-4, the area serves as a transitional zone featuring several established places of worship and assembly.

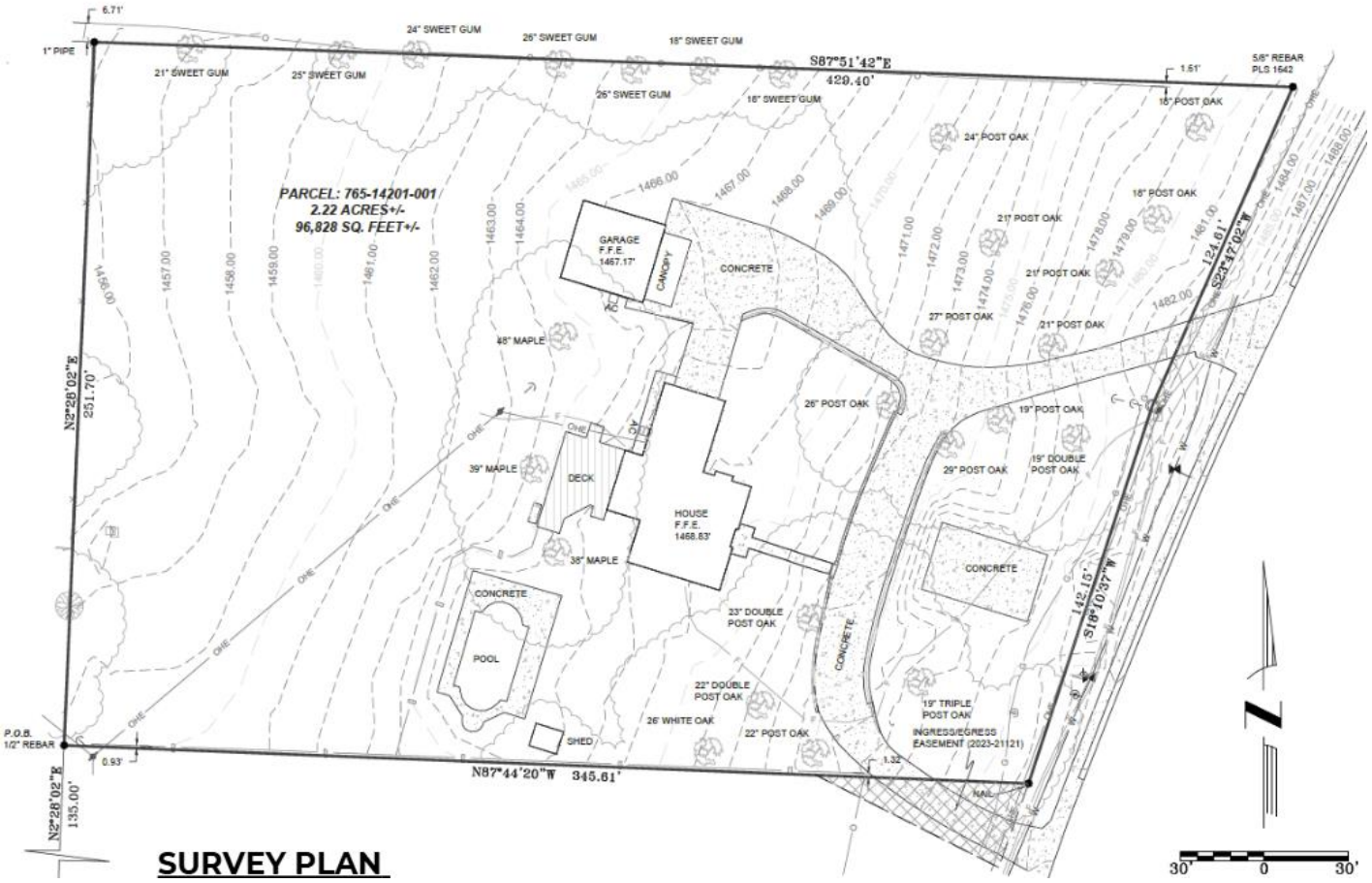
The project involves a small expansion of an existing detached structure, maintaining a total footprint of approximately 1,700 square feet. This small scale ensures the use

remains secondary to the primary residential nature of the property and the neighborhood. With a maximum capacity of 30 congregants, the space will be used for quiet meditation led by Luong Hoang. The contemplative nature of these services ensures that the use will be a quiet, low-impact addition to the surrounding community and at a significantly lower capacity than nearby commercial spaces or larger churches. The 2.21-acre lot provides natural buffering and space for required facilities without encroaching on the privacy of the adjacent neighbors.

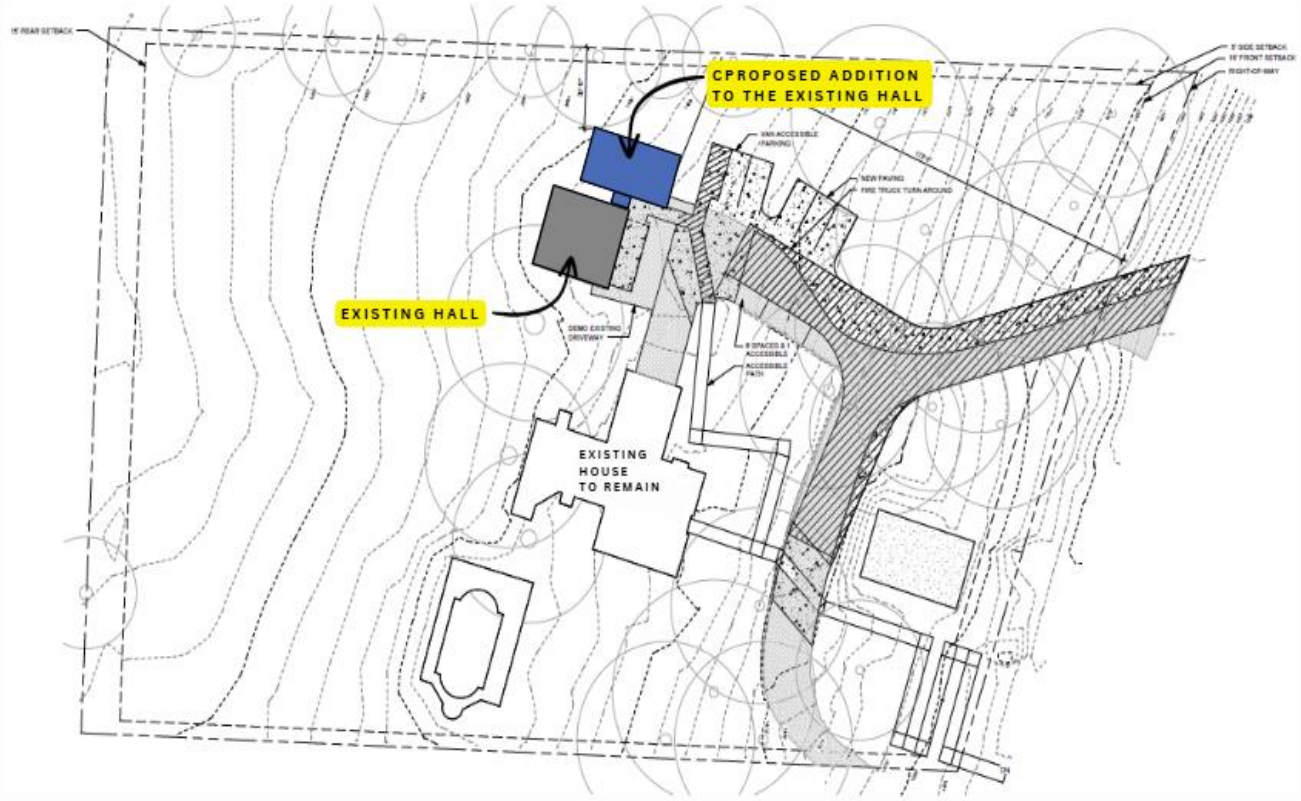
4.Site Plan

a) Existing Survey Plan:

*For Reference Only, not to scale. Refer to separate enclosed Survey Plan and Site Plan to



scale.

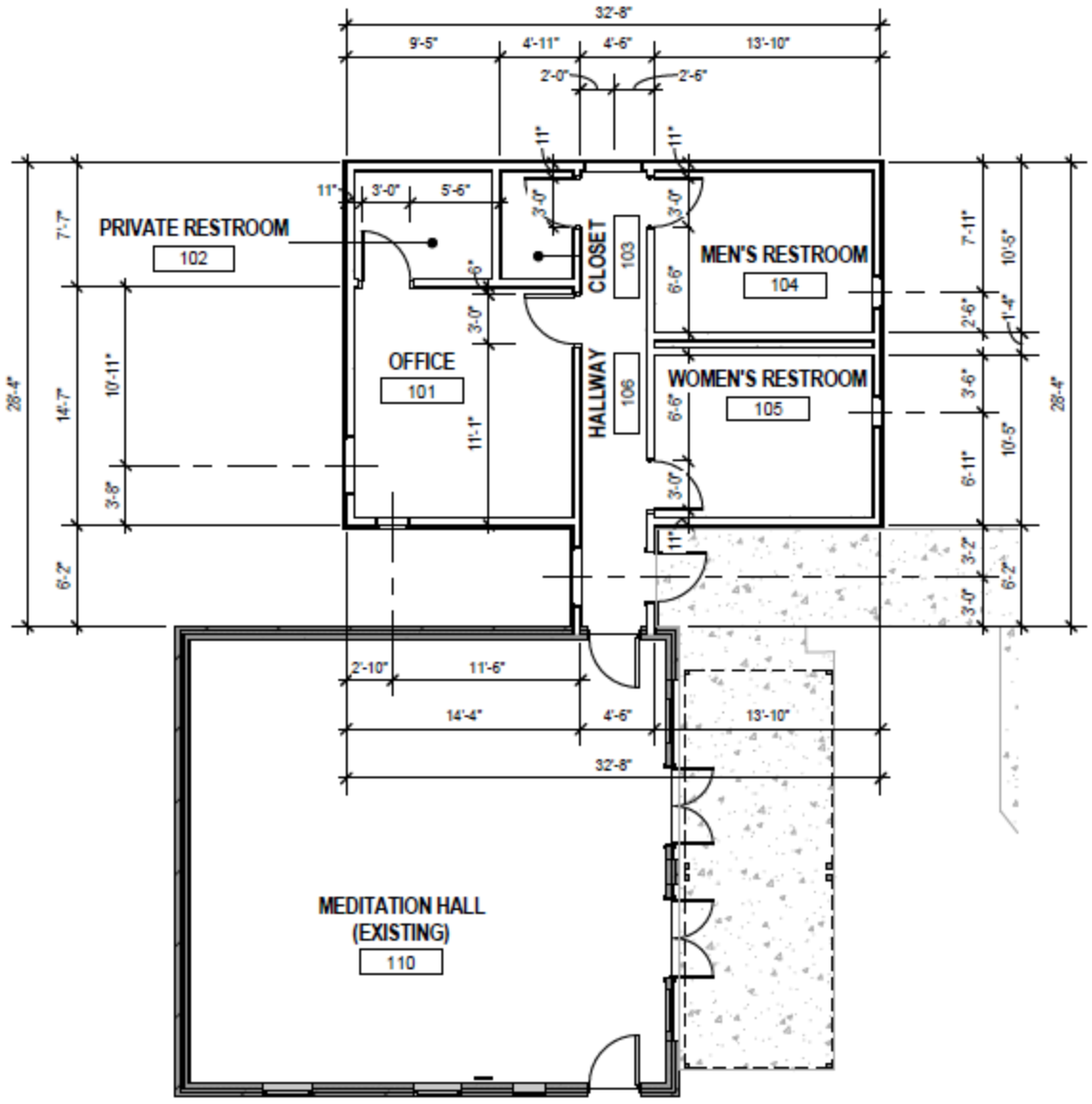


b) Proposed Site Plan:

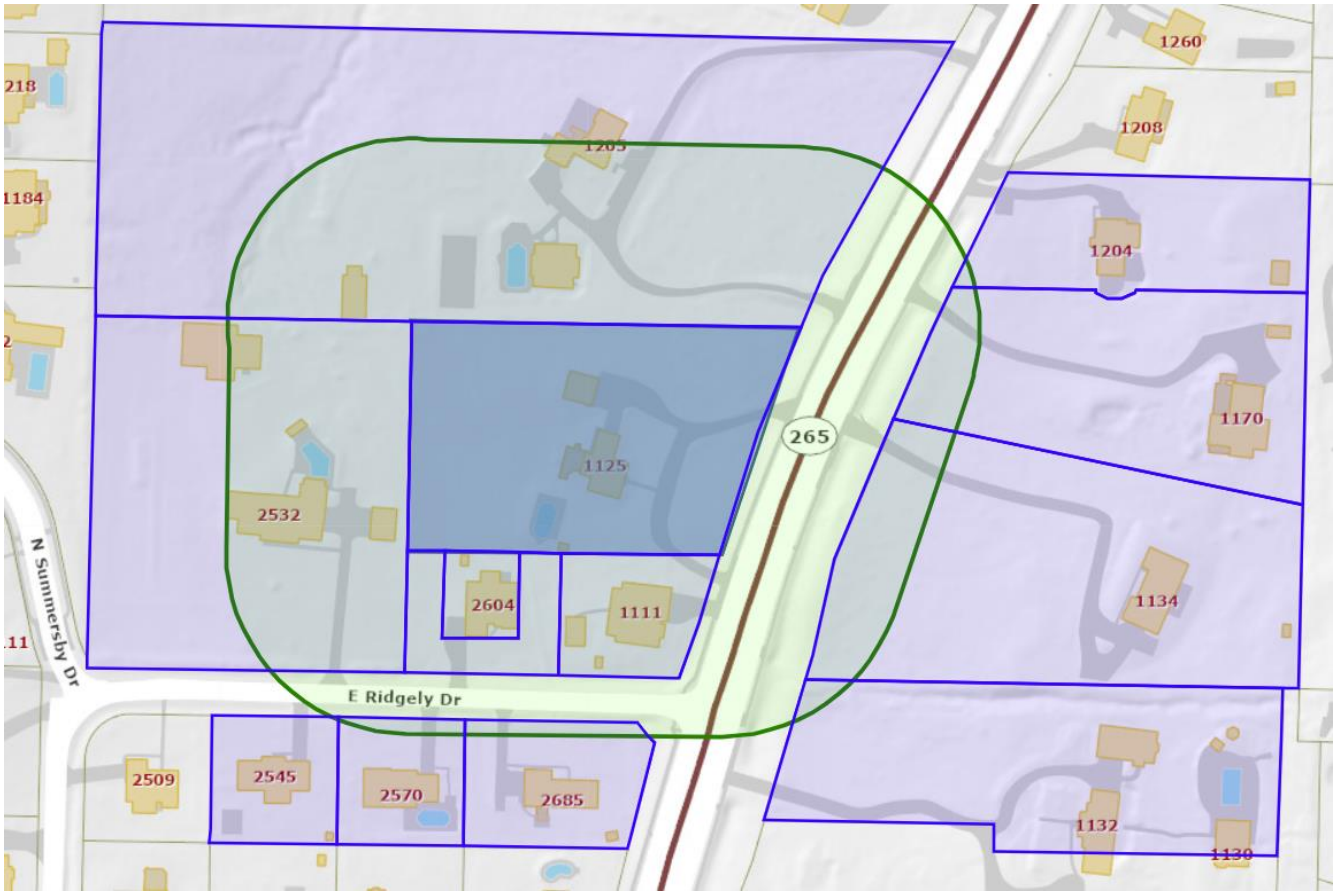
c) Preliminary Overall Plan And Elevations



5. Preliminary Floor Plan:



*For Reference Only, not to scale. Refer to separate enclosed Site Plan to scale.



6. County Parcel Map:

Properties identified in this parcel map are within 200 feet of the subject property.

7. Owner Signature:

Luong Hoang Ngoc Nguyen

_____ _____

8. Applicant to complete the notification requirements as noted on the rest of the application.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: June 8, 2026

SUBJECT: **VAR-2026-0016: Planning Commission Variance (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 a variance to connectivity standards.

RECOMMENDATION:
Staff recommends denial of **VAR-2026-0016**.

RECOMMENDED MOTION:
"I move to approve VAR-2026-0016, recommending:

- *In favor of a variance to* §166.25(D)(2), Cross Access;
- *In favor of all 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. A conditional use permit and three variances to the Unified Development Code were approved by the Planning Commission were approved on March 9, 2026 (CUP-2026-0003), and an associated large-site improvement plan is currently under staff review (LSIP-2026-0002). Surrounding land use and zoning is 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
West	Gas Station	CS, Community Services
East	Single-Family Residential	CS, Community Services

Request: While the applicant request letter includes six variances, staff finds that only one is actually required and available for consideration by the Planning Commission. Three variances to portions of UDC 172.04 Parking Lot Design Standards were approved as part of the conditional use permit. That approval still stands as no significant changes have been made to the site plans in the interim. A fourth variance has been requested to UDC 177.04(D)(2)(a), which requires a 15-foot landscape are along front property lines; however, this landscape area can be removed in urban form districts with the provision of pedestrian oriented elements. As the development is within CS zoning and pedestrian oriented elements are being provided, this code section does not apply, and a variance is not required. A fifth variance has been requested to UDC 174.08(B)(2) to permit the use of a electronic graphic display board; however sign variances fall under the purview of the Zoning and Development Administrator rather than the Planning Commission, and ordinance specifically prohibits variances to allow sign types which are prohibited by code. Therefore, the final variance request to UDC 166.25(D)(2) Cross Access is the only item discussed in the staff report below.

DISCUSSION

The applicant requests a variance to avoid providing cross-access to the north due to concerns about the adjacent sixteen-foot residential alley, but staff does not support the request. Ordinance only requires extending cross-access to the property line, and no environmental or site constraints prevent doing so; staff also notes that a northern pedestrian connection was an uncontested condition of the existing CUP and removing it would require a CUP modification that has not been submitted.

Because no hardship exists and eliminating cross-access would conflict with city goals for connected, compact development, staff recommends denial. If the variance were approved, the pedestrian connection to the north would still be required unless the CUP is formally amended, and staff continues to support this connection to maintain access for the neighborhood currently under construction.

Further, the intersection of N. Rupple and W. Mount Comfort is an area with a relatively high concentration of accidents, including accidents with injuries. A traffic study provided with the adjacent residential development indicates that several lanes for both streets operate at a D, E, or F level of service during peak hours, meaning maneuverability is often restricted and drivers can expect delays or lines. Increased connectivity can help alleviate congestion by providing alternative routes and minimizing development impacts on singular transportation options.

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

RECOMMENDATION: Staff recommend denial of VAR-2026-0016. If approved, staff recommends the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.08(E)(3), Connectivity.** *Staff recommends denial of the requested variance.*

2. Approval of this variance does not represent approval for any variances not specifically requested, nor grant 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: June 8, 2026	❒ **Tabled** ❒ **Approved** ❒ **Denied**
Motion:	
Second:	
Vote:	

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code:
  - §166.25 Commercial, Office, and Mixed-Use Design Standards
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibits
  - CUP-2026-0003 Conditions of Approval
  - Connectivity Exhibit
  - Natural Features
  - Traffic and Accidents
- Applicant Exhibits
  - Cover Letter
  - Site Plan

166.25 Commercial, Office and Mixed-use Design And Development Standards

(A) *Purposes.*

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

(2) To address environmental concerns which include, but are not limited to, soil erosion, vegetation preservation, and drainage.

(3) To protect and preserve the scenic resources distributed throughout the city which have contributed greatly to its economic development, by attracting tourists, permanent part-time residents, new industries, and cultural facilities.

(4) To preserve the quality of life and integrate the different zones and uses in a compatible manner.

(5) To address the issues of traffic, safety, and crime prevention.

(6) To preserve property values of surrounding property.

(7) To provide good civic design and arrangement.

…

(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.

…

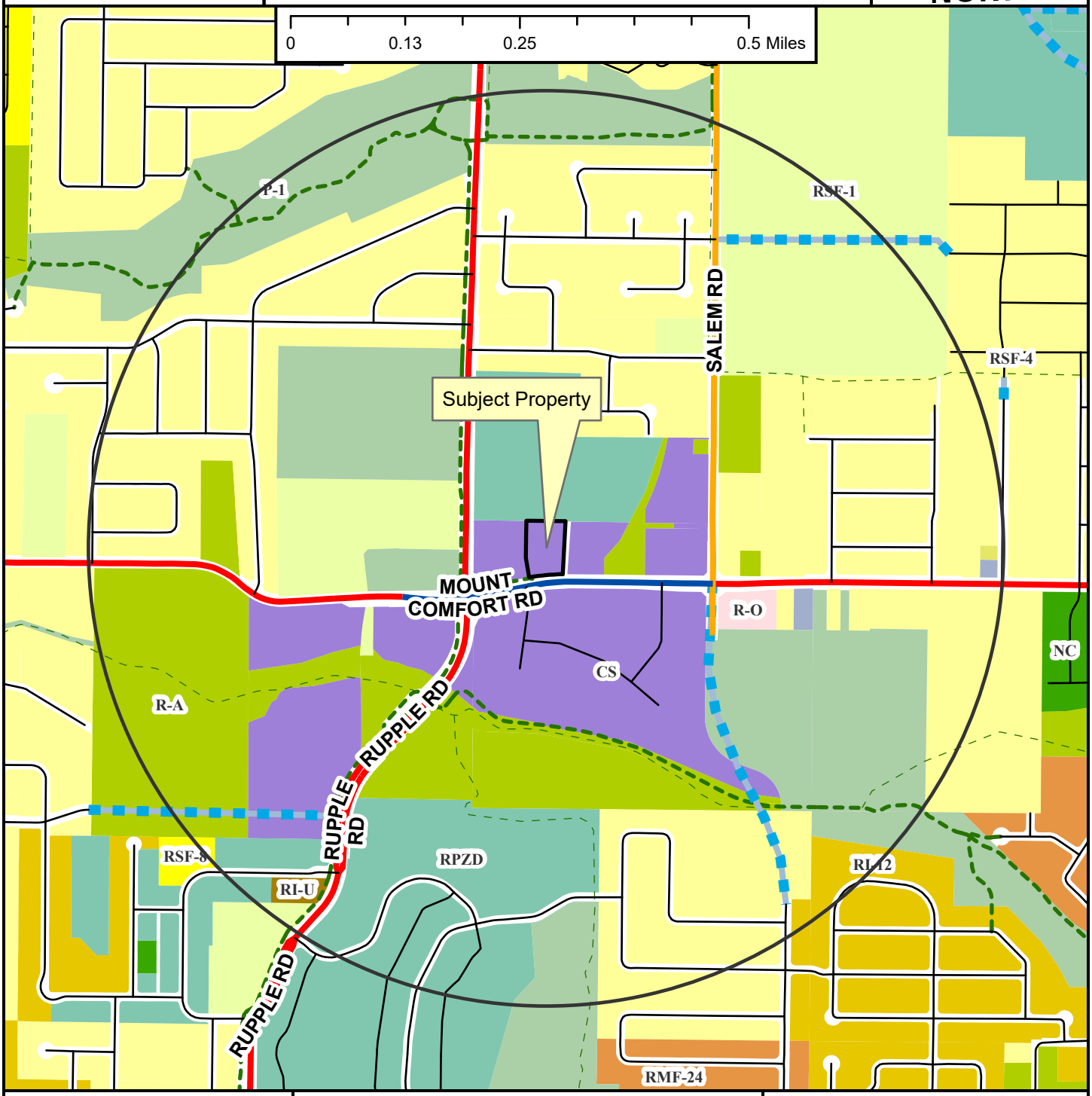
(F) *Variances.* (See Chapter 156.)

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

VAR-2026-0016

One Mile View

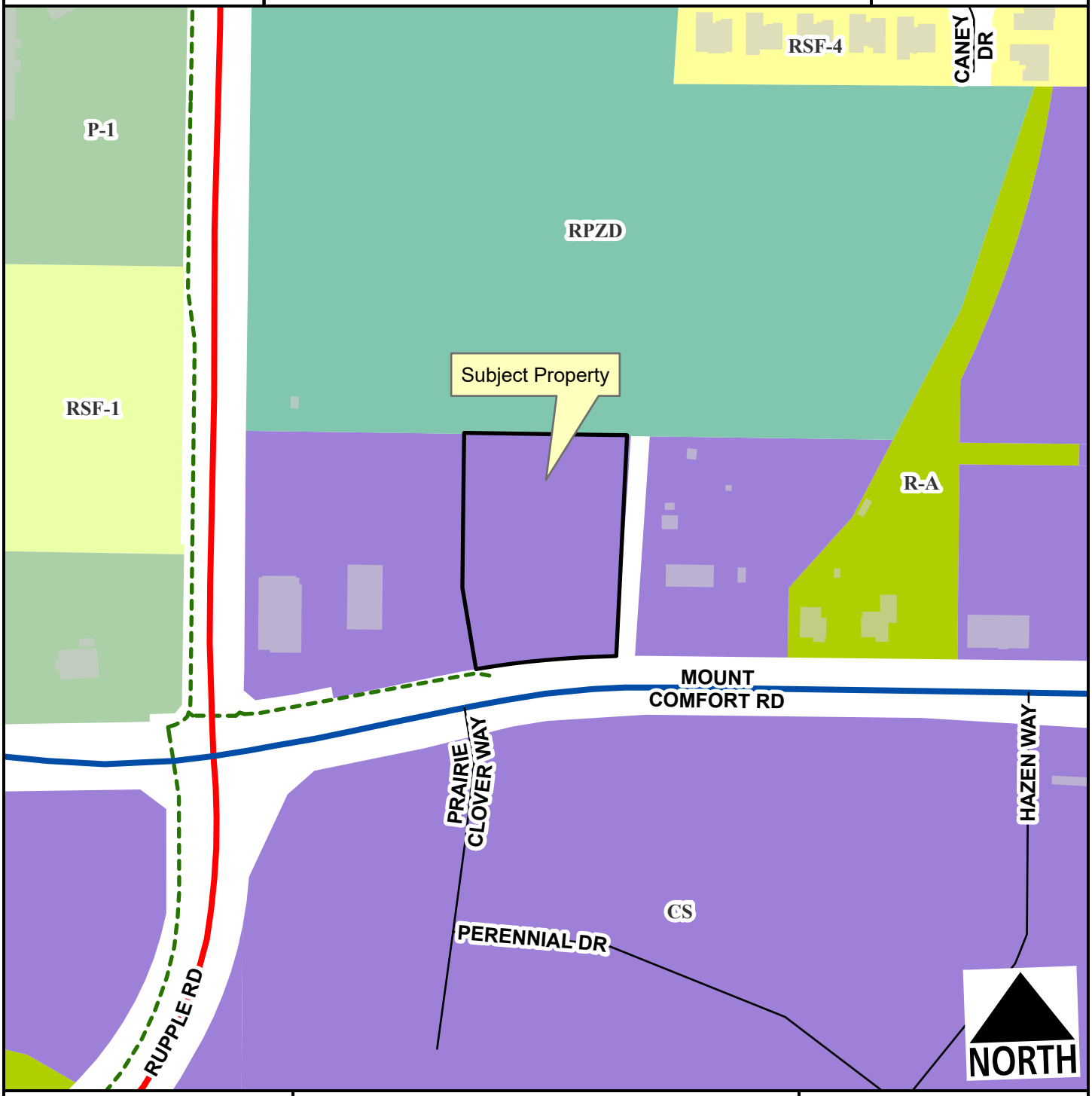
EAST OF 2200 W MOUNT COMFORT RD



VAR-2026-0016

Close Up View

EAST OF 2200 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

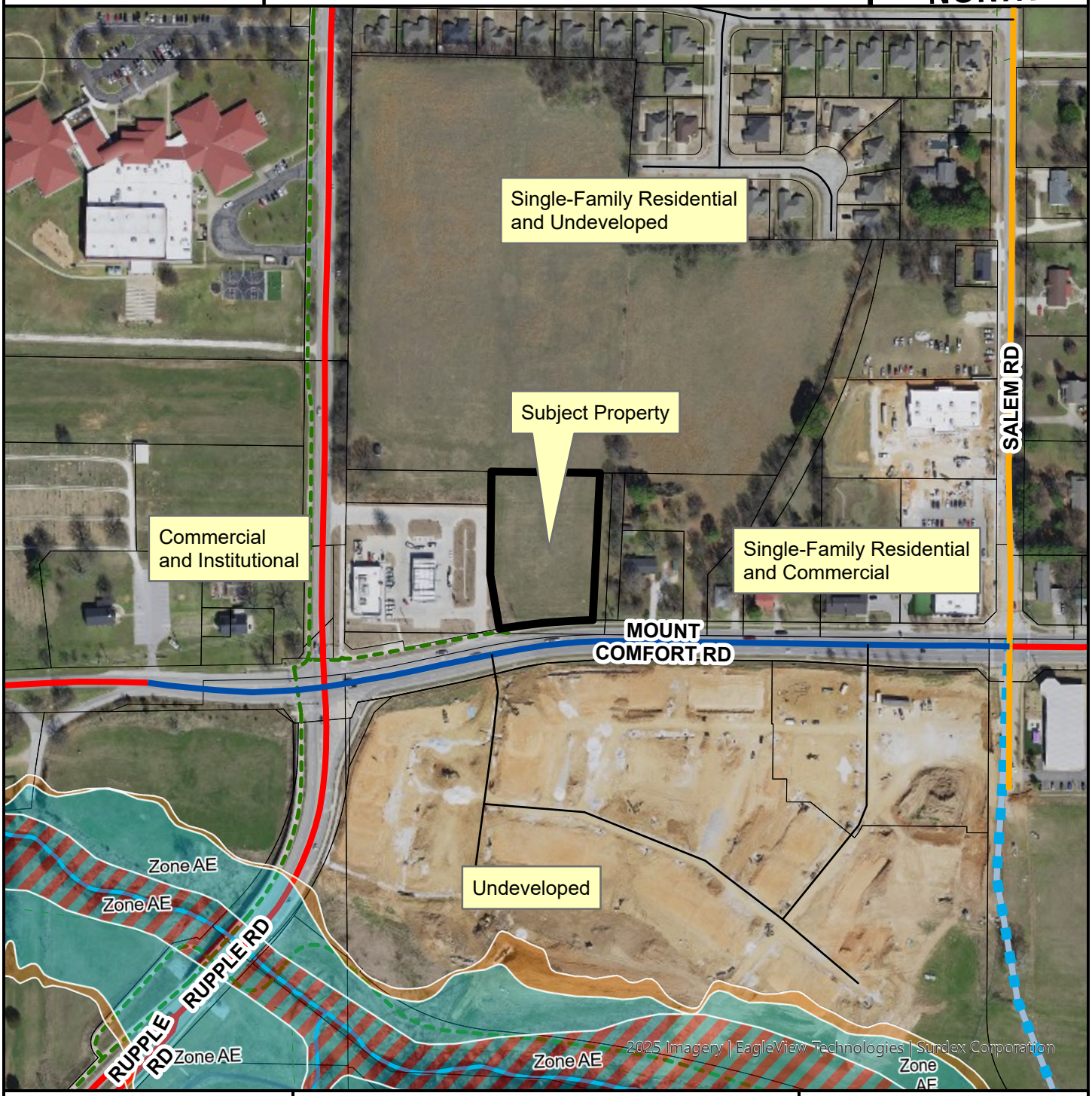
1:2,400

VAR-2026-0016

Current Land Use

EAST OF 2200 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

Staff Exhibit
CUP-2026-0003 Conditions of Approval

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.

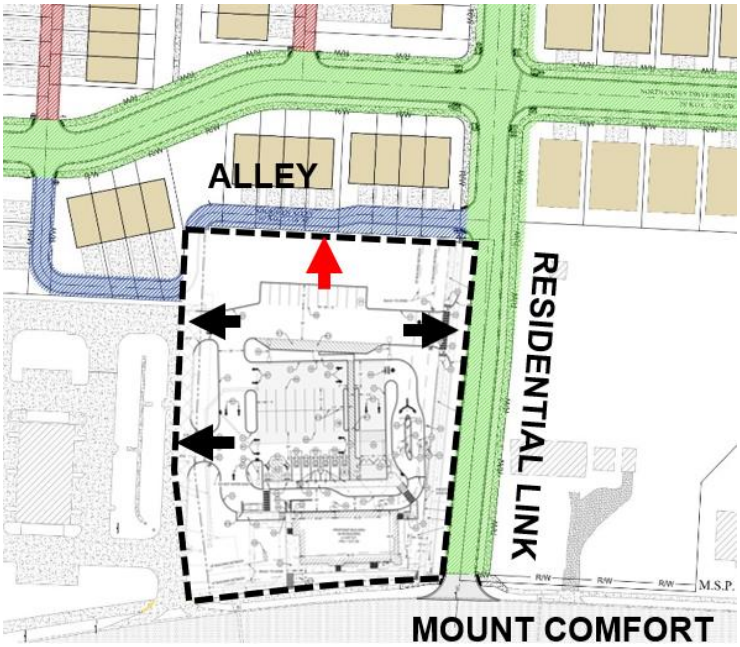
8. Pedestrian cross access shall be provided to the northern and western property lines through designated path(s).

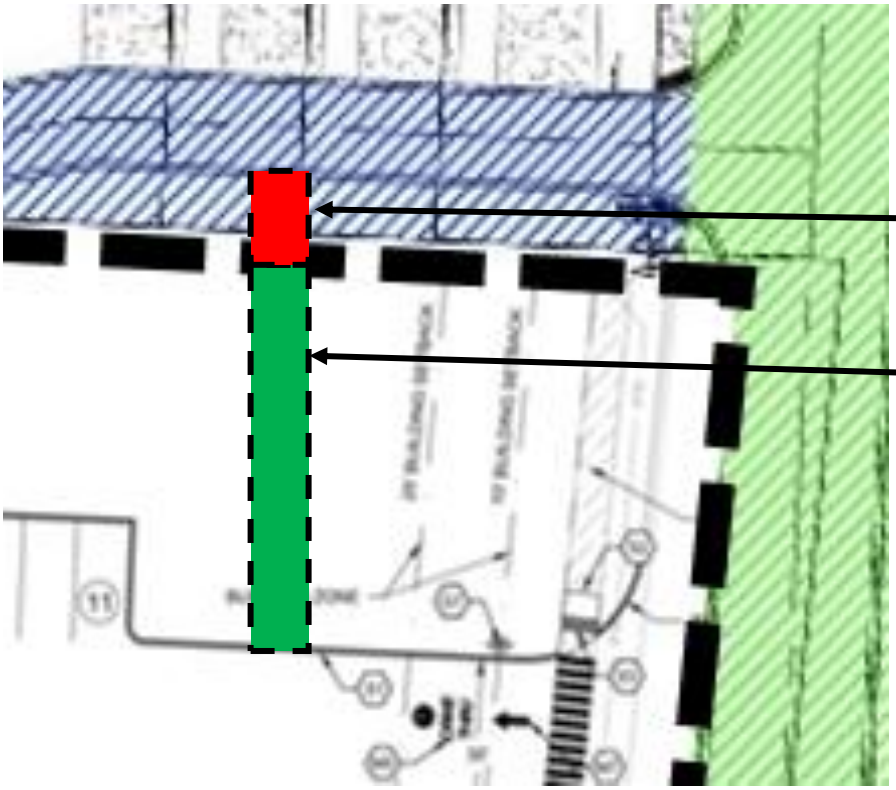
9. Approval of the conditional use permit does not ensure approval of a development application. The conditional use grants the applicant rights to submit a development proposal based on the conceptual layout included herein. However, the applicant must still be able to comply with all other development 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.

Staff Exhibit:
Connectivity Example





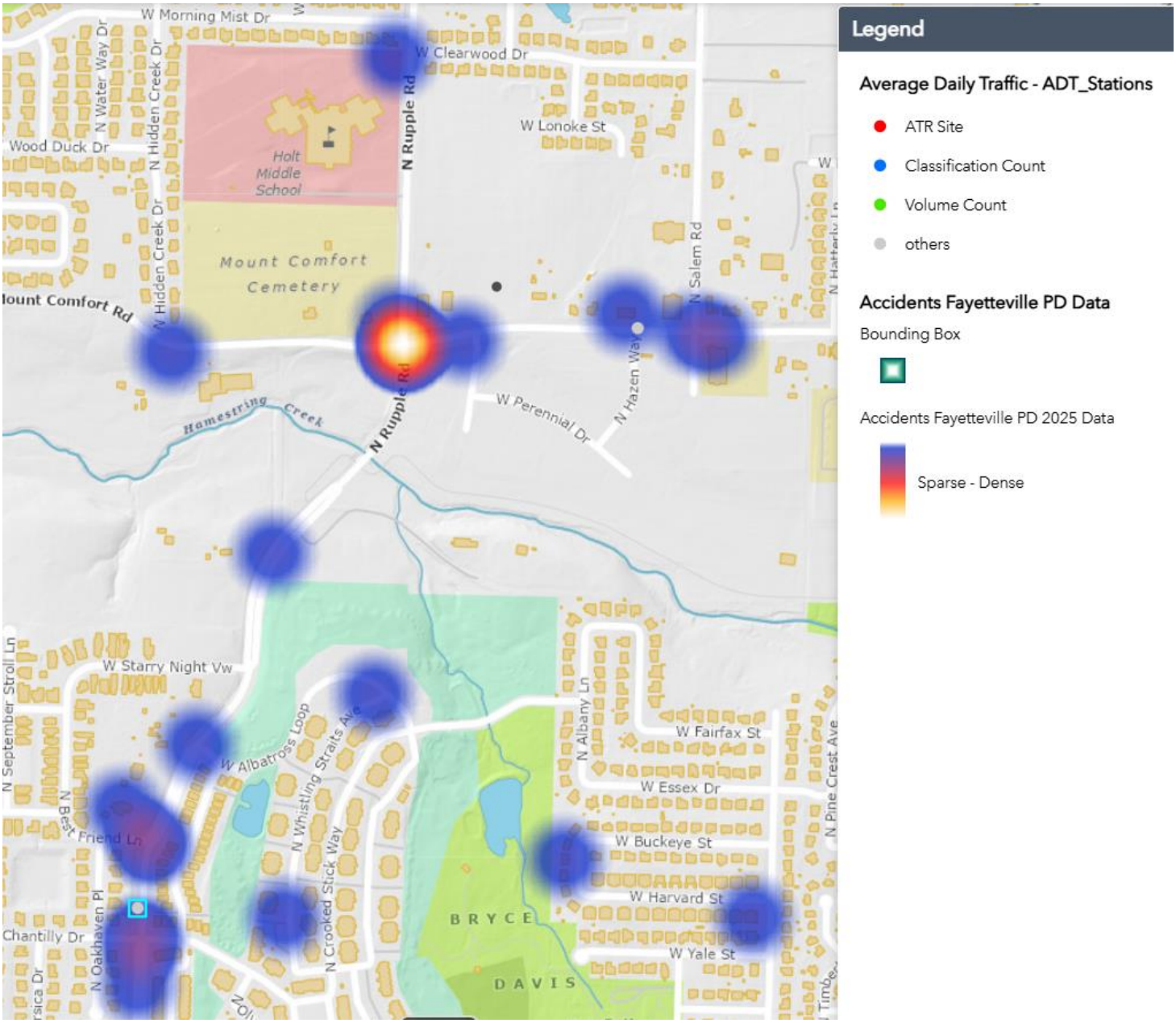
Connectivity past northern property line: **Not Required**

Connectivity to northern property line: **Required**

Staff Exhibit:
Natural Features



Staff Exhibit
Traffic and Accidents



April 15, 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.

Variance Request 4
UDC Section 177.04 (D) (2) (a)

Per UDC Section 177.04 (D) (2) (a), A 15-foot wide landscaped area shall be provided along the front property line exclusive of and adjacent to the Master Street Plan right-of-way. Points of access (entrance drives, exit drives) and sidewalks are allowed to cross the 15-foot landscaped area provided the integrity of the landscaped area is maintained.

This request is to waive the requirement of a 15 foot wide landscape area along a master street plan right-of-way.

We offer the following noteworthy points for your consideration in the context of the above request.

1. As shown on the attached site plan, our drive through encroaches into the required landscaping area. We are providing a wall along this property line to account for required frontage which will hide the drive through from view along the adjacent master street plan road.

Variance Request 5
UDC Section 166.25 (D) (2)

Per UDC Section 166.25 (D) (2), Cross access shall be required to adjacent developed and undeveloped properties.

This request is to waive the requirement of cross access to adjacent property to the north to be developed.

We offer the following noteworthy points for your consideration in the context of the above request.

1. Cross access to northern property will impact safe circulation throughout our proposed development. We have concerns with the safety of a connection to a sixteen-foot residential alley primarily used for homeowner driveway access. We feel a vehicle trying to access the alley would have limited space especially for vehicles traveling in opposite directions. There are enough other access points for both residential and commercial that cross access is unnecessary.

Variance Request 6
UDC Section 174.08 (B) (2)

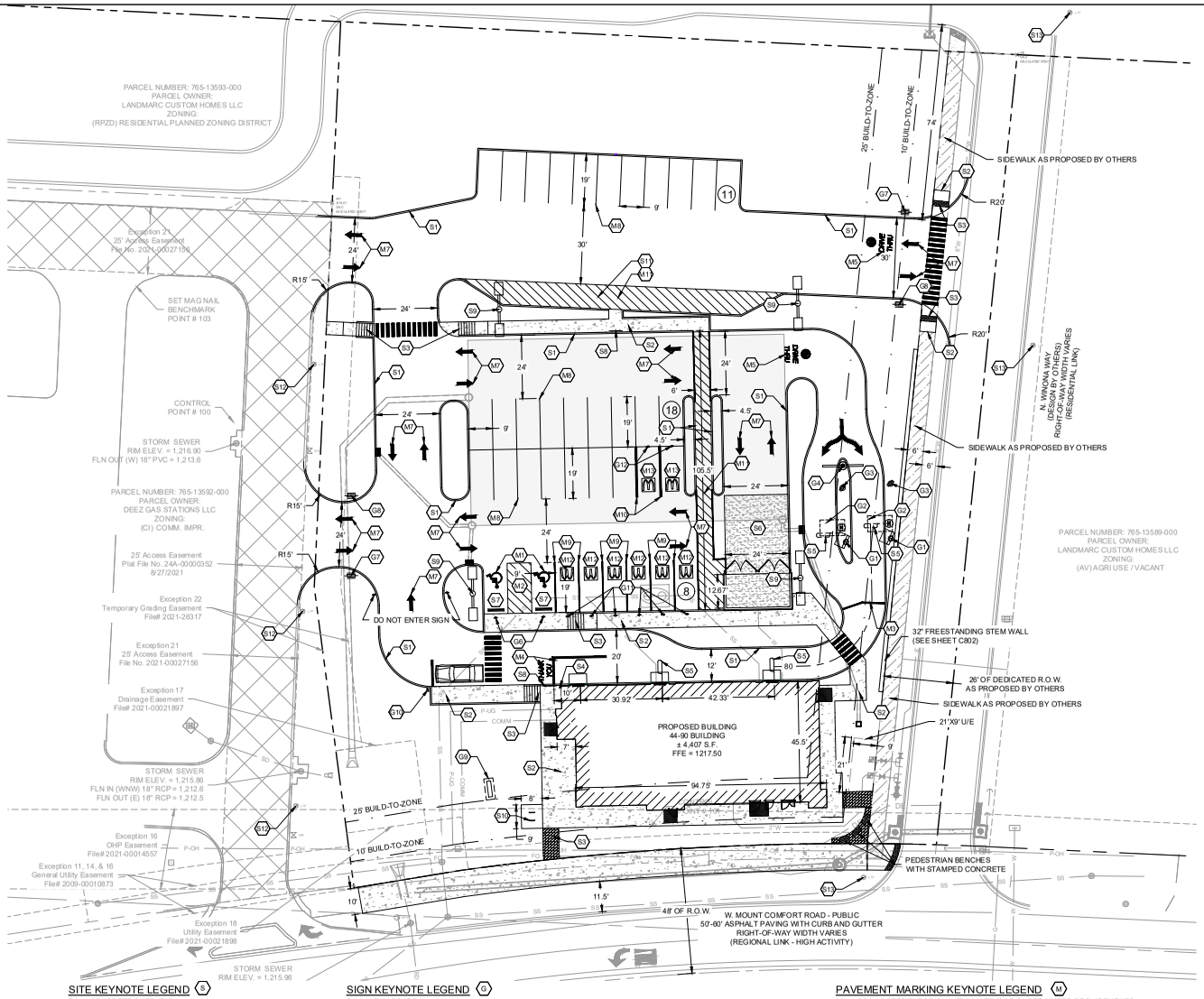
Per UDC Section 174.08 (B) (2), It shall be unlawful to erect any electronic graphic display screen.

This request is to waive the prohibition of animated electronic graphic display screens.

We offer the following noteworthy points for your consideration in the context of the above request.

1. The specified electronic display screens will not be visible by adjacent roads N. Winnona Way or W. Mount Comfort Road. Additionally, the screens are covered from pedestrian view by the provided rock wall along N. Winnona Way.

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	27 STALLS
	ADA (25-50)	2 STALLS
	MOBILE ORDER	6 STALLS
	DELIVERY	2 STALL
	TOTAL	37 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

STREET TABLE	
EXISTING SIDEWALK	6 FT
PROPOSED SIDEWALK	10 FT
GREEN SPACE	11.5 FT
PAVING	6 FT
N. WINONA WAY R.O.W.	26 FT
W. MOUNT COMFORT ROAD R.O.W.	49 FT

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.
2. INSTALLED PAVEMENT SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT TO PROVIDE SMOOTH SURFACE TRANSITIONS. INSTALLED CURB & GUTTER SHALL MATCH EXISTING CURB & GUTTER IN SIZE AND TYPE OR CONTRACTOR SHALL INCLUDE A TRANSITION FROM NEW TO EXISTING OF NO LESS THAN 8' AS MEASURED ALONG BACK OF CURB.
4. ALL PCC PAVING SHALL BE IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES AND THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. WHERE NOT COVERED BY THE ABOVE, PCC PAVING SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF ARDOT.
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.
   D. ISOLATION JOINTS PLACED WHERE THE PAVEMENT ABUTS THE BUILDING, DRAINAGE STRUCTURES AND OTHER FIXED STRUCTURES, CONSTRUCTED WITH A ½" NON-EXTRUDING FILLER, CLOSED-CELL FOAM RUBBER OR A BITUMEN-TREATED FIBER-BOARD, AND WITH A THICKENED EDGE, INCREASED BY 20 PERCENT, TAPERED TO THE REGULAR THICKNESS IN 5 FEET.
   E. ALL EXPANSION JOINTS SHALL BE FILLED AND SEALED WITH A PLASTIC JOINT SEALANT MATERIAL.
6. ACCESSIBLE PARKING
   A. STALLS SHALL BE SIGNED WITH CITY/ADA APPROVED SIGN AND CONSTRUCTED IN STRICT ACCORDANCE WITH CITY/ADA CODES AND ORDINANCES.
   B. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2.00 PERCENT IN ANY DIRECTION. ACCESSIBLE SIDEWALKS HAVE A MAXIMUM CROSS SLOPE OF 2 PERCENT AND A MAXIMUM LONGITUDINAL SLOPE OF 5 PERCENT.
   C. STALLS SHALL BE MARKED BY THE INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH SHARP EDGES AND ENDS.
7. PAVEMENT MARKINGS SHALL BE PER SECTION D OF THE MCDONALDS SITE PLANNING GUIDE.
8. CURBS AT FIRE LANES AS DESIGNATIONS BY THE FIRE MARSHAL SHALL BE PAINTED OR OTHERWISE INDICATED PER CITY OF FAYETTEVILLE CITY CODES AND ORDINANCES.
9. PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS (FHMS) AND CITY OF FAYETTEVILLE CITY CODES AND ORDINANCES. USE FLAT BLACK OR WHITE AS DIRECTED WITHIN PLANS OR IN CONFORMANCE WITH THE FHMS. UNLESS OTHERWISE SPECIFIED USE LATEX, WATER-BASE EMULSION, READY-MIXED, COMPLYING WITH FS TT-P-1952 WITH DRYING TIME OF LESS THAN 45 MINUTES.
10. APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN AND A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
11. FUTURE ROAD IS SHOWN AS EXISTING CONDITIONS FOR MCDONALDS DEVELOPMENT. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

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

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	DELIVERY TRUCK LOADING ZONE
S12	EXISTING STREET LIGHTING
S13	STREET LIGHTING PROPOSED BY OTHERS

SIGN KEYNOTE LEGEND

G1	MENU BOARD
G2	ORDER HERE DRIVE-THRU CANOPY
G3	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

N

0' 10' 20' 40'
SCALE IN FEET

Planning Commission
June 08, 2026
VAR-2026-0016 (RED BE FARMS LLC)
Page 16 of 17

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 21660
CHRISTOPHER D. SALYER
04/16/2026

olsson
3537 North Steele Boulevard
Suite 600
Fayetteville, AR 72703
CA: 1010
EDP: 12301208
(479) 443-4506
www.olsson.com

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PREPARED FOR:
McDonald's USA, LLC

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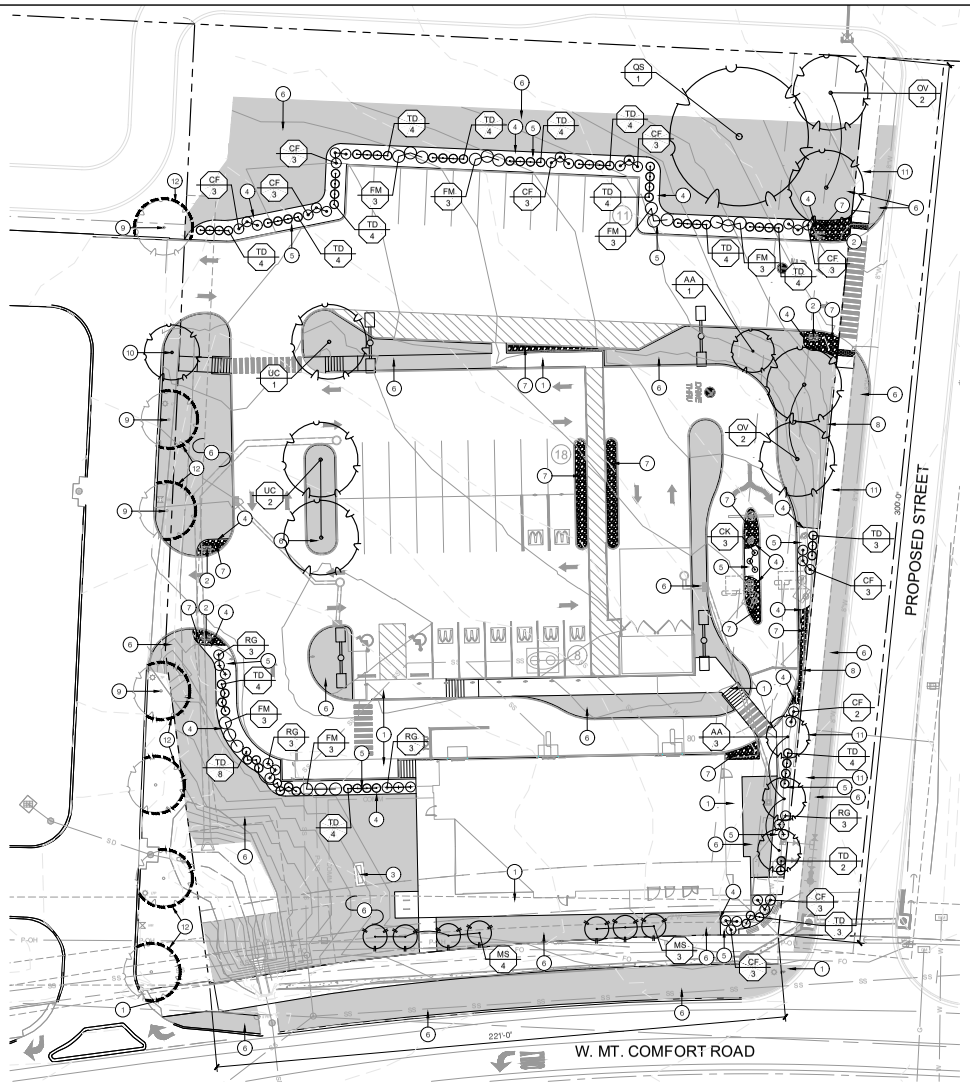
DRAWN BY	DATE ISSUED
CLS	01/09/2026
STD ISSUE DATE	
01/09/2026	
REVIEWED BY	
DESCRIPTION	
2026 SUBMITTAL FOR 45' X 85' NEW BUILD	
SITE ID	SITE ADDRESS
003-U401	3806 W MT COMFORT RD FAYETTEVILLE, AR

TITLE: SITE PLAN

SHEET NO.: C300

DWG: F:\2026\026A501-05000\024-04539\40-design\Auto\CAD\Revit sheets\SDWG_SITE_02404539.dwg
DATE: Apr 15, 2026 4:19pm
USER: ggarcia
XREFS: C_PTBLK_02404539 C_PBASE_02404539 C_PPATT_02404539 C_PLITE_02404539 C_XBASE_02404539 Olsson DE 11-24-25 C_XBASE_OFFSITE_02404539



1 LANDSCAPE PLAN

LANDSCAPE LEGEND:

- RIGHT OF WAY / PROPERTY LINE
- TREE PROTECTION FENCE
- 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
12. INSTALL TREE PROTECTION FENCE; REF: 6/L1.1

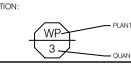
PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
DECIDUOUS TREES					
AA	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	3" CAL	B&B	4
OV	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" 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	3" CAL	B&B	7
CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	QTY
DECIDUOUS SHRUBS					
CF	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	CONT.	29
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.	68

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)(i) & 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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PREPARED FOR: McDonald's USA, LLC

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REGISTERED LANDSCAPE ARCHITECT BRANDON D. MCBRIDE 7312CL STATE OF ARKANSAS 04/17/2026

BY	DESCRIPTION
	Planning Commission
	June 08, 2026

VAR-2026-0016 (RED BE FARMS LLC)

DRAWN BY: NICK
STD ISSUE DATE: 01/09/2026
REVIEWED BY: BDM
DATE ISSUED: 01/09/2026

TITLE: LANDSCAPE PLAN

DESCRIPTION: 2026 PROTOTYPE 45' X 85' NEW BUILD

SITE ID: 003-04511

SITE ADDRESS: 3606 W MT COMFORT RD FAYETTEVILLE, AR

SHEET NO.: L1.0

Page 17 of 17

DWG: P:\2025\04\501-600\0004-04539\40-Design\Auto\CAD\Final Plans\Sheets\L-ARCH_LSC_02404539.dwg USER: bmcbride
DATE: Apr 14, 2026 5:06pm XREFS: C_XBASE_OFFSITE_02404539 C_PBASE_02404539 C_PTBL_02404539 C_XBASE_02404539 C_PTBLK_02404539 L_LSC_LEG_02404539 L_LSC_GEN NOTES_02404539 L_PBASE_02404539 L_PLSCP_02404539 L_PTATT_02404539 C_PSURF_02404539

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director
Justin Bland, City Engineer

MEETING DATE: June 8, 2026

SUBJECT: **VAR-2026-0018: Planning Commission Variance (SOUTH OF 509 S COLLEGE/CINQUEFOIL LLC, 523):** Submitted by COMMUNITY BY DESIGN for property located SOUTH OF 509 S COLLEGE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for variances to design standards, access management, and sidewalk requirements.

RECOMMENDATION:
Staff recommends partial approval of **VAR-2026-0018, with conditions.**

RECOMMENDED MOTION:
*"I move to approve **VAR-2026-0018**, determining:*

- *In favor of a variance to UDC §166.24(D)(7)(a): A primary entrance for building in a build-to zone shall face the public street;*
- *In favor of a variance to UDC §166.23(C)(4)(a) Pedestrian Circulation;*
- *In partial favor of a variance to UDC §166.25(D)(2): Cross access;*
- *In favor of a variance to UDC §171.14(A)(2): Sidewalk shy distance;*
- *In denial of a variance to UDC §172.04(F)(1): Throat length;*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is at the northwest corner of E. Martin Luther King Jr. Blvd. and S. College Avenue. Zoned DG, Downtown General, the property is currently undeveloped, though was previously developed with two small structures. A site improvement plan for the development of a small commercial structure, townhomes, and associated parking was submitted for review by City staff (SIP-2026-0005) and previous variances have already been approved in 2025 associated with the overarching project. A master street plan determination for a lesser dedication of right-of-way was also determined by the City Council. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-family Residential	NC, Neighborhood Conservation
South	Church	DG, Downtown General
West	Single-family Residential	NC, Neighborhood Conservation
East	Single-family Residential	DG, Downtown General

Request: The applicant is requesting five variances from the Unified Development Code as listed in the discussion section.

DISCUSSION:

Variance #1: §166.24(D)(7)(a): A primary entrance for building in a build-to zone shall face the public street. The applicant is requesting no entryway on the W. Martin Luther King Jr. Blvd. frontage.

- *Staff recommendation: Staff recommend approval of this request, with conditions. Staff recognizes the applicant's intention to orient the structure to the lower classification street, and an intention to architecturally mimic the previous structure at this location. However, while staff recognizes that W. Martin Luther King Jr. Blvd. is not currently as pedestrian-friendly, the applicant will be installing wider sidewalk along that frontage to enable a better pedestrian environment. With that, staff recommends that the applicant enable pedestrians to enter the porch on the southern side of the building from the sidewalk along W. Martin Luther King Jr. Blvd.*

Variance #2: §166.23(C)(4)(a) Pedestrian Circulation: 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 full variance from this standard.

- *Staff recommendation: Staff recommends in favor of the request. The applicant is working to preserve two large oak trees on site, and to vary from this standard, the applicant will minimize the site disturbance in that area. The applicant's chosen design is meant to work with the landscape. Further, the applicant still proposes two pedestrian connections from S. College Avenue, which staff finds meets the sprit and intent of the ordinance.*

Variance #3: §166.25(D)(2): Cross access shall be required to adjacent developed and undeveloped properties. The applicant is requesting a full variance from this standard to the west and north.

