City of Fayetteville, Arkansas

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

Planning Commission Final Agenda

Monday, June 22, 2026

5:30 PM

City Hall Room 219

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: 823 2750 4156
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN__XLvHfYGQ4GRsr2bXIBUHg

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the June 8, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. ADM-2026-0018: Administrative Item (2768 & 2784 E BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):

Submitted by PHASE ARCHITECTURE for property located at 2768 & 2784 E BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 0.83 acres. The request is to extend the approval of a conditional use permit. - Jessica Masters, Planning Director

3. ADM-2026-0019: Administrative Item (2768 & 2784 E BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):

Submitted by PHASE ARCHITECTURE for property located at 2768 & 2784 E BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 0.83 acres. The request is to extend the approval of a large-scale development. - Jessica Masters, Planning Director

Unfinished Business

4. 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 140 buildable lots and 3 unbuildable lots. - Citlali Samano, Planner

New Business

5. ADM-2026-0024: Administrative Item (SOUTH OF 576 W CENTER ST/REINDL INVESTMENTS LLC, 522):

Submitted by OLSSON for property located at SOUTH OF 576 W CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to modify a previously approved reduction of the streamside protection zone. - Justin Bland, City Engineer

6. VAR-2026-0019: Planning Commission Variance (3620 W WEDINGTON DR/AFT DEVELOPMENT LLC, 401):

Submitted by CEI ENGINEERING ASSOCIATES INC for property located 3620 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.17 acres. The request is for a variance from architectural design standards. - Donna Wonsower, Senior Planner

7. CCP-2026-0005: Concurrent Plat (200 S SKYLINE DR/ROY E HATCHER, 486):

Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.10 acres. The request is for the re-plat of an existing lot. - Jessica Masters, Planning Director

8. VAC-2026-0004: Vacation (200 S SKYLINE DR/ROY E HATCHER, 486):

Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.10 acres. The request is to vacate 0.015 acres of existing right-of-way. - Jessica Masters, Planning Director

9. CUP-2026-0023: Conditional Use Permit (958 S JAYBIRD LN/HUNTER M & ABIGAIL B BAILEY, 564):

Submitted by ABBIE BAILEY for property located at 958 S JAYBIRD LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 0.10 acres. The request is for a short-term rental in a residential zoning district. - Citlali Samano, Planner

10. CUP-2026-0030: Conditional Use Permit (NORTH OF 2415 N WILDERNESS LN/WILLIAM ROSS CHESSER & ALISON M TURNER, 291):

Submitted by WILLIAM CHESSER for property located NORTH OF 2415 N WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 acres. The request is for an accessory structure without a principal structure. - Citlali Samano, Planner

11. RZN-2026-0018: Rezoning (1845 W WEDINGTON DR/KHOA THAI &

STEPHEN SHAW WILSON, 442):

Submitted by SYDNIE WILSON for property located at 1845 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.55 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE, URBAN. - Citlali Samano, Planner

12. RZN-2026-0020: Rezoning (518 N MISSION BLVD/STEFFAN BRETT & CATHERINE GRACE SARKIN, 446):

Submitted by DEVELOPMENT CONSULTANTS, INC for property located at 518 N MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE. - Donna Wonsower, Senior Planner

13. RZN-2026-0021: Rezoning (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282):

Submitted by D.R. HORTON for property located at 2445 N HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.78 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE. - Jessica Masters, Planning Director

14. ANX-2025-0002: Annexation (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently outside of FAYETTEVILLE CITY LIMITS and contains approximately 16.50 acres. The request is to annex 11.17 acres of the property into Fayetteville city limits. - Donna Wonsower, Senior Planner

15. PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD/FOXTAIL, 205):

Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently split between city limits and Washington County and contains approximately 85.63 acres. The request is to rezone the property from R-A, RESIDENTIAL AGRICULTURAL AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO RPZD, RESIDENTIAL PLANNED ZONING DISTRICT. - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

16. LSP-2026-0029: Lot Split (NORTH OF 249 E ROCK ST/TOMMIE DAVIS FLOWERS TRUST, 524):

Submitted by BATES & ASSOCIATES for property located NORTH OF 249 E ROCK ST. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.21 acres. The request is to split the property into two lots containing 0.04 and 0.17 acres. - Jessica Masters, Planning Director

17. LSP-2026-0030: Lot Split (315 S GREGG AVE/JAMES THOMAS KEY, 522):

Submitted by KEY ARCHITECTURE, INC. for property located at 315 S GREGG AVE. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL and contains 0.43 acres. The request is to split the property into two lots containing 0.21 and 0.22 acres. - Citlali Samano, Planner

18. LSP-2026-0036: Lot Split (1861 W MARKHAM RD/MARKHAM RESIDENTIAL OWNER LLC, 481):

Submitted by JORGENSEN & ASSOCIATES for property located at 1861 W MARKHAM RD. The property is zoned CPZD, COMMERCIAL PLANNED ZONING DISTRICT and contains 0.43 acres. The request is to split the property into two lots containing 0.23 and 0.30 acres. - Jessica Masters, Planning Director

19. SIP-2026-0004: Site Improvement Plan (2108 W. STONE ST/STONE & SANG DEVELOPMENT, 520):

Submitted by ODYSSEY ENGINEERS for property located at 2108 W. STONE ST. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE, and contains approximately 0.72 acres. The request is for a 16-unit student housing development and associated parking. - Wes Frank

20. FPL-2026-0002: Final Plat (S. DEAD HORSE MOUNTAIN RD/TABA20 LLC & SEVEN SPRINGS HOLDINGS LLC, 606, 607, 645, 646, 684 & 685):

Submitted by BLEW & ASSOCIATES for properties located S. DEAD HORSE MOUNTAIN RD. The properties are zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE AND R-A, RESIDENTIAL, AGRICULTURAL and contain approximately 14.30 acres. The request is for the final plat of 82 residential lots and 6 unbuildable lots. - Citlali Samano, Planner

Agenda Session Items

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will

direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

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

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

(pg. 1) Planning Commission	Monday, June 8, 2026					
Time:	**5:30 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 26, 2026**	**2) VAR-2026-0017 (STRIKER DEV. INC)**	**3) PPL-2026-0003 (READING)**	**4) ADM-2026-0021 (OAK GROVE HIST. DISTRICT AMEND.)**	**5) ADM-2026-0022 (FAY. BLACK HIST. DISTRIC PETITION)**
Werner	**1**	**1**	**1**	**1**	**1**	**1**
Holeyfield	**1**	**1**	**1**	**1**	**1**	**1**
McGetrick	**1**	**1**	**1**	**1**	**1**	**1**
Cabe	**1**	**1**	**1**	**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**	**1**
Brink	**1**	**1**	**1**	**1**	**1**	**1**
Agenda		**Consent**	**Consent**	**Unfinished**	**New**	**New**
Action		Approve	Approve	Table	In Support	In Support
Motion By		Brink	Brink	Cabe	Cabe	Cabe
Motion 2nd		Cabe	Cabe	Castin	Castin	Brewer
Vote		9-0-0	9-0-0	9-0-0	9-0-0	9-0-0
Time		5:33 pm	5:33 pm	5:34 pm	5:43 pm	6:08 pm
Motion Detail				Tabled to June 22 Planning Commission.		
Public Comment		0	0	0	0	4

	6) ADM-2026-0023 (SOUTH FAY. HISTORIC DIST. PETITION)	7) ADM-2026-0017 (PHAT MINH PAGODA - BUDDHIST MED. HALL)	8) VAR-2026-0018 (CINQUEFOIL LLC)	9) CUP-2026-0025 (WASHINGTON COUNTY FAIR ASSOC.)	10) CUP-2026-0028 (JEAN JOWERS REVOCABLE TRUST)	11) CUP-2026-0024 (BEV TAYLOR)
Werner	**1**	**1**	**1**	**1**	**1**	**1**
Holeyfield	**1**	**1**	**1**	**1**	**1**	**1**
McGetrick	**1**	**1**	**1**	**1**	**1**	**1**
Cabe	**1**	**1**	**1**	**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**	**1**
Brink	**1**	**1**	**1**	**1**	**1**	**1**
Agenda	**New**	**New**	**New**	**New**	**New**	**New**
Action	In Support	Approve	Approve	Approve	Approve	Approve
Motion By	Castin	Castin	Holeyfield	Cabe	Cabe	Werner
Motion 2nd	Brink	Cabe	Brink	Holeyfield	Castin	Cabe
Vote	9-0-0	9-0-0	9-0-0	9-0-0	9-0-0	9-0-0
Time	6:26 pm	6:33 pm	7:09 PM	7:14 pm	7:19 pm	7:25 PM
	Include a note that Jefferson School would like to be removed from the petition.	Approved with all conditions as recommended by staff.	Approved with all conditions, with the removal of the requirement of condition #1.	Approved with all conditions as recommended by staff.	Approved with all conditions as recommended by staff.	Approved with the condition that the CUP will expire upon the transfer of the unit.
Public Comment	3	1	1	0	0	0

	12) CUP-2026-0026 (SCOTT MITCHELL & BRITTANY NICOLE HANNA)	13) CUP-2026-0029 (LEVI SELF STORAGE LLC)	14) RZN-2026-0016 (ROLF WILKIN LLC)	15) RZN-2026-0017 (OWEN FAMILY TRUST)	16) CPL-2026-0008 (DOTSON WILLIAMS GRIGGS LLC)	17) ADM-2026-0020 (CHANDLER CROSING LLC)
Werner	**1**	**1**	**1**	**1**		
Holeyfield	**1**	**1**	**1**	**1**		
McGetrick	**1**	**1**	**1**	**1**		
Cabe	**1**	**1**	**1**	**1**		
Castin	**1**	**1**	**1**	**1**		
Brewer	**1**	**1**	**1**	**0**		
Gulley	**1**	**1**	**1**	**1**		
Madden	**1**	**1**	**1**	**1**		
Brink	**1**	**1**	**1**	**1**	**Recuse**	
Agenda	**New**	**New**	**New**	**New**	**New**	**New**
Action	Approve	Approve	Forward	Forward		WITHDRAWN
Motion By	Cabe	Madden	Brink	Cabe		
Motion 2nd	Brink	Cabe	Cabe	Werner		
Vote	9-0-0	9-0-0	9-0-0	8-1-0		
Time	7:29 PM	7:35 PM	7:39 PM	8:01 PM		
Motion Detail		Approved with all conditions as recommended by staff.	Forwarded with recommendation of approval.	Forwarded with recommendation of approval.		
Public Comment	0	0	0	2	4	

	18) VAR-2026-0016 (RED BELL FARMS LLC)					
Werner						
Holeyfield						
McGetrick						
Cabe						
Castin						
Brewer						
Gulley						
Madden						
Brink						
Agenda	**NEW**					
Action	WITHDRAWN					
Motion By						
Motion 2nd						
Vote						
Time						
Motion Detail						
Public Comment						

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: June 22, 2026

SUBJECT: **ADM-2026-0018: Administrative Item (2768 & 2784 E BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):** Submitted by PHASE ARCHITECTURE for property located at 2768 & 2784 E BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 0.83 acres. The request is to extend the approval of a conditional use permit.

RECOMMENDATION:
Staff recommends approval of **ADM-2026-0018.**

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

- *In favor of the request to extend the approval of CUP-2024-0016, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in east Fayetteville, on the west side of N. Crossover Road about 1/3 mile south of the intersection of N. Crossover Road and E. Mission Boulevard. The site totals approximately 1.93 acres and is zoned RSF-4, Residential Single-family, Four Units per Acre. The property is the site of the ca. 1886 Peter Smyth House, a residence listed in the National Register of Historic Places (architecturally significant as an example of sandstone construction with Greek Revival detailing). A conditional use permit and an associated large-scale development for fourteen single-family units and 6 associated accessory dwelling units were approved for this property in 2024 (CUP-2024-0016/LSD-2024-0010). Construction on the project has begun. 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 an extension to the associated conditional use permit, which expired on May 14, 2026. The project originally received approval on May 14, 2024, and was granted an administrative extension by City staff on May 14, 2025. Under the allowances in 166.20, "prior to the expiration of any allowed extension period (maximum of two (2) years from the date of original approval), an applicant may request the Planning Commission to extend the period to accomplish

the tasks by up to one (1) additional year, if the plans and permits are substantially the same as those originally approved. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit and the permitted extension period. Extensions beyond three (3) years from the original date of approval shall not be permitted." Staff received the request for an extension on May 11, 2025, and this extension, should it be approved, would only be valid until May 14, 2027.

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

DISCUSSION:
Staff ultimately support the applicant's request to extend the conditional use permit approval. Through the permitting process, the applicant's design team has indicated an intent to lessen the overall impact of the project by removing several units, as well as the Accessory Dwelling Units that were previously associated with the project. Since the project's overall impact is decreasing, staff has determined that these changes can be approved administratively and do not require re-affirmation by the Planning Commission. Construction at the site is ongoing, and staff anticipates that all necessary permits will be pulled prior to the new expiration date of May 14, 2027. No other extensions would be able to be granted after that date.

RECOMMENDATION: Staff recommends approval of **ADM-2026-0018** subject to the following conditions:

Conditions of Approval:

1. The applicant shall receive all permits and approvals required by city, county, state, and federal regulations to complete construction of the development or project.

2. All other conditions of the associated conditional use permit (CUP-2024-0016) not affected by this modification shall remain in effect.

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

Date: **June 22, 2026** ❒ **Tabled** ❒ **Approved** ❒ **Denied**

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:
None

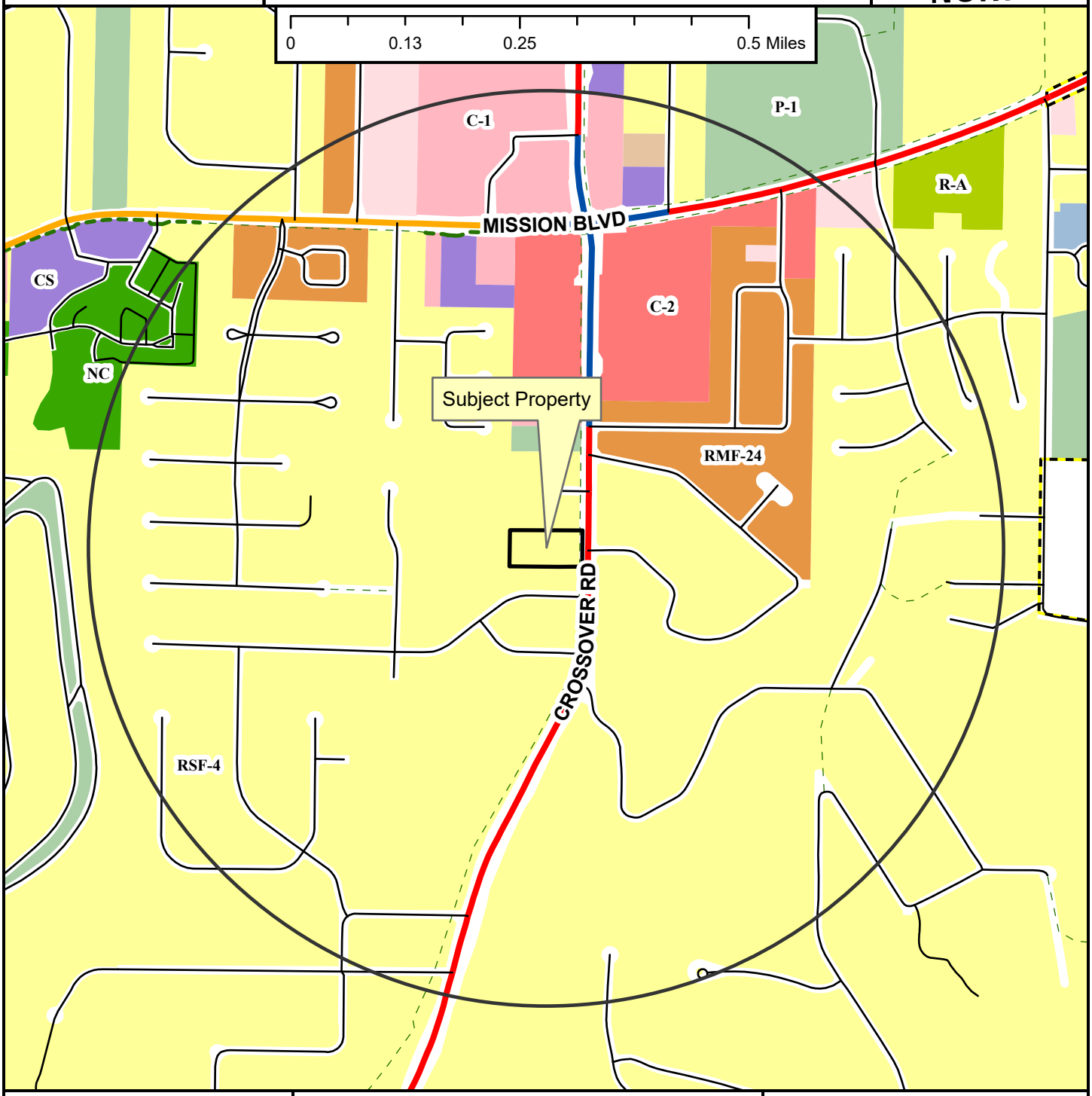
ATTACHMENTS:
- One Mile Map
- Close-up Map
- Current Land Use Map
- CUP-2024-0016 Conditions of Approval
- Applicant Request Letter and Exhibits

CUP-2024-0016

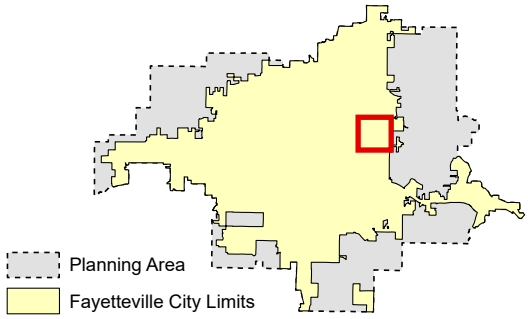
One Mile View

1629 N. CROSSOVER RD

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

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

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

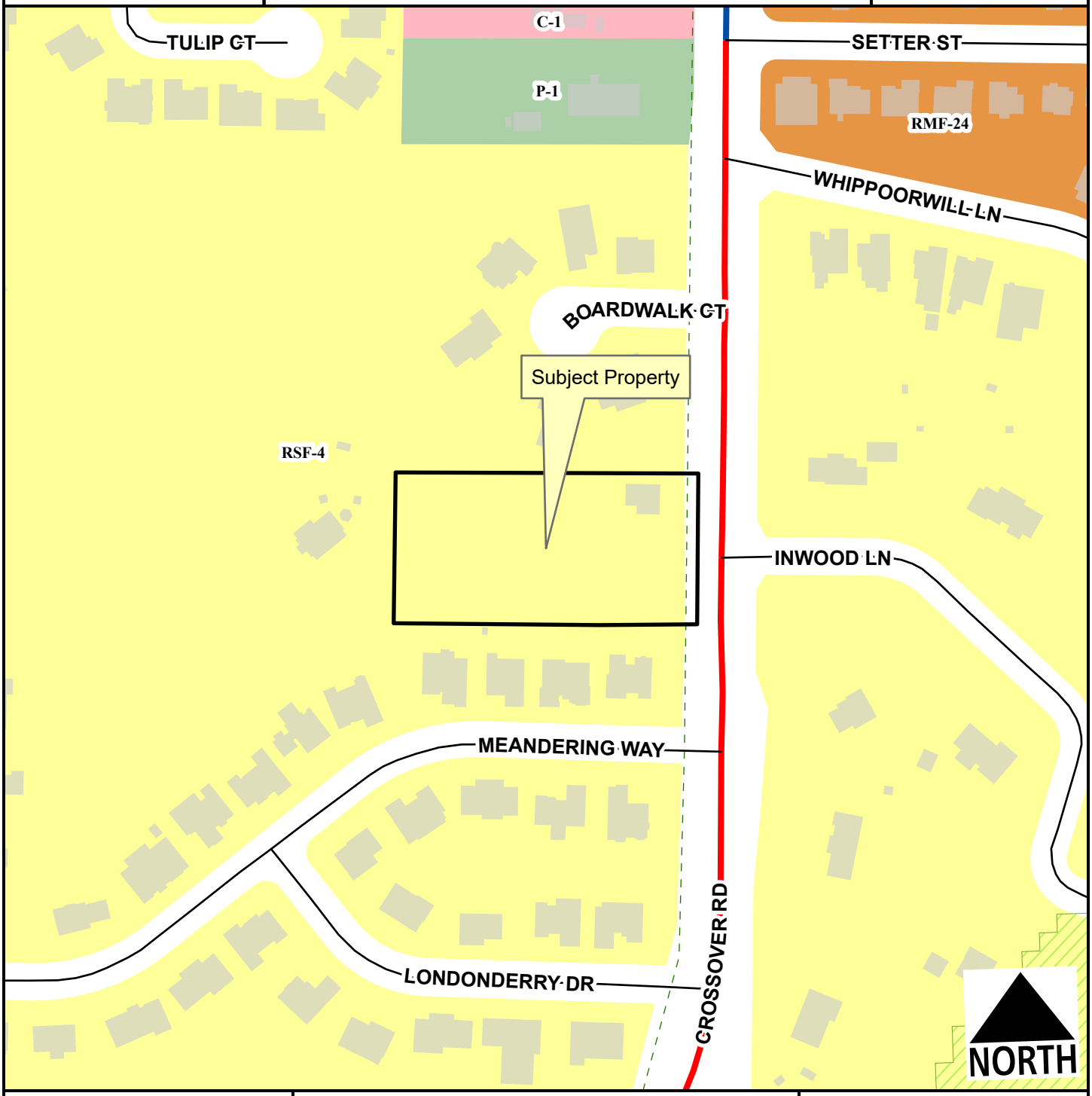
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

CUP-2024-0016

Close Up View

1629 N. CROSSOVER RD



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

Feet

0 75 150 300 450 600

1:2,400

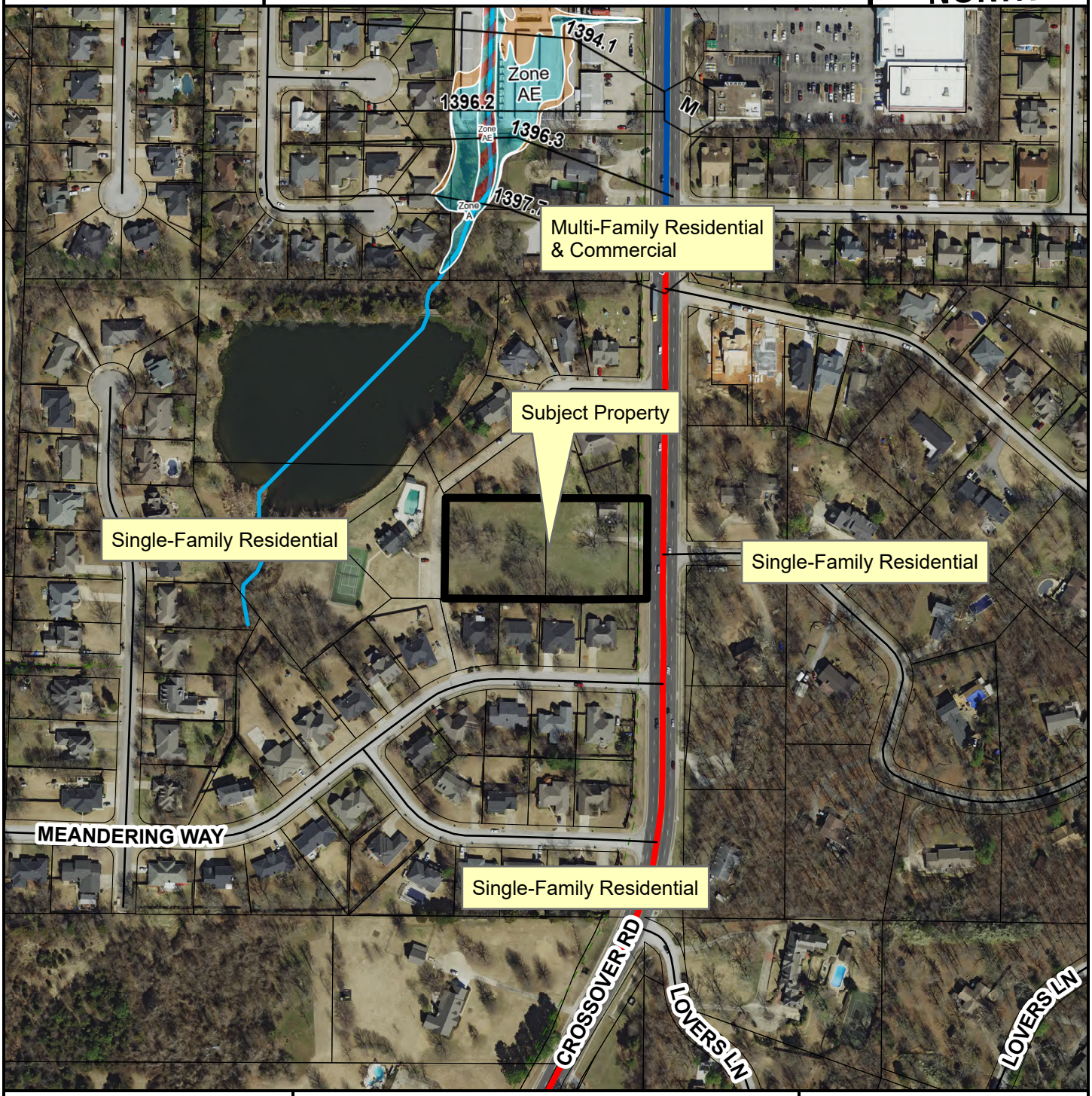
RSF-4
RMF-24
C-1
P-1

CUP-2024-0016

Current Land Use

1629 N. CROSSOVER RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CONDITIONS OF APPROVAL

ADM-2025-0010

Conditions of Approval:

1. A condominium association, homeowner's association, or similar mechanism to manage the guest house shall be established prior to issuance of the construction permit of this structure. The City of Fayetteville does not enforce this private agreement, but will require that it be in place prior to the permit's issuance.

2. Use of the guest house shall be limited only to those residents of the cluster housing development, and shall not be available for the use of the wider public.

3. All other conditions of the associated conditional use permit (CUP-2024-0016) not affected by this modification shall remain in effect.

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

Date: July 14, 2025 ❒ **Tabled** ☒ **Approved** ❒ **Denied**

Motion: Werner with all conditions as recommended by staff.

Second: Castin

Vote: 8-0-0

CUP-2024-0016

Conditions of Approval:

1. **Planning Commission determination of compatibility for Use Unit 44: Cluster Housing Development.** *Staff finds the proposed cluster housing development to be compatible with the neighborhood based on the findings in this report;*

2. **Planning Commission determination of compatibility for Use Unit 41: Accessory Dwelling Units.** *Staff finds the proposed accessory dwelling units on six lots to be compatible with the neighborhood based on the findings in this report;*

3. **Planning Commission determination of a variance to UDC §164.22(D), Dwellings Permitted.** *Staff recommends approval of this variance for the reasons stated above;*

4. Additional screening in the form of vegetation, hedge row, or light blocking fence shall be installed along exterior property lines where parking courts abut existing single-family residences (Lots 1, 2, 6-8, and 11-14);

5. Conditional use permit 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;

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

7. Prior to receiving a certificate of occupancy for the first home, all shared drives and bike racks shall be installed. All development requirements, such as detention facilities, utilities, required landscaping, etc. shall be installed prior to any building permits being issued. The exact phasing of improvements will be determined at development review;

8. The maximum number of unrelated persons in any dwelling unit is three, pursuant to the underlying single-family zoning district. A maximum of two people are permitted to reside in an accessory dwelling unit;

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

10. Exterior lighting package must be provided to the Planning Division prior to building permit approval. Any outdoor lighting on this property shall comply with UDC Chapter 176, Outdoor Lighting;

11. Upon receiving a valid complaint that the holder of the conditional use is violating any condition of this permit, the Planning Department may refer the conditional use to the Planning Commission for review. The Planning Commission may amend or add conditions to the permit, may reaffirm the conditional use, or revoke the conditional use in its entirety; and

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: May 13, 2024	❒ **Tabled**	☒ **Approved**	❒ **Denied**
Motion: McGetrick		Added condition for the preservation of the historic house to remain for non-residential, public use. With all other conditions as recommended by staff.	
Second: Werner			
Vote: 6-1-0			

PHASE

Transmittal: 2026-05-11

Smyth Crossing
Attn: Jessie Masters
125 W. Mountain St.
Fayetteville, AR 72701
P: 479.575.8267
E: jmasters@fayetteville-ar.gov

Re: CUP-2024-0016

I. Smyth Crossing Cluster Development:

GENERAL PROJECT REQUEST:

We are requesting an extension for the conditional use permit approval on May 14th, 2024. This request is in recognition that the previously approved cluster development plan was overdeveloped, leaving little to no green space for the residents at the following addresses.

Permitted Address:

Southwest Cluster

1. 2731 E. Black Walnut Cir.
2. 2737 E. Black Walnut Cir.
3. 2743 E. Black Walnut Cir.
4. 2749 E. Black Walnut Cir.

Southeast Cluster

5. 2761 E. Black Walnut Cir.
6. 2767 E. Black Walnut Cir.
7. 2773 E. Black Walnut Cir.
8. 2787 E. Black Walnut Cir.
9. 2779 E. Black Walnut Cir.

Our future development plan for the two small internal clusters, the southeast and southwest clusters, as delineated above, is to eliminate one of the addresses listed in each cluster. The reason for this is twofold: it helps cars access their own property by increasing their turning radius and providing a less impactful parking arrangement than the one they are currently designed for on the street. We also feel that by lessening the burden on the existing topography (site) on which these planned residences have to be sited. Ultimately, creating a more inviting and spacious environment.

Sincerely,

Eric A. Long, AIA

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: June 22, 2026

SUBJECT: **ADM-2026-0019: Administrative Item (2768 & 2784 E BLACK WALNUT CIR/SMYTH REVIVAL LLC, 410):** Submitted by PHASE ARCHITECTURE for property located at 2768 & 2784 E BLACK WALNUT CIR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 0.83 acres. The request is to extend the approval of a large-scale development.

RECOMMENDATION:
Staff recommends approval of ADM-2026-0019.

RECOMMENDED MOTION:
"I move to approve **ADM-2026-0019***, determining:*

- *In favor of the request to extend LSD-2024-0010, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in east Fayetteville, on the west side of N. Crossover Road about 1/3 mile south of the intersection of N. Crossover Road and E. Mission Boulevard. The site totals approximately 1.93 acres and is zoned RSF-4, Residential Single-family, Four Units per Acre. The property is the site of the ca. 1886 Peter Smyth House, a residence listed in the National Register of Historic Places (architecturally significant as an example of sandstone construction with Greek Revival detailing). A conditional use permit and an associated large-scale development for fourteen single-family units and 6 associated accessory dwelling units were approved for this property in 2024 (CUP-2024-0016/LSD-2024-0010). Construction on the project has begun. 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 an extension to the associated large-scale development plan, which is scheduled to expire on June 24, 2026. The project originally received approval on June 24, 2024 and was granted an administrative extension by City staff on May 14, 2025. Under the allowances in 166.20, "prior to the expiration of any allowed extension period (maximum of two (2) years from the date of original approval), an applicant may request the Planning Commission

to extend the period to accomplish the tasks by up to one (1) additional year, if the plans and permits are substantially the same as those originally approved. The applicant has the burden to show good cause why the tasks could not reasonably be completed within the normal one (1) year limit and the permitted extension period. Extensions beyond three (3) years from the original date of approval shall not be permitted." Staff received the request for an extension on May 13, 2026, and this extension, should it be approved, would only be valid until June 24, 2027.

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

DISCUSSION:
Staff ultimately support the applicant's request to extend the large-scale development once more. Through the permitting process, the applicant's design team has indicated an intent to lessen the overall impact of the project by removing several units, as well as the Accessory Dwelling Units that were previously associated with the project. Since the project's overall impact is decreasing, staff has determined that these changes can be approved administratively and do not require re-affirmation by the Planning Commission. Construction at the site is ongoing, and staff anticipates that all necessary permits will be pulled prior to the new expiration date of June 24, 2027. No other extensions would be able to be granted after that date.

RECOMMENDATION: Staff recommends approval of **ADM-2026-0019** subject to the following conditions:

Conditions of Approval:

1. The applicant shall receive all permits and approvals required by city, county, state, and federal regulations to complete construction of the development or project.

2. All other conditions of the associated large-scale development not affected by this extension shall remain in effect.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

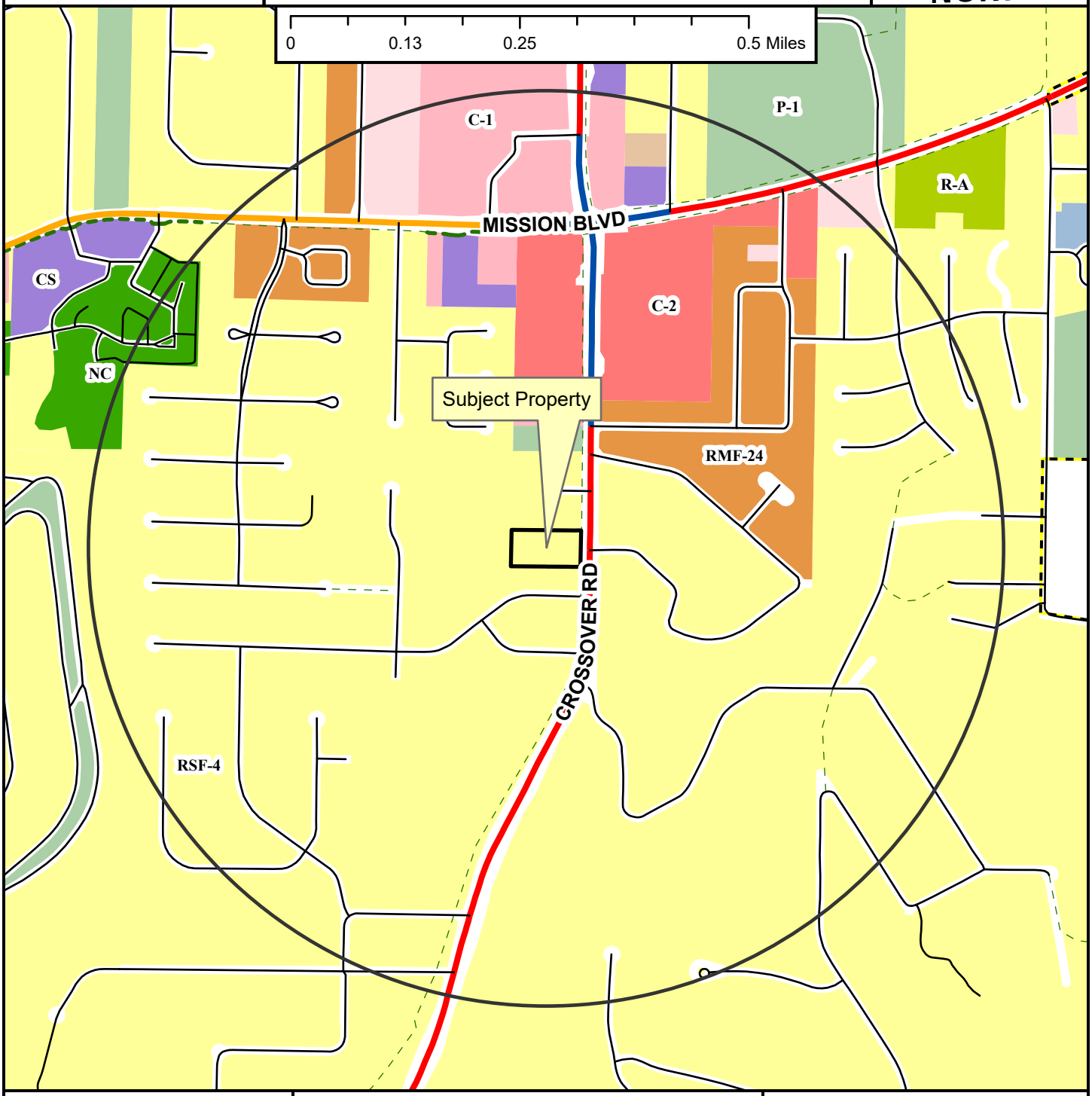
ATTACHMENTS:
- One Mile Map
- Close-up Map
- Current Land Use Map
- LSD-2024-0010 Conditions of Approval
- Applicant Request Letter and Exhibits

LSD-2024-0010

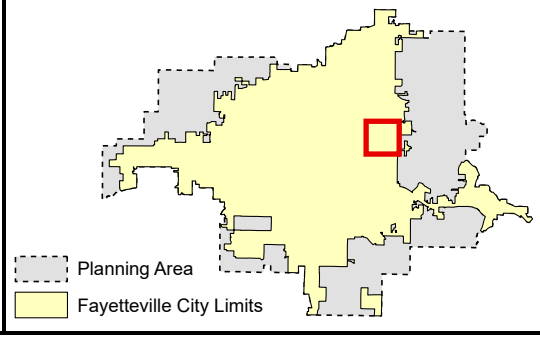
One Mile View

1629 N. CROSSOVER RD

NORTH



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



Zoning

RESIDENTIAL SINGLE-FAMILY
NS-G
RI-U
RI-12
NS-L
Residential-Agricultural
RSF-.5
RSF-1
RSF-2
RSF-4
RSF-7
RSF-8
RSF-18

RESIDENTIAL MULTI-FAMILY
RMF-6
RMF-12
RMF-18
RMF-24
RMF-40

INDUSTRIAL
I-1 Heavy Commercial and Light Industrial
I-2 General Industrial

EXTRACTION
E-1

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

FORM BASED DISTRICTS
Downtown Core
Urban Thoroughfare
Main Street Center
Downtown General
Community Services
Neighborhood Services
Neighborhood Conservation

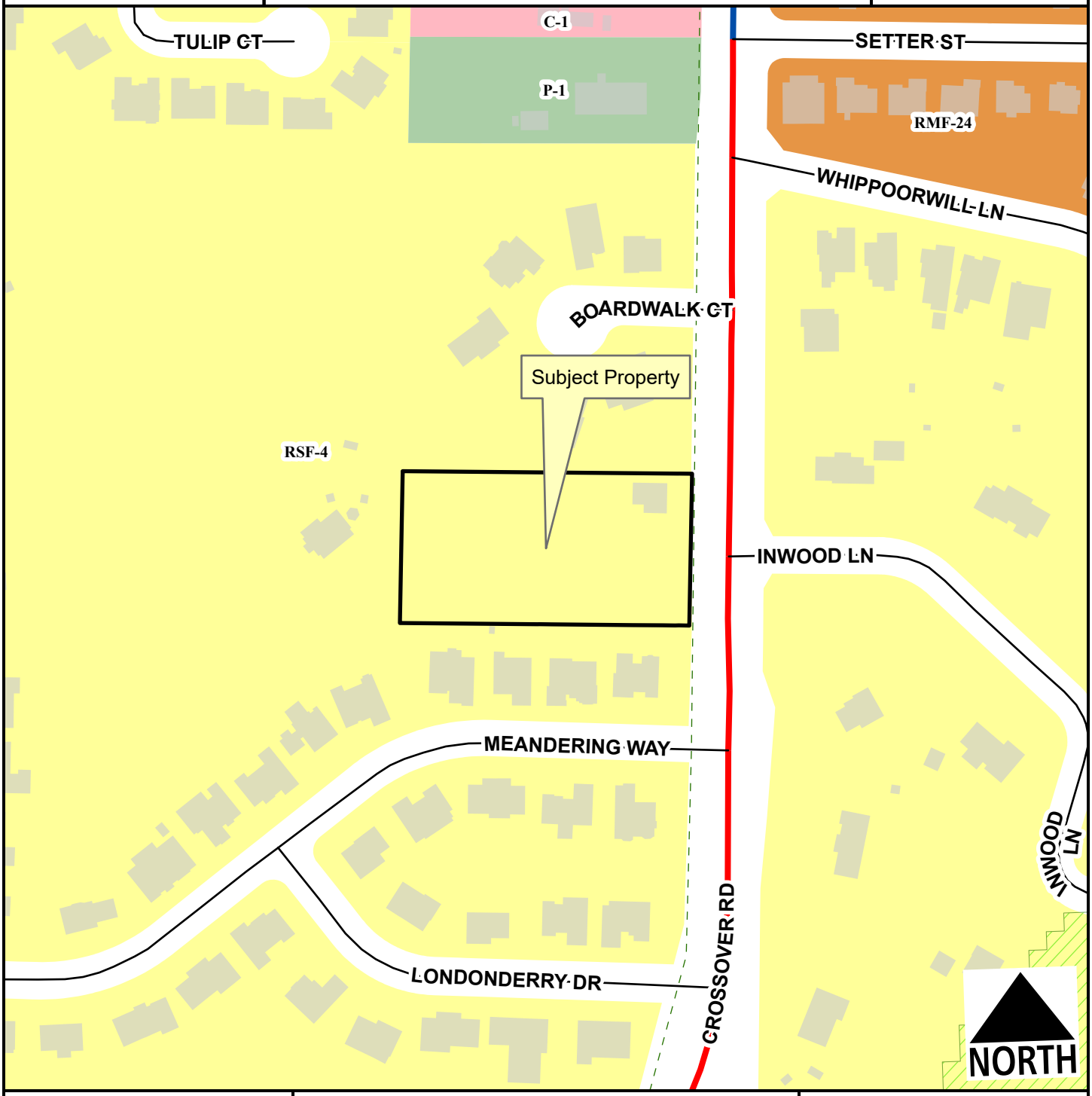
PLANNED ZONING DISTRICTS
Commercial, Industrial, Residential

INSTITUTIONAL
P-1

LSD-2024-0010

Close Up View

1629 N. CROSSOVER RD



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

Feet

0 75 150 300 450 600

1:2,400

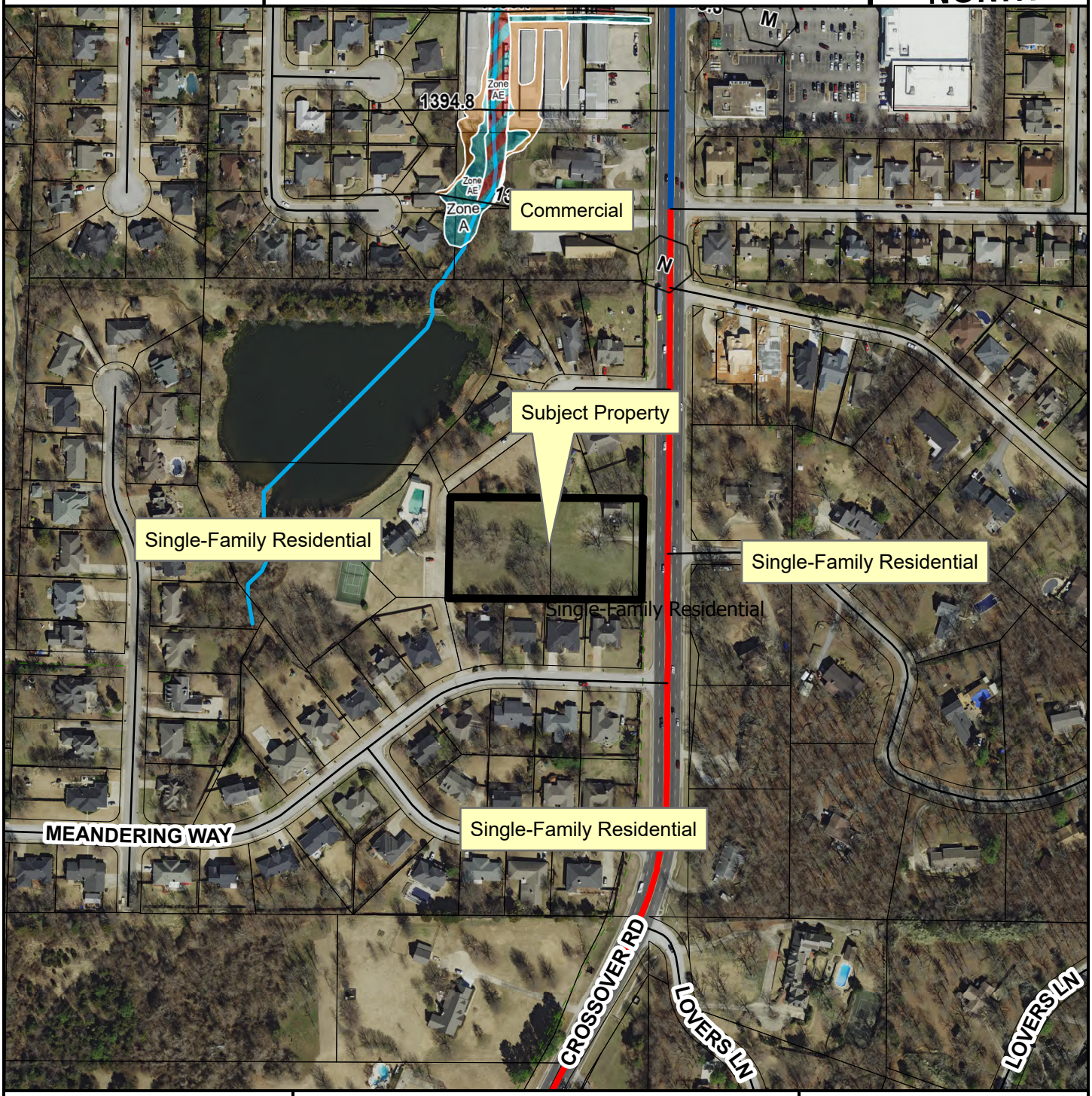
RSF-4
RMF-24
C-1
P-1

LSD-2024-0010

Current Land Use

1629 N. CROSSOVER RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

PHASE

Transmittal: 2026-05-11

Smyth Crossing
Attn: Jessie Masters
125 W. Mountain St.
Fayetteville, AR 72701
P: 479.575.8267
E: jmasters@fayetteville-ar.gov

Re: CUP-2024-0016 & LSD-2024-0010

I. Smyth Crossing Cluster Development:

GENERAL PROJECT REQUEST:

We are requesting an extension for the conditional use permit approval on May 14th, 2024. This request is in recognition that the previously approved cluster development plan was overdeveloped, leaving little to no green space for the residents at the following addresses.

Permitted Address:

Southwest Cluster

1. 2731 E. Black Walnut Cir.
2. 2737 E. Black Walnut Cir.
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Southeast Cluster

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Our future development plan for the two small internal clusters, the southeast and southwest clusters, as delineated above, is to eliminate one of the addresses listed in each cluster. The reason for this is twofold: it helps cars access their own property by increasing their turning radius and providing a less impactful parking arrangement than the one they are currently designed for on the street. We also feel that by lessening the burden on the existing topography (site) on which these planned residences have to be sited. Ultimately, creating a more inviting and spacious environment.

Sincerely,

Eric A. Long, AIA

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff does not recommend right-of-way dedication.*

2. **Planning Commission determination of street improvements.** *Staff recommends that N. Crossover Rd. be improved to meet typical standards for a Regional Link street including an 8-foot sidewalk, 10-foot greenspace, and 1.5-foot curb and gutter.*

   Subdivision Committee recommended in favor.

3. **Planning Commission determination of a variance to UDC §164.22(G)(2) Building Orientation**. *Staff recommends approval of the request as detailed above, with the following conditions:*
   a. The site plan and building orientations shall be substantially similar to the plan submitted with this request, including at least 50% of the dwellings facing the common open space or public street; and
   b. All single-family dwellings shall face either the shared open space, public street, or shared circulation system.

   Subdivision Committee recommended in favor.

4. **Planning Commission determination of a variance to UDC §164.22(G)(8) Pedestrian Connectivity.** *Staff recommends approval of the request as detailed above, with the following condition:*
   a. At least one sidewalk from the sidewalk adjacent to N. Crossover Rd. into the development will be provided.

   Subdivision Committee recommended in favor.

5. **Planning Commission determination of a variance to UDC §172.04(E) Dimensional Requirements.** *Staff recommends approval of the request as detailed above, with the following conditions:*
   a. The applicant shall provide planters or additional landscaping along the full extent of the 20-foot-wide two-way drive aisle to act as traffic calming devices in accordance with Woonerf concept; and
   b. The design and placement of planters or landscaping are subject to additional review by Fire, Planning, and Urban forestry and must meet applicable Fire code requirements; and
   c. These planters or additional landscaping shall be maintained by the property owner association to ensure they remain in place and well maintained.

   Subdivision Committee recommended in favor.

6. Parkland fee-in-lieu in the amount of $15,246 for the creation of 14 single-family units must be received prior to building permit issuance;

7. All remaining comments from City division, whether Urban Forestry, Fire, or Engineering shall be addressed.

Standard Conditions of Approval:

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

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

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

11. Trash containers must be stored out of public view and may be screened by the principal structure or vegetation. Container locations for trash pick-up will be submitted to the Planning and Recycling & Trash Collection divisions for review prior to building permit;

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

13. 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 the City's current requirements;

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

15. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation;

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

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

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

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

Planning Commission action:	❒ **Denied**	❒ **Tabled**	☒ **Approved**
Meeting Date: June 24, 2024		w/ all conditions as recommended by staff.	
Motion: Werner		In favor of all requested variances.	
Second: McGetrick			
Vote: 8-0-0			

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO:	Fayetteville Planning Commission
THRU:	Jessie Masters, Planning Director
FROM:	Citlali Samano, Planner Justin Bland, City Engineer Bethany Douglas, Urban Forester
MEETING DATE:	June 22, 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 140 residential lots and 3 unbuildable lots**.**

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

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

- *In favor of recommended right-of-way dedication,*
- *In favor of recommended street improvements,*
- *In favor of a variance to UDC §166.08(E)(2) Double Frontage Lots, and*
- *In favor of all other conditions as outlined by staff."*

BACKGROUND:
The subject property is located in far west Fayetteville on the east side of S. Rupple Rd., west side of S. Dinsmore Trl., and north of John L Colbert Middle School. The property currently contains one undeveloped parcel totaling 30.26 acres. This parcel was recently part of a lot split (LSP-2026-0018) that included two parcels on both sides of S. Dinsmore Trl. This split was administratively approved on April 27, 2026. The property is fully encumbered by hydric soils. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	CS, Community Services and NC, Neighborhood Conservation
South	John L Colbert Middle School	P-1, Institutional
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units Per Acre
West	Single-Family Residential and Undeveloped	CS, Community Services

Proposal: The applicant proposes a subdivision with 140 residential lots and three unbuildable

lots. One variance from the Unified Development Code has been requested which is described below alongside staff's recommendations.

Variance: UDC §166.08(E)(2): Double Frontage Lots. With the exception of corner lots, double-street frontage lots are prohibited except where such lots front on access restricted roadways such as expressways. The applicant requests a variance to allow 42 proposed lots (specifically lots 1, 2, 4–7, 9–16, and 30–57) to be double-frontage lots with frontages along Rupple Road to the west, Bronco Drive to the south, or Dinsmore Trail to the east.

- *Staff recommendation: Staff supports this request, acknowledging that the property's limited depth makes double-frontage lots necessary to maintain the required right-of-way dedications along Rupple Road, Bronco Drive, and Dinsmore Trail without removing internal secondary frontages. To ensure compliance with the City of Fayetteville's Unified Development Code goals for traditional town form and streetscape continuity, staff requests a condition of approval requiring all homes to front these higher-classification adjacent roads. This prevents the proliferation of rear privacy fences and blank walls along major corridors, creating an active, visually cohesive, and pedestrian-oriented streetscape that supports natural surveillance. Furthermore, to satisfy UDC Chapter 166 Access Management standards, staff recommends a concurrent condition limiting vehicular driveway access strictly to internal streets, thereby reducing curb cuts, minimizing vehicular conflict points, and preserving the safety and traffic flow of the primary road network.*

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

S Rupple Road (Regional Link): No additional right-of-way is recommended, as the existing right-of-way exceeds the typical master street plan requirement of 46 feet.

W Bronco Drive (Residential Link): Staff recommends building out the current stub-out with a 52-feet of right-of-way dedication to be in line with typical master street plan requirements.

S Dinsmore Trail (Neighborhood Link): Staff recommends 33.5-feet of right-of-way dedication from street centerline to be in line with typical master street plan requirements.

All Internal Residential Link Streets: Staff recommends 52-feet of right-of-way dedication to be in line with typical Master Street Plan standards for Residential Link streets.

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

S Rupple Road (Regional Link): Staff does not recommend additional street improvements.

W Bronco Drive (Residential Link): Staff recommends the full build-out improvements shall be made on both sides of the street to include a 6-foot-wide green space, 6-foot-wide sidewalk, street trees, streetlights, and curb and gutter on each side.

S Dinsmore Trail (Neighborhood Link): Staff recommends to build out a 10-foot-wide green space, 8-foot wide sidewalk, street trees, streetlights, and curb and gutter across the length of the property frontage in line with typical master street plan requirements.

All Internal Residential Link Streets: Staff recommends the full build-out improvements shall be made on both sides of the street to include a 6-foot-wide green space, 6-foot-wide sidewalk, street trees, streetlights, and curb and gutter on each side.

Block Length/Connectivity: Staff finds that the proposed preliminary plat complies with the City of Fayetteville's block length and connectivity standards. The applicant proposes eight internal Residential Link streets.

Water and Sewer System: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to a proposed 8" waterline extension on the north side that will be constructed with that approved subdivision and to an existing 8" stub-out along Bronco Dr. on the south side. It is not shown on the current plan, but Staff will require a connection to the existing 8" water line along Dinsmore Trl. As well. In addition, as part of the Utilities Division's water master plan, a 12" water line is required on a quarter-mile grid. In this case, this project will be required to extend a 12" water line across their western frontage along S. Rupple Rd. The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. This on-site sanitary sewer system is split into two sub-basins. The northern basin will drain to the east to an existing 8" sewer line that crosses beneath Rupple Rd. in the northwest corner of the project parcel.

Tree Preservation:
Canopy minimum requirement: 20%
Existing canopy: 6.5%
Preserved canopy: 0.8%
Mitigation required: 339 two-inch caliper trees

Parks: The Parks and Recreation Advisory Board (PRAB) reviewed this proposal at a meeting held on June 15, 2026. The Parks and Recreation Advisory Board recommended fee-in-lieu for this development in the amount of $152,460 based on the number of proposed single-family residential lots (140). The final amount of park fees required will be determined and due at the time of final plat.

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

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

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication as follows:*
    a. *S Rupple Rd: No additional right-of-way*
    b. *W Bronco Dr: 52 feet*
    c. *S Dinsmore Trl: 33.5 feet*
    d. *Internal Streets: 52 feet*

2. **Planning Commission determination of street improvements.** *Staff recommends street improvements as follows:*
    a. S Rupple Road: No additional street improvements.

b. W Bronco Drive: 6-foot-wide green space, 6-foot-wide sidewalk, street trees, streetlights, and curb and gutter on both sides of the street
c. S Dinsmore Trail (Neighborhood Link): 10-foot green space, 8-foot sidewalk, street trees, streetlights, and curb and gutter
d. All Internal Streets: 6-foot-wide green space, 6-foot-wide sidewalk, street trees, streetlights, and curb and gutter on both sides of the street.

3. **Planning Commission determination of a variance to UDC §166.08(E)(2): Double Frontage Lots.** *Staff supports this variance request subject to the condition that all residential structures are oriented to front the higher-classification street, with vehicular driveway access strictly restricted to the lower-classification street.*

4. Fee-in-lieu of parkland dedication of $152,460 based on the number of proposed single-family residential lots (140), with the final amount determined and due at the time of final plat;

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

6. Address remaining planning comments:
   a. Adding an additional street light along W Bronco Drive to address streetlight maximum distance of 300 linear feet.

Standard Conditions of Approval:

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

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

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

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

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

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

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

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- UDC §166.08(E)(2): Street Design and Access Management Standards
- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
- Staff Memos
    - Engineering Memo
    - Urban Forestry Memo
    - Parks and Recreation Memo
- Applicant Exhibits
    - Request Letter
    - Variance Request Letter
    - Preliminary Plat

166.08 - Street Design And Access Management Standards

…

(E) *Block Layout/Connectivity.*

(1) *Block Length.* Block lengths and street intersections are directly tied to the functional hierarchy of the street pattern that exists or is proposed.

(a) *Regional and Regional High Activity Links.* Signalized intersections should be located at a minimum of one (1) every 2,640 feet (half a mile) along regional links and should be based on traffic warrants.

(b) *Neighborhood Links.* Intersections should be located at a minimum of one (1) every 1,320 feet (quarter of a mile) along neighborhood links.

(c) *Residential Link and Downtown/Urban Street.* Intersections shall occur at a minimum of one (1) every 660 feet.

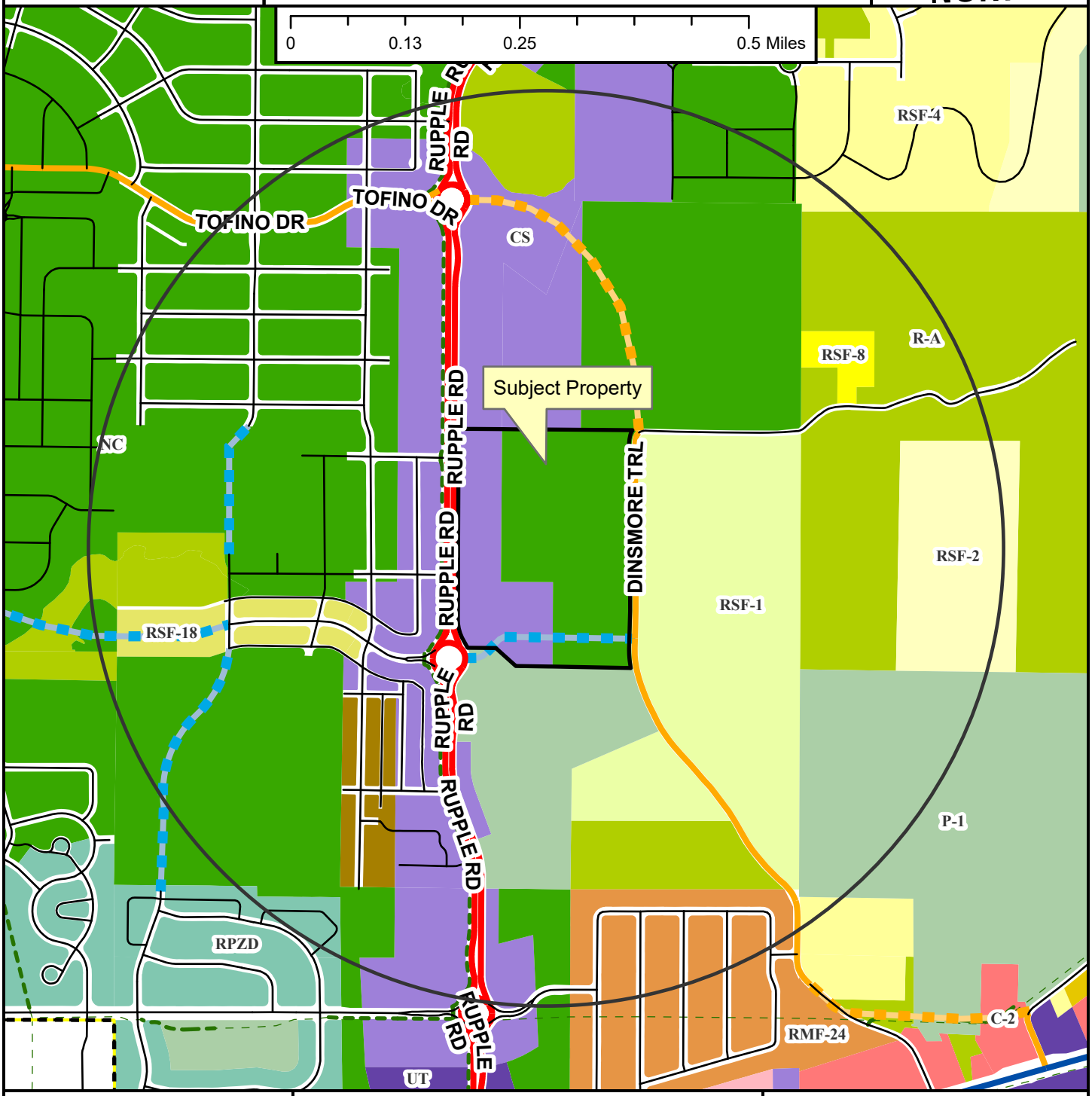
(d) *Variances.* Block length standards may be varied by the Planning Commission when terrain, topographical features, existing barriers or streets, size or shape of the lot, or other unusual conditions justify a departure.

(2) With the exception of corner lots, double-street frontage lots are prohibited except where such lots front on access restricted roadways such as expressways. Alleys are not considered as frontage. Double frontage lots may be permitted by the Planning Commission for topographical problems, feasibility issues relating to the parcel's dimensions, or other good cause which must be established and proven by the developer. The Planning Commission may impose additional landscape requirements along the back of such double-frontage lots. Unless otherwise approved by the Planning Commission, all primary structures shall be oriented toward the higher functional classification street.

PPL-2026-0003

One Mile View

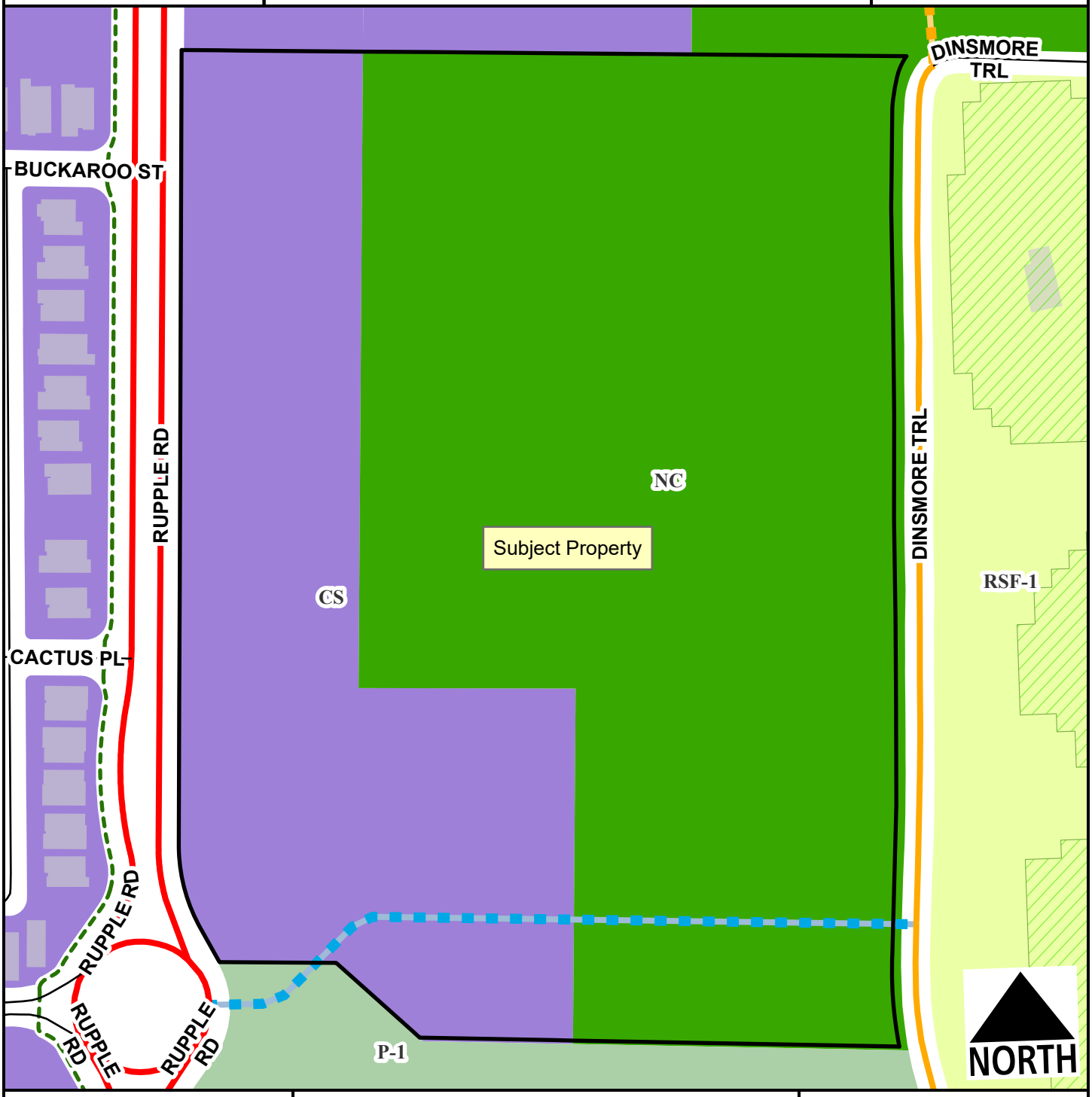
370 S. DINSMORE TRL



PPL-2026-0003

Close Up View

370 S. DINSMORE TRL



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

Feet

0 75 150 300 450 600

1:2,400

PPL-2026-0003

Current Land Use

370 S. DINSMORE TRL

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Justin Bland, City Engineer

DATE: June 17, 2026

SUBJECT: **Planning Commission Engineering Comments for PPL 2023-0003**

Water: The applicant is proposing to install new 8" water mains throughout the subdivision to provide domestic water service and fire hydrants. The project connects to a proposed 8" waterline extension on the north side that will be constructed with that approved subdivision and to an existing 8" stub-out along Bronco Dr. on the south side. It is not shown on the current plan, but Staff will require a connection to the existing 8" water line along Dinsmore Tr. as well.

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

Sewer: The applicant is proposing to install new 8" sewer mains within the subdivision to provide sanitary sewer service to each lot. This on-site system will drain to an existing 8" sewer line that crosses beneath Rupple Rd. in the NW corner of the project.

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

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

Standard Comments:

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

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Blew & Associates

From: Bethany Douglas, Urban Forester

CC: Citlali Samano, Planner

Meeting Date: June 22, 2026

Subject: PPL-2026-0003: Reading Rupple Subdivision (370 S Dinsmore Trl)

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

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

d.	Tree Island (8’ min. width, 18.7’ min length, 150 square feet) *UDC Chapter 177.04C*			**X**
e.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*			**X**
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and 5’ on sides and rear. *UDC Chapter 177.04D2a*			**X**
b.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*			**X**
c.	Screening of parking lot from adjacent residential properties.			**X**
4.	**Street Tree Planting Requirements**	**Yes**	**No**	**N/A**
a.	Residential Subdivisions 1 Large Shade Species Tree per Lot *UDC Chapter 177.05B1a*	**X**		
b.	Non-Residential Subdivisions 1 Large Species Shade Tree every 30’ (planted in greenspace) *UDC Chapter 177.05B2a*			**X**
c.	Urban Tree Well – Urban Streetscapes Trees every 30’ (8’ sidewalk) *UDC Chapter 177.05B3a-f*			**X**
d.	Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan *UDC Chapter 177.05B3a-f*			**X**
e.	Residential Subdivisions Timing of planting indicated on plans *UDC Chapter 177.05A4*	**X**		
f.	Residential Subdivisions Written description for method of tracking planting *UDC Chapter 177.05A4e*	**X**		
5.	**Landscape Requirement Totals**	**Amount**		
	Mitigation Trees	**339**		
	Parking Lot Trees	**N/A**		
	Street Trees	**177 lot trees and 115 street trees**		
	Detention Pond – Large Trees (1 Tree/3,000 square feet)	**26**		

Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**102**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**155**

6. Review Status (See Comments)	**Tech Plat**	**Planning Commission**
Conditionally Approved	**4-26-29**	**5-26-26**
Approved		
Tabled		
Denied		

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

Comments

1. Address items above marked “No” and all Redlines provided.
2. Please provide Landscape architect stamp.
3. Please ensure to plant large shade trees at least 30’ apart from each other. For closer plantings please choose understory species.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Blew & Associates

From: Bethany Douglas, Urban Forester

CC: Citlali Samano, Planner

Meeting Date: May 26, 2026

Subject: PPL-2026-0003: Reading Rupple Subdivision (370 S Dinsmore Trl)

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

2. Tree Preservation Calculations

Tree Preservation Calculations Acres		
	Acres	**Percent of site**
Total Site Area *Minus Right of Way and Easements	30.42	100%
*Zoning Designation * Select Below with drop down arrow*		
NC-Neighborhood Conservation	6.08	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	6.08	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	1.97	6.5%
Tree Canopy Preserved	0.25	0.8%
Tree Canopy Removed *On Site	1.72	5.7%
Tree Canopy Removed *Off Site	0.00	
Tree Canopy Removed Total	1.72	5.7%
Removed Below Minimum	**5.83**	
Mitigation Requirements	**1.72**	
Mitigation Requirements in Square Feet	**74,923**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	**73,091**	**335**
Low Priority	**1,832**	**4**
Total Mitigation Trees Required	**74,923**	**339**

4. Mitigation Type	Yes	No	N/A

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

5.	**Tree Preservation Plan Checklist** *UDC Chapter 167.04H1and 167.04L1*	**Tech Plat**		**Planning Commission**
a.	5 year Aerial Check on Existing Trees	**Yes**		
b.	Property Boundary	**Yes**		
c.	Natural Features (100ft beyond limits of disturbance)	**Yes**		
d.	Existing Topography and Proposed Grading	**Yes**		
e.	Soil Types	**Yes**		
f.	Significant Trees	**Yes**		
g.	Groupings of Trees	**Yes**		
h.	Table Inventory List (species, size, health, priority)	**Yes**		
i.	All Existing and Proposed Utilities	**Yes**		
j.	All Existing and Proposed Utility Easements and ROW's	**Yes**		
k.	All Streams (with approximate center line)	**N/A**		
l.	Floodplains and floodways	**N/A**		
m.	Existing Street, Sidewalk or Bike Path ROW	**Yes**		
n.	Submitted Arborist Report (if required)	**Yes**		
o.	Shows ALL Proposed Site Improvements	**Yes**		
p.	Delineates trees/canopy to be preserved and removed	**Yes**		
q.	Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	**N/A**		
Tree Protection Methods				
a.	Tree Protection Fencing	**Yes**		
b.	Limits of Root Pruning	**Yes**		
c.	Traffic flow on work site	**Yes**		
d.	Location of material storage	**Yes**		
e.	Location of concrete wash out	**Yes**		
f.	Location of construction entrance/exit	**Yes**		

6.	**Site Analysis Report (if required)** *UDC Chapter 167.04H4*	**Yes**	**No**	**N/A**
a.	Provide Arborist Report showing tree health and structure evaluation, feasibility of preservation, and recommendations and justification	**X**		

7. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	**4-29-26**	
Approved		
Tabled		
Denied		

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

Comments

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

CITY OF FAYETTEVILLE ARKANSAS

TO: Planning Division

FROM: Melissa Evans, Parks Planning

DATE: June 22, 2026

SUBJECT: Parks & Recreation Technical Plat Review Comments

****

Parks Board Meeting Date:	June 15, 2026
Project Title:	Prescott Estates Subdivision (Reading Rupple)
Project Number:	PPL-2026-0003
Project Location:	370 S. Dinsmore Trl
Plat Page:	517
Park Quadrant:	SW
Billing Name & Address:	Reading, Garlan & Georgia Trust, 370 S. Dinsmore Trl, Fayetteville, AR 72704-7656

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

LAND DEDICATION

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

FEE-IN-LIEU

							TOTAL Fees
Single Family:	140	units	x	$1,089	per unit =	$152,460	$152,460
Multi Family:	0	units	x	$952	per unit =	$ 0	

SUMMARY

- Project proposes **140** SF Units and **0** MF Units.
- The final amount of fee-in-lieu and/or land dedication needed to satisfy Parkland Dedication requirements will be determined after Planning Commission's approval of this project.
- Current fee-in-lieu and/or land dedication rates will be applied regardless of when project was approved by PRAB.
- Prior to final receipt by the city, all fees must be paid and any deeds for parkland dedication property must be:

    - Approved by the City's Land Agent in the Engineering Division.
    - Recorded at the Washington County Courthouse.
- Each additional housing unit that is constructed in Fayetteville places an increased demand on the Parks and Recreation system. The money collected as part of this project will be used to fund future park acquisitions and improvements for this park quadrant.

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 3
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

March 17, 2026

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Development Services
Re: Preliminary Plat for Reading Rupple Subdivision

This letter is in regards to a proposed Preliminary Plat for Reading Rupple Subdivision. This property is located at 370 S. Dinsmore Trail, and is bound by Dinsmore Trail to the East, Rupple Road to the West, Colbert Middle School to the South, and the proposed Teague's Farm Subdivision to the North. A portion of the property extends up the wooded hillside on the east side of Dinsmore Trail. However, a Lot Split is being proposed to separate that portion into a separate parcel. Therefore, the portion of the property to the east of Dinsmore Trail is not part of this proposed development.

The proposed development contains 30.4 acres and is zoned CS (Community Services) and NC (Neighborhood Conservation). The plat contains 142 single-family residential lots, as well as 3 non-buildable lots reserved for stormwater detention. Water, Sewer, Street and Drainage Improvements are proposed in order to serve these lots. Bronco Drive, a Residential Link, will be extended along the southern property line. Dinsmore Trail along the eastern property line, which is a Neighborhood Link, will be improved to meet the current Master Street Plan Standards. The existing Rupple Road street section meets the M.S.P. Standards, so no improvements are proposed to Rupple Road.

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

Thank you.

Sincerely;

Charles A. Zardin, PE

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 3
Fayetteville, AR 72703
Office: 479.442.9127
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Established 1985

May 4, 2026
City of Fayetteville - Development Services
J+A Project # 2025-120
CoF Project (PPL-2026-0003)
Re: Prescott Estates PPL

Please accept this request for the following variance:

1. UDC 166.08(E)(2) – Double frontage lots: This section of the development code states that double-street frontage lots are prohibited, but may be permitted by the planning commission for feasibility issues relating to the parcel's dimensions. Proposed lots 1-2, 4-7, 9-16, and 30-57 are currently proposed to have double-street frontages, and it's not feasible to remove the secondary street frontage and maintain public right-of-way access to these lots. Therefore, we are requesting this variance.

Please review this application and let us know if there are any questions that we may be able to answer.

Thanks,
Blake Jorgensen, PE

NOTES:

1. PARCEL #765-22366-700

2. ZONED: CS & NC

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

4. BOUNDARY BASED ON:
   I. WARRANTY DEED, FILE #2013-1526
   II. PROPERTY LINE ADJUSTMENT PLAT, FILE #2018-32854
   III. TRACT SPLIT PLAT, FILE #2018-33853

5. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE "X" OF FEMA FIRM PANEL #05143C0215 G, BEARING AN EFFECTIVE DATE OF 1/25/2024 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

6. UNDERGROUND UTILITY LINES AS SHOWN HEREON ARE AS PER THE CITY OF FAYETTEVILLE GIS MAPS AND HAVE NOT BEEN FIELD VERIFIED.

7. CITY PLAT PAGE 517.

OWNER / DEVELOPER:

J & M CAPITAL VENTURES, LLC
4034 NORTH OLD WIRE ROAD
FAYETTEVILLE, AR 72703

STANDARD CITY NOTES:

1. THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.

2. ANY DAMAGE TO THE EXISTING PUBLIC STREET OR OTHER PUBLIC INFRASTRUCTURE DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.

3. ALL MATERIAL DELIVERIES, CONSTRUCTION STAGING, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSIDE THE PUBLIC STREETS DURING ALL PHASES OF THE PROJECT.

4. ALL PUBLIC SIDEWALKS AND RAMPS MUST MEET ADA GUIDELINES.

5. PRIOR TO ANY CLEARING TO INSTALL EROSION CONTROL STRUCTURES, TREE PRESERVATION FENCING MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE URBAN FORESTER (444-3469)

6. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM. THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET.

7. THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR CONCURRENCE BEFORE PRECONSTRUCTION MEETING AND BEFORE MATERIAL IS ORDERED) - DAILY INSPECTION REPORTS SHOULD BE SUBMITTED WEEKLY TO THE CITY OF FAYETTEVILLE'S PUBLIC WORKS INSPECTOR (PWI).

8. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF FAYETTEVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.

9. THE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE INSTALLATION OF PUBLIC UTILITIES, INFRASTRUCTURE, ROADWAY, ETC. TESTING SHALL BE COORDINATED WITH THE PWI BY THE ENGINEER OF RECORD.

10. CONTRACTOR SHALL BE CONFINED TO THE LIMITS OF CONSTRUCTION SHOWN ON THIS GRADING PERMIT APPLICATION. ADJACENT PROPERTY SHALL NOT BE USED WITHOUT MODIFYING THE GRADING AND EROSION CONTROL PLAN THROUGH THE ENGINEER OF RECORD AND OBTAINING WRITTEN APPROVAL FROM THE CITY ENGINEERING DIVISION.