- *Staff recommendation: Staff recommends partial approval of the request. Staff finds that cross-access is required for the mixed-use development under UDC 166.25(D)(2) and 166.25(B), since Building A contains commercial and office components. The applicant has not extended any cross-access to the west, and staff supports this because there was a recent right-of-way vacation that was approved due to topographic issues; those remain, and the possibility for future connectivity is unlikely. However, future connectivity to the north can be accommodated with the provision of an access easement by the applicant, and staff does not see a hardship preventing this.*

Variance #4: §171.14(A)(2): Sidewalk shy distance. The minimum width of sidewalks shall follow the guidelines of the Master Street Plan, of the Comprehensive Land Use Plan. In all cases, the effective width of the sidewalk shall be a minimum of 5 feet. Effective sidewalk width is the actual sidewalk width, less a shy distance of 1.5 feet for curb adjacent to the sidewalk. The applicant is proposing a 7-foot sidewalk where 7.5-foot width would be required per this code.

- *Staff recommendation: Staff recommends in favor of the request. The applicant is working to preserve two large oak trees by not disturbing an existing retaining rock wall. The applicant is making the sidewalk as wide as feasible, and staff believes the intent of the ordinance being met.*

Variance #5: §172.04(F)(1): Throat length. The length of driveways or "throat length" shall be designed in accordance with the anticipated storage length for vehicles to prevent them from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. The applicant is proposing approximately 26 feet of throat length where 40 feet would typically be necessary.

- *Staff recommendation: Staff does not support the applicant's request to vary from this standard, seeing that there are feasible alternatives to meeting the requirement. The applicant correctly describes that the 26-foot throat length allows for one vehicle to stack and wait; staff identifies that this 26-foot length incorporates public sidewalk and vehicle queuing could negatively affect the pedestrian experience and safety in this area. Further, should two vehicles stack at this location, there could be significant traffic and safety issues to vehicles traveling westward on Martin Luther King Jr. Blvd. Stacking could eventually lead into the intersection after only a brief amount of waiting time. Staff does not find that this would lead to a safe outcome at this location. Staff recommends that applicant either remove two parking spaces from the site plan since there is a shared parking agreement in place with the neighboring church across the street, or remove the right-in access to the driveway to avoid future issues.*

The applicant has also requested additional determinations for minimum buildable street frontage and access management, but those are outside of the realm of this body.

RECOMMENDATION: Staff recommends partial approval of VAR-2026-0018 with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC 166.24(D)(7)(a): A primary entrance for building in a build-to zone shall face the public street.** *Staff recommend approval of this variance with the condition that pedestrian access to the porch from the south be provided as well.*

2. **Planning Commission determination of a variance to UDC §166.23(C)(4)(a) Pedestrian Circulation.** *Staff recommend in favor of this variance, with the condition that two pedestrian pathways be provided to the overall site from S. College Avenue.*

3. **Planning Commission determination of a variance to UDC §166.25(D)(2): Cross access.** *Staff recommend in favor of this variance to the west, but denial of this variance to the north.*

4. **Planning Commission determination of a variance to UDC §171.14(A)(2): Sidewalk shy distance.** *Staff recommend in favor of this variance, with the condition that the existing rock wall maintain its current location.*

5. **Planning Commission determination of a variance to UDC §172.04(F)(1): Throat length.** *Staff recommend denial of this variance, finding a favorable alternative would be to remove the right-in access to this entryway.*

6. Approval of this item does not constitute approval of the associated development entitlement or any necessary permits. Approval of this item also does not constitute approval of any variances not yet reviewed or received yet. Review and approval of separate applications shall be required in accordance with city code.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: June 8, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- One Mile Map
- Close-Up Map
- Current Land Use Map
- Unified Development Code:
  - §166.23 Urban Residential Design Standards
  - §166.24 Nonresidential Design Standards
  - §166.25 Commercial, Office and Mixed-use Design And Development Standards
  - §171.14 Sidewalk, Driveway And Trail Specifications
  - §172.04 Parking Lot Design Standards
- City Engineering Memo
- Applicant Request Letter
- Site Plan
- Elevations

166.23 Urban Residential Design Standards

…

(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.

…

(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)

166.24 Nonresidential Design Standards

…

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

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

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

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

…

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

166.25 Commercial, Office and Mixed-use Design And Development Standards

…

(2) *Cross Access.* Cross access shall be required to adjacent developed and undeveloped properties.

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

171.14 Sidewalk, Driveway And Trail Specifications

(A) *Sidewalks.*

(1) *Grades; Establishment of Property Lines.* All sidewalks, access ramps, and driveway approaches shall be constructed in grades as approved by the City Engineer. It shall be the responsibility of the owner to establish property lines by competent survey at his/her own expense.

(2) *Minimum Width of Sidewalks.* The minimum width of sidewalks shall follow the guidelines of the Master Street Plan, of the Comprehensive Land Use Plan. In all cases, the effective width of the sidewalk shall be a minimum of 5 feet. Effective sidewalk width is the actual sidewalk width, less:

(a) A shy distance of 2 feet where vertical barriers (walls, fences, signs, etc.) greater than 3.5 feet in height are adjacent to the sidewalk and extend more than 4 feet in length parallel to the sidewalk.

(b) A shy distance of 1.5 feet for curb adjacent to the sidewalk.

(c) A shy distance of 1 foot for all other fixed obstacles.

The greatest of the above distances shall apply for each side of the walk.

(3) *Sidewalk Distances from the Curb.* The sidewalk setback distance from the curb shall follow the guidelines of the Master Street Plan, or be as specified in the final plat unless otherwise approved by the City Engineer.

(4) *ADA Guidelines.* Sidewalks within rights of way shall conform to ADA guidelines.

(5) *Sidewalk Elevation.* The back of sidewalk elevation shall be such that the slope from the back of sidewalk to the top of curb is 2%, unless otherwise approved by the City Engineer. This elevation shall be continuous through the driveway approach.

(6) *Inspection.* All sidewalks and curb cuts made for driveway approaches require an inspection prior to the concrete placement.

…

(Code 1965, §18-28; Ord. No. 1790, 3-15-71; Ord. No. 2629, 5-6-80; Ord. No. 3117, 9-3-85; Code 1991, §98.67; Ord. No. 4005, §1, 11-19-96; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4919, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5270, 9-1-09; Ord. No. 5333, 7-6-10; Ord. No. 5789, Repealed & Replaced Chp. 171, 8-4-15; Ord. No. 6350, §8, 8-18-20)

172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

…

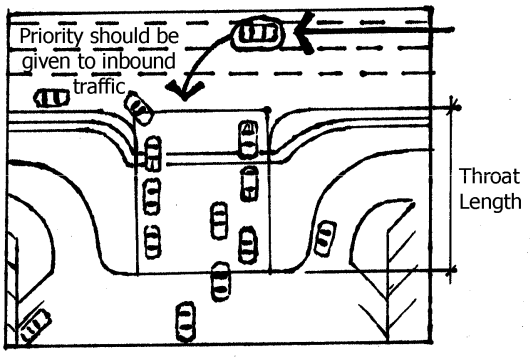
(F) *Parking Lot Circulation.*

(1) *Throat Length.* The length of driveways or "throat length" shall be designed in accordance with the anticipated storage length for vehicles to prevent them from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. General standards appear below, but these requirements may vary according to the project volume of the individual driveway. These measures generally are acceptable for the principal access to a property and are not intended for minor driveways. Variation from these standards may be permitted for good cause upon approval of the Zoning and Development Administrator and City Engineer.

TABLE 2
GENERALLY ADEQUATE DRIVEWAY THROAT LENGTHS

Shopping Centers (Signalized)	>200,000 GLA* (800) spaces	200 ft.
Smaller Developments (Signalized)	<200,000 GLA*	75—95 ft.
Unsignalized Driveways	—	40—60 ft.

*GLA-Gross leaseable area



Commentary: The throat lengths in Table 2 are provided to assure adequate stacking space within parking lot driveways for general land use intensities. This helps prevent vehicles from stacking into the thoroughfare as they attempt to enter the parking lot. High traffic generators, such as large shopping plazas, need much greater throat length than smaller developments or those with unsignalized driveways. The guidelines here for larger developments

refer to the primary access drive. Reduced throat lengths may be permitted for secondary access drives serving large developments.

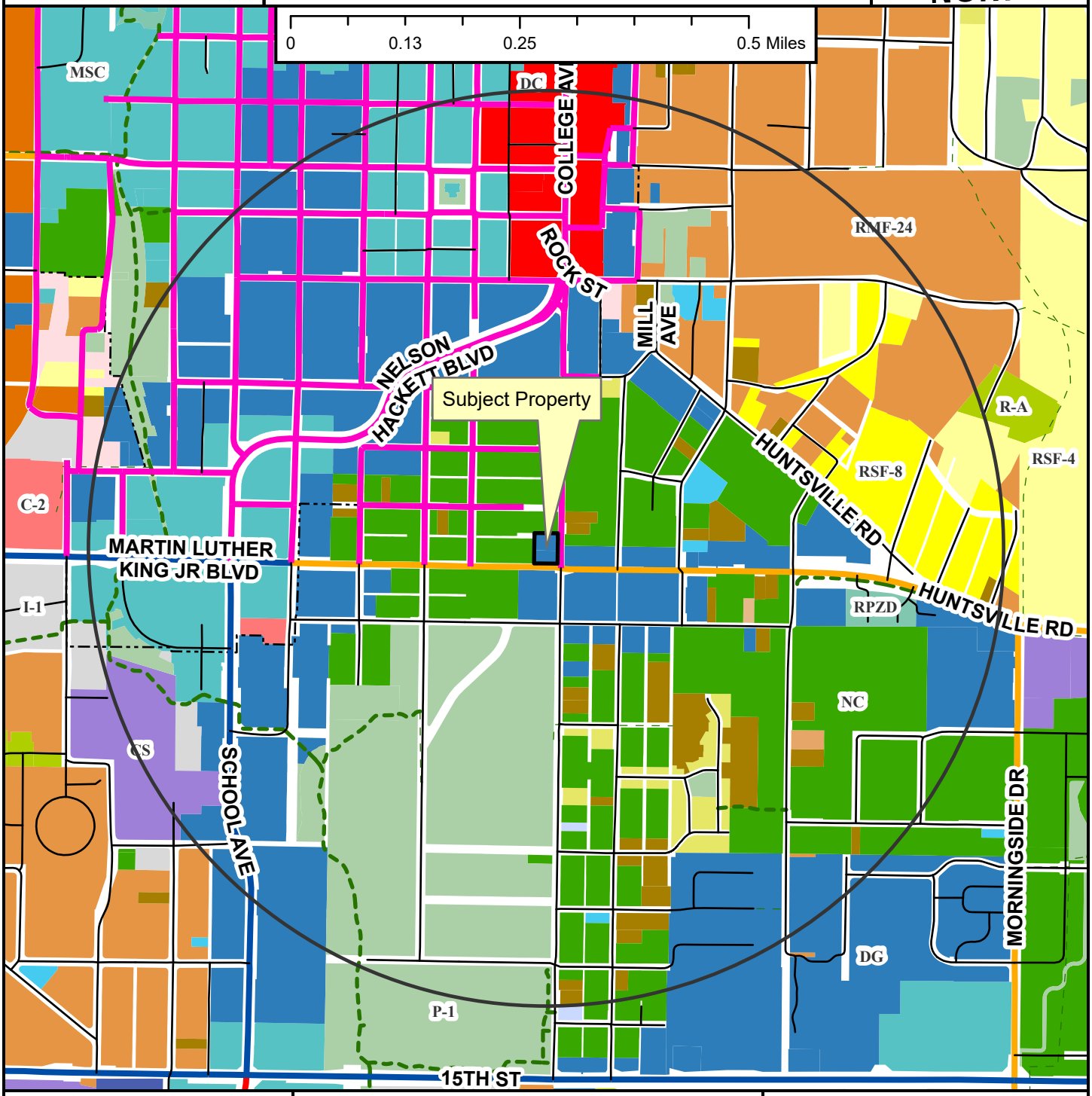
(Ord. No. 4725, 7-19-05; Ord. No. 4855, 4-18-06; Ord. No. 4917, 9-05-06; Ord. No. 5044, 8-07-07; Ord. No. 5079, 11-20-07; Ord. No. 5297, 12-15-09; Ord. No. 5592, 06-18-13; Ord. No. 5680, 4-15-14; Ord. No. 5841, §§1—3, 1-5-16; Ord. No. 5859, §2, 3-15-16; Ord. No. 6325, §1, 6-16-20; Ord. No. 6350, §9(Exh.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

VAR-2026-0018

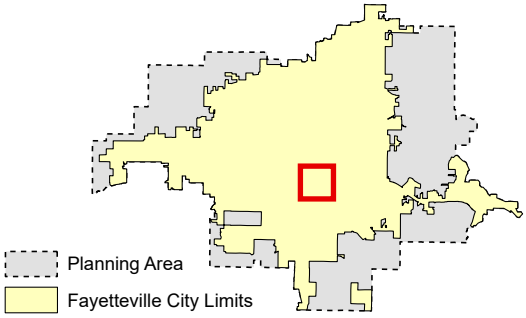
One Mile View

SOUTH OF 509 S COLLEGE

NORTH



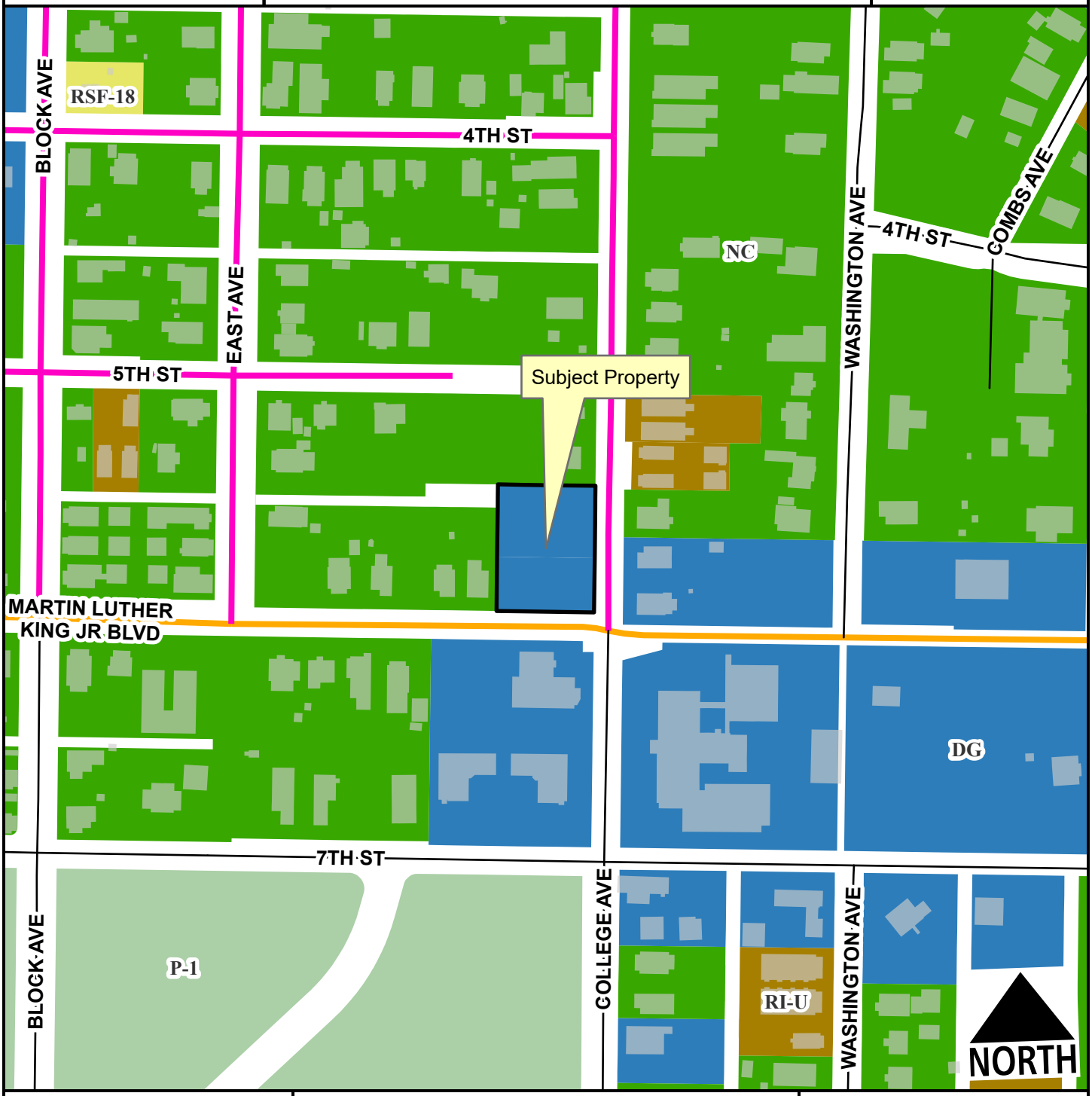
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



VAR-2026-0018

Close Up View

SOUTH OF 509 S COLLEGE



Neighborhood Link
Urban Center
Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Design Overlay District

Feet

0 75 150 300 450 600

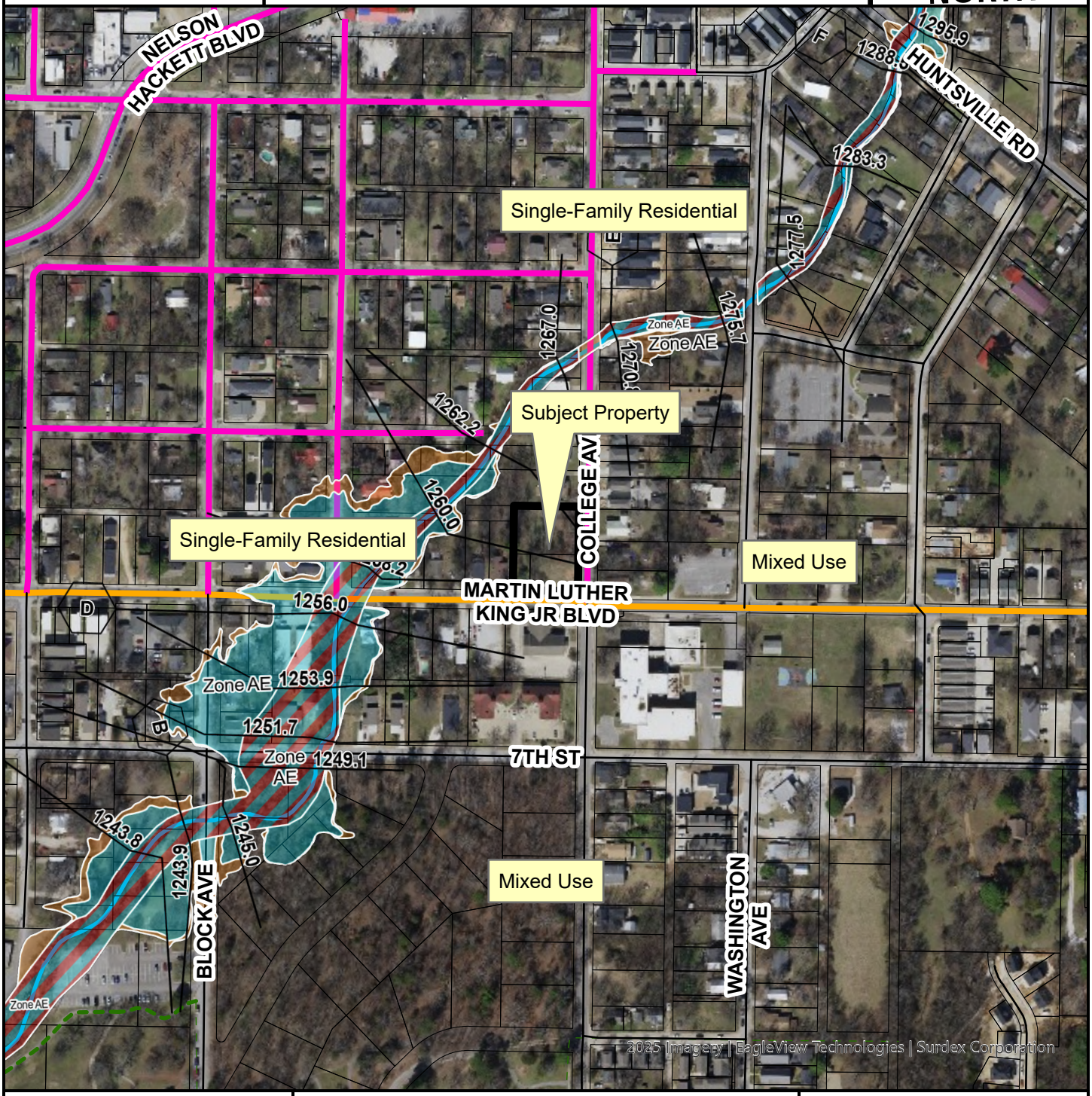
1:2,400

VAR-2026-0018

Current Land Use

SOUTH OF 509 S COLLEGE

NORTH



- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- 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

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: June 2, 2026

SUBJECT: **Planning Commission Engineering Comments for VAR-2026-0018**

Variance to Access Management (UDC 166.08(F)): Engineering staff is supportive of the proposed drive in the northeast corner of this site. Staff finds that location to be safest since it maximizes the distance from the intersection of S. College Ave. and MLK Blvd. In addition, the drive to the north is for a single-family residence which actually has two driveways.

Sidewalk Shy Distance (UDC 171.14(A)(2)): Engineering staff is supportive of the sidewalk width along side the existing retaining wall/trees.

Parking Lot Design Standards Throat Length (UDC 172.04(F)(1)): Engineering staff is not supportive of this variance request as presented. MLK Blvd. has a traffic count of 11,000 vehicles per day in this area. Due to this traffic volume, the proximity to the intersection and atypical geometry of the intersection staff is concerned approval of this variance could create a traffic safety issue. The applicant has indicated they could remove two parking stalls in order to provide the required throat length. Alternatively, the drive could be converted to just a “right out.” This would prevent the possibility of cars being backed up onto MLK Blvd. waiting to turn into the site.

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TOWN PLANNING.URBAN ENGINEERING

April 27, 2026
Via EnerGov

Ms. Jessie Masters, AICP - Planning Director
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: 515 and 519 S College Avenue SIP – SIP 2026 0005 - Variance Request – Proposed Corner Store Building Public Street Façade(s) or UDC 166.24(D)(7)

Ms. Masters,

Please allow this letter to serve as a request for approval of a variance from UDC 166.24(D)(7) as it applies to proposed corner store building or building A. The following is a summary of recent conversations with the project architect, Rob Sharp.

When we began the design process for the northwest corner of the MLK and College Avenue intersection, we made a decision early in the process to face the primary commercial entrance onto College Avenue. We did this for two reasons: First of all, the previous structure, the historic Johnson Grocery, featured a covered porch and front door facing east towards College Avenue. We felt that the previous building was worthy of emulation and that the porch and entry was in the best location. The second reason was that we spent extensive time walking that neighborhood and we feel, very strongly, that the College Avenue frontage is more inviting and pleasant. Automotive traffic tends to move pretty fast along MLK and the traffic volume is heavier. College Avenue has a much better pedestrian experience, so we wanted to embrace that with our porch and entry.

Thank you for your consideration of this request. Please let me know if you have questions or if additional information is needed.

Sincerely,



Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

April 28, 2026
Via EnerGov

Mr. Justin Bland, PE – City Engineer
Ms. Jessie Masters, AICP - Planning Director
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: 515 and 519 S College Avenue SIP – SIP 2026 0005 - Variance Requests – Minimum Buildable Street Frontage (UDC 161.28(F)), Access Management (UDC 166.08(F)), Pedestrian Circulation (UDC 166.23(C)(4)(a)), Cross Access (UDC 166.25(D)(2)), Sidewalk Shy Distance (UDC 171.14(A)(2)), Parking Lot Design Standards Throat Length (UDC 172.04(F)(1))

Mr. Bland and Ms. Masters,

Please allow this letter to serve as a request for approval of multiple variances from the City of Fayetteville's zoning and development regulations regarding the site plan and design of the proposed mixed-use development at 515 and 519 S College Avenue, SIP 2026 0005. The proposed site plan includes missing middle housing types and a proposed corner store building at the prominent street corner. Locating the corner store on the prominent street corner while also protecting and incorporating the 2 significant oak trees just to the north along the College Ave frontage are the 2 primary site design parameters. Protection of the 2 significant oak trees is the direct hardship for the minimum buildable street frontage, access management, pedestrian circulation, and sidewalk shy distance variance requests and it is also an indirect hardship for the throat length and cross access variance requests. Each variance is itemized and discussed in more detail as follows.

Minimum Buildable Street Frontage (UDC 161.28(F)) – UDC 161.28(F) requires buildings to be placed in the build to zone for a minimum of 50% of the lot width. For the projects 135.0' frontage along Martin Luther King Jr. Blvd., buildings are proposed in the build to zone along 76.5' or 56.7%. For the projects 164.5' frontage along S. College Ave., building A is proposed in the build to zone along 38.0' or 23.1%. Because of the protection proposed for the 2 significant oak trees, proposed building C, which measures 78.3' along the S. College Ave. frontage, is located 11.3' outside or behind the build zone. The variance request, if approved, would allow for the protection and inclusion of the 2 existing oak trees, while proposed building C would provide the remainder of the required built street frontage outside of the build to zone.

Access Management (UDC 166.08(F)) – The existing driveway curb cut along the north end of the subject project property accessing S. College Ave. formerly served a single family house (515 S. College Ave.) and accessory structure for many years until the buildings were recently demolished. The plan proposes to keep or reuse the existing curb cut at 515 S. College Ave. The curb cut separation requirement per UDC 166.08(F)(2) is 50' along S. College Ave., since College Ave. is classified as Urban Center in the Master Street Plan. There is an existing driveway curb cut immediately to the north of the 515 S College Ave. curb cut at 509 S College Ave. The separation between the 515 S College Ave. curb cut and the 509 S College Ave. curb cut is approximately 15'. The curb cut separation between the 515 S College Ave. driveway and Martin Luther King Jr. Blvd. measures approximately 156'. In addition, there is also another existing curb cut along the south end of the subject property that formerly served a single family house at 519 S. College Ave. that is approximately 28' from MLK Jr. Blvd., this curb cut is proposed for removal.

The proposed site plan for 515 and 519 S College Avenue shows driveway access onto MLK Jr. Blvd. and also proposes to use the existing curb cut at 515 S College Avenue. As mentioned previously, there are 2 existing significant oak trees

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

that were planned around immediately to the south of the 515 S College Ave. driveway that prevents providing more distance between the 2 curb cuts at 509 and 515 S College Ave.

The 515 S. College Ave. curb cut is located as far as possible from MLK Jr. Blvd. Given the proposed removal of the 519 S. College Ave. curb cut, the continued use of the existing 515 S. College Ave. curb cut is functionally sound. It will improve fire department and solid waste access to the site while also minimizing use of the proposed MLK Jr. Blvd. curb cut.

Pedestrian Circulation (UDC 166.23(C)(4)(a)) – The urban residential design standards require all ground floor dwellings adjacent to a public street to have a primary pedestrian entry that is visible from the street. The entry is required to connect to the nearest public street sidewalk. Proposed buildings C and D were designed in a mews row fashion to create a pedestrian scaled courtyard between the 2 buildings that would act as a shared space for both vehicles and pedestrians. Shared sidewalks are proposed for the courtyard that provide a pedestrian connection from all dwellings to the public street sidewalks on both MLK Jr. Blvd. and College Avenue.

Orienting the front doors of buildings C and D to the courtyard will make possible the protection the 2 existing significant oak trees located along the College Ave. street frontage. The proposed College Ave. façade of building C will be seen as a benefit to the streetscape with its symmetrical rows of windows and projected gables.

Cross Access (UDC 166.25(D)(2)) – For parts of mixed-use developments with commercial and office elements, cross access is required to adjacent developed and undeveloped properties per UDC 166.25(D)(2) and UDC 166.25(B) for applicability. Proposed building A contains commercial and office elements and is proposed to be located on Washington County Parcel 765-07051-000. Cross Access is proposed to adjacent parcels that are a part of the project to both the north and west, Washington County Parcels 765-07050-000 and 765-07042-000. If required, a variance is requested to not provide cross access to the west of Washington County Parcels 765-07050-000 and 765-07042-000, since the alley right of way was recently vacated per VAC 2025 0015 and for all the reasons associated with that approval. Cross access to the north of Washington County Parcel 765-07042-000 can be provided with future development of property to the north, parcel 765-07041-000.

Sidewalk Shy Distance (UDC 171.14(A)(2)) – A 4’ sidewalk and 3’ green space is existing along the project’s College Ave. street frontage, 7’ total from back of curb to back of sidewalk. A relatively small retaining wall is located immediately behind the existing sidewalk that retains the root zone of the 2 significant oak trees, which are located approximately 10’ to the west of the sidewalk edge. The proposal is to remove the existing sidewalk and construct a new 7’ sidewalk without impacting the retaining wall or root zone of the trees. With a reduction in sidewalk width to 6’ per the Urban Center Master Street Plan Cross Section, 1’ of shy distance is proposed instead of 1.5’ that is required per UDC 171.14(A)(2). If the 0.5’ curb is included in the shy distance measurement then 1.5’ shy distance would be provided between street and sidewalk.

Parallel parking is not proposed along the 515 and 519 S College Avenue SIP project frontage on College Avenue. On past projects like Willow Bend, 11th Street Cluster Development, and Old Farmington Road Cluster Developments, it was determined that if parallel parking was not existing or proposed for the same side of the street then the 1.5’ shy distance from back of curb does not apply.

A 7’ sidewalk width in this particular context will provide an adequate and safe width for use by pedestrians.

Parking Lot Design Standards Throat Length (UDC 172.04(F)(1)) – UDC 172.04(F)(1) generally requires 40-60’ of throat length while 26’ is proposed for the driveway access on Martin Luther King Jr. Boulevard. The driveway access from MLK Jr. Blvd. is 1 of 2 access points for the small development that proposes 20 off-street parking spaces. The 2nd access is proposed from College Avenue. The project is relatively small and will not generate a large amount of vehicular traffic. With 2 access drives proposed and with the MLK Jr. Blvd. access configured as right in right out, traffic using the MLK

Jr. Blvd access will be further reduced, potentially making it not the principal access to the property. UDC 172.04(F)(1) suggests that its guidelines apply to the principal access and that it is not intended for minor driveways.

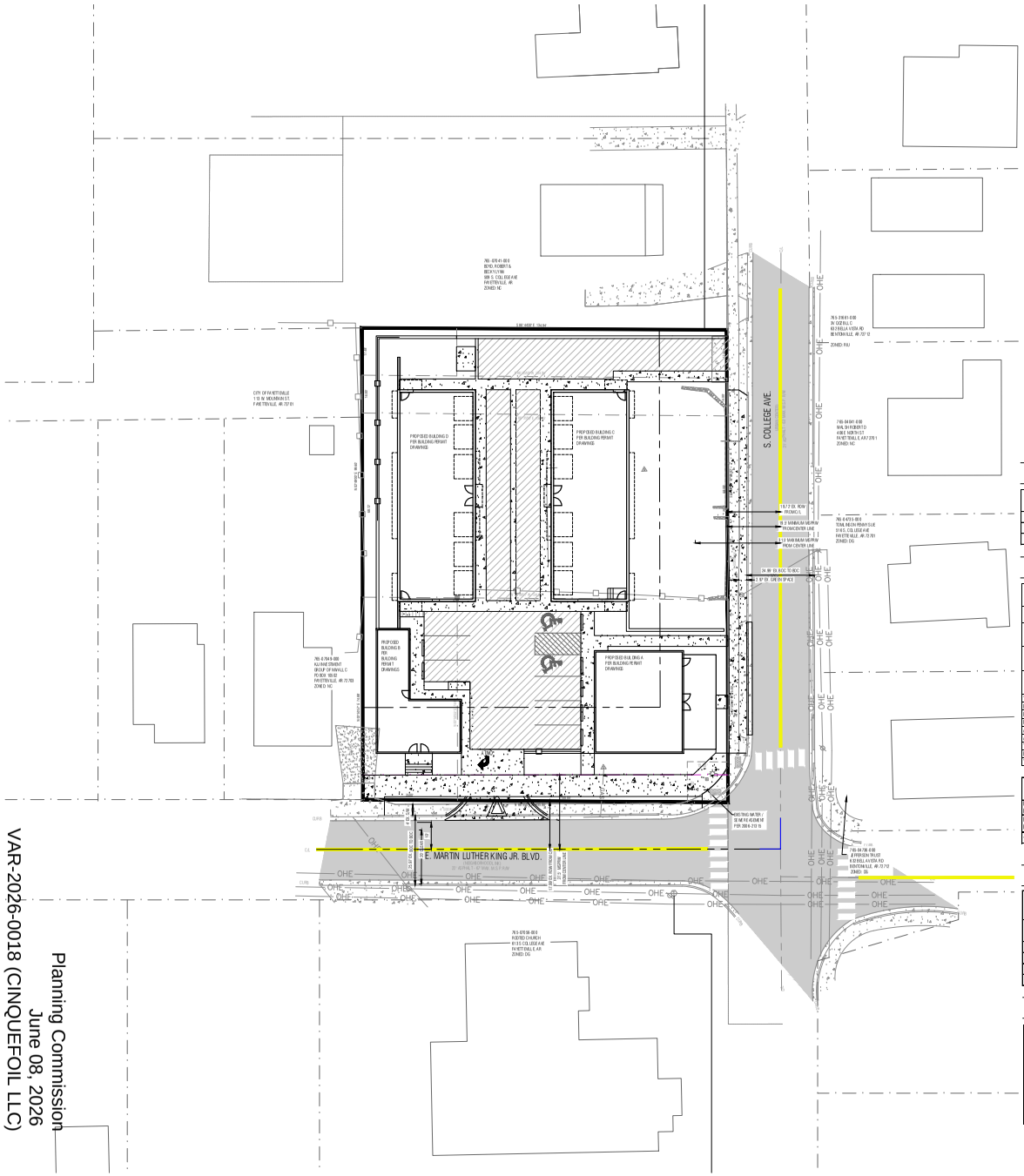
The proposed 26’ throat length provides space for 1 car to stack and wait. This will rarely occur and when it does it will only be for a brief moment before the way clears allowing the entering vehicle to safely pass through. Providing 40’ of stacking would require the removal of 2 proposed parking spaces or 10% of the proposed parking.

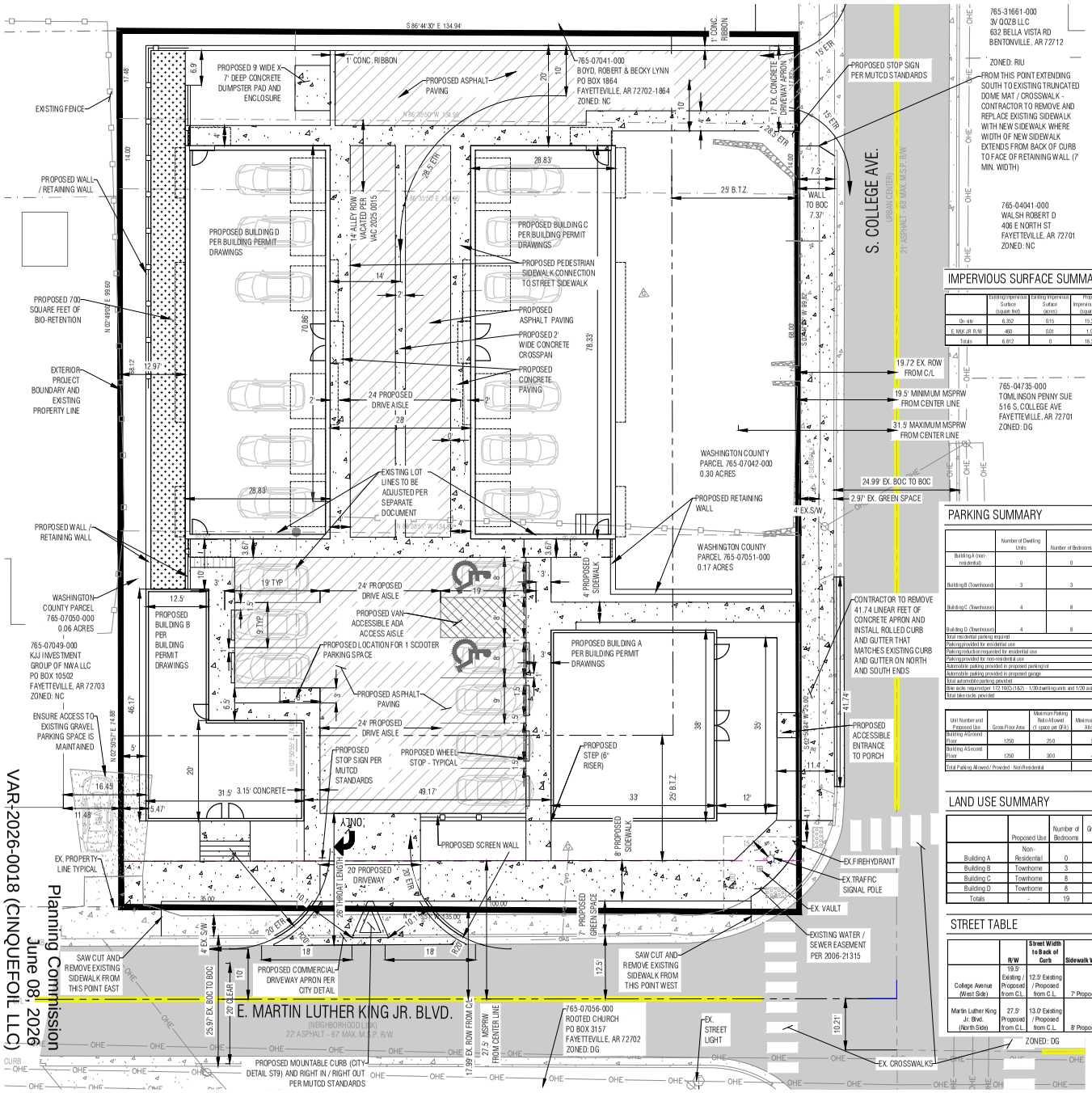
Thank you for your consideration of these requests. Please let me know if you have questions or if additional information is needed.

Sincerely,



Brian Teague
Community By Design


S. COLLEGE AVE.
E. MARTIN LUTHER KING JR. BLVD.
PROPOSED BUILDING D FOR BUILDING PERMIT DRAWINGS
PROPOSED BUILDING C FOR BUILDING PERMIT DRAWINGS
PROPOSED BUILDING B FOR BUILDING PERMIT DRAWINGS
PROPOSED BUILDING A FOR BUILDING PERMIT DRAWINGS
CITY OF FAYETTEVILLE 113 W. MOUNTAIN ST. FAYETTEVILLE, AR 72701
765-07041-000 ROYO, ROBERTA BECKY LYNN 509 S. COLLEGE AVE FAYETTEVILLE, AR ZONED: NC
765-07051-000 3Y OOZ BLLC 36 BELLA VISTA RD BENTONVILLE, AR 72712 ZONED: RMU
765-07041-000 WALSH ROBERTA BECKY LYNN 509 S. COLLEGE AVE FAYETTEVILLE, AR 72701 ZONED: NC
765-07042-000 TOMLINSON PENNY SUE 515 S. COLLEGE AVE FAYETTEVILLE, AR 72701 ZONED: DG
765-07036-000 ROYO CHURCH 613 S. COLLEGE AVE FAYETTEVILLE, AR ZONED: DG
765-07038-000 ALEXANDER, WILLIAM ST MARY'S LLC PO BOX 1005 ST FAYETTEVILLE, AR 72703 ZONED: NC
765-07040-000 3Y OOZ BLLC 36 BELLA VISTA RD BENTONVILLE, AR 72712 ZONED: DG
15' / 25' ROW WIDTH
10' MINIMUM SETBACK FROM CENTER LINE
10' MINIMUM SETBACK FROM CENTER LINE
24.99' FR. BACK TO BACK
5' 0" GRASS SPACE
EXISTING WATER SEWER AVENUE P.I.R. 2004-210 N



IMPERVIOUS SURFACE SUMMARY

	Existing Impervious Surface (square feet)	Existing Impervious Surface (acres)	Proposed Impervious Surface (square feet)	Proposed Impervious Surface (acres)	Impervious Surface Increase (square feet)
On-site	6,362	0.15	15,237	0.35	8885
E. MLK JR. R/W	460	0.01	1,040	0.02	580
Totals	6,812	0	16,277	0	9,465

PARKING SUMMARY

	Number of Dwelling Units	Number of Bedrooms	Parking Requirement	Parking Required / Provided
Building A (non-residential)	0	0	1/2.05(A)	see non-residential table
Building B (Townhouse)	3	3	1/2.05(B) Table 3 - Greater of 2 per dwelling or 1 per bedroom	6
Building C (Townhouse)	4	8	1/2.05(B) Table 3 - Greater of 2 per dwelling or 1 per bedroom	8
Building D (Townhouse)	4	8	1/2.05(B) Table 3 - Greater of 2 per dwelling or 1 per bedroom	8
Total residential parking required				22
Parking provided for residential use				18
Parking reduction requested for residential use				27%
Parking provided for non-residential use				4
Automobile parking provided in proposed parking lot				8
Automobile parking provided in proposed garage				12
Total automobile parking provided				20
Bike racks required per 1/2.10(C)1&2) - 1/20 dwelling units and 1/20 automobile parking spaces				2
Total bike racks provided				2

Unit Number and Proposed Use	Gross Floor Area	Maximum Parking Ratio Allowed (1 space per GFA)	Minimum Parking Allowed	Parking Ratio Provided (1 space per GFA)	Parking Provided
Building A Ground Floor	1250	25.0	5	66.7	2
Building A Second Floor	1250	30.0	4	66.7	2
Total Parking Allowed / Provided - Non Residential			9		4

LAND USE SUMMARY

	Proposed Use	Number of Bedrooms	Gross Floor Area (square feet)	Number of Residential Units	Site Area (acres)
Building A	Non-Residential	0	2,370	0	-
Building B	Townhome	3	1,761	3	-
Building C	Townhome	8	4,124	4	-
Building D	Townhome	8	4,124	4	-
Totals	-	19	12,379	11	0.53

STREET TABLE

	R/W	Street Width to Back of Curb	Sidewalk Width	Traffic Flow	On-Street Parking	Ownership
College Avenue (West Side)	19.5' Existing / Proposed from C.L.	12.5' Existing / Proposed from C.L.	7' Proposed	two - way	None	Public
Martin Luther King Jr. Blvd. (North Side)	27.5' Proposed from C.L.	13.0' Existing / Proposed from C.L.	8' Proposed	two - way	None	Public

PROPERTY LOCATION / ADDRESS:

WASHINGTON COUTNY PARCELS 765-07042-000, 765-07050-000, AND 765-07051-000
515/519 S. COLLEGE AVE.
FAYETTEVILLE, AR 72701
CITY PLAT PAGE 523

DEVELOPER INFORMATION:

3V OOZB LLC
MR. ZARA NIEDERMAN
632 BELLA VISTA RD
BENTONVILLE, AR 72712

REPRESENTATIVE INFORMATION:

MR. BRIAN TEAGUE
COMMUNITY BY DESIGN LLC
100 W CENTER STREET, SUITE 300
FAYETTEVILLE, ARKANSAS 72701
PHONE 479.799.6775

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, ACCORDING TO CITY OF FAYETTEVILLE GIS MAPS PANEL # 05143C0216G EFFECTIVE 1/25/2024

ON-SITE SOIL TYPES

THE SOIL ON-SITE, PER WEBSOILSURVEY.NRCS.USDA.GOV, WAS DETERMINED TO BE ENDERS GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES AND SAVANNAH FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, ERODED.

ZONING AND SETBACKS

THIS PROPERTY IS ZONED: DOWNTOWN GENERAL (DG)

SETBACKS:
FRONT: 0'-25' BUILD TO ZONE
SIDE: 0'
REAR: 5' OR 12' FROM CENTERLINE OF AN ALLEY

MINIMUM BUILT STREET FRONTAGE REQUIRED = 50 PERCENT OF LOT FRONTAGE
MINIMUM BUILT STREET FRONTAGE PROVIDED = 57% (76.5'/134.1'-100') ALONG MLK AND 23% (38'/164.5'x100') ALONG COLLEGE AVE.

FAYETTEVILLE, ARKANSAS - MASTER STREET PLAN DESIGNATION
S. COLLEGE AVE.: URBAN CENTER
E. MARTIN LUTHER KING JR. BLVD.: NEIGHBORHOOD LINK

BOUNDARY DESCRIPTION

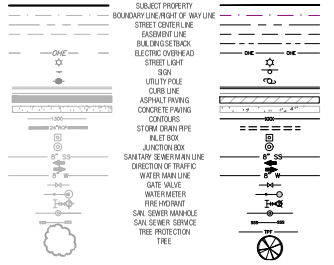
WASHINGTON COUNTY PARCELS 765-07042-000, 765-07050-000, AND 765-07051-000. 0.53 TOTAL ACRES

PARCEL #765-07042-000
A PART OF LOTS 8, 9, AND 10 IN BLOCK 6 OF JENNINGS ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE RECORDED PLAT THEREOF FILED IN BOOK A AT PAGES 4 AND 20S OF THE RECORDS OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°50'34"E 75.00' FROM AN EXISTING MAG NAIL MARKING THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK 6 AND RUNNING THENCE N86°38'51"W 134.99' TO AN EXISTING REBAR; THENCE N02°49'00"E 68.12' TO THE SOUTH LINE OF A PLATTED 14' ALLEY AS PER SAID JENNINGS ADDITION PLAT; THENCE ALONG SAID SOUTH ALLEY LINE S86°39'05"E 134.96'; THENCE LEAVING SAID SOUTH ALLEY LINE S02°47'27"W 68.00' TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS. AND ALSO: A PART OF LOTS 8, 9, AND 10 IN BLOCK 5 OF SAID JENNINGS ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF A PLATTED 14' ALLEY AS PER SAID JENNINGS ADDITION PLAT, SAID POINT OF BEGINNING BEING N02°50'34"E 75.00' AND N02°47'27"E 82.00' FROM AN EXISTING MAG NAIL MARKING THE SOUTHEAST CORNER OF LOT 10 IN BLOCK 6 IN SAID JENNINGS ADDITION AND RUNNING THENCE ALONG SAID NORTH ALLEY LINE N86°39'05"W 134.99'; THENCE LEAVING SAID NORTH ALLEY LINE N02°49'00"E 17.48'; THENCE S86°44'30"E 134.94'; THENCE S02°47'27"W 17.82' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED TRACT CONTAINING IN AGGREGATE 0.26 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH COLLEGE AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #765-07050-000
A PART OF LOT 8 OF BLOCK 6 IN JENNINGS ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE RECORDED PLAT THEREOF FILED IN BOOK A AT PAGES 4 AND 20S OF THE RECORDS OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N86°39'51"W 100.00' FROM AN EXISTING MAG NAIL MARKING THE SOUTHEAST CORNER OF LOT 10 OF SAID BLOCK 6 AND RUNNING THENCE N86°39'51"W 35.00' TO AN EXISTING CHISELED "X" IN CONCRETE; THENCE N02°50'57"E 74.88' TO AN EXISTING REBAR; THENCE S86°38'51"E 35.00' TO AN EXISTING REBAR; THENCE S02°50'55"W 74.91' TO THE POINT OF BEGINNING, CONTAINING 0.06 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN EAST MARTIN LUTHER KING JR. BOULEVARD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PARCEL #765-07051-000
A PART OF LOTS 9 AND 10, BLOCK 6 OF JENNINGS ADDITION TO THE CITY OF FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON THE RECORDED PLAT THEREOF FILED IN BOOK A AT PAGES 4 AND 20S OF THE RECORDS OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING MAG NAIL MARKING THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 6 AND RUNNING THENCE N86°39'51"W 100.00' TO AN EXISTING REBAR; THENCE N02°50'55"E 74.91' TO AN EXISTING REBAR; THENCE S86°38'51"E 99.99' TO AN EXISTING REBAR; THENCE S02°50'34"W 75.00' TO THE POINT OF BEGINNING, CONTAINING 0.17 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MARTIN LUTHER KING JR. BOULEVARD MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE, SUBJECT TO THAT PORTION IN SOUTH COLLEGE AVENUE MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LEGEND



community.by.design

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12646
JOHN BRIAN TEAGUE

CERTIFICATE OF AUTHORIZATION
COMMUNITY BY DESIGN, L.L.C.
#1504
ARKANSAS - ENGINEER

REVISION 0
Date
Date
Date
Date
Date
Date

JOHNSON STORE
515 / 519 S. COLLEGE AVE.

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

CITY PLAT PAGE 523

ISSUED FOR REVIEW

ENGINEER: BT
DRAWN BY: AH
DATE: 4/27/2026

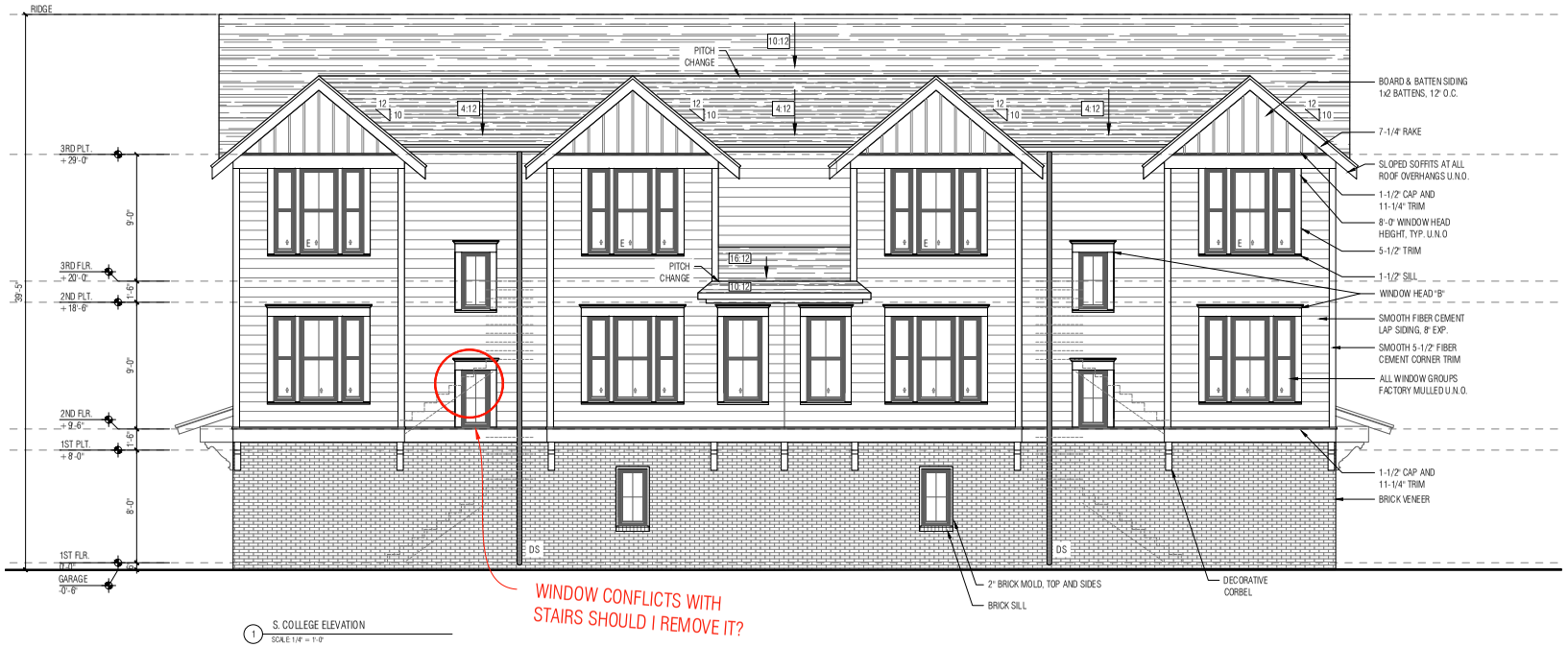
SCALE: 1"= 10'

0 10 20
SCALE IN FEET

SITE PLAN

SHEET 3

VAR-2026-0018 (CINQUEFOIL LLC)
Planning Commission
June 08, 2026
Page 17 of 21



1 S. COLLEGE ELEVATION
SCALE 1/4" = 1'-0"



2 MOTOR COURT ELEVATION
SCALE 1/4" = 1'-0"

RANGE
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515 + 519
S. COLLEGE

50% CD SET

DRAWN BY:
CHECKED BY:

ELEVATIONS

DATE: DECEMBER 10, 2025
SCALE:

A2.10

GENERAL CONDITIONS NOTES

1. Work performed shall comply with the following:
   A. These General and Construction Documents and Specifications.
   B. All applicable local, state and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the State of Arkansas, including ammendments.
2. Contractor shall assure all work is in conformance with all applicable building codes. Work shall be performed in strict accordance with the last edition of the codes listed below and all other federal, state and local agency regulations having jurisdiction over this project. In the event of any discrepancies between agency requirements, the contractor shall observe the more stringent of requirements. The current state and local adopted codes are as follows:
   - 2018 Arkansas State Fuel and Gas Code
   - 2018 Arkansas State Plumbing
   - 2020 National Electrical Code
   - 2017 ANSI A117.1
   - 2021 Arkansas State Mechanical Code
   - 2014 Arkansas Energy Code (2009 IECC)
   - 2021 Arkansas Fire Prevention Code (2021 IBC and IRC with amendments)
   - 2021 Property Maintenance Code
   - 2021 International Swimming Pool and Spa Code
3. Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact Architect for instructions prior to commencing work.
4. Contact local underground utility services for utility location and identification, prior to commencing work.
5. Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility for this work and disruption of damage to utilities shall be repaired immediately and at no expense to the owner.
6. Contractor is responsible for fire sprinkler system shop drawings and framing plans.
7. Contractor shall file all applications, pay for all necessary permits and secure certificates of occupancy for the project.
8. Contractor (and his subcontractors) shall be licensed by the state in which the project is located and approved in advance by the owner.
9. All work is to be coordinated with the owner. The contractor is to meet with the owner prior to starting construction. The contractor will present the building permit and insurance certificates to the owner prior to starting construction.
10. Visit the site to verify existing conditions. Contractor shall make required adjustments to system components as necessitated by actual field conditions at no additional cost to owner or architect. Report any discrepancies between the drawings and actual field conditions to the architect before construction begins.
11. Contractor shall provide any necessary measures to protect the workers and other persons during construction.
12. Check with the owner for coordination of the work under this contract with work of other trades. Owner's regulations govern all aspects of outside contractors working on the property.
13. Contractor shall coordinate the installation of the various trade items within the space above all ceilings (including but not limited to: structural members, mechanical ducts and insulation, conduits, raceways, sprinkler system, light fixtures, ceiling systems, and any special structural supports required) and shall be responsible for maintaining the finish ceiling height.
14. Dimensions shown on the floor plans, sections, elevations and details are to finish face of stud, masonry or concrete unless otherwise noted.
15. Contractor shall provide and install all differers, bracing, back-up plates and supporting brackets required for the installation of all casework, toilet accessories and all floor-mounted or suspended mechanical and electrical equipment.
16. Abbreviations throughout the plans are those in common use.
17. Information appearing in one drawing is considered to appear on all drawings.
18. Where no specific detail is shown, the framing or construction shall be identically similar to that indicated for like cases of construction of this project.
19. Contractor to obtain and provide **owner** with color samples for proper color selection and final approval of all finishes prior to installation.
20. Verify all rough-in dimensions for equipment noted in drawings, both contractor and owner provided.
21. Contractor shall keep the job free of debris and make final cleanup to the satisfaction of the owner. Contractor shall be responsible for removal of all construction debris from project site and shall provide dumpsters etc. as required. Remove all debris on a daily basis.
22. Contractor shall be responsible for the protection of all existing buildings and other installations that are to remain intact while performing the specified work. Provide and maintain fire extinguishers on the project site during construction.
23. Unless indicated otherwise, all material furnished and incorporated into the work shall be new, unused and of quality standard to the industry for first class work of similar nature and character. Install all materials to the manufacturer's recommendations and best standard of the trades involved.
24. All gypsum board work shall be done in accordance with the Drywall Construction Handbook, latest edition, prepared by United States Gypsum Association. All joints and seams shall be taped and finished in accordance with manufacturer's installation recommendations.
25. Final punch to be scheduled by GC after final cleaning.
26. The drawings illustrate general work-scope requirements and do not elaborate on installation techniques. All work performed shall meet or exceed industry standards, be performed in accordance with manufacturer's recommendations, and shall conform to all provisions of state, county and city codes, building laws, ordinance rules and regulations.
27. Coordinate exact locations of conduit, ductwork, mechanical and electrical devices, and light fixtures in the field.
28. All dimensions shown on the drawings shall be considered critical. It shall be the responsibility of the contractor to notify the Architect of any deviation in the placement of work prior to installation.
29. Drawings are furnished to show design intent for construction only and do not show every condition or aspect of construction. Contractor to inform the architect of any discrepancies prior to proceeding with any work. Do not scale drawings. Dimensions govern.
30. Contractor to remove existing soils to allow for new construction.
31. All work shall be done in a workmanlike manner and in accordance with accepted construction standards. All walls, ceilings, and other assemblies to be plumb, true, and square, unless otherwise noted.
32. Double studs construction to be used at all cased and door openings.
33. Outlets and utilities indicated on plan are minimum requirements. Additional telephones or outlets may be required by code. General Contractor to verify all locations in field.
34. All floor and wall penetrations in rated assemblies shall be sealed with approved, current firestop assemblies appropriate for the rated wall assembly.
35. **Contractor is responsible for soil testing. Contractor is responsible for any required testing of material and assemblies installed by contractor.**
36. Provide fire extinguisher per **the drawings**.
37. All lumber in contact with concrete slabs, exterior masonry walls, or in conjunction with concrete slabs, exterior masonry walls, or in conjunction with gravel stops or roofing shall be preservative treated in accord with AWPA C1-77 and AWPI LP-22, CCA, Type A, non-leaching type preservative.
38. The contractor shall provide a warranty for correction of the work of this project for the period of one year after substantial completion or as otherwise stipulated in the contract documents.
39. Existing utilities or other mechanical, electrical, or plumbing equipment requiring removal, capping, termination, and/or relocation shall be included in the overall scope and performance of the project by the contractor.
40. The contractor shall verify that no conflicts exist in locations of any and all mechanical, telephone/data, electrical, lighting and plumbing equipment (to include all piping, ductwork, and conduit) and that all required clearance for installation or maintenance around or above equipment is provided.
41. The contractor shall provide and install equipment and appliances specified unless otherwise noted. The contractor shall verify all plumbing and electrical requirements related to equipment and appliances in the scope of work.

LIFE SAFETY LEGEND

EMERGENCY WALL LIGHT

ILLUMINATED EXIT SIGN

(FEC) FIRE EXTINGUISHER AND CABINET

PATH OF TRAVEL

LIFE SAFETY & CODE ANALYSIS

Applicable Code: 2021 Arkansas Fire Prevention Code (AFPC), Volume II (Building)

1. Project Information
- Project Name: 515 S College
- Project Address: 515 S. College Ave., Fayetteville, Arkansas
- Building Description: 2 story wood framed building clad in fiber cement siding and asphalt shingle.

2. Use & Occupancy (IBC Chapter 3)
- Primary Occupancy Group(s): B
- Mixed Occupancy Condition: NON - SEPARATED
- Occupant Load (See Section 5): 1.5

3. Building Heights & Area (IBC Chapter 5)
- Construction Type: VB
- Fire Sprinkler System Provided: NO
- Fire Alarm System Provided: BY OWNER

Allowable Area Calculation (per IBC Sec. 506):
- Tabular Area (A) from Table 506.2: B: 9,000 SF
- Frontage Increase (If): .50
- Sprinkler increase (I_s): N/A (200% for multi-story, 300% for single-story)
- Total Allowable Area per Floor (A_t): B: 13,500 SF

Building Area Summary:
- Actual Building Area (Total): 2,393 SF
  - First Story Area: 1,254 SF
  - Second Story Area: 1,139 SF
- Number of Stories: 2

Building Height Summary (per IBC Sec. 504):
- Allowable Height / Stories (Table 504.3 & 504.4): 40 FT / 2 Stories
- Actual Height / Stories: ± 31'-6"

4. Fire-Resistive Ratings (IBC Chapter 6 & 7)
- Construction Type: VB
- Required Fire-Resistance Ratings (per Table 601 & 602):
  - Structural Frame: 0 HR
  - Exterior Bearing Walls: 0 HR
  - Interior Bearing Walls: 0 HR
  - Floor / Roof Construction: 0 HR

5. Means of Egress (IBC Chapter 10)
Occupant Load Calculation (per Table 1004.5):

Space / Use	Area (SF)	Load Factor	Occupants
1ST FLOOR			
ASSEMBLY (15 SF)*	539	15	36
KITCHEN*	360	200	2
MECHANICAL	85	300	1
2ND FLOOR			
BUSINESS	1128	150	8
Total Occupant Load			**47**

*The purpose is to show that a small restaurant is allowed on the first floor while maintaining a building wide Business occupancy due to the occupant count being below 50 people per section 303.1.1. Separation is no required. The restaurant calculations are based on the average dining to kitchen area ratio for a small restaurant.

Egress Requirements:
- Required Number of Exits (Table 1006.3.1): 1
- Provided Number of Exits: 2
- Required Egress Width (Occupants x 0.2" or 0.3"): 14.1 IN
- Provided Egress Width:
  - Stair: 47 IN
  - Exit Door (Stair): 35 IN
  - Exit Door: 59 IN
- Exit Access Travel Distance (Table 1017.2):
  - Allowable: 200 FT (Un-sprinklered)
  - Actual Max: 101 FT
- Dead-End Corridor Limit (Sec. 1020.4): 20 FT

6. Accessibility (IBC Chapter 11)
- All accessible features shall comply with ICC A117.1-2017.

7. Plumbing Fixture Count (Arkansas Plumbing Code 2018)

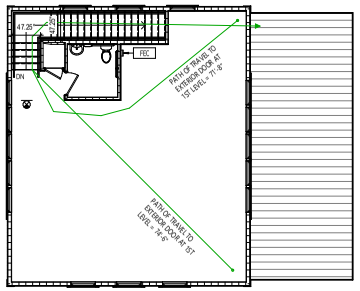
FIRST STORY (occupant load = 39)

Fixture Type	Required		Provided
Water Closets (Male)	1		1
Water Closets (Female)	1		1
Lavatories (Male)	1		1
Lavatories (Female)	1		1
Drinking Fountains (section 410.3)	1	Will be provided for during tenant improvements	
Service Sink	1		1

SECOND STORY (occupant load = 8)

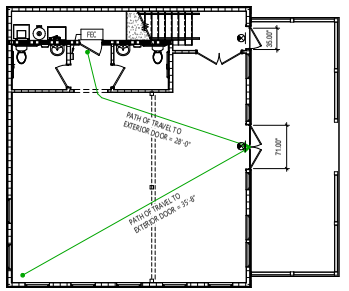
Fixture Type	Required		Provided
Water Closets (Male)	1		1
Water Closets (Female)	1		1
Lavatories (Male)	1		1
Lavatories (Female)	1		1
Drinking Fountains (section 410.3)	1	Will be provided for during tenant improvements	
Service Sink (located on 1st floor)	1		1





NORTH

2 **LIFE SAFETY PLAN - 2ND LEVEL**
1/8" = 1'-0"



NORTH

1 **LIFE SAFETY PLAN - 1ST LEVEL**
1/8" = 1'-0"

PROJECT LOCATION



PROJECT DIRECTORY

Architect: Range Thurmon Quilan & Sharp
Robert Sharp
479-305-4807
rob@sharparch.net

Structural: JLA Engineers, Inc
Lucas Griggs
479-770-6630
lucas@jlaeng.com

MEP: TEC
Titus Prater
479-224-8680
tprater@titus-eng.com

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S1	FOUNDATION PLAN
S2	SECOND FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	FND. AND FRAMING DETAILS
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P3.1	PLUMBING RISERS

"I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY SUPERVISION. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE AS REQUIRED BY LAW AND IN COMPLIANCE WITH ARKANSAS FIRE PREVENTION CODE FOR THE STATE OF ARKANSAS."

Robert Franklin Sharp — 2/13/2026
Date

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STATE OF ARKANSAS — FLINTLOCK LTD CO — NO. LL-197 — LICENSED ARCHITECT
R Sharp
13 FEB 2026

NO. Date Issues/Revisions

STAMP

PROJECT NAME
515 S. SCHOOL

515 S. College Ave
Fayetteville AR 72701

FOR CONSTRUCTION

DRAWN BY: C.J.O
CHECKED BY: R.S

DRAWING TITLE
COVER SHEET

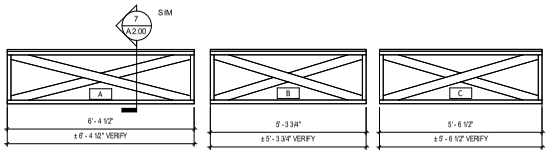
DATE: 02.13.2026
SCALE: As indicated

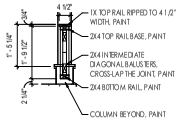
DRAWING NUMBER
A0.00

Planning Commission
June 08, 2026
VAR-2026-0018 (CINQUEFOIL LLC)
Page 19 of 21

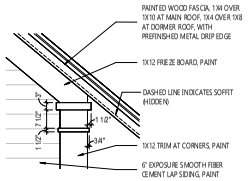
GENERAL EXTERIOR ELEVATION NOTES

1. USE JOINT SEALANT AT INSIDE CORNERS AND CLADDING CHANGES; TYPICAL.
2. COORDINATE LOCATIONS OF ANY AND ALL WALL PENETRATIONS WITH ARCHITECT.
3. PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL FOR ALL WINDOW, DOOR, AND GLAZING PACKAGES AND INTERIOR MILLWORK.
4. DIMENSIONS ARE TYPICALLY REFERENCED FROM ROUGH FRAMING ELEVATION HEIGHTS. COORDINATE FINISH MATERIALS AND DIMENSIONS. RE: PLANS, SECTIONS, ELEVATIONS, DETAILS.
5. PROVIDE SELF-ADHERING FLASHING TAPE OR PRE-FINISHED METAL FLASHING AT HEAD, JAMB, AND SILL LOCATIONS, TYP.
6. PERFORM WALK-THROUGH WITH OWNER PRIOR TO ORDERING WINDOWS AND DOORS TO VERIFY SIZES AND LOCATIONS.
7. WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE MANUFACTURER'S RECOMMENDATIONS WITH ARCHITECTURAL DETAILS AND FLASHING REQUIREMENTS PRIOR TO ORDERING WINDOWS AND DOORS.
8. B. PROVIDE BLOCKING AS REQUIRED FOR ALL INTERIOR GLASS INSTALLATIONS, INCLUDING MIRRORS AND SHOWER GLASS.
9. PER THE INTERNATIONAL CODE COUNCIL (IBC + IRC): GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED HAZARDOUS LOCATION AND TEMPERED GLASS IS REQUIRED.
10. PER THE INTERNATIONAL CODE COUNCIL (IBC + IRC): GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION AND TEMPERED GLASS IS REQUIRED. EXCEPT WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING ADJACENT TO THE DOOR IS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN ONE AND TWO FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN GROUP R-2.
11. PER THE INTERNATIONAL CODE COUNCIL (IBC + IRC): GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION AND TEMPERED GLASS IS REQUIRED:
    - A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
    - B. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
    - C. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
    - D. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PLANE OF THE GLAZING.
    - E. EXCEPTION: SAFETY GLAZING IS NOT REQUIRED IF A PROTECTIVE BAR 1-1/2 INCHES OR MORE IN HEIGHT, CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PLF WITHOUT CONTACTING THE GLASS IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING BETWEEN 34 AND 38 INCHES ABOVE THE FLOOR.
12. DUE TO THE POSSIBILITY OF FIELD MODIFICATIONS OF WINDOW OPENINGS AND HEIGHTS WITHIN THE CONSTRUCTION PROCESS, THE GENERAL CONTRACTOR, SUBCONTRACTOR, AND WINDOW/GLAZING SUPPLIER ARE RESPONSIBLE FOR VERIFYING AND PROVIDING ALL WINDOWS THAT MEET THE ABOVE CRITERIA AND MUST PROVIDE SHOP DRAWINGS AND ORDER SHEETS TO THE ARCHITECT PRIOR TO ORDERING THE WINDOWS AND PRIOR TO INSTALLATION FOR CONSULTATION AND CONFIRMATION OF THESE REQUIREMENTS.

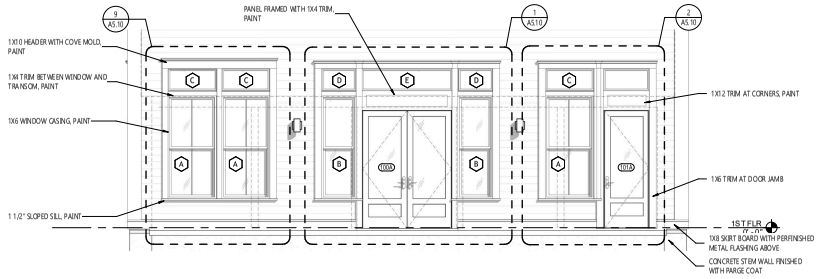




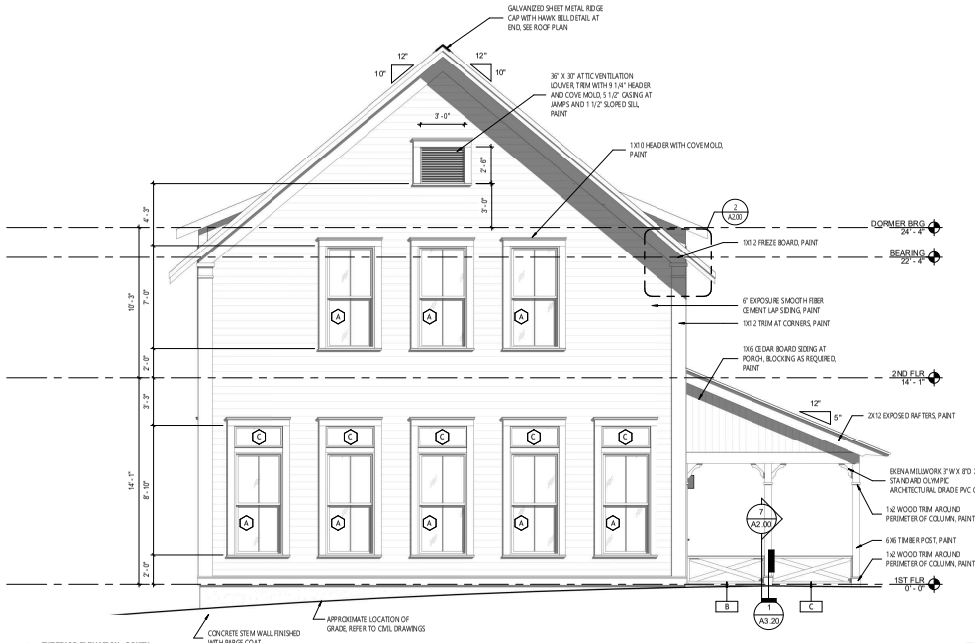
1 **EXTERIOR RAIL SCHEDULE AND DETAIL**
1/2" = 1'-0"



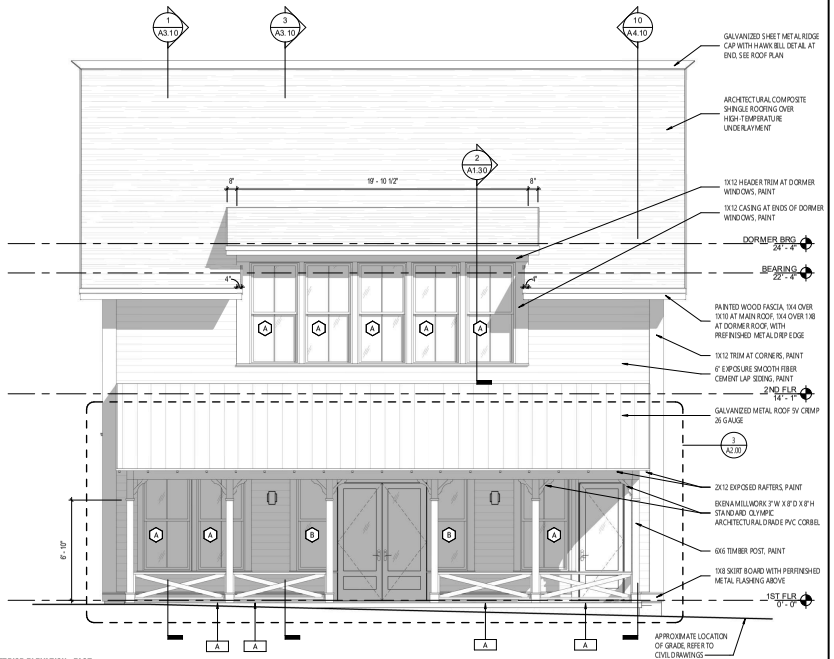
2 **FRIEZE DETAIL AT CORNER TRIM**
12" = 1'-0"



3 **EXTERIOR ELEVATION - PARTIAL EAST PORCH ELEVATION**
1/4" = 1'-0"



4 **EXTERIOR ELEVATION - SOUTH**
1/4" = 1'-0"



5 **EXTERIOR ELEVATION - EAST**
1/4" = 1'-0"

90% Construction Documents

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STATE OF ARKANSAS
FLINTLOCK LTD CO
NO. LL-197
LICENSED ARCHITECT
13 FEB 2026

NO. Date Issues/Revisions

STAMP

PROJECT NAME
515 S. SCHOOL

515 S. College Ave
Fayetteville AR 72701

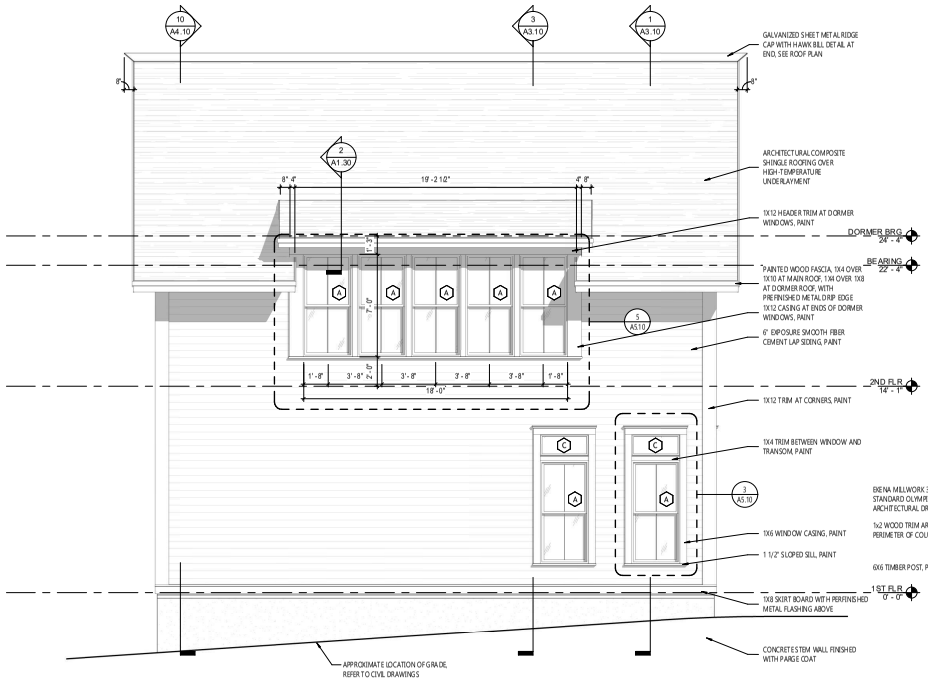
FOR CONSTRUCTION

DRAWN BY: CJO
CHECKED BY: Checker

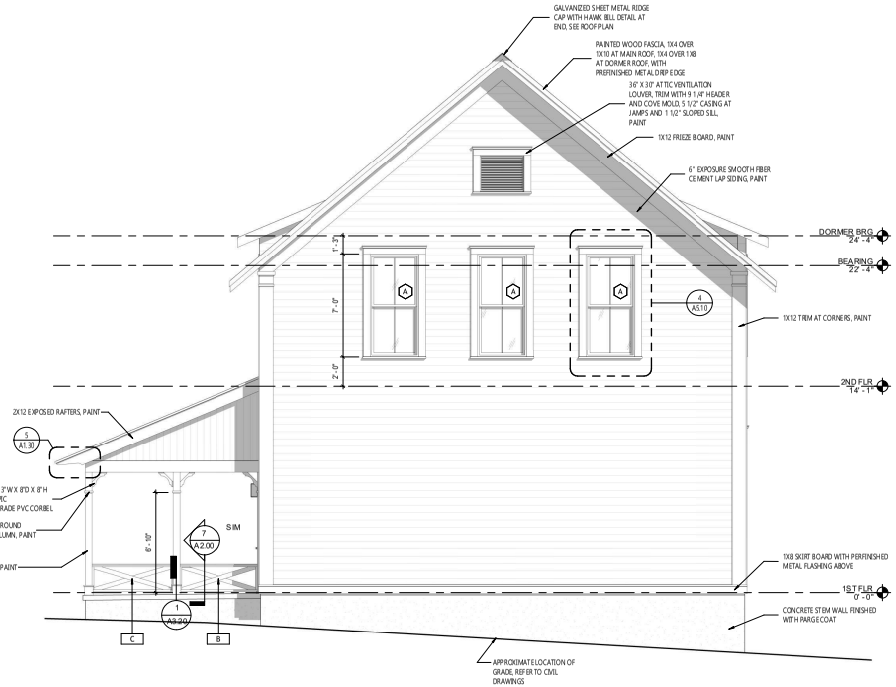
DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: 02.13.2026
SCALE: As indicated

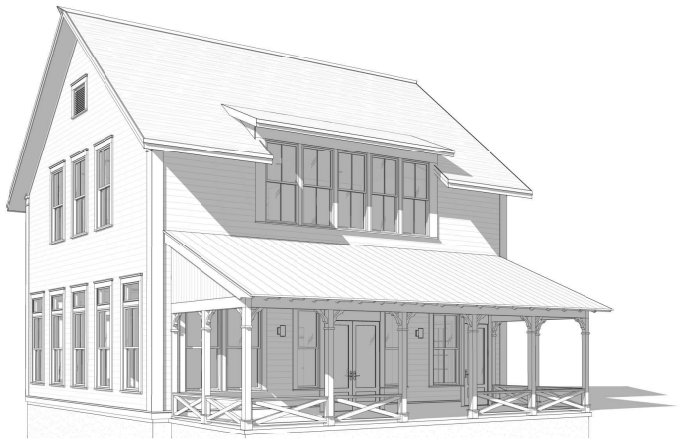
DRAWING NUMBER
A2.00



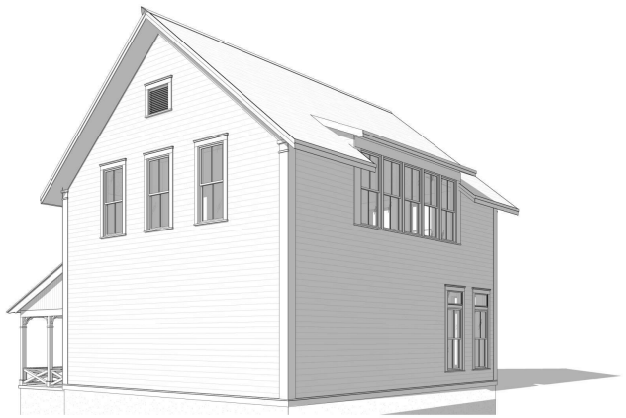
1 **EXTERIOR ELEVATION - WEST**
1/4" = 1'-0"



3 **EXTERIOR ELEVATION - NORTH**
1/4" = 1'-0"



2 **SOUTHEAST CORNER PERSPECTIVE**
NOT TO SCALE



4 **NORTHWEST CORNER PERSPECTIVE**
NOT TO SCALE

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13 FEB 2026

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STAFF

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515 S. College Ave
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FOR CONSTRUCTION

DRAWN BY: CJO
CHECKED BY: Checker

DRAWING TITLE
EXTERIOR ELEVATIONS & PERSPECTIVES

DATE: 02.13.2026
SCALE: 1/4" = 1'-0"

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

MEETING DATE: June 8, 2025

SUBJECT: **CUP-2026-0025: Conditional Use Permit (2537 MCCONNEL AVE/ WASHINGTON COUNTY FAIR ASSOC, 286 & 287):** Submitted by RAY RATLIFF for property located at 2537 N. MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 29.61 acres. The request is for a firework sales tent.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0025** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0030**, determining:*

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

BACKGROUND:
The subject property is the Washington County Fairgrounds, located west of N. Garland Avenue and east of I-49. The property is approximately 30 acres, and is zoned R-A, Residential Agricultural. The property is part of the I-540 sign overlay district, but no other design overlays or master planning areas apply. No floodplain, streamside protection, or hydric soils are located on the property. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-24, Residential Multifamily, 24 Units per Acre
South	University of Arkansas Agri Farm	R-A, Residential Agricultural
East	University of Arkansas Agri Farm	R-A, Residential Agricultural
West	Interstate I-49	N/A

City Plan 2040 Future Land Use Designation: **Civic Institutional**

Proposal: The applicant requests a conditional use permit to allow a seasonal firework sales tent in R-A zoning for the next five calendar years. Firework sales tents are typically allowed to operate in any zoning district that allows Use Unit 15: Neighborhood Shopping Goods or Use Unit 16: Shopping Goods by right. In this instance, firework sales tents are allowed as a conditional use in the R-A zoning district under Use Unit 2: City-Wide Uses by Conditional Use Permit as a temporary commercial use.

The applicant has described the business as follows:

- *Size of business:* *40 ft x 80 ft (3,200-square-foot) tent*
- *Number of employees:* *6*
- *Number of customers:* *Approximately 75 per day*
- *Off-street parking:* *Within Fairgrounds property*
- *Hours of operation:* *8:00 a.m. to 11:00 p.m. from June 28, 2025 to July 5, 2025.*

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0025** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds that the proposed use is compatible based on the findings contained herein;*

2. Conditional use permit shall be valid for calendar years 2026-2030. Conditional use permit approval does not constitute approval of any other permits required by the city.

3. Prior to the placement of a firework sales tent, the applicant must apply for and receive a Fireworks Permit from the City and meet all associated requirements. This conditional use permit does not grant approval of firework sales by the City's Fire Marshal; and

4. Firework sales shall be limited to the period outlined in §94.09 from June 28th to July 5th of each year. The tent cannot be set up on the property until all necessary permits have been approved.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 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 firework sales (Use Unit 2) at 2537 McConnell Ave. in R-A 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 §161.03 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 subject property is located along within the Washington County Fairground, a major event center that regularly hosts large events with high attendance. The fairgrounds are bordered by an interstate highway, University of Arkansas land, institutional and multifamily uses, large and the request is for a temporary use which will operate for only one week per year.

(c.) The Planning Commission shall certify:

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

Finding: As proposed, the applicant's site plan will comply with the City's requirements. The tent's location allows for a 20-foot fire lane on all sides, and it is located more than 20 feet away from property lines and buildings, more than 250 feet away from any fuel dispensing facility, and at least 50 feet away from the public right-of-way.

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

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

Finding: **The applicant has indicated that there are multiple points of ingress and egress to the property, with three driveways on W. Knapp St. and N. McConnell Ave. each. Driveways are a mix of paving and gravel, and extensive parking is available within the fairgrounds property. Since the proposed use is temporary, staff does not recommend any permanent improvements to access on this site.**

(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: **Extensive gravel parking currently exists within the fairground property. It is anticipated that the parking areas adjacent to W. Knapp Dr. closest to the fireworks tent will be the primary area utilized for parking, but significant numbers of overflow parking are available throughout the site. The parking areas are primarily gravel and unstriped, so the total number of spaces available is unclear; however staff does not foresee any issue given the significant areas dedicated to parking and the large events routinely held at the site.**

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

Finding: **The applicant has indicated that trash will utilize existing facilities within the Washington County Fairgrounds, which is not currently visible from the street.**

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

Finding: **The subject property is in close proximity to public water and sewer mains, though the use of the property as a temporary firework sales tent is not expected to require or impact the provision of public utilities.**

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

Finding: **The location of the fireworks tent is primarily bordered by a state highway, undeveloped land, or University research facilities. A multifamily residential complex is located over 1,000 feet north of the proposed tent behind several**

existing fairground structures. Staff is not recommending additional screening for the proposed conditional use since it is temporary and not likely to adversely impact surrounding properties.

(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 permitting and compliance with Unified Development Code Chapter 174, Signs.**

(g.) Required yards and other open space;

Finding: **In addition to zoning setbacks, the Fire Marshal has numerous requirements for the distance between a firework sales tent and adjacent properties, structures, or hazards. These must be met to be granted a permit for the sale of fireworks.**

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

Finding: **Staff finds the proposed firework sales tent to be compatible with adjacent properties and others in the vicinity. While there are some residences nearby, the proposed use is temporary and proposed to be located along a state highway. The proposed tent is also screened by existing buildings, and there is adequate space within existing parking lots to accommodate on-site parking.**

(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 requested conditional use is not clearly aligned with the goals and intent of the city's adopted land use, transportation, and other strategic plans. However, given the limited nature of the proposed use, staff finds that approval of this conditional use is not likely to adversely affect the city's ability to meet those goals.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.03 District R-A, Residential-Agricultural
  - §162.01(B) Unit 2. City-Wide Uses by Conditional Use Permit
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Exhibits
  - Request Letter
  - Site Plan

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.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

162.01 Establishment/Listing

…

(B) *Unit 2. City-Wide Uses by Conditional Use Permit.*

(1) *Description.* Unit 2 consists of uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses and are therefore permitted subject to conditional use permits in all districts.

(2) *Included Uses.*

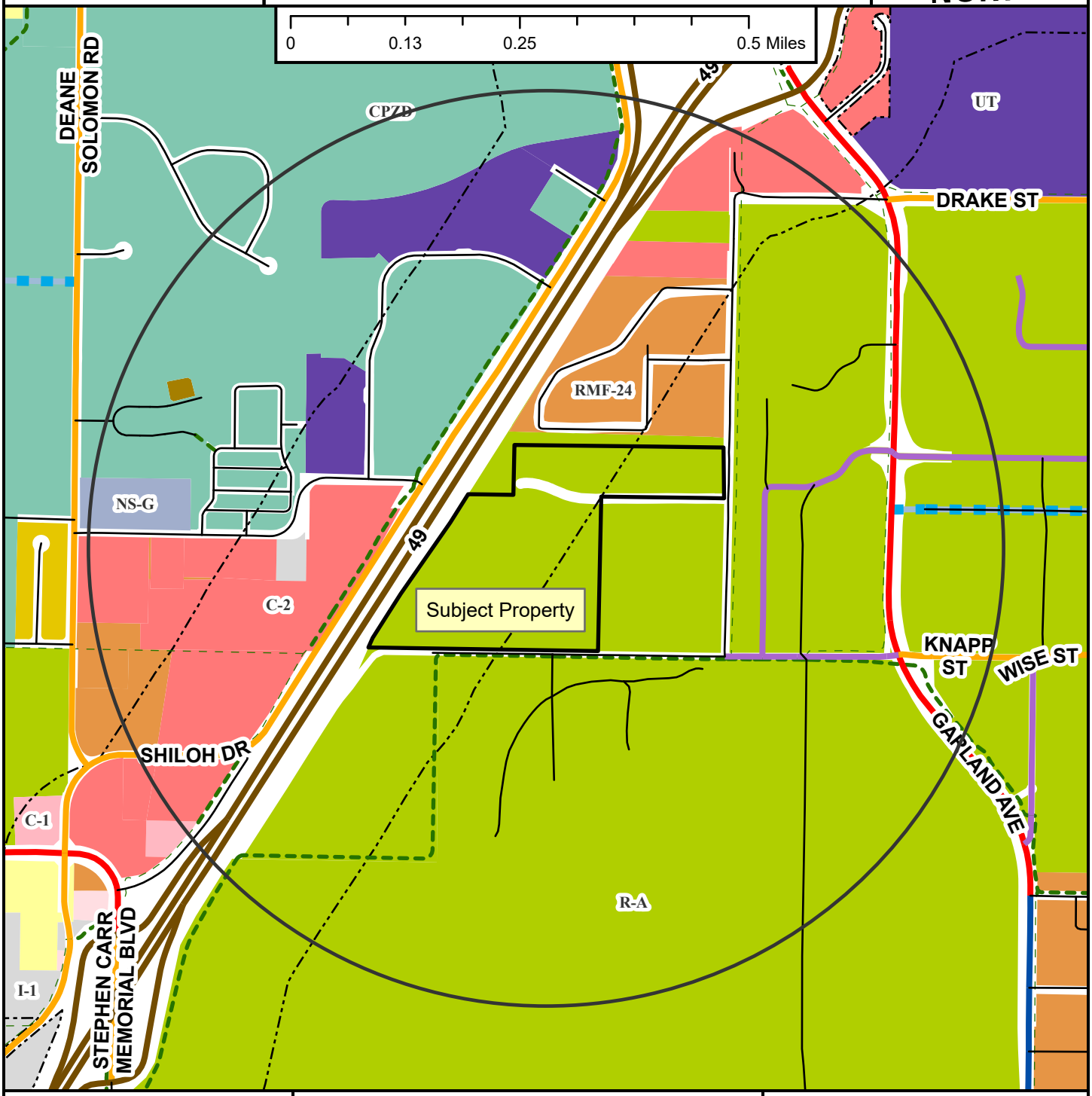
Public and private facilities:	• Airport, flying fields and heliport
	• Bed and breakfast facilities*
	• Campground
	• Community Recycling Drop-off Facility
	• Landscape contracting business
	• Plant nursery
	• RV sewage disposal facility
	• Solid waste disposal facility
	• Water recreation area
Temporary facilities:	• Carnival, circus, and tent revival*
	• Commercial facilities
	• Real estate sales office (located at a specific location in an underdeveloped subdivision and operated for the purpose of developing said subdivision)
	• School and church facility

CUP-2026-0025

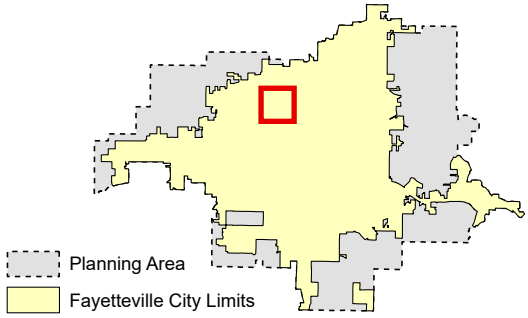
One Mile View

2475 N MCCONNELL AVE

NORTH



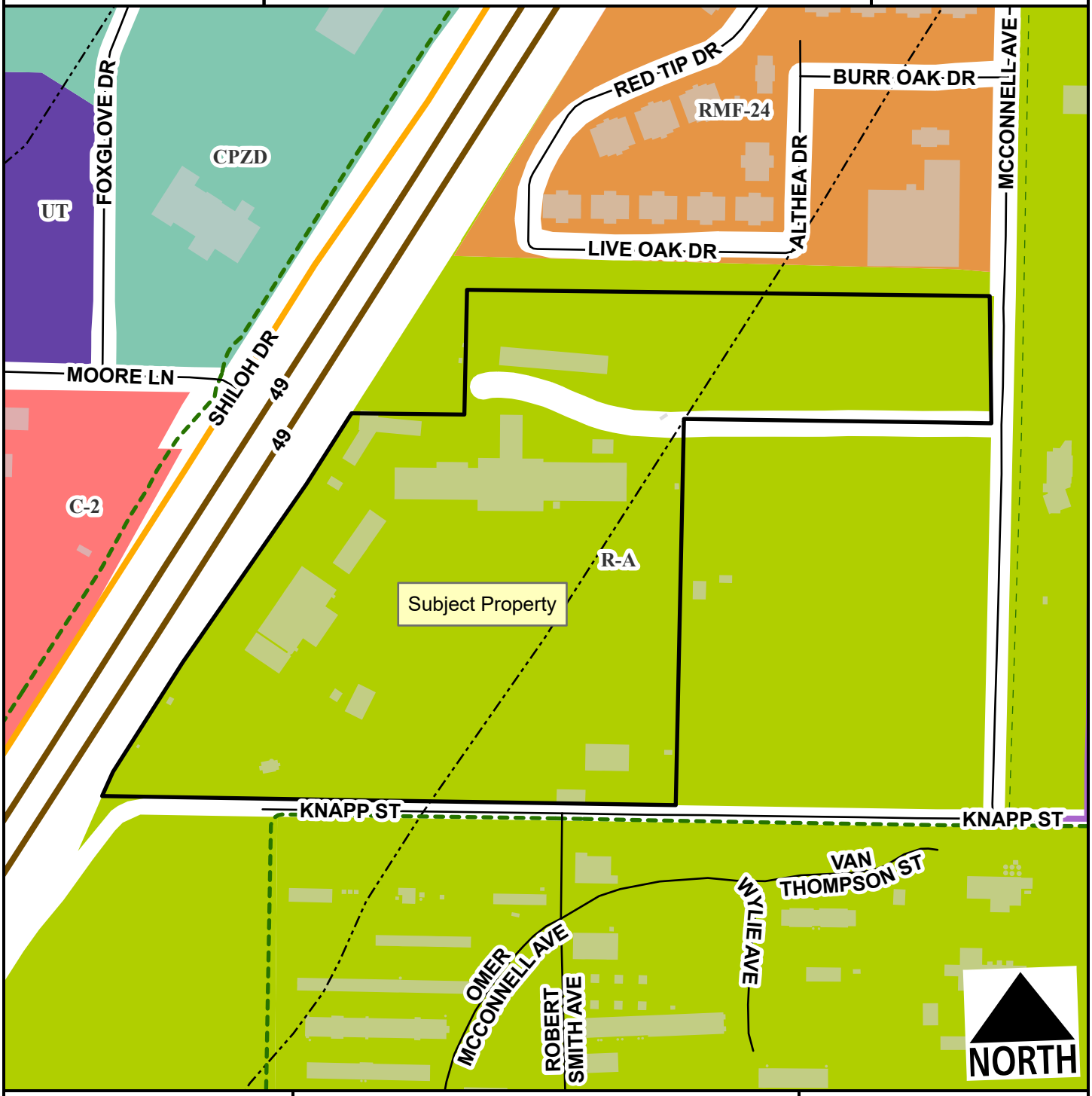
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



CUP-2026-0025

Close Up View

2475 N MCCONNELL AVE



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

Feet

0 125 250 500 750 1,000

1:4,000

CUP-2026-0025

Current Land Use

2475 N MCCONNELL AVE

NORTH



- Neighborhood Link
- Institutional Master Plan
- 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

CUP-2026-0025
LETTER INFORMATION

1 a :June 28 - July 5 . 8am-11 pm Days of operation

B:40x80x16 tall size of tent

C: 6 employees

d: dumpster rental

E:none (noise)

F:75 patrons per day

G:the fireworks tent will be easy to access with plenty of room for parking for customers and big enough tent for customers to move around without being crowded .

2A: please see attached site plan (tent location)

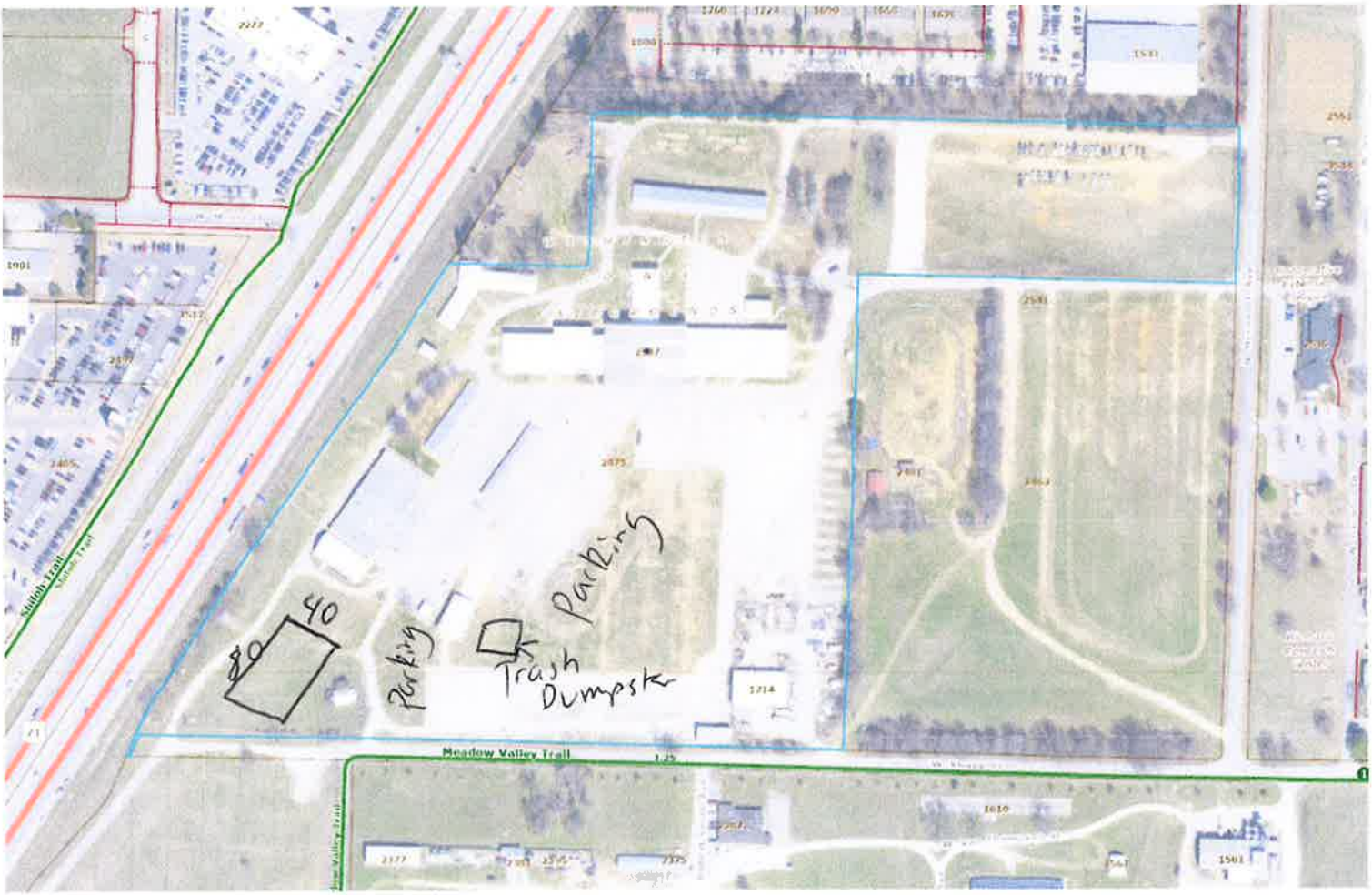
B: please see attached site plan (parking)

C: please see attached site plan (trash locations)

3: please see attached photos of the tent

WOULD LIKE TO REPEAT FOR FIVE YEARS

SITE PLAN:
PROPOSED FIREWORKS TENT LOCATION









CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: June 8, 2026

SUBJECT: **CUP-2026-0028: Conditional Use Permit (SOUTH OF 1171 N DOUBLE SPRINGS RDB/JEAN JOWERS REVOCABLE TRUST, 396):** Submitted by FRESE FIREWORKS LLC for property located SOUTH OF 1171 N. DOUBLE SPRINGS RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 1.80 acres. The request is for a firework sales tent.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0028** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0028**, 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 on the northwest side of the intersection of W. Wedington Dr. (Highway 16) and N. Double Springs Road. The property contains one undeveloped parcel totaling 1.80 acres which is zoned R-A, Residential Agricultural. No floodplain, streamside protection, or zoning overlays apply. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Two-Family Residential	RI-12, Residential-Intermediate-Urban
South	Vacant	R-A, Residential-Agricultural C-1, Neighborhood Commercial
East	Single-Family Residential	R-A, Residential-Agricultural C-2, Thoroughfare Commercial
West	Single-Family Residential	R-A, Residential-Agricultural

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

Proposal: The applicant requests a conditional use permit to allow a seasonal firework sales tent in R-A zoning. Firework sales tents are typically allowed to operate in any zoning district that allows Use Unit 15: Neighborhood Shopping Goods or Use Unit 16: Shopping Goods by right. In this instance, firework sales tents are allowed as a conditional use in the R-A zoning district under Use Unit 2: City-Wide Uses by Conditional Use Permit as a temporary commercial use.

The applicant has described the business as follows:

- *Size of business:* *40ft x 60 ft (2,400-square-foot) tent*
- *Number of employees:* *4*
- *Number of customers:* *Not stated*
- *Off-street parking:* *Approximately 40 spaces (based on staff estimate)*
- *Hours of operation:* *8:00 a.m. to 11:00 p.m. from June 28, 2025 to July 5, 2025.*

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0028** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds that the proposed use is compatible based on the findings contained herein;*

2. Conditional use permit shall be valid for calendar years 2026-2030. Conditional use permit approval does not constitute approval of any other permits required by the city.

3. Applicant shall apply for any necessary permits with engineering for the proposed gravel driveway. If the graveled area is less than 1,200 square feet, a driveway ROW permit shall be required. If the gravel driveway is 1,200 square feet or more, a grading permit and GSP (green storm water practice) shall be required.

4. If intended to remain longer than the terms of this conditional use permit, the gravel driveway shall be required to be paved for 18 feet into the property per the standard of UDC 172.11.

5. Prior to the placement of a firework sales tent, the applicant must apply for and receive a Fireworks Permit from the City and meet all associated requirements. This conditional use permit does not grant approval of firework sales by the City's Fire Marshal; and

6. Firework sales shall be limited to the period outlined in §94.09 from June 28th to July 5th of each year. The tent cannot be set up on the property until all necessary permits have been approved.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 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 firework sales (Use Unit 2) south of 1171 N. Double Springs Rd. in R-A 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 §161.03 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 subject property is located along a major corridor which is lined with a variety of land uses, and the request is for a temporary use which will operate for one week.

(c.) The Planning Commission shall certify:

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

Finding: **As proposed, the applicant's site plan will comply with the City's requirements. The tent's location allows for a 20-foot fire lane on all sides, and it is located more than 20 feet away from property lines and buildings, more than 250 feet away from any fuel dispensing facility, and at least 50 feet away from the public right-of-way.**

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

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

Finding: **The applicant has indicated that there is one point of ingress and egress to the property, with a driveway on N. Double Springs Road. The applicant has indicated they plan to add gravel to the driveway for 100 feet adjacent to the street in order to prevent mud and dirt track-out from the grass parking area.**

(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 parking area is within existing grass on site. It's accessed through one driveway on N. Double Springs Road. The applicant has indicated they plan to add gravel to the driveway for 100 feet adjacent to the street in order to prevent mud and dirt track-out from the grass parking area. The parking area is unstriped, so the total number of spaces available is unclear; however staff anticipates at least 40 parking spaces are available based on the dimensions of the lot.**

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

Finding: **The applicant has indicated that trash will be collected and removed from the site daily via a dump trailer. Given the temporary nature of the request, staff does not recommend any additional conditions.**

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

Finding: **The subject property is in close proximity to public water and sewer mains, though the use of the property as a temporary firework sales tent is not expected to require or impact the provision of public utilities.**

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

Finding: **The subject property is located along an arterial street in a largely rural area and is in close proximity to nonresidential uses. Staff is not recommending additional screening for the proposed conditional use since it is temporary and not likely to adversely impact surrounding properties.**

(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 permitting and compliance with Unified Development Code Chapter 174, Signs.**

(g.) Required yards and other open space;

Finding: **In addition to zoning setbacks, the Fire Marshal has numerous requirements for the distance between a firework sales tent and adjacent properties, structures, or hazards. These must be met to be granted a permit for the sale of fireworks.**

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

Finding: **Staff finds the proposed firework sales tent to be compatible with adjacent properties and others in the vicinity. While there are some residences nearby, the proposed use is temporary and proposed to be located along a state highway. There is adequate space in the existing lot to accommodate on-site parking and the applicant has indicated an intent to provide a gravel driveway to minimize mud and dirt track-out onto adjacent streets.**

(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 requested conditional use is not clearly aligned with the goals and intent of the city's adopted land use, transportation, and other strategic plans. However, given the limited nature of the proposed use, staff finds that approval of this conditional use is not likely to adversely affect the city's ability to meet those goals.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.03 District R-A, Residential-Agricultural
  - §162.01(B) Unit 2. City-Wide Uses by Conditional Use Permit
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Exhibits
  - Request Letter
  - Site Plan

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.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

162.01 Establishment/Listing

…

(B) *Unit 2. City-Wide Uses by Conditional Use Permit.*

(1) *Description.* Unit 2 consists of uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses and are therefore permitted subject to conditional use permits in all districts.

(2) *Included Uses.*

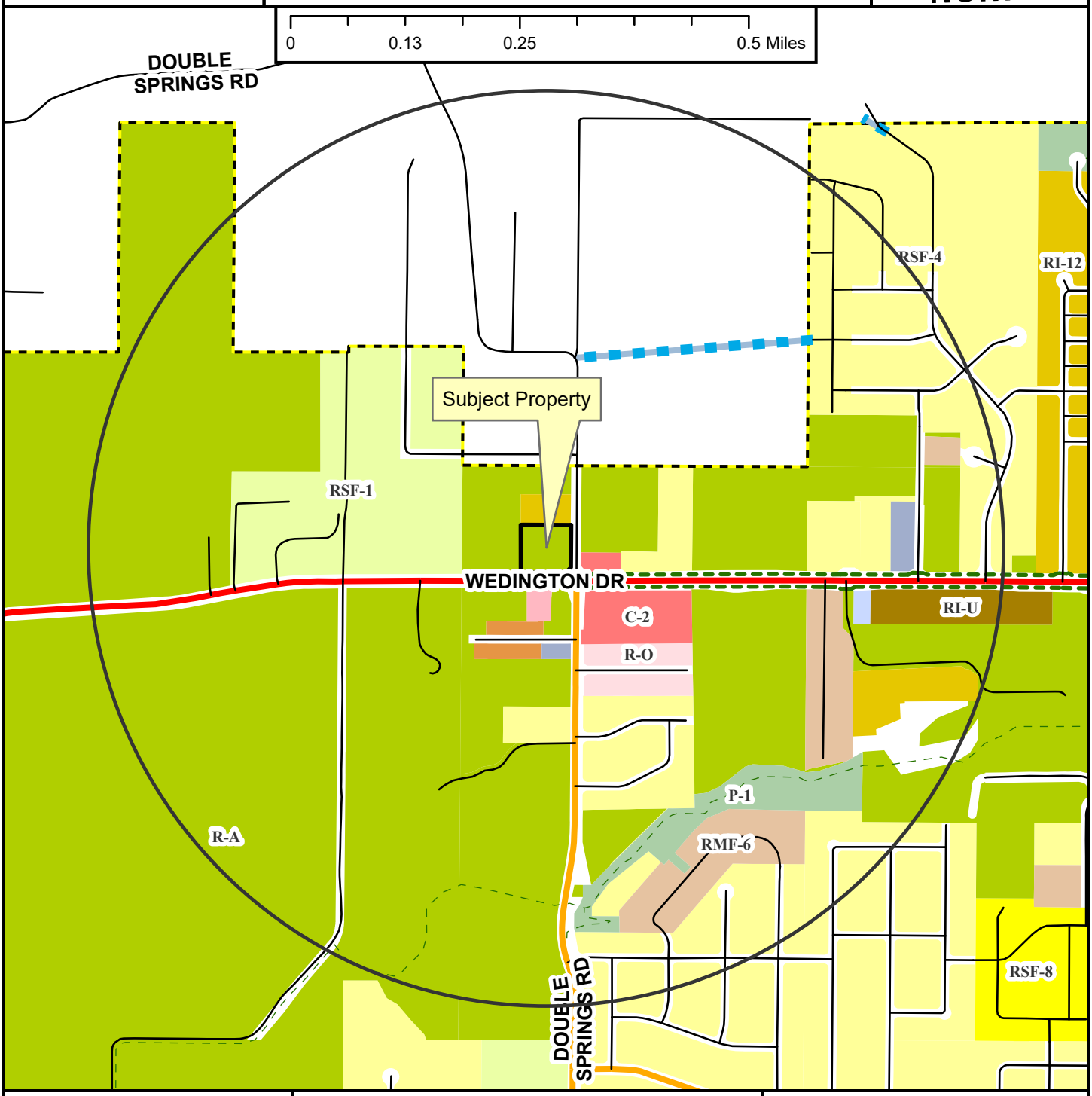
Public and private facilities:	• Airport, flying fields and heliport
	• Bed and breakfast facilities*
	• Campground
	• Community Recycling Drop-off Facility
	• Landscape contracting business
	• Plant nursery
	• RV sewage disposal facility
	• Solid waste disposal facility
	• Water recreation area
Temporary facilities:	• Carnival, circus, and tent revival*
	• Commercial facilities
	• Real estate sales office (located at a specific location in an underdeveloped subdivision and operated for the purpose of developing said subdivision)
	• School and church facility

CUP-2026-0028

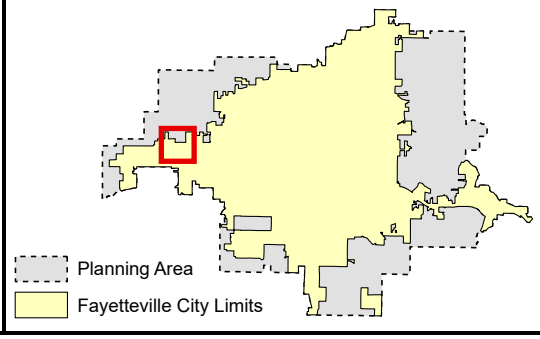
One Mile View

SOUTH OF 1171 N DOUBLE SPRINGS RD

NORTH



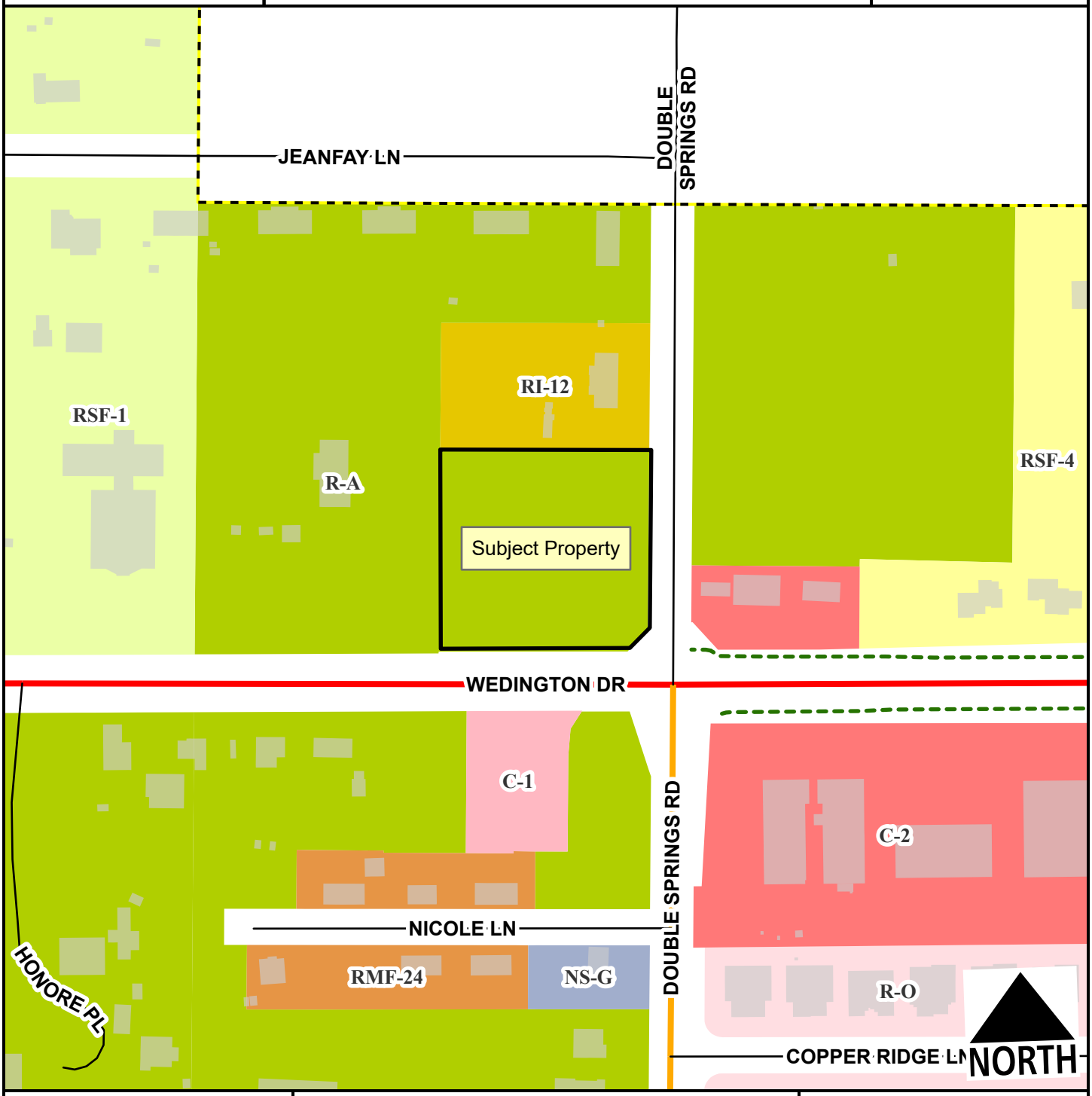
- Regional Link
- Neighborhood Link
- Unclassified
- Alley
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



CUP-2026-0028

Close Up View

SOUTH OF 1171 N DOUBLE SPRINGS RD



- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail

Feet

0 75 150 300 450 600

1:2,400

CUP-2026-0028

Current Land Use

SOUTH OF 1171 N DOUBLE SPRINGS RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

Date: April 29,2026

To: City of Fayetteville Planning Division
Subject: Conditional Use Permit Request – Temporary Fireworks Sales Tent

To Whom It May Concern,

I am submitting this request on behalf of **Frese Fireworks LLC** for a **Conditional Use Permit (CUP)** to allow the operation of a temporary fireworks sales tent within the City of Fayetteville, in accordance with applicable provisions of the Fayetteville Unified Development Code and Fire Code regulations governing seasonal fireworks sales.

Proposed Location:
Parcel Number: 765-03388-000

Proposed Operating Days and Hours
Operations will occur only during the time period and hours permitted by the City of Fayetteville for consumer fireworks sales. We will strictly adhere to all adopted regulations regarding allowable sales dates and daily hours of operation.

Tent Size and Setup
The proposed structure will be a **40-foot by 60-foot temporary tent**, installed in compliance with all applicable zoning, building, and fire code requirements. The tent and site layout will meet all required **setbacks from property lines, public rights-of-way, structures, and combustible materials**, as required by the adopted fire code.

Fire Safety and Code Compliance
Frese Fireworks LLC will comply with all applicable provisions of the **International Fire Code (as adopted by the City of Fayetteville)** related to temporary fireworks sales, including but not limited to:

- Provision and proper placement of **approved fire extinguishers**
- Maintenance of required **emergency access and fire lanes**
- Proper **storage, handling, and display** of consumer fireworks
- Posting of required **no smoking signage**
- Compliance with all **inspection requirements** prior to opening

Staffing
A minimum of **4 trained employees** will be present during operating hours to ensure safe operations, customer assistance, and enforcement of all safety requirements.