11. A GRADING AND DRAINAGE PERMIT WILL NOT BE ISSUED UNTIL:

A. A COPY OF THE SWPPP IS PROVIDED TO THE CITY. THE SWPPP WILL BECOME PART OF THE GRADING AND DRAINAGE PERMIT. (IN PDF FORMAT)

B. THE PERIMETER EROSION CONTROLS, CONSTRUCTION EXIT, AND SWPPP/GRADING PERMIT BOX HAVE BEEN INSPECTED AND APPROVED BY THE ENGINEERING DIVISION. APPLICANT IS RESPONSIBLE FOR CONTACTING AND SCHEDULING THE EROSION CONTROL INSPECTION BY CALLING THE ASSIGNED PWI.

C. THE ENGINEER OF RECORD SHALL REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY FOR CONCURRENCE BEFORE PRECONSTRUCTION CONFERENCE AND MATERIAL IS ORDERED)

D. A PRECONSTRUCTION CONFERENCE HAS TAKEN PLACE.

A. ALL CONTRACTORS/SUBS INSTALLING PUBLIC INFRASTRUCTURE (INCLUDING FIRELINE) MUST BE PRESENT ALONG WITH THE INSPECTOR FROM ENGINEER OF RECORD.

B. IF THE SUPERINTENDENT ON SITE CHANGES AFTER THE CITY OF FAYETTEVILLE PRE-CONSTRUCTION MEETING, AN ADDITIONAL PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH THE NEW SUPERINTENDENT.

E. PERFORMANCE BONDS IN THE AMOUNT OF 100% OF THE TOTAL COST TO INSTALL THE APPROVED EROSION AND SEDIMENT CONTROL PLAN (HYDROMULCH WITH SEED ALL PROPOSED DISTURBED AREAS, INCLUDING AREA OF IMPROVEMENTS) TO ENSURE THE CONTINUATION OF THE PROPER MAINTENANCE OF THE PLAN MUST BE PROVIDED. THE BOND SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION HAS BEEN ACHIEVED FOR THE DEVELOPMENT SITE, INCLUDING ALL ON AND OFF-SITE FRANCHISE UTILITIES.

F. A COPY OF THE APPROVAL LETTER FROM THE ARKANSAS DEPARTMENT OF HEALTH IS OBTAINED AND FORWARDED TO THE ENGINEERING DIVISION.

12. PRIOR TO PROJECT ACCEPTANCE (FINAL PLAT), THE FOLLOWING ITEMS MUST BE PERFORMED OR PROVIDED TO THE SATISFACTION OF THE ENGINEERING DEPARTMENT:

A. THE WORK SHOWN ON THE CIVIL SITE PACKAGE MUST BE COMPLETE AND THE ITEMS ON THE FINAL PUNCH LIST COMPLETED.

B. VEGETATION MUST BE ESTABLISHED IN ACCORDANCE WITH SECTION 169.06 OF THE UDC AND PERIMETER CONTROLS REMOVED.

C. ONE (1) SET OF AS-BUILT DRAWINGS OF THE COMPLETE PROJECT (EXCLUDING DETAILS) AS A HARD COPY, DIGITAL FILE .DWG, AND PDF FORMAT;

1. PROFESSIONAL SURVEYOR SHALL PROVIDE STAMP DRAWINGS SPECIFICALLY IDENTIFYING THE LIMITS OF AS-BUILT SURVEY PERFORMED

2. PUBLIC INFRASTRUCTURE AND SERVICES SHALL BE SURVEYED AFTER INSTALLATION IN RELATION TO EASEMENTS, PROPERTY LINES, AND RIGHTS-OF-WAY.

I. MORE THAN 2 FT DEVIATION OF DESIGN ALIGNMENT OF SHALL REQUIRE NEW EASEMENT DEDICATION OR ADJUSTMENT OF THE UTILITY/STORM DRAIN.

3. SANITARY SEWER, AND STORM DRAINAGE (INCLUDING PRIVATE) ELEVATIONS MUST BE VERIFIED AND UPDATED. (ELEVATIONS OUT OF DESIGN TOLERANCE MUST BE CORRECTED)

4. STREET CENTERLINE, WIDTH, PROFILES AND CROSS SLOPES SHALL BE VERIFIED.

II. MORE THAN 6 INCHES DEVIATION OF DESIGN ALIGNMENT OF SHALL REQUIRE NEW RIGHT OF WAY DEDICATION OR ADJUSTMENT OF THE STREET SECTION

5. ADEQUATE VERIFICATION SURVEY TO CONFIRM ACCURACY OF DRAINAGE REPORT.

6. AS-BUILTS SHOULD INCLUDE THE FOLLOWING INFORMATION IN A TABLE:

I. NEW PUBLIC STREETS (LINEAR FEET)

II. SIDEWALK (LINEAR FEET, CATEGORIZED BY WIDTH)

III. WATERLINE (LINEAR FEET)

IV. SANITARY SEWER (LINEAR FEET)

V. NEWLY DEDICATED RIGHT-OF-WAY (SQUARE FEET)

AT PRICE CONSTRUCTION COSTS FOR REVIEW AND APPROVAL, AND A SINGLE 2 YEAR MAINTENANCE BONDS IN THE AMOUNT OF THE PUBLIC INFRASTRUCTURE.

ERTIFICATION THAT THE STREETS, SIDEWALK, STORM SEWER, WATER, FIRE LINE, AND SEWER LINES, ETC., WERE INSTALLED PER APPROVED PLANS AND CITY OF FAYETTEVILLE REQUIREMENTS.

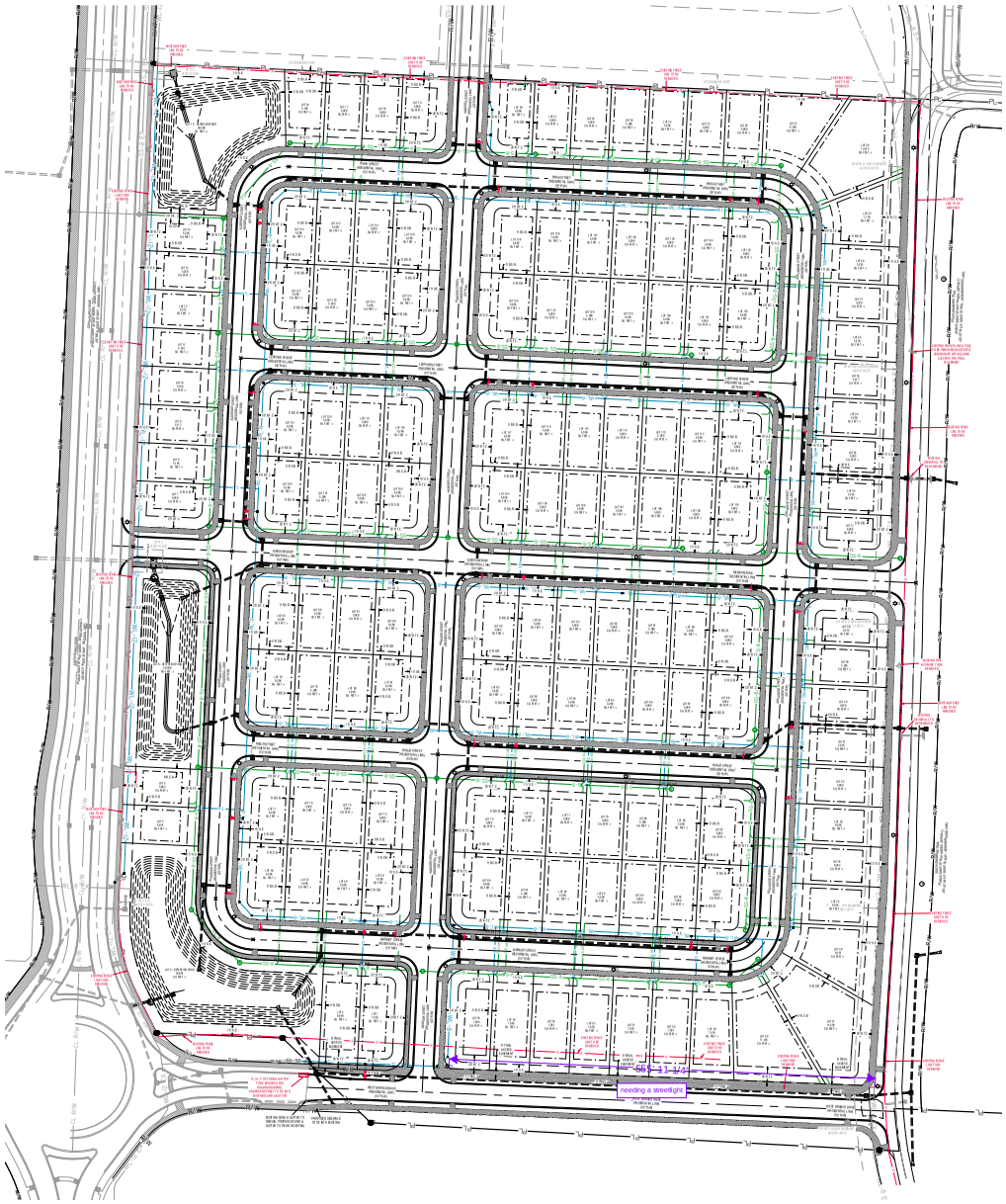
1. PROVIDE ALL INSPECTION REPORTS; APPROVED SUBMITTALS; DATA FORMS FROM UTILITY SPECIFICATIONS (INCLUDING CONSULTANTS SEWER TV REPORT); COMPACTION TEST RESULTS, ETC...

NEER'S CERTIFICATION OF COMPLIANCE FOR MONUMENTS AND PROPERTY PINS.

DE AS - BUILT RIVAL DRAINAGE REPORT IN PDF FORMAT UPDATED PER AS-BUILT INVERT, SLOPE, INLET OPENING, ROAD PROFILE, S SLOPE, ETC...

ND, GUARANTEE, OR LETTER OF CREDIT FOR ALL SIDEWALKS NOT CONSTRUCTED PRIOR TO FINAL PLAT APPROVAL (150% OF STIMATED COST OF CONSTRUCTION);

OSS SECTIONS, CONTOURS, SPOT ELEVATIONS, AND CERTIFICATION THAT THE SITE HAS BEEN GRADED PER THE APPROVED MP WITHIN THE RIGHT OF WAY, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS.



N
W E
S

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

ZONING & SETBACKS:

ZONED: NC, NEIGHBORHOOD CONSERVATION

SETBACKS:
FRONT: 25' BUILD-TO ZONE
SIDE: 5'
REAR: 5'
REAR, FROM CL OF ALLEY: 12'

ZONED: CS, COMMUNITY SERVICES

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

CONTRACTOR TO CONTACT CITY TO OPERATE EXISTING SHUT-OFF VALVES. ENSURE NO EX. SERVICES ARE AFFECTED WHILE MAINS ARE TURNED OFF UNTIL THE NEW MAINS ARE INSTALLED, TESTED, AND ACCEPTED.

EXISTING SANITARY SEWER SERVICES & EXISTING WATER METERS TO BE FIELD VERIFIED BY CONTRACTOR. METERS AND SERVICES NOT PRESENT OR IN THE CORRECT LOCATIONS, NEED TO BE INSTALLED BY THE CITY AT THE COST OF THE OWNER. EXISTING METER SETS TO BE ADJUSTED TO FINAL GRADE. CONTRACTOR SHALL DIRECT THE FINAL GRADE OF METER & METER BOXES INSTALLED BY CITY, TO FOLLOW DETAIL.

WATER & SEWER CONTRACTOR SHALL CLEARLY MARK ALL WATER & SEWER SERVICE LOCATIONS. FINAL INSPECTION SHALL INCLUDE THESE MARKED SERVICES. FINAL PAYMENT WILL NOT BE MADE UNTIL SERVICES ARE MARKED. WATER & SEWER CONTRACTOR SHALL CONSULT SEWER PROFILES AND STORM DRAIN PROFILES TO ENSURE PROPER DEPTHS OF UTILITIES TO AVOID CONFLICTS.

WATER MAIN TO BE 3' BELOW FINISHED GRADE.

THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE, AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY THE OTHER CITY DIVISIONS.

THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION OF UTILITIES AND "PART TIME" INSPECTION OF THE STORM SEWER AND ROADWAY CONSTRUCTION FOR THIS PROJECT.

VARIANCE TO BE REQUESTED:

VARIANCE FOR DOUBLE FRONTAGE LOTS (LOTS 1, 2, 4-7, 9-16 & 30-37) TO BE REQUESTED.

STREET TABLE:

SOUTH RIPPLE ROAD:
EXISTING 6" CURB, 1' GUTTER; NO CHANGES
EXISTING SIDEWALK (EAST): 4.8'-6'
PROPOSED SIDEWALK (EAST): NO CHANGES
EXISTING GREEN SPACE (EAST): 8.8'-10.2'
PROPOSED GREEN SPACE: NO CHANGES
EXISTING RIGHT OF WAY: 59.1'-114.2' (NEGIONAL LINK - 92' MIN.)
PROPOSED RIGHT OF WAY: NO CHANGES

SOUTH DINSMORE TRAIL:
NO EXISTING CURB OR GUTTER; 6" CURB & 1' GUTTER PROPOSED (WEST)
EXISTING SIDEWALK NONE
PROPOSED SIDEWALK (WEST): 8'
EXISTING GREEN SPACE: 22.6'-23.6'
PROPOSED GREEN SPACE (WEST): 10'
EXISTING RIGHT OF WAY: 67' (NEIGHBORHOOD LINK - 67')
PROPOSED RIGHT OF WAY: NO CHANGES

PROPOSED INTERNAL STREETS ("A" THROUGH "F"):
PROPOSED 6" CURB & 1' GUTTER
PROPOSED SIDEWALK: 8', BOTH SIDES
PROPOSED GREEN SPACE: 6', BOTH SIDES
PROPOSED RIGHT OF WAY: 52' (RESIDENTIAL LINK - 52')

WEST BRONCO DRIVE:
PROPOSED 6" CURB & 1' GUTTER
PROPOSED SIDEWALK: 8', SOUTH SIDE
PROPOSED TRAIL CONNECTION: 12', NORTH SIDE
PROPOSED GREEN SPACE: 6', BOTH SIDES
PROPOSED RIGHT OF WAY: 52' (RESIDENTIAL LINK - 52')

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying Established 1985
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
(479) 443-4506
www.jorgensenassoc.com

LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- FIRE HYDRANT
- SEWER MANHOLE
- FIRE HYDRANT
- BLOW OFF VALVE
- POWER POLE
- SINGLE METER SERVICE
- DOUBLE METER SERVICE
- LIGHT POLE
- SIGN/MARKER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT OF WAY
- MSP RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

PROJECT DETAILS

PROJECT TITLE:
PRESCOTT ESTATES SUBDIVISION

PROJECT LOCATION:
FAYETTEVILLE, AR

REVISIONS

DATE: 1/28/2026
DRAWN BY: JH
PROJECT #2025-120
FILE PATH: Z:\SUB\2025102
SHEET SIZE: 22" x 34"
SCALE: 1" = 80'

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

SHEET TITLE

PRELIMINARY PLAT - OVERALL -

SHEET NUMBER

C1.01

Planning Commission
June 22, 2026
PPL-2026-0003 (READING)
Page 22 of 22

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director
Chris Brown, Public Works Director

FROM: Justin Bland, City Engineer

MEETING DATE: June 22, 2026

SUBJECT: **ADM-2026-0024: Administrative Item (W. CENTER ST & S. GREGG AVE/CAMDEN COURT, 522):** Submitted by OLSSON for property located at SOUTH OF 576 W CENTER ST. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to modify a previously approved reduction of the streamside protection zone.

RECOMMENDATION:
Staff recommends denial of **ADM-2026-0024**.

RECOMMENDED MOTION:
"I move to approve **ADM-2026-0024** *determining:*

- *In favor of the request to modify the Streamside Protection Mapping, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located on the southwest corner of the intersection of W Center St and S Gregg Ave, contains approximately 0.6 acres and is zoned MSC, Main Street Corner. The property was previously occupied by a small apartment complex which was demolished in 2021 in part due to damage from a previous fire. The property currently contains a small parking area that previously served the apartment complex. The parking area for the previous building did encroach into the streamside zones, as it was developed prior to the ordinance enactment in 2011. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Commercial/Residential	MSC, Main Street Corner
South	Residential	NC, Neighborhood Conservation
East	Commercial/Residential and Institutional	P-1, Institutional; MSC, Main Street Corner
West	Residential, Commercial	MSC, Main Street Corner

Request: The request is to modify the previously approved reduction of the streamside protection zone with a revised site plan that has been determined to be substantially different than the original request.

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

DISCUSSION:
A conditional approval to remove approximately 289 LF of Tanglewood Branch from the streamside protection zone was recommended for approval by the Planning Commission on December 8, 2025 and, subsequently, by the City Council on January 20, 2026. This approval was tied to a site plan for the property which included a parking garage with a mixed-use development of residential and commercial uses. The parking garage would, in part, serve as offsite parking for the Park Hotel currently under construction at 500 W Spring. The ability to utilize this area as offsite parking is considered under CUP-2025-0051. The remainder of the development would include both residential and commercial uses along with parking for those uses. As a part of the site plan, the applicant requested to remove the natural stream by placing it underground within a culvert system and build the parking structure/building on top of the stream to maximize the available space for development.

This request was approved with the following conditions:

1. Removing this section of the Streamside Protection Zone shall only be in effect following the issuance of a building permit for a mixed-use structure that is substantially similar to that submitted with the applicant's request.

2. The proposed development will implement low-impact development (LID) strategies and water quality improvements that go beyond minimum compliance — including stilling basins, velocity dissipation, and native planting zones designed to reduce pollutant loads before outflow enters the restored natural segment downstream. These are to be reviewed and approved by the City's Floodplain Administrator.

The applicant has submitted a revised site plan with changes including an additional floor with 10 additional dwelling units and increased parking garage for a total of 155 stalls. In an effort to correctly enforce the resolution and the associated conditions of approval that were passed by the City Council, staff determined that an increase in density and building height, as well as alterations to how the project interacts with the stream that it is culverting, were significant enough to require a new determination by the Fayetteville City Council.

As with the original submittal, staff understands the potential benefits of additional residential and commercial uses in an area close to downtown. However, the proposal is not in keeping with the streamside protection ordinance approved in 2011. The ordinance was passed to stop encroachment of the natural stream system in the city and the stream degradation that it causes. When the ordinance was initially passed, much of the reasoning is included in the information below:

"The purpose of this ordinance is to ensure that streams and adjacent lands fulfill their natural functions. Streams have the primary natural functions of conveying storm and ground water, storing floodwater and supporting aquatic and other life. Vegetated lands adjacent to the stream channel serve as a buffer to protect the streams' ability to fulfill its natural functions. Primary natural functions of the buffer include:

- *Restoring and maintaining the chemical, physical, and biological integrity of the water resources;*
- *Removing pollutants delivered from urban stormwater;*
- *Reducing erosion and sediment entering the stream;*
- *Stabilizing stream banks;*
- *Providing infiltration of stormwater runoff;*
- *Maintaining base flow of streams;*
- *Contributing the organic matter that is a source of food and energy for the aquatic*

ecosystem;
- *Providing tree canopy to shade streams and promote desirable aquatic organisms;*
- *Providing storage for floodwaters;*
- *Providing riparian habitat for wildlife; and*
- *Furnishing scenic value and recreational opportunity.*

Culverting removes all natural functions of streams and, regardless of the amount, directly conflicts with the goals and intent of the streamside protection ordinance.

As such, staff is still recommending denial of this proposed reduction of the streamside zone as it is not consistent with adopted code. However, staff recognizes that this request was previously approved by the Planning Commission and City Council.

The question before both bodies is still whether or not to effectively vacate the streamside ordinance from this section of the Tanglewood Branch. While staff recommends denial, based on the factors above, if approved, staff recommends keeping the two conditions from the previous approval.

RECOMMENDATION: Staff recommends denial of **ADM-2026-0024. Should Planning Commission recommend forwarding this item to City Council, staff have offered conditions of approval as follows:**

Conditions of Approval:

1. Removing this section of the Streamside Protection Zone shall only be in effect following the issuance of a building permit for a mixed-use structure that is substantially similar to that submitted with the applicant's request.

2. The proposed development will implement low-impact development (LID) strategies and water quality improvements that go beyond minimum compliance — including stilling basins, velocity dissipation, and native planting zones designed to reduce pollutant loads before outflow enters the restored natural segment downstream. These are to be reviewed and approved by the City's Floodplain Administrator.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

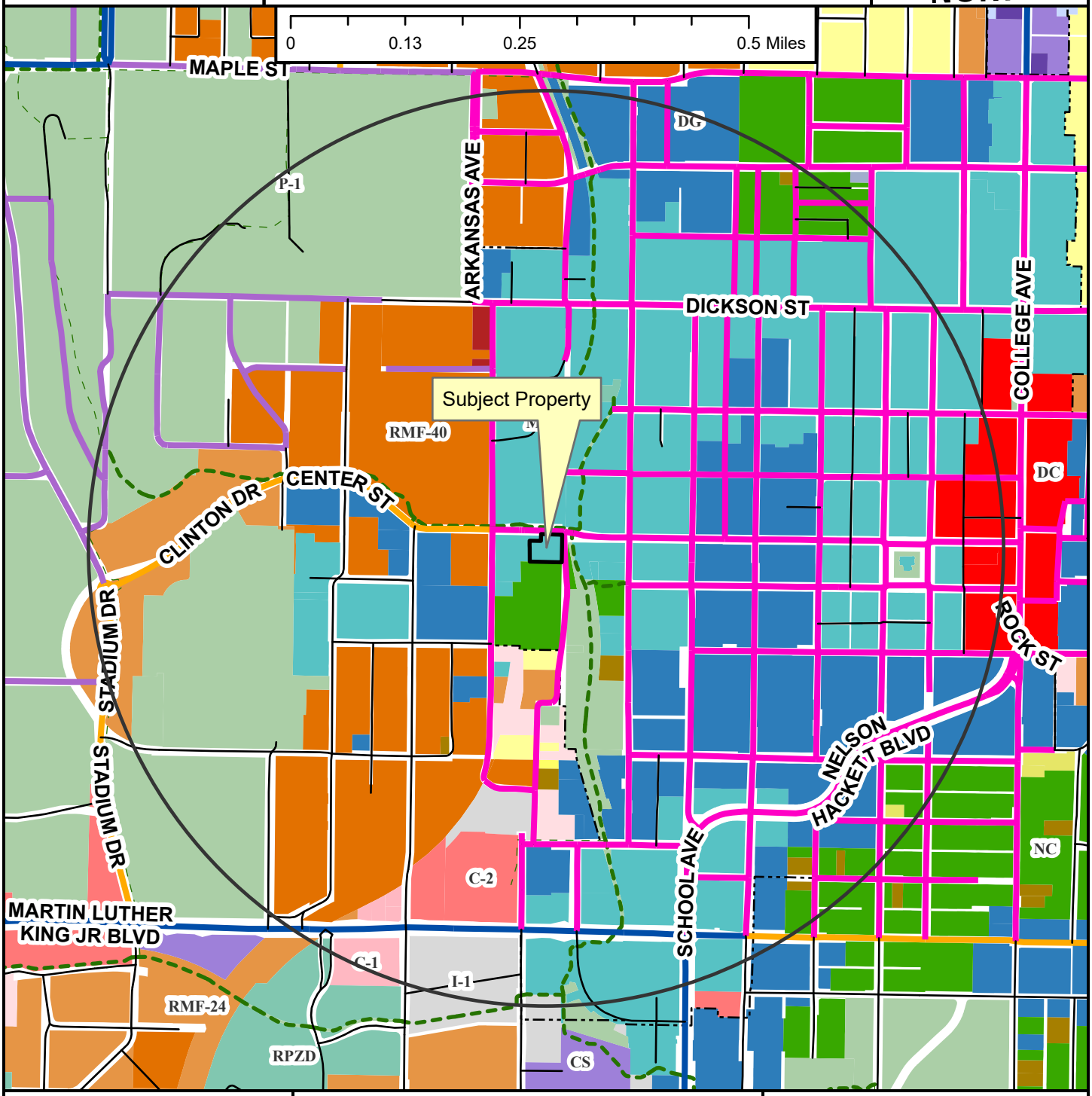
- One Mile Map
- Close-up Map
- Current Land Use Map
- Original Request Documents
- Applicant Request Letter and Exhibits

ADM-2026-0024

One Mile View

SOUTH OF 576 W CENTER ST

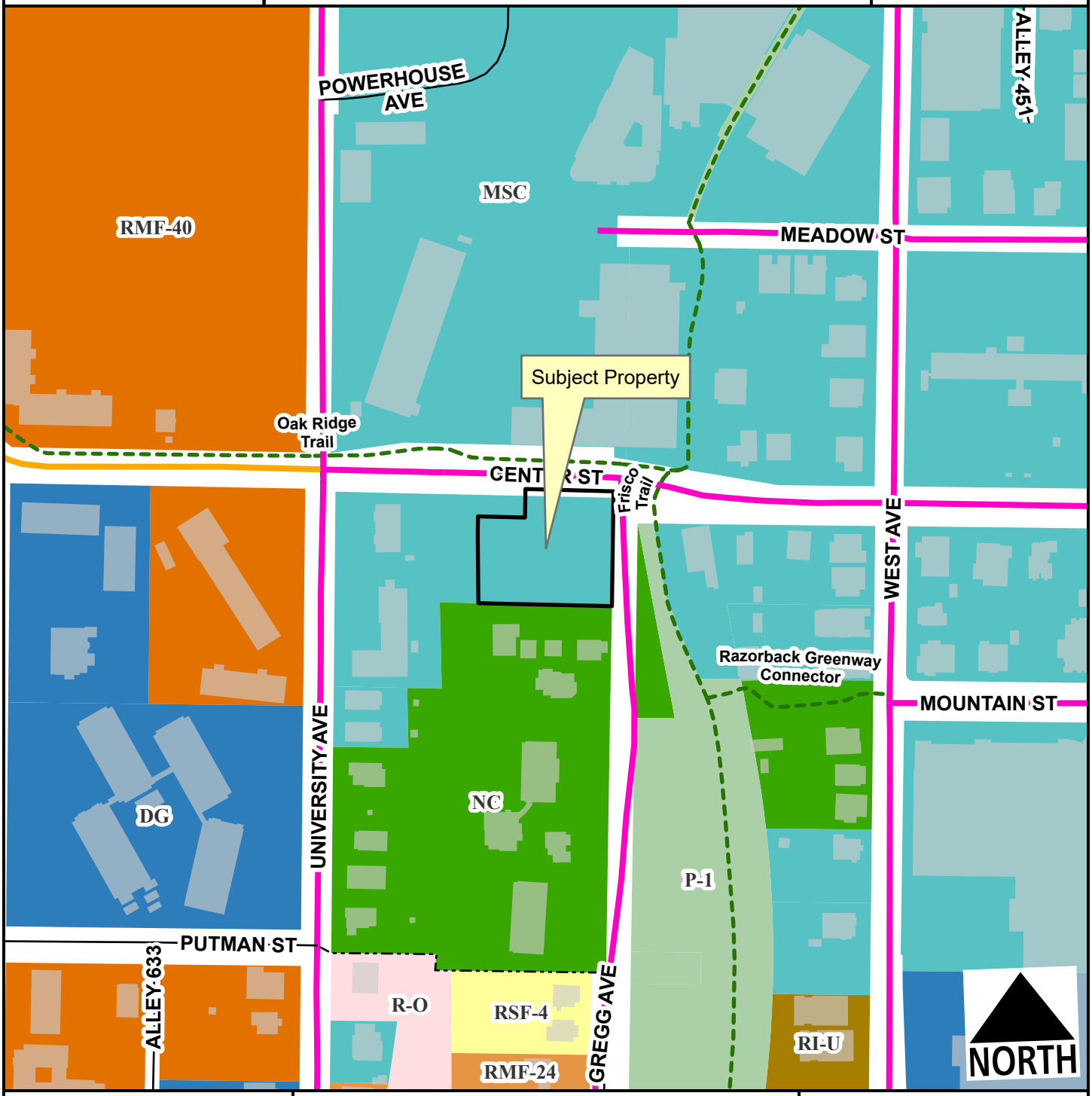
NORTH



ADM-2026-0024

Close Up View

SOUTH OF 576 W CENTER ST



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

Feet

0 75 150 300 450 600

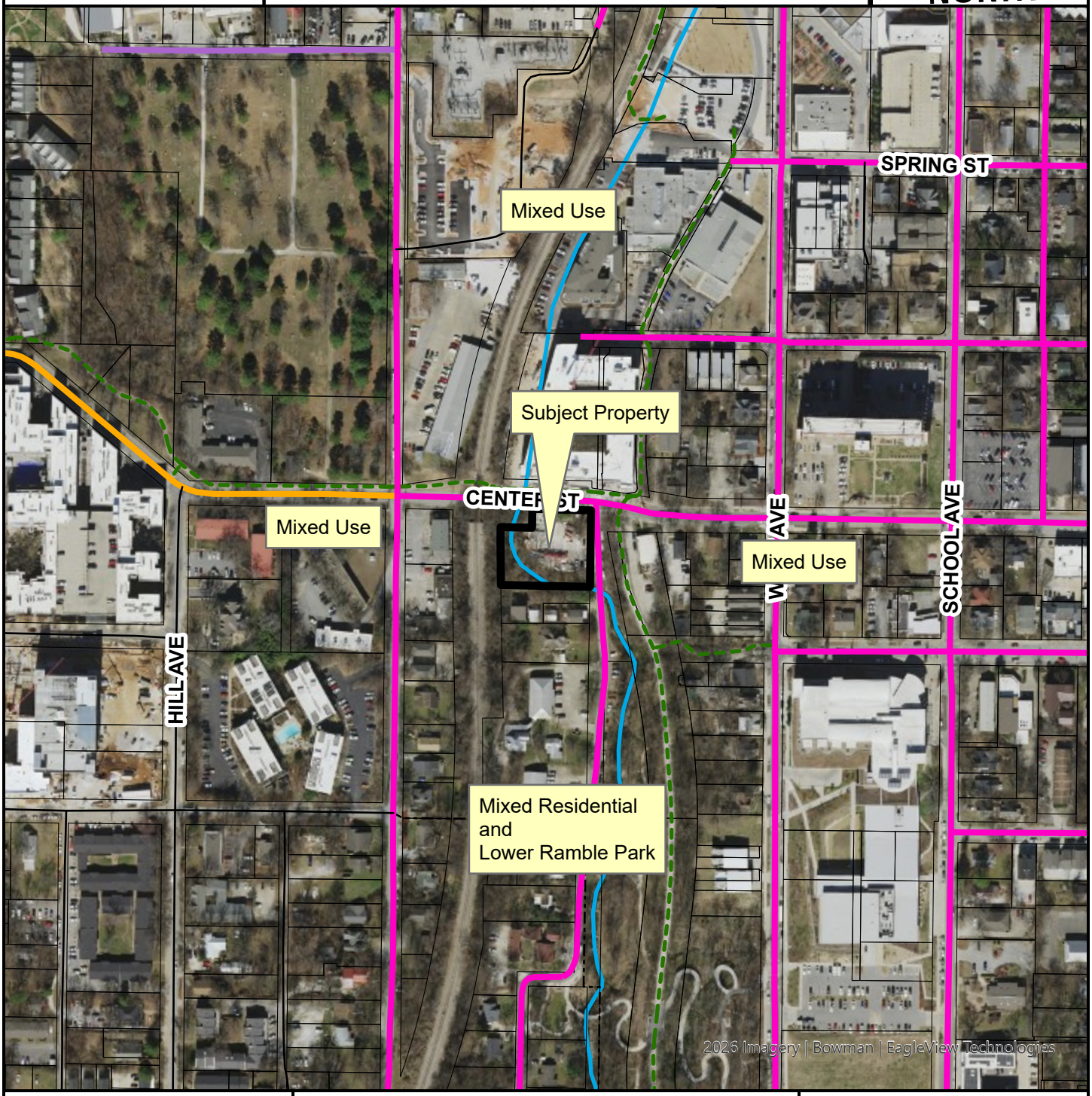
1:2,400

ADM-2026-0024

Current Land Use

SOUTH OF 576 W CENTER ST

NORTH



- Neighborhood Link
- Institutional Master Plan
- Urban Center
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits
- Design Overlay District

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

October 29, 2025

City of Fayetteville
Attn: Mr. Alan Pugh, PE
125 West Mountain Street
Fayetteville, AR 72701

Dear Mr. Alan Pugh, PE:

On behalf of our client, Olsson respectfully submits this request for an amendment to the Streamside Protection Map to remove approximately 289 linear feet (LF) of mapped streamside protection zone along Tanglewood Branch, located within the planned Camden Court development site located at the SWC of Center and Gregg Street.

This request seeks to realign the mapped boundary to reflect the true hydrologic and ecological conditions of this section of the watershed while allowing for a neighborhood-scale development that strengthens the existing urban fabric and provides net water quality improvements to the community.

Context and Existing Conditions
The section of Tanglewood Branch in question currently functions as a short, channelized transition between two enclosed (culverted) reaches of the stream. Specifically:

- The Tanglewood Branch is fully enclosed (hard-piped) from its headwaters approximately 1,948 LF north of the site, conveying flow underground through much of the urbanized corridor.
- The short open segment on the subject property offers limited ecological value, as it transitions almost immediately back into a culvert just downstream.
- Downstream of the Gregg Avenue crossing, the stream resumes as a natural, stable channel that continues south until joining Spout Spring Branch, where meaningful ecological functions are restored.

Given these conditions, the mapped streamside protection zone in this location does not accurately represent the functional extent of the active riparian system.

Rationale for Amendment
The proposed map amendment would extend the currently culverted reach approximately 289 LF downstream to the next culvert crossing beneath Gregg Avenue. This adjustment would:

1. Improve accuracy of the City's Streamside Protection Map to better reflect the true hydrologic continuity of Tanglewood Branch.

2. Allow for a context-sensitive infill development that complements surrounding land uses, reinforces pedestrian connectivity, and aligns with Fayetteville's City Plan 2040 goals for compact growth and neighborhood reinvestment.
    a. Goal #1 "We will make appropriate infill and revitalization our highest priority." *-City Plan 2040, Updated 6/1/2020*
3. Incorporate modern stormwater management practices, including enhanced water quality treatment prior to discharge, achieving a measurable net benefit to downstream conditions relative to the existing state.
4. Remove a protection area that currently provides minimal ecological or habitat function, focusing the City's environmental protection efforts on the fully natural downstream reaches where riparian integrity remains intact.

Environmental Stewardship and Public Benefit
The proposed development will implement low-impact development (LID) strategies and water quality improvements that go beyond minimum compliance — including stilling basins, velocity dissipation, and native planting zones designed to reduce pollutant loads before outflow enters the restored natural segment downstream.

Moreover, the project will enhance the surrounding neighborhood through improved connectivity, aesthetic design, and public realm integration. Aligning the Streamside Protection Map with existing hydrology ensures that environmental policy continues to serve both ecological function and community benefit in balance.

We respectfully request that staff consider this amendment and initiate the review process for the proposed adjustment. Our team welcomes the opportunity to provide supporting exhibits, hydrologic mapping, and environmental documentation as needed to assist in the City's evaluation.

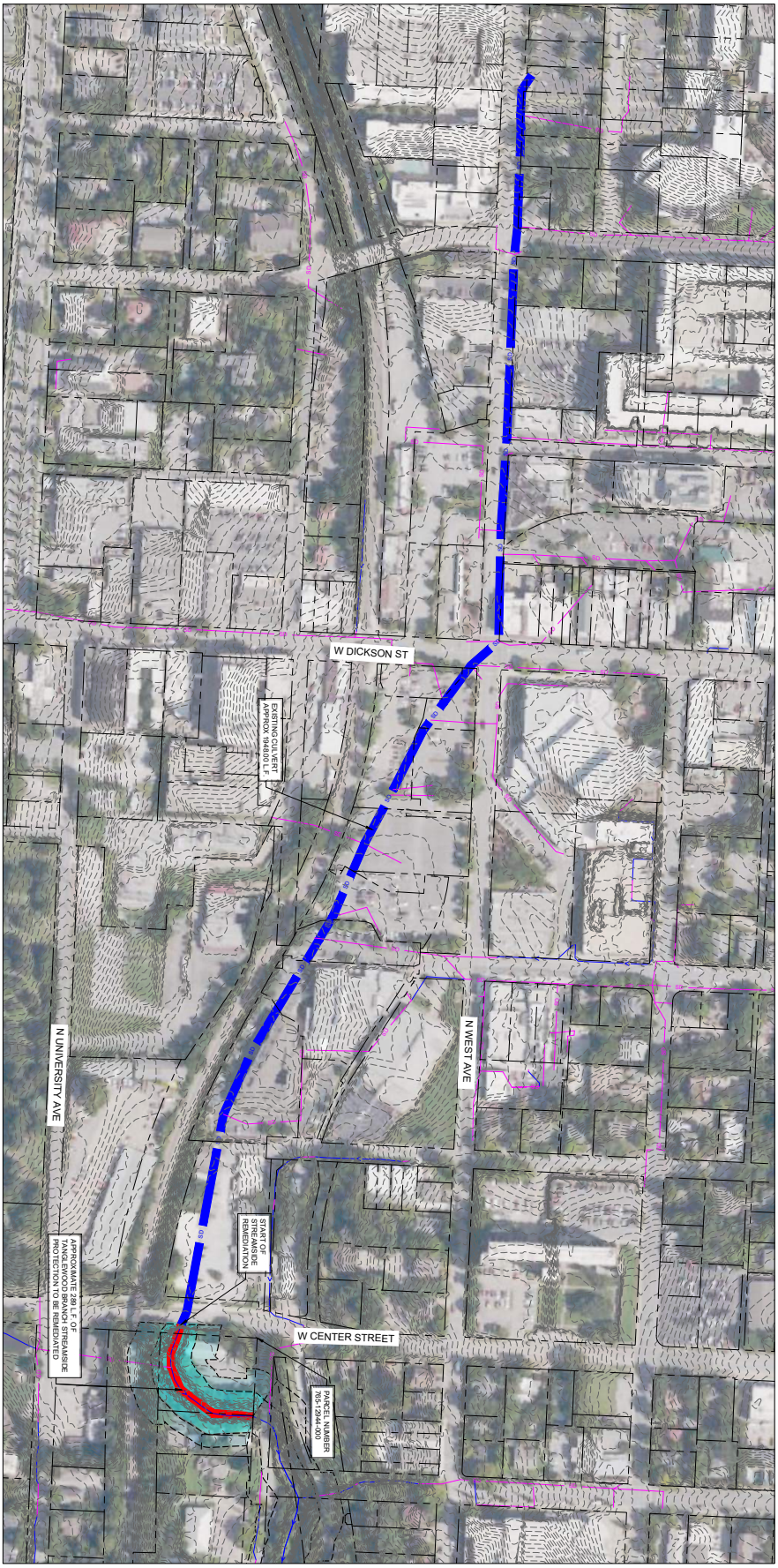
Thank you for your time and consideration of this request. We appreciate the City's commitment to thoughtful planning and environmental stewardship and look forward to continued collaboration. Should you have any questions, please contact me at 479.443.3404 or at mloos@olsson.com.