Parking and Site Circulation
The site will provide adequate **off-street parking and safe ingress/egress**, without obstructing fire lanes or adjacent properties. Traffic flow will be managed to prevent congestion and ensure emergency access at all times.

Trash Service Plan
Trash will be collected and removed **daily**, with all waste hauled off-site via a dump trailer. The site will be maintained in a clean and orderly condition throughout the duration of operations.

Noise Expectations
No significant noise impacts are anticipated. A **quiet generator** will be used for power, consistent with local noise standards.

Estimated Customer Volume
We anticipate moderate to high customer traffic, particularly during peak sales dates. Staffing and site management will ensure safe and efficient operations at all times.

Compatibility with Surrounding Area
The proposed use is compatible with the surrounding area, as similar seasonal fireworks sales operations are already established nearby. The temporary nature of the use, combined with full compliance with City codes, ensures minimal impact on adjacent properties.

Frese Fireworks LLC is committed to full compliance with all City of Fayetteville regulations, including zoning, fire safety, and operational standards. We respectfully request approval of this Conditional Use Permit.

Thank you for your time and consideration.

Sincerely,

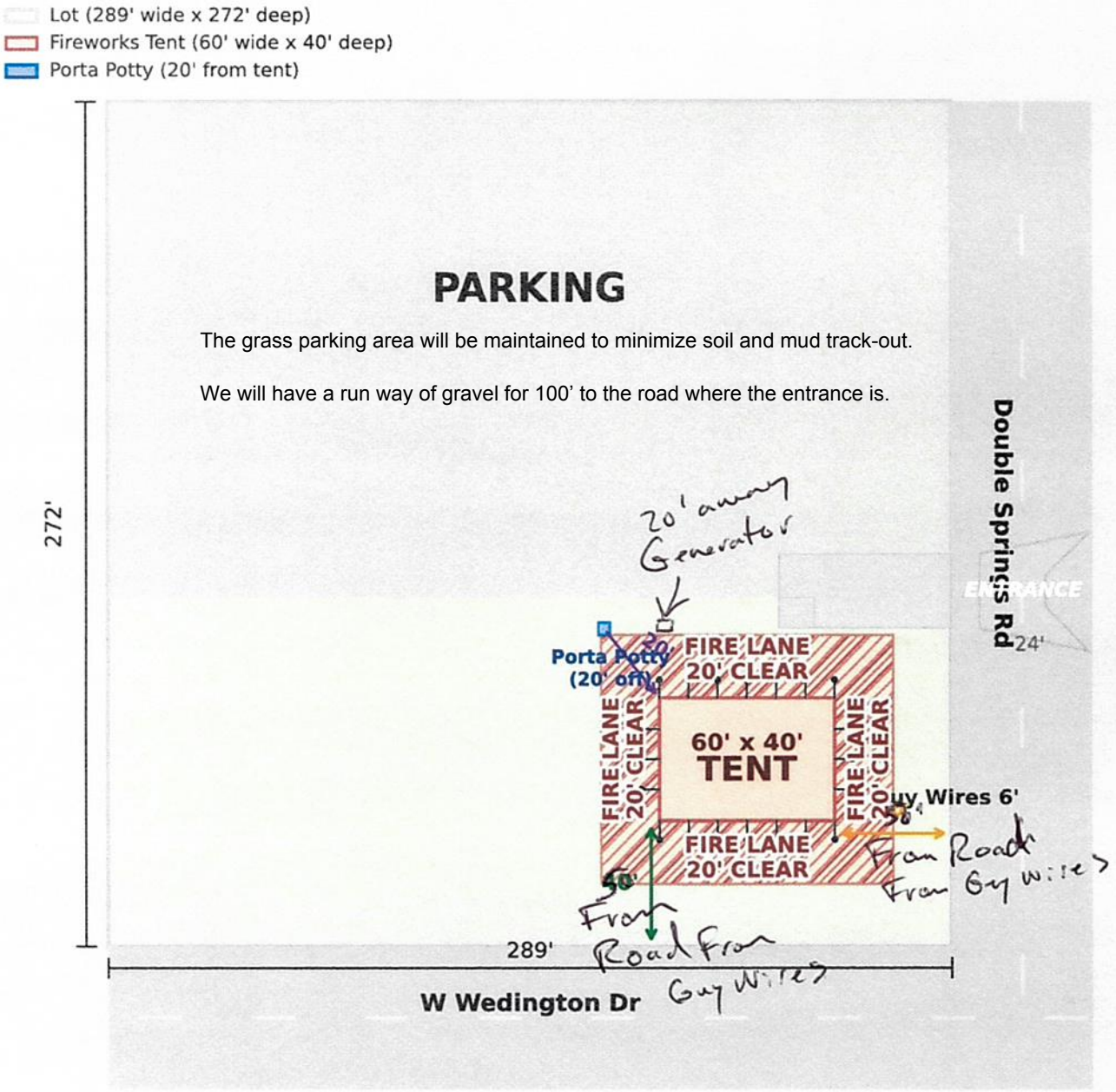
Jacob Frese
Frese Fireworks LLC
Phone: 479.790.2259
Email: jacob@fresefireworks.com

Docusign Envelope ID: AC1C9CCE-872D-8AEC-8398-AF827D94C1CB

Fireworks Tent Placement Plan

Here is the scale drawing of the fireworks tent placement with the driveway entrance:

Scale Drawing: Fireworks Tent Placement with Driveway Entrance
Lot: 289' W x 272' D



CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wes Frank, Planner

MEETING DATE: June 8, 2026

SUBJECT: **CUP-2026-0024: Conditional Use Permit (2106 N GARLAND AVE UNIT 3/TAYLOR, 366):** Submitted by BEV TAYLOR for property located at 2106 N GARLAND AVE UNIT 3. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 3.10 acres. The request is for a short-term rental in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0024** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0024**, 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 central Fayetteville along N. Garland Ave across the street from the University of Arkansas's Animal Science Center. This subject parcel contains approximately 3.10 acres which is developed with a 38-unit condominium that was built in 1989 as part of the Bradford Place condominium. The overall property has 3 active Type 2 STR business licenses; 2 of these licenses were approved during the grace period that waived the CUP requirement and the remaining was a 1:1 transfer. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 20, 2022, City Council amended the ordinance to enact new requirements for short-term rentals, and on July 6, 2023, City Council amended the Type 2 short-term rental density cap from two percent of all dwelling units to 475 units city wide. This report reflects those changes. 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	RMF-24, Residential Multi-Family 24 Units per Acre
South	Non-profit – Center for Mission Mobilization	RMF-24, Residential Multi-Family 24 Units per Acre
East	Multi-Family Residential	RMF-24, Residential Multi-Family 24 Units per Acre
West	University of Arkansas – Animal Science Center	R-A, Residential-Agricultural

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

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a city-wide cap of 475 units, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0024** with the following conditions:

Conditions of Approval:

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 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 a Type 2 short-term rental in an RMF-24 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 §163.18 to grant the requested conditional use permit.

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

Finding: **Staff finds that granting the requested conditional use is unlikely to adversely affect public interest given the applicable business license requirements, including a required building safety inspection, and applicable density caps on Type 2 short-term rentals. The applicant is not proposing any physical changes to the existing building, so will maintain physical compatibility with the surroundings. Parking for the unit will be accommodated by an existing 50-space parking lot; the STR will be limited to no more than 2 overnight guests since it is a one-bedroom unit. The nuisance affects of adding an additional unit in this complex as an STR are likely to be minimal.**

(c.) The Planning Commission shall certify:

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

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

§163.18. SHORT-TERM RENTALS.

A. **Residential Zoning Districts.** Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, and NC. Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: **The request is to operate a Type 2 short-term rental in the RMF-24 zoning district which requires a conditional use permit.**

B. **Occupancy.** Maximum of two (2) people per bedroom, when operated as a Short-term Rental.

Finding: **The unit contains one bedroom which would limit occupancy to a maximum of two guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.**

C. **Parking.** Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: **Parking for the attached dwelling is a minimum of 2 parking spaces per dwelling unit with a maximum of 4. The applicant has indicated that the complex has shared parking lot with approximately 50 spaces. Staff does not anticipate a parking issue given the size of the unit.**

D. Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: **The applicant's request letter suggests that the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.**

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 2106 N. Garland Ave Unit 3. Staff recommends a condition confirming that no recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.**

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 475 units. As of June 1, 2026, the City had issued 468 Type 2 short-term rental business licenses, 443 of which contribute to the cap, 9 additional were under review and an additional 67 are on the waitlist. Granting a conditional use permit for this location would give the applicant the zoning entitlement necessary to apply for a business license, but it would not guarantee approval of a business license.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §118.01 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;
2. Adequate adjoining or nearby streets for on-street parking;
3. Frequency or concentration of nearby licensed Type 2 short-term rentals; and
4. Prior zoning or code violations; and
5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line.
6. Compatibility with nearby residential neighborhood;
7. All standards, requirements, and considerations of §118.01 (E) Short- term Rentals and §163.02 Authority; Conditions, Procedures.

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. With a over 50 off-street parking spaces available, the overall property would be able to adequately meet the parking standards for the subject unit with no need for on-street parking. City records indicate that 4 other units, or less than 1% of estimated housing units, within a quarter-mile radius of the property have a business license to operate as a Type 2 short-term rental. The subject unit has not been issued zoning or code violations. The property is not within 1,000 feet of a public or private K-12 school. Staff finds the applicant's request to be suitable with the nearby properties.**

§163.02. AUTHORITY; CONDITIONS; PROCEDURES. (continued)

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

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

Finding: **One driveway is used to access the shared parking lot for the overall complex and there appears to be sufficient space to allow for adequate vehicular ingress and egress. Staff finds that the proposal to use the property as a short-term rental would not adversely affect vehicular traffic flows when considering that the use of the property would be limited to a maximum of two guests which would not be out of character with the use of the property for residential purposes.**

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

Finding: **Approximately 50 off-street parking spaces available to the subject unit. Staff does not anticipate any negative spillover onto neighboring units or properties.**

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

Finding: **The applicant proposes to utilize existing residential trash dumpster services on site.**

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

Finding: **Utilities are currently available to the property and its use as a short-term rental is not expected to impact the provision of utilities.**

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

Finding: **Staff does not recommend additional screening to the unit or the trash services on-site.**

(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 unit appears to be meeting relevant setbacks.**

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

Finding: **Staff finds the proposed use to be compatible with surrounding properties. There are 4 other licensed Type 2 short-term rental within a quarter-mile radius. There appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request.**

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

Finding: **Staff finds the proposed use to be somewhat incompatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans since it does not clearly support any of the stated goals in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a city-wide density cap and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- One Mile Map
- Close-Up Map
- Current Land Use Map
- STRs within ¼ Mile Map

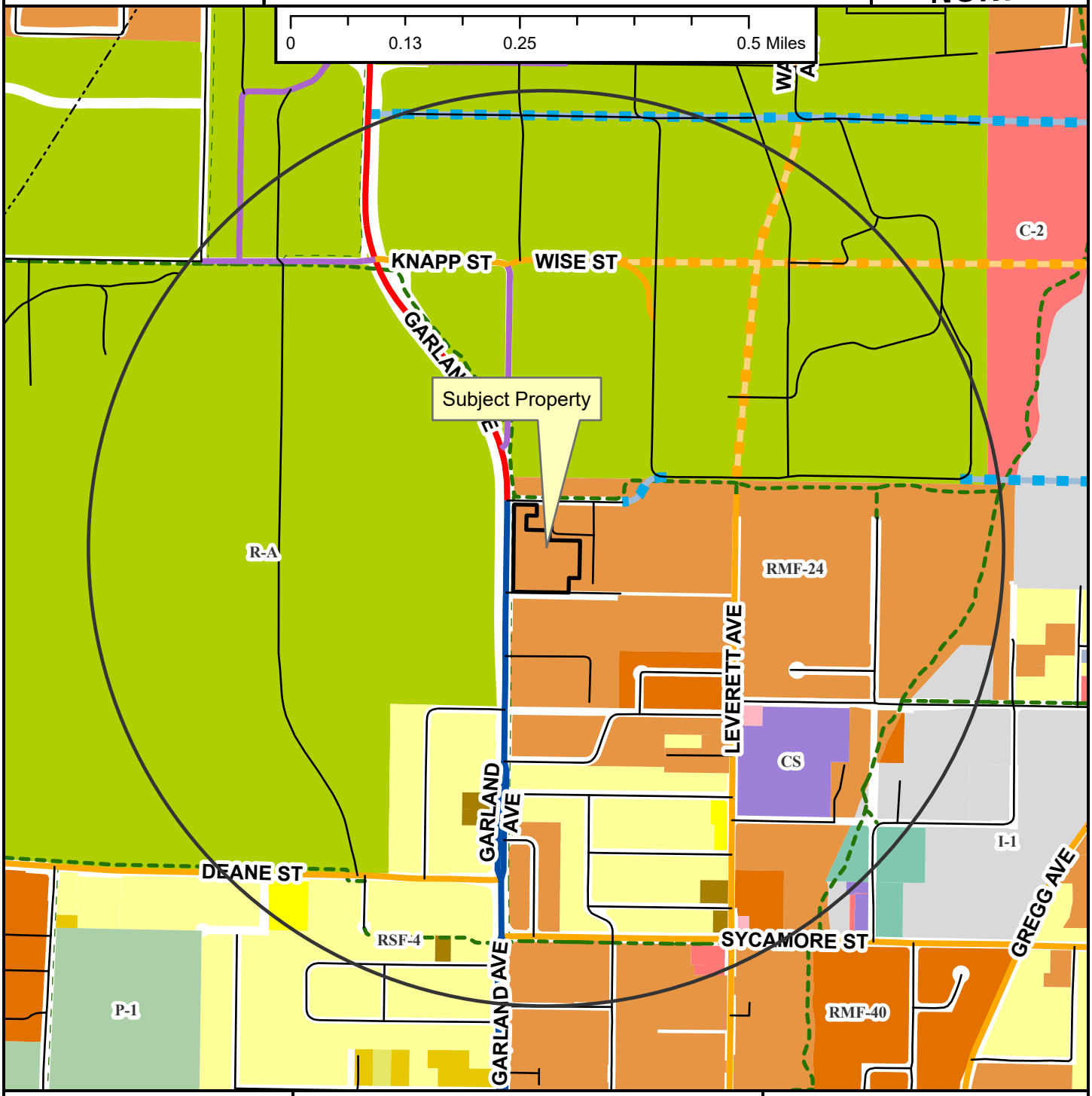
- Business Regulations
    - §118.01 Applicability
    - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- Unified Development Code
    - §161.16 District RMF-24, Residential Multi-Family - Twenty-Four (24) Units Per Acre
- Applicant Request Letter
- Site Plan
- Elevations
- Building Floor Plans

CUP-2026-0024

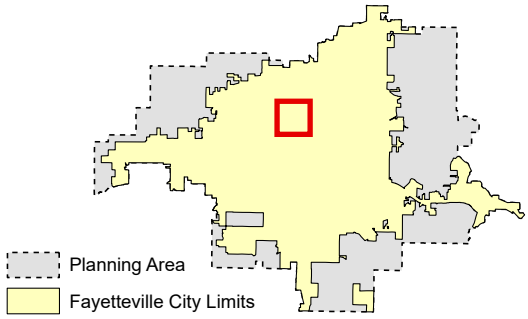
One Mile View

2106 N GARLAND AVE UNIT 3

NORTH



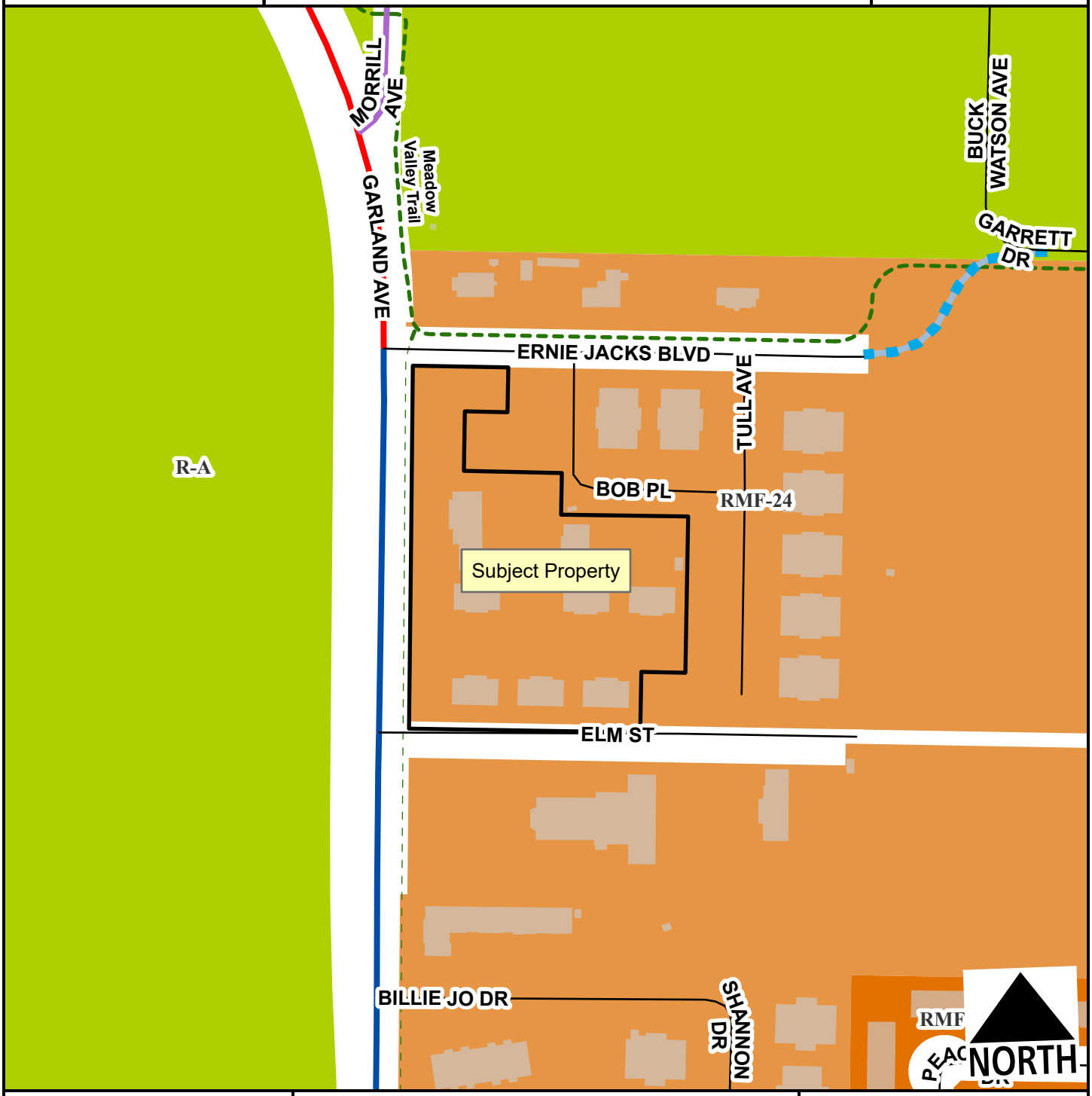
- Regional Link
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Unclassified
- Residential Link
- Planned Neighborhood Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CUP-2026-0024

Close Up View

2106 N GARLAND AVE UNIT 3



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

CUP-2026-0024

Current Land Use

2106 N GARLAND AVE UNIT 3

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

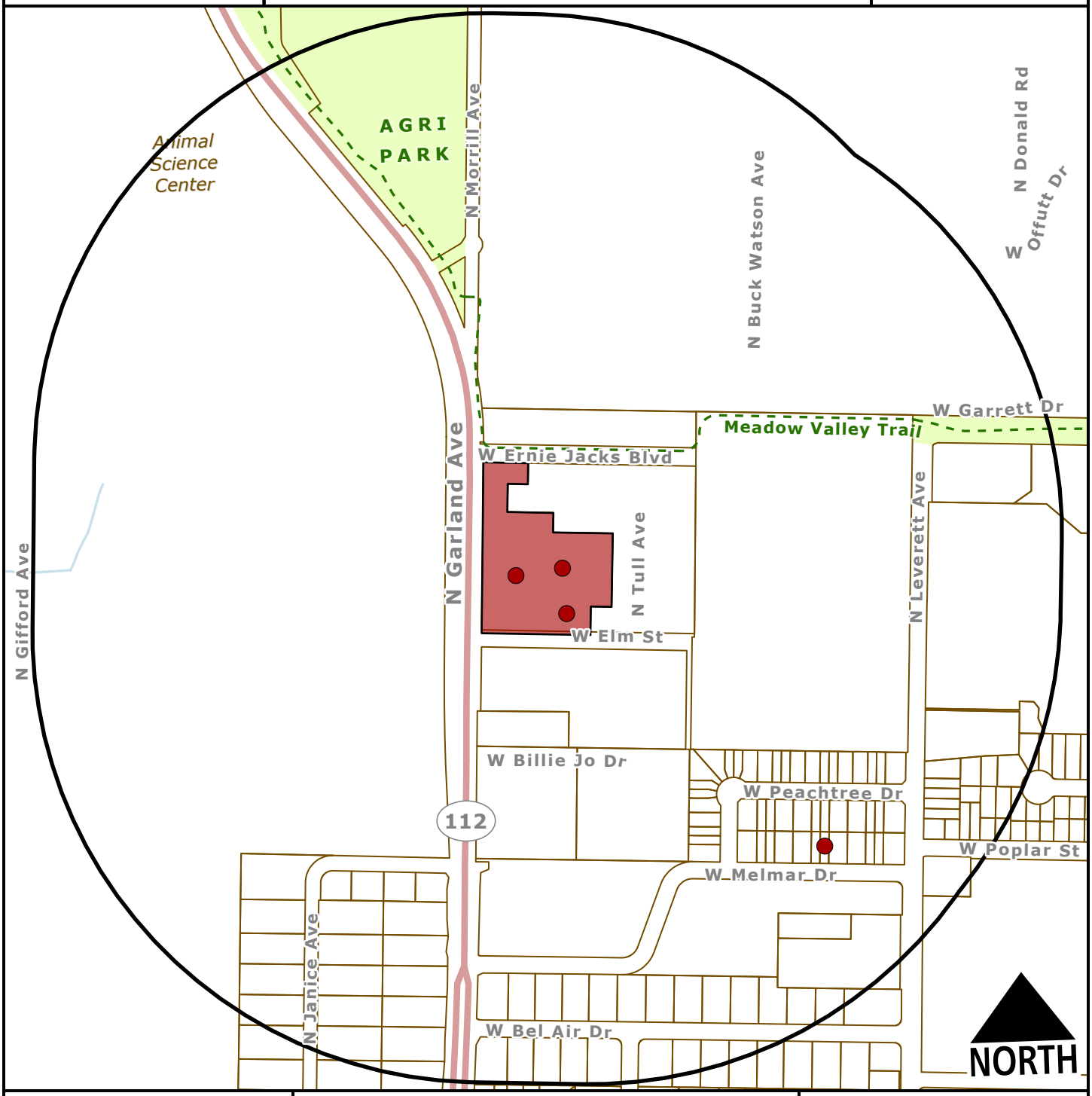
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2026-0024

STRs Within 1/4 Mile

2106 N GARLAND AVE UNIT 3



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:5,100

Within 1/4 Mile

Type 2 STRs: 4

Occupiable Residential Addresses (Estimated Housing Units): 671

118.01 Applicability

…

(E) *Short-Term Rentals.* A commercial dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty (30) consecutive days.

(1) *Short-Term Rental, Type 1.* A short-term rental is where the owner or long-term tenant occupies the principal dwelling or the accessory dwelling unit as their primary full-time residence for at least nine (9) months of each calendar year and rents the remaining portion of their residence or their accessory dwelling unit as a short-term rental. An applicant for a Type 1 short-term rental shall provide a copy of the property's Homestead Tax Credit, long-term lease agreement or other comparable evidence of long-term residency to the city to prove the long-term residency requirement. The long-term occupant of the property is responsible for the management and control of occupants in the short-term rental, Type 1 to ensure no adverse effects or problems are inflicted upon residential neighbors.

(2) *Short-Term Rental, Type 2.* If a desired short-term rental does not qualify as a short-term rental, Type 1, a property owner may seek to be approved as a short-term rental, Type 2. A new short-term rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of §163.18 and in non-residential and mixed-use zoning districts pursuant to §164.26. All short-term rentals, Type 2 must also comply with requirements of §118.01(E).

(3) *Business License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possesses a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) *Separate Business License Required for Each Short-Term Rental.* A separate business license shall be required for each dwelling unit used as a short-term rental.

(5) *Change of Ownership.* Any change in ownership requires a new or amended business license.

(6) *Contact Information Must be Updated.* If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.

(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.
(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).

(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to

having obtained a business license and the business license number shall be included in the advertisement listing.

(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

163.18 Type 2 Short-Term Rentals In Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

(1) R-A;

(2) RSF-.5;

(3) RSF-1;

(4) RSF-2;

(5) RSF-4;

(6) RSF-7;

(7) RSF-8;

(8) RSF-18;

(9) RI-12;

(10) RI-U;

(11) RMF-6;

(12) RMF-12;

(13) RMF-18;

(14) RMF-24;

(15) RMF-40;

(16) NC.

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed-use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

(1) Adequate parking infrastructure;

(2) Adequate adjoining or nearby streets for on-street parking;

(3) Frequency or concentration of nearby licensed Type 2 short-term rentals;

(4) Prior zoning or code violations;

(5) Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line;

(6) Compatibility with nearby residential neighborhood;

(7) All standards, requirements, and considerations of §118.01(E) Short-term Rentals and §163.02, Authority; Conditions, Procedures.

(Ord. No. 6945, §7(Exh. F), 12-16-25)

Editor's note(s)—Ord. No. 6945, §7(Exh. F), adopted Dec. 16, 2025, repealed the former §163.18, and enacted a new §163.18 as set out herein. The former §163.18 pertained to similar subject matter and derived from Ord. No. 6427, §§1(Exh. A), 2, adopted April 20, 2021; Ord. No. 6625, adopted Dec. 6, 2022; Ord. No. 6630, §5(Exh. B), adopted Dec. 20, 2022; Ord. No. 6710, adopted Nov. 21, 2023; Ord. No. 6726, §1, adopted March 19, 2024; Ord. No. 6820, adopted Dec. 4, 2024; Ord. No. 6936, §1, adopted Nov. 18, 2025.

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.

Conditional use application for 2106 N Garland unit 3

(a) Building size in square feet; existing and proposed - **1 bedroom 1 bath approximately 575 sqft. 1 floor.**

(b) Color elevations of all exterior sides of the structure **(see attached)**

(c) Number of off-street parking spaces to be provided / number required - **open parking shared with the surrounding properties. Approximately 50 spaces are available**

(d) When request applies to a business or non-residential use:

- Hours of operation - **based on reservation.**

- Number of employees - **1 (homeowner)**

- Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour) - **Based on reservation. With a single bedroom, it is anticipated the number of customers per week would be low.**

(e) Outdoor lighting - **Some. Shielded down.**

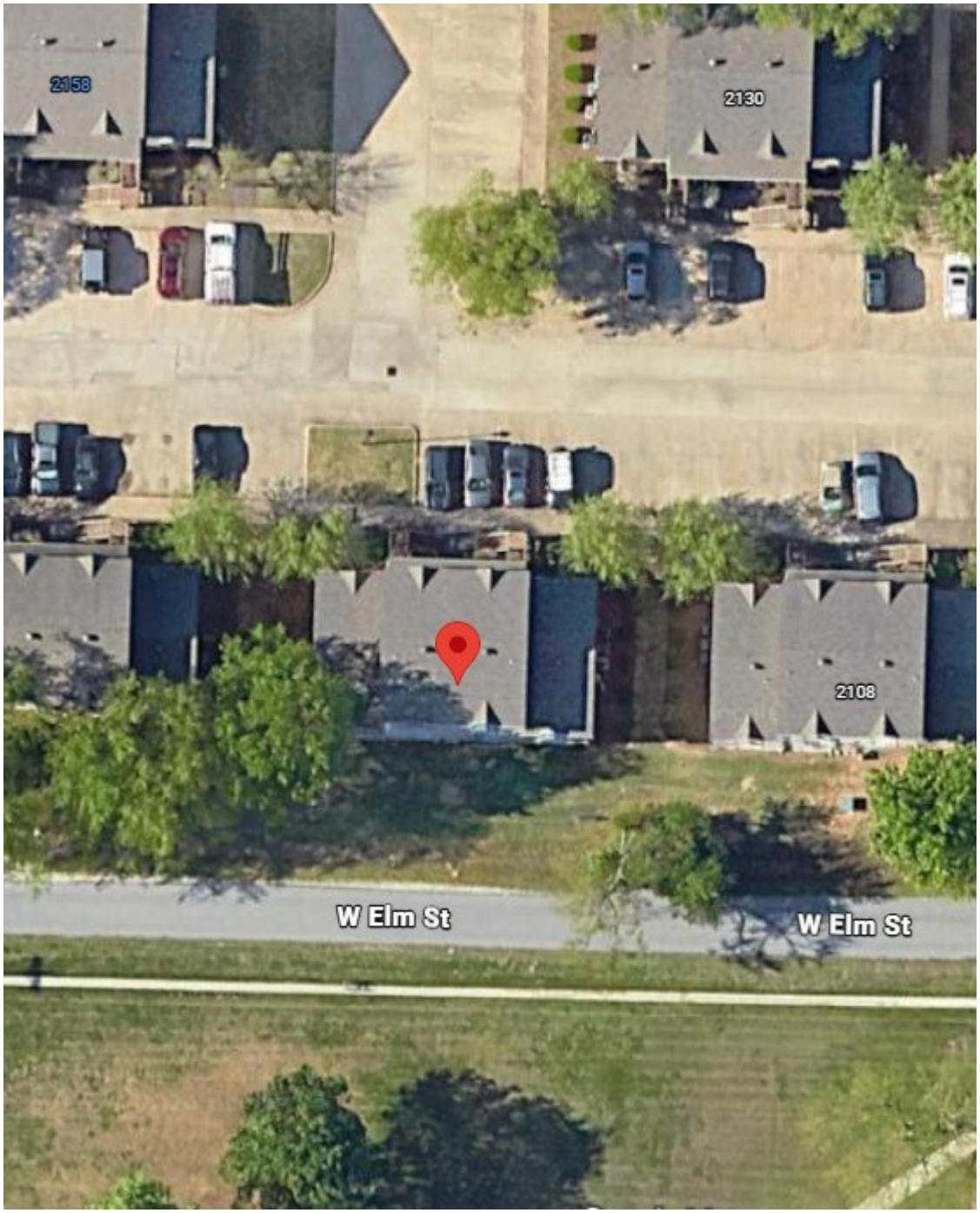
(f) Noise - **Anticipated to be low. Will work to ensure that all customers will be quiet to neighbors during quiet hours.**

(g) Screening or buffering from adjacent properties - **N/A It is an attached fourplex with no screening between buildings.**

(h) Trash and refuse service (with particular reference to visibility from the street and adjacent properties) - **There's a number of dumpsters located on the premises that will be used by the property owner and customers.**

(i) Ingress and egress to the property; traffic impacts - **access to the property will be from N. Garland Avenue. No anticipated traffic generation that will impact the surrounding properties and streets.**

(j) A response discussing the general compatibility of the proposed use with adjacent properties and other property in the neighborhood - **With a small unit, it is anticipated that the short-term rental would be a detriment with the surrounding area. No changes are being proposed to the exterior of the unit. With my own rules and the city's imposed rules, there are no anticipated negative spillover effects that would impact the surrounding neighbors.**


2158
2130
2108
W Elm St
W Elm St








2106
2
3
FIRE

Bath
Kitchen
1 Bedroom
Living Room
1 Floor

BR
Kit.
LR

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June 8, 2026

SUBJECT: **CUP-2026-0026: Conditional Use Permit (661 N RUPPLE RD/HANNA, 439):** Submitted by BRITTANY HANNA for property located at 661 N RUPPLE RD. The property is zoned RPZD, RESIDENTIAL PLANNED ZONING DISTRICT and contains approximately 0.10 acres. The request is for the use of a short-term rental in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0026** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0026**, 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 west Fayetteville approximately 230 feet northwest of the Donald W. Reynolds Boys & Girls Club. It contains one parcel totaling 0.10 acres which is developed with a single-family home that was built in 2007 as part of the Rupple Row subdivision. Rupple Row was built as an RPZD per Ordinance No. 4580 that was adopted on May 10, 2004. On April 20, 2021, City Council adopted an ordinance to regulate short-term rentals operating within its limits. On December 16, 2025, City Council amended the ordinance to enact new requirements for short-term rentals, and on July 6, 2023, City Council amended the Type 2 short-term rental density cap from two percent of all dwelling units to 475 units city wide. This report reflects those changes. 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	RPZD, Residential Planned Zoning District
South	Single-Family Residential	RPZD, Residential Planned Zoning District
East	Rupple Rd; Undeveloped	P-1, Institutional
West	Single-Family Residential	RPZD, Residential Planned Zoning District

City Plan 2040 Future Land Use Designation: Residential Neighborhood

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a city-wide cap of 475 units, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0026** with the following conditions:

Conditions of Approval:

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

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

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 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 a Type 2 short-term rental in the RPZD 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 Business Regulations §163.18 to grant the requested conditional use permit.

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

Finding: Staff finds that granting the requested conditional use is unlikely to adversely affect the public interest given the applicable business license requirements, including a required building safety inspection, and applicable density caps on Type 2 short-term rentals. The size and scale of the property are aligned with the character of the surrounding area along N Rupple Rd.

(c.) The Planning Commission shall certify:

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

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

§163.18. SHORT-TERM RENTALS.

A. **Residential Zoning Districts.** Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, and NC. Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: **The request is to operate a Type 2 short-term rental in the RPZD zoning district. All residential zoning districts require a conditional use permit for use unit 46.**

B. **Occupancy.** Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

Finding: **The house contains a total of four bedrooms which would limit occupancy to a maximum of eight guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.**

C. **Parking.** Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: **Parking for single-family dwellings is required to be provided at a rate of two spaces per unit and up to four vehicles are permitted to be parked on the property at any given time. The applicant indicated that there is space for four off-street spaces in the driveway. On-street parking is also provided along N Rupple Rd but is not designated parking for this property.**

D. Special events are not permitted in a short-term rental. Examples of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

Finding: **The applicant's request letter suggests that the property will comply with the City's regulations for a short-term rental. As a condition of approval, staff recommends a prohibition on special events.**

E. Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

Finding: **The application is for use of the property at 661 N Rupple Rd. Staff recommends a condition confirming that no recreational vehicle, trailer,**

other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

F. **Exceptions.** Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

Finding: **Type 2 short-term rentals are subject to a city-wide density cap at 475 units. As of June 1, 2026, the City had issued 468 Type 2 short-term rental business licenses, 443 of which contribute to the cap, 9 additional were under review and additional 67 are on the waitlist. Granting a conditional use permit for this location would give the applicant the zoning entitlement necessary to apply for a business license, but it would not guarantee approval of a business license.**

G. Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

Finding: **This short-term rental would be subject to all codes in Business Regulations §163.18 that apply to Type 2 short-term rentals in residential zoning districts. Applicable business licensing requirements will be reviewed by staff and confirmed by the applicant at the time of licensing.**

H. Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1. Adequate parking infrastructure;

2. Adequate adjoining or nearby streets for on-street parking;

3. Frequency or concentration of nearby licensed Type 2 short-term rentals;

4. Prior zoning or code violations;

5. Proximity to public or private K-12 schools when the proposed property is within 1,000 feet of the school boundary line;

6. Compatibility with nearby residential neighborhood;

7. All standards, requirements, and considerations of §118.01 (E) *Short-term Rentals* and §163.02 **Authority; Conditions, Procedures.**

Finding: **There appears to be adequate parking available to support the use of the property as a short-term rental based on the applicant's submittal. With four off-street parking spaces available, the subject property would be able to adequately meet the parking standards for a residential single-family. There is adequate availability for street parking along N Rupple Rd but is not meant for designated parking. City records indicate that nine (9) other units within a quarter-mile radius of the property have a business license to operate as a Type 2 short-term rental. There has been one (1) prior zoning or code violations on this property. In 2022, a code case (CHEA-2022-000120) listed under Residential Health and Safety was reported as a hot tub was seen on cinderblocks for two consecutive weeks. This case was shortly closed thereafter as the item was unusable and appeared to be in a state of repair.**

There are no private or public schools within 1,000 feet of the property's boundary line. Staff finds the applicant's request to be suitable given the low concentration of licensed short-term rentals nearby.

§163.02. AUTHORITY; CONDITIONS; PROCEDURES. (continued)

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

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

Finding: **One driveway is available to accommodate vehicular ingress and egress. Staff finds that the proposal to use the property as a short-term rental would not adversely affect vehicular traffic flows when considering that the use of the property would be limited to a maximum of eight guests. which would not be out of character with the use of the property for residential purposes.**

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

Finding: **A total of four off-street parking spaces are available on the property. The short-term rental ordinance limits the number of guest vehicles to the maximum number of four vehicles as allowed by the underlying zoning district.**

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

Finding: **The applicant proposes to utilize existing residential trash cart services. Staff recommends a condition confirming that the containers are stored in a location that is screened from public view when not placed at the curb for pick-up.**

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

Finding: **Utilities are currently available to the property and its use as a short-term rental is not expected to impact the provision of utilities.**

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

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way.**

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

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

(g.) Required yards and other open space;

Finding: **Based on the applicant's submittal, the house appears to be meeting relevant setbacks.**

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

Finding: **Staff finds the proposed use to be compatible with surrounding properties. There are nine (9) other licensed Type 2 short-term rental within a quarter-mile radius currently operating near N. Rupple Rd. There appears to be adequate parking to accommodate the number of permitted guests and staff does not anticipate any adverse traffic impacts with this request.**

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

Finding: **Staff finds the proposed use to be somewhat compatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans since it does clearly support the stated goals in those plans. However, there are safeguards in place that limit how short-term rentals operate to ensure that the City can still meet those goals, including a city-wide density cap and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - STRs within ¼ Mile Map
- Business Regulations
  - §118.01
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- Staff Exhibits
  - Ordinance 4580 Conditions of Approval
- Applicant Exhibits
  - Applicant Request Letter

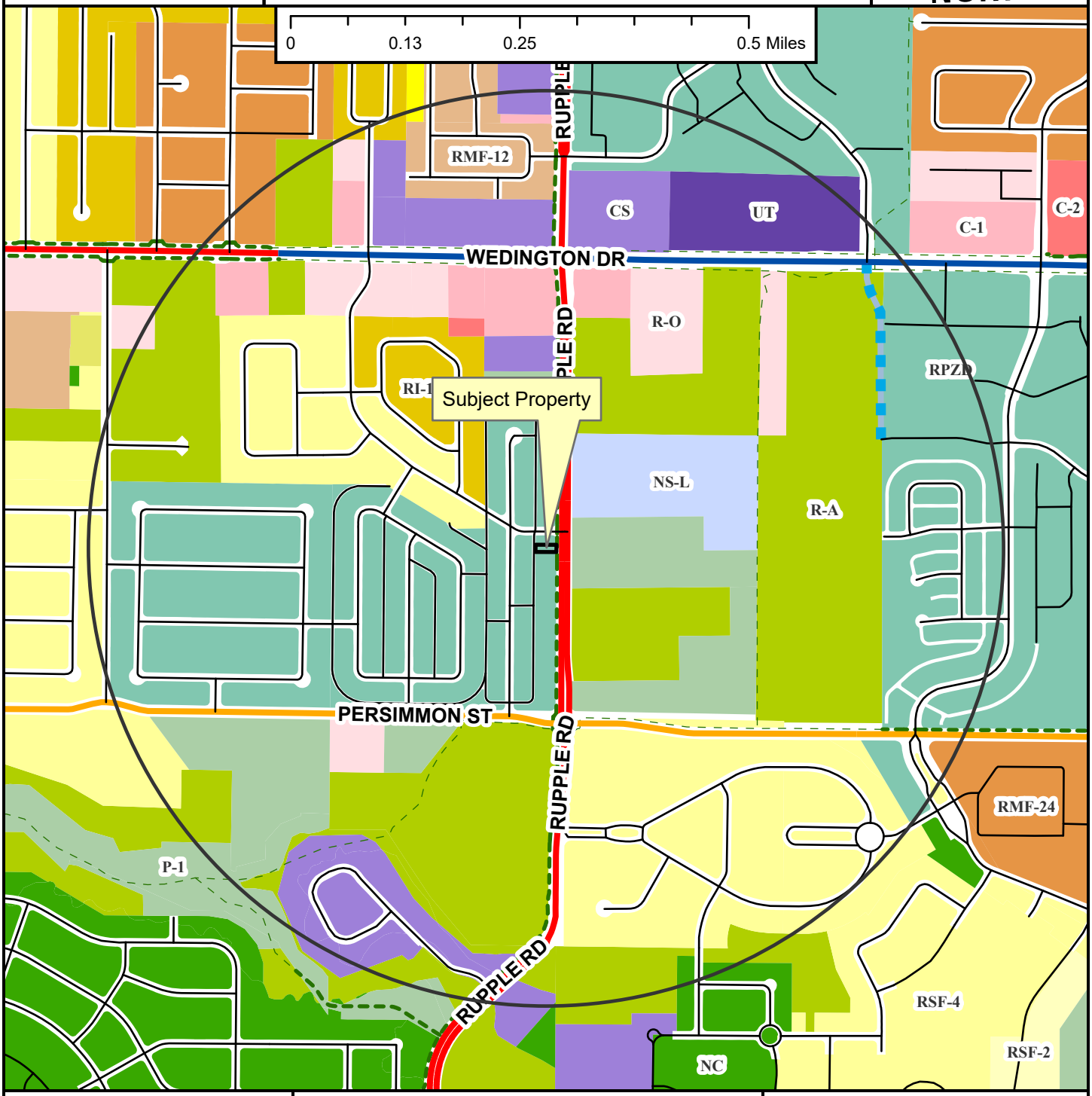
- Site Plan
- Floor Plan
- Building Elevations

CUP-2026-0026

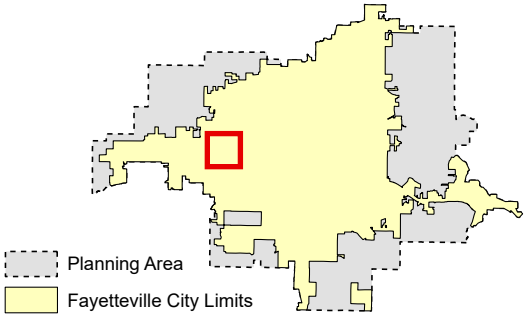
One Mile View

661 N RUPPLE RD

NORTH



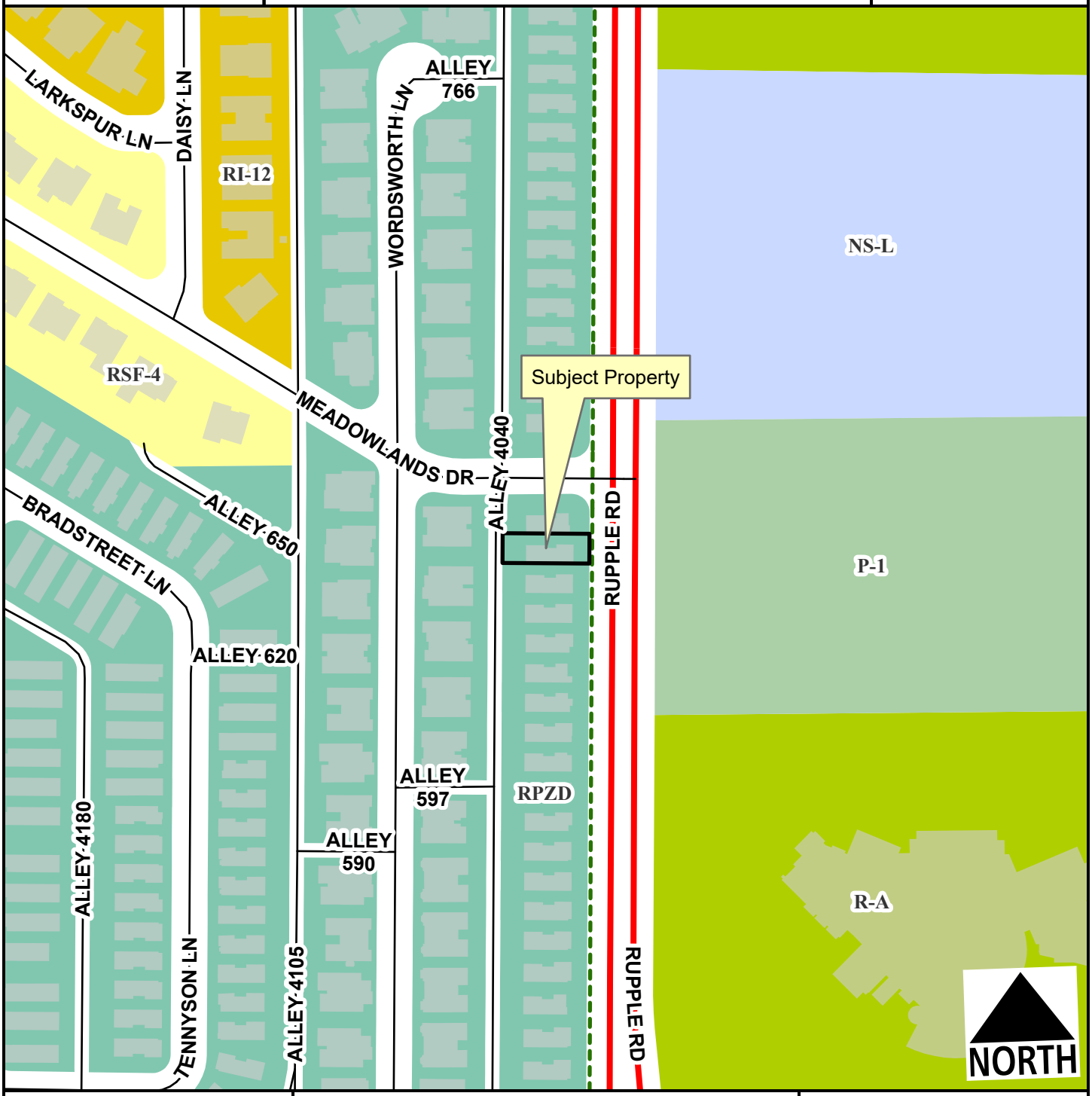
Regional Link
Neighborhood Link
Regional Link - High Activity
Unclassified
Alley
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



CUP-2026-0026

Close Up View

661 N RUPPLE RD



Regional Link
Alley
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail

Feet

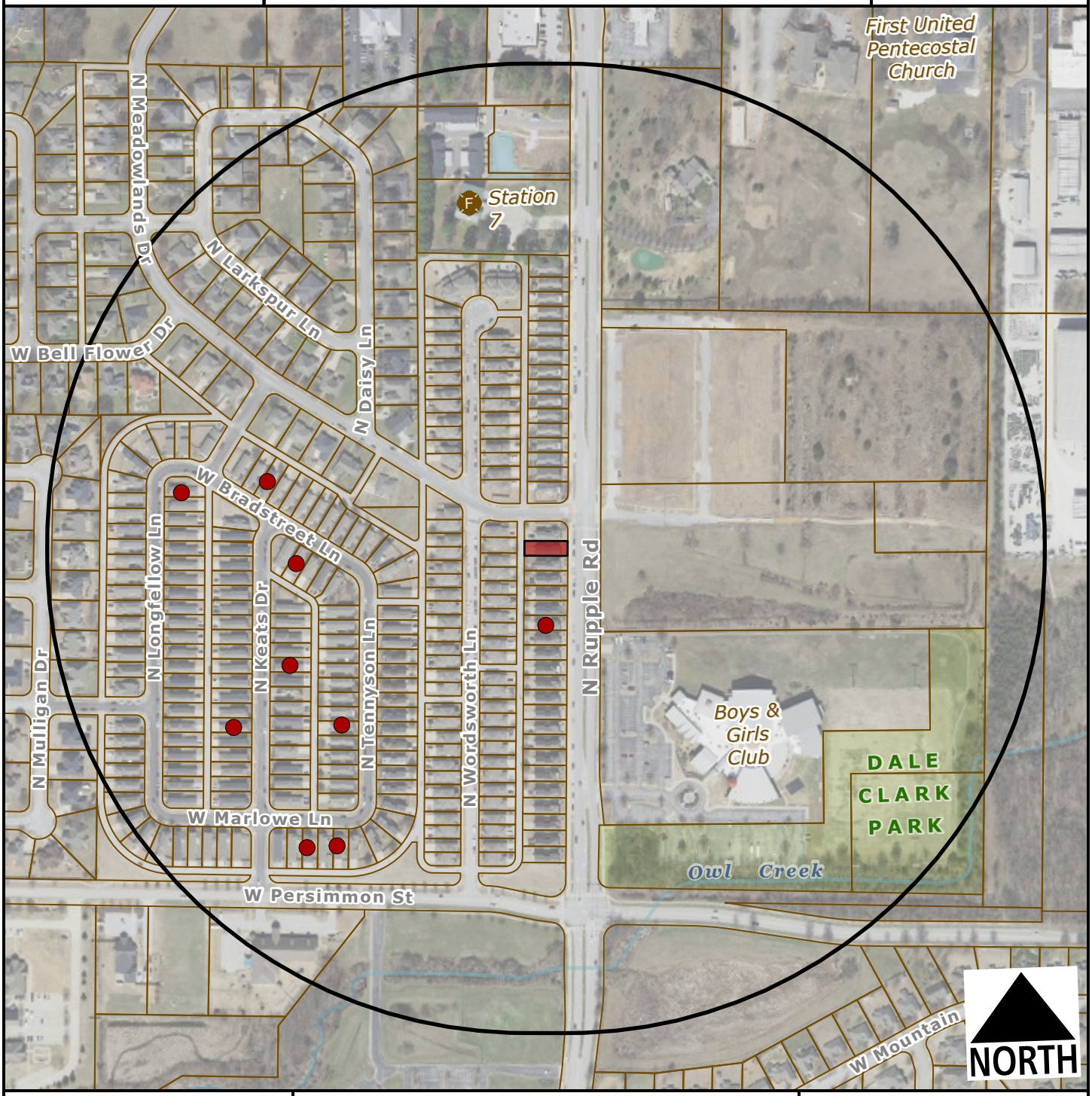
0 75 150 300 450 600

1:2,400

CUP-2026-0026

STRs Within 1/4 Mile

661 N RUPPLE RD



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 9

Occupiable Residential Addresses (Estimated Housing Units): 353

CUP-2026-0026

Current Land Use

661 N RUPPLE RD

NORTH



- Regional Link
- Neighborhood Link
- 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

§118.01 Applicability

(E) *Short-Term Rentals.* A residential dwelling unit, portion of a dwelling unit, or bedroom within a residential dwelling unit, leased and/or rented to a guest(s), for a period of less than thirty (30) consecutive days.

(1) *Short-Term Rental, Type 1.* A short-term rental is where the owner or long-term tenant occupies the principal dwelling or the accessory dwelling unit as their primary full-time residence for at least nine (9) months of each calendar year and rents the remaining portion of their residence or their accessory dwelling unit as a short-term rental. An applicant for a Type 1 short-term rental shall provide a copy of the property's Homestead Tax Credit, long-term lease agreement or other comparable evidence of long-term residency to the city to prove the long-term residency requirement. The long-term occupant of the property is responsible for the management and control of occupants in the short-term rental, Type I to ensure no adverse effects or problems are inflicted upon residential neighbors.
(2) *Short-Term Rental, Type 2.* If a desired short-term rental does not qualify as a short-term rental, Type 1, a property owner may seek to be approved as a short-term rental, Type 2. A new short-term rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of §163.18 and in non-residential and mixed-use zoning districts pursuant to §164.26. All short-term rentals, Type 2 must also comply with requirements of §118.01(E).
(3) *License Required.* No dwelling unit in the city shall be used as a short-term rental unless:

(a) The owner of the dwelling unit or operator of the short-term rental possess a valid and current business license for the dwelling unit, and fully complies with all legal requirements and duties imposed herein with respect to each and every short-term rental; and
(b) The owner has designated an agent, where said agent fully complies with all legal requirements and duties imposed herein with respect to every short-term rental. The owner may serve as their own agent.
(c) The owner of the dwelling unit or operator of the short-term rental provides proof of a valid and current homeowners insurance rider policy which fully covers each unit when operated as short-term rental unit.

(4) A separate business license shall be required for each dwelling unit used as a short-term rental.
(5) Any change in ownership requires a new or amended business license.
(6) If any required contact information changes for the associated business license, the person to whom the license was issued shall immediately notify the Development Services Department in writing.
(7) *License Application.* The application for a business license shall include at minimum, the following information from applicants:

(a) The property owner's information including legal name, mailing address, immediate contact phone number, and immediate contact E-mail address.
(b) Information for the dwelling unit subject to the application, inclusive of the physical street address assigned by the city.
(c) The type and total number of dwelling units located on the lot of record containing the dwelling unit subject to the application.

(d) If the owner is not their own agent, the owner designated agent's information including legal name, mailing address, immediate contact phone number and immediate contact E-mail address.
(e) Documentation of approval of a life safety and egress inspection by the City Building Safety Division for the dwelling unit subject to the application.
(f) Proof of application for remittance of hotel, motel and restaurant tax to the City of Fayetteville, and verification that all sales, use, and hotel, motel and restaurant taxes are current.
(g) Any additional data as deemed necessary or desirable for permit approval by the Development Services Director.

(8) *License Renewals.* Business licenses for short-term rentals shall be renewed in accordance with Chapter 118 of the Business Regulations (Business Registry and Licenses).
(9) *Legal Duties of License Holders.* An owner possessing a short-term rental license shall comply at all times with the following requirements:

(a) *Occupancy.* Short-term rentals shall be subject to, and may not exceed, the occupancy limits approved with the business license.
(b) *Advertisements.* A short-term rental shall not be advertised if it violates occupancy, density, safety, and any of the other provisions of the Fayetteville Code. No short-term rental unit shall be advertised prior to having obtained a business license and the business license number shall be included in the advertisement listing.
(c) *Information and Posting.* Business licensees shall provide to guests and post conspicuously in the common area of the short-term rental unit the city phone number to report a safety complaint.

(10) *Owner or Agent Accessibility.* The property owner shall ensure that they or a designated agent are available at all times during guest occupancy, including nights and weekends, in order to facilitate compliance with this section. For the purposes of these regulations, "availability" means that the owner or agent is accessible by telephone, and, able to be physically present at the short-term rental within three (3) hours of being contacted.
(11) *Guest Records.* The owner shall maintain summary guest registration records, which shall contain the actual dates of occupancy, total number of guests per party per stay, and the rate(s) charged, but shall not contain any personally identifiable information about guests. Such records shall be maintained for three (3) years and shall be provided to the city upon request.
(12) *Health and Safety.* The owner shall ensure that each dwelling unit governed by this section complies with the applicable provisions of the Unified Development Code Chapter 173, Building Regulations.
(13) *Criminal Activity.* The owner shall timely report any known or reasonably suspected criminal activity by a guest to the Fayetteville Police Department within twelve (12) hours maximum.
(14) *Taxes and Fees.* Except for those instances in which a hosting platform bears the responsibility for collecting and remitting taxes and fees applicable to short-term rentals, the property owner shall timely remit in full Fayetteville Hotel, Motel and Restaurant tax and other applicable local, state, and federal taxes and city fees owed in connection with any short-term rental. The failure of a hosting platform to collect and remit taxes and fees shall not relieve an owner of the obligation to pay taxes and fees owed pursuant to this section.

(15) *Authorization to Occupy, Use, and Operate.* Authorization to operate a short-term rental may be granted by the Development Services Director through the issuance of a City of Fayetteville Business Registry and License (Business License).
(16) *Density For Type 2 Short-Term Rentals.* A city-wide density cap of four hundred seventy-five (475) dwelling units may be Type 2 rentals. A conditional use permit may not permit:

(a) More Type 2 short-term rentals than what is allowed by the city-wide density cap.
(b) More than 10% or a single unit whichever is greater; of total dwelling units as Type 2 rentals within a multi-family dwelling complex.
(c) Individual 2-, 3- and 4-family buildings that are owned by the same person or entity and are not a part of a multi-family complex shall have no more than one (1) Type 2 short-term rental unit per building complex.
(d) Where attached residential units are held separately through condominium association, horizontal property regime, fee simple, or similar ownership structure, no cap shall be applied to buildings with attached residential dwellings. Structures of attached residential dwellings where applicants seek more than 10% of total units for licensing as Type 2 rentals shall be evaluated by the Building Safety Director and/or Fire Marshal for adequate fire protection as defined by the adopted Arkansas Fire Prevention Code. Where inadequate fire protection is identified, improvements may be required prior to issuance of a business license.

(17) *Suspension and Revocation.* If the Development Services Director has reason to believe that any of the grounds specified in §118.03(A) of the Fayetteville Code exist, or that any rental unit was rented for less than one (1) full night, or to more than one (1) part of guests for the same period of time, or otherwise failed to comply with all terms and conditions of this section, the Development Services Director may suspend or revoke the short-term rental's business license pursuant to the procedures detailed in §118.03 and in §118.04 of the Fayetteville Code.
(18) Short-term rentals must comply with the Unified Development Code including the regulations contained in §163.18 and §164.26 and must successfully obtain a business license prior to operation.

163.18 Type 2 Short-Term Rentals in Residential Zoning Districts

(A) *Residential Zoning Districts.* Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts:

1) R-A
2) RSF-.5
3) RSF-1
4) RSF-2
5) RSF-4
6) RSF-7
7) RSF-8
8) RSF-18
9) RI-12
10) RI-U
11) RMF-6
12) RMF-12
13) RMF-18
14) RMF-24
15) RMF-40
16) NC

Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district.

Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

(B) *Occupancy.* Maximum of two (2) people per bedroom, plus two (2), for the entire unit when operated as a short-term rental.

(C) *Parking.* Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

(D) Special events are not permitted in a short-term rental. Example of special events include, but are not limited to, weddings, receptions, anniversaries, private parties, fundraisers and business seminars.

(E) Short-term rental units are allowed in any structure established as a permanent residential dwelling including an accessory dwelling unit. No recreational vehicle, trailer, other vehicle or structure not classified as a permanent residential dwelling may be used as a short-term rental.

(F) *Exceptions.* Exceptions to the short-term rental standards, except proposals that would exceed the city-wide density maximum, may be granted by the Planning Commission as a conditional use permit.

(G) Short-term rentals must comply with all applicable codes under City Code §118.01 and successfully obtain a business license prior to operation.

(H) Short-term rentals in residential zoning districts may be subject to denial or additional conditions based upon the Planning Commission's findings on the following factors:

1) Adequate parking infrastructure;

2) Adequate adjoining or nearby streets for on-street parking;

3) Frequency or concentration of nearby licensed Type 2 short-term rentals; and

4) Prior zoning or code violations

Planning Commission approval of the proposed preliminary plat in association with R-PZD 04-056.00 subject to the following conditions:

Conditions of Approval:

1. Planning Commission determination of the appropriateness of the proposed parallel parking spaces along Rupple Road, a Minor Arterial street. *Staff finds the parking spaces to be adequately located, however their position should be carefully evaluated to ensure the continued safety of traveling and parking motorists. Rupple Road is a north-south Minor Arterial street, planned to continue south to Hwy 62 on the Master Street Plan.*

2. Allowed uses in this R-PZD shall be restricted to the following Use Units:
   - Use Unit 1, City-wide uses by right
   - Use Unit 2, City-wide uses by conditional use permit
   - Use Unit 8, Single family dwellings
   - Use Unit 9, Two-family dwellings
   - Use Unit 10, Three-family dwellings
   - Use Unit 24, Home occupations

3. The applicant shall submit a letter from WHM Investments or the current owners of record of the subdivision acknowledging that all parkland banked with FPL 01-07.00 (WHM Investments) for future parkland dedication use in the Southwest quadrant is being utilized with the current proposal. All future residential development within said subdivision will require park land dedication and/or money-in-lieu, based on park land dedication ordinances in place at the time of development.

4. Payment for Rupple Road impact fees in the amount of **$30,443.30** and a letter of credit in the amount of **$20,295.70**, based on the number of dwelling units proposed, shall be submitted to the City of Fayetteville prior to Final Plat approval.

5. Parks fees in the amount of **$7,482.75** are due prior to Final Plat approval. Fees in lieu of park land dedication shall be reviewed and approved by City Council, to comply with City ordinances.

6. Individual lot access shall be prohibited from Persimmon Street and Rupple Road.

7. A note shall be included on the plat stating that the Common Area lots, maintained by the POA, are non-buildable lots.

8. A street tree planting plan shall be submitted before final plat as part of the requirements to meet tree mitigation and landscaping goals for the PZD.

9. No less than 33 trees shall be planted on-site to meet tree mitigation requirements.

Standard Conditions of Approval:

10. Plat Review and Subdivision comments (to include written staff comments provided to

the applicant or his representative, and all comments from utility representatives - AR Western Gas, SWBT, Ozarks, SWEPCO, Cox Communications)

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

12. Sidewalk construction shall be in accordance with current standards to include six foot sidewalks along Rupple Road and Persimmon Street, at the right-of-way line. Sidewalks shall be constructed along the interior streets pursuant to Planning Commission approval.

13. Street lights shall be provided along all adjacent and proposed streets at a spacing of no more than 300 feet where not currently present, pursuant to city ordinances.

14. All overhead electric lines 12kv and under shall be relocated underground. All proposed utilities shall be located underground.

15. Preliminary Plat shall be valid for one calendar year.

Additional Conditions:

16. Streets within the proposed development shall allow for two-way traffic and on-street parking on one (1) side at the minimum width allowable, to be coordinated with City staff. Interior sidewalks shall be five (5) feet in width.

17. The option to utilize Use Unit 10, Three-family residential units, shall be limited to lots 164, 165 and 171 only.

18. Prior to Final Plat, a maximum square footage of the proposed homes shall be determined and reflected in the covenants to be filed of record.

PLANNING COMMISSION ACTION: **__yes__ Required**

__✓__ Approved **_____ Denied**

Date: **May 10, 2004**

The "CONDITIONS OF APPROVAL", beginning on page one of this report, are accepted in total without exception by the entity requesting approval of this development item.

_____

By

_____

Title

_____

Date

K:\Reports\2004\PC Reports\05-10-04\R-PZD 04-06.00 (Rupple Row) REVISED.doc

Request Letter

Requesting approval to operate a furnished short-term rental within an existing single-family residential property. The home will be offered for temporary lodging through established platforms such as Airbnb, Zillow, Vrbo, and similar services.

The property is an existing single-family residence, and no structural modifications or expansions are proposed as part of this request. The use will function as a residential lodging accommodation for short-term guests and will maintain the character and appearance of a typical single-family home.

Maximum occupancy will be limited to 8–10 individuals, depending on the composition of adults and children. The property will not be used for events, parties, or large gatherings. Quiet hours will be enforced daily beginning at 10:00 PM to ensure compatibility with surrounding residential uses.

Parking will be provided on-site, including a two-car garage and driveway space accommodating up to four vehicles. Additional street parking is available in front of the home. The proposed use is not expected to create parking congestion or traffic impacts beyond those typical of a single-family residence.

Outdoor lighting will remain residential in scale and intensity and will not adversely impact adjacent properties. Noise levels will be consistent with standard residential use, and all guests will be required to comply with house rules regarding noise and conduct.

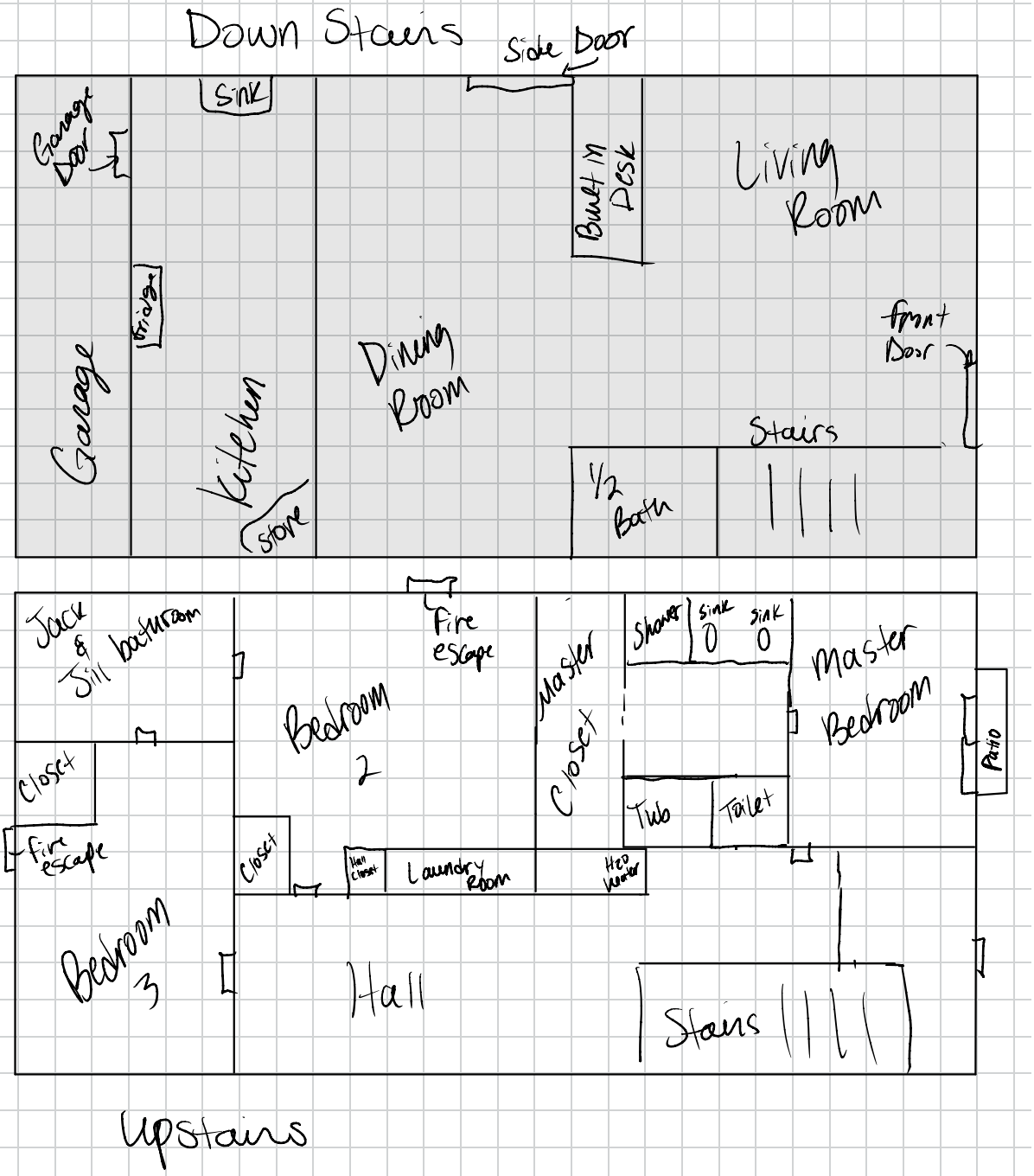
Trash and refuse will be handled through standard residential waste services, with receptacles properly stored and placed for collection in accordance with local guidelines. The property will be maintained in a clean and orderly condition at all times.

Ingress and egress to the property will remain unchanged, utilizing existing access points. No additional infrastructure or roadway modifications are proposed.

No employees will be present on-site. The property will be managed to ensure compliance with all applicable local regulations. A designated local contact will be available to promptly respond to any concerns or issues raised by neighbors or the City.

The proposed use is compatible with surrounding residential properties, as it preserves the residential nature of the home while providing short-term lodging in a controlled and responsibly managed manner.


Razorback
Transit Stop
Trash


Down Stairs
Side Door
Garage Door
Sink
Built in Desk
Living Room
Fridge
Garage
Dining Room
front Door
Kitchen
Stairs
store
1/2 Bath
Jack & Jill bathroom
Fire escape
Bedroom 2
Master Closet
Shower
sink
sink
Master Bedroom
Patio
Closet
Tub
Toilet
Fire escape
Closet
Hall closet
Laundry Room
Hot Water
Bedroom 3
Hall
Stairs
Upstairs


East


North


South


West

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wes Frank, Planner

MEETING DATE: June 8, 2026

SUBJECT: **CUP-2026-0029: Conditional Use Permit (3264 S SCHOOL AVE./ LEVI SELF STORAGE LLC, 717):** Submitted by BATES AND ASSOCIATES for property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for a mini-storage facility.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0029**, with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0029** with conditions, determining:*

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

BACKGROUND:
The subject property is in south Fayetteville, approximately 1,000 feet south of the intersection of S. Fulbright Expy. and S. School Ave. According to Washington County records, this property was developed with a mini-storage facility in 1991. Most of the property is encumbered by the Hillside/Hilltop and partially by the I-540 Sign Overlay District. A large-scale development plan (LSD-2026-0007) was submitted for a three-story mini-storage development at this site and is under review. Surrounding land use and zoning are depicted in *Table 1.*

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial & Single-Family Residential	C-2, Thoroughfare Commercial; RSF-4, Residential Single-Family, 4 Units per Acre; RSF-8, Residential Single-Family, Units per Acre
South	Undeveloped & Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Low-Density Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Industrial	I-1, Heavy Commercial and Light Industrial

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

Proposal: The applicant requests conditional use permit approval to redevelop the property with a three-story mini storage facility. Use Unit 38, Mini-Storage is a conditional use in the C-2, Thoroughfare Commercial zoning district. The applicant has described the use as follows:

- Three-story building totaling approximately 75,000 sq. ft. (24,917 sq. ft. per floor).
- The facility will be staffed at least 60 hours per week by 3 employees.
- 7 total parking spaces proposed (1 ADA).

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0029,** with the following conditions;

Conditions of Approval:

1. **Planning Commission determination of compatibility.** *Staff finds the proposed storage use to be compatible with the surrounding area and uses for the reasons described in this report;*

2. This conditional use permit is limited to the use for a mini-storage facility as described in the applicant's request letter and provided exhibits. The following specifications apply:
    a. Size of building: Three-story building no larger than 75,000 sq. ft.
    b. Hours of operation: 24-hour access
    c. Parking: 7 spaces, or no more than 1 per 2000 sq. ft. of GFA.
    d. Number of Employees: Up to 3 on site at a time.

3. The structure will be subject to the Commercial, Office and Mixed Use Design and Development Standards outlined in §166.25; any variances necessary shall be sought with the associated large-scale development.

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

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

6. Conditional use permit approval does not constitute development approval. The project as proposed shall also be submitted, reviewed, and approved for building permit;

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

PLANNING COMMISSION ACTION: Required YES

Date: June 8, 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 38 in the C-2 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 §161.24 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 will not negatively affect the public interest. Mini-storage is classified as a conditional use given its typically large footprint and limited contribution to the pedestrian experience; however, the surrounding context strongly supports approval here. The subject property is located in south Fayetteville among**

predominantly commercial and industrial uses, making the proposed development compatible with and complementary to its surroundings. The Future Land Use Map designates the property as City Neighborhood, a classification that encourages non-residential and commercial development at street intersections and along major corridors. S. School Avenue qualifies as such a corridor, and the proposed use is somewhat consistent with that intent. While mini-storage is not the highest-order use envisioned for this designation, its placement along this corridor, flanked by existing commercial and industrial development, aligns with the established character of the area and does not undermine the broader goals of the City Neighborhood designation. Any concerns regarding aesthetics, scale, or pedestrian compatibility can be effectively addressed through conditions of approval. Application of the City's urban design and development standards will mitigate the less desirable characteristics typically associated with mini-storage facilities, ensuring the use integrates appropriately into the streetscape and minimizes its impact on the surrounding community.

(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 though mini-storage units are required to adhere to the screening requirements outlined in UDC §166.25(D)(6).**

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

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

Finding: **The applicant is proposing a driveway that does not meet the minimum separation distance requirements for access along a Regional High Activity Link Street (min. 250 feet from another driveway or intersection). The applicant will need to address this either by changing the design or requesting a variance to UDC §166.08(F)(2)(a) with the associated large-scale development. The existing driveway that serves the site is gravel and does not appear to be meeting the separation requirements; the proposal does show an improvement to the existing situation.**

(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 proposes 7 parking spaces along the front of the property for an approximately 75,000 sq. foot structure. Mini-storage would typically**

permit parking at a maximum ratio of 1 per 2000 sq. ft. of GFA. The applicant appears to be meeting parking requirements, and the placement of the parking lot in front of the structure is permitted in the C-2 zoning district. Staff does not anticipate any adverse nuisance affects to surrounding property owners due to the proposed parking lot location.

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

Finding: **The applicant proposes a commercial dumpster at the rear of the development. Staff recommend a screened commercial dumpster be installed as a condition of approval. If the applicant is concerned about illegal dumping, the dumpster storage area could remain locked or be in an area only accessible by mini-storage employees.**

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

Finding: **Adequate utilities are currently available on the site. Public water is available to the subject area. An existing 8-inch water main is present along S. School Ave. Sanitary sewer is available to the subject area. An existing 6-inch sewer main is present along S. School Ave.**

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

Finding: **All storage units for mini-storage created under Use Unit 38 shall be required to be screened by view obscuring vegetation when the storage units have common property lines with any residential use or zone and when they have frontage on any public street. Vegetation used for screening purposes shall be planted at a density sufficient to become view obscuring within two (2) years from the date of planting and it shall be the responsibility of the property owner to maintain the screening throughout the life of the use of the property as mini-storage.**

(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 the regulations therein. Of note, this property is partially within the I-540 overlay district and pole signs are not permitted.**

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

Finding: **The proposed development meets apparent setback requirements for the district. All landscaping and necessary screening will be fully evaluated with the large-scale development.**

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

Finding: **Staff finds the proposed use to be compatible with the surrounding uses. As noted above, the applicant's proposal for a three-story mini-storage development is similar in use and scale to the nearby industrial and commercial properties. The property has been used as mini-storage for 30 years and this would be a continuation of that use. Further, the applicant's proposed design proposes a commercial façade along the southwest side of the structure, in an attempt to improve the aesthetics from the public right-of-way. Although the site plan does not yet conform to portions of the development code, these conflicts could reasonably be addressed in the large scale development submittal. Approval of the conditional use permit does not constitute approval of any variances not requested.**

(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 land use, transportation, and other strategic plans. Specifically, City Plan 2040 established the area as a City Neighborhood area in its Future Land Use Map. A City Neighborhood area is meant to allow for intense and dense development with a variety of buildings types and uses. Non-residential and commercial uses are focused along major corridors.**

BUDGET/STAFF IMPACT:
None

Attachments:

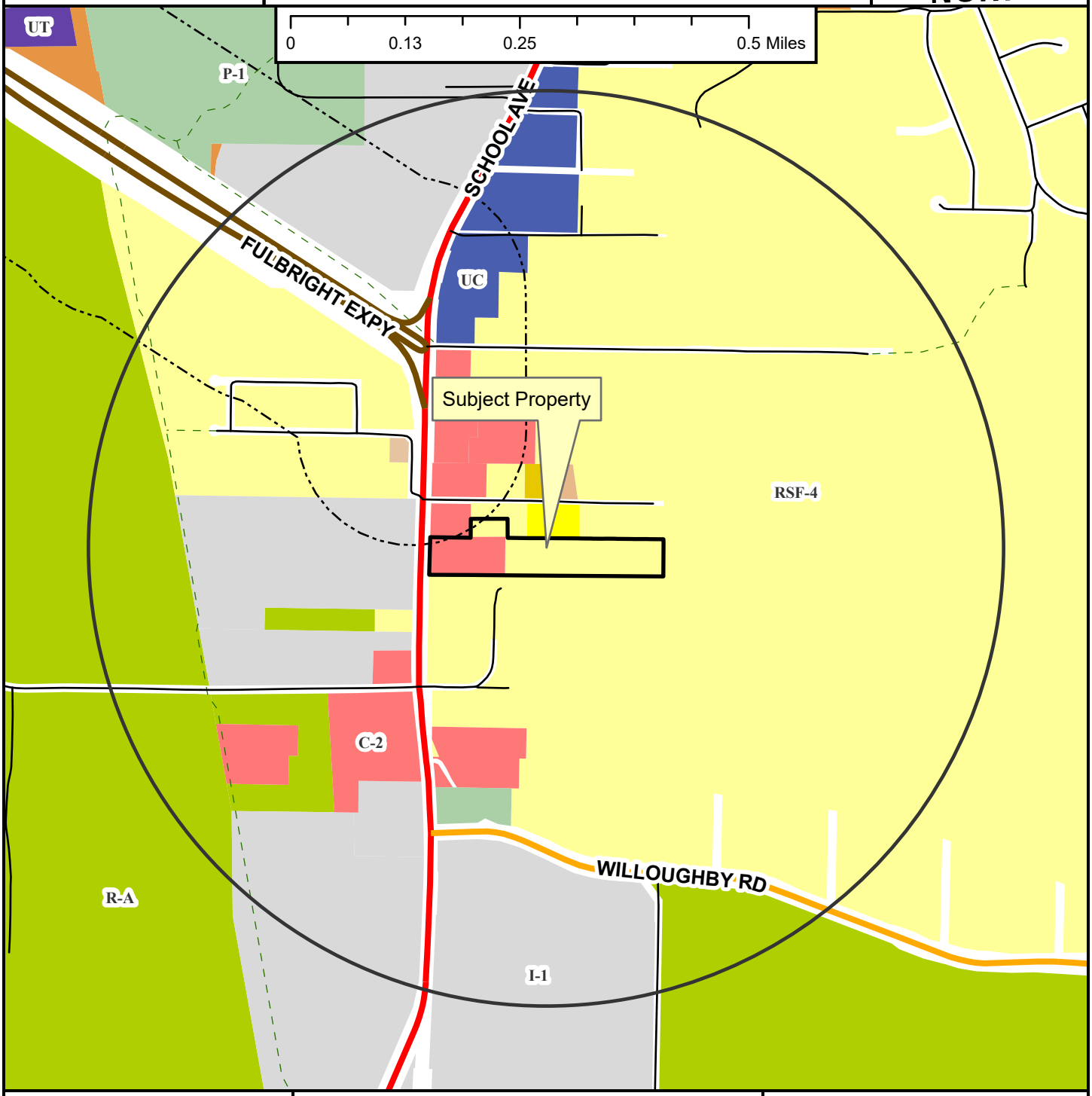
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Unified Development Code
    - §161.23 District C-2, Thoroughfare Commercial
    - §166.25 Commercial, Office and Mixed-use Design And Development Standards
- Applicant Request Letter
- Site Plan
- Elevations

CUP-2026-0029

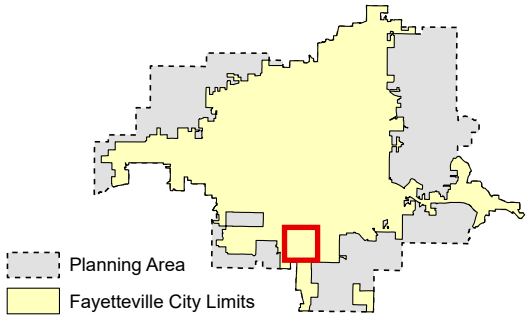
One Mile View

3264 S SCHOOL AVE

NORTH



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

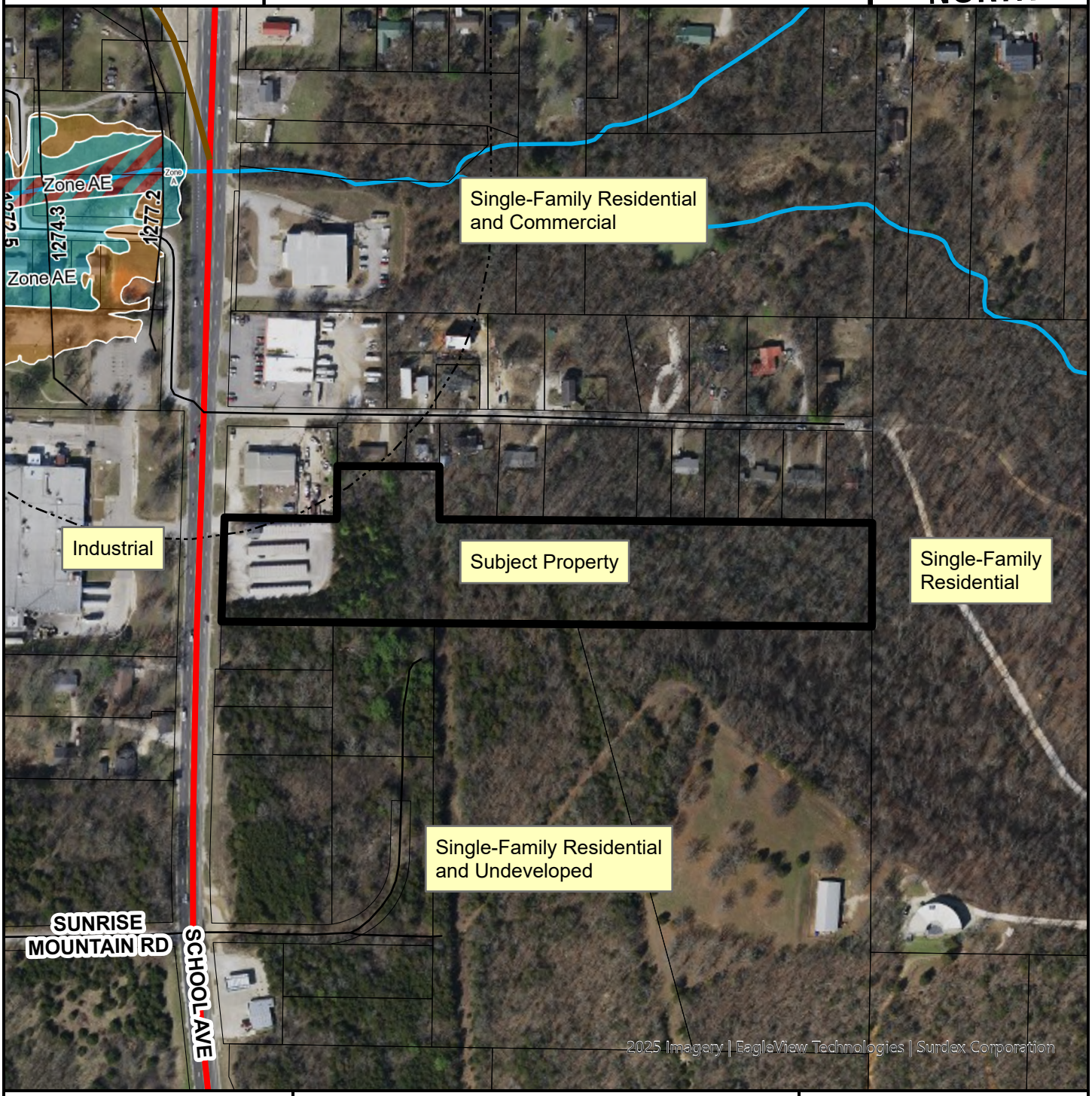


CUP-2026-0029

Current Land Use

3264 S SCHOOL AVE

NORTH



- Regional Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

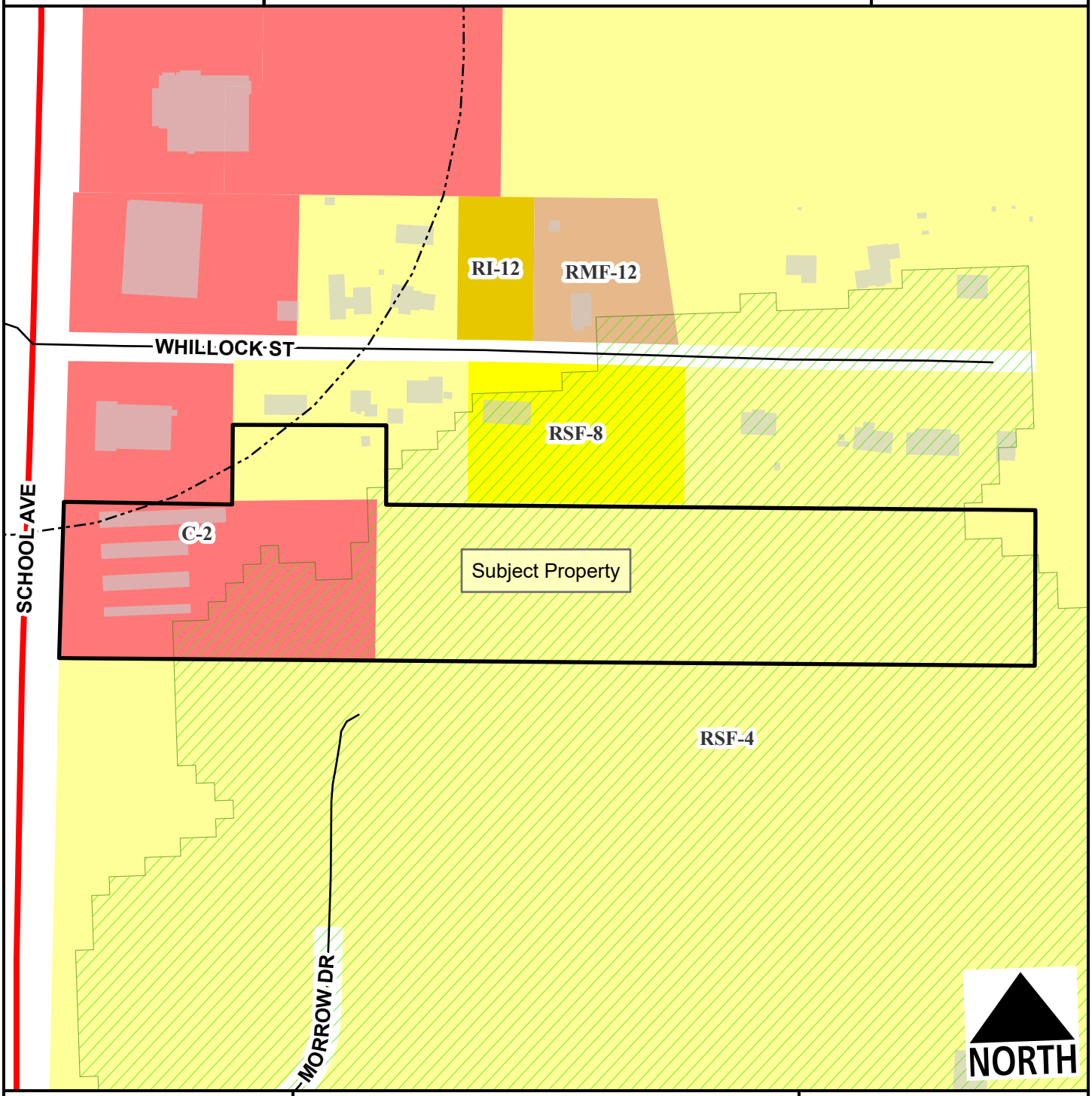
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2026-0029

Close Up View

3264 S SCHOOL AVE



Regional Link
Unclassified
Residential Link
Hillside-Hilltop Overlay District
Planning Area
Fayetteville City Limits
Design Overlay District

Feet

0 75 150 300 450 600

1:2,400

161.23 District C-2, Thoroughfare Commercial

(A) *Purpose.* The Thoroughfare Commercial District is designed especially to encourage the functional grouping of these commercial enterprises catering primarily to highway travelers. The intent of this district is to allow administrative approval if the developer decides to use urban form, in compliance with the build-to zone and minimum buildable street frontage as specified herein.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government Facilities
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
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 20	Commercial recreation, large sites
Unit 25	Offices, studios, and related services
Unit 33	Adult live entertainment club or bar
Unit 34	Liquor store
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance Halls
Unit 32	Sexually oriented business
Unit 35	Outdoor music establishments
Unit 36	Wireless communications facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training

(C) *Density.* None.

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

(E) *Setback Regulations.*

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

Urban Form Setback Regulations:

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

(F) *Building Height Regulations*.

Building Height Maximum	6 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 side boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot, the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

166.25 Commercial, Office and Mixed-use Design And Development Standards

..

(6) *Mini-Storage.* At the expense of the owner of the property, all storage units and storage yards for mini-storage created under Use Unit 38 shall be required to be screened by view obscuring vegetation when the storage yards or the storage units have common property lines with any residential use or zone and when they have frontage on any public street. Vegetation used for screening purposes shall be planted at a density sufficient to become view obscuring within two (2) years from the date of planting and it shall be the responsibility of the property owner to maintain the screening throughout the life of the use of the property as mini-storage.

…

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

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

May 19th, 2026

Planning Commission
125 West Mountain Street
Fayetteville, AR 72701

RE: Levi Self Storage CUP Request

To whom it may concern,

Levi Self Storage LLC is requesting a conditional use permit for self-storage for the Levi Self Storage large scale project located near the intersection of S. School Avenue and W Whillock Street, Washington County parcel #765-15494-000. This request is submitted in accordance with UDC 161.23(B)(2), which identifies mini storage units as an allowable conditional use within the C-2 Thoroughfare Commercial zoning district.

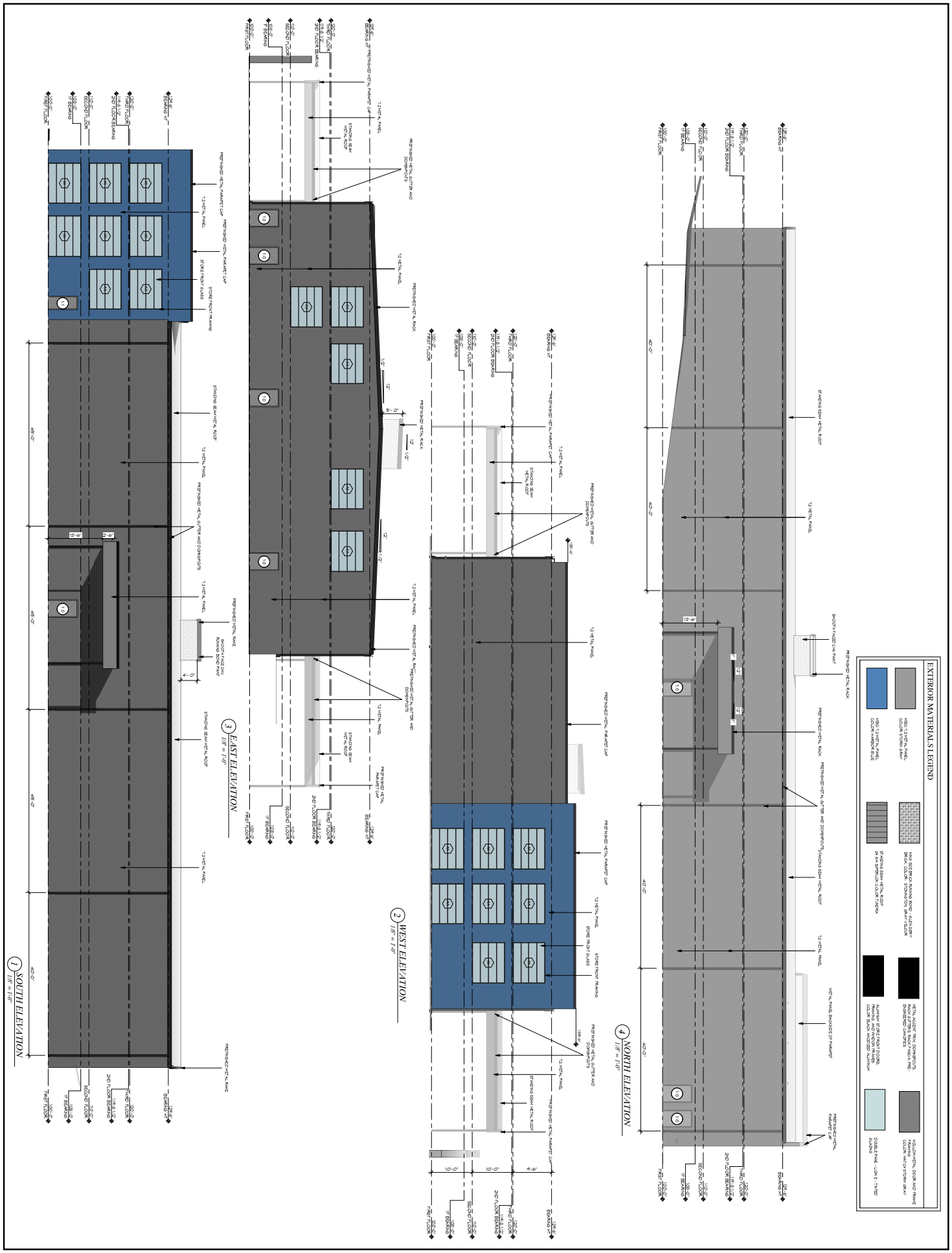
The proposed storage development will replace the existing storage facility on the site and incorporate additional buildings as part of the re-development. The new plan includes one self-storage building (24,917 sq.ft.), with approximately 1.53 acres of development on the western side of the property. The facility will be staffed at least 60 hours a week by 3 employees. Currently we are proposing 6 parking spaces with 1 ADA parking spot for a total of 7 parking spaces. See the site plan submitted.

The property features highway frontage, providing convenient access to the site. It is also currently close in proximity to industrial-use properties, which is consistent with the surrounding land uses. The proposed development is intended to maintain the same character and function as the existing site, ensuring compatibility with the surrounding industrial environment.

Thank you for your consideration in the matter and if you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Addie Manzi, E.I.
Project Engineer
Bates & Associates, Inc



A2.0
EXTERIOR ELEVATIONS

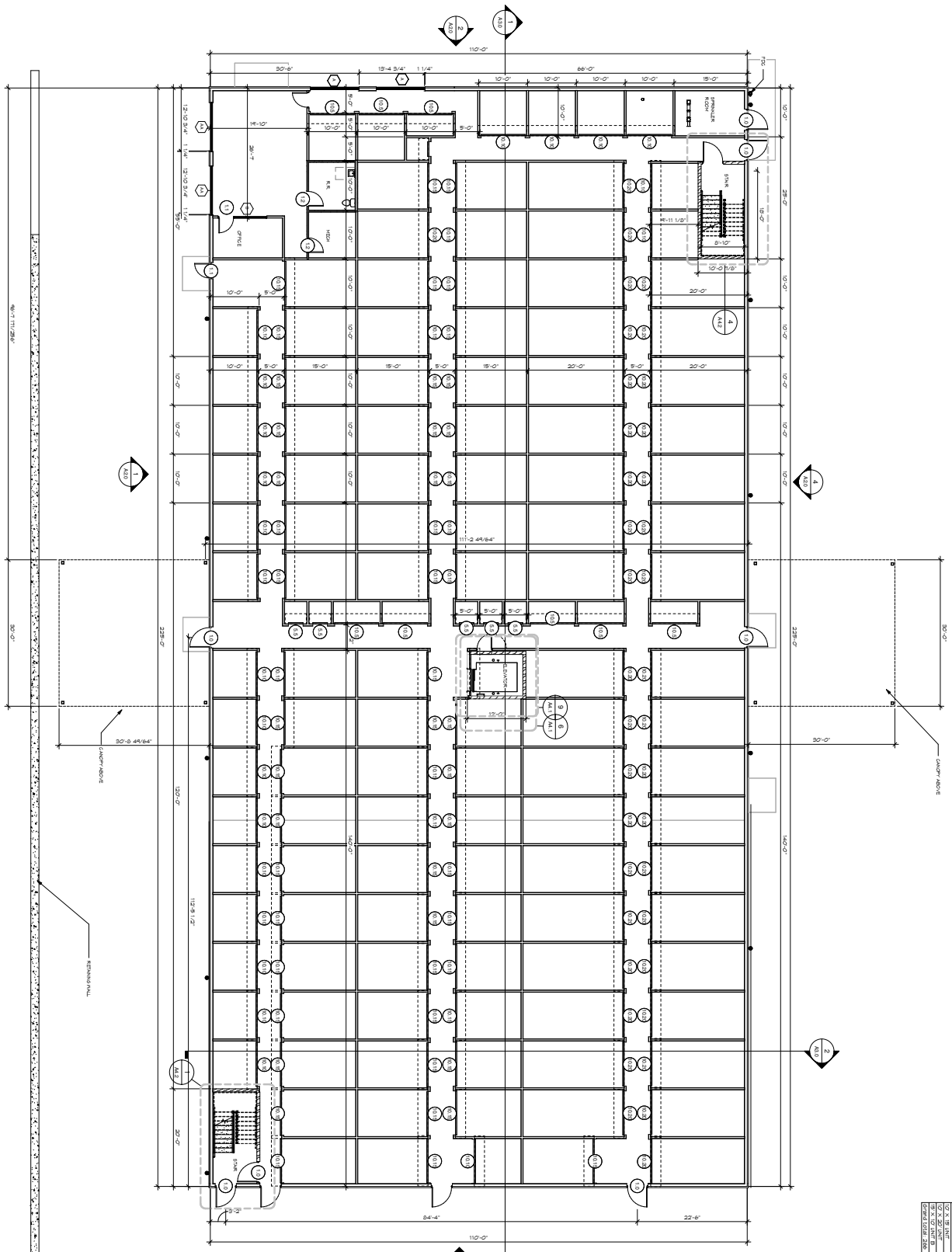
DATE 4-27-26
JOB NO. 25250
REVISIONS

FAYETTEVILLE STORAGE
ADDRESS
FAYETTEVILLE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3531

Planning Commission
June 08, 2026

PRELIMINARY
NOT FOR CONSTRUCTION



UNIT MATRIX		
Type/Occupancy	Level	Count
8' X 8' UNIT	FIRST FLOOR	9
8' X 8' UNIT	FIRST FLOOR	9
10' X 10' UNIT	FIRST FLOOR	24
10' X 15' UNIT	FIRST FLOOR	24
10' X 20' UNIT	FIRST FLOOR	91
10' X 20' UNIT	FIRST FLOOR	93
8' X 10' UNIT	SECOND FLOOR	2
10' X 10' UNIT	SECOND FLOOR	4
10' X 15' UNIT	SECOND FLOOR	14
10' X 20' UNIT	SECOND FLOOR	13
10' X 20' UNIT B	SECOND FLOOR	1
8' X 8' UNIT	THIRD FLOOR	1
10' X 10' UNIT	THIRD FLOOR	14
10' X 15' UNIT	THIRD FLOOR	22
10' X 20' UNIT	THIRD FLOOR	10
18' X 10' UNIT B	THIRD FLOOR	1
Grand Total: 266		

1 FIRST FLOOR PLAN
1/8" = 1'-0"

A1.0
FIRST FLOOR PLAN

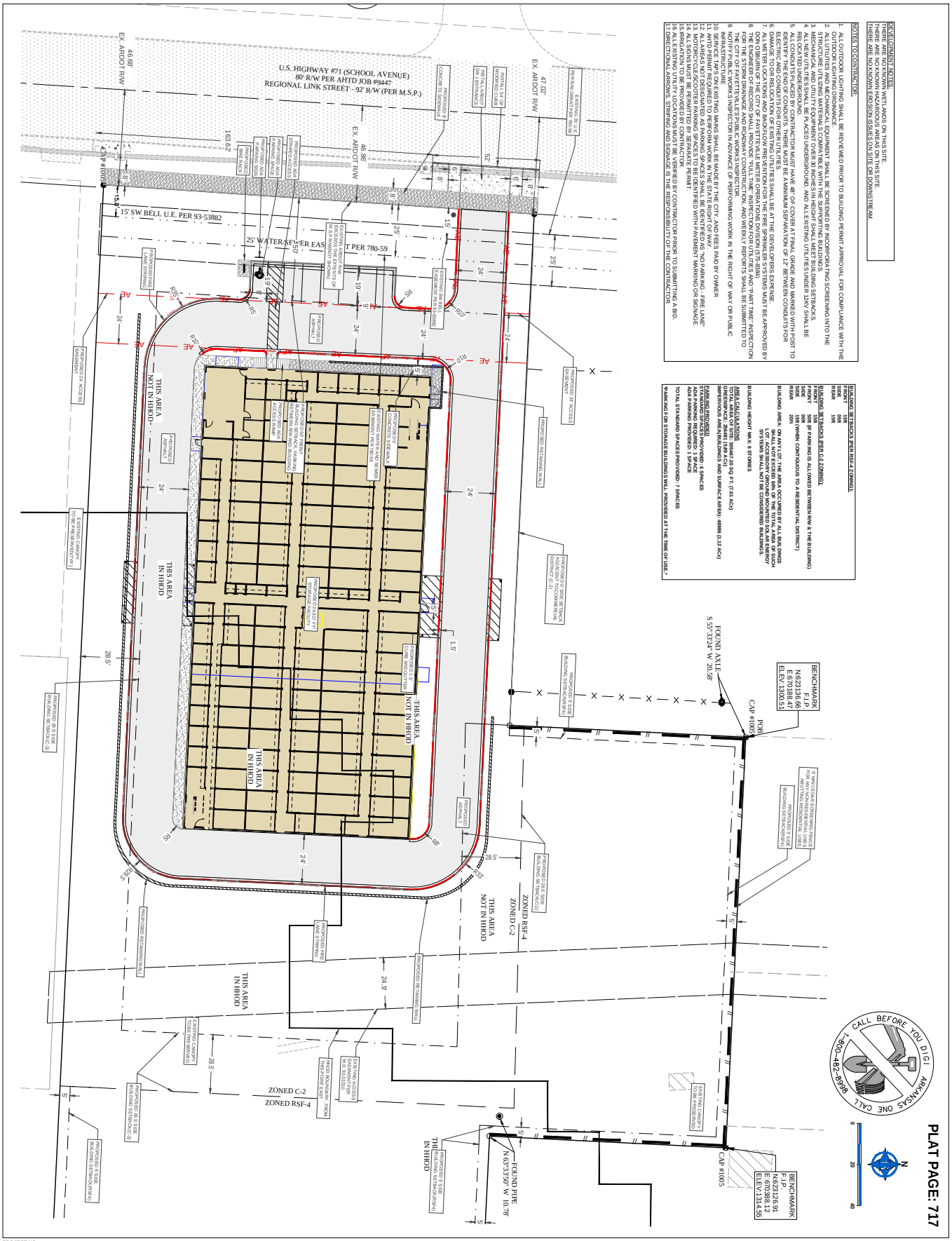
DATE 4.27.26
JOB NO. 2520
REVISIONS

FAYETTEVILLE STORAGE
ADDRESS
FAYETTEVILLE, AR

Burris Architecture
820 Tiger Blvd, Bentonville, Ar 72712
479-636-3511

Planning Commission
June 08, 2026
~~CUP-2026-0029 (LEVI SELF STORAGE LLC)~~

PRELIMINARY
NOT FOR CONSTRUCTION



EQUIPMENT NOTES:

THERE ARE NO KNOWN WETLANDS (WET AREA) ON THIS SITE.
THERE ARE NO KNOWN HAZARDOUS AREAS ON THIS SITE.
THERE ARE NO KNOWN EROSION ISSUES ON SITE OR DOWNSTREAM.

NOTES TO CONTRACTOR:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS.
3. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS.
4. ALL UTILITIES PLACED UNDERGROUND. RELOCATED UNDERGROUND. AND ALL EXISTING UTILITIES UNDER 12KV SHALL BE
5. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO
6. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
7. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY
8. THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION, AND WEEKLY REPORTS SHALL BE SUBMITTED TO
9. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
10. SERVICE TAPS ON EXISTING MAINS SHALL BE MADE BY THE CITY, AND FEES PAID BY OWNER
11. ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS "NO PARKING - FIRE LANE"
12. MOTORCYCLE/SCOOTER PARKING SPACES TO BE IDENTIFIED WITH PAVEMENT MARKING OR SIGNAGE
13. ALL SIGNAGE REQUIRED BY PARKING REGULATIONS SHALL BE PROVIDED BY CONTRACTOR.
14. IRRIGATION TO BE PROVIDED BY CONTRACTOR.
15. ALL EXISTING UTILITY LOCATIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO SUBMITTING A BID.
16. DIRECTIONAL ARROWS, STRIPING AND SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR.

BUILDING SETBACKS (PER RSF-4 ZONING):

FRONT 15ft
SIDE 05ft
REAR 15ft

BUILDING SETBACKS (PER C-2 ZONING):

FRONT 15ft
SIDE 05ft (IF PARKING IS ALLOWED BETWEEN R/W & THE BUILDING)
SIDE 00ft (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)
REAR 20ft

BUILDING AREA: ON ANY LOT, THE AREA OCCUPIED BY ALL BUILDINGS SHALL NOT EXCEED 60% OF THE TOTAL AREA OF SUCH LOT. ACCESSORY BUILDINGS AND ROOFED OVER AREAS OF SERVICE STATIONS SHALL NOT BE CONSIDERED BUILDINGS.

BUILDING HEIGHT: MAX. 4 STORIES

AREA CALCULATIONS:
TOTAL AREA OF SITE: 395467.20 SQ. FT. (9.01 AC±)
IMPERVIOUS AREA (BUILDINGS AND SURFACE AREA): 469996 (10.79 AC±)
GREENSPACE: 254481 (5.84 AC±)
IMPERVIOUS AREA (BUILDINGS AND SURFACE AREA): 469996 (10.79 AC±)

STANDARD SPACES REQUIRED: 6 SPACES
ADA PARKING REQUIRED: 1 SPACE
ADA PARKING PROVIDED: 1 SPACE
TOTAL STANDARD SPACES PROVIDED: 7 SPACES

PARKING FOR STORAGE BUILDINGS WILL PROVIDED AT THE TIME OF USE.

PLAT PAGE: 717

PROJECT NO. 25-239

DRAWING NO. SP2

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

LEVI SELF STORAGE
LARGE SCALE DEVELOPMENT
SITE PLAN - DEVELOPMENT AREA
FAYETTEVILLE, ARKANSAS

REVISIONS	DATE
1st Submittal	04/29/26

DRAWN BY: MW ENGINEER: GB

04-29-2026

NOT FOR CONSTRUCTION

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Wes Frank, Planner

MEETING DATE: June 8, 2026

SUBJECT: **RZN-2026-0016: Rezoning (1905 E MISSION BLVD/ROLK WILKIN, 370):** Submitted by DAKOTA DEVELOPMENT LLC for property located at 1905 E MISSION BLVD. The property is zoned C-1, NEIGHBORHOOD COMMERCIAL ACRES AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 2.50 acres. The request is to rezone the property to CS, COMMUNITY SERVICES.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0016** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0016** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in central Fayetteville at the southeast corner of the N. Greenview Dr. and E. Mission Blvd. intersection. A 2.50-acre parcel, the property is currently developed with a commercial building that County records indicate was constructed in 1966. The property is partly encumbered by the Hillside/Hilltop Overlay District. The property is split-zoned C-1, Neighborhood Commercial and RSF-4, Residential Single-Family, 4 Units per Acre, and records indicate the subject property was split-zoned prior to the update to City's zoning map and classifications in 2003 (ORD 4503). Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
South	Single-Family Residential	NC, Neighborhood Conservation
East	Undeveloped	CS, Community Services
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Request: The request is to rezone the property from RSF-4, 4 Units per Acre and C-1, Neighborhood Commercial to CS, Community Services.

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 E. Mission Blvd. which is a fully improved Neighborhood Link street with asphalt paving, sidewalk and curb and gutter. The subject area also has street frontage along N. Greenview Dr. which is a partially improved Residential Link street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of the development proposal.

Water: Public water is available to the subject area. Existing 8-inch water main is present along E. Mission Blvd. Existing 2-inch water main is present along E. Mission Blvd.

Sewer: Sanitary sewer is available to the subject area. Existing 8-inch sewer main is present along N. Greenview Dr. Existing 6-inch sewer main is present along N. Greenview Dr.

Drainage: A portion of the property lies within the Hillside-Hilltop overlay district. Additional restrictions will apply at the time of development. Engineered footing designs will be required at the time of building permit submittal, as well as grading, erosion control and abbreviated tree preservation plans. No portion of the property lies within a FEMA floodplain. Additionally, no protected streams are present on the subject property. No hydric soils are present on the property.

Fire: Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 2 miles from the fire station with an anticipated drive time of approximately 4 minutes using existing streets. The anticipated response time would be approximately 6.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The proposed zoning district, CS, Community services, requires **20% minimum canopy preservation.** The current zoning districts, C-1, Neighborhood Commercial requires **20% minimum canopy preservation and** RSF-4, Single-family Residential — 4 Units per Acre, requires **25% minimum canopy preservation**.