Sincerely,

Matthew Loos, PE
Olsson Vice President

Enclosed:
Exhibit A – Overall Townbranch Extents
Exhibit B – Proposed Streamside Reduction
Exhibit C – Concept Plat Site Plan & Renderings

F:\2024\00001-00500\024-00286-A\40-Design\Exhibits\Streamside Protection\AutoCAD\2025.10.20_Streamside Protection Exhibit.dwg
DATE: Oct 28, 2025 1:40pm USER: cgsmith



Existing Culvert		
Proposed Remediation	289 LF	87%
Total Length	2,267 LF	13%

LEGEND

- PROPERTY/LEASE LINE
- EXIST. CONTOUR
- EXISTING STORM SEWER LINE
- EXISTING STREAM CENTERLINE
- STREAMSIDE PROTECTION BOUNDARY
- PROPOSED STREAMSIDE ENCROACHMENT
- STREAMSIDE PROTECTION ZONE 1 - TO BE REMEDIATED
- STREAMSIDE PROTECTION ZONE 2 - TO BE REMEDIATED

0' 50' 100' 200'
SCALE IN FEET

EXHIBIT A

EXHIBIT A
OVERALL TANGLEWOOD BRANCH EXTENT

FAYETTEVILLE, AR | 2025

3937 North 56th Street, Suite 101
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Oklahoma CoA #1010
Arkansas CoA #1010

olsson

F:\2024\00001-00500\024-00286-A\40-Design\Exhibits\Streamside Protection\AutoCAD\streamside protection sheet.dwg
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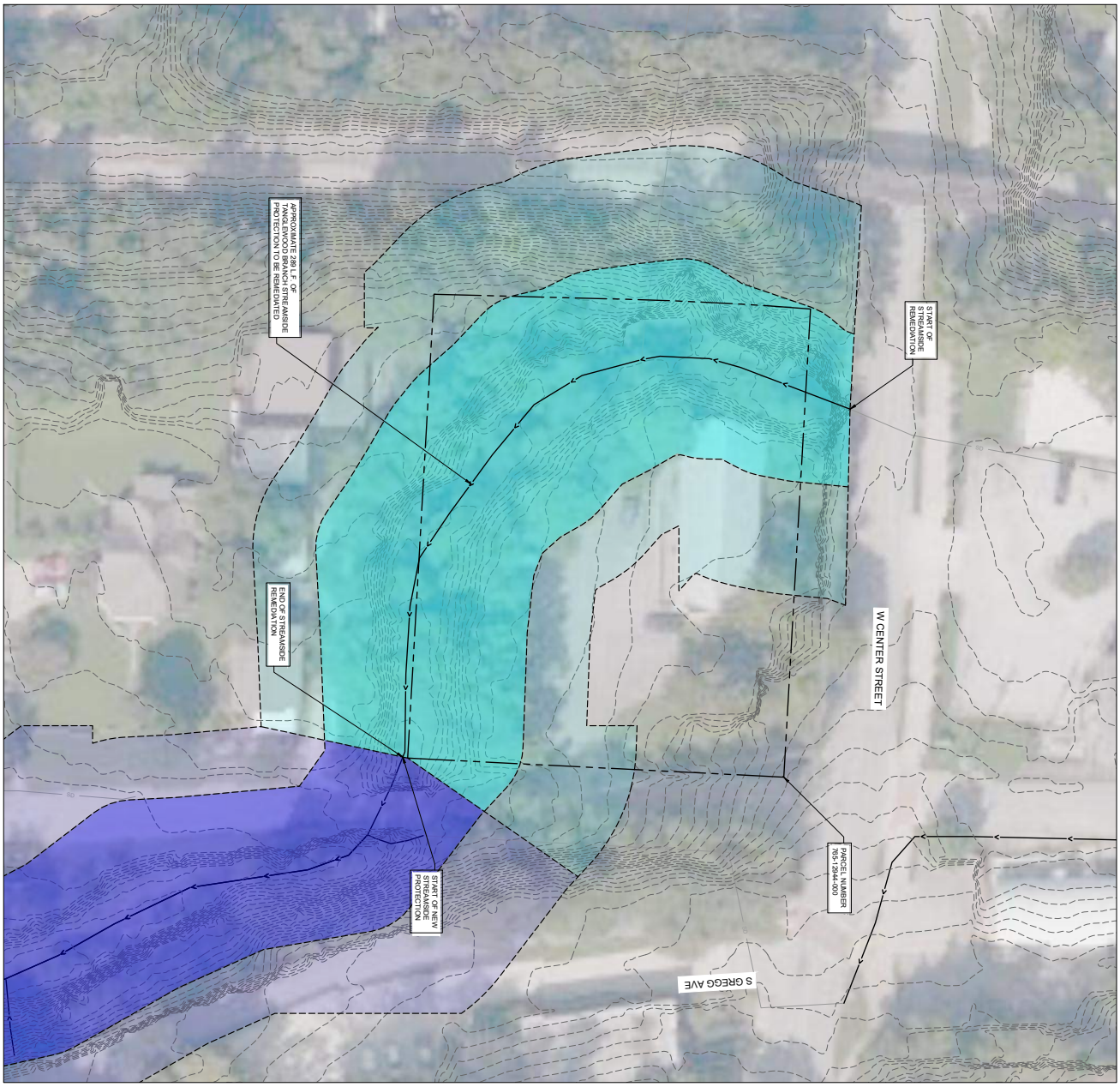


LEGEND

PROPERTY/LEASE LINE
EXIST. CONTOUR
EXISTING STORM SEWER LINE
EXISTING STREAM CENTERLINE
STREAMSIDE PROTECTION BOUNDARY

STREAMSIDE PROTECTION ZONE 1 - TO BE PRESERVED
STREAMSIDE PROTECTION ZONE 2 - TO BE PRESERVED
STREAMSIDE PROTECTION ZONE 1 - TO BE REMEDIATED
STREAMSIDE PROTECTION ZONE 2 - TO BE REMEDIATED

EXHIBIT B

drawn by: AEW
designed by: CGS
project no.: 00286.A
date: 10/28/2025

EXHIBIT B
PROPOSED STREAMSIDE REDUCTION

FAYETTEVILLE, AR 2025

1307 North Street, Boulevard
Suite 101
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Oklahoma CoA #1070
Arkansas CoA #1070

olsson

VIEW OF NORTHEAST CORNER

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

VIEW OF SOUTHEAST CORNER

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

ORIGINAL REQUEST DOCUMENTS ADM-2025-0048

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)
Page 14 of 35

VIEW OF NORTHWEST CORNER

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

AERIAL VIEW OF GROTTO

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

AERIAL VIEW OF STREAMSIDE APPRECIATION AREA

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

NORTH ELEVATION

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

SOUTH ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

ORIGINAL REQUEST DOCUMENTS

EAST ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

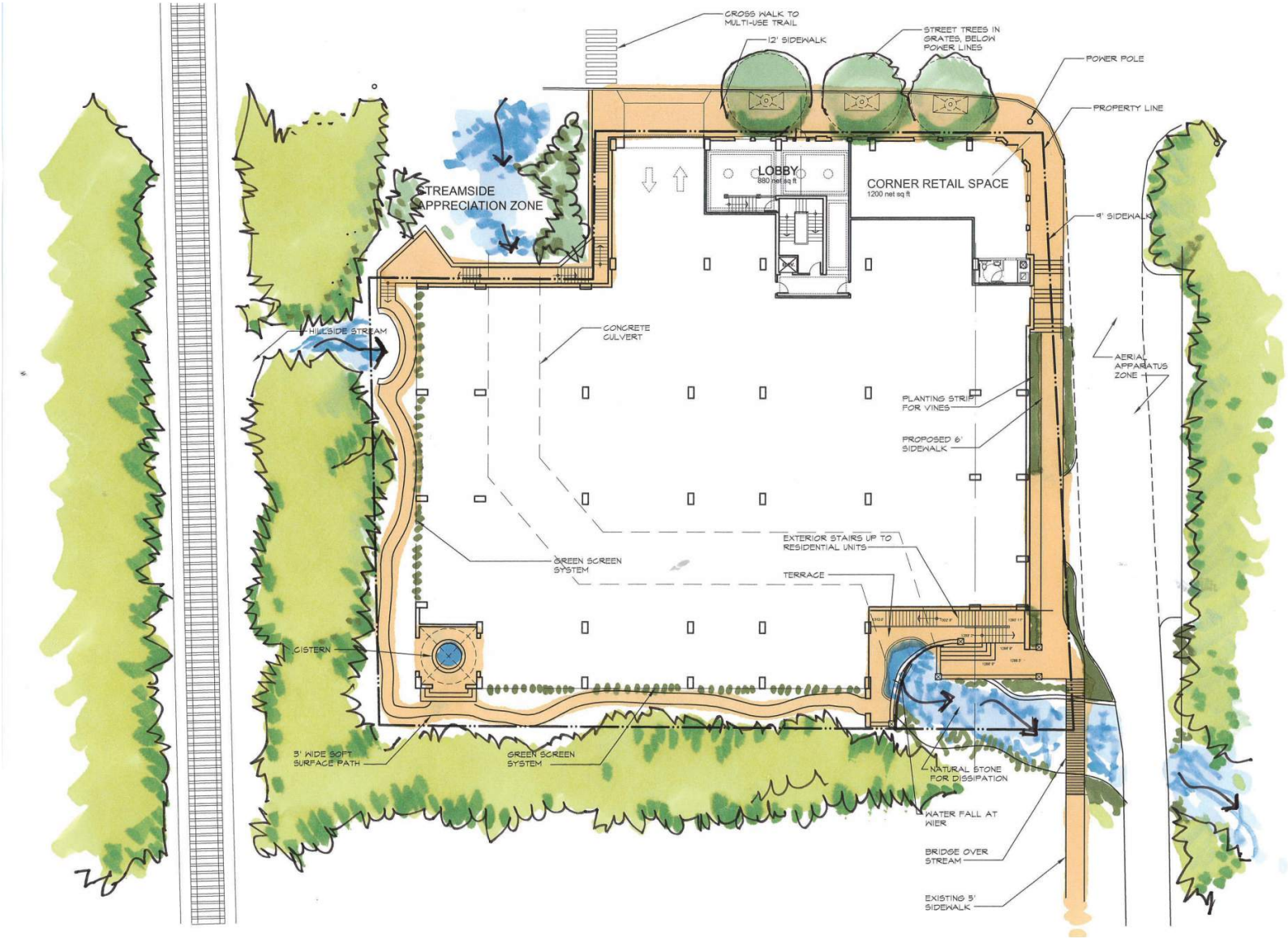
MAY 21, 2025

WEST ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



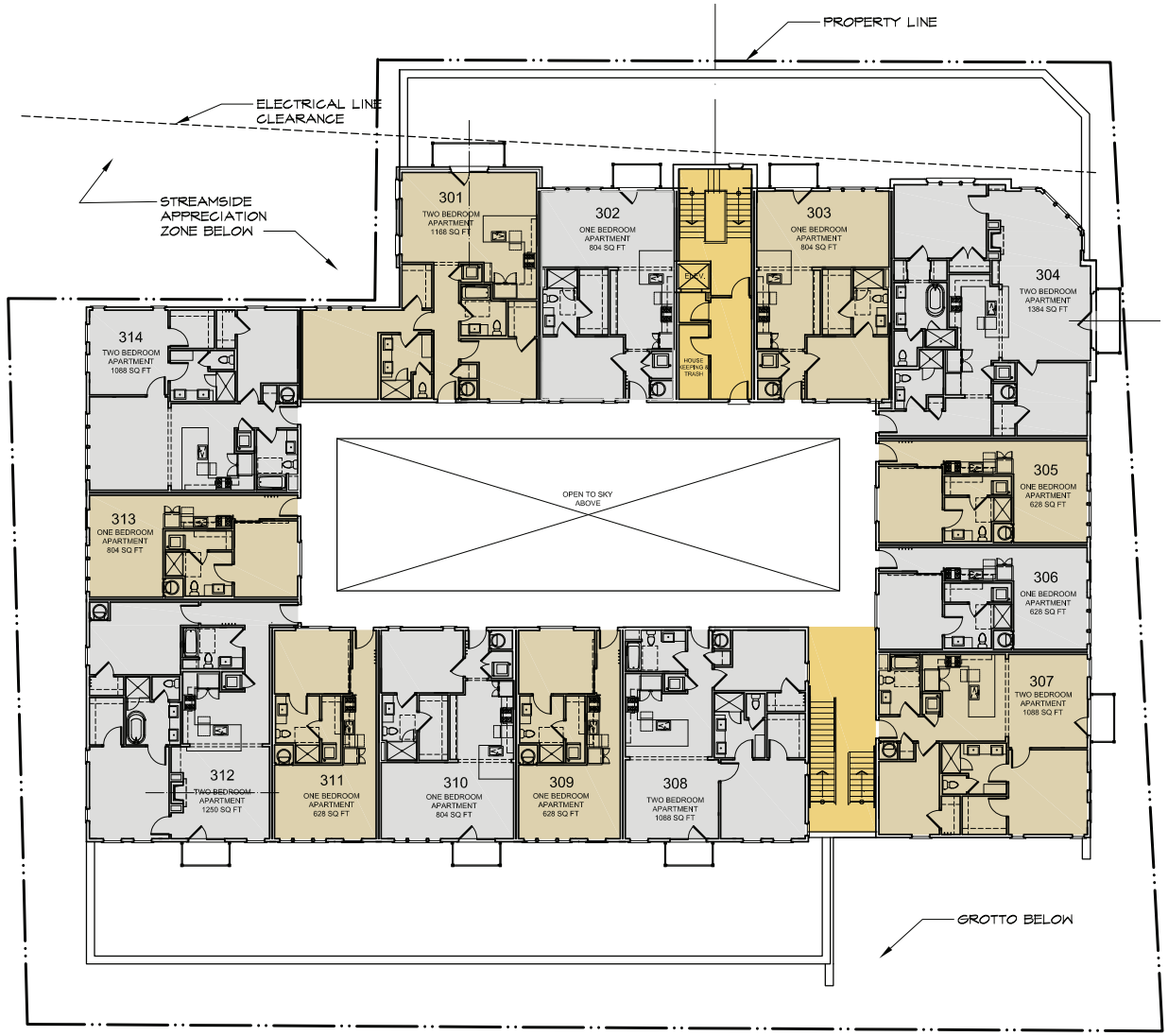
SITE PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

ADM-2025-0048
ORIGINAL REQUEST DOCUMENTS



TYPICAL APARTMENT LEVEL PLAN

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

GROUND LEVEL PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

LOWER PARKING LEVEL PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

24 April 2026

Dear Planning Staff and Elected and Appointed Officials for the City of Fayetteville,

RE: ADMINSTRATIVE ITEM, REQUEST ADDITIONAL FLOOR AT CAMDEN COURT PROJECT AND THE USE OF PARKING STACKER DEVICES TO INCREASE PARKING SUPPLY FOR VALET PARKING FOR HOTEL

We are working on a project that we feel is a unique opportunity to add residential housing, small retail, and automobile parking, to downtown Fayetteville. The 0.6 acre site is located at the corner of S Gregg Avenue and Center Street. This is a very unique site—the Frisco Trail and Oak Ridge Trail converge on this spot. Tanglewood Branch creek bisects the parcel, and the Arkansas Missouri Railroad line is on the western boundary of our site. Center Street is the major connection between the Fayetteville Square and the University of Arkansas Campus. South Gregg Avenue is a narrow, quirky, local street that is wooded and that is bounded by the Lower Ramble on the east and some smaller apartment buildings and cottages along the west side of the road.

Our proposal is to build a two-story parking structure on the site. Access to the upper level will be from Center Street and access to the lower level will be from Gregg Avenue. This will provide 49 stalls on the first floor, plus an additional 9 tandem stalls for a total of 58 stalls. The second floor will provide 49 stalls, plus an additional 48 stalls via mechanical lifts that allow a car to be stored above the car below. We have increased our ceiling height within the second floor of the garage to 14'-3" to accommodate these lifts. Including the parking provided by the mechanical lifts, there will be 97 stalls on the second floor. The lifts will be operated by the valet parking staff and this type of car storage is common for use by valet parking services. We will also be using compact parking stalls throughout the project, but we will be maintaining the full 9' parking width. We find that compact parking stalls with a length of 15', work very well for most vehicles, but that the reduced width can create problems. We are proposing 31 compact parking stalls on the first floor and 24 compact parking stalls on the second floor. Total parking stalls for both floors to be 155 stalls.

As we completed our financial analysis of the hotel project, we learned that it would be necessary to add an additional floor of guest rooms and some meeting space in order to give the project a legitimate chance for success. This additional space increased the need for parking, which led to the solution of using the car stackers. The additional cost of the car stackers and increased height of the parking deck ceiling will be partially covered by adding one additional floor of dwelling units. We will have a mix of one and two bedroom units with a total unit count to 52 dwelling units. The previously approved project contained 42 dwelling units, so we are requesting an additional 10 dwelling units. The total number of bedrooms will be 88 bedrooms. We feel confident that we can fulfill the parking needs for both the hotel and the residential uses on this site.

We have kept the architectural language and exterior material palette the same as the previously approved design. The architectural style of the proposed building is Alpine Shingle Style, which is appropriate to the beautiful natural setting. We will be integrating brick and natural stone on the lower levels and lapped siding, balconies, finials, steep roofs, and dormers on the upper levels. The parking structure will be completely hidden from view on the street frontages. The railroad embankment conceals the parking structure from the west. A thick bamboo thicket provides cover on the south side. The building is stepped

back from the south property line out of respect for the scale of the existing single family houses that border this site. Our building will act as a buffer between the existing South Gregg neighbors and the bulky student housing project under construction on Center Street, due north of our site.

Please see attached drawings showing floor plans of all levels and elevation sketches. We are preparing color perspective drawings and will submit those to you within three weeks.
Please contact me at rob@rangeworks.co if you have any questions about any aspect of this proposal.

Robert Sharp, Principal Architect
Range Co.

Brian Reindl, Reindl Properties

May 22, 2026

City of Fayetteville
ATTN: Planning Division
125 West Mountain Street
Fayetteville, AR 72701

RE: Streamside Map Amendment - Camden Court

Dear Planning Division:

Purpose

The purpose of this memorandum is to document that the proposed revisions to the mixed-use building configuration, as outlined in the accompanying project update materials, do not materially alter the basis, intent, or justification of the previously submitted request to amend the Streamside Protection Map along Tanglewood Branch.

Background

As described in the original Streamside Protection Map amendment request, the project team sought removal of approximately 300 linear feet of mapped Streamside Protection Zone associated with a limited open-channel segment of Tanglewood Branch. The request was founded on several key considerations:

The subject stream segment provides limited ecological and riparian function due to its location between two culverted reaches.
Tanglewood Branch is conveyed through a hard-piped system for approximately 2,600 linear feet upstream of the site.
The stream transitions back into a culvert shortly downstream of the property before ultimately emerging as a natural channel south of Gregg Avenue.
The proposed development would provide community benefits through thoughtful infill redevelopment while incorporating enhanced stormwater management and water quality treatment measures.

Effect of Proposed Building Revisions

Since submission of the original request, modifications have been made to the proposed mixed-use structure. These revisions primarily involve adjustments to building layout, architectural configuration, and site design elements intended to improve project functionality and compatibility with surrounding development.

Importantly, the revised building concept does not change any of the underlying conditions that formed the basis of the original amendment request. Specifically:

- The hydrologic characteristics of Tanglewood Branch remain unchanged.
- The location and extent of the upstream and downstream culverted reaches remain unchanged.
- The limited ecological function of the subject stream segment remains unchanged.
- The project's commitment to modern stormwater management and water quality improvements remains unchanged.
- The project's role as an infill redevelopment opportunity that enhances neighborhood connectivity, walkability, and overall urban form remains unchanged.

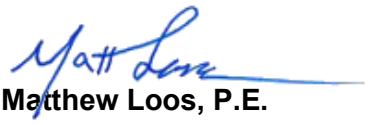
Conclusion

The proposed modifications to the mixed-use building design do not materially affect the rationale supporting the requested Streamside Protection Map amendment. The original request was based on the functional characteristics of the stream corridor and the broader public benefits associated with redevelopment of the site. Those factors remain substantially the same under the revised development concept.

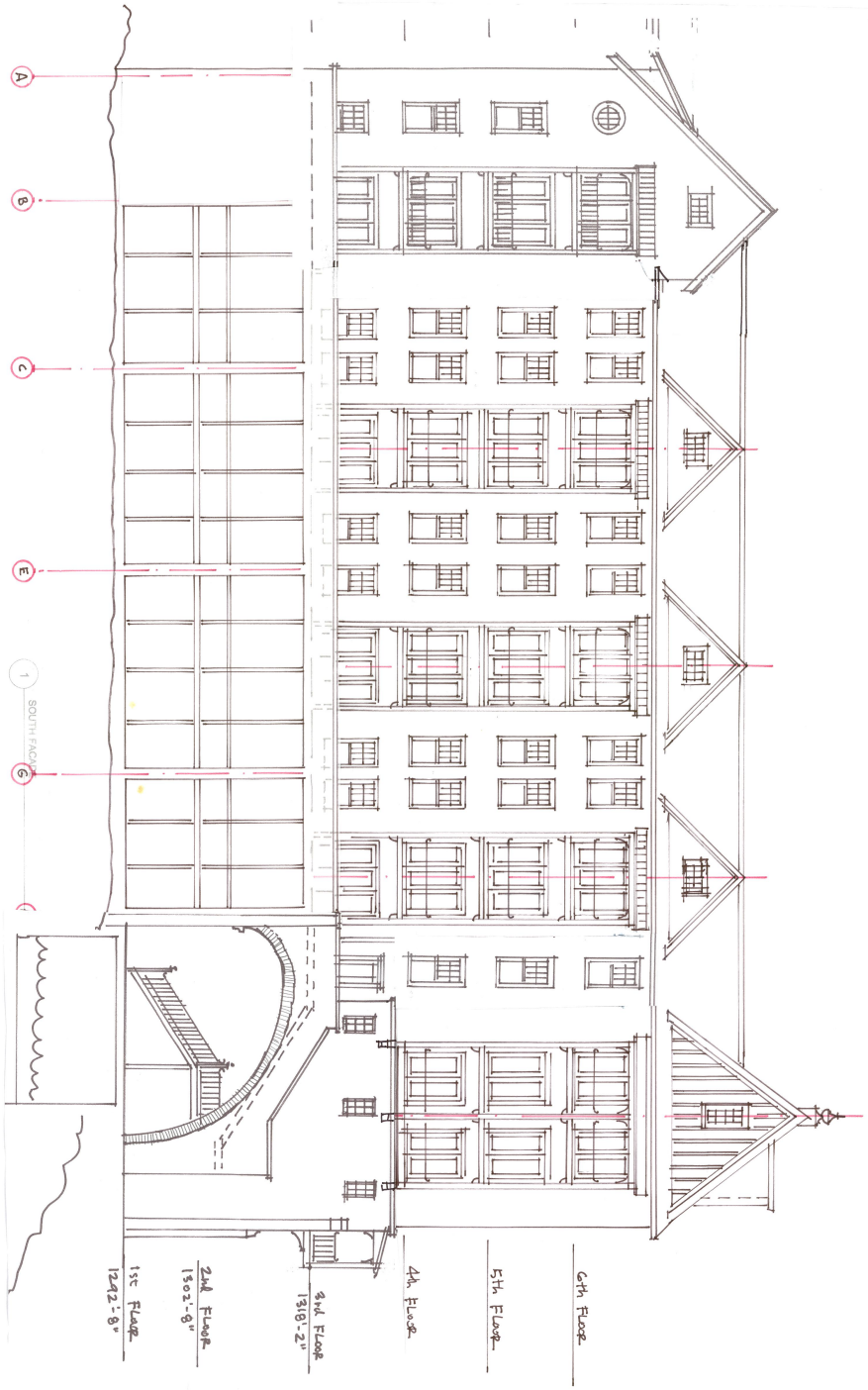
Accordingly, we believe the previously submitted justification for the requested map amendment remains valid and applicable, and we respectfully request that the City continue its review of the Streamside Protection Map amendment based on the original findings and supporting documentation.

Should staff require any additional information or clarification regarding the revised plans provided, we would welcome the opportunity to discuss the project further.

Respectfully submitted,



Matthew Loos, P.E.
Vice President - Olsson



APPRAISAL PACKAGE

	A2.3	SOUTH FACADE	JOB NO. 25001 30 MAR 2026

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG
FAYETTEVILLE | AR
REINDL PROPERTIES LLC

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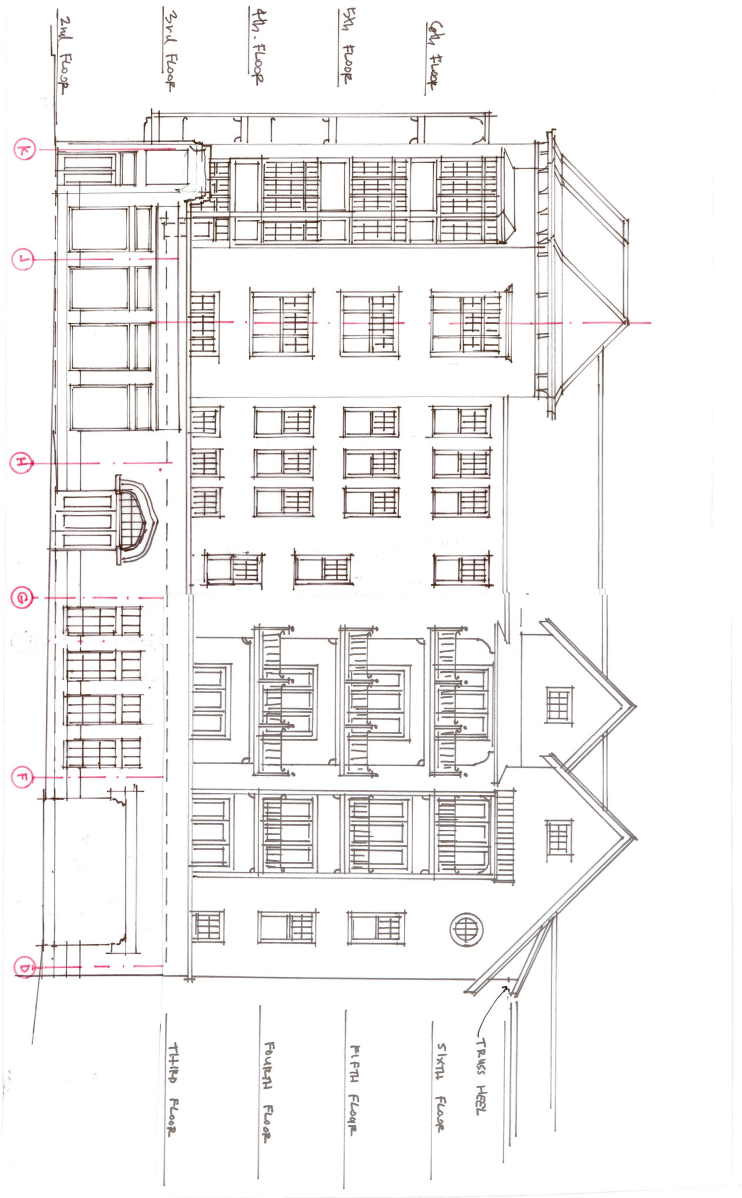
COURTYARD BUILDING & BLOCK LLC
100 W. CENTER ST. | STE 300
FAYETTEVILLE | AR | 72701
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION



1 NORTH FACADE

SCALE: 1/8" = 1'-0"

APPRAISAL PACKAGE

A2.1	NORTH FACADE	30 MAR 2026	JOB NO. 2509

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG

FAYETTEVILLE AR

REINDL PROPERTIES LLC

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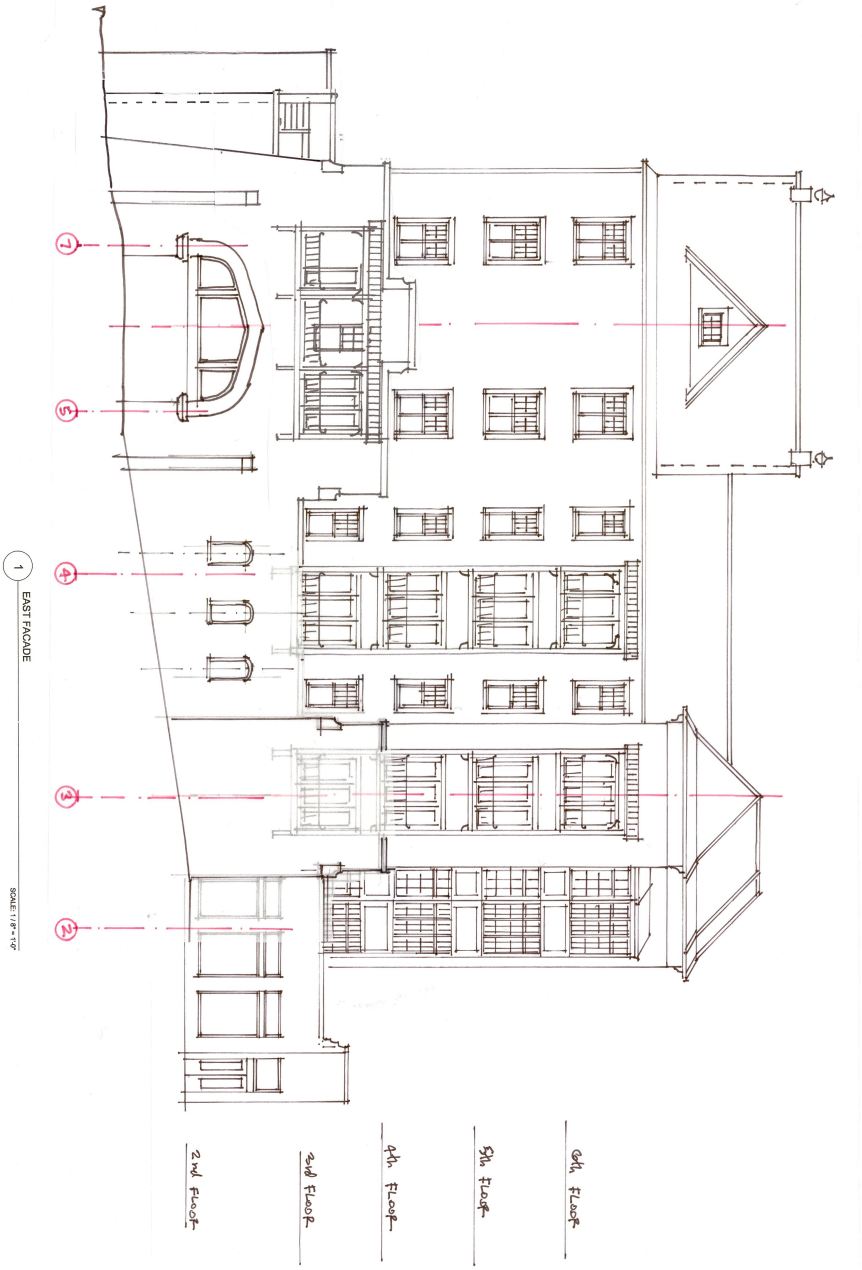
COURTYARD BUILDING & BLOCK LLC
100 W. CENTER ST. STE 300
FAYETTEVILLE AR 72701
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION



APPRAISAL PACKAGE

A2.2	EAST FACADE	JOB NO. 2505	30 MAR 2026

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG
FAYETTEVILLE AR
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PRELIMINARY NOT FOR CONSTRUCTION

APPRAISAL PACKAGE

A1.1	FIRST FLOOR PLAN	JOB NO. 25001	30 MAR 2026

CAMDEN COURT

CORNER OF CENTER AND S GREGG
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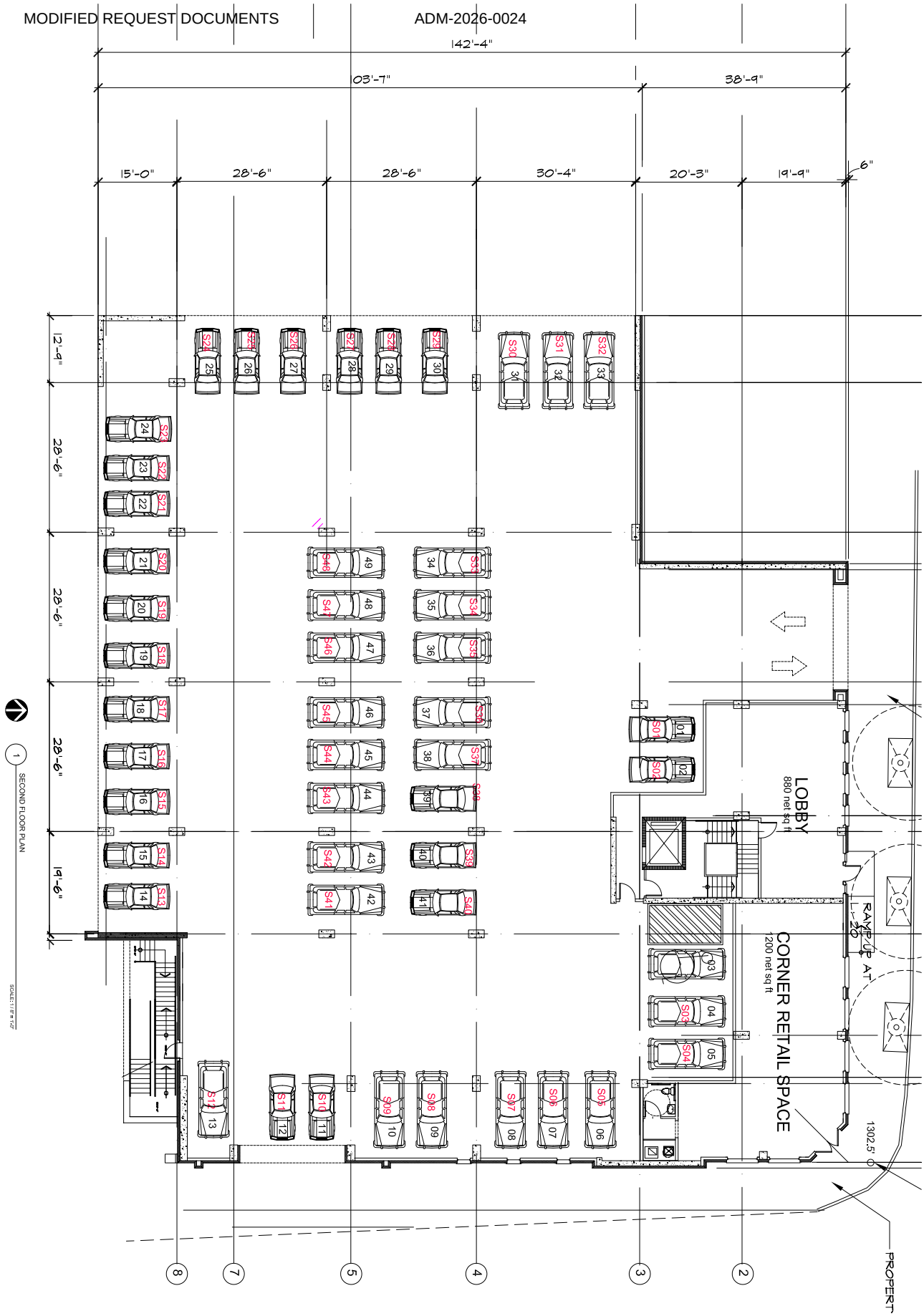
PRELIMINARY NOT FOR CONSTRUCTION



APPRAISAL PACKAGE

A1.2	FIRST FLOOR PLAN	JOB NO. 25001	30 MAR 2026	

CAMDEN COURT

CORNER OF CENTER AND S GREGG
FAYETTEVILLE AR
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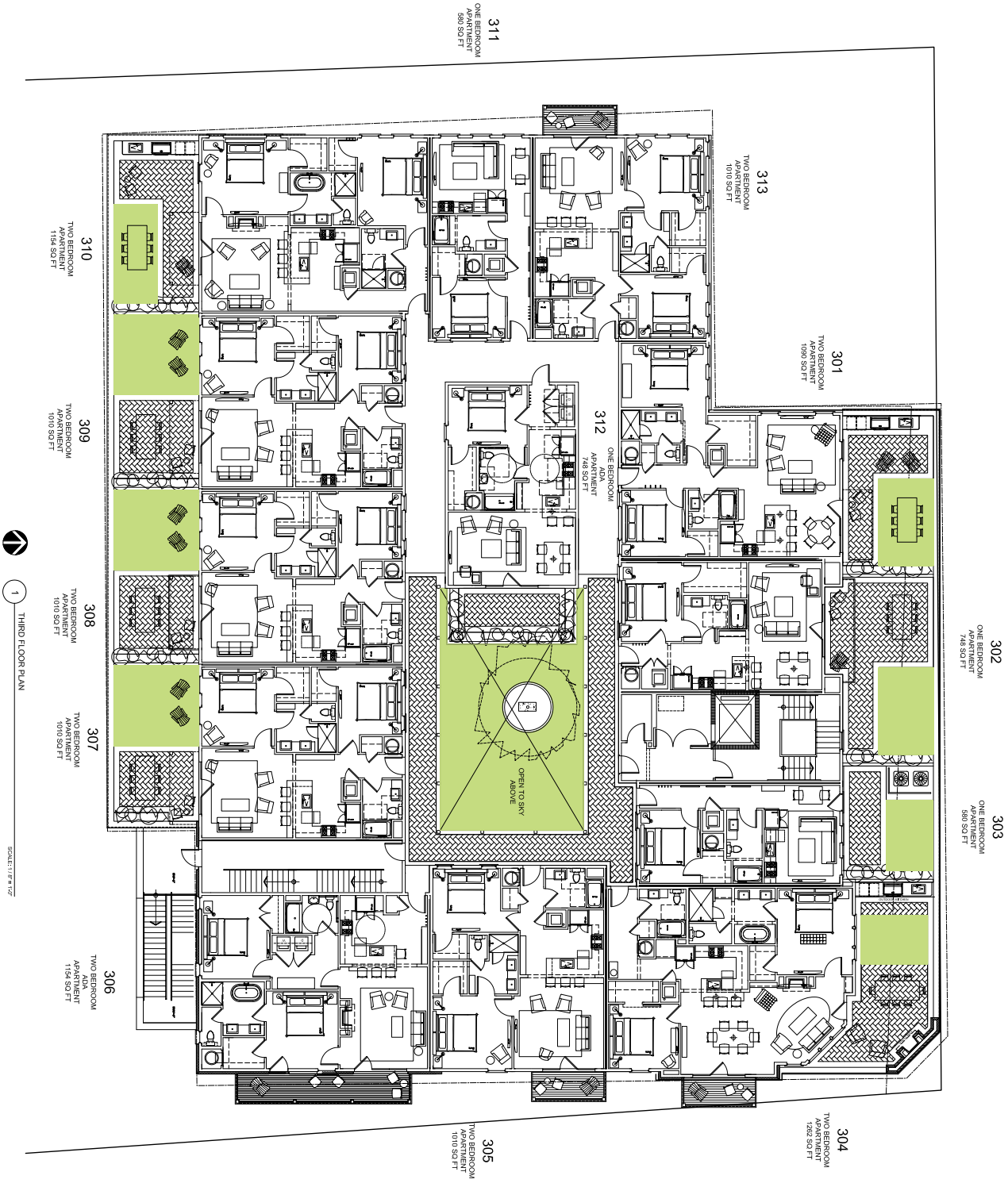
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION



1 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

APPRAISAL PACKAGE

A1.3	THIRD FLOOR PLAN	30 MAR 2026	JOB NO. 25001

CAMDEN COURT

CORNER OF CENTER AND S GREGG

FAYETTEVILLE | AR

REINDL PROPERTIES

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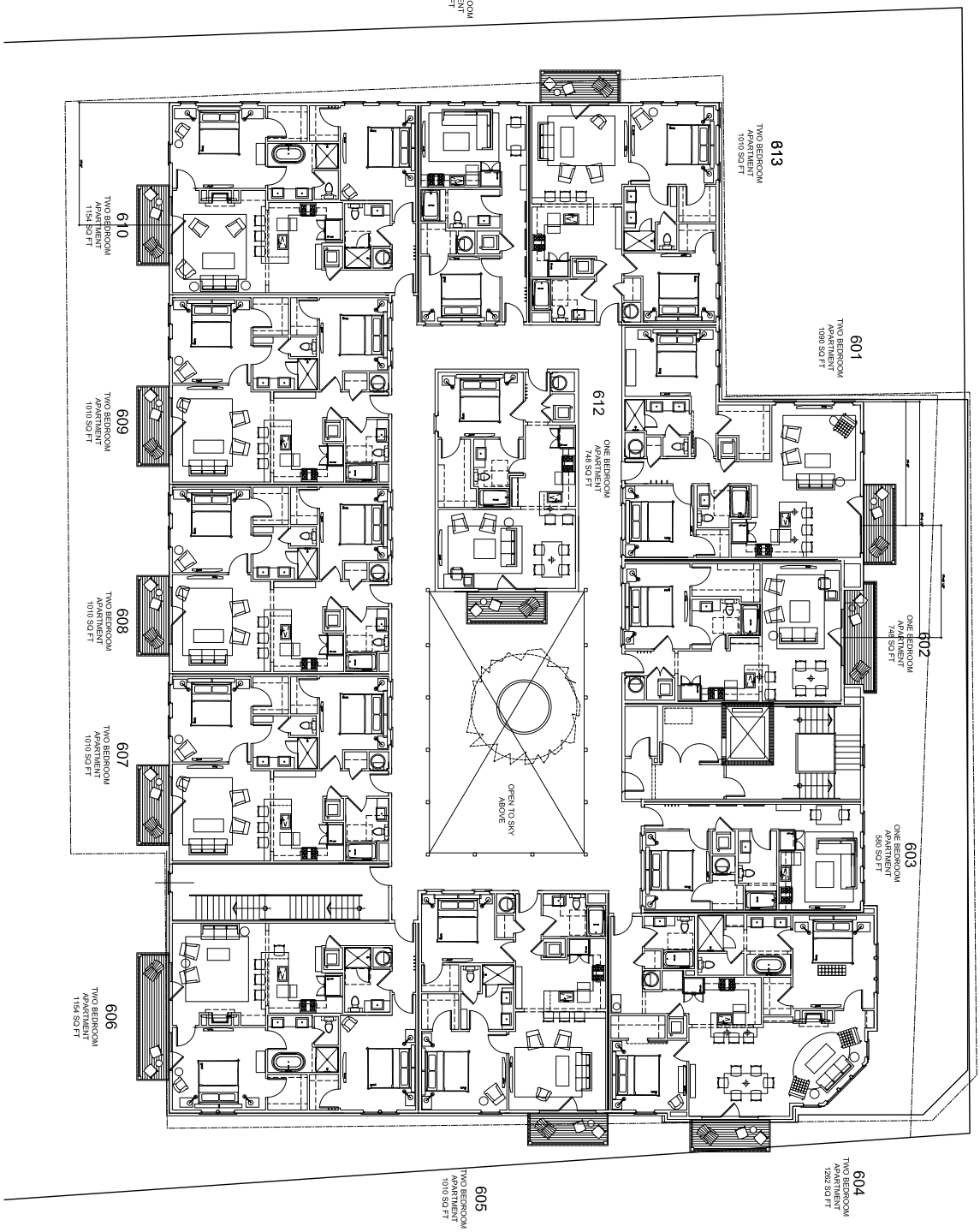
PRELIMINARY NOT FOR CONSTRUCTION



1 SIXTH FLOOR PLAN (FOURTH & FIFTH SIMILAR)

SCALE: 1 / 8" = 1'-0"

APPRAISAL PACKAGE

	A1.4	SIXTH FLOOR PLAN FOURTH & FIFTH SIMILAR	JOB NO. 2509.1 30 MAR 2026

CAMDEN COURT	
CORNER OF CENTER AND S GREGG	REPRODUCTION OF THESE DRAWINGS IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF CLASSIC AMERICAN HOUSE, LLC. REQUEST FOR THE REPRODUCTION OF THESE DRAWINGS MUST BE APPROVED BY CLASSIC AMERICAN HOUSE, LLC. COPYRIGHT 2020.
FAYETTEVILLE AR	
REINDL PROPERTIES	

COURTYARD BUILDING & BLOCK LLC
100 W. CENTER ST. STE 300
FAYETTEVILLE AR 72701
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Planner

MEETING DATE: June 22, 2026

SUBJECT: **VAR-2026-0019: Planning Commission Variance (3620 W. WEDINGTON DR./AFT DEVELOPMENT LLC, 401)** Submitted by CEI ENGINEERING ASSOCIATES INC for property located 3620 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 4.17 acres. The request is for a variance from architectural design standards.

RECOMMENDATION:
Staff recommends in favor of **VAR-2026-0019**.

RECOMMENDED MOTION:
"I move to approve VAR-2026-0019, recommending:

- *In favor of a variance to §166.24(D)(7)(a), Entryways, and*
- *In favor of all conditions as recommended by staff."*

BACKGROUND:
The subject property is in west Fayetteville at the intersection of W. Wedington Dr. and N. Golf Club Dr. directly south of the Links at Fayetteville apartment complex. The property is part of an 11.46-acre commercial development currently under construction, all within the Wedington Corridor Master Plan area. The property received its current zoning designation of UT, Urban Thoroughfare as a result of a rezoning in 2014 (ORD 5656). A Board of Adjustment variance was approved on March 2, 2026, for the minimum buildable street frontage requirement as well as the requirement to place a building in both frontages on a corner lot (BOA-2026-0001). Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

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

Request: The applicant is requesting a variance to UDC §166.24(D)(7)(a) in order to not provide a functional entry facing N. Golf Club Dr.

DISCUSSION

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. The applicant is requesting to vary from this standard to not provide an entryway facing N. Golf Club Dr.

Staff recommendation: Staff is supportive of this request. The Board of Adjustment approved a variance to minimum buildable street. frontage requirements for the proposed prefabricated drive through coffee shop with conditions that both principal facades still face both Wedington and Golf Club. The applicant proposes a nonfunctional door facing Golf Club that would be usable by neither the public nor staff. Large windows are shown on the elevations and the site plan indicates seating and planters adjacent to this façade, which still serve to create a visually interesting and engaging pedestrian environment. Given the small size of the structure, the proximity of an entry to the south and the board of adjustment approval, staff finds the intent of the code is still being met.

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

RECOMMENDATION: Staff recommend approval of VAR-2026-0019 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.24(D)(7)(a), Entryways.** *Staff recommends approval of the requested variance with the following conditions:*
    a. *Glazing and faux door shall be provided substantially as shown in the provided elevation.*

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

PLANNING COMMISSION ACTION: Required YES
Date: June 22, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code:
  - §166.24 Nonresidential Design Standards
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibit
  - BOA-2026-0001 Conditions of Approval
- Applicant Exhibits
  - Cover Letter
  - Site Plan

166.24 Nonresidential Design Standards

(A) *Purpose.* It is the intent of these standards to provide the methods and means by which designers and developers may achieve the city's adopted goals to produce quality development and to manage growth within the City of Fayetteville. These regulations complement the city's urban zoning districts and those districts that allow development in urban form, with site and architectural design regulations to produce a visually interesting and high quality development that responds to the needs of pedestrians, cyclists and vehicular traffic.

(B) *Applicability.* These design standards shall apply to all non-residential development located in urban or form-based zoning districts that require a build-to zone, as well as non-residential development in conventional districts when built in an urban form allowing administrative approval, with the exception of those districts located within the Downtown Master Plan boundary. In addition to the city's Commercial Design and Development Standards, the standards apply when either new development occurs or expansion of 25% or more of the existing nonresidential building square footage occurs. All sides of a building that are visible from the public right-of-way shall be subject to design review.

…

(D) *Building Mass, Scale, and Articulation.* The following regulations shall apply to break down the mass of large structures:

…

(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.

…

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

(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)

BOA-2026-0001 Conditions of Approval:

1. The principal façades of the proposed drive-through restaurant shall be oriented towards both W. Wedington Dr. and N. Golf Club Dr; and

2. Supplemental elements must be incorporated into the site design along the property's frontage for minimum buildable street frontage as described in 164.06(F);

3. Pedestrian oriented elements per UDC 166.24(E) shall be required for the building façade as if it was located within the build-to-zone.

4. Pedestrian oriented elements per UDC 166.24(E) shall be required at the entrance of the private drive onto N. Golf Club Drive.

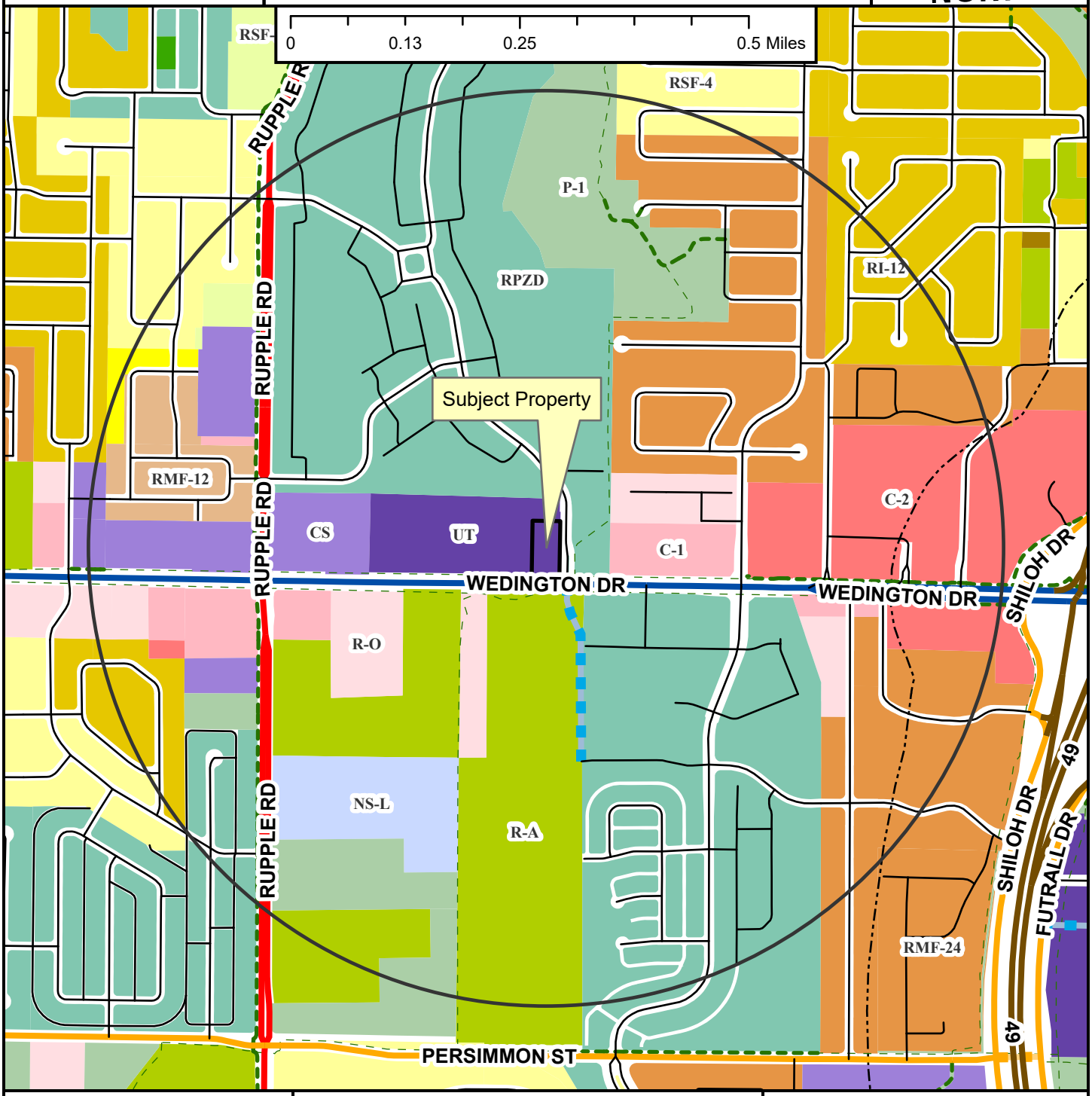
5. Approval of this variance is limited to the applicant's request as described in this report, and

6. Approval of this variance does not grant approval of or entitlement to any other zoning or development variances.

VAR-2026-0019

One Mile View

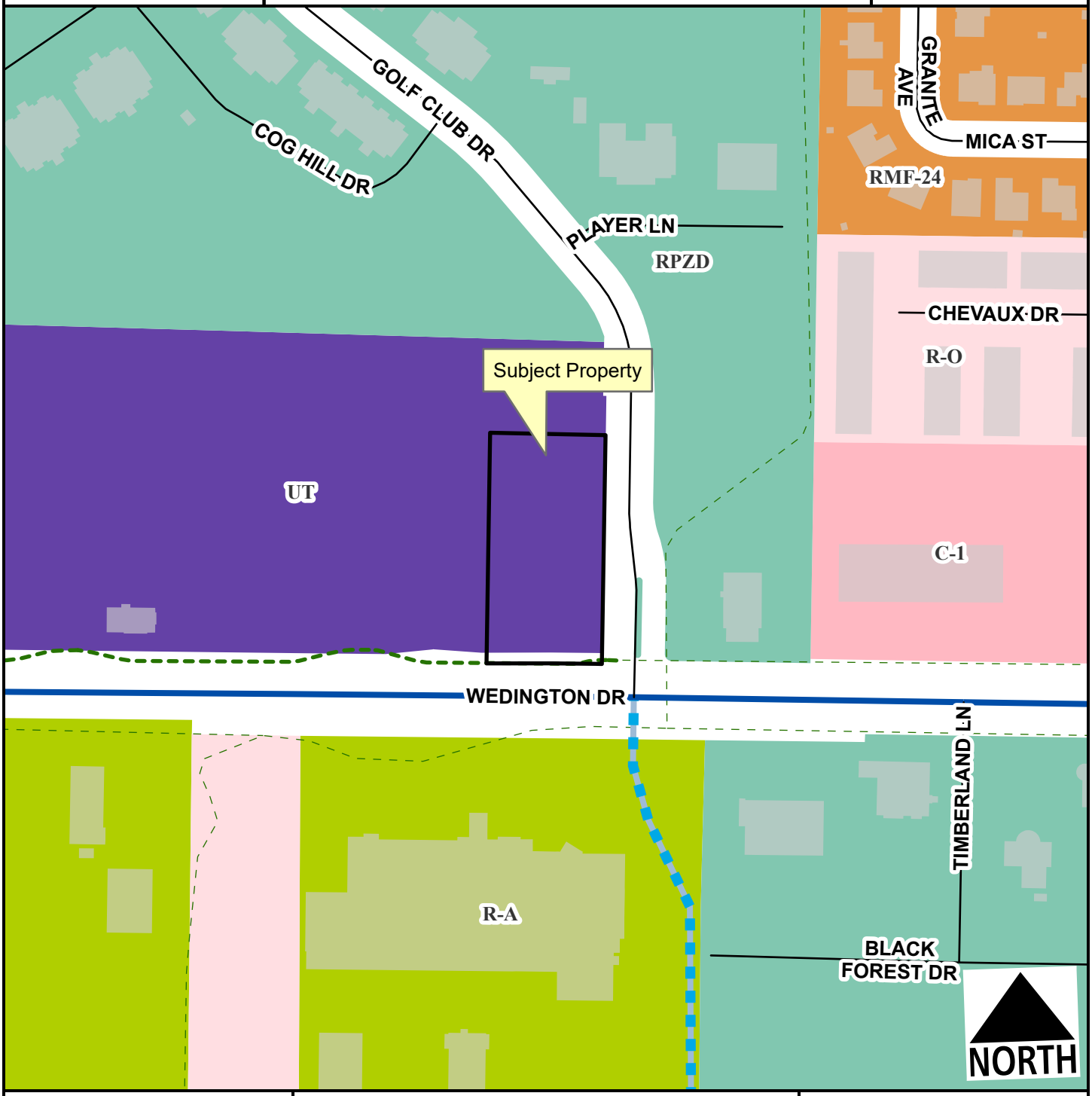
3620 W WEDINGTON DR



VAR-2026-0019

Close Up View

3620 W WEDINGTON DR



- 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

VAR-2026-0019

Current Land Use

3620 W WEDINGTON DR

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

KINETIC
DESIGN + DEVELOPMENT

Rebekah Coffman
Kinetic Design & Development
2215 W Chesterfield St. Suite 01
Springfield, MO 65807

May 21, 2026

Dear Donna Wonsower,

Regarding the proposed construction of the 7Brew project located at WEST WEDINGTON DRIVE & NORTH GOLF CLUB DRIVE, we are requesting a variance from UDC 166.24(D)(7)(a), which states:

> *"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."*

Specifically, we are requesting approval to provide an entrance feature that is visually prominent but not functionally accessible to the public. As shown in the attached floor plans and elevations, the proposed street-facing entrance would remain locked and would be located behind an interior service counter, therefore preventing public access through this façade.

The requirement for a fully functioning entrance at this location creates a significant operational hardship due to the limited length of the façade, which is only approximately 15 feet wide. Incorporating a code-compliant public entrance in this area would substantially impact the operational layout and functionality of the building.

Despite the entrance being non-operable, the proposed design maintains the architectural intent of the ordinance by providing a clearly defined and visually prominent street-facing entry feature that contributes positively to the public streetscape. In regards to any egress or life safety concerns, please see included egress plan that illustrates the low occupancy as well as the multiple doors for egress, in case of emergency.

Sincerely,

Rebekah Coffman
Sr. Design Coordinator

UDC 166.24 COMPLIANCE

(D)*Building Mass, Scale, and Articulation*. The following regulations shall apply to break down the mass of large structures:

(1) Structures shall not exceed 200 feet in length adjacent to the street, within a build-to-zone. Building length is 76'-0".

(2) The mass of a building exceeding 100 feet in length shall be delineated into no more than 40-foot-wide segments utilizing changes in height and depth of the wall plane of no less than 24 inches. Although the buildings are less than 76', a site screening wall has been added to screen the utility items (mini split, electrical panel and electrical meter) and visually adds more than 24" of depth (refer to civil plan for wall locations). Additionally, the canopy extension on both street facing facades is more than 24" of depth difference.

(3) No less than 70% of the building length shall be broken into a minimum of two (2) horizontal shifts in material, texture, and/or wall plane to provide distinction between segments (see Image 3)

(a) The middle segment shall be of greater height than the bottom and top segments. Refer to revised elevations. The facades consist of 3 primary materials that shift along a horizontal plane (brick veneer, metal panels, fiber cement boards). Additionally there are supplementary material shifts that include the blue accent metal for the canopy/columns and curved roof, as well as the significant portion of glazing.

(4) Buildings shall be constructed with high quality building materials. The following materials shall be prohibited: not applicable, prohibited materials are not proposed.

(5) Building façades located within a build-to zone shall incorporate the following:

(a) Changes in plane with a depth of at least 24 inches, either horizontally or vertically at intervals not less than 10 feet and not more than 40 feet; The canopy provides a significant change in depth, additionally, the site screening walls are made of the same fiber cement panels as the building (refer to civil plans for location), and the rear portion of the building is stepped back from plane of the main building).

(b) Changes in color, texture, and material, either horizontally or vertically, at intervals of not less than 10 feet and not more than 40 feet. Per 3a, 4 different materials are used and there are no blank expanses without vertical or horizontal changes in materials or texture.

(6) Building façades located outside of the build-to zone and that are visible from a public right-of-way shall consist of the following:

(a) Changes in plane with a depth of at least 24 inches, either horizontally or vertically; and other 3 facades are outside of build to zone and the same

applies, these have canopy, screening and the same change in the 2 portions of the building.

(b) Changes in color, texture, and material, either horizontally or vertically. Per 3a, 4 different materials are used and there are no blank expanses without vertical or horizontal changes in materials or texture.

(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.

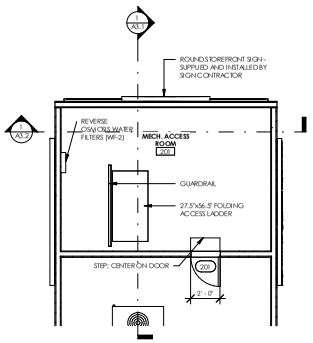
(i) Multiple entryways are encouraged for all structures; however, a building entrance shall occur at a minimum of every 100 feet of building façade length that is within the build-to zone. The primary entrance for walk up ordering occurs along the street facing frontage. The primary entrance for employees performing drive thru service faces the internal lot. A primary entrance has been added to the front façade, but we are seeking a variance to be in compliance visually only, as making this entrance usable would make a hardship (as the building is only 15' wide on that façade). See elevation and floor plan exhibits, as well as letter explaining variance request.

(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. Extensive canopies are utilized above each façade.

(b) Glazing. In order to create a proportion of solids to voids and pedestrian interest the following standards shall apply:

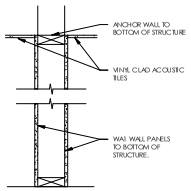
(i) A building façade located within the build-to zone shall be glazed no less than 50% of the first or ground floor at the pedestrian level between 2 and 12 feet above the sidewalk. Both street facing façades are in compliance with 50% requirement. Refer to color elevations and updated glazing calculations.

(ii) A building façade located outside of a build-to zone shall be glazed no less than 30% of the first or ground floor at the pedestrian level between 2 and 12 feet above the Finished Floor Elevation (FFE). All other facades are in compliance with 30% requirement. Refer to revised color elevations, which include updated glazing calculations.

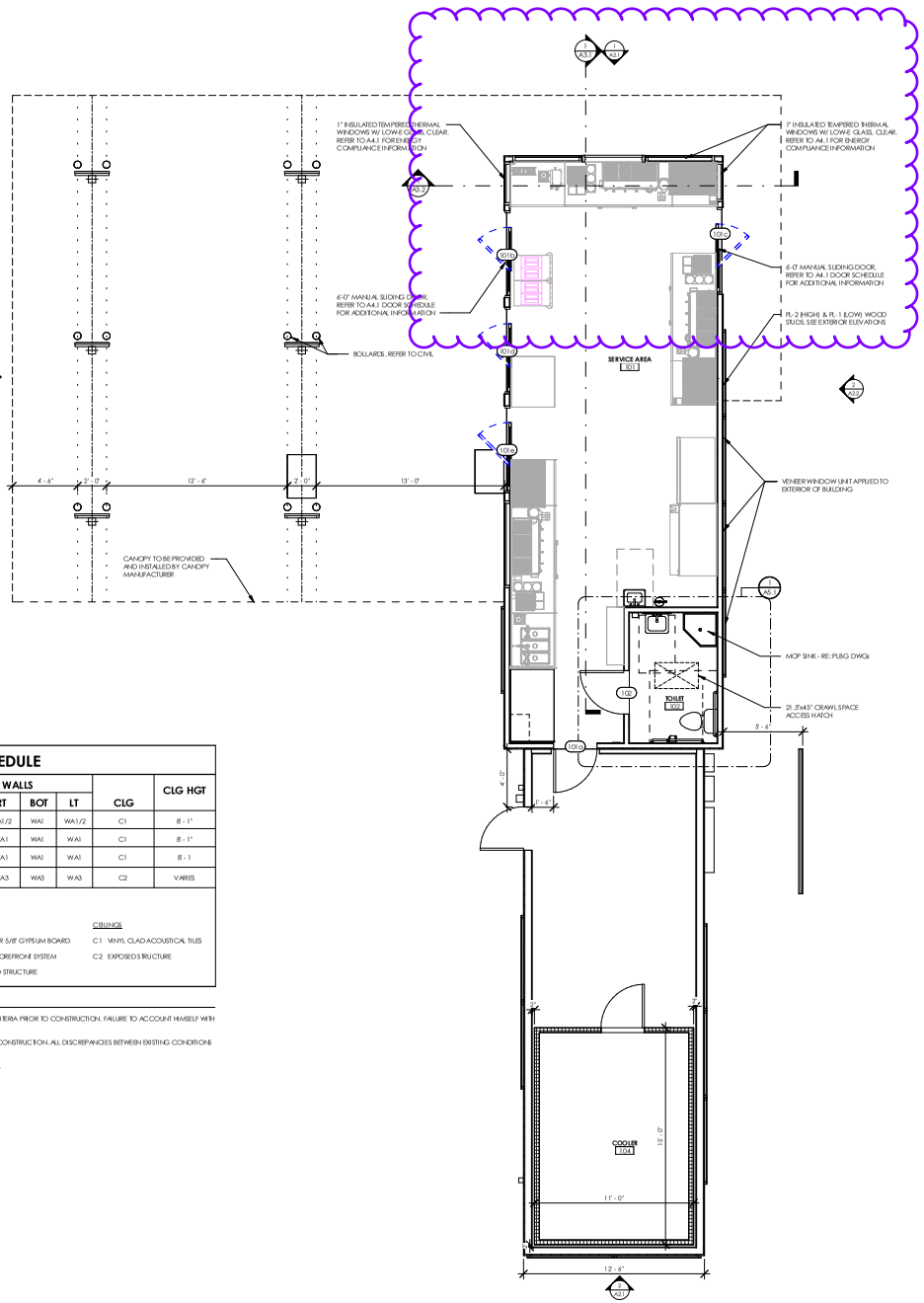


1 UPPER MECHANICAL ROOM
1/4" = 1'-0"

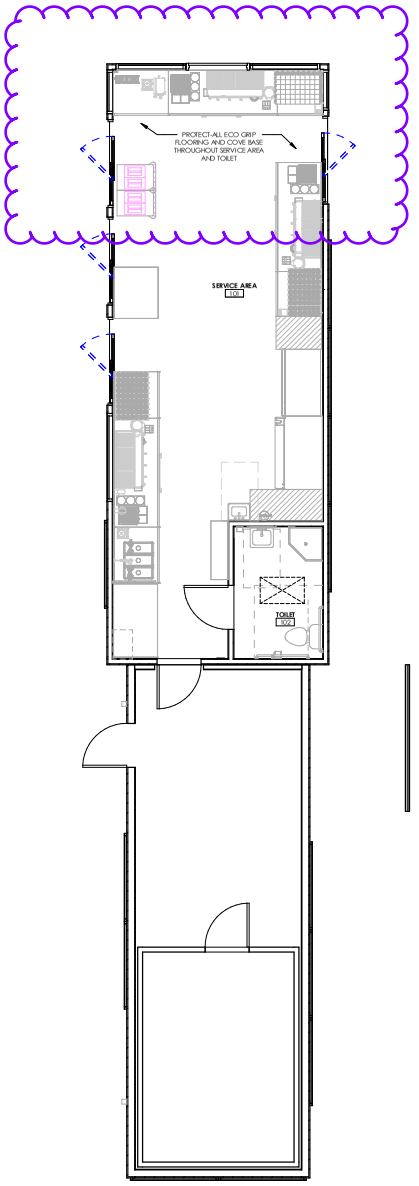
PARTITION TYPES



P1 USES 3-1/2" WOOD STUDS



2 GROUND LEVEL
1/4" = 1'-0"



3 FLOOR FINISH PLAN
1/4" = 1'-0"

ROOM FINISH SCHEDULE

RM NO.	RM NAME	FLR	BASE	WALLS				CLG	CLG HGT
				TOP	RT	BOT	LT		
101	SERVICE AREA	F1	B1	WA1/2	WA1/2	WA1	WA1/2	C1	8 - 1"
102	TOILET	F1	B1	WA1	WA1	WA1	WA1	C1	8 - 1"
103	CORRIDOR	F1	B1	WA1	WA1	WA1	WA1	C1	8 - 1
201	MECH ACCESS RM	F2	B2	WA3	WA3	WA3	WA3	C2	VARIES

FINISH LEGEND:

FLOORS
F1 ECO-GRIP SHEET 5'X8'
F2 UNFINISHED PLYWOOD

BASE
B1 ECO-GRIP SHEET 5'X8'
B2 NONE

WALLS
WA1 FRP OVER 5/8" GYPSUM BOARD
WA2 ALUM STOREFRONT SYSTEM
WA3 EXPOSED STRUCTURE

CEILINGS
C1 VINYL CLAD ACOUSTICAL TILES
C2 EXPOSED STRUCTURE

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF THE LANDLORDS CRITERIA PRIOR TO CONSTRUCTION. FAILURE TO ACCOUNT HIMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE HIM FROM ANY RESPONSIBILITY.
2. CONTRACTOR SHALL THOROUGHLY VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. REFER TO FINISH SCHEDULE ON G0.1 FOR FLOOR AND CEILING INTERIOR FINISH CLASSIFICATION.
4. OPTIONAL UPGRADE TO UTILIZE 1/2" OSB/PLYWOOD IN LIEU OF DRYWALL FOR WA1.

SEVEN BREW Coffee DRIVE THRU

VAR-2026-0019 (AFT DEVELOPMENT LLC)
June 22, 2026
Page 12 of 15

FIRM LICENSE NO. COA-011104

ARCHITECT OF RECORD:
NAME: ABBYE BOBBETT
LICENSE NO.: 912014

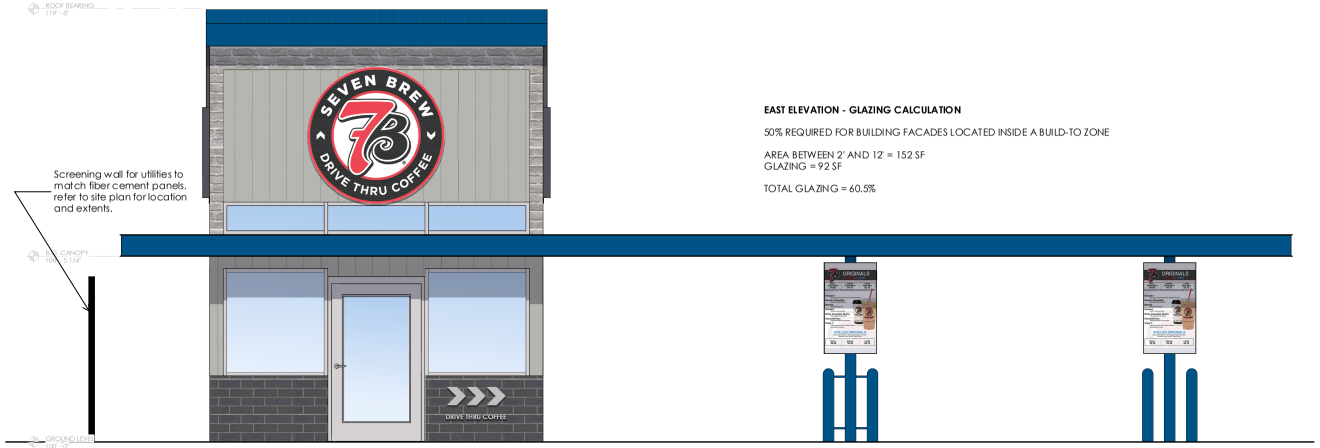
PROJECT NUMBER: 26022 7BF AR

REVISION:
ADD #01 MARCH 2, 2026
ADD #02 MARCH 30, 2026
ADD #04 MAY 13, 2026

7 BREW COFFEE
FAYETTEVILLE, AR
WEST WEDINGTON DRIVE & NORTH GOLF CLUB DRIVE
FAYETTEVILLE, ARKANSAS 72704

A1.1
FLOOR PLANS

DATE: 02/12/2026



EAST ELEVATION - GLAZING CALCULATION

50% REQUIRED FOR BUILDING FACADES LOCATED INSIDE A BUILD-TO ZONE

AREA BETWEEN 2' AND 12' = 152 SF
GLAZING = 92 SF

TOTAL GLAZING = 60.5%

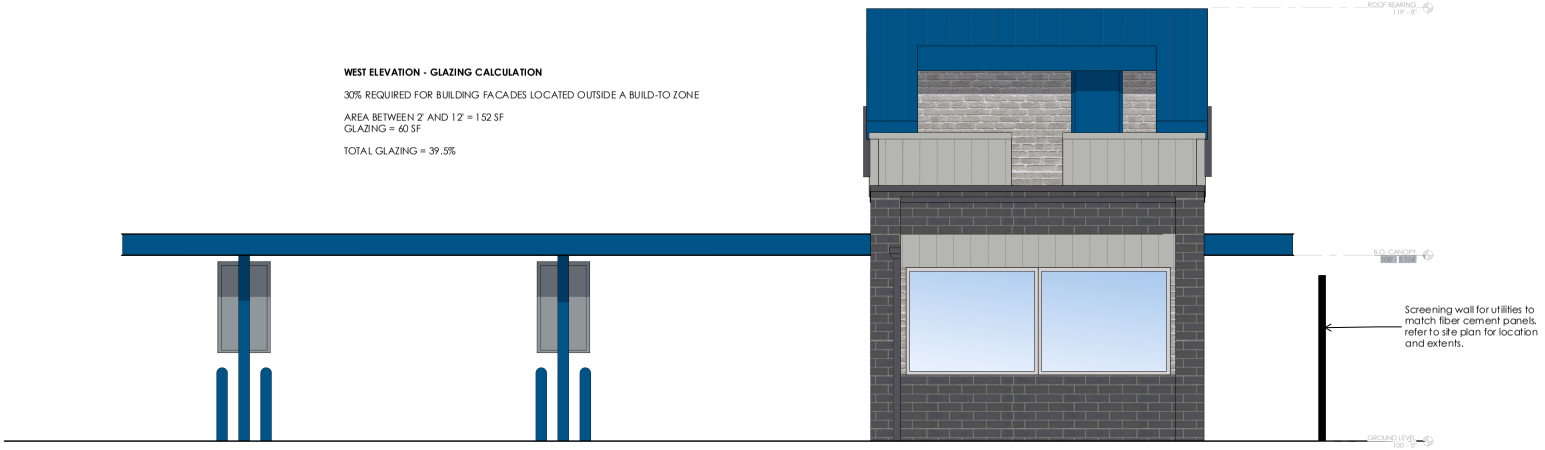
1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

WEST ELEVATION - GLAZING CALCULATION

30% REQUIRED FOR BUILDING FACADES LOCATED OUTSIDE A BUILD-TO ZONE

AREA BETWEEN 2' AND 12' = 152 SF
GLAZING = 60 SF

TOTAL GLAZING = 39.5%



2 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- BLACK BRICK VENEER
- GRAY FIBER CEMENT PANEL
- BLUE STANDING SEAM ROOF PANELS
- STOREFRONT FRAMES
- GRAY BRAKE METAL COPING COLOR TO MATCH METAL PANELS
- BLUE PAINT
- BLUE METAL FOR CANOPY AND COLUMNS
- VERTICAL METAL PANELS

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY

SEVEN BREW DRIVE THRU COFFEE

Planning Commission June 22, 2026

VAR-2026-0019 (AET DEVELOPMENT LLC)

Page 13 of 15

FIRM LICENSE NO. COA-01104

ARCHITECT OF RECORD:
NAME: ABBYE BOBBETT
LICENSE NO. 912014

PROJECT NUMBER: 26022 7BFAR

REVISION:
1 ADD #02 MARCH 30, 2026
2 ADD #03 APRIL 23, 2026

7 BREW COFFEE
FAYETTEVILLE, AR
WEST WEDINGTON DRIVE & NORTH GOLF CLUB DRIVE
FAYETTEVILLE, ARKANSAS 72704

A2.1
EXTERIOR ELEVATIONS

DATE: 02/12/2026

NORTH ELEVATION - GLAZING CALCULATION

30% REQUIRED FOR BUILDING FACADES LOCATED OUTSIDE A BUILD-TO ZONE

AREA BETWEEN 2' AND 12' = 714 SF
GLAZING = 225 SF

TOTAL GLAZING = 31.5%

1 EXTERIOR ELEVATION - NORTH
3/8" = 1'-0"

EXTERIOR FINISH LEGEND

- BLACK BRICK VENEER
- GRAY FIBER CEMENT PANEL
- BLUE STANDING SEAM ROOF PANELS
- STOREFRONT FRAMES
- GRAY BRAKE METAL COPING COLOR TO MATCH METAL PANELS
- BLUE PAINT
- BLUE METAL FOR CANOPY AND COLUMNS
- VERTICAL METAL PANELS

SOUTH ELEVATION - GLAZING CALCULATION

50% REQUIRED FOR BUILDING FACADES LOCATED INSIDE A BUILD-TO ZONE

AREA BETWEEN 2' AND 12' = 714 SF
GLAZING = 363 SF

TOTAL GLAZING = 50.8%

2 EXTERIOR ELEVATION - SOUTH (STREET FACING)
3/8" = 1'-0"

SIGNAGE:

SIGNAGE SHOWN IS FOR REPRESENTATION AND COORDINATION ONLY. REFER TO PERMITTED SIGN PACKAGE FOR PRECISE LOCATION AND SIGNAGE QUANTITY

SEVEN 73 BREW DRIVE THRU COFFEE

Planning Commission
June 22, 2026
VAR-2026-0019 (AET DEVELOPMENT LLC)
Page 14 of 15

FIRM LICENSE NO. COA-01104

ARCHITECT OF RECORD:
NAME: ABBYE BOBBETT
LICENSE NO. 912014

PROJECT NUMBER: 26022 7BFAR
REVISION:
1 ADD #02 MARCH 30, 2026
2 ADD #03 APRIL 23, 2026

7 BREW COFFEE
FAYETTEVILLE, AR
WEST WEDINGTON DRIVE & NORTH GOLF CLUB DRIVE
FAYETTEVILLE, ARKANSAS 72704

A2.2
EXTERIOR ELEVATIONS

DATE: 02/12/2026

VAR-2026-0019 (AFT DEVELOPMENT LLC)

Planning Commission
June 22, 2026

ACREAGE SUMMARY TABLE

PARCEL	± 50,581 SF (1.16 AC)
PERVIOUS AREA	± 17,669 SF (.041 AC, 35%)
IMPERVIOUS AREA	± 31,544 SF (0.72 AC, 62%)
PERMEABLE PAVEMENT AREA	± 1,368 SF (0.03 AC, 3%)

PARKING TABLE

	SPACES REQUIRED	SPACES PROVIDED
STANDARD CAR PARKING	7 SPACES	16 SPACES
ACCESSIBLE PARKING	1 SPACE	1 SPACE
TOTAL CAR PARKING	8	17 SPACES

SITE INFORMATION

ZONING	UT - URBAN THOROUGHFARE
BUILDING FOOTPRINT (TOTAL, 2 STRUCTURES)	780 SF
BUILDING HEIGHT	19'
SETBACKS	
NORTH	0' BUILDING; 5' LANDSCAPE
SOUTH	10'-25' BTZ; 15' LANDSCAPE
EAST	10'-25' BTZ; 5' LANDSCAPE
WEST	0' BUILDING; 5' LANDSCAPE

BUILD-TO-ZONE AND MINIMUM BUILDABLE STREET FRONTAGE INFORMATION

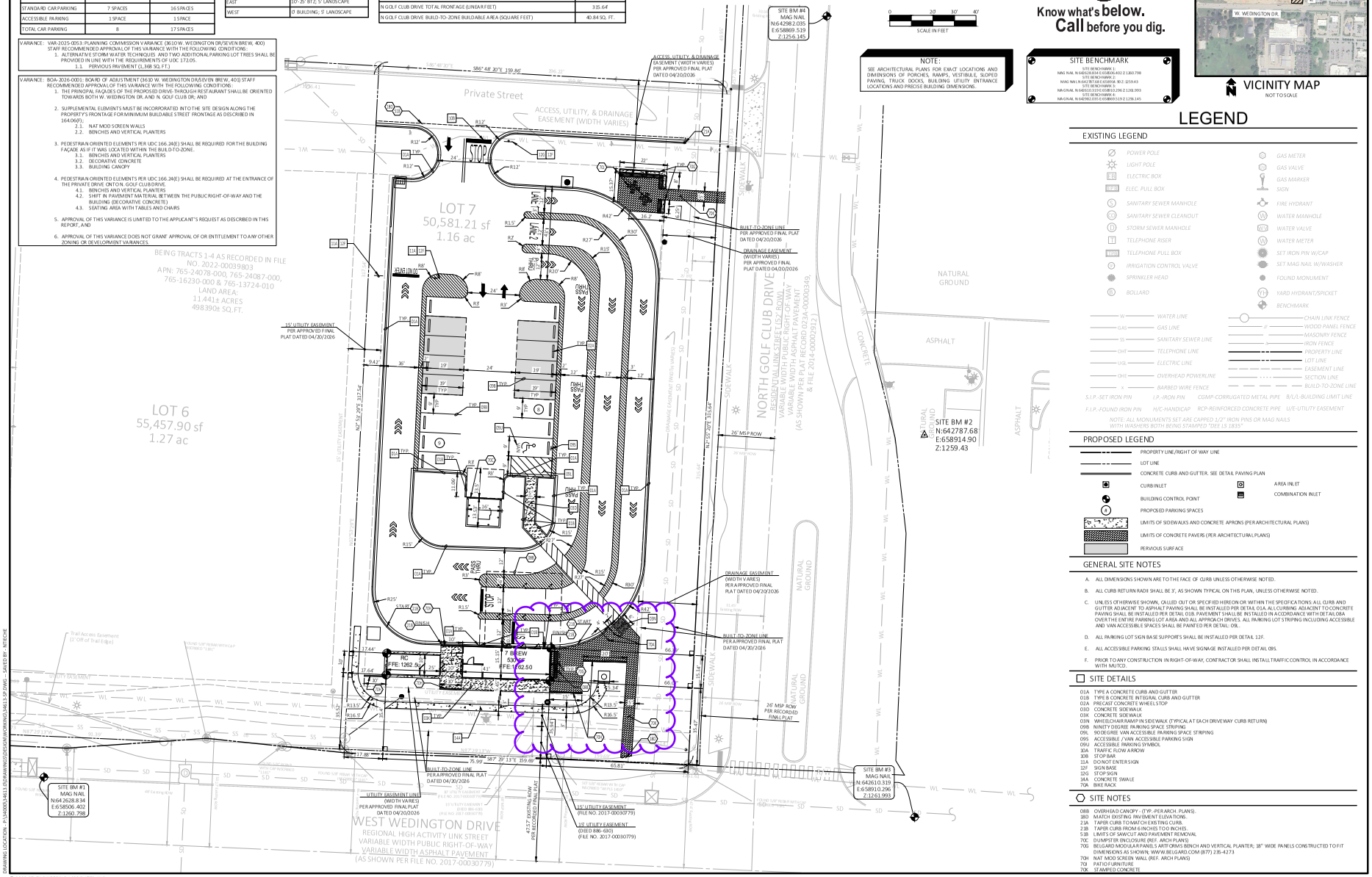
TOTAL LINEAR FEET OF BUILD-TO-ZONE	425.64'
LINEAR FEET OF BUILDABLE FRONTAGE IN BUILD-TO-ZONE OUTSIDE OF EASEMENTS	73.88' (17.4%)
LINEAR FEET OF BUILDING WITHIN BUILD-TO-ZONE	0' (0%)
LINEAR FEET OF MASONRY WALL WITHIN BUILD-TO-ZONE	0' (0%)
WEDINGTON DRIVE TOTAL FRONTAGE (LINEAR FEET)	199.69'
WEDINGTON DRIVE BUILD-TO-ZONE BUILDABLE AREA (SQUARE FEET)	0 SQ. FT.
N GOLF CLUB DRIVE TOTAL FRONTAGE (LINEAR FEET)	335.64'
N GOLF CLUB DRIVE BUILD-TO-ZONE BUILDABLE AREA (SQUARE FEET)	40.84 SQ. FT.

ADJACENT ZONING INFORMATION

NORTH	URBAN THOROUGHFARE (UT)
SOUTH	RESIDENTIAL - AGRICULTURAL (R-A)
EAST	RESIDENTIAL PLANNED ZONING DISTRICT (RPZD)
WEST	URBAN THOROUGHFARE (UT)

VARIANCE: VAR-2025-0053: PLANNING COMMISSION VARIANCE (3610 W. WEDINGTON DR/SEVEN BREW, 400) STAFF RECOMMENDED APPROVAL OF THIS VARIANCE WITH THE FOLLOWING CONDITIONS:
1. ALTERNATIVE STORM WATER TECHNIQUES AND TWO ADDITIONAL PARKING LOT TREES SHALL BE PROVIDED IN LINE WITH THE REQUIREMENTS OF UDC 172.05.
   1.1. PERVIOUS PAVEMENT (1,368 SQ. FT.)

VARIANCE: BOA-2026-0001: BOARD OF ADJUSTMENT (3630 W. WEDINGTON DR/SEVEN BREW, 400) STAFF RECOMMENDED APPROVAL OF THIS VARIANCE WITH THE FOLLOWING CONDITIONS:
1. THE PRINCIPAL FAÇADES OF THE PROPOSED DRIVE-THROUGH RESTAURANT SHALL BE ORIENTED TOWARDS BOTH W. WEDINGTON DR. AND N. GOLF CLUB DR; AND
2. SUPPLEMENTAL ELEMENTS MUST BE INCORPORATED INTO THE SITE DESIGN ALONG THE PROPERTY'S FRONTAGE FOR MINIMUM BUILDABLE STREET FRONTAGE AS DESCRIBED IN 164.06(F):
   2.1. NAT MOD SCREEN WALLS
   2.2. BENCHES AND VERTICAL PLANTERS
3. PEDESTRIAN ORIENTED ELEMENTS PER UDC 166.24(E) SHALL BE REQUIRED FOR THE BUILDING FAÇADE AS IF IT WAS LOCATED WITHIN THE BUILD-TO-ZONE.
   3.1. BENCHES AND VERTICAL PLANTERS
   3.2. DECORATIVE CONCRETE
   3.3. BUILDING CANOPY
4. PEDESTRIAN ORIENTED ELEMENTS PER UDC 166.24(E) SHALL BE REQUIRED AT THE ENTRANCE OF THE PRIVATE DRIVE ONTO N. GOLF CLUB DRIVE.
   4.1. BENCHES AND VERTICAL PLANTERS
   4.2. SHIFT IN PAVEMENT MATERIAL BETWEEN THE PUBLIC RIGHT-OF-WAY AND THE BUILDING (DECORATIVE CONCRETE)
   4.3. SEATING AREA WITH TABLES AND CHAIRS
5. APPROVAL OF THIS VARIANCE IS LIMITED TO THE APPLICANT'S REQUEST AS DISCRIBED IN THIS REPORT, AND
6. APPROVAL OF THIS VARIANCE DOES NOT GRANT APPROVAL OF OR ENTITLEMENT TO ANY OTHER ZONING OR DEVELOPMENT VARIANCES.

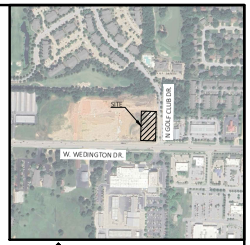


SCALE IN FEET: 0, 20', 30', 40'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
SITE BENCHMARK 1:
MAG NAIL N:642628.834 E:658506.402 Z:1260.798
MAG NAIL N:642787.68 E:658958.902 Z:1259.43
SITE BENCHMARK 3:
MAG NAIL N:642610.319 E:658910.296 Z:1261.993
SITE BENCHMARK 4:
MAG NAIL N:642982.035 E:658869.519 Z:1256.145

Know what's below. Call before you dig.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING LEGEND

POWER POLE, LIGHT POLE, ELECTRIC BOX, ELEC. PULL BOX, SANITARY SEWER MANHOLE, SANITARY SEWER CLEANOUT, STORM SEWER MANHOLE, TELEPHONE RISER, TELEPHONE PULL BOX, IRRIGATION CONTROL VALVE, SPRINKLER HEAD, BOLLARD, GAS METER, GAS VALVE, GAS MARKER, SIGN, FIRE HYDRANT, WATER MANHOLE, WATER VALVE, WATER METER, SET IRON PIN W/CAP, SET MAG NAIL W/WASHER, FOUND MONUMENT, YARD HYDRANT/SPICKET, BENCHMARK

WATER LINE, GAS LINE, SANITARY SEWER LINE, TELEPHONE LINE, ELECTRIC LINE, OVERHEAD POWERLINE, BARBED WIRE FENCE, CHAIN LINK FENCE, WOOD PANEL FENCE, MASONRY FENCE, IRON FENCE, PROPERTY LINE, LOT LINE, EASEMENT LINE, SECTION LINE, BUILD-TO-ZONE LINE

S.I.P.-SET IRON PIN, I.P.-IRON PIN, CGMP-CORRUGATED METAL PIPE, B/L/L-BUILDING LIMIT LINE, F.I.P.-FOUND IRON PIN, H/C-HANDICAP, RCP-REINFORCED CONCRETE PIPE, U/E-UTILITY EASEMENT

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE LS 1835"

PROPOSED LEGEND

PROPERTY LINE/RIGHT OF WAY LINE
LOT LINE
CONCRETE CURB AND GUTTER, SEE DETAIL PAVING PLAN
CURB INLET
AREA INLET
COMBINATION INLET
BUILDING CONTROL POINT
PROPOSED PARKING SPACES
LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECTURAL PLANS)
LIMITS OF CONCRETE PAVERS (PER ARCHITECTURAL PLANS)
PERVIOUS SURFACE

GENERAL SITE NOTES

A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
B. ALL CURB RETURN RADII SHALL BE 3', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
C. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09L.
D. ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
E. ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
F. PRIOR TO ANY CONSTRUCTION IN RIGHT-OF-WAY, CONTRACTOR SHALL INSTALL TRAFFIC CONTROL IN ACCORDANCE WITH MUTCD.

SITE DETAILS

01A TYPE A CONCRETE CURB AND GUTTER
01B TYPE B CONCRETE INTEGRAL CURB AND GUTTER
02A PRECAST CONCRETE WHEEL STOP
03D CONCRETE SIDEWALK
03K CONCRETE SIDEWALK
03N WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH DRIVEWAY CURB RETURN)
09B NINETY DEGREE PARKING SPACE STRIPING
09L 90 DEGREE VAN ACCESSIBLE PARKING SPACE STRIPING
09S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN
09U ACCESSIBLE PARKING SYMBOL
30A TRAFFIC FLOW ARROW
30B STOP BAR
11A DO NOT ENTER SIGN
12F SIGN BASE
12G STOP SIGN
14A CONCRETE SWALE
70A BIKE RACK

SITE NOTES

08B OVERHEAD CANOPY - (TYP. - PER ARCH. PLANS).
38D MATCH EXISTING PAVEMENT ELEVATIONS.
2.1A TAPER CURB TO MATCH EXISTING CURB.
2.1B TAPER CURB FROM 6 INCHES TO 0 INCHES.
5.1B LIMITS OF SAW CUT AND PAVEMENT REMOVAL
70C DUMPSTER ENCLOSURE (REF. ARCH PLANS)
70D BELGARD MODULAR PANELS ANTI-GRAFFITI BENCH AND VERTICAL PLANTER; 18" WIDE PANELS CONSTRUCTED TO FIT DIMENSIONS AS SHOWN; WWW.BELGARD.COM (877) 235-4273
70H NAT MOD SCREEN WALL (REF. ARCH PLANS)
70I PATIO FURNITURE
70K STAMPED CONCRETE

CEI ENGINEERING ASSOCIATES, INC
28 DIXIE 11TH ST., SUITE 100
BENTONVILLE, AR
PHONE: (479) 273-2
FAX: (479) 273-

REVISION

NO.	DESCRIPTION	DATE

SEVEN BREW
3620 W WEDINGTON DR
FAYETTEVILLE, ARKANSAS

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
ANTHONY C. APPLE
No. 10665
05/15/2026

PROFESSIONAL OF RECORD	ACA
PROJECT MANAGER	ASM
DESIGNER	NOT
CEI PROJECT NUMBER	3461.3
DATE	5/15/2026
REVISION	REV-4

SITE PLAN
SHEET TITLE

SHEET NUMBER
C2.0

© 2026 CEI ENGINEERING ASSOCIATES, INC

DRAWING LOCATION - P:\3400\3461.3\DRAWINGS\DESIGN\WORKING\3461.3-SP.DWG - SAVED BY: NTREICHE

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING: June 22, 2026

SUBJECT: **CCP-2026-0005: Concurrent Plat (200 S SKYLINE DR/ROY E HATCHER, 486):** Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.10 acres. The request is for the re-plat of an existing lot.

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

RECOMMENDED MOTION:
*"I move to approve **CCP-2026-0005**, recommending:*

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

BACKGROUND:
The subject property is at the southern edge of the Mount Sequoyah Center site at 200 S Skyline Drive. The property is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre, and contains approximately 0.10 acres. The City of Fayetteville is currently working on a stormwater management project here with newly available CIP funding through the Stormwater Management Utility that was approved by City Council in 2024. An associated right-of-way vacation have also been submitted for review and approval. The Board of Adjustment approved an allowance for the property owner to build back the existing structure within a time frame of 18 months from the time the associated drainage project has been completed. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Mount Sequoyah Center	P-1, Institutional
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Mount Sequoyah Center; Single-Family Residential	P-1, Institutional; RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Proposal: The request is for the replat of one residential lot. No new lots are being created with this request, but this replat will account for the shifting of existing property lines to accommodate conflicting deed and right-of-way dedication information. No variances are being requested with this proposal for the Planning Commission to consider.

Water and Sewer System: No changes are being made to the existing water or sewer infrastructure with this request.

Right-of-way to be dedicated: Staff is not recommending any right-of-way dedication with this request. The property is located completely within the Hillside-Hilltop Overlay District, which grants authority to use the Alternative Residential Link Street classification. The property has existing right-of-way (40 feet) in line with the standard classification.

Street Improvements: Staff does not recommend any street improvements with this request. The replat will clarify existing property lines, and no new impact is anticipated with this proposal.

Tree Preservation: N/A; tree preservation review will occur with the development of the lot.

Parkland Fees: N/A; parkland dedication fees will be applied at the time of future residential construction project(s) and will be due prior to building permit approval.

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

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

Conditions of Approval:

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

2. **Planning Commission determination of street improvements.** *No street improvements are recommended.*

3. Fees in lieu of parkland dedication will be applied at the time of future residential construction project(s) and due prior to building permit approval.

4. All remaining comments from planning staff shall be addressed before this plat is released for signatures.

Standard Conditions of Approval:

5. All lots shall be labeled with addresses as approved by the 911 Coordinator on the concurrent plat (if applicable).

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

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

Planning Commission Action:	❒ **Approved**	❒ **Tabled**	❒ **Denied**
Meeting Date: June 22, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

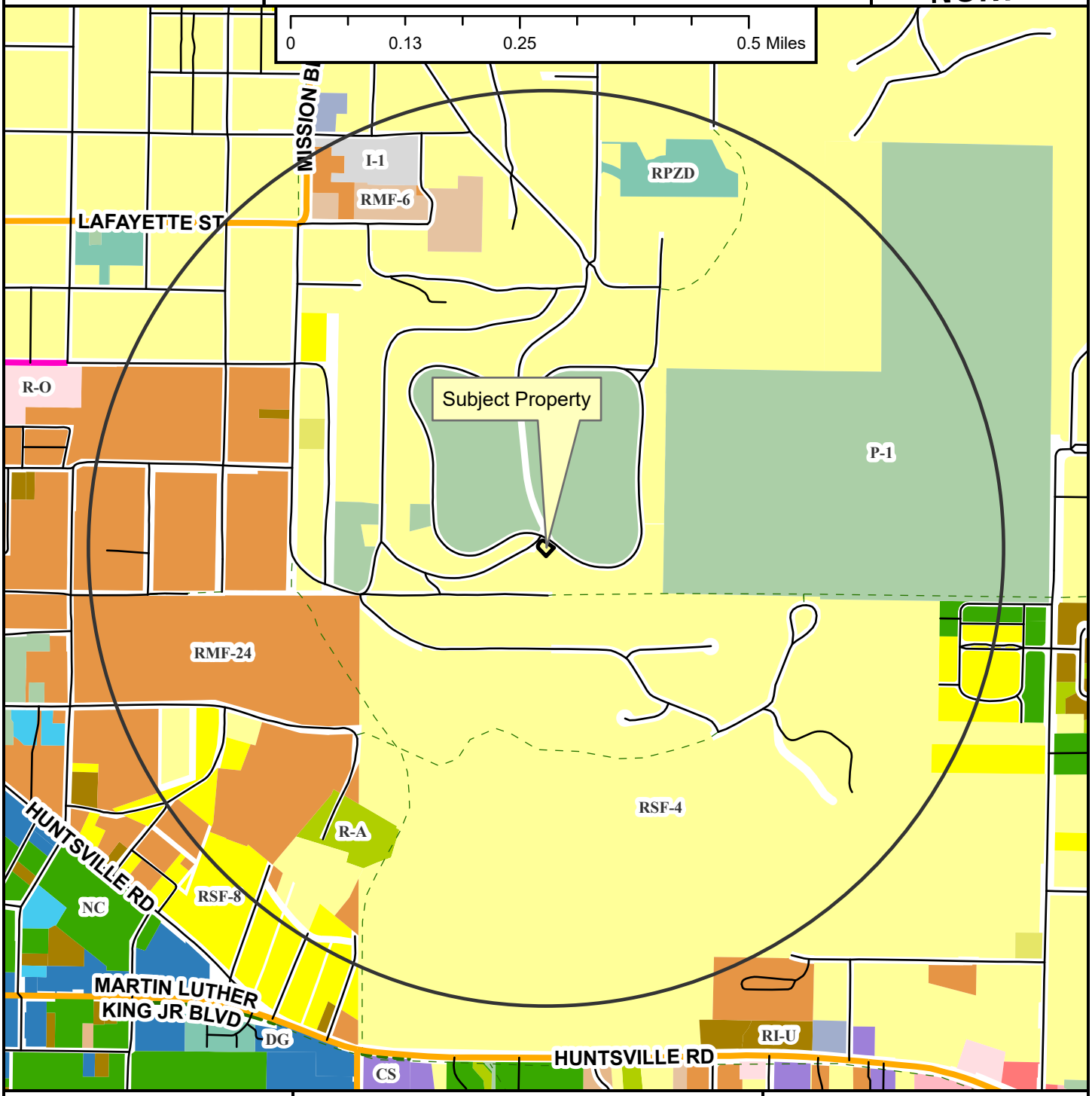
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Applicant Cover Letter
- Concurrent Plat

CCP-2026-0005

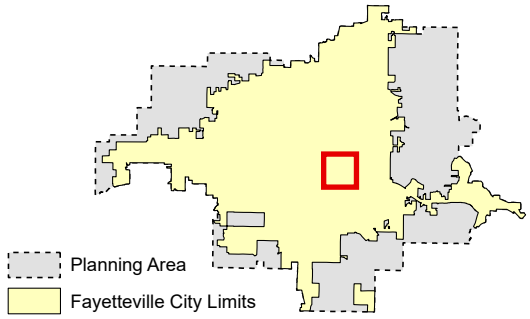
One Mile View

200 S SKYLINE DR

NORTH



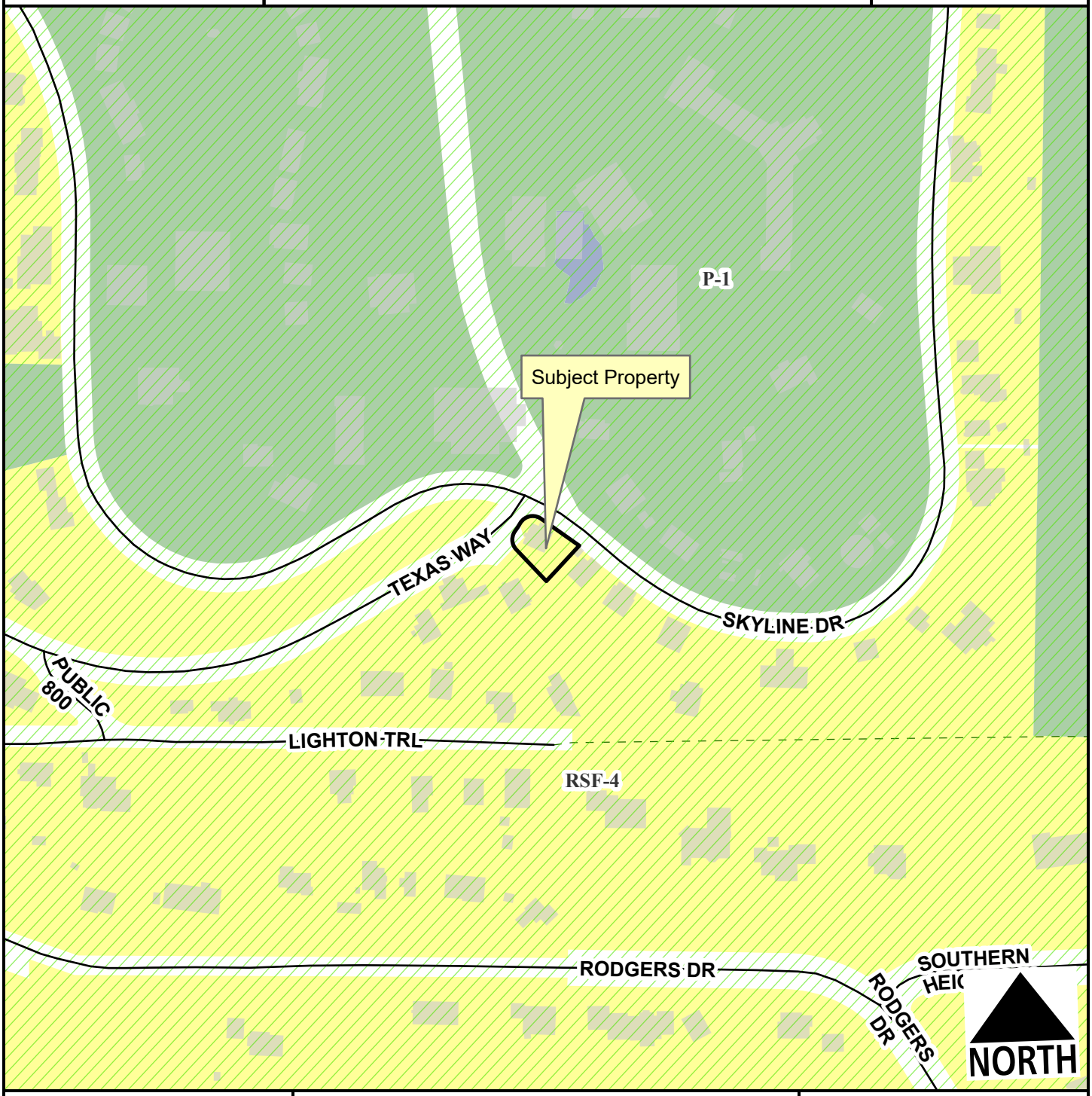
- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



CCP-2026-0005

Close Up View

200 S SKYLINE DR



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

Feet

0 75 150 300 450 600

1:2,400

CCP-2026-0005

Current Land Use

200 S SKYLINE DR

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

March 27, 2026

Planning Staff,

The purpose of this letter is to describe the scope, nature, and intent of a concurrent plat application for the property located at 200 S Skyline Drive, and to formally request the vacation of a portion of the existing, previously platted right-of-way associated with this parcel.

Intent and Nature of the Application
The intent of this concurrent plat application is to resolve uncertainties regarding the location and extent of existing property lines and right-of-way relative to the current development on the property. By vacating a portion of right-of-way and adjusting the property lines accordingly, we aim to create a more accurate property boundary configuration.

Right-of-Way Vacation Request
We are requesting the vacation of a portion of the existing platted right-of-way that affects the subject property. This request will be presented for review by the Planning Commission and subsequently forwarded to the City Council.

Board of Adjustment Variance
A request for a Board of Adjustment Variance is due to Chapter 164.12(A)(5). The property owner has exceeded the 18 months allowed to rebuild the structure currently on the property. The variance seeks to increase the timeline from 18 months to 5 years.

We appreciate your consideration of this application. Please reach out if additional information or clarification is needed.

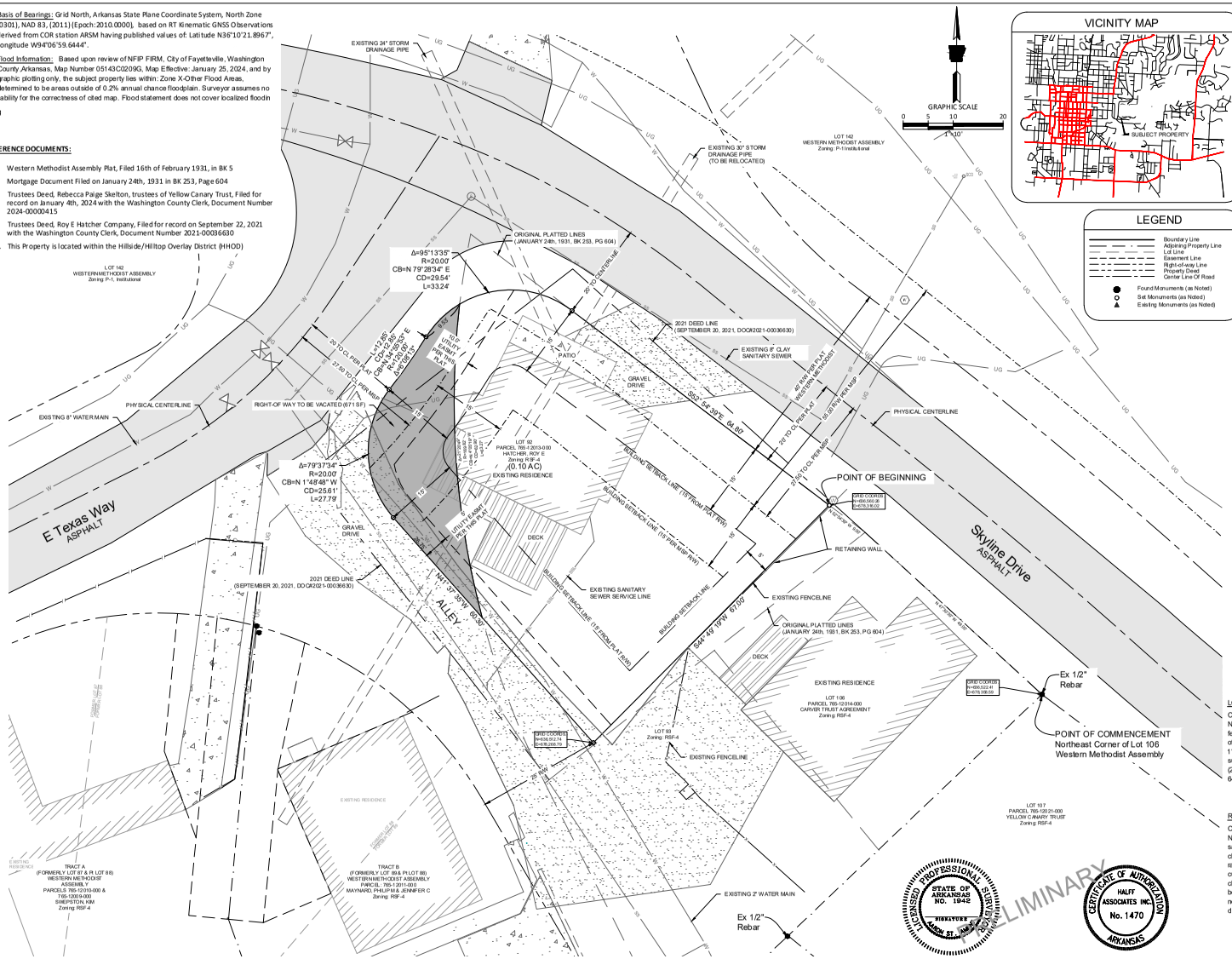
Sincerely,

Amanda Swope
Stormwater Project Manager
Stormwater Department – Public Works Division

- Basis of Bearings: Grid North, Arkansas State Plane Coordinate System, North Zone (0301), NAD 83, (2011) (Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from COR station ARSM having published values of: Latitude N36°10'21.8967", Longitude W94°06'59.6444".
- Flood Information: Based upon review of NFIP FIRM, City of Fayetteville, Washington County,Arkansas, Map Number 05143C0209G, Map Effective: January 25, 2024, and by graphic plotting only, the subject property lies within: Zone X-Other Flood Areas, determined to be areas outside of 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map. Flood statement does not cover localized floodin
- g
- .

REFERENCE DOCUMENTS:

1. Western Methodist Assembly Plat, Filed 16th of February 1931, in BK 5
2. Mortgage Document Filed on January 24th, 1931 in BK 253, Page 604
3. Trustees Deed, Rebecca Paige Skelton, trustees of Yellow Canary Trust, Filed for record on January 4th, 2024 with the Washington County Clerk, Document Number 2024-00000415
3. Trustees Deed, Roy E Hatcher Company, Filed for record on September 22, 2021 with the Washington County Clerk, Document Number 2021-00036630
4. This Property is Located within the Hillside/Hilltop Overlay District (HHOD)



CERTIFICATE OF APPROVAL OF BUILDING SET-BACK DIMENSIONS:

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

DATE _____ ZONING & DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE FAYETTEVILLE PLANNING COMMISSION AT A MEETING HELD _____, 20__.

DATE _____ SECRETARY

CERTIFICATE OF SURVEY AND ACCURACY:

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

DATE _____ REGISTERED LAND SURVEYOR /PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP & DEDICATION:

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

DATE _____ OWNER

DATE _____ OWNER

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

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

DATE _____ ELECTRIC

DATE _____ GAS SERVICE

DATE _____ TELEPHONE

DATE _____ CABLE TELEVISION

DATE _____ CITY OF FAYETTEVILLE

CERTIFICATE OF APPROVAL OF SIDEWALKS:

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

DATE _____ CITY ENGINEER

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

I HEREBY CERTIFY THAT THIS FINAL PLAT COMPLIES WITH THE SECTION 166.03(K) WITH THE OWNER(S) DEDICATION OF _____ ACRES OR PAYING IN-LIEU $ _____

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

DATE _____ PARKS & RECREATION REPRESENTATIVE

CERTIFICATE OF APPROVAL OF TREE PROTECTION & PRESERVATION:

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

DATE _____ URBAN FORESTER

LOT 92 LEGAL DESCRIPTION:

COMMENCING at an existing 1/2" rebar found at the Northeast corner (NE/Cor) of Lot 106 Western Methodist Assembly; Thence N 47°30'39" W along the North line of said Lot 106 a distance of forty-eight (48) feet; Thence N 52°54'39" W a distance of nine (9) feet to the POINT OF BEGINNING; Thence S 44°49'19" W a distance of sixty-seven (67) feet; Thence N 41°37'35" W a distance of 60.3 feet; Thence along a curve to the right having a radius of twenty (20) feet and being subtended by a chord bearing N 1°48'48" W a distance of 27.79 feet; Thence along a curve to the left having a radius of one hundred-twenty (120) feet and being subtended by a chord bearing N 34°55'53" E a distance of 12.85 feet; Thence along a curve to the right having a radius of twenty (20) feet and being subtended by a chord bearing N 79°28'34" E a distance of 29.54 feet; Thence S 52°54'39" E for a distance of 64.80 feet to the POINT OF BEGINNING, containing 0.10 acres, more or less.

RIGHT-OF-WAY VACATION LEGAL DESCRIPTION:

COMMENCING at an existing 1/2" rebar found at the Northeast corner (NE/Cor) of Lot 106 Western Methodist Assembly; Thence N 47°30'39" W along the North line of said Lot 106 a distance of forty-eight (48) feet; Thence N 52°54'39" W along the North line of said Lot 92 a distance of 73.80 feet; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing N 86°52'00" W a distance of 22.34 feet, to the POINT OF BEGINNING; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing S 45°31'13" W and chord distance of 9.44 feet; Thence along a curve to the right having a radius of one hundred-twenty (120) feet and being subtended by a chord bearing S 34°55'53" W and chord distance of 12.85 feet; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing S 1°48'48" E and chord distance of 25.61 feet; Thence S 41°37'35" E a distance of 26.75 feet; Thence along a non-tangential curve to the right having a radius of 169.82 feet and being subtended by a chord bearing N 4°05'19" W and chord distance of 62.90 feet, along the south line of said Lot 92, to the POINT OF BEGINNING, containing 671 square feet, more or less.

CITY PLAT PAGE NUMBER: 486

PRELIMINARY

LOT 92A - WESTERN METHODIST ASSEMBLY

CONCURRENT PLAT for Lot 92 of WEST METHODIST ASSEMBLY
FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

OWNER/DEVELOPER
Roy E. Hatcher
2005 SKYLINE DR
FAYETTEVILLE, AR 72701

SURVEYOR
Halff
Aaron St. Amant
5704 Euper Lane, Suite 200
Fort Smith, AR 72903
(479) 452-1933
ast.amant@halff.com

PROJECT NO:	62667.001
ISSUED:	5/2/2025
DRAWN BY:	PWH
CHECKED BY:	AMS
SHEET TITLE:	Concurrent Plat
PAGE: 1	OF 1

halff
5704 EUPER LN., SUITE 200
FORT SMITH, ARKANSAS 72903
TEL. (479) 452-1933

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: June 22, 2026

SUBJECT: **VAC-2026-0004: Vacation (200 S SKYLINE DR/ROY E HATCHER, 486):** Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.13 acres. The request is to vacate 0.015 acres of existing right-of-way.

RECOMMENDATION:
Staff recommends approval of **VAC-2026-0004.**

RECOMMENDED MOTION:
*"I move to forward **VAC-2026-0004** to City Council with a recommendation of approval and with conditions as recommended by staff."*

BACKGROUND:
The subject property is at the southern edge of the Mount Sequoyah Center site at 200 S Skyline Drive. The property is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre, and contains approximately 0.10 acres. The City of Fayetteville is currently working on a stormwater management project here with newly available CIP funding through the Stormwater Management Utility that was approved by City Council in 2024. An associated re-plat of the lot in question is also under review by the Planning Commission (CCP-2026-0005). The Board of Adjustment approved an allowance for the property owner to build back the existing structure within a time frame of 18 months from the time the associated drainage project has been completed. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Mount Sequoyah Center	P-1, Institutional
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Mount Sequoyah Center; Single-Family Residential	P-1, Institutional; RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

Proposal: The applicant proposes to vacate a 0.015-acre portion of right-of-way that currently overlaps an existing structure at 200 S. Skyline Drive.

DISCUSSION:
Staff supports the applicant's request to vacate this right-of-way, finding that it will improve an existing non-conforming situation. In November of 2024, the homeowner notified the City that his home had been flooded due to the collapse of a private culvert under the structure, and the home was vacated for safety. On December 17, 2024, the City Council approved a new Stormwater Management Utility Fee, which was adopted and took effect in early 2025. This new funding

mechanism allows for the City to make necessary stormwater improvements in areas to protect citizens' homes, businesses, and institutions from the increasing dangers of flooding. City officials determined that a stormwater improvement project in this area would qualify for the CIP program and began to work through a design concept with Burns and McDonnell Engineering Company. The new storm drain inlets, pipes, and overland flow channels in the vicinity of Skyline Drive and E Texas Way will improve stormwater conveyance and reduce flooding of adjacent properties by relocating the storm drainage network. Through the review process, staff identified inconsistencies in the property lines for 200 S. Skyline based on deed and title research. To resolve these issues—and to return unused portions of right-of-way that currently encumber the existing structure—staff initiated a right-of-way vacation on behalf of the property owner so the site can be replatted accurately. This cleanup will remove overlapping right-of-way, correct the parcel boundary, and improve the property's future developability in support of long-term City goals.