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

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **5** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2979 N. Crossover Rd)
- Near Sewer Main (8-inch, N. Greenview Dr; 6-inch N. Greenview Dr.)
- Near Water Main (8-inch, E. Mission Blvd;. 2-inch, E. Mission Blvd)
- Near City Park (Broadview Subdivision Park)
- Near Paved Trail (Side-Path Trail)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **Staff finds the requested rezoning compatible with surrounding land uses. The property sits within a mixed-use area along E. Mission Blvd, a Neighborhood Link street. The property's majority C-1 zoning supports nearby residential developments through by-right allowances for eating places, retail, and offices and offers an urban form setback option (build-to zone) that promotes pedestrian interaction, a great benefit considering the property's existing trail frontage. The existing RSF-4 zoning allows for only low-intensity residential with limited commercial uses and stricter lot requirements (70-ft. width; 8,000 sq. ft. area minimum). Rezoning the property to CS, Community Services, allows for additional residential and commercial uses that are not permitted in either C-1 or RSF-4. Additionally, this zoning district has no bulk or area requirements, incorporates the urban form setback, and a 5-story height maximum, making it a stronger fit for this corridor.**

Land Use Plan Analysis: **Staff finds the proposed zoning partially consistent with the property's Future Land Use Map designation as Residential Neighborhood Area, which emphasizes residential development with supporting commercial uses. CS is more compatible for this corridor as it allows both residential and supporting commercial uses. The property lies approximately 1,000 feet west of a Tier 3 center at N. Meridian Dr. and E. Mission Blvd., which is defined by City Plan 2040 as a mixed-use node with commercial and/or multi-family development. CS would support this context. A CS rezoning aligns with surrounding uses and City Plan 2040 Goals 1 (appropriate infill), 3 (connected and compact development), and 6 (attainable housing) by opening up additional opportunities for more housing in a form that is compact, complete, and connected.**

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 split zoned property from RSF-4 and C-1 to entirely CS. A rezoning to CS would permit the development of light commercial and residential, which could support the nearby residential dwellings along a high-volume corridor while also improving housing stock.**

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 from its split zoning to entirely CS could increase traffic, though not to an appreciable degree when considering its existing entitlements. The subject property has direct access to two public streets and fronts along a newly constructed trail which could provide alternative options of transportation. 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 C-1 and RSF-4 to CS has the potential to alter the population density since CS would allow for increased residential development. Given the property's proximity to public streets, trails, water, sewer, and schools, staff finds that the proposed rezoning is not likely to undesirably increase the load on public services. 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. The Police and Fire departments have expressed no objections to the proposal.**

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-2026-0016 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

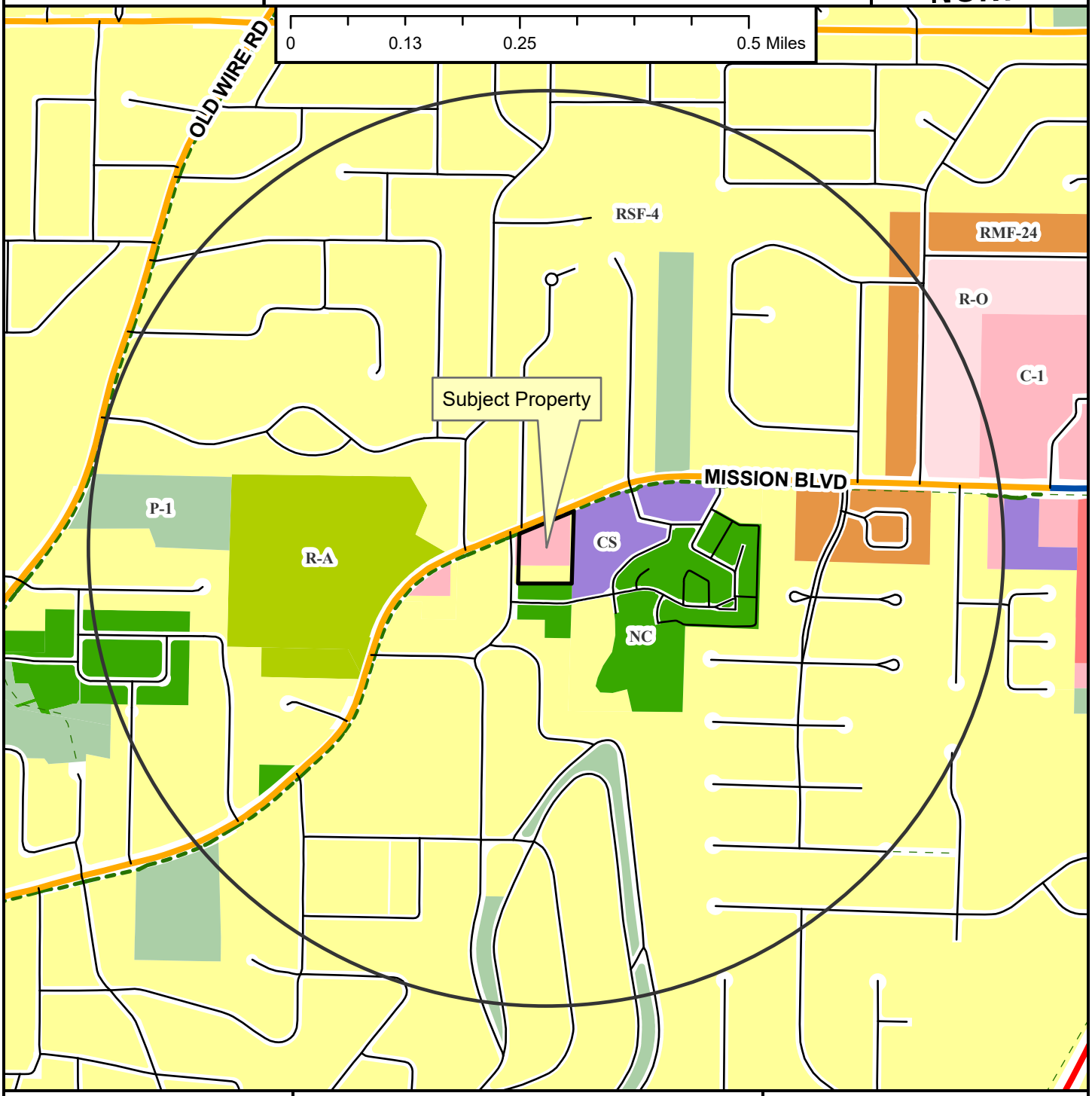
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Unified Development Code
    - §161.07 District RSF-4, Residential Single-Family — Four (4) Units Per Acre
    - §161.21 District C-1, Neighborhood Commercial
    - §161.22 Community Services
- Long-Range Planning Memo
- Request Letter

RZN-2026-0016

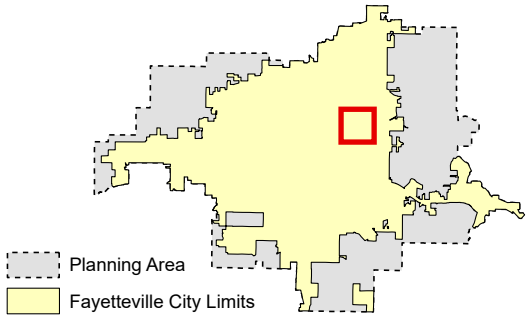
One Mile View

1905 E MISSION BLVD

NORTH



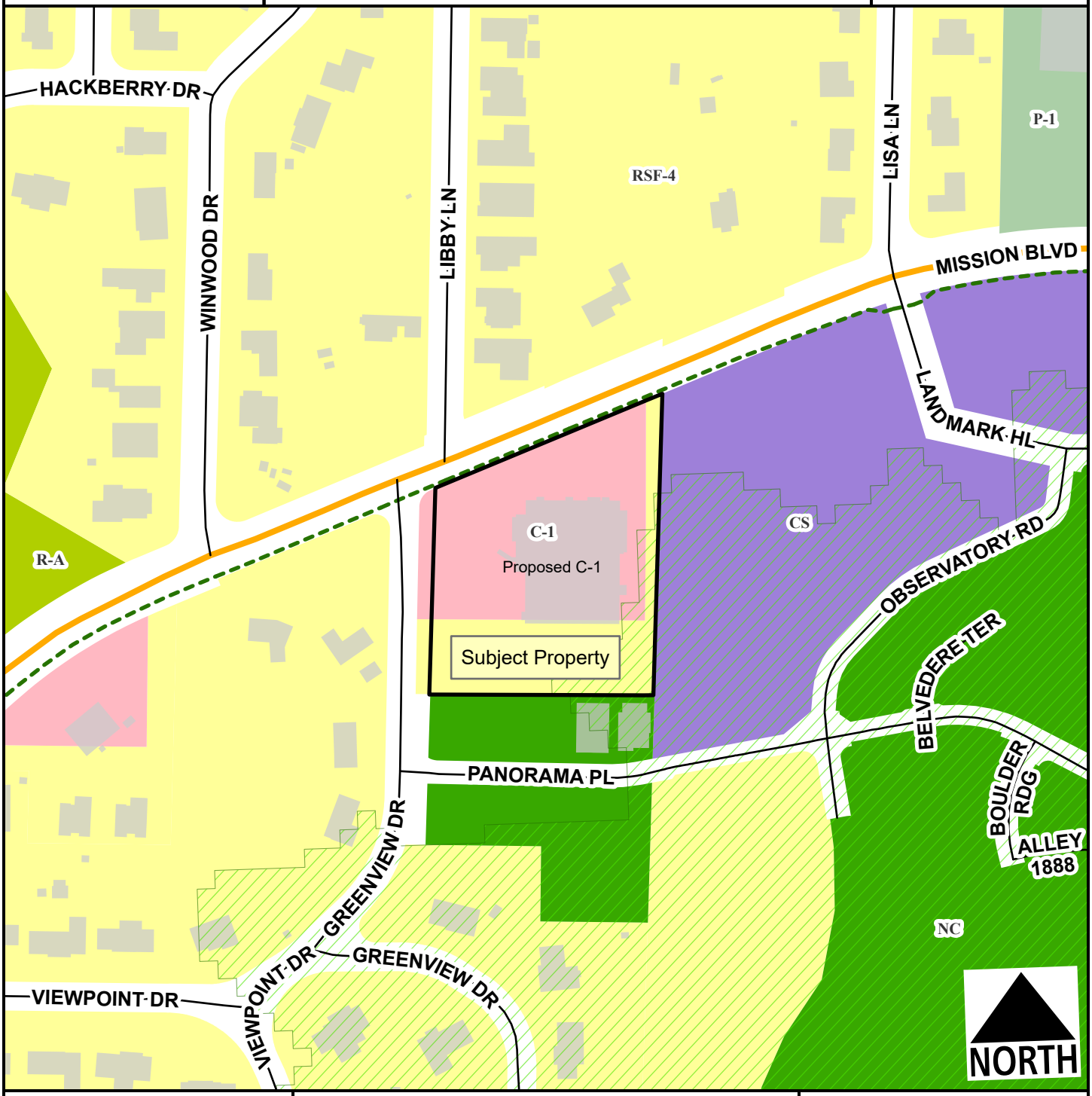
- Regional Link
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



RZN-2026-0016

Close Up View

1905 E MISSION BLVD



Neighborhood Link
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
C-1	1.6	2.5
NC	0.0	0.0
RSF-4	0.9	0.0

Total 2.5 ac

RZN-2026-0016

Current Land Use

1905 E MISSION BLVD

NORTH



- Neighborhood Link
- Unclassified
- Residential Link
- Planning Area
- Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

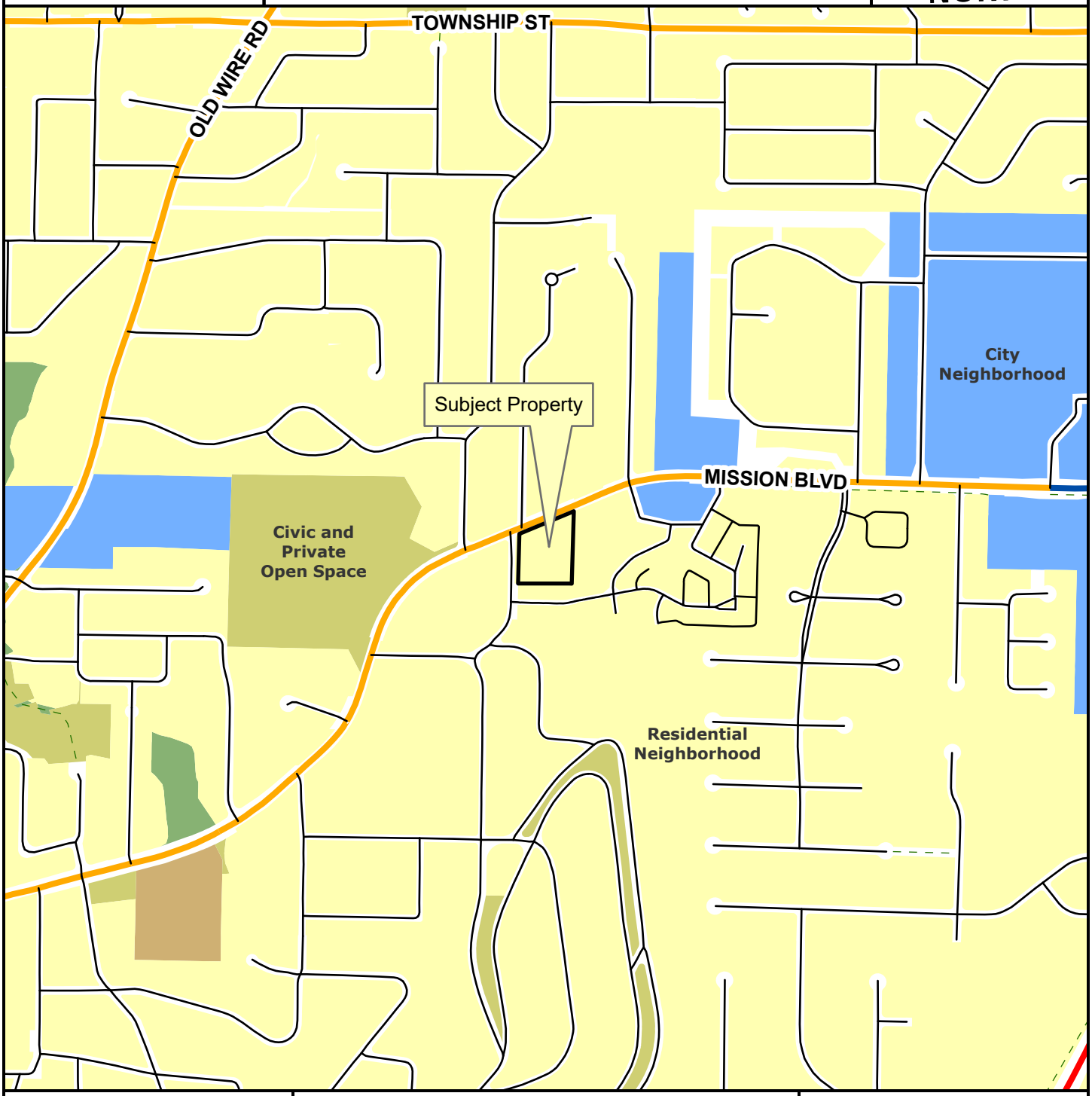
- 100-Year Floodplain
- Floodway

RZN-2026-0016

Future Land Use

1905 E MISSION BLVD

NORTH



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

Feet

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

1:10,000

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

161.07 District RSF-4, Residential Single-Family — Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.21 District C-1, Neighborhood Commercial

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 5	Government Facilities
Unit 13	Eating places
Unit 15	Neighborhood shopping
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 25	Offices, studios, and related services
Unit 40	Sidewalk Cafes
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 16	Shopping goods
Unit 34	Liquor stores
Unit 35	Outdoor music establishments*
Unit 36	Wireless communications facilities*
Unit 42	Clean technologies

(C) *Density.* None.

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

(E) *Setback Regulations.*

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

Urban Form Setback Regulations:

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

(F) *Building Height Regulations*.

Building Height Maximum	5 stories

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

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

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- and four-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. 6945, §5(Exh. D), 12-16-25)

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 8, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0016**

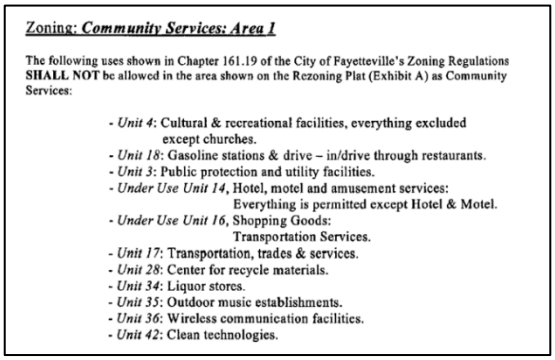
BACKGROUND:
The applicant requests to rezone approximately 2.5 acres from RSF-4, Residential Single-Family, Four Units Per Acre and C-1, Neighborhood Commercial to CS, Community Services. One long range planning document is relevant when evaluating this request: *City Plan 2040.*

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:
Zoning History:
The subject property was annexed into the City in 1967 (Ord. No. 1556). Then on June 29, 1970, Council enacted a new zoning map and set of districts and zoning requirements for the city (Ord. No. 1747). This map shows the subject property as zoned into the "C-1" neighborhood commercial and low-density "R-1" zoning district, which was subsequently translated to "C-1" and "RSF-4," respectively, with the adoption of the city's Unified Development Code in 2003. This request would unify the property under one zoning district, clarifying this property's zoning requirements and standards.


Zoning: ***Community Services: Area 1***

The following uses shown in Chapter 161.19 of the City of Fayetteville's Zoning Regulations **SHALL NOT** be allowed in the area shown on the Rezoning Plat (Exhibit A) as Community Services:

- *Unit 4*: Cultural & recreational facilities, everything excluded except churches.
- *Unit 18*: Gasoline stations & drive – in/drive through restaurants.
- *Unit 3*: Public protection and utility facilities.
- *Under Use Unit 14*, Hotel, motel and amusement services: Everything is permitted except Hotel & Motel.
- *Under Use Unit 16*, Shopping Goods: Transportation Services.
- *Unit 17*: Transportation, trades & services.
- *Unit 28*: Center for recycle materials.
- *Unit 34*: Liquor stores.
- *Unit 35*: Outdoor music establishments.
- *Unit 36*: Wireless communication facilities.
- *Unit 42*: Clean technologies.

Figure 1. Excerpt from Ord. 5445 showing prohibited uses outlined in a Bill of Assurance for the adjacent property.

Of note, the property to the east, which is also zoned CS, was rezoned in 2011 with a bill of assurance prohibiting several conditional uses including cultural and institutional and transportation and

drive-through uses (see Figure 1). Since these are standard conditional uses in the CS zoning district, they would already require additional review and be subject to conditions of approval by the Planning Commission. Staff has also found that administering zoning district subject to Bills of Assurance can be cumbersome for property owners, city staff, and the Planning Commission. As such, staff does not find a Bill of Assurance for this property to be prudent just because it exists on an adjacent property.

City Plan 2040 and Future Land Use Plan:
The area is designated as “Residential Neighborhood” on the Future Land Use Map, which are “primarily residential in nature and support a wide variety of housing types of appropriate scale and context.” The request aligns with this designation by adding a variety of residential types to the portion of the site currently zoned C-1, where no housing is currently permitted, and expanding beyond single-family detached residences for the portion currently zoned RSF-4. CS would maintain the potential for complete development that offers goods and services to the surrounding neighborhood. This meets goals 1, 2, & 6 of City Plan 2040 for complete infill development in areas already supported by infrastructure.

WRITTEN JUSTIFICATION

APPLICATION FOR REZONING

The subject Property is located at 1905 E. Mission Boulevard, Fayetteville, AR, with Tax Parcel Number 765-13373-000 (the "Property"). It is situated at the southeast corner of N. Greenview Dr. and E. Mission Boulevard. The Property includes one lot approximately 2.50 acres in size and is zoned Residential Single Family – Four Units per Acre and Neighborhood Commercial (C-1).

The Property currently has buildings with mainly medical and general offices, which are allowed in the C1 district (unit 25). There is a small strip of RSF-4 zoning along the eastern boundary of the Property, about 5 feet wide, and another section along the southern boundary that overlaps existing parking and emergency vehicle circulation. The zoning change intends to eliminate the confusing split multiple districts and rezone the entire parcel to CS. This change aligns with the property's current permitted uses and makes it compatible with the two nearby parcels to the east on E. Mission Boulevard (zoned CS) and its surrounding context. As a result, the rezoning proposal will not negatively affect or conflict with neighboring land uses.

Sincerely,

Lawrence Finn
Dakota Development

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June 8, 2026

SUBJECT: **RZN-2026-0017: Rezoning (3105 N OLD WIRE RD/OWEN FAMILY TRUST, 255)** Submitted by JASON APPEL for property located at 3105 N OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 3.53 acres. The request is to rezone the property to P-1, INSTITUTIONAL.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0017** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0017** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in northeast Fayetteville on the northwest end of the intersection of N Old Wire Rd and E Skillern Rd. The property contains one parcel totaling 8.7 acres whilst the subject property contains 3.53 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre. The parcel is in the process of being split into two parcels (LSP-2026-0016) with the lot sizes noted above and the subject property being towards the south end of the parcel. The property is not subject to any overlay districts but is partially within the floodplain, floodway, and streamside protection zone to the west. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Residential	RSF-4, Residential Single-Family, Four Units per Acre
South	Residential	RPZD, Residential Planned Zoning District
East	Residential	RSF-4, Residential Single-Family, Four Units per Acre; R-A, Residential Agricultural
West	Crossover Rd; Residential	RSF-4, Residential Single-Family, Four Units per Acre

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to P-1, Institutional

Public Comment: Staff has received one public comment citing traffic concerns, road infrastructure, pedestrian/cyclist safety, and streamside protection drainage concerns.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along North Old Wire Road. North Old Wire Road is a partially improved Neighborhood Link Street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject property. There is an existing 6-inch water main along North Old Wire Road and an additional 8-inch water main along North Old Wire Road.

Sewer: Sanitary Sewer is not available to the subject property.

Drainage: While no portion of the property lies within the Hillside Hilltop Overlay District (HHOD) and there are no known wet weather sewer capacity issues in the City's 2025 Sewer Master Plan, the site does contain a FEMA floodplain, a protected stream, and hydric soils that will trigger future development restrictions and reviews. A floodplain development review will be required at the time of permit or plan submittal to restrict flood zone impacts, which may require flood studies, elevation certificates, or formal FEMA approval. Additionally, the property is subject to Streamside Protection Zone regulations, creating a protected buffer that is a minimum of 50 feet wide from the top of the stream bank, and potentially wider based on the floodway, where buildings and parking lots are prohibited, though trails and certain utilities are allowed. Finally, because hydric soils indicate the potential presence of wetlands, further environmental studies are required; before any permits can be issued, an environmental professional must submit a report verifying the site conditions, and if wetlands are identified, a US Army Corps of Engineers (USACE) Determination of Jurisdictional Wetlands will be required during the development submittal process.

Fire: Station 5, located at 2979 N. Crossover Rd., protects this site. The property is located approximately 0.3 miles from the fire station with an anticipated drive time of approximately 1 minute using existing streets. The anticipated response time would be approximately 3.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of P-1, Institutional, requires **25% minimum canopy preservation**.

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

Residential Neighborhoods are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

Natural Areas consist of lands approximating or reverting to a wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **4** for this site with a weighted score of **4.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 5, 2493 N Crossover Rd)
- Near Water Main (6" line, N Old Wire Rd and 36" line along Flynn Creek)
- Near City Park (Rocky Branch Park)
- Near Paved Trail (Niokaska Creek Trail)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **The proposed institutional development is compatible with the existing land use pattern and complies with the intent of the district standards. The subject property is situated along N. Old Wire Road, which is classified as a Neighborhood Link Street designed to transition traffic from low-volume local roads to regional arterials. This specific street topology prioritizes pedestrian and cyclist safety by incorporating wider greenspaces and accommodating bicycle traffic on sidewalks rather than active drive lanes, establishing an infrastructure network well-suited for mixed-use and community-oriented facilities. While the immediate vicinity consists of residential zoning lots that currently lack institutional services, the broader corridor transitions systematically into commercial and mixed-use zones. Placing an institutional facility at this location provides a logical land use buffer between these intensities. Specifically, the applicant has stated their intent to establish a childcare facility serving an estimated 100 to 300 students from the surrounding area; while the final enrollment capacity remains subject to state licensing laws and regulations, the core intent of the use remains unchanged. Importantly,**

while this rezoning request explicitly evaluates the compatibility of the proposed use on the property, any future development of the site will mandate full compliance with city standards, including necessary roadway dedication and infrastructure improvements along the property frontage. Utilizing direct access to a transitional thoroughfare mitigates commercial traffic intrusion into local neighborhood streets, while these required development-stage improvements will ensure safe site ingress and egress. Consequently, the request aligns with municipal policies that encourage functional, visually enhanced institutional development along primary transit corridors.

Land Use Plan Analysis: **Staff finds that while the request is not fully consistent with the property's Future Land Use Map designations of Natural Area and Residential Neighborhood, it strongly aligns with the strategic objectives of City Plan 2040. The existing Natural Area designation reflects an intent to preserve natural landscapes, which is likely designated in conjunction with the floodway, floodplain, and streamside protection zones associated with Flynn Creek along the western boundary of the property. However, the surrounding Residential Neighborhood designation anticipates housing densities that would benefit significantly from proximate, neighborhood-serving services. Utilizing a P-1 (Institutional) zoning district establishes an appropriate land-use balance by bridging established residential areas, natural zones, and high-activity streets. Furthermore, the P-1 district maintains a 25% minimum tree canopy requirement, ensuring that future development actively preserves the surrounding environmental context and maintains the core intent of the Natural Area designation. Allowing this specific use strengthens residential connectivity along N. Old Wire Road as it links to a major regional arterial like N. Crossover Road. This development pattern directly supports City Plan 2040 Goal #4 and Goal #5 by growing a livable transportation network and assembling an enduring green network through compact, complete, and connected development. Specifically, any future development improvements on the site could offer a critical opportunity to assist in expanding and connecting the city's active trail network. Ultimately, the proposed use will contribute to local economic activity and provide a needed institutional service to the immediate community.**

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

Finding: **A rezone from RSF-4 to P-1 does not fully maintain the site's agreement with its mixed "Natural Area" and "Residential Neighborhood" designation, however the Natural Areas are encompassed by Flynn Creek and its surrounding flood designations.**

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

Finding: **Rezoning the property from RSF-4 to P-1 Institutional constitutes a shift from residential use to public and institutional use; however, because P-1 is not a residential district, this change will not increase residential density, but**

rather site intensity. While the applicant currently intends to build a childcare facility, the P-1 district broadly allows for uses such as parkways, wildlife preserves, art galleries, museums, schools, hospitals, community centers, etc. Any of these allowable uses would work well at this location by providing valuable civic infrastructure, community services, or preserved open spaces that integrate into the surrounding area without introducing dense housing. Staff acknowledges that this shift in use will increase localized traffic intensity compared to a standard residential subdivision, but this intensification does not inherently present an unmanageable danger to the street network. Comprehensive traffic mitigation, including required street improvements, crosswalk updates, and vehicular safety measures, will be fully evaluated through the city's standard development review process for any permitted use. Crucially, as documented during the prior lot split review, there is currently no public sewer access along this property frontage; therefore, extension of and connection to the municipal sewer system remains a mandatory prerequisite that must be resolved by the applicant before any future development or building permits can be approved on the site.

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 RSF-4 to P-1 would increase the potential population at the site through intensity and not density, but staff does not find that it would be to an undesirable degree given typical school hours; staff finds that given the City's growth and moderate infill score, this rezoning would be an incremental step in providing more community services.**

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: **Approval of the requested rezoning to an institutional district will introduce a higher intensity of land use, resulting in increased traffic generation and localized congestion at the intersection of N. Old Wire Road and W. Skillern Road. While the potential for higher intensity and vehicular volume represents a notable change from the existing single-family residential pattern, these impacts are insufficient to warrant denial of the request. Because a rezoning application is evaluated on the broad compatibility of the proposed district and its allowable uses, detailed mitigation of these infrastructure demands is deferred to the development review phase. Consequently, mandatory street improvements and the expansion of City sewer services will be evaluated for any future site development.**

RECOMMENDATION: Planning staff recommends forwarding RZN-2026-0017 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 8, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

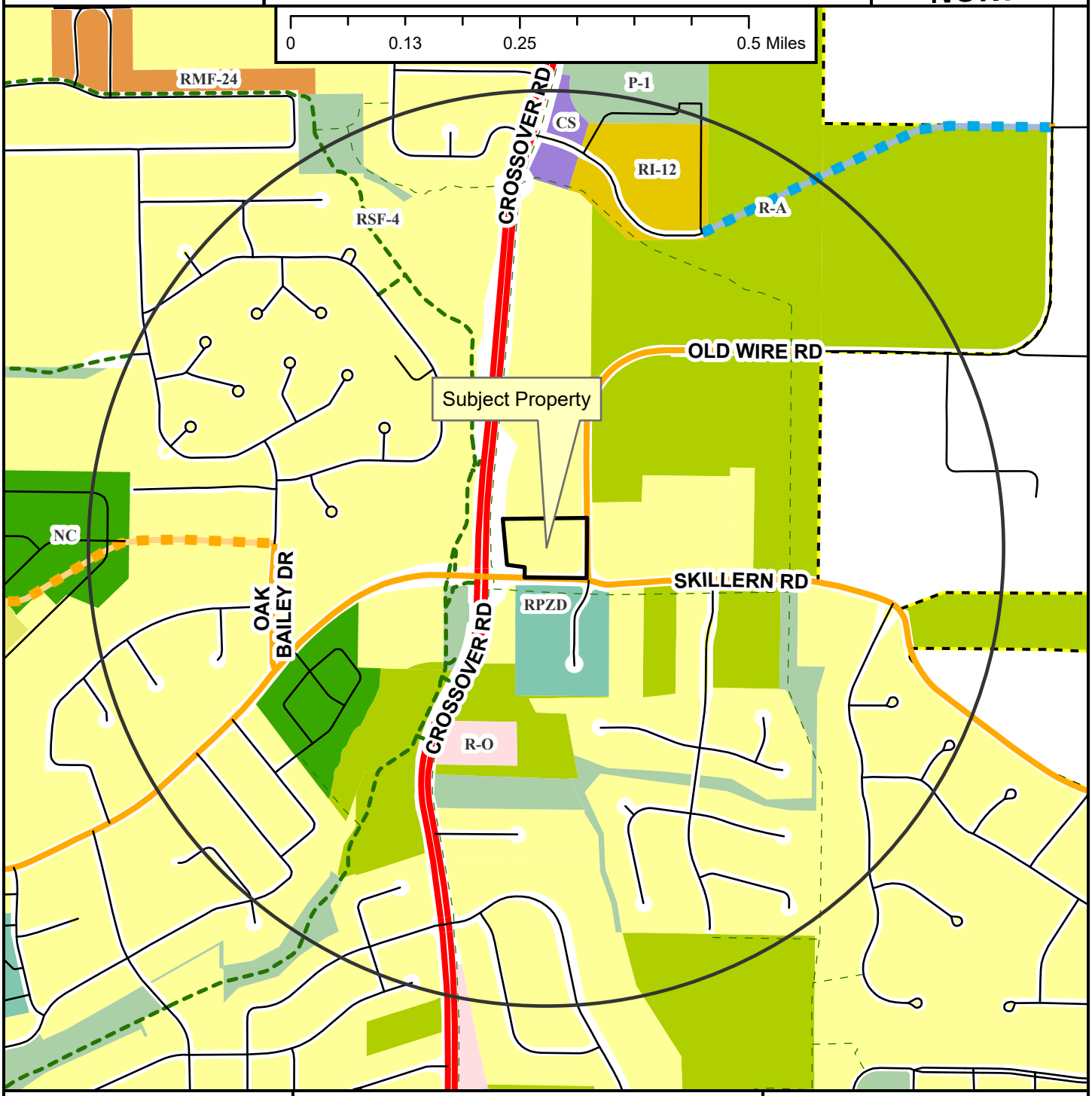
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.32 District P-1, Institutional
  - §163.05 Child Care; Nursery School
- Staff Exhibits
  - Long-Range Planning Memo
- Applicant Exhibits
  - Request Letter

RZN-2026-0017

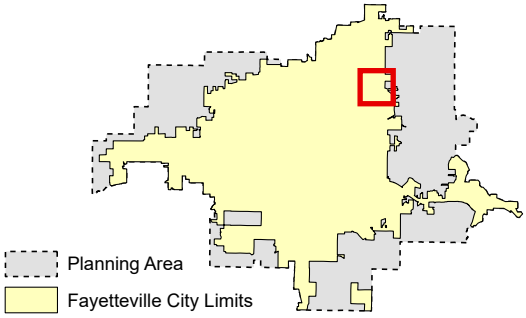
One Mile View

3105 N OLD WIRE RD

NORTH



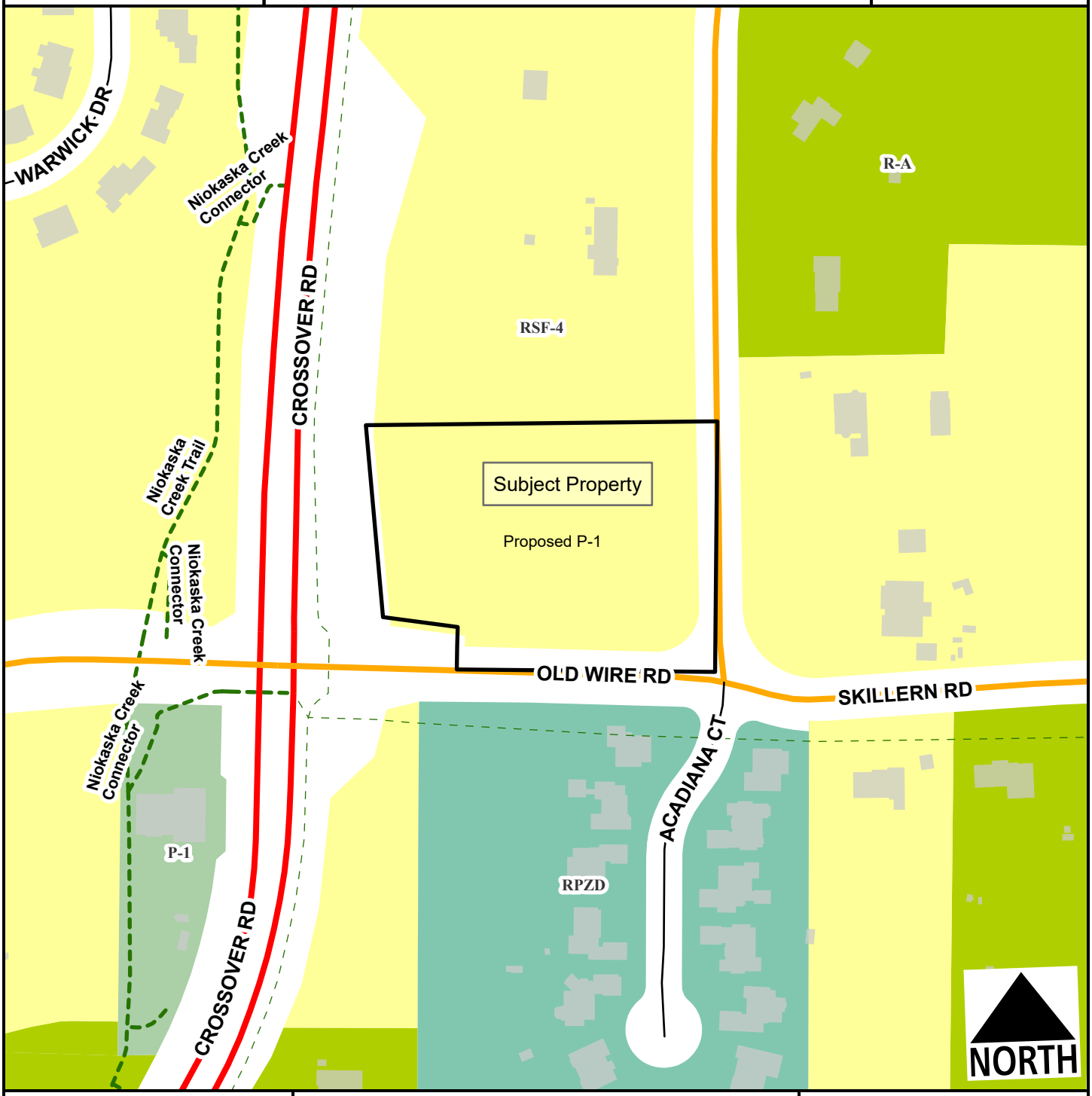
Regional Link
Neighborhood Link
Unclassified
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



RZN-2026-0017

Close Up View

3105 N OLD WIRE RD



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
P-1	0.0	3.5
RSF-4	3.0	0.0

Total 3.5 ac

RZN-2026-0017

Current Land Use

3105 N OLD WIRE RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

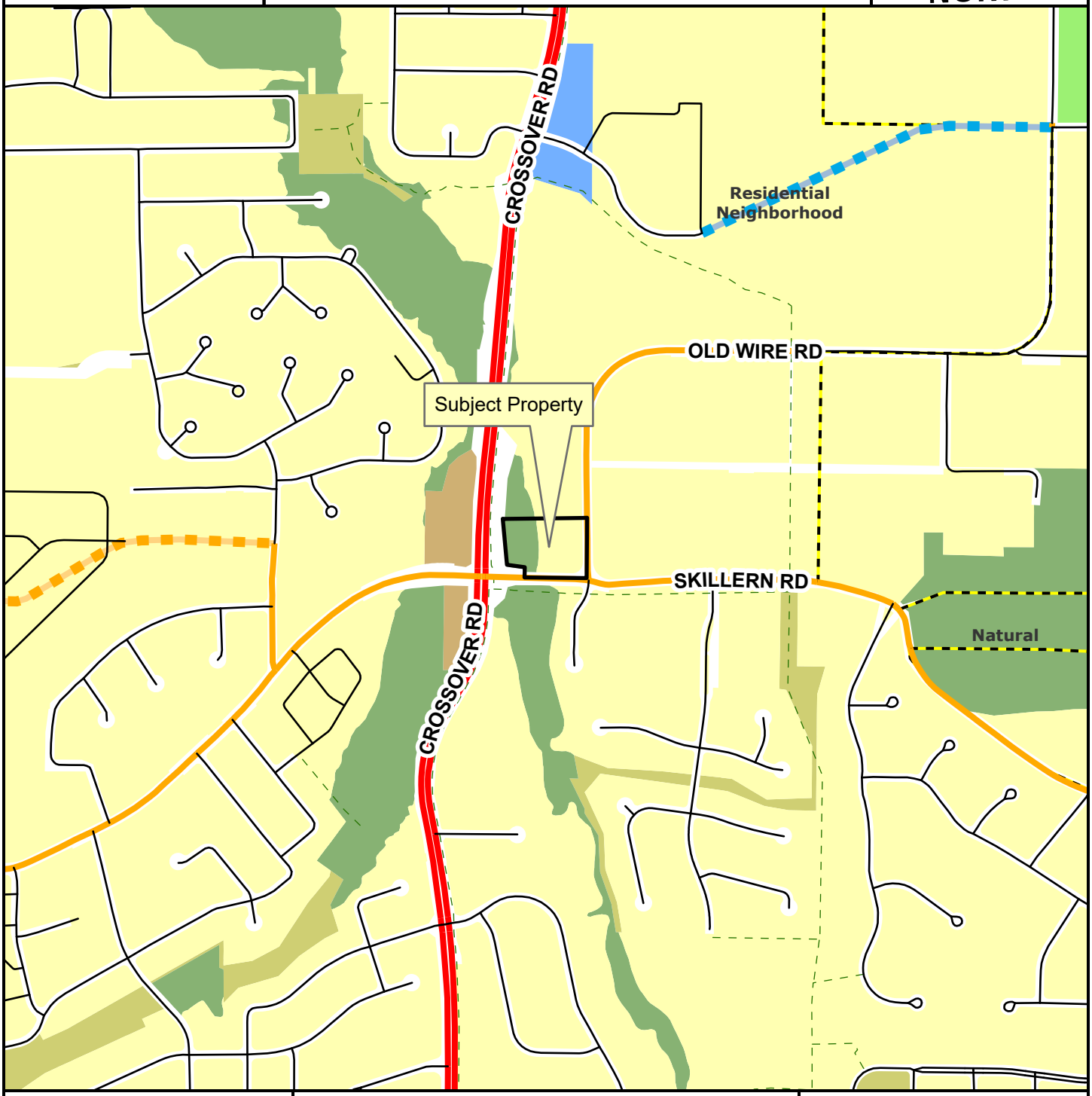
- 100-Year Floodplain
- Floodway

RZN-2026-0017

Future Land Use

3105 N OLD WIRE RD

NORTH



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

Feet

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

1:10,000

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

161.07 - District RSF-4, Residential Single-Family — Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two-family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.32 - District P-1, Institutional

(A) *Purpose.* The Institutional District is designed to protect and facilitate use of property owned by public and religious institutions. Larger facilities and institutions may still use historical setback regulations, but public and religious institutions may also choose to use urban form with build-to zones and minimum buildable street frontage allowing administrative approval.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
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 12b	General business
Unit 20	Commercial recreation, large sites
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 42	Clean technologies
Unit 48	Private dormitories

(C) *Density.* None.

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

(E) *Setback Regulations.*

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

Urban Form Setback Regulations

Front	A build-to zone that is located between 10 feet and a line 25

	feet from the front property line
Side and rear	None
Side and rear, when contiguous to a single-family residential district	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	6 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 side boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over two (2) stories shall be equal to the difference between the total height of that portion of the building, and two (2) stories.

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 60% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

163.05 - Child Care; Nursery School

All such establishments, other than Registered Child Care Family Homes authorized pursuant to Section 164.24 of the Unified Development Code, shall be located on lots which:

(A) *Minimum Lot Area.* Contain a minimum lot area of 250 square feet per child.

(B) *Minimum Outdoor Play Space.* Provide a minimum outdoor play space of 75 square feet per child, calculated on the basis of the number of children occupying the outdoor play space at one (1) time.

(C) *Number of Children.* In an RSF zone, a child care facility may be approved as a conditional use of no more than ten (10) children, or the number of children approved by the state's licensing board, whichever is fewer.

(Code 1965, App. A., Art. 7 (7); Ord. No. 1747, 6-29-70; Ord. No. 2604, 2-19-80; Code 1991, §160.082; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4489, 6-3-03; Ord. No. 6440, §3, 5-18-21; Ord. No. 6689, §2, 10-3-23)

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 8, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0017**

BACKGROUND:
The applicant requests to rezone approximately 3.53 acres of a larger 8.7 acre site from RSF-4, Residential Single-Family to P-1, Institutional. 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.

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:
Zoning History:
The subject property was annexed into the City in 1967 (Ord. No. 1556). Then on June 29, 1970, Council enacted a new zoning map and set of districts and zoning requirements for the city (Ord. No. 1747). This map shows the subject property as zoned into the low-density "R-1" zoning district, which was subsequently translated to "RSF-4" with the adoption of the city's Unified Development Code in 2003.

City Plan 2040 and Future Land Use Plan:
The area is designated as "Residential Neighborhood" on the Future Land Use Map, which are "primarily residential in nature" but also "incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods… on corners and along connecting corridors." The request aligns with this designation by adding institutional uses to the portion of the property at the northeast corner of Old Wire Rd. and N. Crossover Rd. This would maintain the potential for complete development that offers resources and services to the surrounding neighborhood, like schools and churches. This meets goals 1, 2, & 3 of City Plan 2040 for complete development in areas already supported by infrastructure.

4iE Engineering

P.O. Box 56, Cave Springs, AR 72718 Phone: (479)381-1066 Email: jfourie@4ie.engineering

April 24, 2026

Planning Division
Development Services Building
125 West Mountain Street
Fayetteville, AR 72701

RE: Mobius Learning Academy
Rezoning Request
Fayetteville, AR

To whom this may concern:

I am writing on behalf of my client, Mobius Learning Academy, Inc. to request a Rezoning of the southern 3.53 ac or the total 8.7 ac owned by the Owen Family Trust from RSF-4 to P-1. This will not change the zoning of the remainder of the property.

Mobius Learning Academy, Inc. is a childcare facility providing after-school care for children. This will be a new facility with the potential of approx. 300 students. This project would fall under Use Unit 4 as a childcare center or school.

District P-1, Institutional District is designed to protect and facilitate use of property owned by public and religious institutions. Larger facilities and institutions may still use historical setback regulations, but public and religious institutions may also choose to use urban form with build-to zones and minimum buildable street frontage allowing administrative approval. Use Unit 4, Cultural and Recreational Facilities, is a permitted use by right in the P-1 district.

Please let me know if you have any questions.

Sincerely,

Jason Appel, P.E.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING: June 8, 2026

SUBJECT: **CPL-2026-0008: Conceptual Plat (602 N FRISCO AVE/DOTSON WILLIAMS GRIGGS LLC, 444):** Submitted by FLINTLOCK, LTD CO for the property located at 602 N FRISCO AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOURUNITS PER ACRE and contains approximately 1.20 acres. The request is for a 30-unit townhome development.

RECOMMENDATION:
Planning Commission to provide feedback to the applicant on the request.

RECOMMENDED MOTION:
No recommended motion; the applicant only requests Planning Commission comments.

BACKGROUND:
The subject property is in central Fayetteville on N. Frisco Avenue between W. Prospect Street and W. Maple Avenue. Zoned RMF-24, Residential Multi-Family, 24 Units per Acre, the property contains multiple parcels for a total of approximately 1.20 acre. The property is currently mostly undeveloped with significant tree canopy and is currently frequently used as unsanctioned parking. To the south of the property, a new University of Arkansas sorority house is under construction. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1: Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	RMF-24, Residential Multi-Family, 24 Units per Acre
South	Under construction (Sorority House)	RMF-40, Residential Multi-Family, 40 Units per Acre
East	Single-Family	RSF-4, Residential Single-Family, 4 Units per Acre
West	Frisco Trail/Arkansas Missouri Railroad	P-1, Institutional; RMF-40, Residential Multi-Family, 40 Units per Acre

Proposal: The applicant requests Planning Commission comments on a proposed development that would include 30 residential units.

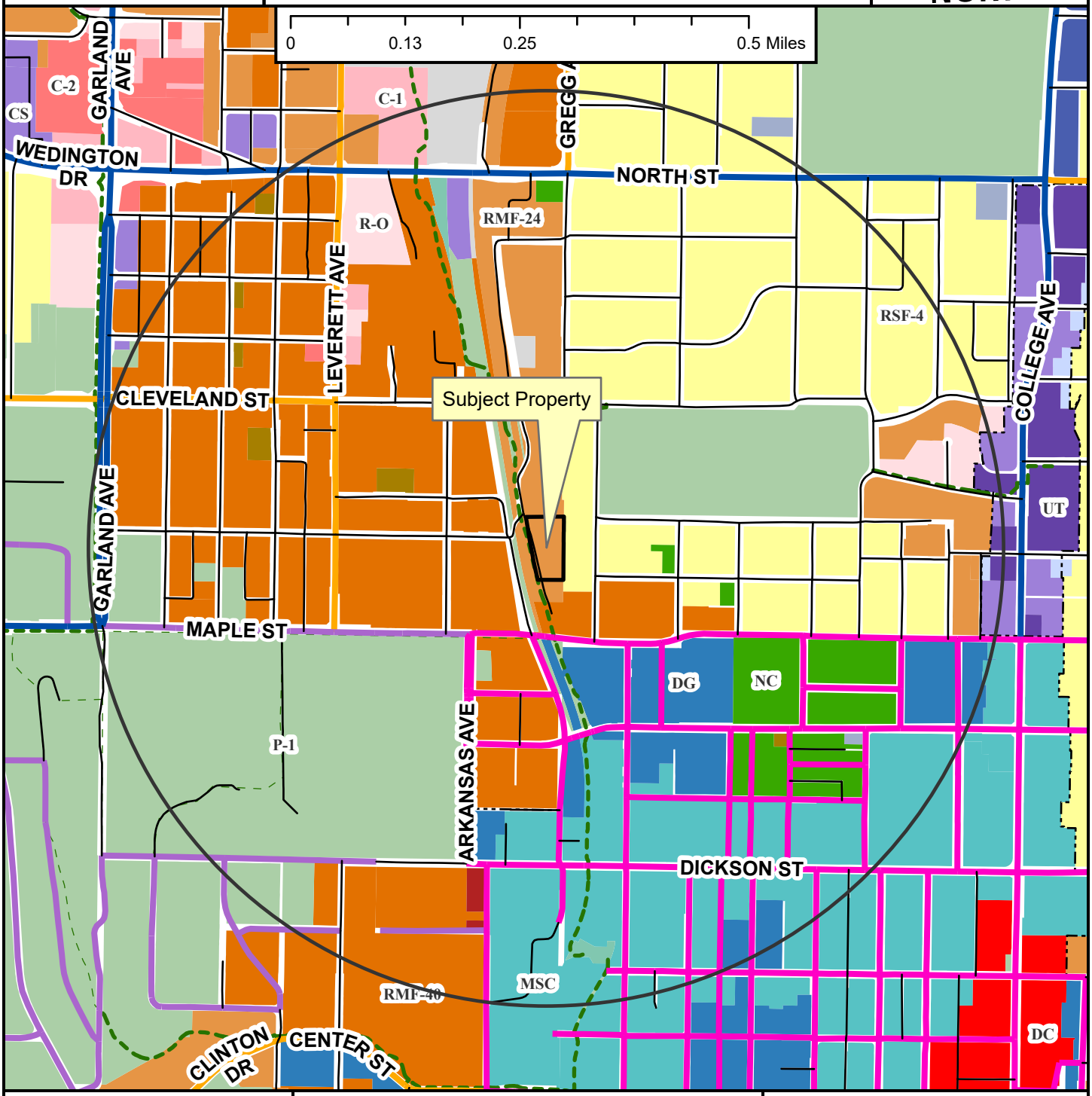
Attachments:
- One Mile Map
- Close Up Map
- Current Land Use Map
- Applicant Request Documents
- Staff Comments

CPL-2026-0008

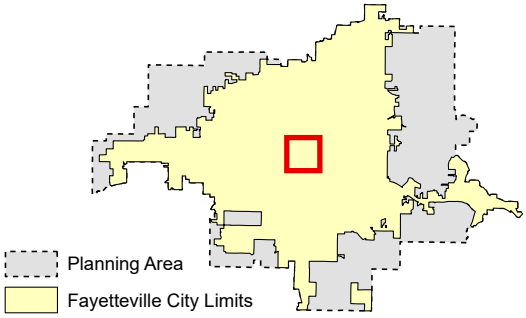
One Mile View

602 N FRISCO AVE

NORTH



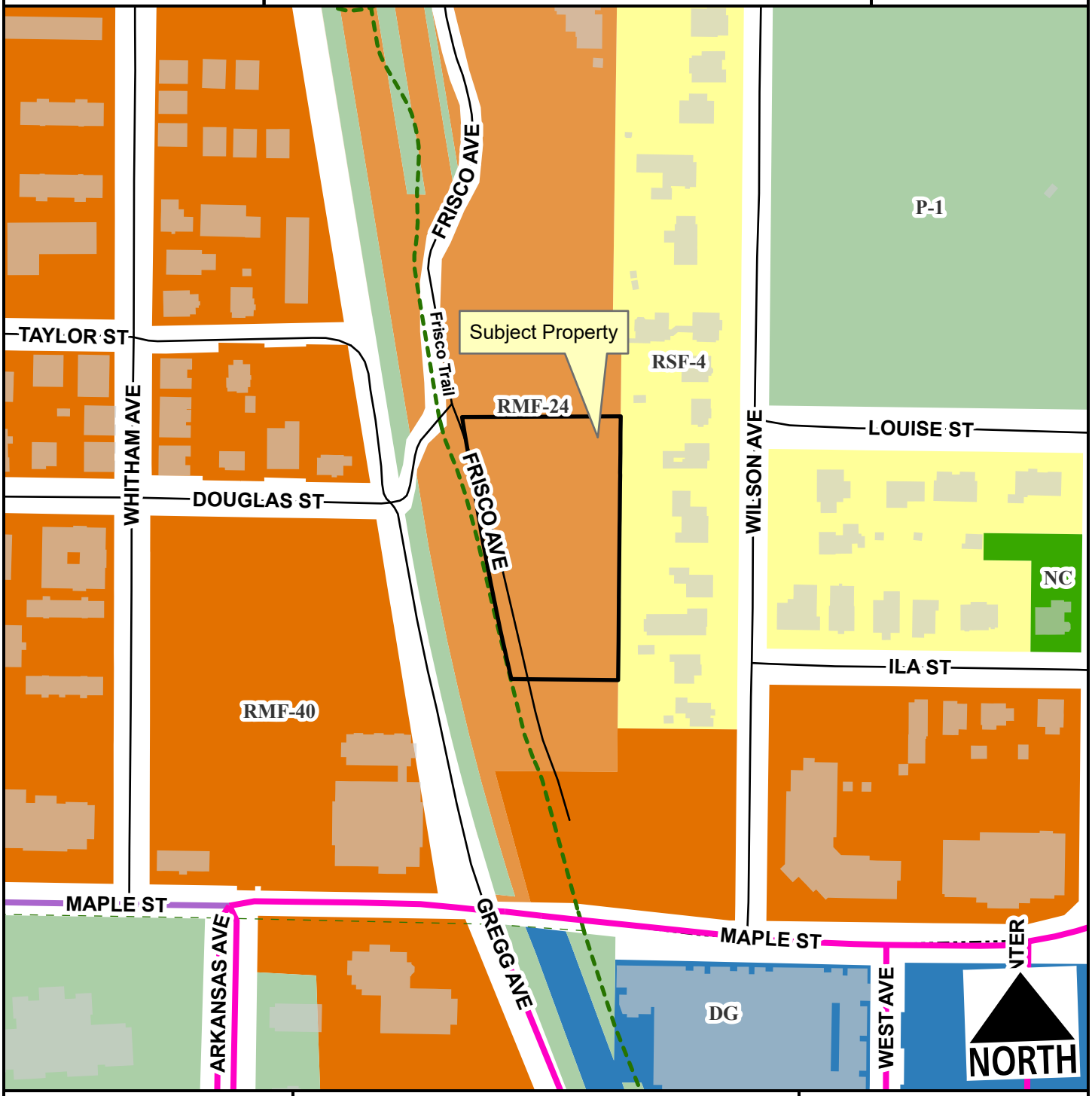
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



CPL-2026-0008

Close Up View

602 N FRISCO AVE



- Institutional Master Plan
- Urban Center
- Residential Link
- Planning Area
- Fayetteville City Limits
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District

Feet

0 75 150 300 450 600

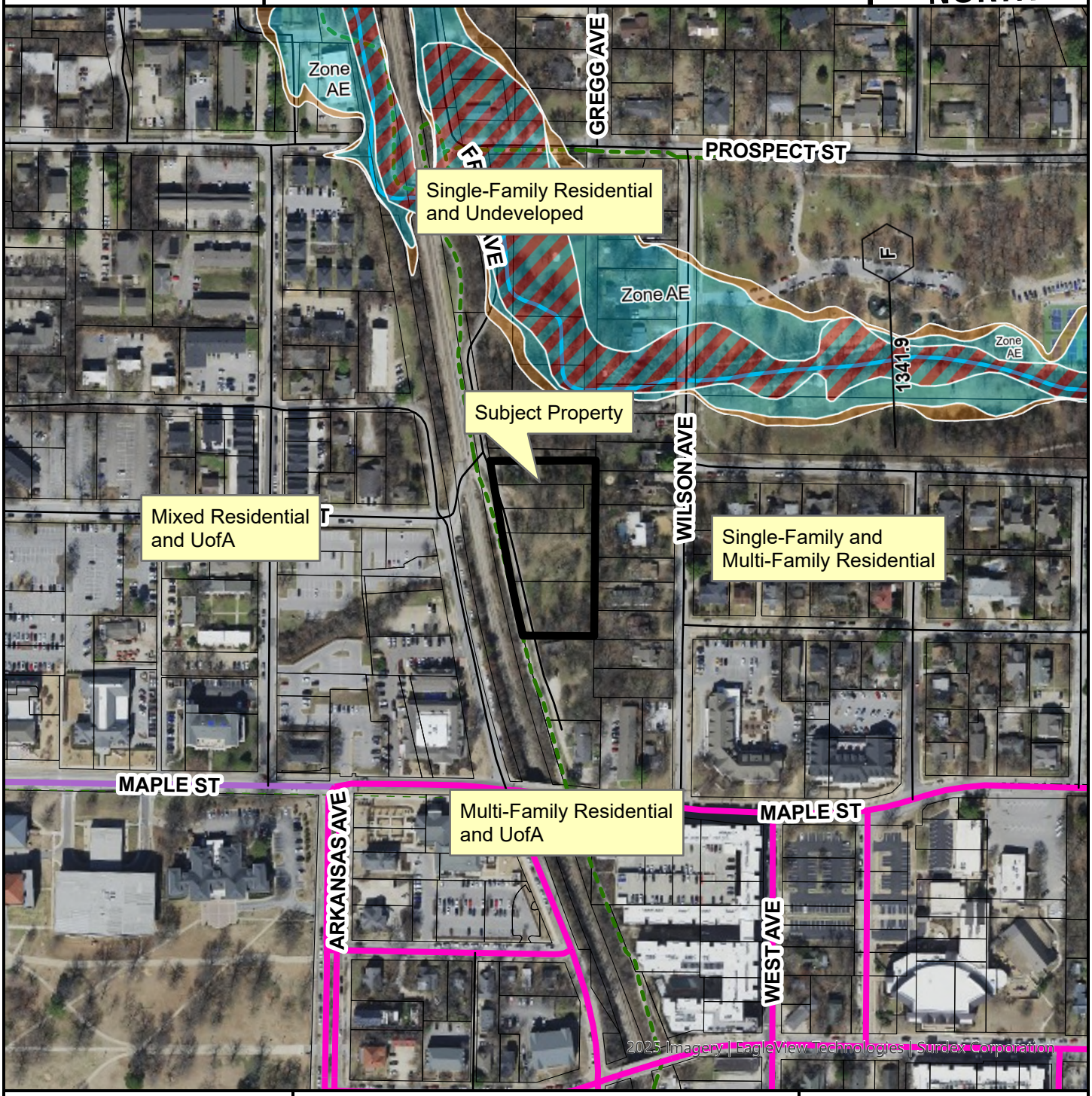
1:2,400

CPL-2026-0008

Current Land Use

602 N FRISCO AVE

NORTH



- Institutional Master Plan
- Urban Center
- Unclassified
- Alley
- 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

28 April 2026

RE: WRITTEN NARRATIVE, CONCEPTUAL PLAT
GREENWAY CRESCENT

Dear Planning and Engineering Staff, Neighbors, and Elected and Appointed Officials
for the City of Fayetteville,

We are working on the property east of Frisco trail, just north of Maple Street. Our clients own 1.31 acres in that area. The property is zoned RMF24, which allows 24 dwelling units per acre, four bedrooms per dwelling unit, and has a height limit of five stories. The site is adjacent to a heavily wooded area to the east, by a City of Fayetteville owned property to the north, and by the Alpha Phi sorority house to the south, which is currently under construction.

Friso Avenue in that area is narrow (less than the 20' required width for fire access) and has curb and gutter on the west side only. The east side of Frisco Avenue is an area that is being used as unregulated parking:



Our approach to the design of this area is as follows:

1. Create a significant landscape feature along the Frisco Trail frontage. We are proposing an arced stormwater basin that is framed by an array of redbud trees. We have proposed a statue, or other piece of public art, as the centerpiece of this small pocket park.

2. Preserve and enhance the tree canopy on the eastern boundary or our site.

3. Create a charming 20' wide private lane that would bisect the site. The lane would be lined on both sides by three story tall townhouses. The lane bends and deflects so that the visual experience as people

pass through this area is to create a vista of the townhouse facades. This creates a superior aesthetic effect, as well as slowing automotive traffic. This lane will be built to City of Fayetteville paving standards and will have concrete roll-over curbs each side. The building eave heights will be 30' high or less and the space between building facades will be about 30', which is a one to one ratio of height to width, which creates a very pleasant sense of enclosure. We will add trees within this area to add shade, enclosure, and visual interest. Refer to page 3 for information from the Lexicon of the New Urbanism regarding street vistas and spatial definition concepts.

4. Create durable and attractive facades facing Frisco Trail and the interior lane. We have created an architectural vocabulary of brick first floors with lapped siding above. We are using steep roofs, bay windows, good proportions, decorative rafter tails, and divided light windows to create a human-scaled environment. Refer to Façade Study sheets.

5. Provide 30 townhouses on the site. These will be two bedroom floor plans, designed for families, couples or roommates. This is not intended to be a student housing project. Please refer to floor plan sheets.

6. Enhance the tree canopy. We will have multiple opportunities to plant trees in locations where they are likely to thrive.

One of our major challenges on this site is that, over time, the area has been compromised by the railroad, by utility easements, and by the shifting of the roadbed as necessary to construct Frisco Trail. Our proposal would clean up and right-size these easements and create a high quality connection between the rail crossing and the Alpha Phi house. Our intention is to leave most utilities in place, relocating only those that interfere with the design of the project or the tree canopy to the east. In general, we feel that our design represents an opportunity to go from randomness to order.

Overall, our goal is to provide much-needed housing close to campus and the downtown. We also feel that this project has the potential to enhance the trail experience and create a unique and attractive enclave for our town.

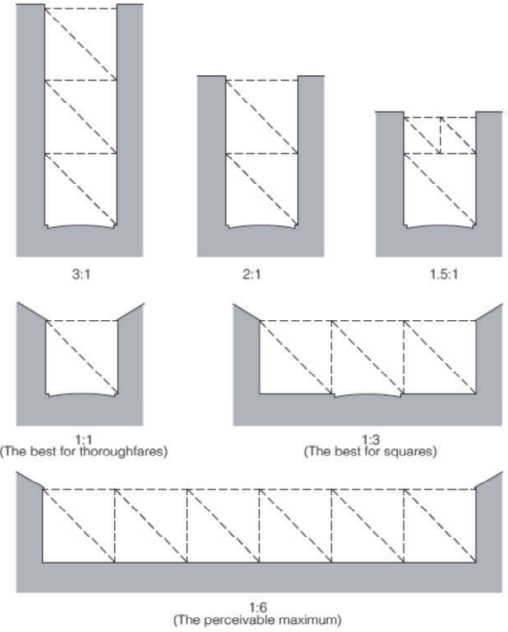
I look forward to discussing this project with you in greater detail. Please review these documents and let me know if you have any questions or concerns. I am available via email at Rob@rangeworks.co

R Sharp

Robert Sharp, Principal Architect
Range Co.

Sense of Place: a highly desirable but elusive attribute of urbanism. Its existence is notoriously unpredictable in conventional suburban design but common in traditional urban fabric. An effective sense of place is created by a judicious assemblage of a set of interdependent elements. These include building type and function, private frontages, and public streetscapes. The codes of Traditional Neighborhood Development are conceived towards the creation of a sense of place.

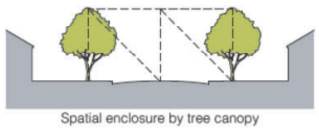
SPATIAL DEFINITION BY HEIGHT-TO-WIDTH RATIO

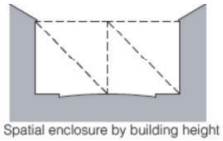


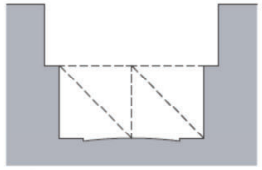
Spatial Definition: the fabric achieved when enfronting facades are aligned in a coherent manner and the defined space does not exceed a certain height-to-width ratio.

Height-to-Width Ratio: the proportion of spatial enclosure related to the physiology of the human eye. If the width of space is such that the cone of vision encompasses less street wall than open sky, the degree of spatial enclosure is slight. As a general rule, the tighter the ratio, the stronger the sense of place and, often, the higher the real estate value. See: **Sense of Place**

SPATIAL DEFINITION IN SECTION

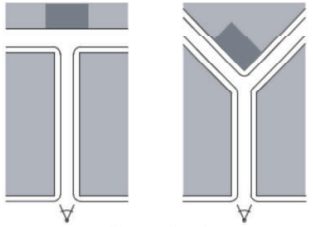

Spatial enclosure by tree canopy

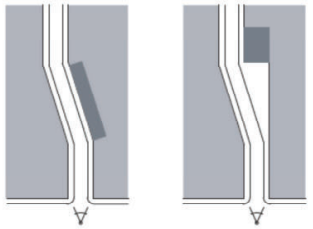

Spatial enclosure by building height


Spatial enclosure by recess line

Spatial Enclosure: the physical definition of thoroughfares and open spaces contributing to a sense of place. It is shaped, as an outdoor room, by walls of buildings: their facades. Controlling the degree of enclosure is one of the principal variables in the creation of an urban-to-rural Transect. Enclosure is adjusted through the selection of frontage types or by a build-to line specifying the minimum building frontage and the minimum building height. It can also be extended on very wide thoroughfares by aligning regularly-spaced trees to provide spatial enclosure by tree canopy.

SPATIAL DEFINITION IN PLAN


Vista terminated


Vista deflected

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on a New or Infill Community Plan is required to be designed in response to the axis. It is usually acceptable for a vista to be deflected by an angle of the thoroughfare until a suitable termination edifice can be erected. As a rule, the termination or deflection should occur with 1000 feet of any vantage point, as architectural detail beyond that distance is usually ineffective. Syn.: **street picture**

Deflected Vista: a vista terminating on a feature that inflects towards another trajectory. When one approaches that feature, the next vista should open up, rewarding exploration.

SPATIAL DEFINITION DIAGRAMS.
LEXICON OF THE NEW URBANISM. 2014.

Planning Commission
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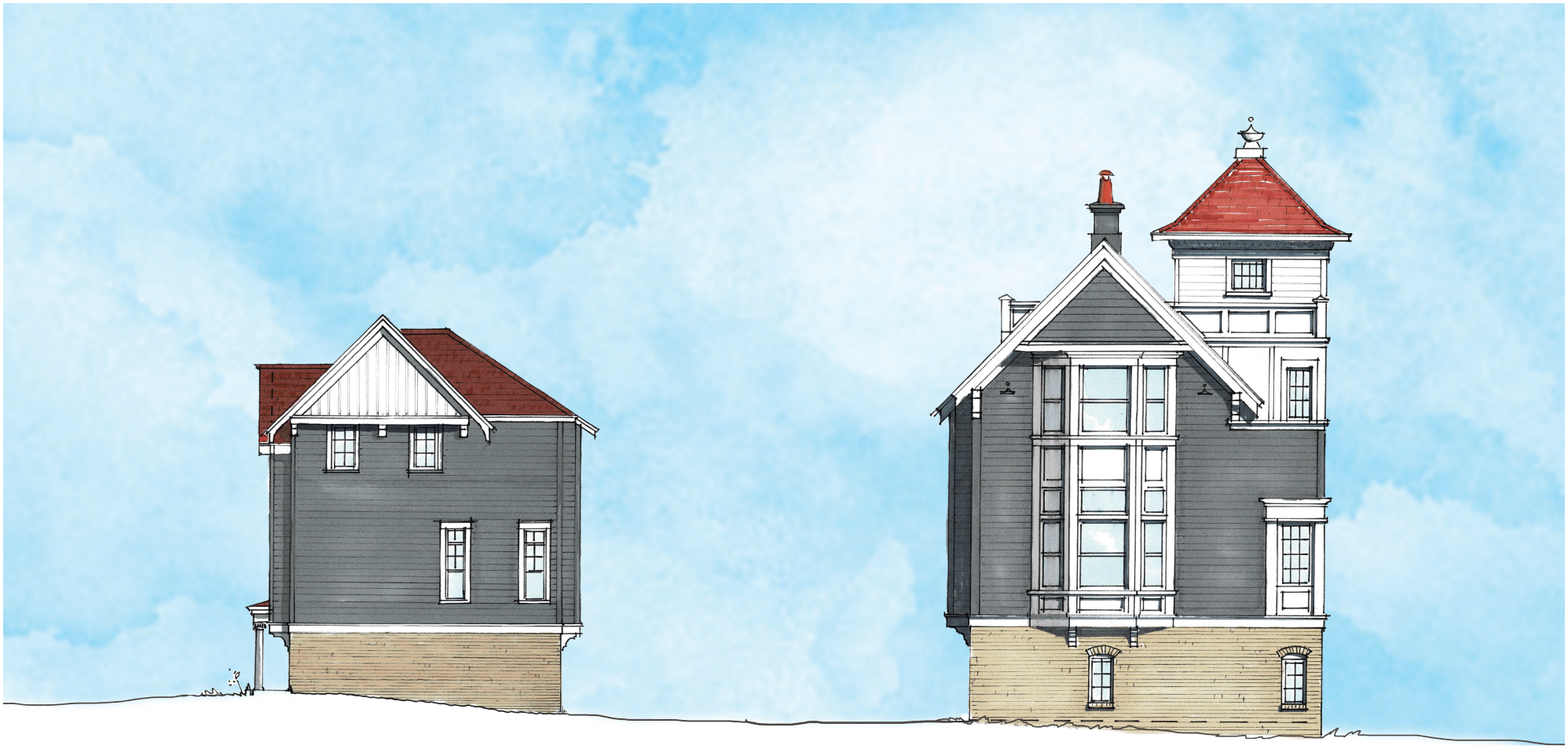
Conceptual Site Plan

Greenway Crescent

28 April 2026

RANGE
THURMOND QUINLAN & SHARP
ARCHITECTURE | LANDSCAPE | PLANNING

Planning Commission
June 08, 2026
CPL-2026-0008 (DOTSON WILLIAMS GRIGGS LLC)



TH01

TH30

Façade Study at South Entrance

Greenway Crescent

28 April 2026

RANGE
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June 08, 2026
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South Façade Study

Greenway Crescent

28 April 2026

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June 08, 2026
CPL-2026-0008 (DOTSON WILLIAMS GRIGGS LLC)
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Townhouse - West Façade Study

Greenway Crescent

28 April 2026

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June 08, 2026
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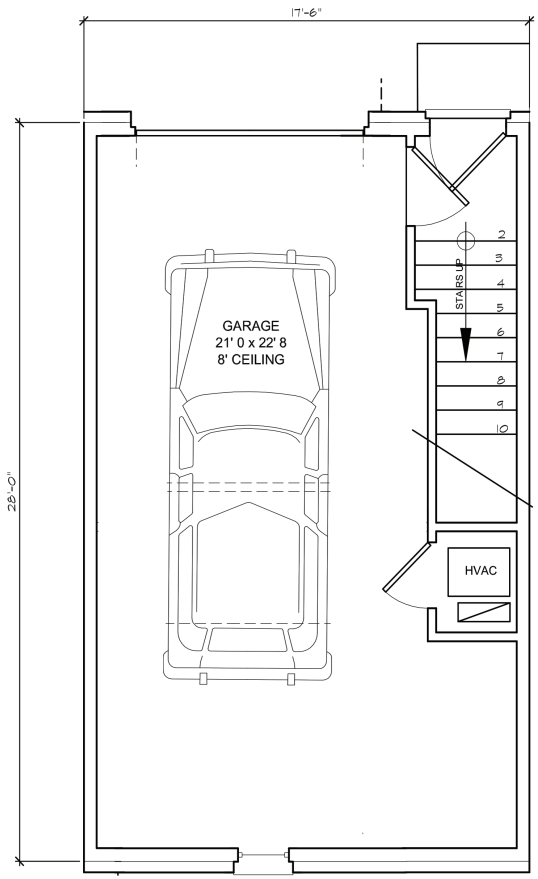
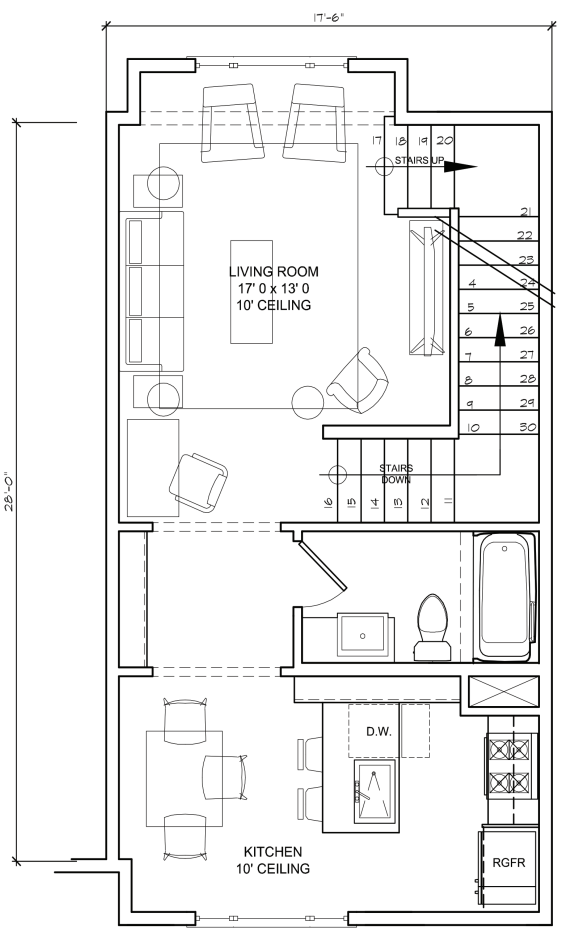
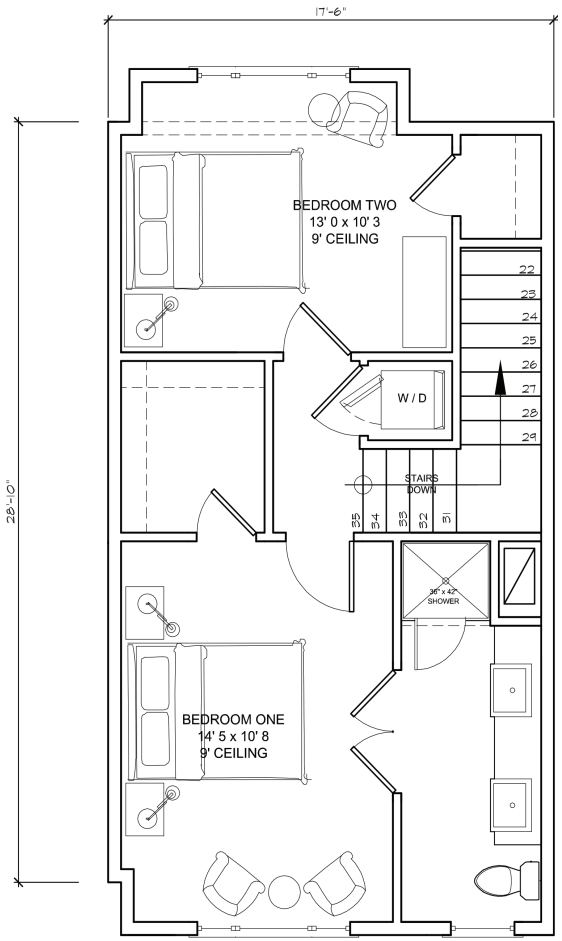


FIRST FLOOR, TH02
52 sq ft HEATED 450 sq ft UNHEATED



SECOND FLOOR, TH02
560 sq ft HEATED



THIRD FLOOR, TH02
560 sq ft HEATED

Floor Plan - One Car Garage

Greenway Crescent

28 April 2026

RANGE
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June 08, 2026
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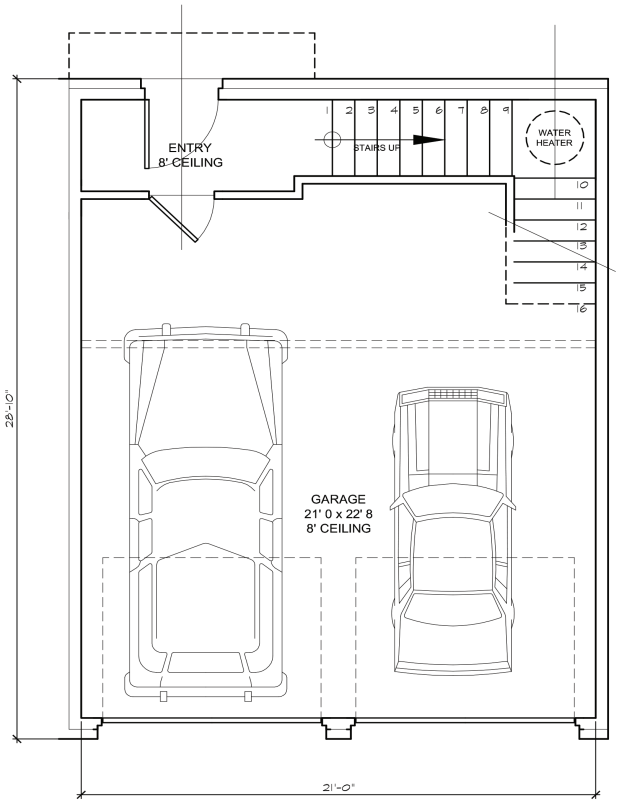

FIRST FLOOR
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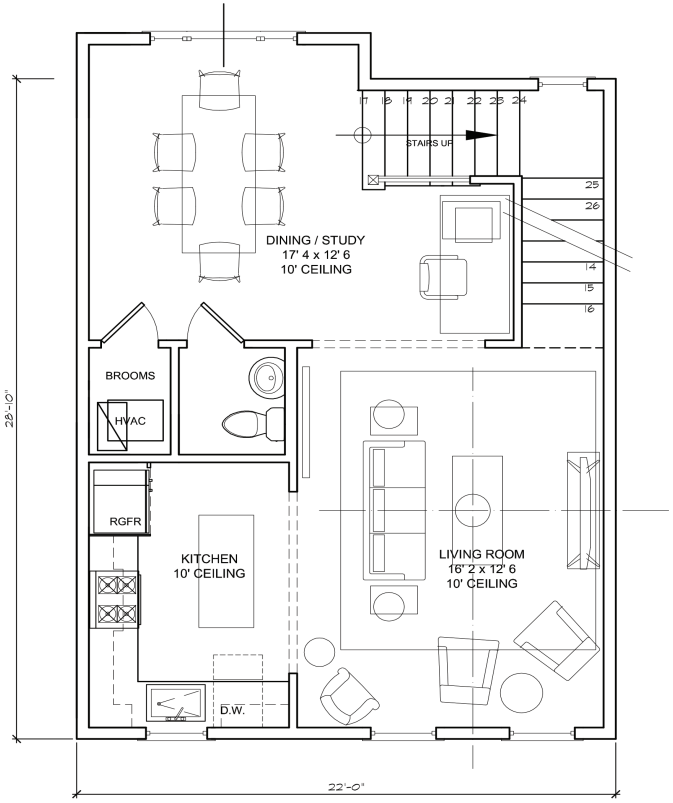

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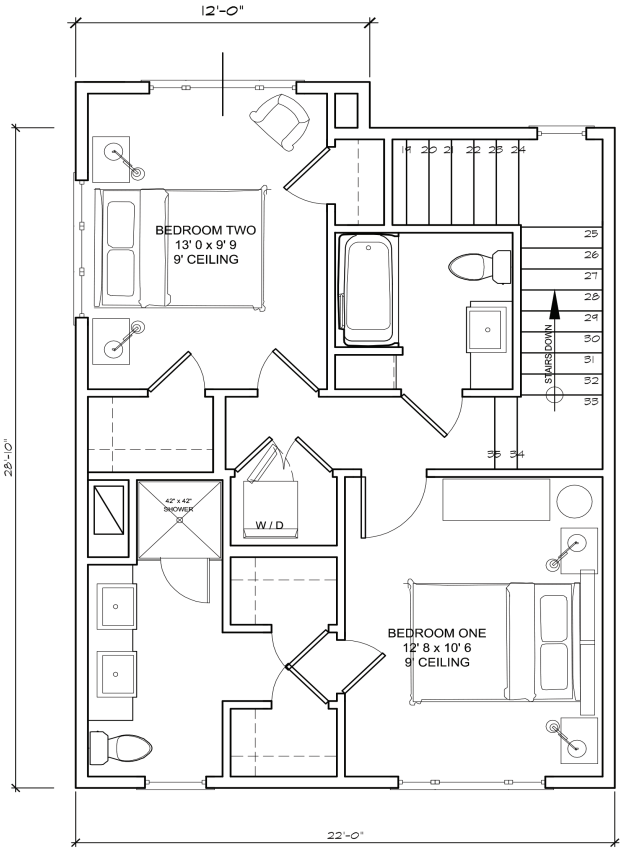

THIRD FLOOR
560 sq ft HEATED

Floor Plan - Two Car Garage

Greenway Crescent

28 April 2026

RANGE
THURMOND QUINLAN & SHARP
ARCHITECTURE | LANDSCAPE | PLANNING

Planning Commission
June 08, 2026
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Roof Deck Unit, Front Façade

Greenway Crescent

28 April 2026

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Roof Deck Unit, End Cap Façade

Greenway Crescent

28 April 2026

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Roof Deck Unit, Garage Façade

Greenway Crescent

28 April 2026

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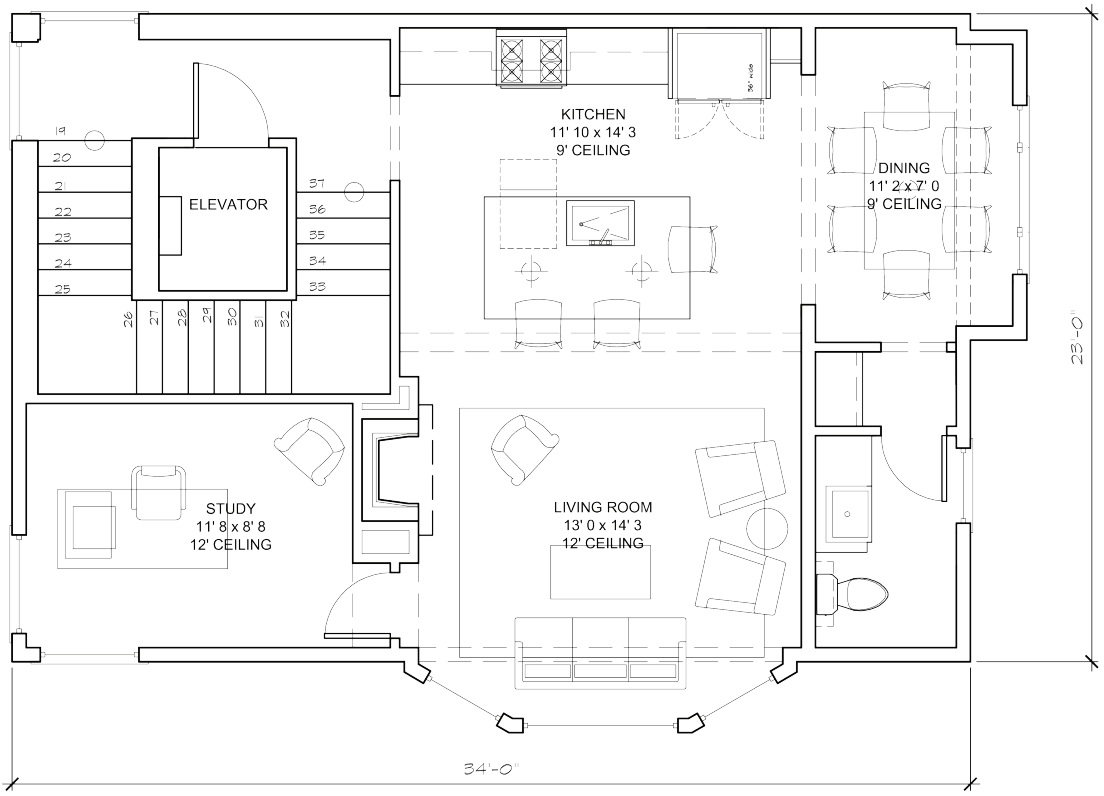
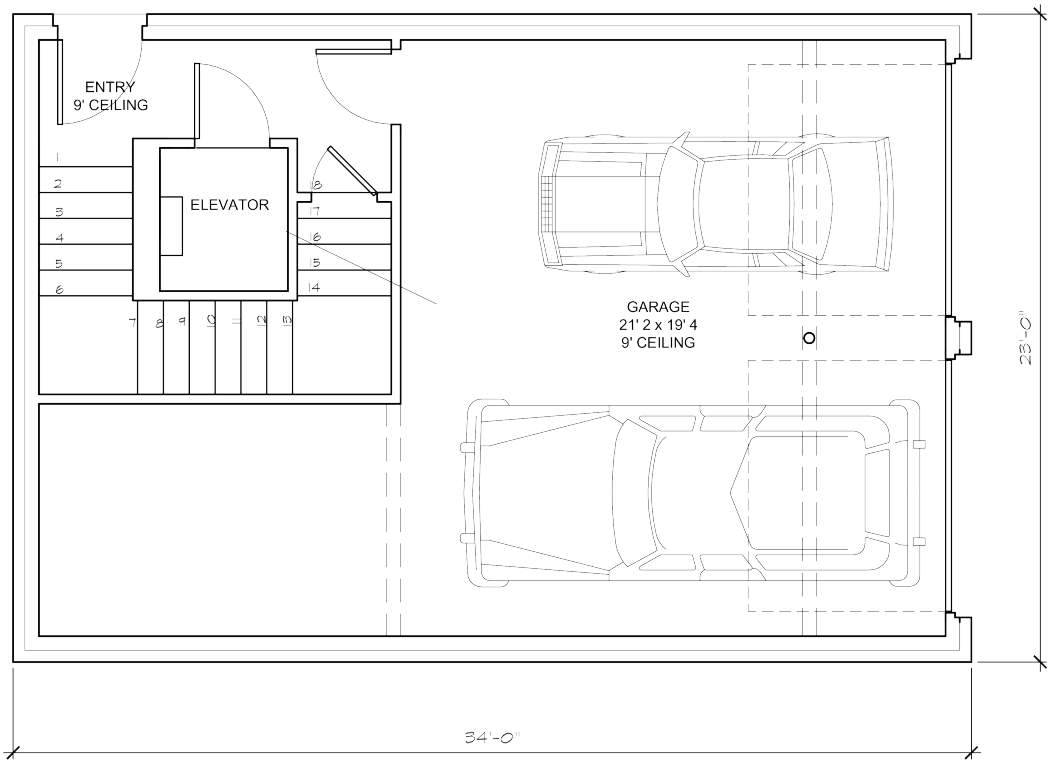


SECOND FLOOR
830 sq ft HEATED



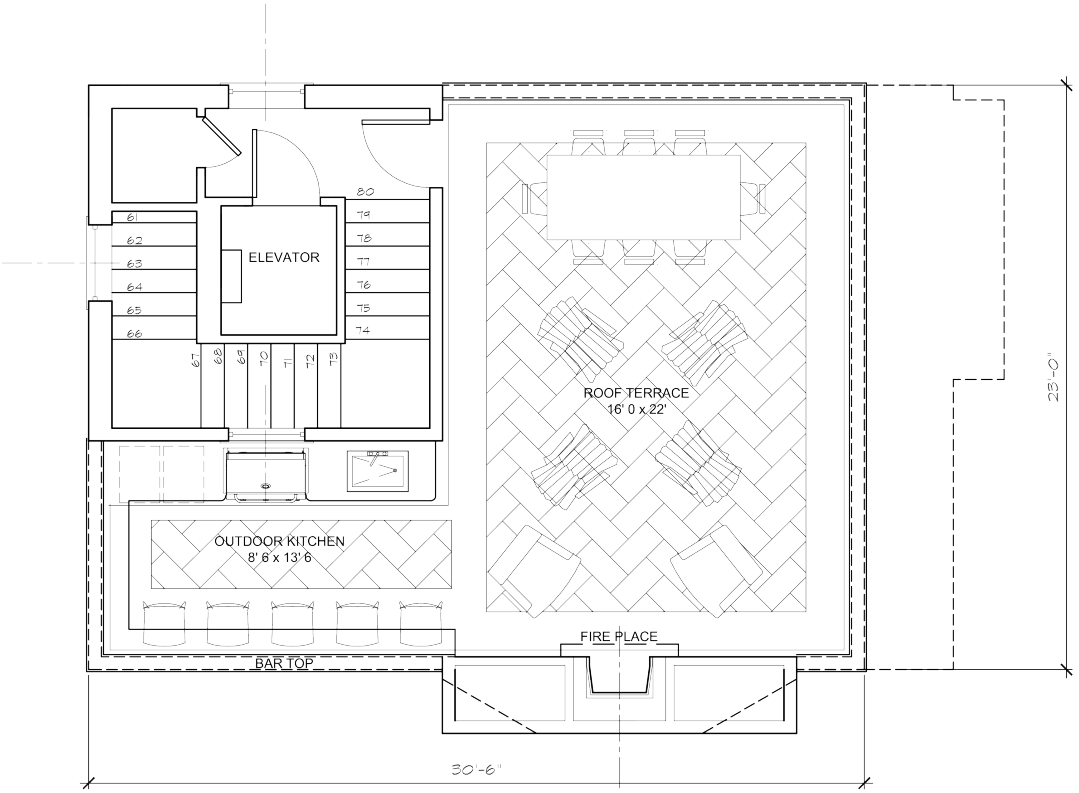
FIRST FLOOR
184 sq ft HEATED 598 sq ft UNHEATED

Floor Plans, TH06, TH19, & TH30

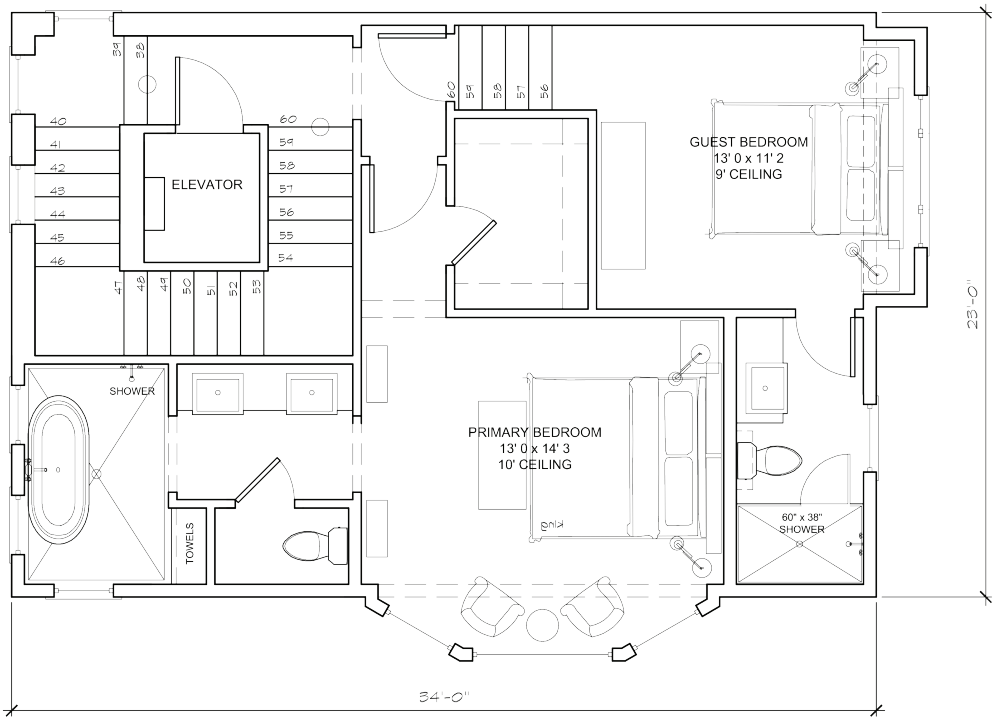
Greenway Crescent

28 April 2026

RANGE
THURMOND QUINLAN & SHARP
ARCHITECTURE | LANDSCAPE | PLANNING



ROOF LEVEL
838 sq ft HEATED



THIRD FLOOR
838 sq ft HEATED

Floor Plans, TH06, TH19, & TH30

Greenway Crescent

28 April 2026

RANGE
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Conceptual Site Plan

Greenway Crescent

28 April 2026

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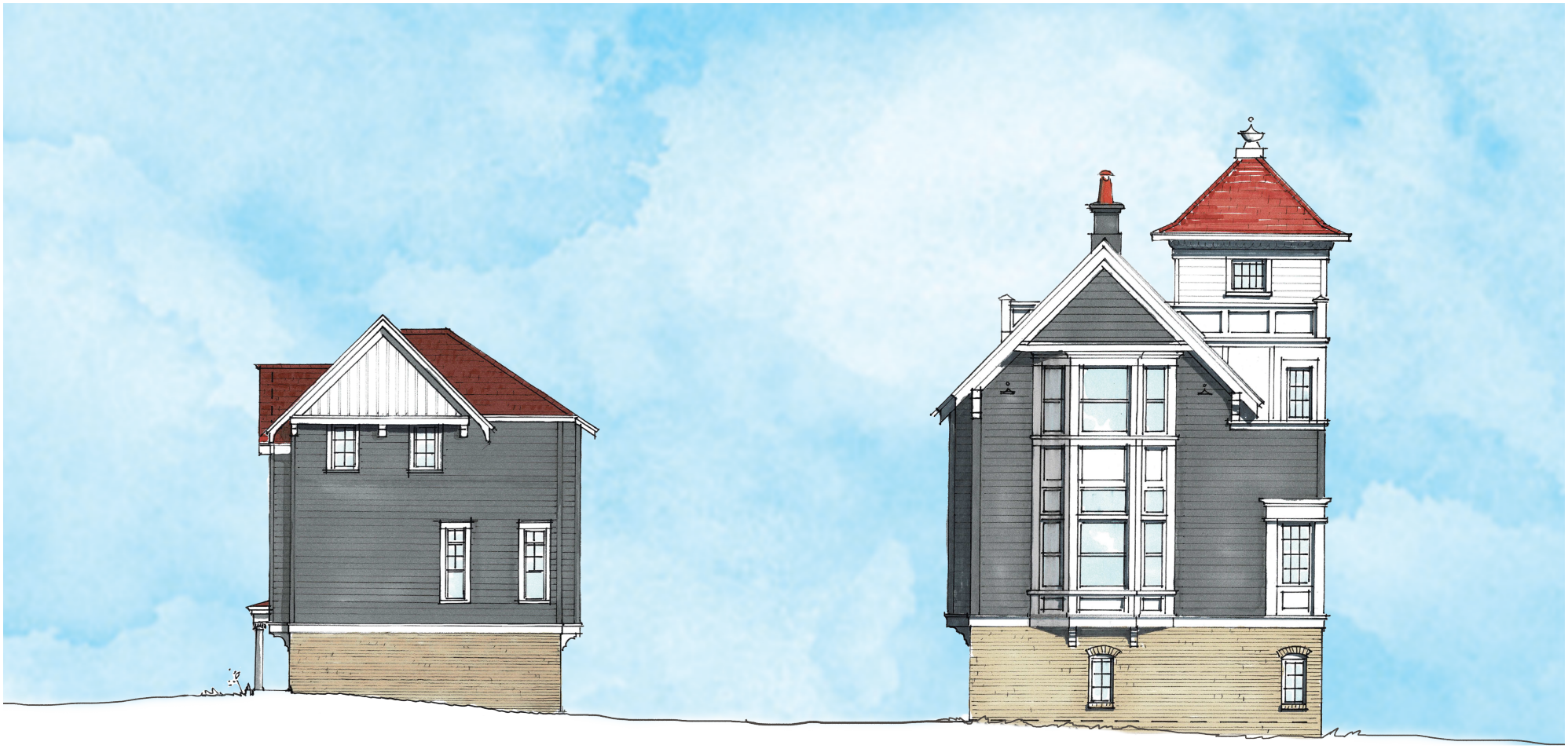
June 08, 2026
CPL-2026-0008 (DOTSON WILLIAMS GRIGGS LLC)



TH01

TH30

Façade Study at South Entrance

Greenway Crescent

28 April 2026

RANGE
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South Façade Study

Greenway Crescent

28 April 2026

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Townhouse - West Façade Study

Greenway Crescent

28 April 2026

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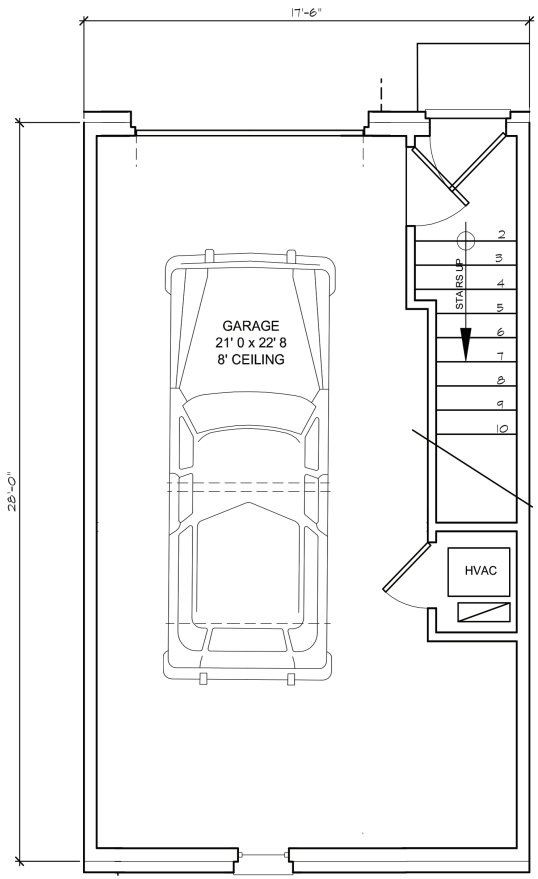

FIRST FLOOR, TH02
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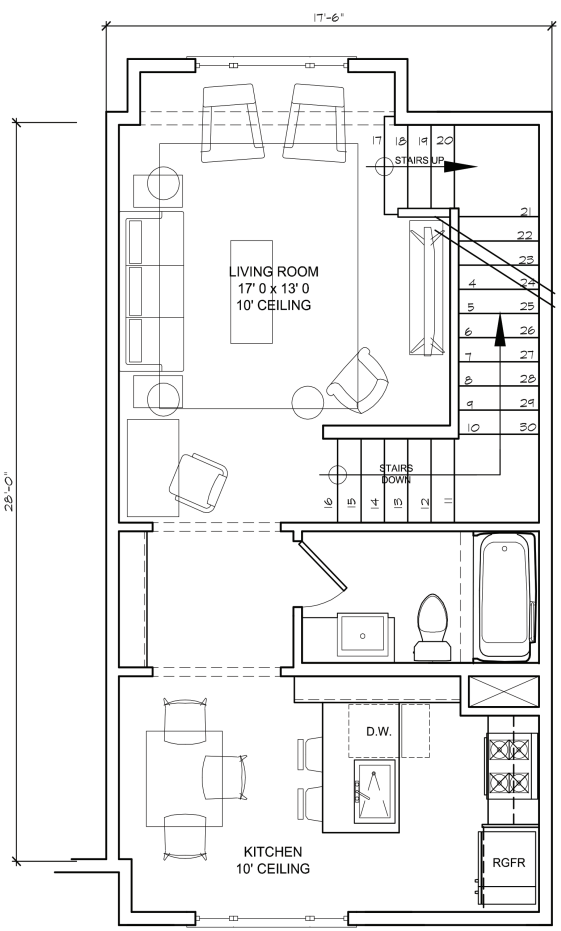
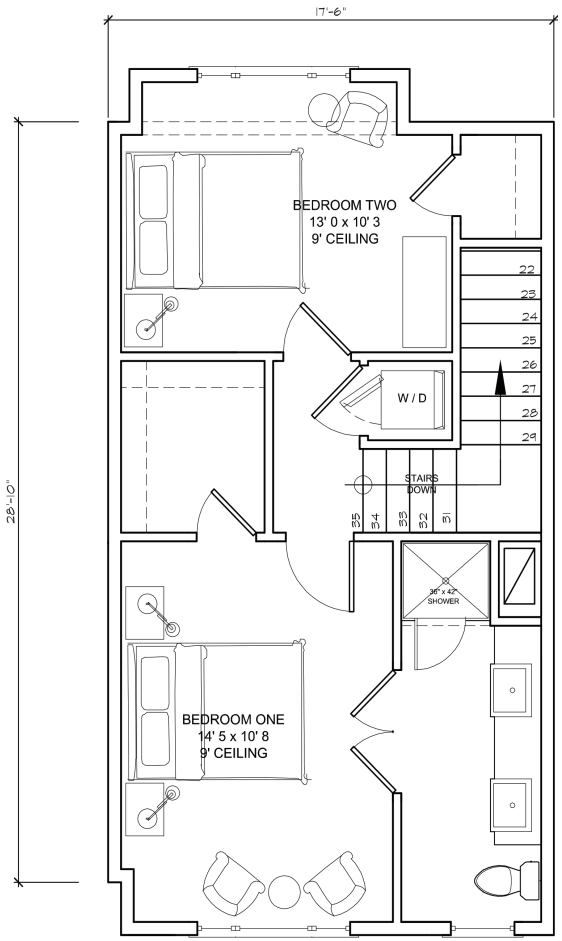


SECOND FLOOR, TH02
560 sq ft HEATED



THIRD FLOOR, TH02
560 sq ft HEATED

Floor Plan - One Car Garage

Greenway Crescent

28 April 2026

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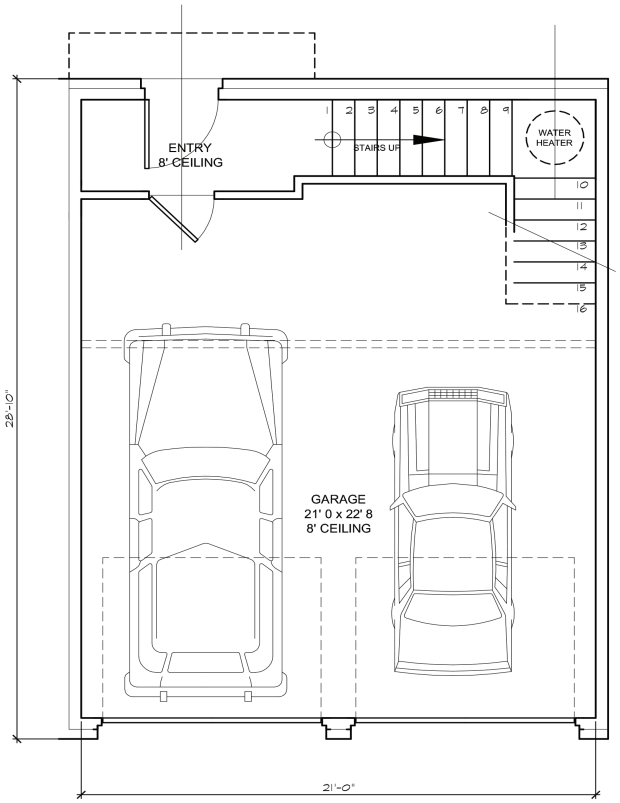

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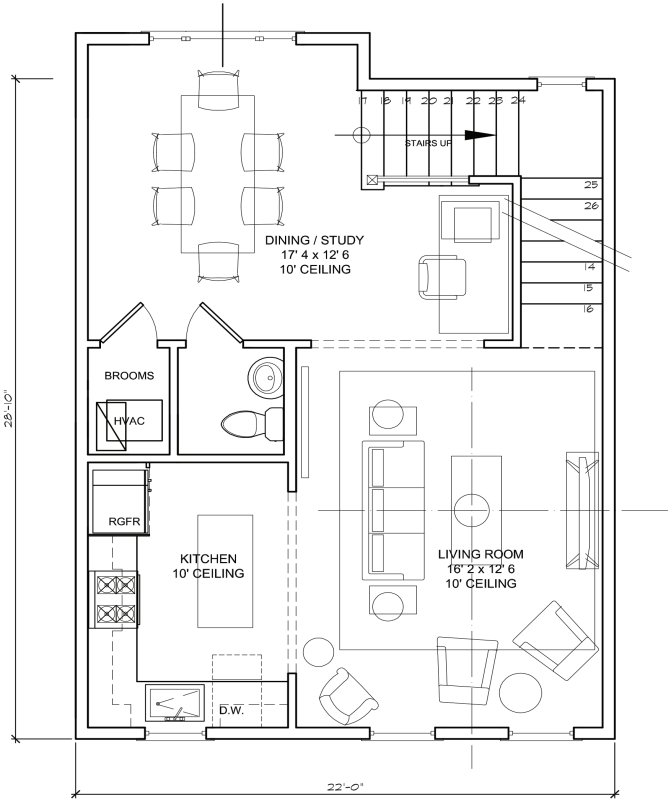

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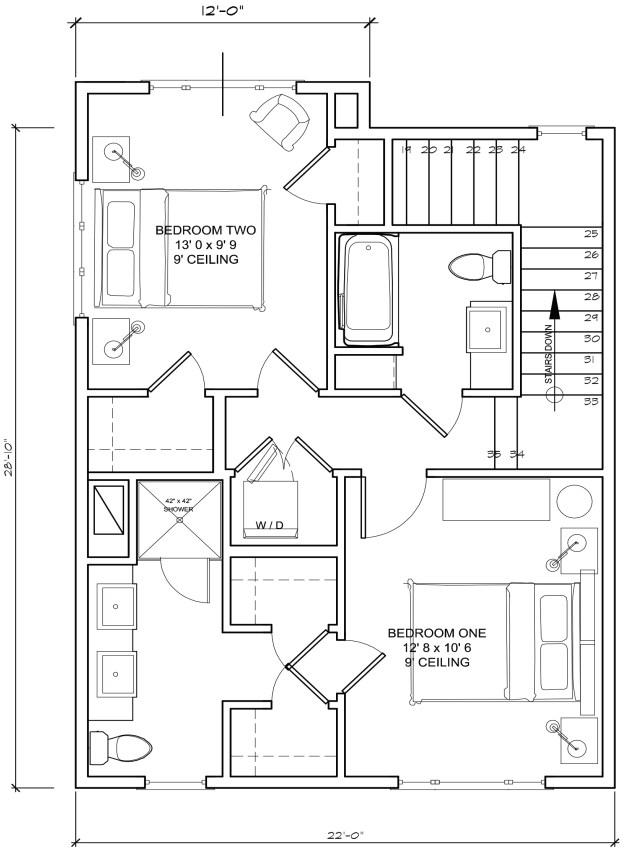

THIRD FLOOR
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Roof Deck Unit, Front Façade

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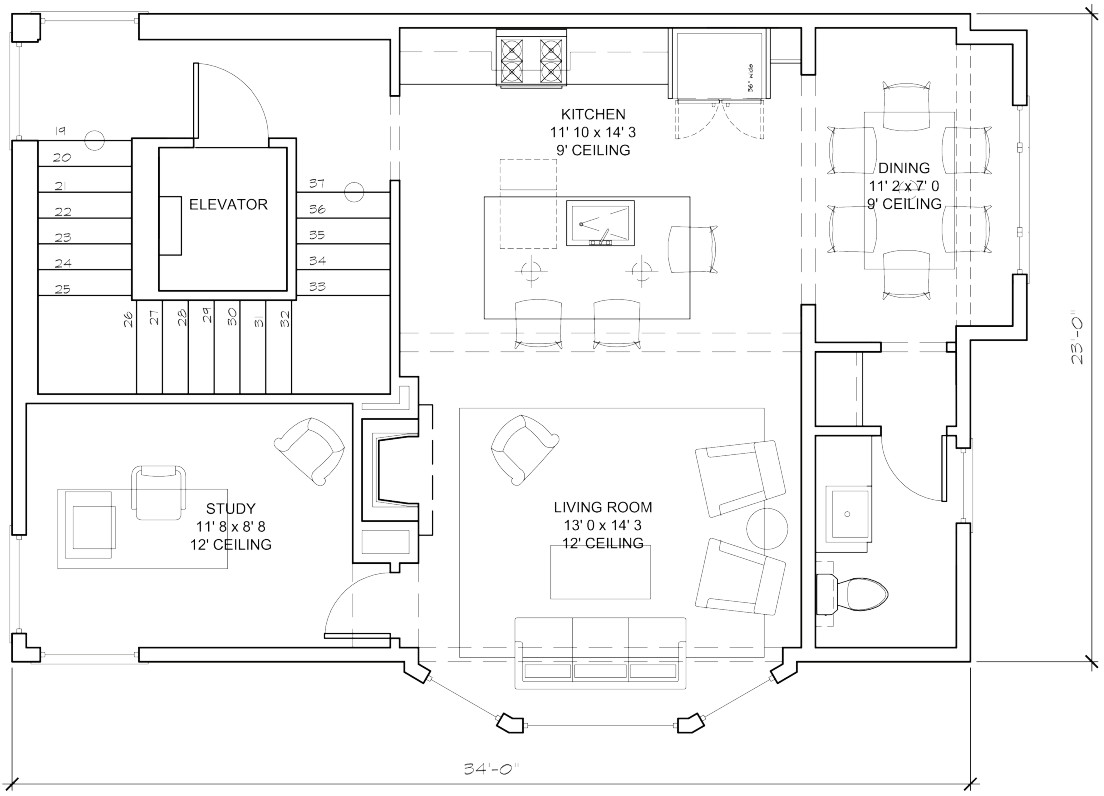

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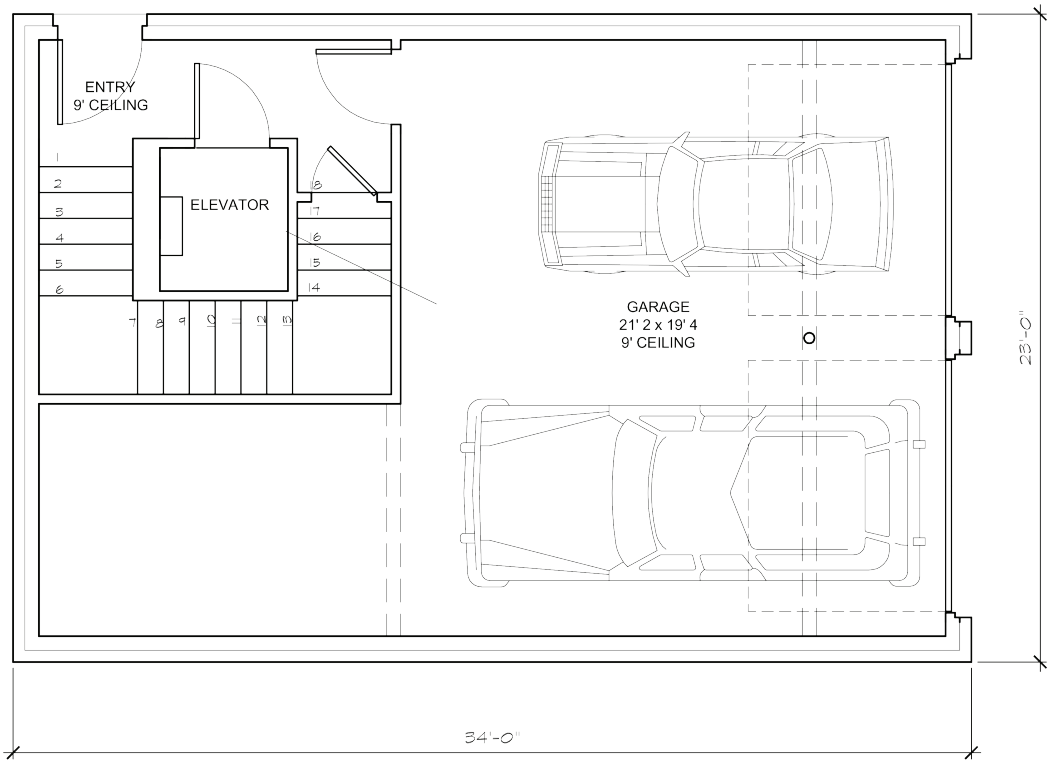

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Floor Plans, TH06, TH19, & TH30

Greenway Crescent

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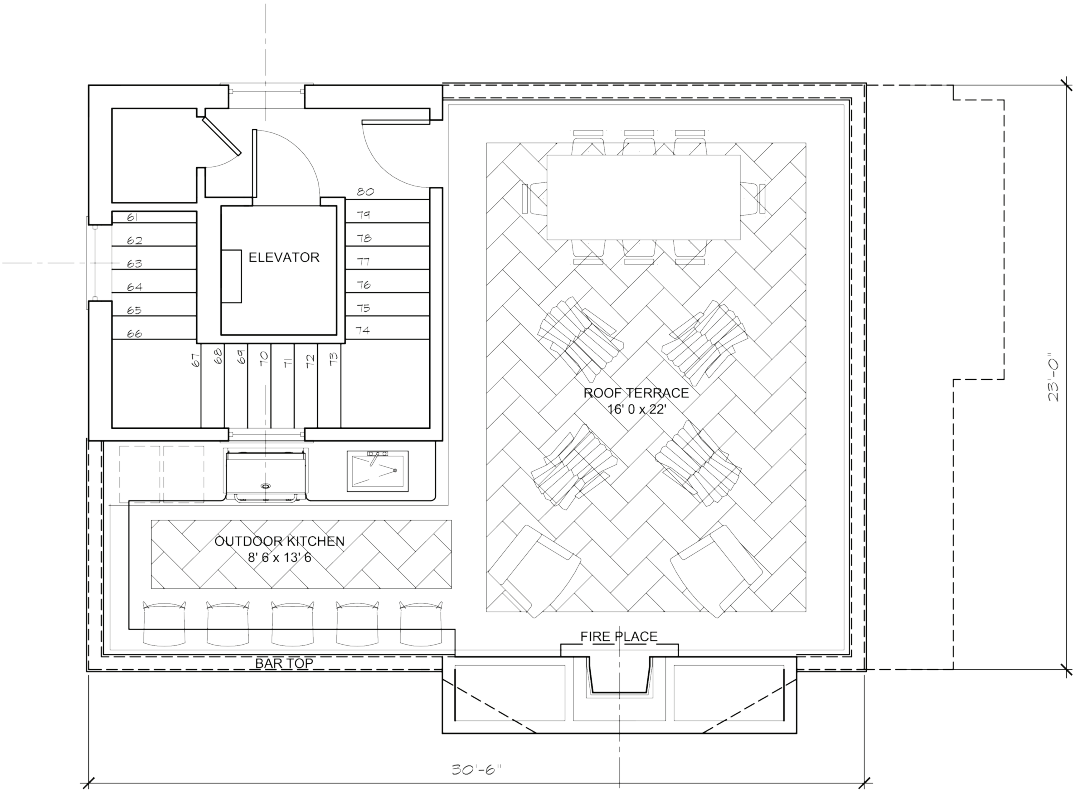

ROOF LEVEL
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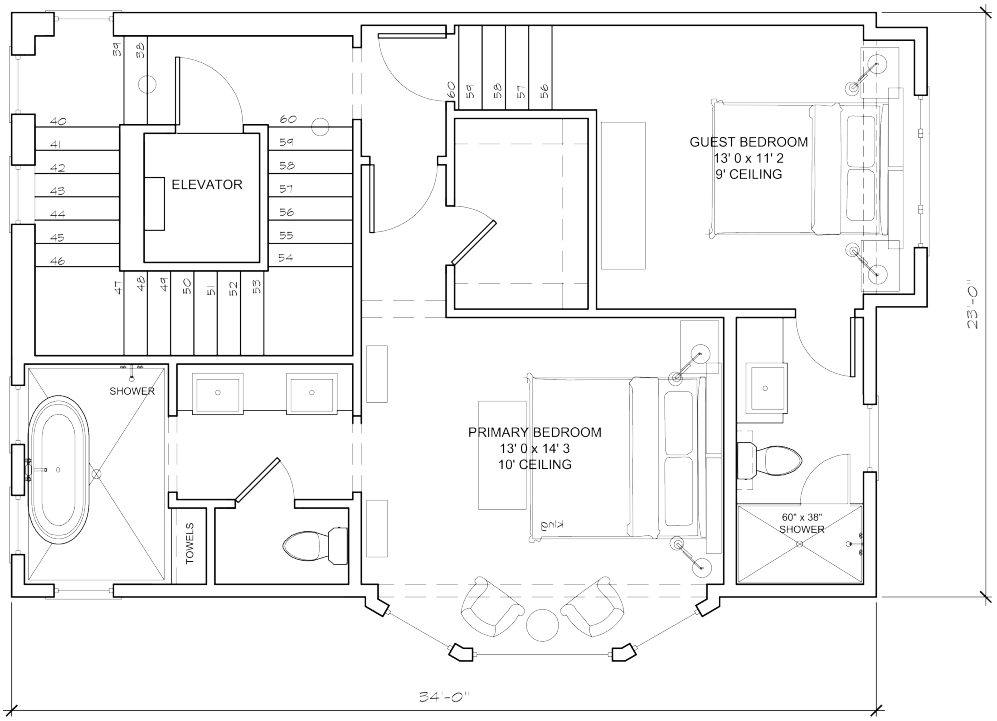

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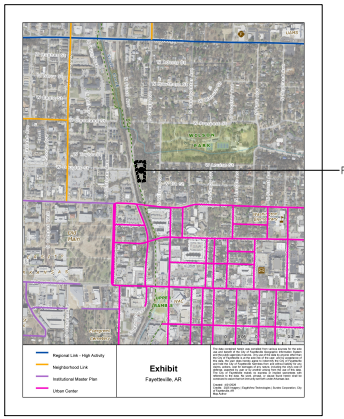
Floor Plans, TH06, TH19, & TH30

Greenway Crescent

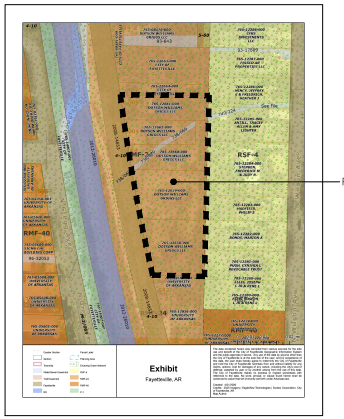
28 April 2026

RANGE
THURMOND QUINLAN & SHARP
ARCHITECTURE | LANDSCAPE | PLANNING

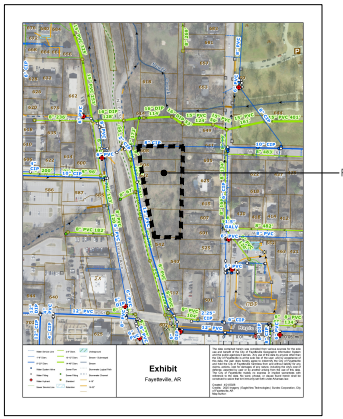
VICINITY MAP



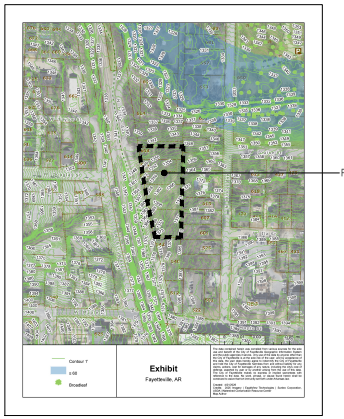
ADJACENT ZONING + PROPERTY OWNERS

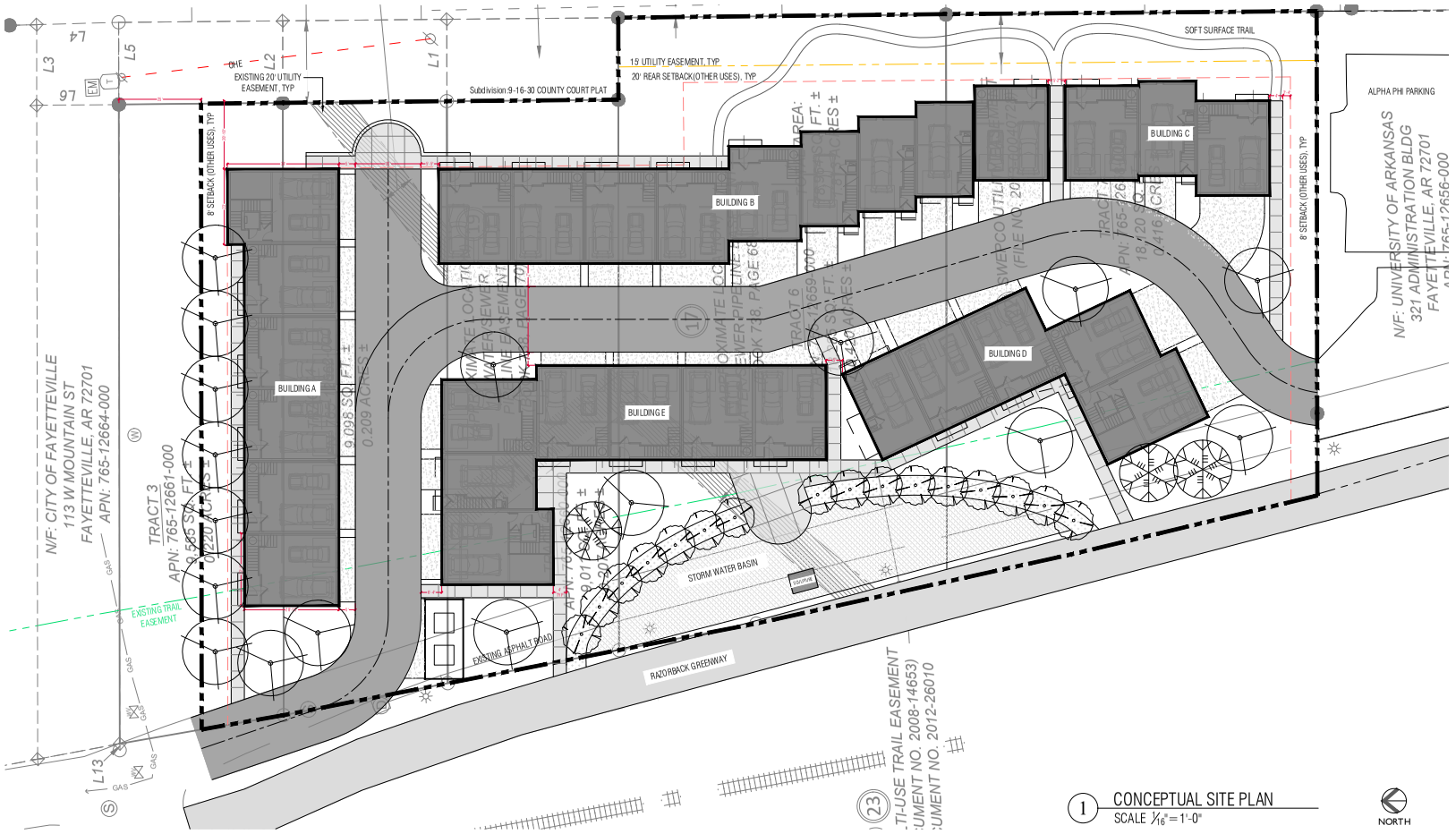


UTILITIES MAP



NATURAL FEATURES





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

NORTH

RANGE
THURMOND QUINLAN & SHARP
512 N Mission Blvd
Fayetteville
AR 72701
T 479.305.4807
www.rangeworks.co

NO. Date Issues/Revisions

NOT FOR CONSTRUCTION

GREENWAY CRESCENT
FAYETTEVILLE, AR

PROJECT STAGE

DRAWN BY:
CHECKED BY:

CONCEPTUAL SITE PLAN

DATE: APRIL 28, 2026
SCALE: 1/16"=1'-0"

L1.0

RANGE
512 N Mission Blvd
Fayetteville
AR 72701
T 479.305.4807
www.rangeworks.co

NO. Date Issues/Revisions

NOT FOR CONSTRUCTION

GREENWAY CRESCENT
FAYETTEVILLE, AR

PROJECT STAGE

DRAWN BY:
CHECKED BY:

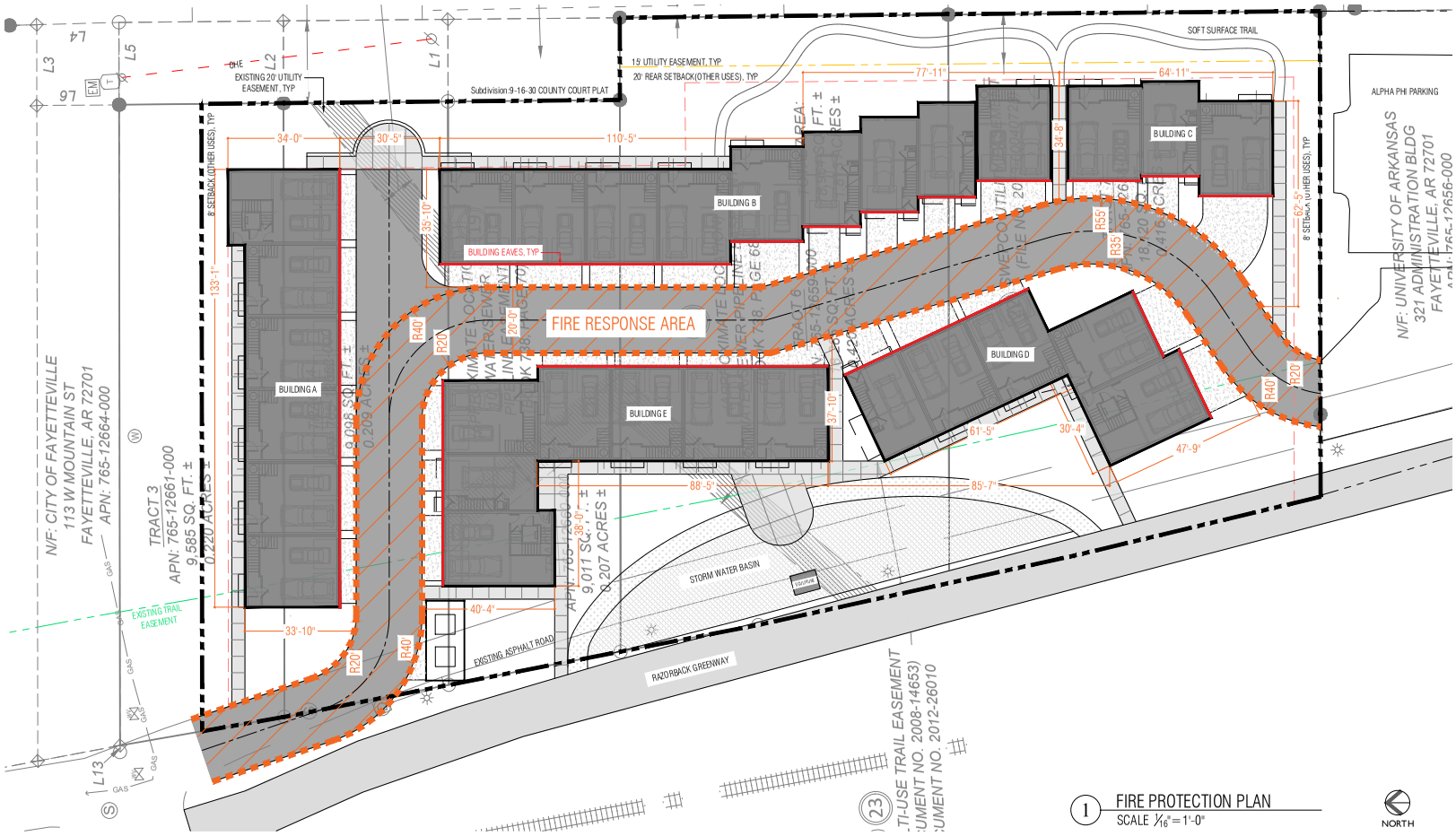
EASEMENT PLAN

DATE: APRIL 28, 2026
SCALE: 1/16"=1'-0"

L1.1

NOTES:

- ALL STRUCTURES LESS THAN 150' FROM PRIMARY ACCESS ROAD
- —— RED LINE INDICATES LOCATION OF ROOF EAVES AT 30' OR LESS TO GRADE



1 FIRE PROTECTION PLAN
SCALE 1/16"=1'-0"

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GREENWAY CRESCENT
FAYETTEVILLE, AR

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FIRE PROTECTION PLAN

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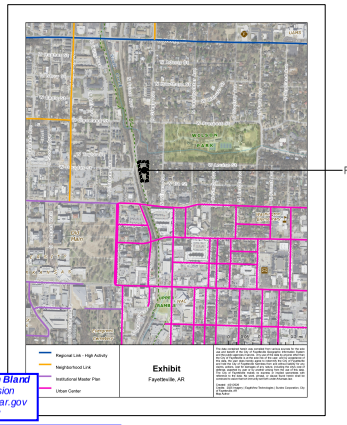
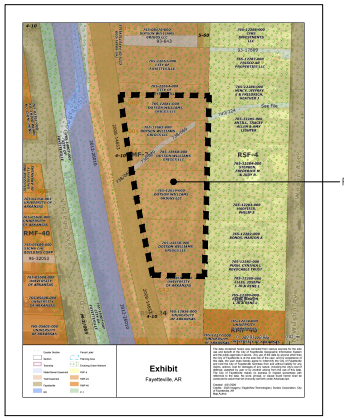
L1.2

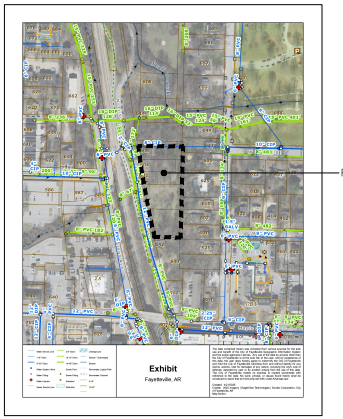
VICINITY MAP



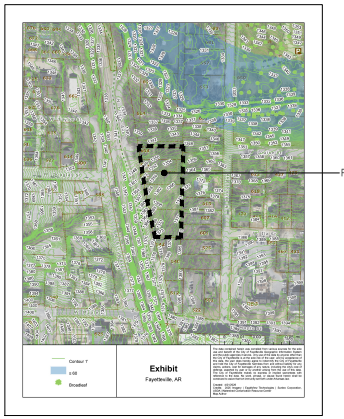
ADJACENT ZONING + PROPERTY OWNERS



UTILITIES MAP



NATURAL FEATURES



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Reviewed by Justin Bland
Engineering Division
jbland@fayetteville-ar.gov
479-718-7623

- As proposed, this development would require a ROW vacation which staff is unlikely to support.
- This plan is contingent on an access easement across the sorority site to the south.
- Staff is not supportive of removing the existing drive/curb in the ROW. This was put in place specifically to prevent erosion damage the greenway trail was experiencing.
- This looks great in 2d, but there is a lot of topography to navigate. In addition, routing water/sewer to the buildings could be problematic, as well as drainage. More detail is needed to know if this is an issue.