Vacation Approval: The applicant has submitted the required vacation approval forms to relevant city departments and franchise utility companies with the following responses.

Utility	Response
Cox Communications	No objections and no comments.
AEP/SWEPCO	No objections and no comments.
Black Hills Energy	No objections and no comments.
AT&T	No objections. Per AT&T records, there appears to be an existing buried copper cable from 1992 that is still in service along the eastern side of E. Texas Way, this cable needs to remain. If it needs to be relocated from this vacation, those costs will be borne by the petitioner.
Ozarks Electric	No objections and no comments.
City of Fayetteville	Response
Water/Sewer	No objections and no comments.
Solid Waste & Recycling	No objections and no comments.
Transportation	No objections and no comments.

Public Comment: No public comment has been received.

RECOMMENDATION: Staff recommends approval of **VAC-2026-0004.** Should the Planning Commission choose to forward, staff recommends the following conditions:

Conditions of Approval:

1. Any damage or relocation of existing facilities will be at the property owner/developer's expense;

2. Any easements necessary for utility provision or otherwise at this location shall be granted with the associated concurrent plat.

PLANNING COMMISSION ACTION:	**Required**	**YES**		
Date: June 22, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**	
Motion:				
Second:				
Vote:				

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

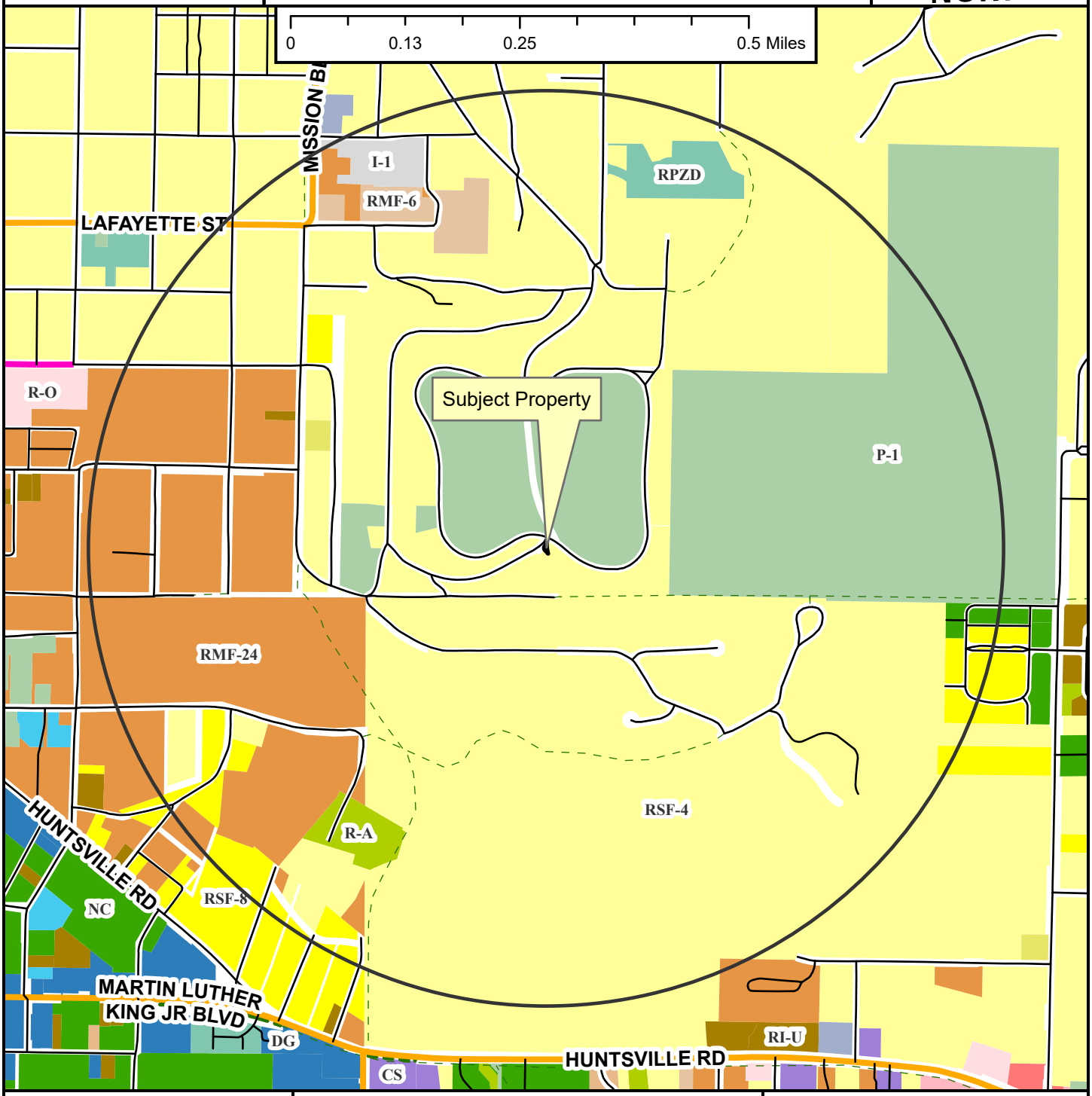
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Request Letter
- Applicant Petition to Vacate
- Survey

VAC-2026-0004

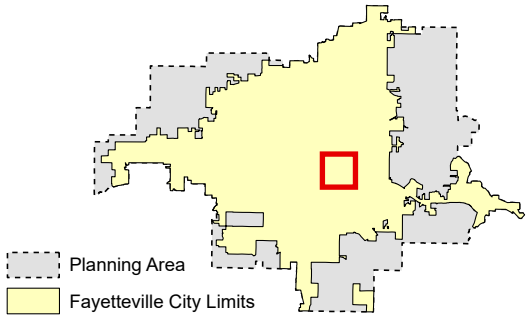
One Mile View

200 S SKYLINE DR

NORTH



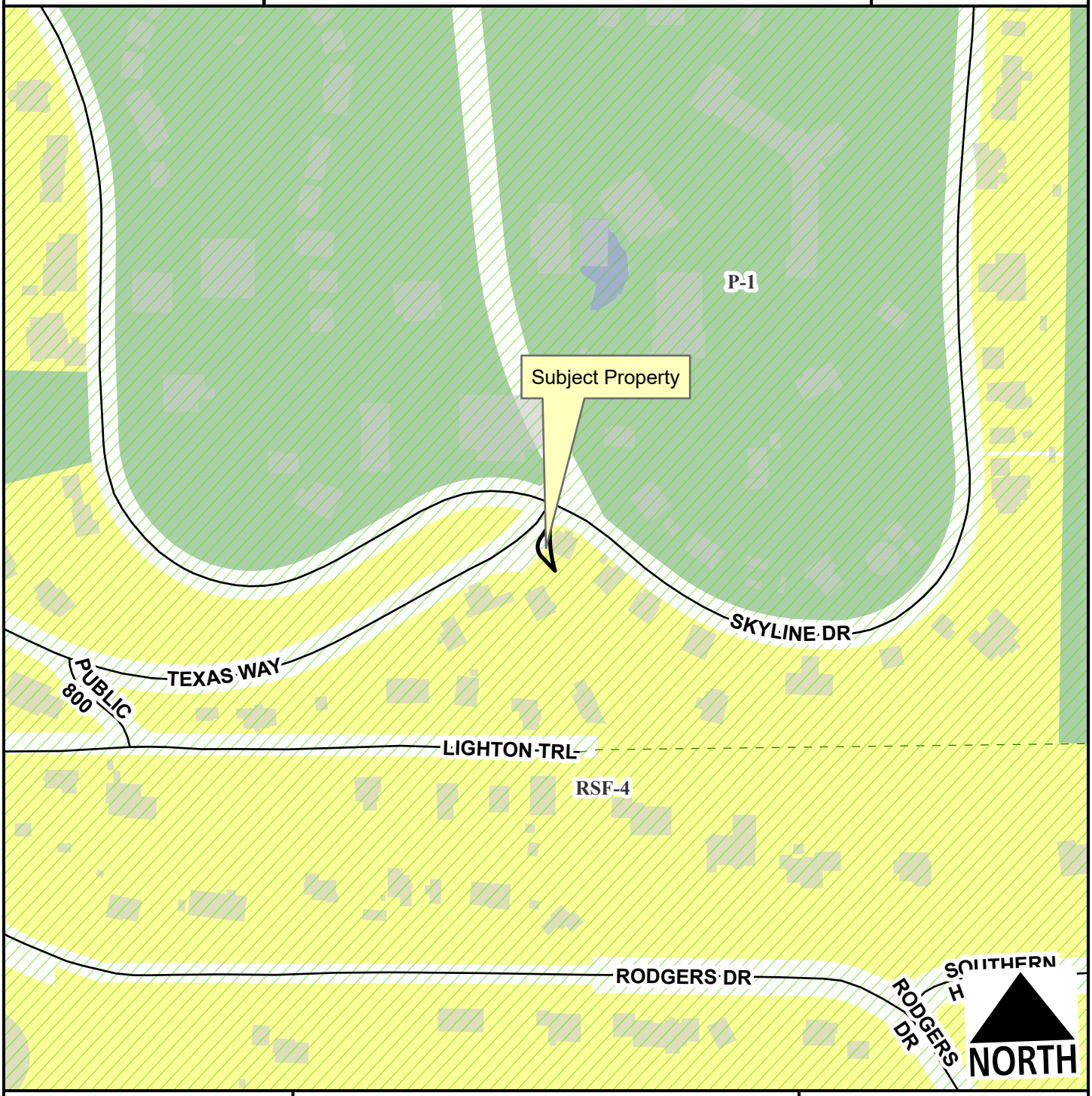
- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



VAC-2026-0004

Close Up View

200 S SKYLINE DR



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

Feet

0 75 150 300 450 600

1:2,400

VAC-2026-0004

Current Land Use

200 S SKYLINE DR

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

June 15, 2026

Planning Staff,

The purpose of this letter is to describe the scope, nature, and intent of a concurrent plat application for the property located at 200 S Skyline Drive, and to formally request the vacation of a portion of the existing, previously platted right-of-way associated with this parcel.

Intent and Nature of the Concurrent Plat Application and Right-of-Way Vacation Request
The intent of the concurrent plat application, in conjunction with the right-of-way vacation request is to resolve uncertainties regarding the location and extent of existing property lines and right-of-way relative to the current development on the property and to create a more accurate property boundary configuration based on filed legal descriptions. Approximately 671 square feet will be vacated.

Board of Adjustment Variance
A request for a Board of Adjustment Variance is due to Chapter 164.12(A)(5). The property owner has exceeded the 18 months allowed to rebuild the structure currently on the property. The variance sought to increase the timeline from 18 months to 5 years. At the recent Board of Adjustment meeting, the board granted a variance for 18 months from the time of final completion of the drainage project that the city will construct in the vicinity.

We appreciate your consideration of this application. Please reach out if additional information or clarification is needed.

Sincerely,

Amanda Swope
Stormwater Project Manager
Stormwater Department – Public Works Division

PETITION TO VACATE A RIGHT-OF-WAY LOCATED IN LOT 92, WESTERN METHODIST ASSEMBLY SUBDIVISION, CITY OF FAYETTEVILLE, ARKANSAS

TO: The Fayetteville City Planning Commission and
The Fayetteville City Council

We, the undersigned, being all the owners of the real estate abutting the alley hereinafter sought to be abandoned and vacated, lying in Lot 92, Western Methodist Assembly Subdivision, City of Fayetteville, Arkansas, a municipal corporation, petition to vacate an alley which is described as follows:

COMMENCING at an existing 1/2" rebar found at the Northeast corner (NE/Cor) of Lot 106 Western Methodist Assembly; Thence N 47°30'39" W along the North line of said Lot 106 a distance of forty-eight (48) feet; Thence N 52°54'39" W along the North line of said Lot 92 a distance of 73.80 feet; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing N 86°52'00" W a distance of 22.34 feet, to the POINT OF BEGINNING; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing S 45°31'13" W and chord distance of 9.44 feet; Thence along a curve to the right having a radius of one hundred-twenty (120) feet and being subtended by a chord bearing S 34°55'53" W and chord distance of 12.85 feet; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing S 1°48'48" E and chord distance of 25.61 feet; Thence S 41°37'35" E a distance of 26.75 feet; Thence along a non-tangential curve to the right having a radius of 169.82 feet and being subtended by a chord bearing N 4°05'19" W and chord distance of 62.90 feet, along the south line of said Lot 92, to the POINT OF BEGINNING, containing 671 square feet, more or less.

That the abutting real estate affected by said abandonment of the alley are Lot 106, Western Methodist Assembly, City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above-described street right-of-way.

The petitioners pray that the City of Fayetteville, Arkansas, abandon and vacate the above-described real estate, subject, however, to the existing utility easements and sewer easements as required, and that the above-described real estate be used for their respective benefit and purpose as now approved by law.

The petitioners further pray that the above-described real estate be vested in the abutting property owners as provided by law.

WHEREFORE, the undersigned petitioners respectfully pray that the governing body of the City of Fayetteville, Arkansas, abandon and vacate the above described real estate, subject to said utility and sewer easements, and that title to said real estate sought to be abandoned be vested in the abutting property owners as provided by law, and as to that particular land the owners be free from the easements of the public for the use of said alley.

Dated this 5 day of June, 2026.

Roy Hatcher
Printed Name

Signature

Printed Name

Signature

EXHIBIT "A"

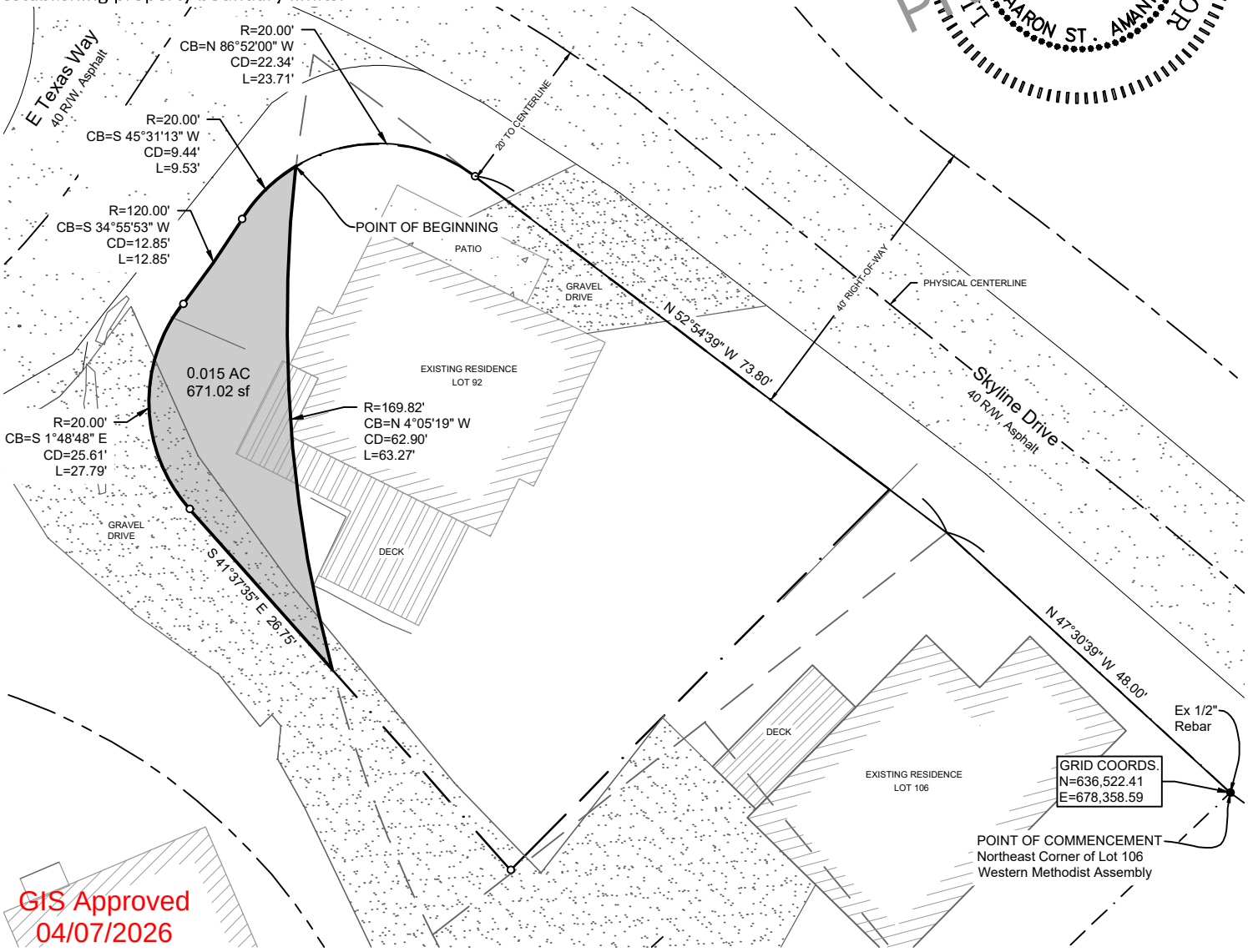
RIGHT-OF-WAY VACATION

SURVEYOR'S OPINION
This drawing is a graphic illustration of the proposed replat and associated easements for the subject property. This exhibit does not represent a survey establishing property boundary limits.

0 20 30 40

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 19442
SIGNATURE
AARON ST. AMANT

PRELIMINARY



GIS Approved
04/07/2026

RIGHT-OF-WAY VACATION LEGAL DESCRIPTION:

COMMENCING at an existing 1/2" rebar found at the Northeast corner (NE/Cor) of Lot 106 Western Methodist Assembly; Thence N 47°30'39" W along the North line of said Lot 106 a distance of forty-eight (48) feet; Thence N 52°54'39" W along the North line of said Lot 92 a distance of 73.80 feet; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing N 86°52'00" W a distance of 22.34 feet, to the POINT OF BEGINNING; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing S 45°31'13" W and chord distance of 9.44 feet; Thence along a curve to the right having a radius of one hundred-twenty (120) feet and being subtended by a chord bearing S 34°55'53" W and chord distance of 12.85 feet; Thence along a curve to the left having a radius of twenty (20) feet and being subtended by a chord bearing S 1°48'48" E and chord distance of 25.61 feet; Thence S 41°37'35" E a distance of 26.75 feet; Thence along a non-tangential curve to the right having a radius of 169.82 feet and being subtended by a chord bearing N 4°05'19" W and chord distance of 62.90 feet, along the south line of said Lot 92, to the POINT OF BEGINNING, containing 671 square feet, more or less.

halff
5704 EUPER LN., SUITE 200
FORT SMITH, ARKANSAS 72903
TEL. (479) 452-1933

RIGHT-OF-WAY VACATION

PART OF SEC. 15, T-16-N, R-30-W,
FAYETTEVILLE, ARKANSAS

Drawn By: AMS	Date: 3.17.26	Project No: 62667.001	Property Name:	Sheet:	Revisions:Reroute
Approved By: AMS	Date: 3.17.26	Field Work Date: -	LOT 92 - WESTERN METHODIST ASSEMBLY	1 OF 1	

Planning Commission
June 22, 2026
VAC-2026-0004 (ROY E HATCHER)

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June 16, 2026

SUBJECT: **CUP-2026-0023: Conditional Use Permit (958 S JAYBIRD LN/HUNTER M & ABIGAIL B BAILEY, 564):** Submitted by ABBIE BAILEY for property located at 958 S JAYBIRD LN. The property is zoned NC, NEIGHBORHOOD CONSERVATION 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-2026-0023** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0023**, 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 southeast Fayetteville, approximately 750 south of the E. Huntsville Rd and S. Jaybird Ln intersection. The property is within one parcel totaling 0.10 acres and is developed as a single- family home that was built in 2020 as a part of Park Meadows Ph II. 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	NC, Neighborhood Conservation
South	Single-Family Residential	NC, Neighborhood Conservation
East	Single-Family Residential	NC, Neighborhood Conservation
West	Single-Family Residential; Undeveloped	NC, Neighborhood Conservation; R-A, Residential Agricultural

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-2026-0023** 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 22, 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 NC 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 S. Jaybird Ln.

(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 NC zoning district. All residential zoning districts require a conditional use permit for use unit 46.

B. Occupancy. Maximum of two (2) people per bedroom for the entire unit when operated as a short-term rental.

Finding: The house contains a total of three bedrooms which would limit occupancy to a maximum of six 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 outside the property at any given time. Aerial images indicate that there is space for two off-street spaces in the driveway, and the applicant has indicated two off- street spaces in the garage.

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 958 S Jaybird Ln. 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. Approval of this CUP would not violate the City's density cap. 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. Jaybird Lane is a does appear to have sufficient space for on-street parking in accordance to Master Street Plan standards before the current standards were adopted in February 2020. City records indicate that three other units within a quarter-mile radius of the property have a business license to operate as a Type 2 short-term rental along with one pending license. This property has one prior code violation (CVZD-2024-1146) for operating without a short-term rental (STR) business license. The case opened on November 7, 2024, and escalated to the Development Services Director on June 12, 2025. It was closed on August 5, 2025, after unpermitted short-term operations ceased and the property transitioned to a Type 1 STR, restricted to long-term stays. There are no private or public schools within 1,000 feet of a schools 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 six 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 two off-street parking spaces are available on the paved driveway and two in the garage, as per exhibits received by the applicant and aerial images. The short-term rental ordinance limits the number of guest vehicles to the maximum number of four vehicles to be parked outside 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 three other licensed Type 2 short-term rental within a quarter-mile radius currently operating along S. Jaybird Ln. 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 Business Registry and License
  - §163.18 Type 2 Short-Term Rentals in Residential Zoning Districts
- Unified Development Code
  - §161.21 District NC, Neighborhood Conservation
- Applicant Exhibits
  - Applicant Request Letter
  - Site Plan

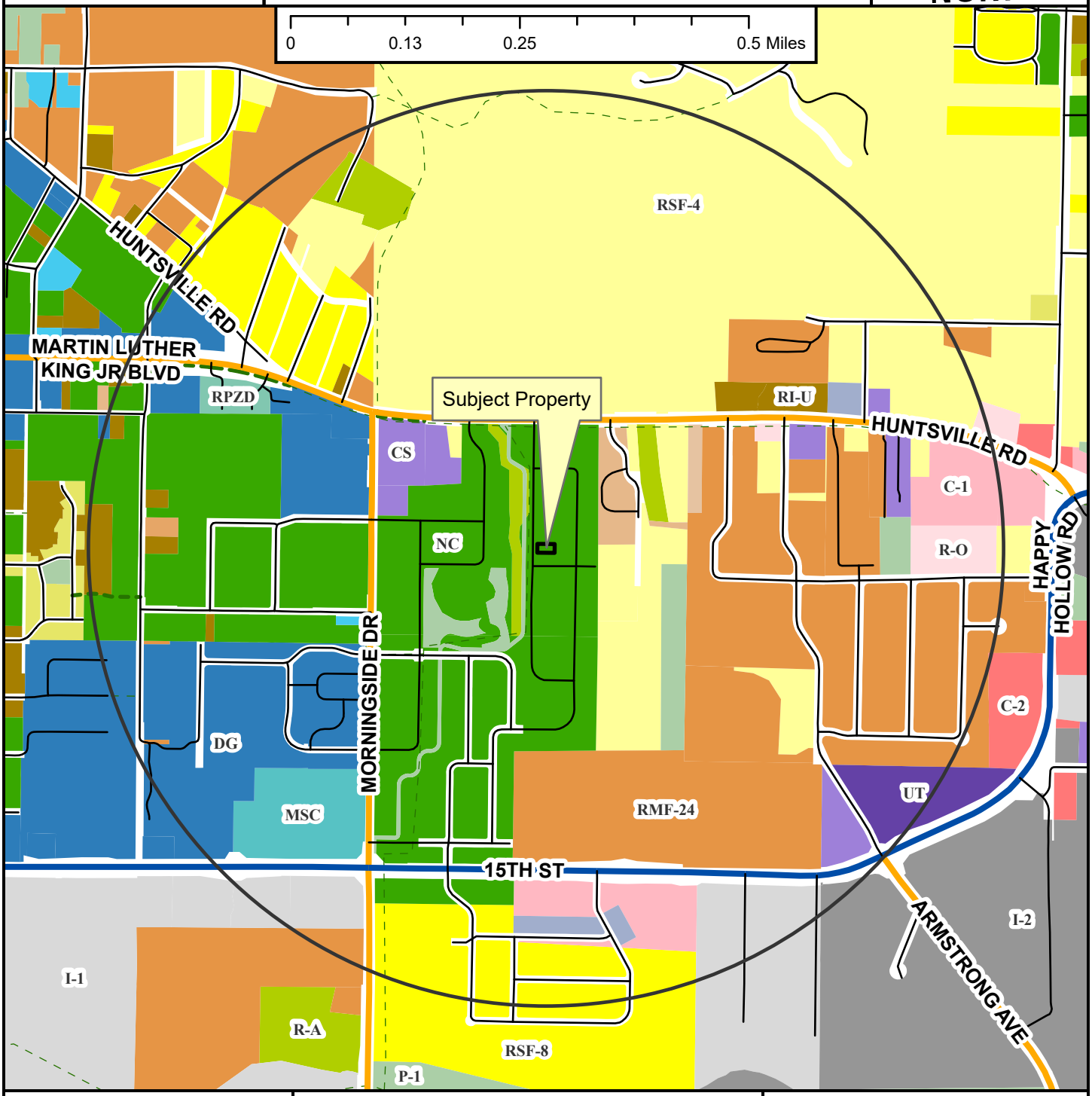
- Floor Plan
- Building Elevations

CUP-2026-0023

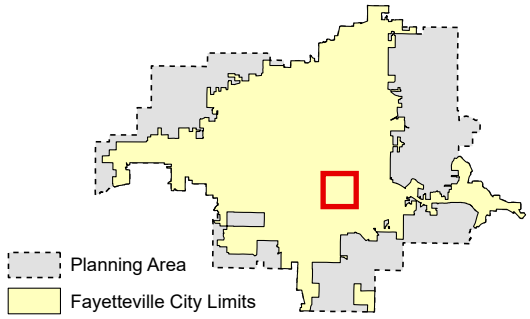
One Mile View

958 S JAYBIRD LN

NORTH



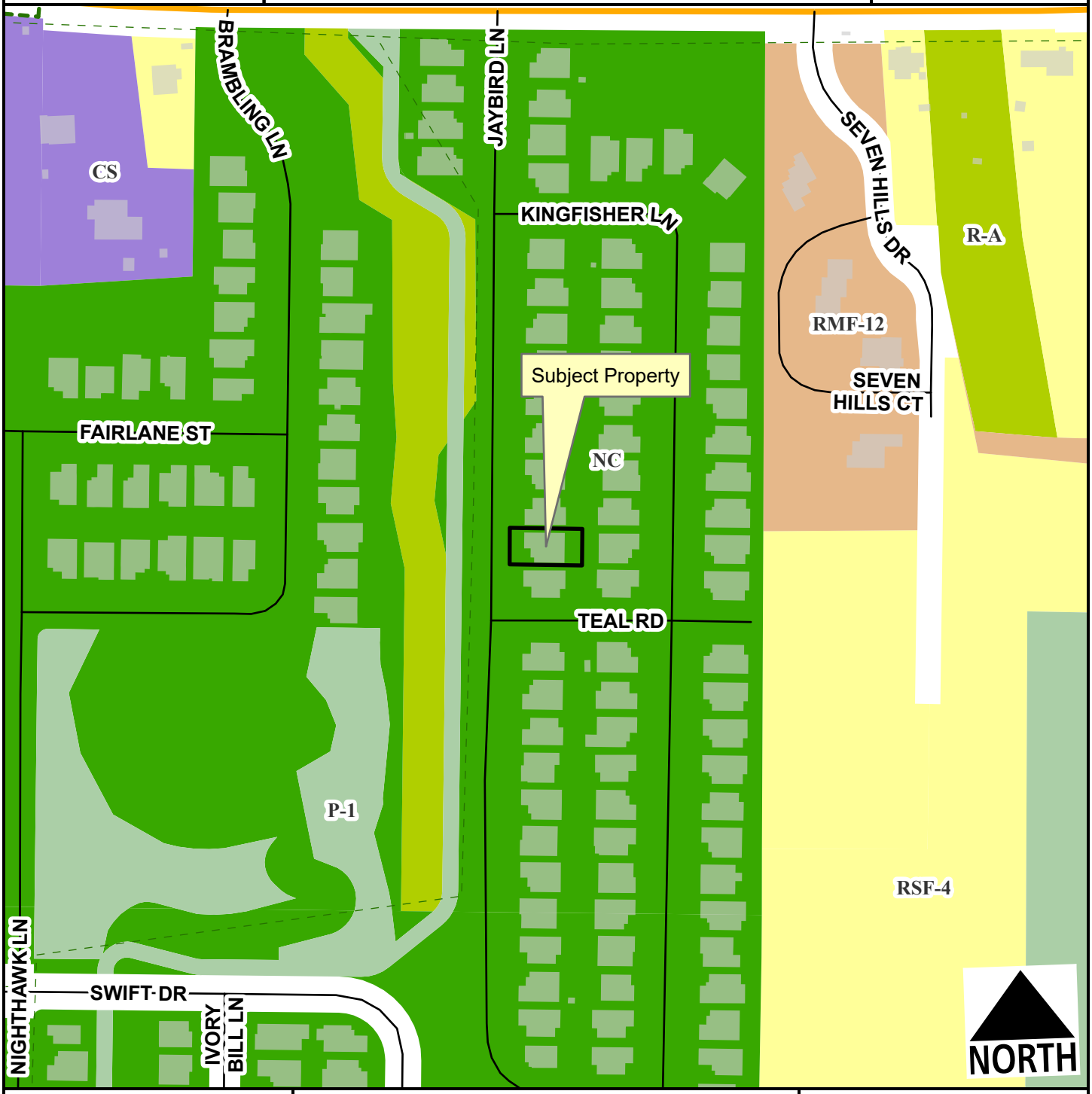
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



CUP-2026-0023

Close Up View

958 S JAYBIRD LN



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

Feet

0 75 150 300 450 600

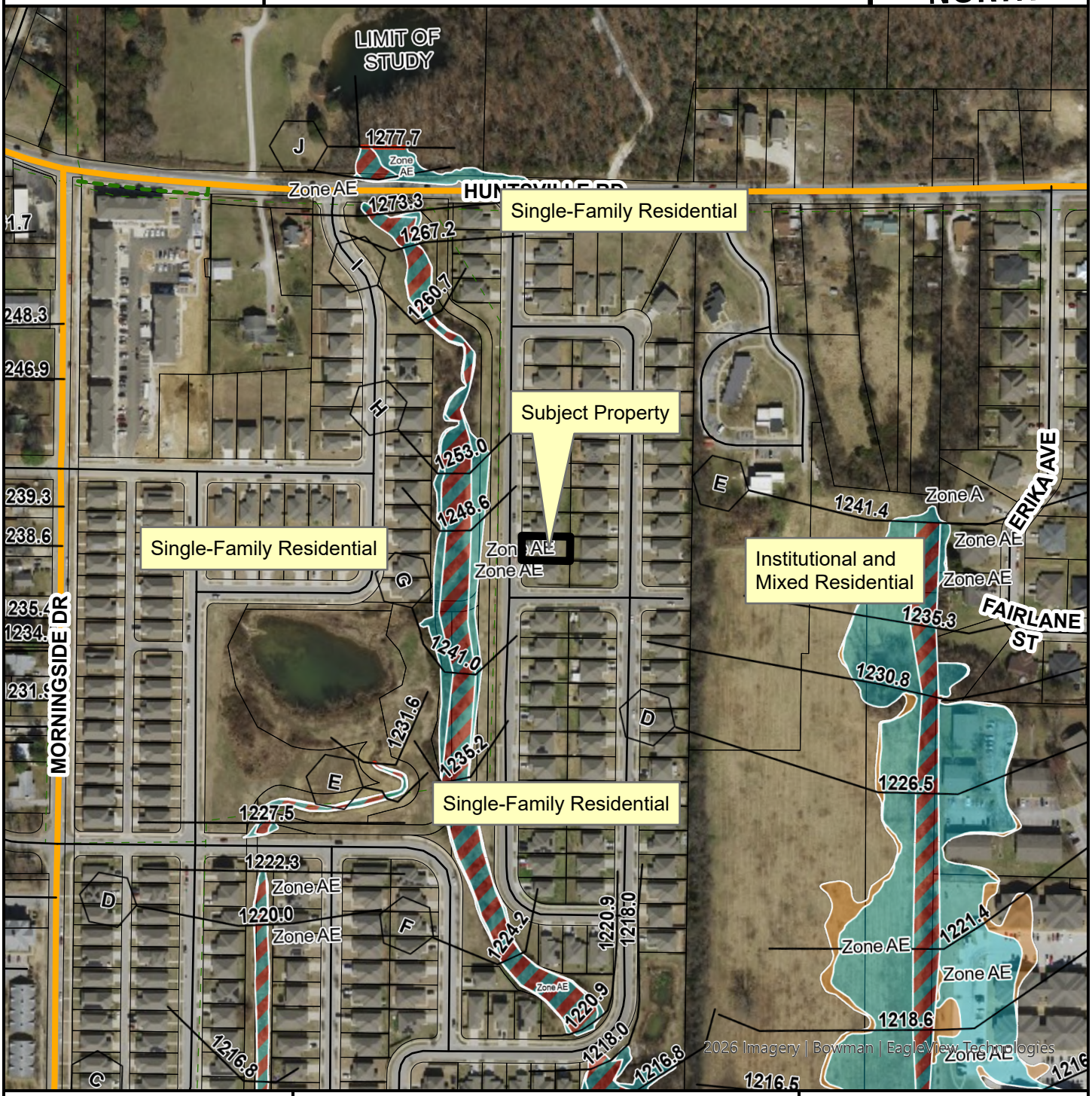
1:2,400

CUP-2026-0023

Current Land Use

958 S JAYBIRD LN

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

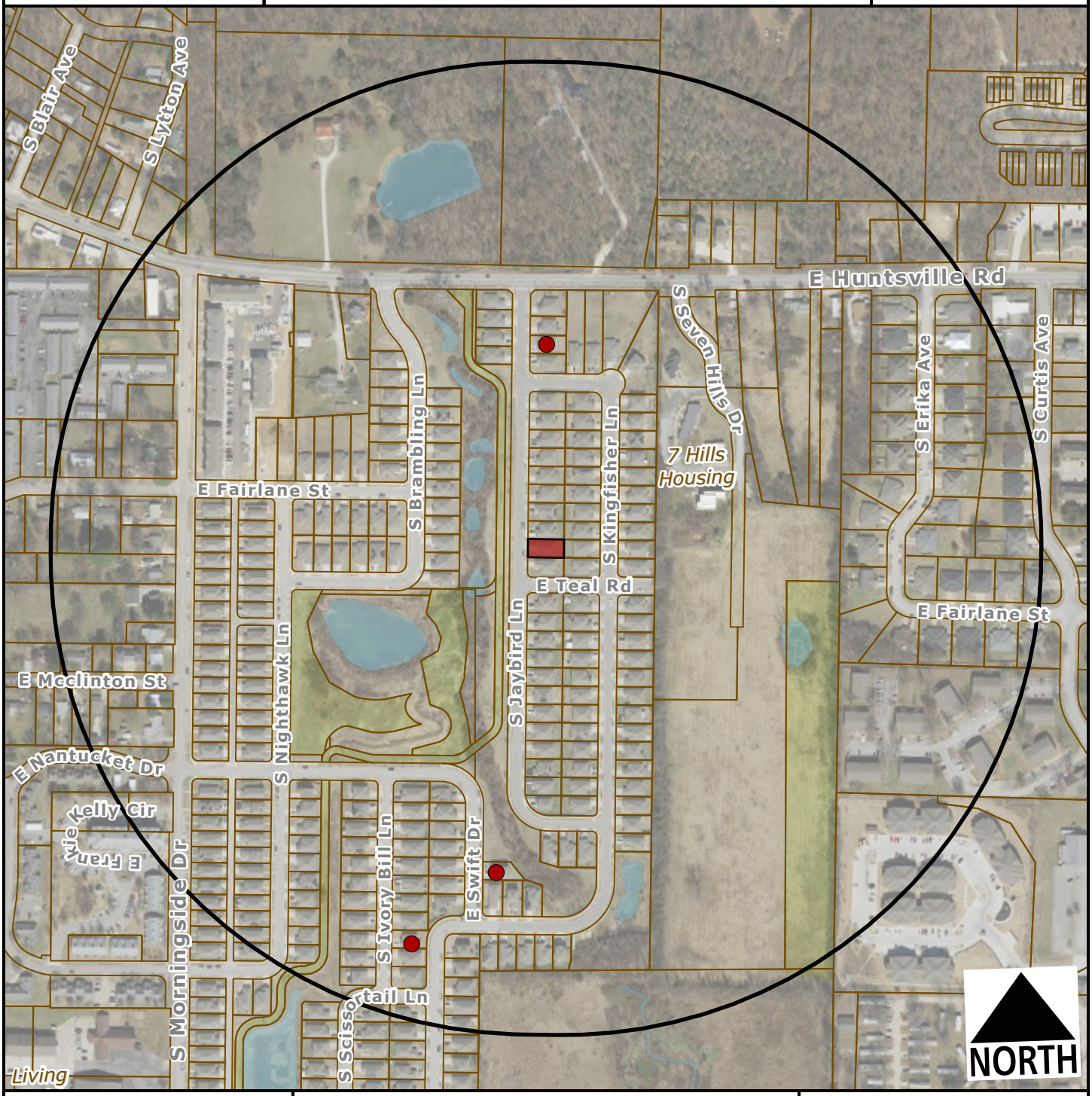
FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP-2026-0023

STRs Within 1/4 Mile

958 S JAYBIRD LN



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 3

Occupiable Residential Addresses (Estimated Housing Units): 547

§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

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)

May 12, 2026

Fíom: Hunteí and Abigail Bailey
abbiebailey@gmail.com
479-601-2519

To: City of Fayetteville

Deai City of Fayetteville,

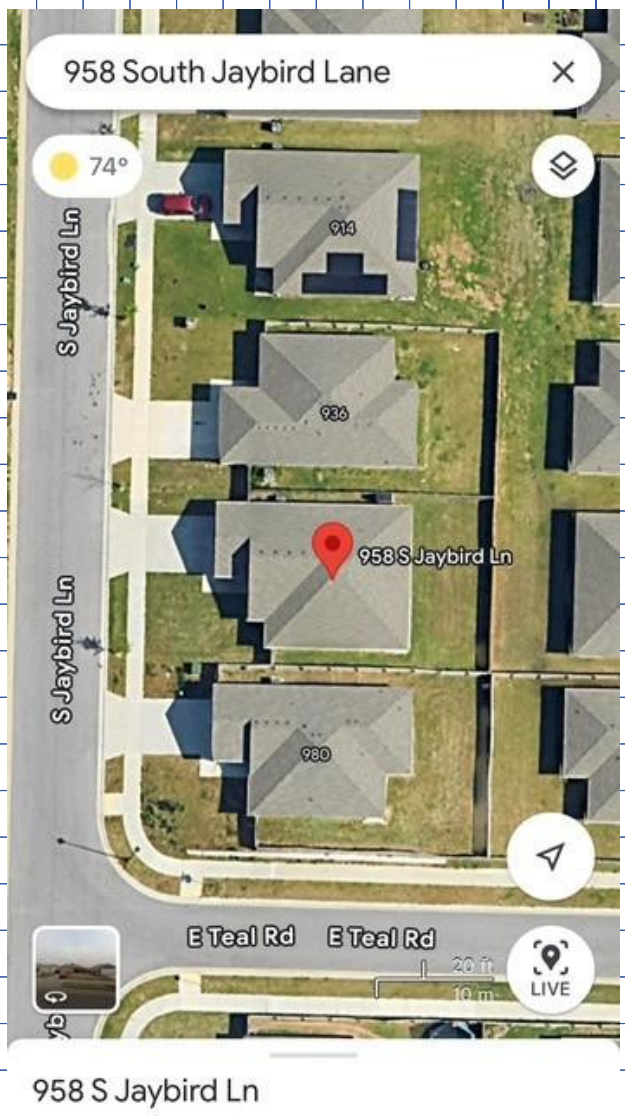
We aie the owneis of a home located at 958 South Jaybiid Lane in Fayetteville. We would like to iequest that oui home be gianted a Shoit Teim Rental License. We aie puisuing this license by following the steps of the application piocess.