Current RMF-24 zoning
Density: Maximum of 24 units per acre.
Use: Allowable by-right
Build-to zone: Current zoning has 0-25' BTZ

Unclear how the project is meeting street frontage requirements if the ROW is to be vacated.
Unclear how the Build-to zone is being met if the ROW is vacated, or if it stays.

Design Standards: 166.23.
-Pedestrian connections to the public sidewalk from ground floor dwelling units.
-Balconies, porches, other architectural features will be required facing the trail/public street.

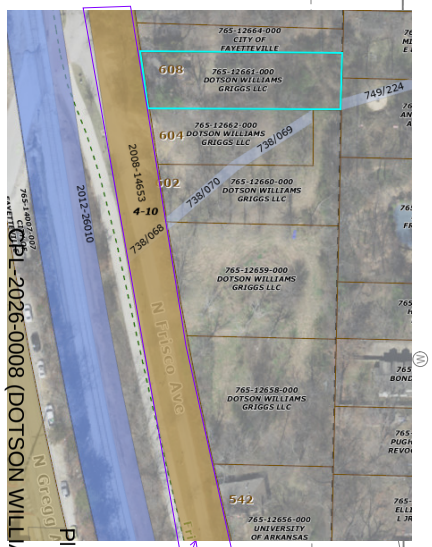
Process: 166.02
-Large-scale development under current zoning.

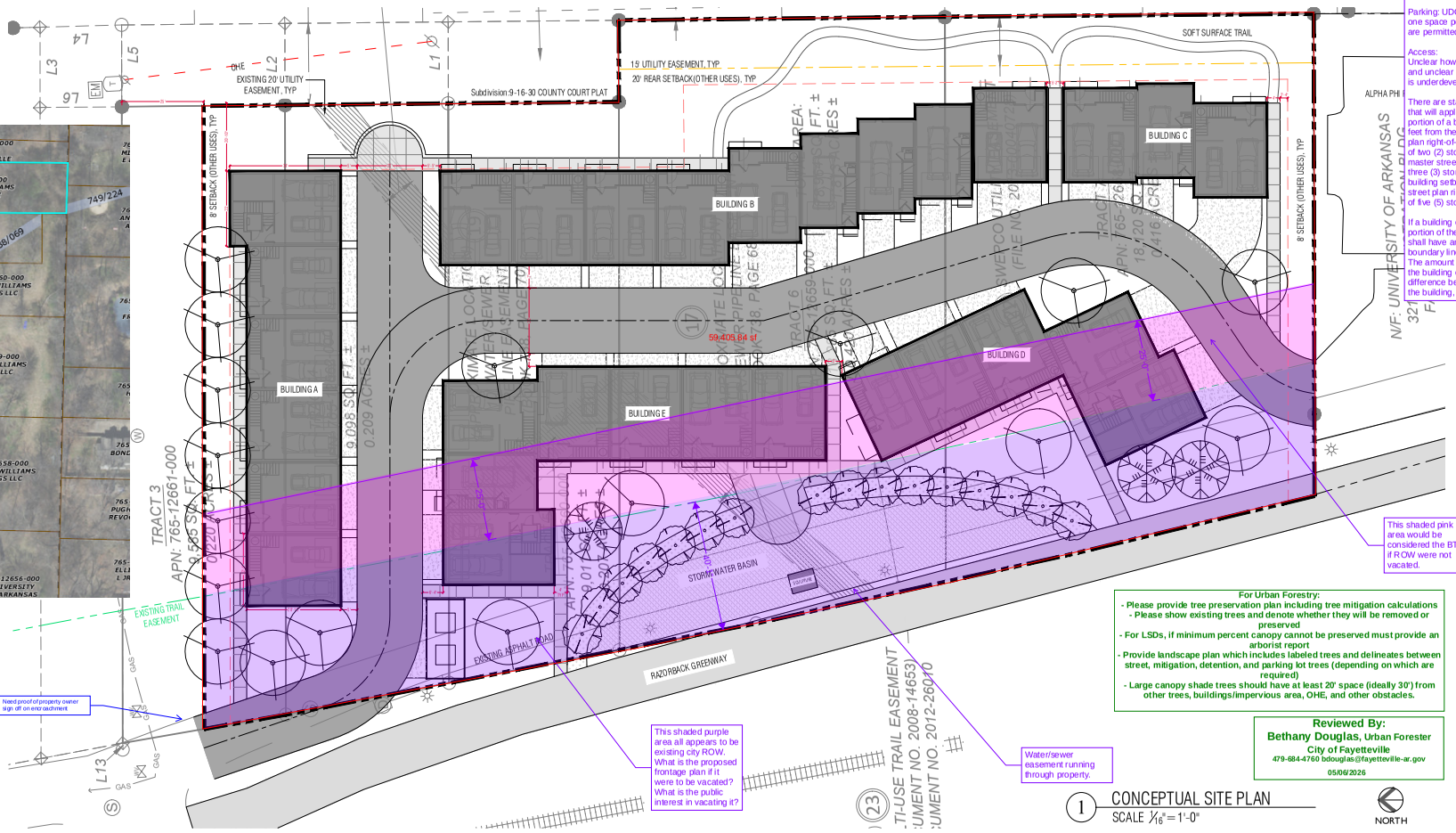
Parking: UDC 172.
one space per bedroom. Some by-right reductions are permitted.

Access:
Unclear how property is accessed from either side, and unclear how fire access will be provided. Frisco is underdeveloped today.

There are stair-stepped building height requirements that will apply with this proposal. * 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 setback greater than 20 feet from the master street plan right-of-way shall have a maximum height of five (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.





Planning Commission June 08, 2026
CPPL-2026-0008 (DOTSON WILLIAMS GRIGGS LLC)
Page 33 of 46

Per staff unlikely to support ROW vacation to Frisco.

Need proof of property owner sign off on encroachment.

Need all proposed Storm Water information.

This shaded pink area would be considered the BTZ, if ROW were not vacated.

This shaded purple area all appears to be existing city ROW. What is the proposed frontage plan if it were to be vacated? What is the public interest in vacating it?

Water/sewer easement running through property.

For Urban Forestry:
- Please provide tree preservation plan including tree mitigation calculations
- Please show existing trees and denote whether they will be removed or preserved
- For LSDs, if minimum percent canopy cannot be preserved must provide an arborist report
- Provide landscape plan which includes labeled trees and delineates between street, mitigation, detention, and parking lot trees (depending on which are required)
- Large canopy shade trees should have at least 20' space (ideally 30') from other trees, buildings/impervious area, OHE, and other obstacles.

Reviewed By:
Bethany Douglas, Urban Forester
City of Fayetteville
479-684-4760 bdouglas@fayetteville-ar.gov
05/06/2026

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

NORTH

NOT FOR CONSTRUCTION

PROJECT NAME
GREENWAY CRESCENT
FAYETTEVILLE, AR

PROJECT STAGE

DRAWN BY:
CHECKED BY:

DRAWING TITLE
CONCEPTUAL SITE PLAN

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SCALE: 1/16"=1'-0"

DRAWING NUMBER
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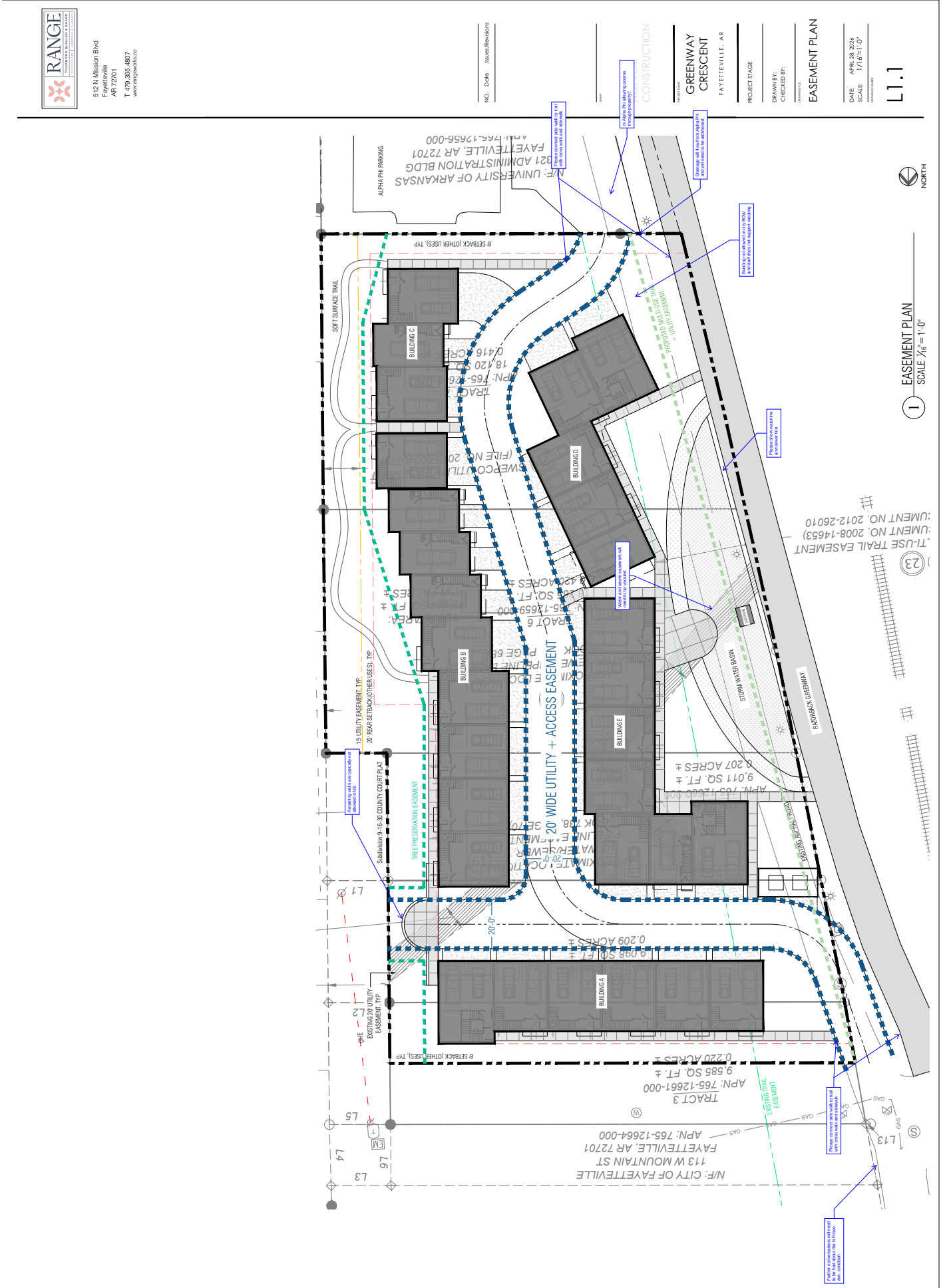
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NO. Date Issues/Revisions
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FAYETTEVILLE, AR
PROJECT STAGE
DRAWN BY:
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EASEMENT PLAN
DATE: APRIL 28, 2026
SCALE: 1/16"=1'-0"
L1.1
NORTH
EASEMENT PLAN
SCALE 1/16"=1'-0"
BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E
20' WIDE UTILITY + ACCESS EASEMENT
STORM WATER BASIN
RAZORBACK GREENWAY
EXISTING ASPHALT ROAD
TREE PRESERVATION EASEMENT
SOFT SURFACE TRAIL
ALPHA PHI PARKING
8' SETBACK (OTHER USES), TYP
15' UTILITY EASEMENT, TYP
20' REAR SETBACK (OTHER USES), TYP
EXISTING 20' UTILITY EASEMENT, TYP
EXISTING TRAIL EASEMENT
N/F: UNIVERSITY OF ARKANSAS
321 ADMINISTRATION BLDG
FAYETTEVILLE, AR 72701
APN: 765-12656-000
N/F: CITY OF FAYETTEVILLE
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701
APN: 765-12664-000
TRACT 3
APN: 765-12661-000
9,585 SQ. FT. ±
0.220 ACRES ±
9,098 SQ. FT. ±
0.209 ACRES ±
9,011 SQ. FT. ±
0.207 ACRES ±
Subdivision 9-16-30 COUNTY COURT PLAT
Retaining walls are typically not allowed in UE
Water and sewer easement will need to be vacated
Please show waterline and sewer line
Building not allowed in city ROW and staff does not support vacating
Is Alpha Phi allowing access through property?
Please connect side walk to trail with cross walk and sidewalk
Drainage will flow from Alpha Phi and will need to be addressed
Further conversations will need to be had about the N Frisco ave. condition

Apparatus Access: All access routes must meet fire code requirements for weight capacity (75,000 lbs), width, turning radii, grade, and turnarounds. Buildings exceeding 30' in height must comply with aerial apparatus access requirements per Section D105 and Chapter 5 of the 2021 AFPC. For projects with more than 30 dwelling units, individual unit fire sprinklers are required unless an approved, remote secondary access exists. Note: Town homes over 3 stories require NFPA 13R systems including fire lines and FDC's.

Secondary Access: For the more than 30 units rule, a second access point must be remotely located (usually at least half the diagonal distance of the property) to ensure one blockage doesn't trap everyone.

Hose Stretch: A 150' hose stretch is required around each structure (expendable to 250' if units are sprinklered).

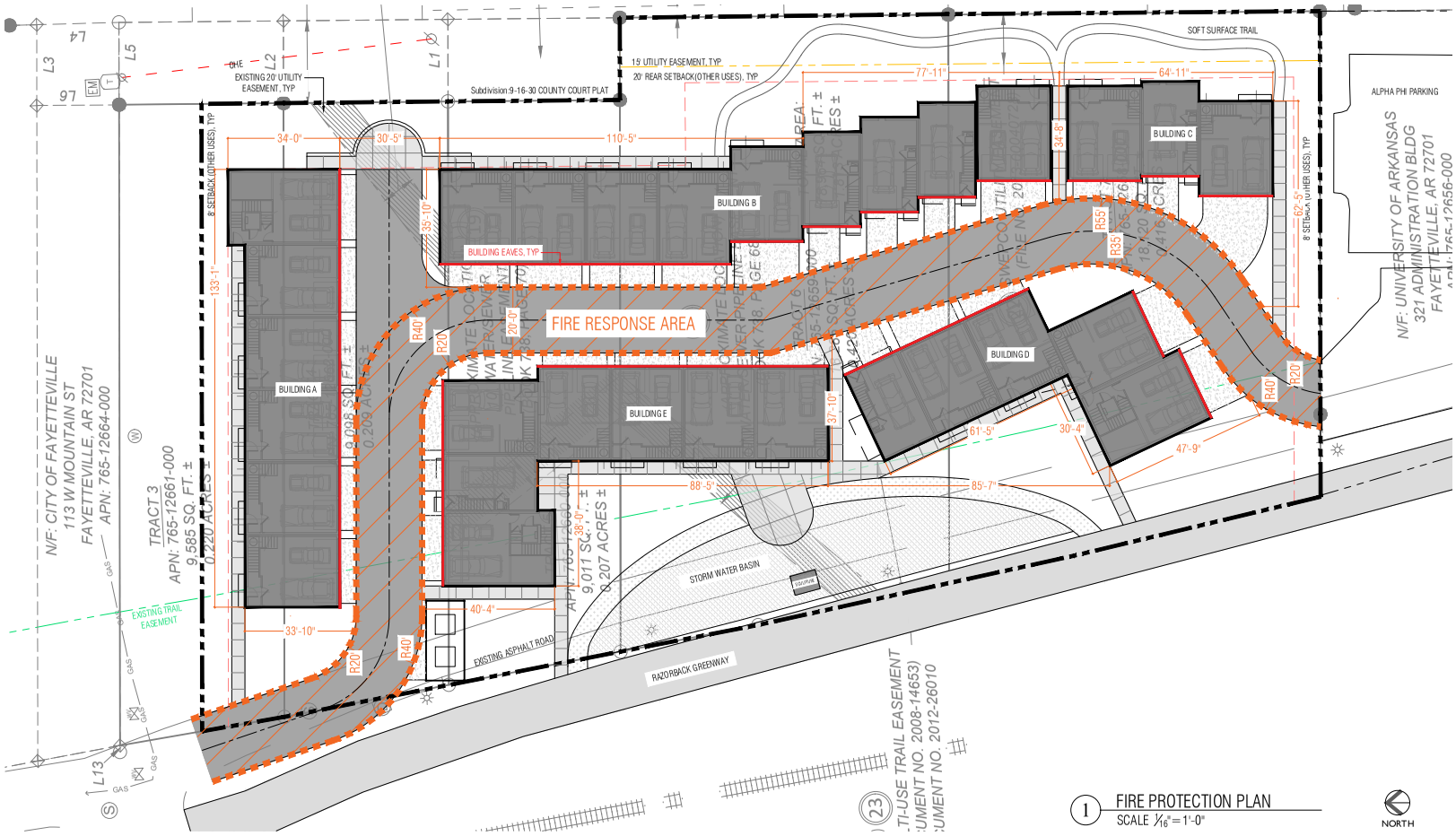
Water Supply: Identify all existing and proposed fire hydrants on the plans. Spacing and flow must comply with Appendix B & C.

Parking: No parking is permitted on any street less than 26' wide; these areas must be clearly marked as Fire Lanes.

Review Process: Submit a completed Fire Code Review Sheet for formal review.

NOTES:

- ALL STRUCTURES LESS THAN 150' FROM PRIMARY ACCESS ROAD
- —— RED LINE INDICATES LOCATION OF ROOF EAVES AT 30' OR LESS TO GRADE



1 FIRE PROTECTION PLAN
SCALE 1/16"=1'-0"

NORTH

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Conceptual Site Plan

Greenway Crescent

28 April 2026

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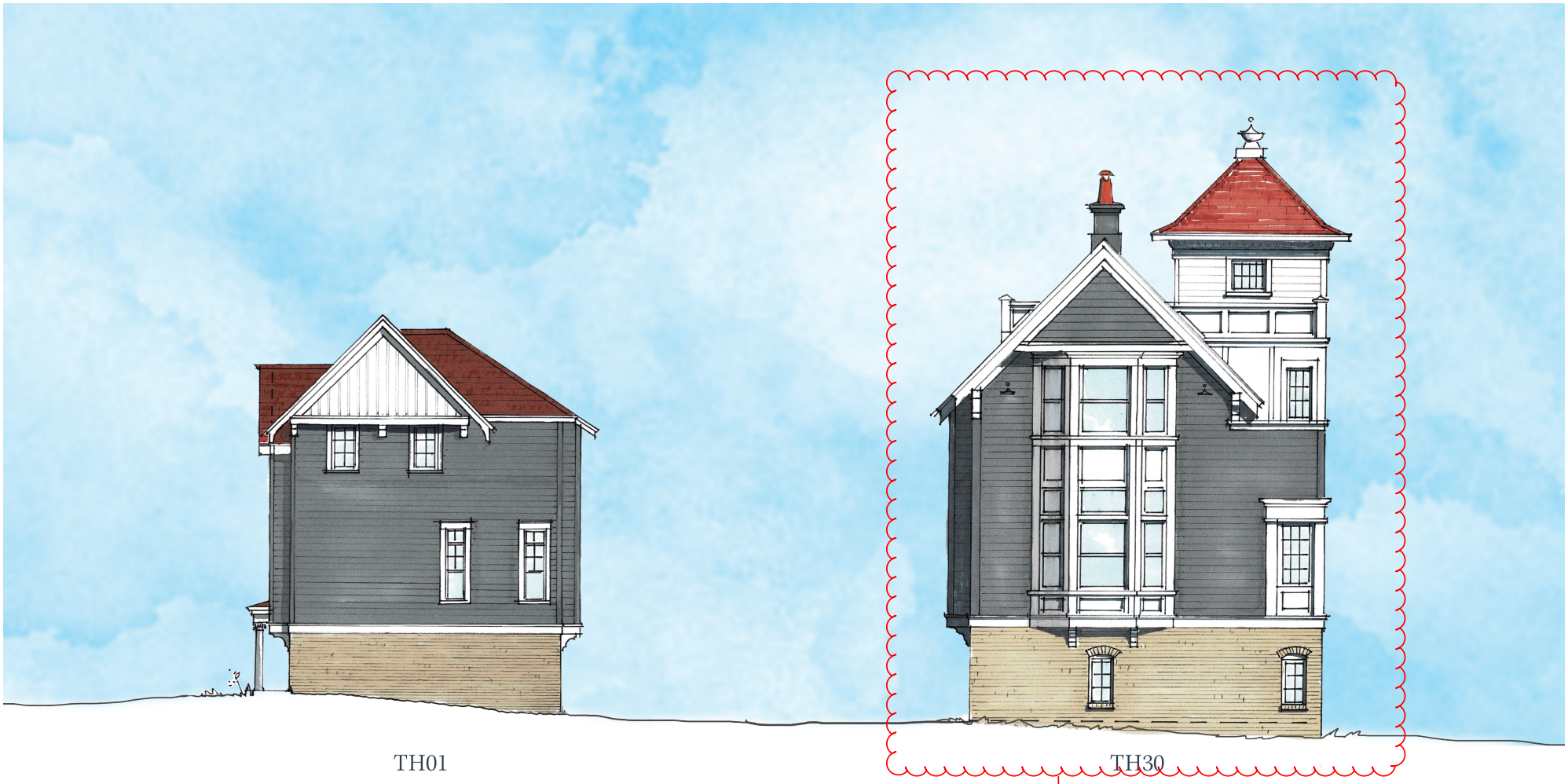
Planning Commission
June 08, 2026
CPL-2026-0008 (DOTSON WILLIAMS GRIGGS LLC)



These buildings I have clouded would require aerial apparatus access.

Façade Study at South Entrance

Greenway Crescent

28 April 2026

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South Façade Study

Greenway Crescent

28 April 2026

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Townhouse - West Façade Study

Greenway Crescent

28 April 2026

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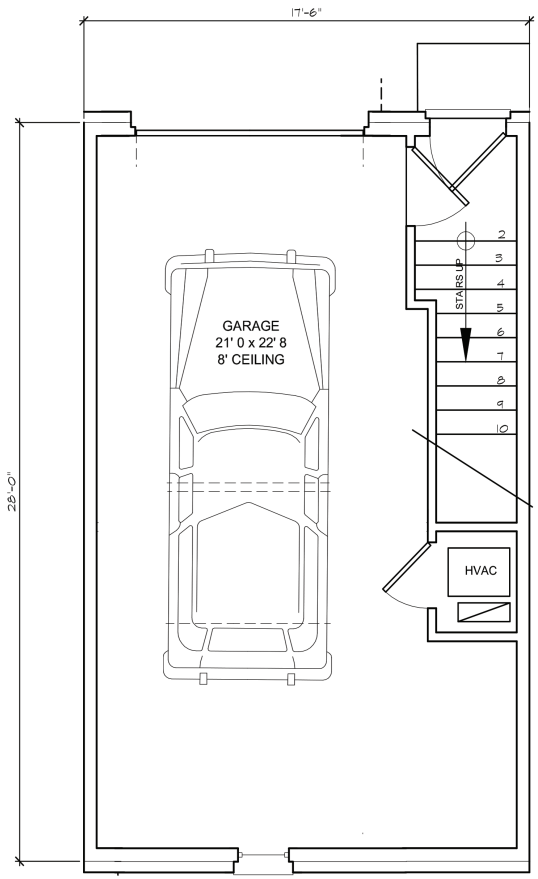
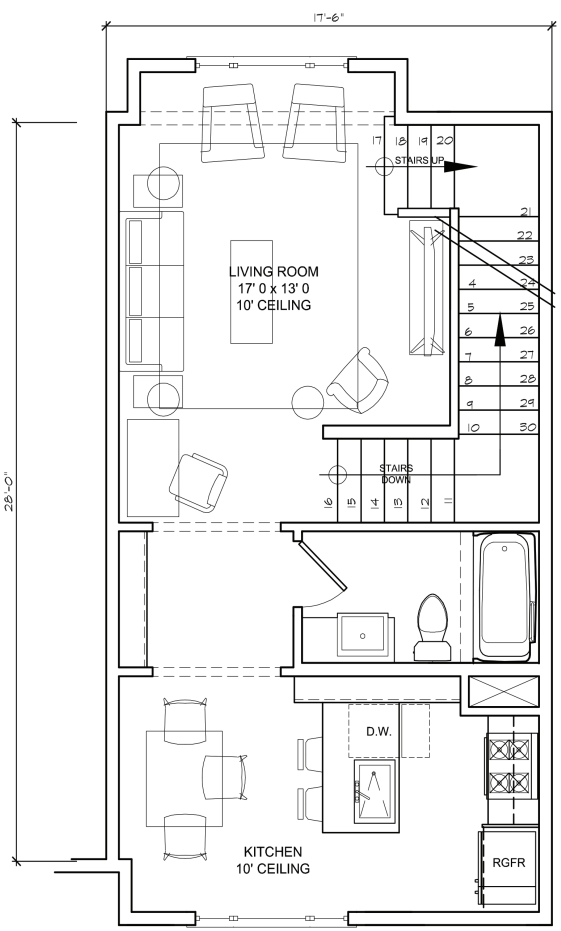
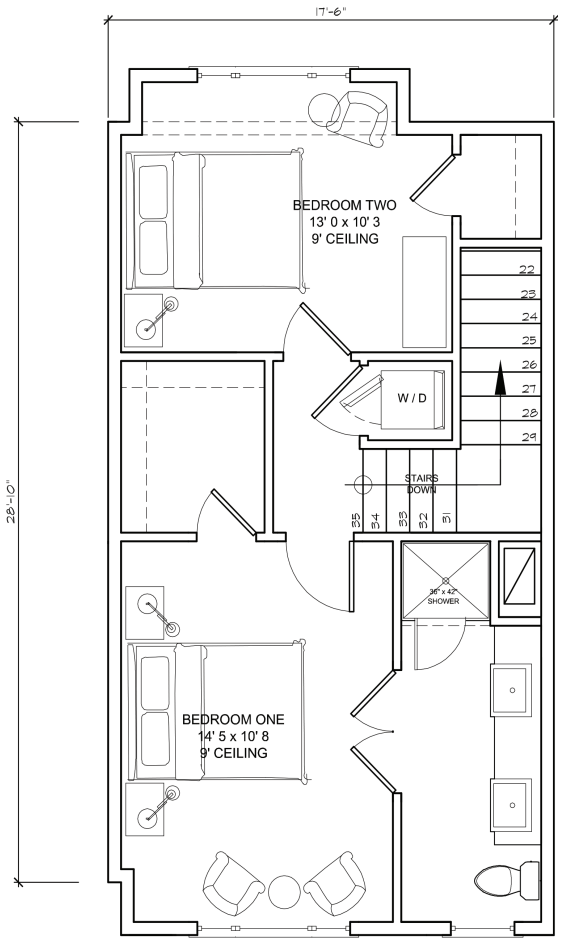


FIRST FLOOR, TH02
52 sq ft HEATED 450 sq ft UNHEATED



SECOND FLOOR, TH02
560 sq ft HEATED



THIRD FLOOR, TH02
560 sq ft HEATED

Floor Plan - One Car Garage

Greenway Crescent

28 April 2026

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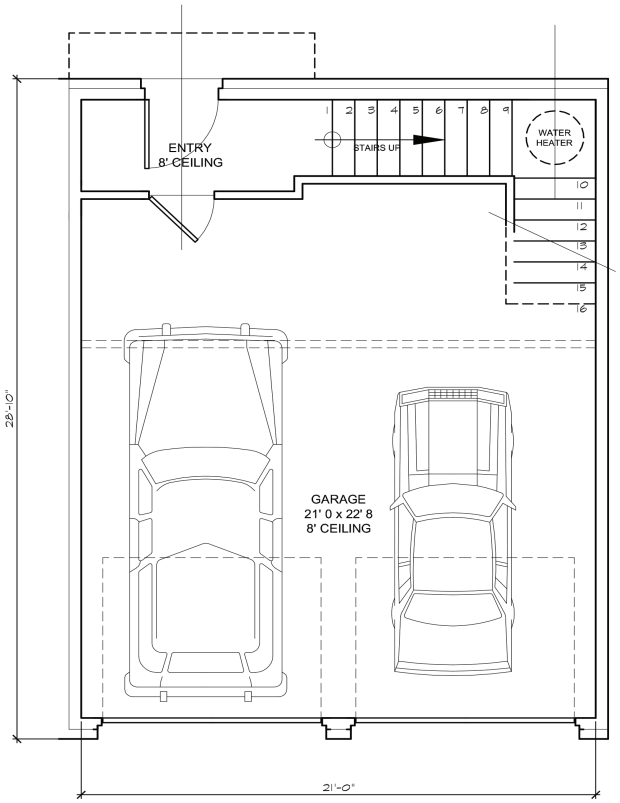
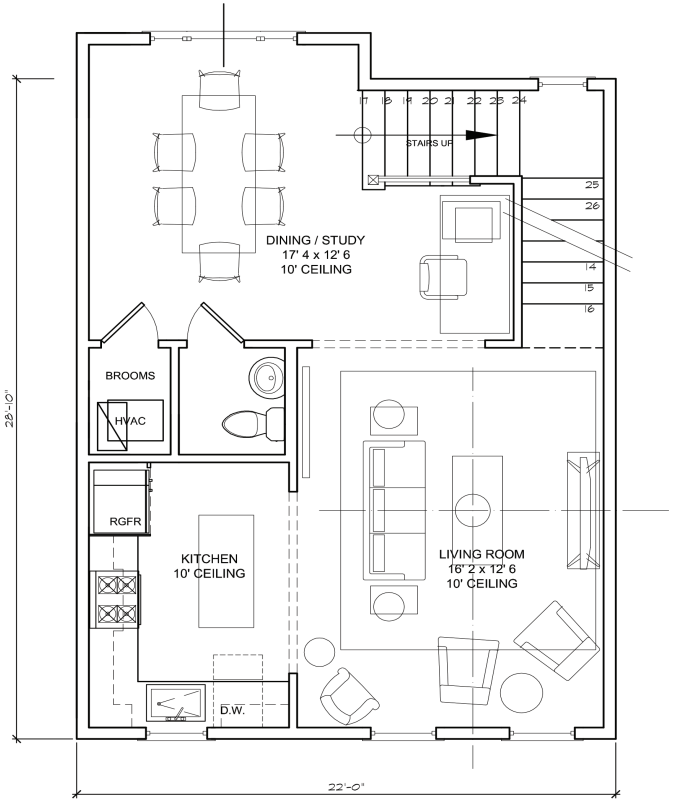
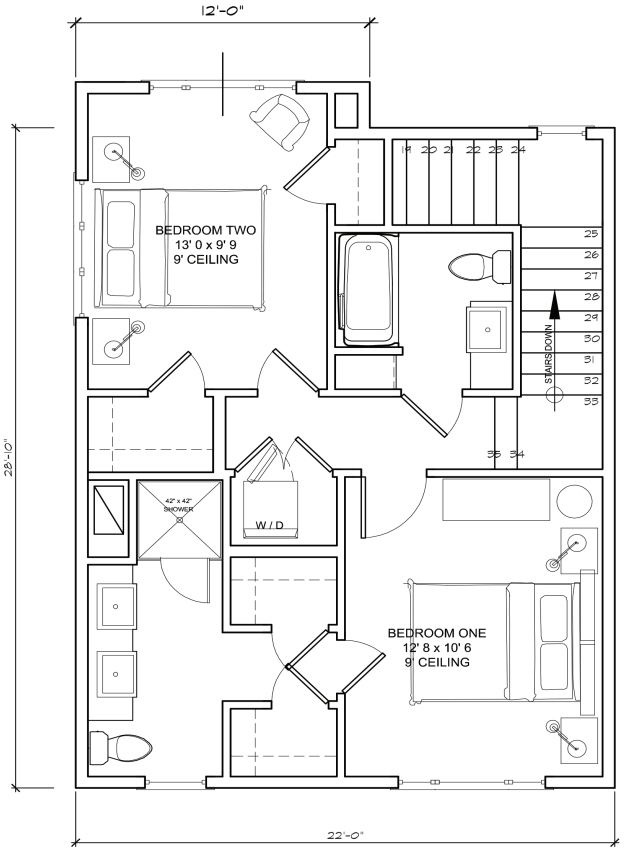


FIRST FLOOR
52 sq ft HEATED 450 sq ft UNHEATED



SECOND FLOOR
560 sq ft HEATED



THIRD FLOOR
560 sq ft HEATED

Floor Plan - Two Car Garage

Greenway Crescent

28 April 2026

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Roof Deck Unit, Front Façade

Greenway Crescent

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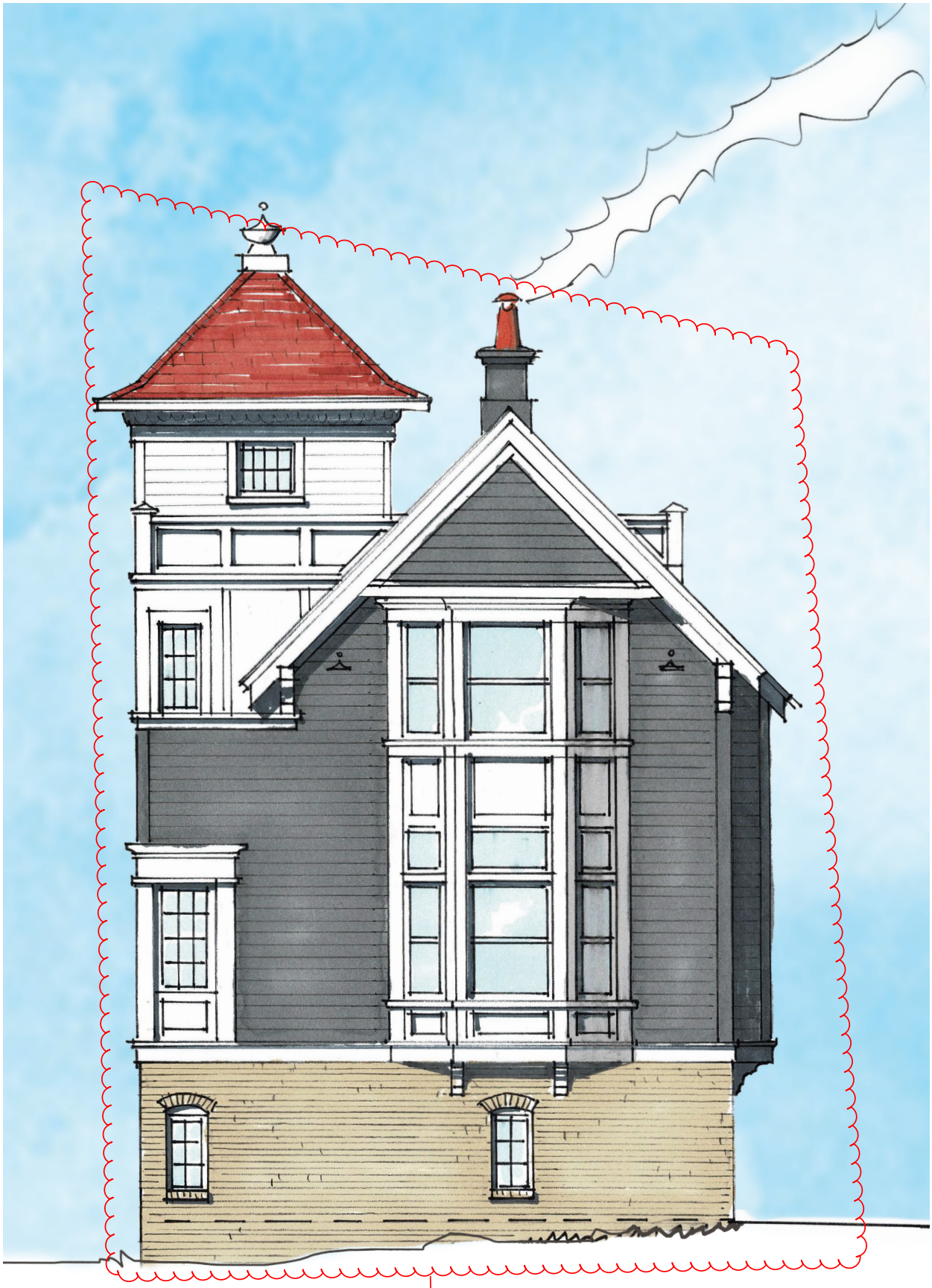

Roof Deck Unit, End Cap Façade

Greenway Crescent

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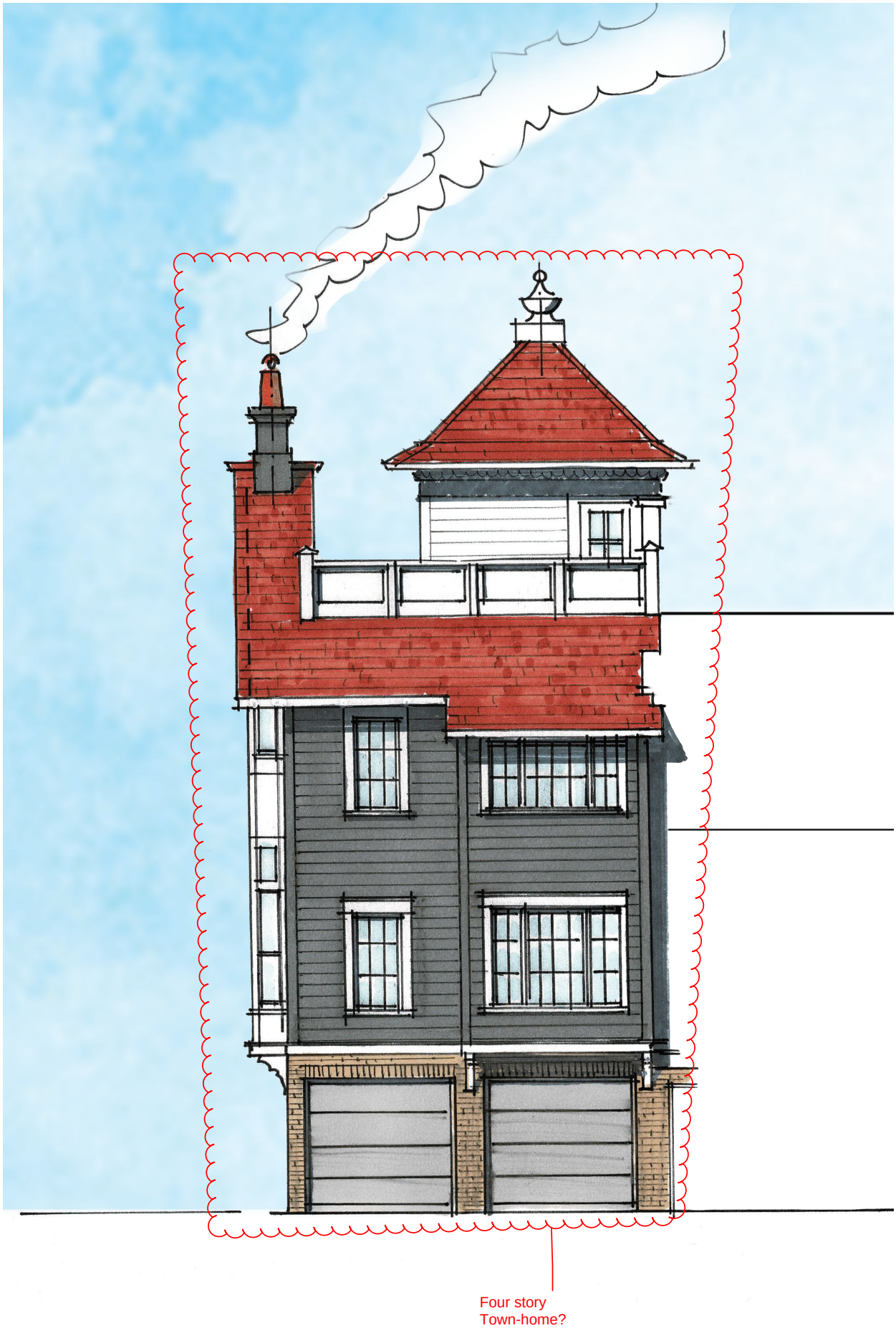

Roof Deck Unit, Garage Façade

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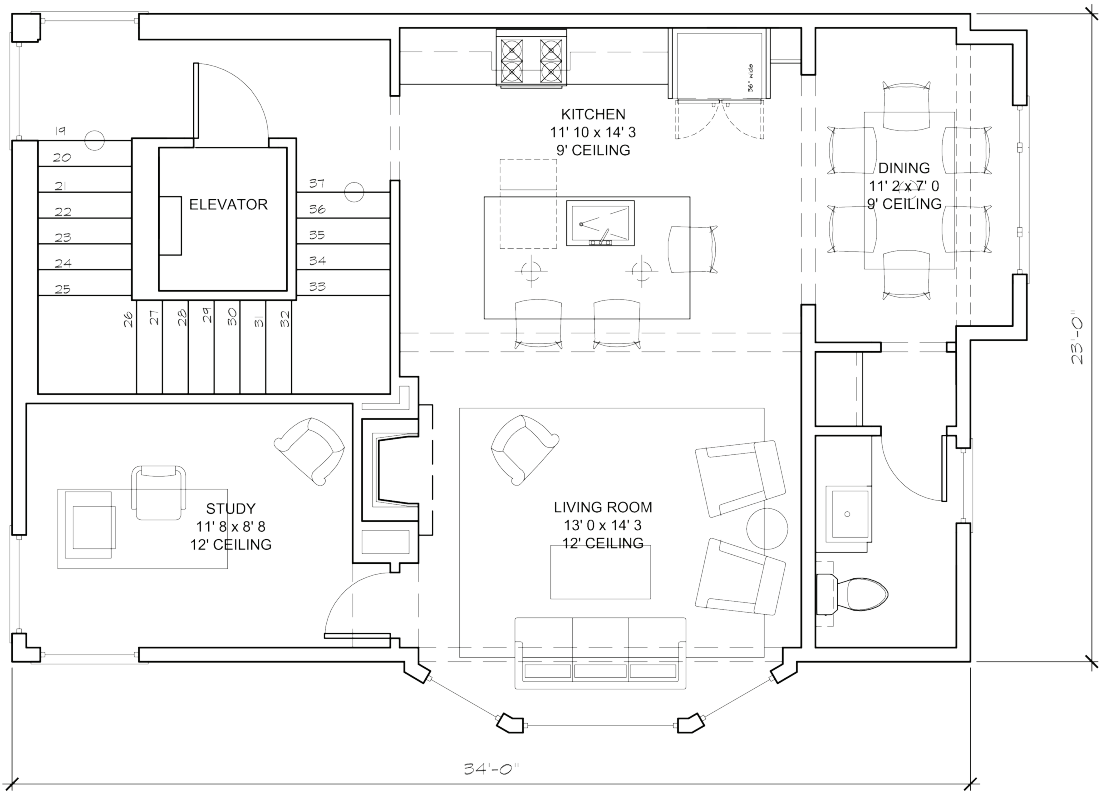
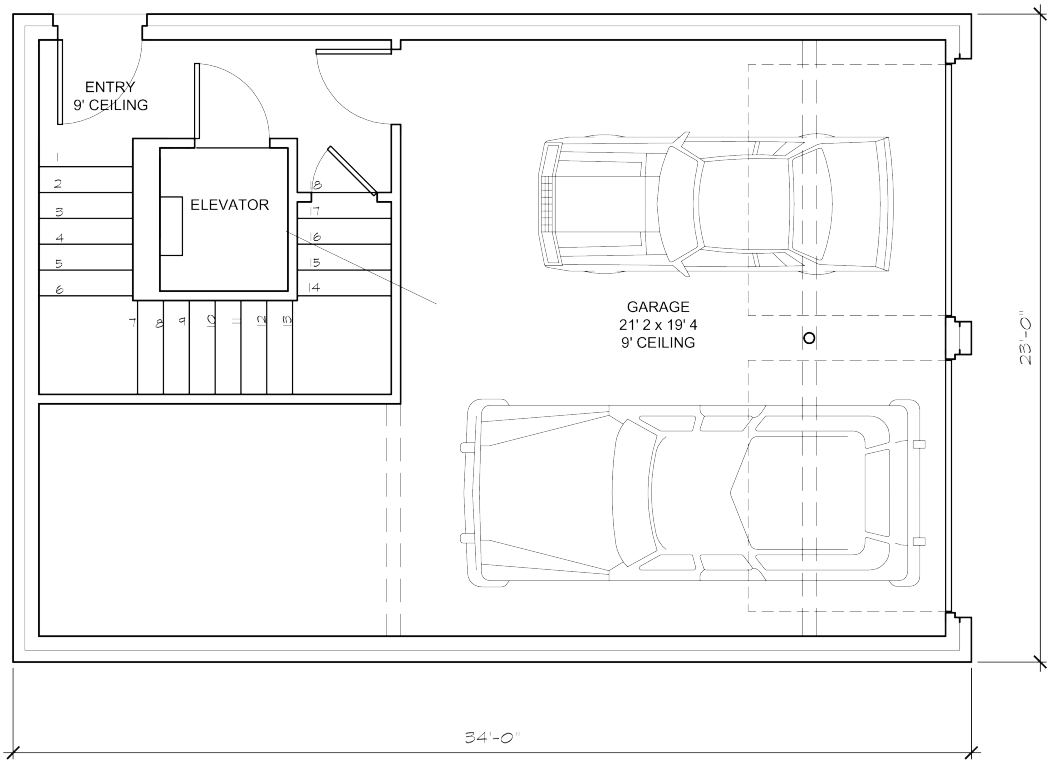


SECOND FLOOR
830 sq ft HEATED



FIRST FLOOR
184 sq ft HEATED 598 sq ft UNHEATED

Floor Plans, TH06, TH19, & TH30

Greenway Crescent

28 April 2026

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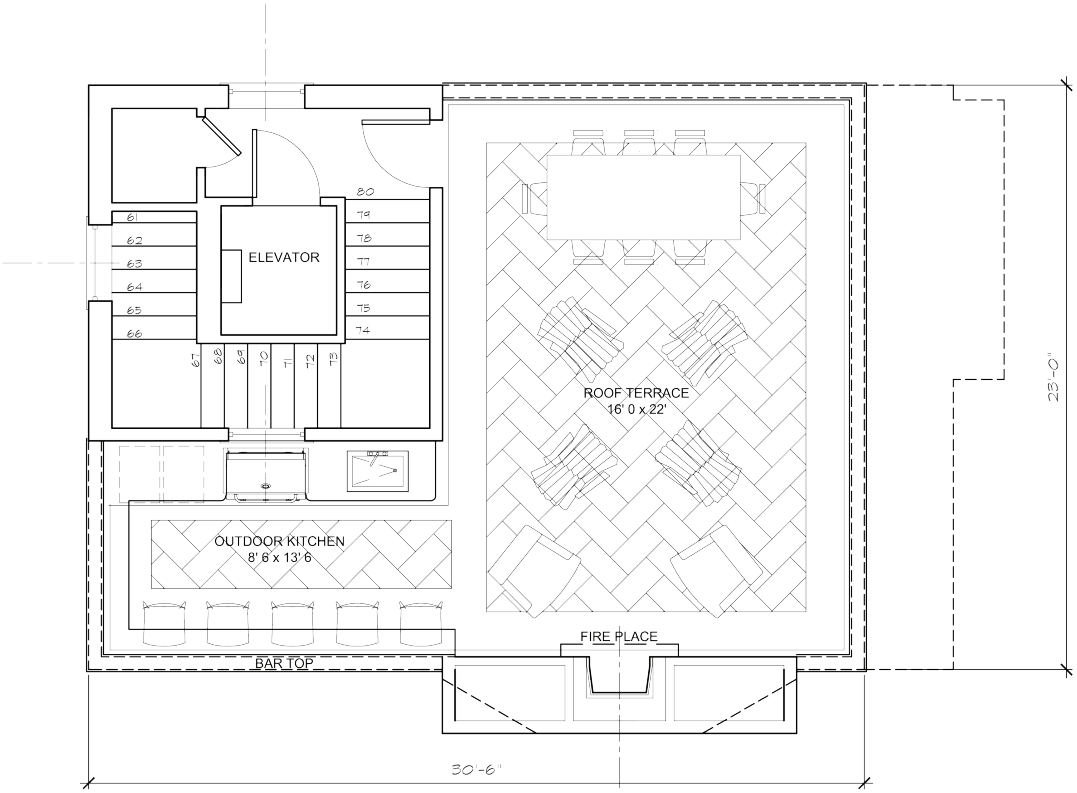
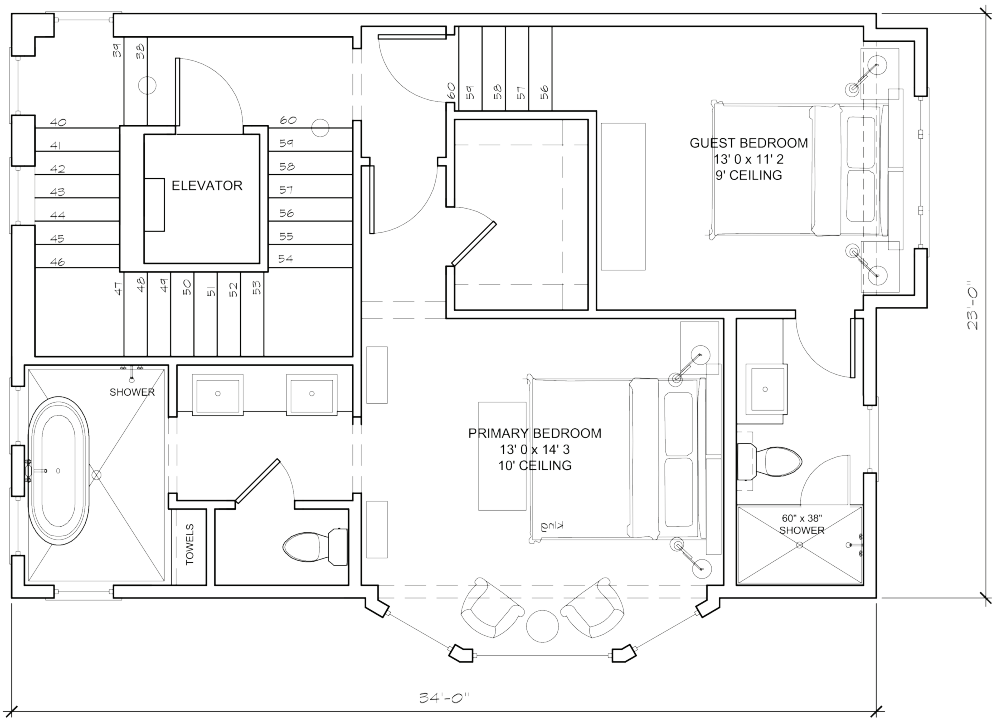


ROOF LEVEL
838 sq ft HEATED



THIRD FLOOR
838 sq ft HEATED

Floor Plans, TH06, TH19, & TH30

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