Thank you so much foi all youi office does to keep the City of Fayetteville so amazing and wondeiful. We love Fayetteville!

Thank you and have a wondeiful day,

Huntei and Abigail Bailey

Site Plan
958 South Jaybird Lane, 72701

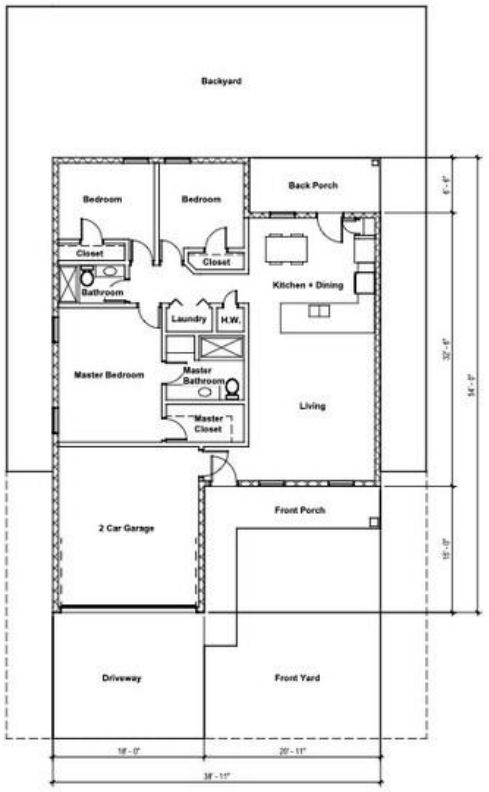


Abigail Bailey

abbiebailey@gmail.com

(479) 601-2519

Floor Plan
958 South Jaybird Lane, 72701



958 Jaybird Lane
Fayetteville AR 72701

Abigail Bailey
abbiebailey@gmail.com
(479) 601-2519

Building Elevations
958 South Jaybird Lane, 72701

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(479) 601-2519

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June 22, 2026

SUBJECT: **CUP-2026-0030: Conditional Use Permit (NORTH OF 2415 N WILDERNESS LN/WILLIAM ROSS CHESSER & ALISON M TURNER, 291):** Submitted by WILLIAM CHESSER for property located NORTH OF 2415 N WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 1.17 acres. The request is for an accessory structure for a principal structure.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0030** with conditions as outlined by staff.

RECOMMENDED MOTION:
"I move to approve **CUP-2026-0030** with conditions, determining:

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

BACKGROUND:
The subject property is located in north Fayetteville and is approximately ¼ mile west of the intersection at Township St. and Old Wire Rd. The subject property totals approximately 1.17 acres and is currently vacant, aside from the existing accessory structure. The property is part of a lot split (LSP-2026-0021) that is under review whereas the proposed tract split for the parcel would create a nonconforming situation for the accessory structure. The property is fully encumbered in the Hillside/Hilltop Overlay District. Surrounding land uses and zoning are listed in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

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

Proposal: The applicant requests approval of an existing 320 sq. ft. shipping container that is utilized as an accessory structure. The applicant has indicated that the structure would be temporary and used for storage as the intent is to build a primary structure in the near future. Fayetteville's Unified Development Code, under §164.02, Accessory Structures, prohibits accessory structures on a lot that does not have a primary structure. Accessory structures may

only be allowed without an associated primary structure with conditional use permit approval from the Planning Commission.

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

Public Comment: Staff has received public inquiry about the request, but no comments in opposition.

RECOMMENDATION: Staff recommends approval of **CUP-2026-0030,** with the following conditions;

Conditions of Approval:

1. **Planning Commission determination of compatibility for a 320 sq. ft. shipping container to be constructed without a primary structure.** *Staff finds the accessory building to be compatible with, and unlikely to have a negative impact on, adjacent properties.*

2. **The temporary shed must be removed at the time of certificate of occupancy for the associated single-family dwelling.**

3. **This approval does not grant building permit approval for the associated structure or any new primary dwelling. A building permit shall be submitted for review in compliance with all city codes.**

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2025	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: **The applicant has submitted a written application requesting conditional use approval of an accessory structure to be built prior to a primary structure, as outlined in 164.02(A)(1).**

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

Finding: **The applicant has paid the required filing fee.**

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

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

Finding: **The Planning Commission is empowered under Unified Development Code §164.02(A)(1) 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 applicant has already installed the temporary shed to store tools and construction materials. The intention is to keep the accessory structure during the future construction of a single-family home, but to be removed after construction. Staff finds that the provision of the shed will help contain visual clutter and provide an orderly and organized space for storage of materials during the interim phase prior to the construction of the single-family dwelling. Staff also finds that while the proposed structure is only to exist temporarily, the existing single-family that is adjacent to the south, topography, and the location of the shipping container provide adequate screening from the right-of-way and adjacent properties as to not become a visual nuisance.**

(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 request.**

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

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

Finding: **The applicant does not propose parking for this property. Consequently, future development of a single-family dwelling will require an access management review during the project's development review phase.**

(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 City of Fayetteville typically requires single-family dwellings to provide two off-street parking spaces. Because the applicant's current proposal lacks specific details about the home, parking compliance will be evaluated during the development review phase.**

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

Finding: **Refuse containers will likely be contained on site once a single-family dwelling has been constructed, and the site is likely to be served by residential carts.**

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

Finding: **The property lacks direct access to City water and sewer services. Staff finds this acceptable given the nature of the proposed accessory structure; however, any future site development will require full utility connections.**

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

Finding: **Staff is not recommending additional screening for the proposed temporary accessory structure.**

(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: **No signage is proposed. Any proposed signage will be subject to UDC §174, Signs, and all regulations therein. Signage shall be submitted for permit through the City's Planning Division.**

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

Finding: **The proposed structure appears to meet all required setbacks as regulated by the RSF-4 zoning district.**

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

Finding: **Staff finds the proposed use to be compatible with adjacent properties. Given the natural landscape, the acreage of the site, and the scale of the shed, staff finds the request to be compatible. The provision of the structure to store and contain tools and other items on the site in an orderly fashion prior to the primary structure being constructed on the site will likely positively contribute to the street, rather than negatively affect the surrounding property.**

(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 generally compatible with the long-term land use plans for the area. Sheds are typically considered to be an accessory structure to the primary use of the property, which long-term land use plans identify this area to be a residential neighborhood area.**

BUDGET/STAFF IMPACT:
None.

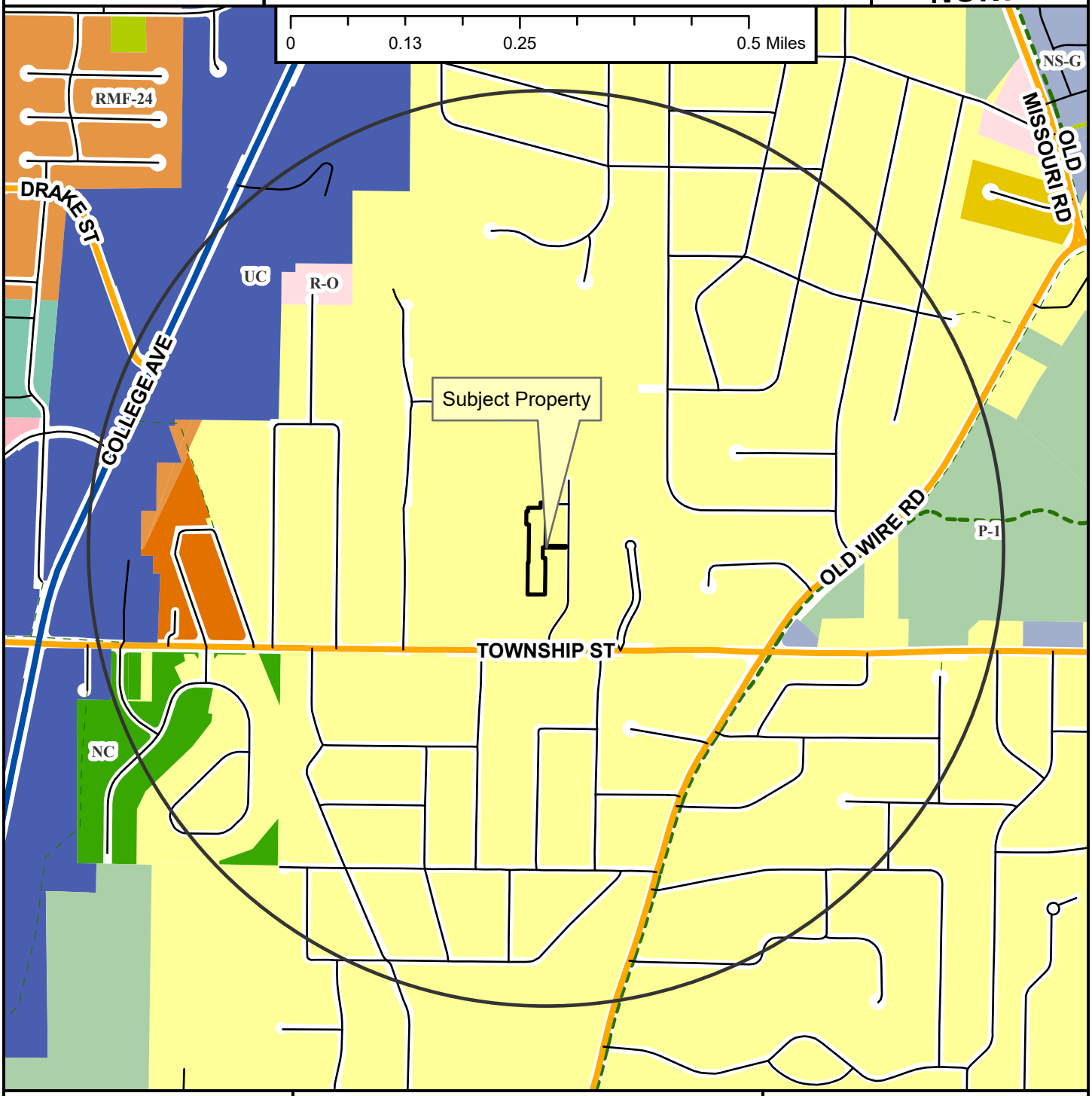
Attachments:

- Unified Development Code
  - §164.02 Accessory Structures And Uses
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Exhibits
  - Request Letter
  - Site Plan
  - Elevations

CUP-2026-0030

One Mile View

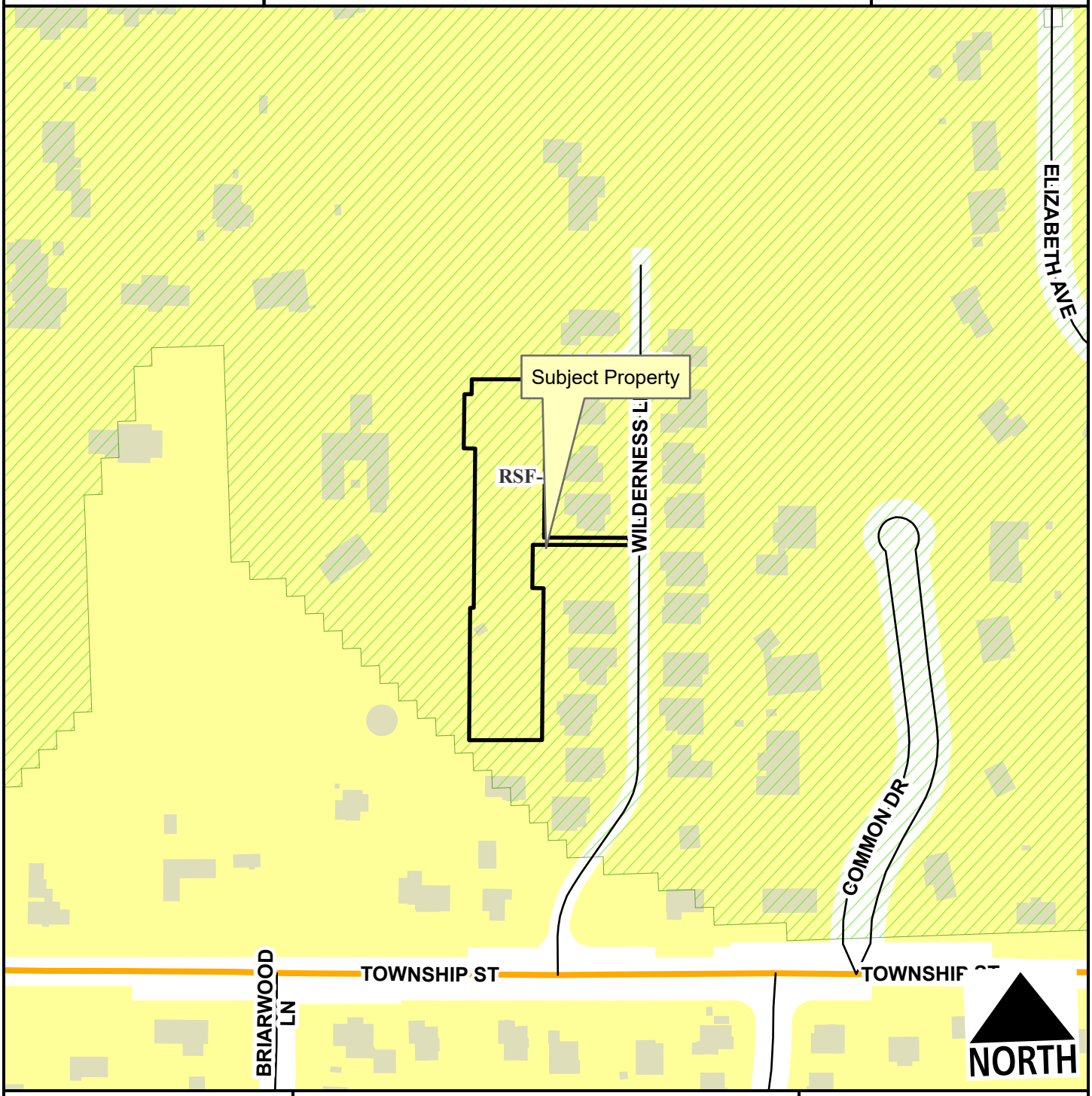
NORTH OF 2415 N WILDERNESS LN



CUP-2026-0030

Close Up View

NORTH OF 2415 N WILDERNESS LN



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

Feet

0 75 150 300 450 600

1:2,400

CUP-2026-0030

Current Land Use

NORTH OF 2415 N WILDERNESS LN

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

164.02 Accessory Structures And Uses

Accessory Structures and Uses. Accessory structures and uses shall be subject to the applicable use conditions set forth in Zoning, Chapters 160 through 165, and to the following general conditions:

(A) *Accessory Structures*.

(1) *When Erected.* No accessory structure shall be erected on any property prior to the construction of the principal structure, unless such accessory structure shall have been approved by the Planning Commission as a conditional use. An approved accessory structure erected prior to the principal structure shall not be inhabited.

(2) *Integral Part of Principal Structure.* An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of the building code applicable to the principal structure.

(3) *Height and Setback Restrictions.* Accessory structures 10 feet or less in height shall maintain a minimum side setback of 3 feet and a minimum rear setback of 5 feet from the property lines. Accessory structures greater than 10 feet in height shall meet the setback requirements of the zoning district in which it is located. All accessory structures shall conform to the front setbacks of the zoning district in which is it located.

(4) *Build-to Zones.* Accessory structures shall be exempt from meeting the requirements of the build-to zone in any zoning district.

(5) *Size of Accessory Structure(s).* Any accessory structure(s) shall be 50% or less of the size of the principal structure, except for accessory roof mounted solar energy systems and accessory ground mounted solar energy systems. Any accessory structure(s) requested that is greater than 50% the size of the principal structure shall be allowed only as a conditional use and shall be granted in accordance with §163, governing applications of conditional use procedures; and upon the finding that the requested structure is designed to be compatible with the principal structure on the property and those on surrounding properties. Accessory structures that exceed 50% of the size of the principal structure shall meet the setback requirements of the zoning district in which it is located.

(6) *Shared Accessory Structures.* Shared accessory structures may be constructed across common property lines, subject to all building and fire codes. Building setbacks for shared accessory structures may be administratively varied to permit zero lot line development. Easements for driveway access and maintenance of the structure and driveway shall be provided prior to the issuance of a building permit. For purposes of calculating size of shared accessory structures, only that portion of the shared accessory structure on the lot with the principal structure shall count toward the maximum allowable size.

(7) *Accessory Ground Mounted Solar Energy Systems.* An accessory ground mounted solar energy system shall be considered an accessory structure and shall be subject to applicable accessory structure requirements.

(8) *Electric Vehicle Charging Stations.* Electric vehicle charging stations that are publicly accessible shall be considered an accessory use in all commercial, mixed-use, industrial, and institutional zoning districts. Publicly accessible electric vehicle charging stations shall be reserved for the parking and charging of electric vehicles only and information shall be posted indicating that the space is reserved for electric vehicle charging purposes only. Electric vehicle charging equipment must be designed and located to not impede pedestrian, bicycle or wheelchair movement. Property owners may collect a service fee for the use of an electric vehicle charging station. Information shall be posted identifying voltage and amperage levels and any type of use, fee, or safety information related the electric vehicle charging station. Electric vehicle charging stations must be maintained in all respects, including the functioning of the equipment. A phone number, email address, or some other contact information must be provided on the charging equipment for reporting when it is not functioning, or for when other problems are encountered.

(B) *Swimming Pools.* Swimming pools shall not be located in any required front setback.

(Code 1965, App. A., Art. 7 (1); Ord. No. 1747, 6-29-70; Ord. No. 2177, 12-16-75; Ord. No. 3131, 10-1-85; Code 1991, §160.076; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4817, 1-3-06; Ord. No. 5239, 5-5-09; Ord. No. 5592, 06-18-13; Ord. No. 5950 , §1, 2-7-17; Ord. No. 6245 , §§4, 5, 10-15-19; Ord. No. 6407 §2, 1-19-21)

William Chesser and Alison Turner
2837 N. Boxwood Dr.
Fayetteville, AR 72703

April 24, 2026

To whom it may concern:

We are writing to request a CUP for a shipping container being used as a shed to remain on a piece of property that has been split from its parent tract such that the shed is now a secondary structure on a lot that currently has no primary structure.

This piece of property was split from the parent tract and is currently being considered for a lot split. The lot splits in question (both the former and one under current consideration) are being done in order to allow us to build a single family home on one of the lots. We plan to continue hold the second lot as a potential location for a home for Alison's parents.

The lot in question now will be the location of the first home we plan to build (our own) and that house which is almost through its design phase will become the primary structure on the lot where the shed is currently located. So the plan is that this will be a very short lived CUP as the shed will become conforming once the house is completed.

This lot was split from a rental property that we also own so that we could build the house(s) described above. Because there is quite a bit of property to maintain and in order to have a place to securely store tools currently being used and to be used in future construction we acquired a shipping container as a form of secure storage of that equipment.

This is causing a non-conforming condition as it is not in compliance by virtue of being on a separate parcel from the parent lot from which it was split. Rather than move the container and then move it back again in a short period we were hoping to get a CUP that will hopefully become moot in the next 12-18 months when we complete the house which will become the primary structure for this secondary one. We are also trying to get into compliance by virtue of this CUP in order to proceed with the current (second) lot split which is in process.

I have copied the required questions to be answered for a CUP permit below and answered them. I am happy to answer any other questions you may have.

(a) Building size in square feet; existing and proposed

320SF existing. No changes to proposed - merely trying to get the existing structure into compliance.

(b) Color elevations of all exterior sides of the structure

Attached

(c) Number of off-street parking spaces to be provided / number required

N/A

(d) When request applies to a business or non-residential use:

-Hours of operation

N/A

-Number of employees

N/A

-Anticipated number of patrons, clients, children, customers, etc. (average per day / peak hour)

N/A

(e) Outdoor lighting

N/A

(f) Noise

N/A

(g) Screening or buffering from adjacent properties

The container is currently as far in a back corner of the lot as far as possible from a majority of the neighbors (those to the east). There are several mature oaks on the property screening it from the neighbors to the east. The neighbor to the west (Ted Willis) helped me unload the container in its current location and is perfectly happy with where it currently is located. The location is currently too close to the west property line but will be moved to meet setback requirements as a part of this application.

(h) Trash and refuse service (with particular reference to visibility from the street and adjacent properties)

N/A

(i) Ingress and egress to the property; traffic impacts

N/A

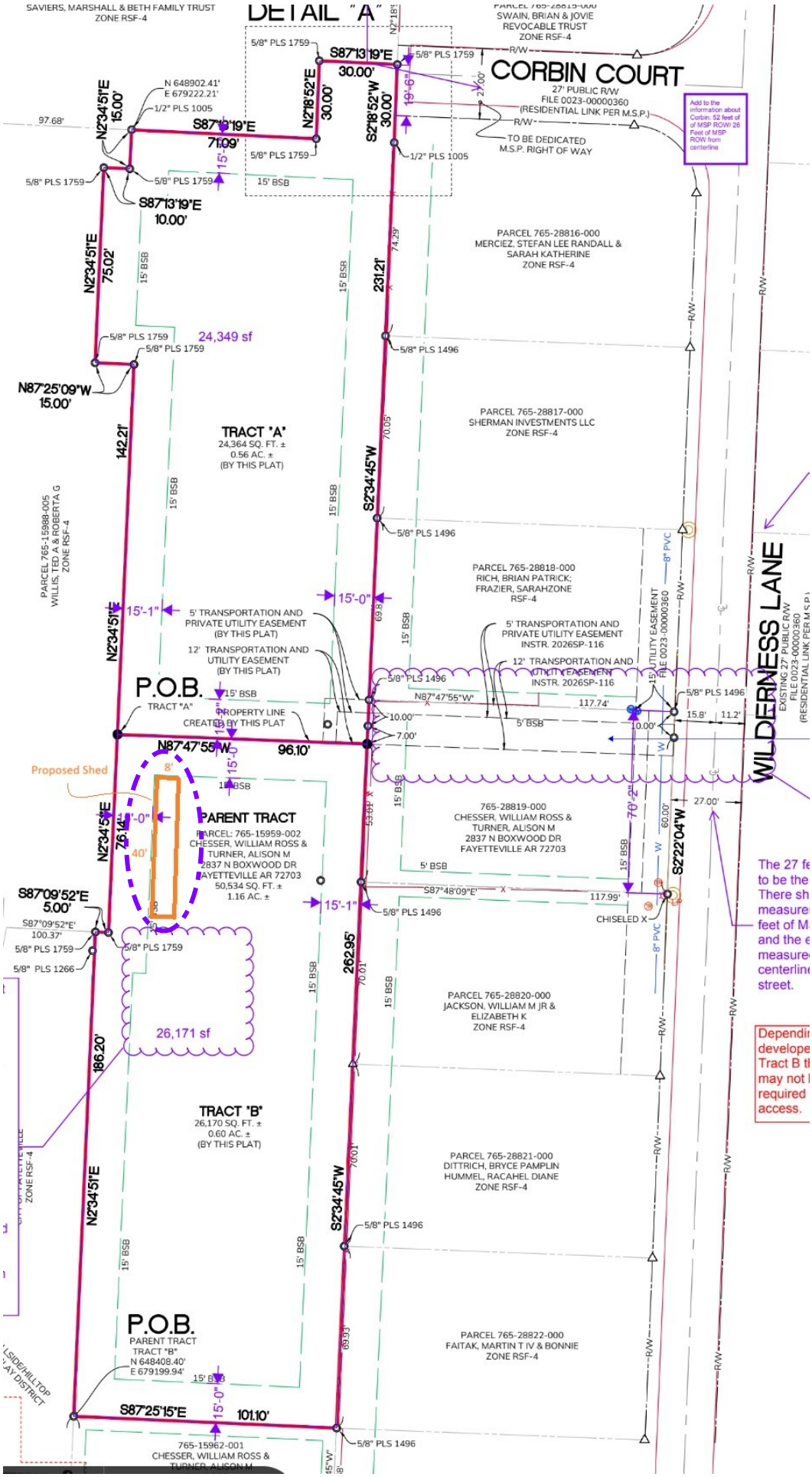
(j) A response discussing the general compatibility of the proposed use with adjacent properties and other property in the neighborhood

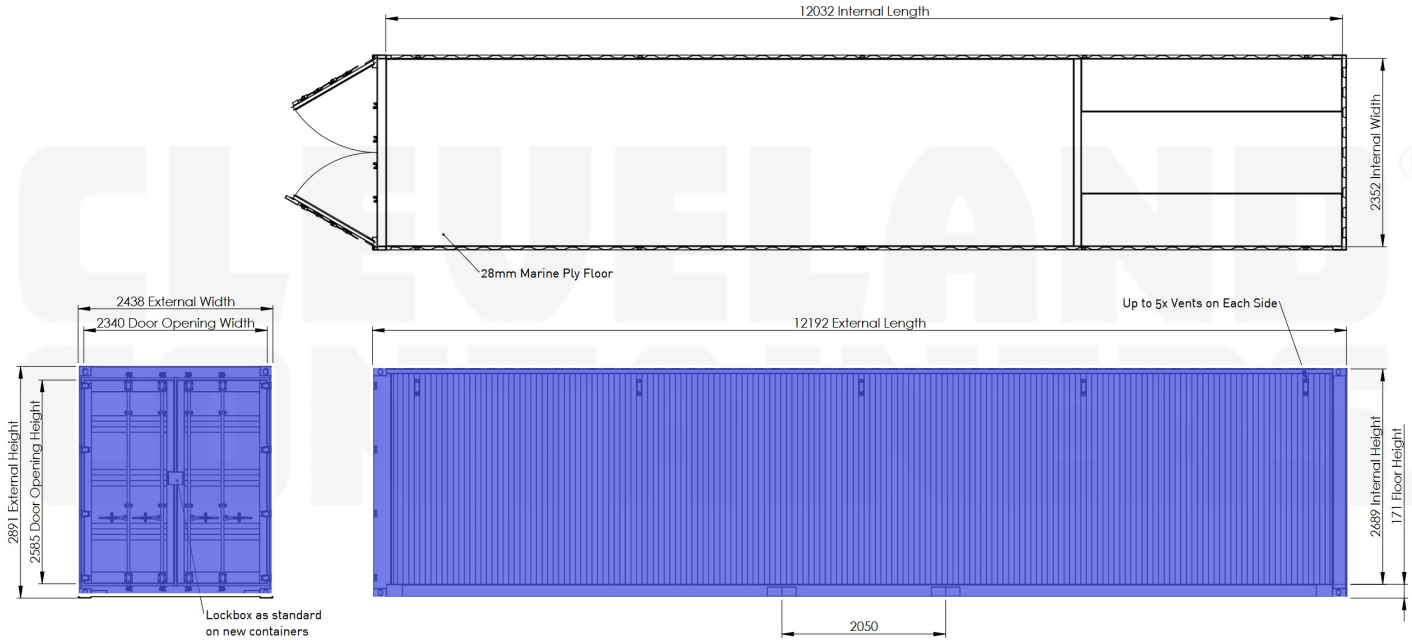
This is a shipping container acting as a shed. It is as far as possible from the neighbors to the east (approximately 90’ away), screened by mature oaks and is to the rear of all of those properties the closest of which is actually also owned by the applicant and currently vacant. Most of the properties in question also already have privacy fences. The neighbor to the immediate west (Ted Willis) has no issue with the structure. The other western neighbor is the City of Fayetteville who has a water tower, electrical sub-station and cell tower on their property. The neighbor to the north owns 16 acres of property and this structure is not really visible from his home or from most of his property. The applicant owns the property to the south. This structure is not really visible from any street.

Please let us know if you have further questions. We have applied for a permit for this structure under normal city rules in a separate filing and it is awaiting an answer to this CUP to move forward as is the lot split mentioned above. Thank you for your time and attention in this matter.

Sincerely,

William Chesser and Alison Turner


DETAIL "A"
SAVIERS, MARSHALL & BETH FAMILY TRUST
ZONE RSF-4
SWAIN, BRIAN & JOVIE
REVOCABLE TRUST
ZONE RSF-4
CORBIN COURT
27' PUBLIC R/W
FILE 0023-00000360
(RESIDENTIAL LINK PER M.S.P.)
TO BE DEDICATED
M.S.P. RIGHT OF WAY
Add to the information about Corbin: 52 feet of MSP ROW/ 26 Feet of MSP ROW from centerline
N 648902.41'
E 679222.21'
1/2" PLS 1005
97.68'
S87°13'19"E
71.09'
S87°13'19"E
30.00'
S87°13'19"E
10.00'
N2°34'51"E
15.00'
N2°18'52"E
30.00'
S2°18'52"W
30.00'
19'-6"
2'-0"
15'-0"
5/8" PLS 1759
15' BSB
N2°34'51"E
75.02'
N87°25'09"W
15.00'
24,349 sf
142.21'
TRACT "A"
24,364 SQ. FT. ±
0.56 AC. ±
(BY THIS PLAT)
PARCEL 765-28816-000
MERCIEZ, STEFAN LEE RANDALL &
SARAH KATHERINE
ZONE RSF-4
231.21'
74.29'
70.05'
PARCEL 765-28817-000
SHERMAN INVESTMENTS LLC
ZONE RSF-4
5/8" PLS 1496
S2°34'45"W
PARCEL 765-15988-005
WILLIS, TED A & ROBERTA G
ZONE RSF-4
PARCEL 765-28818-000
RICH, BRIAN PATRICK;
FRAZIER, SARAHZONE
RSF-4
15'-1"
15'-0"
68.93'
5' TRANSPORTATION AND
PRIVATE UTILITY EASEMENT
(BY THIS PLAT)
12' TRANSPORTATION AND
UTILITY EASEMENT
(BY THIS PLAT)
5' TRANSPORTATION AND
PRIVATE UTILITY EASEMENT
INSTR. 2026SP-116
12' TRANSPORTATION AND
UTILITY EASEMENT
INSTR. 2026SP-116
15' UTILITY EASEMENT
FILE 0023-00000360
8" PVC
P.O.B.
TRACT "A"
PROPERTY LINE
CREATED BY THIS PLAT
N87°47'55"W
96.10'
N87°47'55"W
117.74'
10.00'
7.00'
15.8'
11.2'
WILDERNESS LANE
EXISTING 27' PUBLIC R/W
FILE 0023-00000360
(RESIDENTIAL LINK PER M.S.P.)
Proposed Shed
8'
10'
PARENT TRACT
PARCEL: 765-15959-002
CHESSER, WILLIAM ROSS &
TURNER, ALISON M
2837 N BOXWOOD DR
FAYETTEVILLE AR 72703
50,534 SQ. FT. ±
1.16 AC. ±
765-28819-000
CHESSER, WILLIAM ROSS &
TURNER, ALISON M
2837 N BOXWOOD DR
FAYETTEVILLE AR 72703
27.00'
60.00'
70'-2"
S2°22'04"W
S87°09'52"E
5.00'
S87°09'52"E
100.37'
5/8" PLS 1759
5/8" PLS 1266
S87°48'09"E
117.99'
CHISELED X
15'-1"
262.95'
70.01'
26,171 sf
186.20'
PARCEL 765-28820-000
JACKSON, WILLIAM M JR &
ELIZABETH K
ZONE RSF-4
TRACT "B"
26,170 SQ. FT. ±
0.60 AC. ±
(BY THIS PLAT)
PARCEL 765-28821-000
DITTRICH, BRYCE PAMPLIN
HUMMEL, RACAHEL DIANE
ZONE RSF-4
P.O.B.
PARENT TRACT
TRACT "B"
N 648408.40'
E 679199.94'
S87°25'15"E
101.10'
PARCEL 765-28822-000
FAITAK, MARTIN T IV & BONNIE
ZONE RSF-4
765-15962-001
CHESSER, WILLIAM ROSS &
The 27 fe
to be the
There sh
measure
feet of M
and the e
measure
centerlin
street.
Dependir
develope
Tract B t
may not
required
access.


12032 Internal Length
2352 Internal Width
28mm Marine Ply Floor
2438 External Width
2340 Door Opening Width
2891 External Height
2585 Door Opening Height
Lockbox as standard
on new containers
12192 External Length
Up to 5x Vents on Each Side
2689 Internal Height
171 Floor Height
2050

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June, 2026

SUBJECT: **RZN-2026-0018: Rezoning (1845 W WEDINGTON DR/KHOA THAI & STEPHEN SHAW WILSON, 442):** Submitted by SYDNIE WILSON for property located at 1845 W WEDINGTON DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.55 acres. The request is to rezone the property to RI-U, RESIDENTIAL INTERMEDIATE – URBAN.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0018** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0018** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in west Fayetteville and is approximately ¼ mile south of the Asbell Elementary School. The property contains one parcel totaling 0.55 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre and contains a single-family dwelling constructed in 1951 per Washington County Assessor records but is not individually eligible for the National Register of Historic Places. The property is not subject to any overlay districts. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RSF-4, Residential Single-Family, Four Units Per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, Four Units Per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units Per Acre
West	Single-Family 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 RI-U, Residential Intermediate - Urban. The applicant has indicated an intent to develop infill housing towards the south end of the parcel.

Public Comment: Staff has three public comments in opposition, citing drainage and neighborhood compatibility.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along West Wedington Dr. West Wedington Dr is a fully improved Neighborhood Link Street with asphalt paving, sidewalk, curb and gutter. 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 8-inch water to the south side of West Wedington Dr.

Sewer: Sanitary Sewer is available to the subject property. There is an existing 6-inch sewer main along the south side of the subject property.

Drainage: There are no known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system. No portions of the subject area lie within the Hillside-Hilltop Overlay District. No portion of the subject area lie within a FEMA floodplain. No protected streams are present in the subject area. Hydric soils are present in the subject area. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Fire: Station 8, located at 2266 W Deane St., protects this site. The property is located approximately 0.9 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 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 zoned RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of zoned RI-U, Residential Intermediate - Urban, requires **15% minimum canopy preservation**.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **8** for this site with a weighted score of **9.5**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station #8, 2266 W Deane St)
- Near Sewer Main (6 in gravity line, south of subject property)
- Near Water Main (8 in lines along W Wedington Dr)
- Near Public School (Asbell Elementary School)
- Near U of A Campus
- Near City Park (Eva Avenue Green Space and Lewis Soccer Complex)
- Near Paved Trail (On-street bicycle facility along W Lawson St)
- Near Razorback Bus Stop (Wedington & Sang – Inbound and Outbound)

Finding: ***Land Use Compatibility:*** **Staff finds that the requested rezoning is compatible with surrounding land uses and zoning patterns. The current RSF-4 zoning permits single-family residential development, while the proposed RI-U zoning allows for a broader range of mixed-residential uses, including singe-, two-, three-, and four-family dwellings, accessory dwelling units, cluster housing, and short-term rentals. The RI-U district is intended to follow an Urban Form development pattern, emphasizing building placement, scale, and orientation that are compatible with walkable, neighborhood-oriented environments. Given the property's proximity to existing single-family development to the north, east, and west, and mixed-residential uses to the south, staff finds that rezoning to RI-U would provide an appropriate and compatible transition between surrounding land uses. Additionally, the lot width, lot area, and building height standards of the RI-U district are comparable to those of RSF-4. While both districts allow up to three stories, RI-U permits this height only when buildings or portions of buildings are set back more than 10 ft from the Master Street Plan right-of-way, ensuring compatibility with the surrounding neighborhood.**

Land Use Plan Analysis: **The proposed zoning is consistent with the City Plan 2040 Future Land Use Map designation as a Residential Neighborhood Area, which supports a wide variety of housing types at an appropriate scale. Rezoning the property from RSF-4 to RI-U supports City Plan 2040 Goal #6 by expanding housing choices and encouraging a mix of housing types and densities in walkable areas with access to transit and active transportation networks. The subject site is in a highly walkable area with available transit service. The site's location and surrounding development pattern support**

continued residential use with a mix of housing types, and the proposed rezoning advances the City's long-range land use and housing objectives.

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

Finding: **Staff finds that there is sufficient justification for rezoning the subject property from RSF-4 to RI-U. Staff finds that the proposed rezoning is compatible with surrounding properties and consistent with the City's future land use plans.**

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

Finding: **A rezoning from RSF-4 to RI-U may increase local traffic, though the property's size naturally limits overall density.**

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

Finding: **The RI-U zoning district does have by-right residential uses and could increase the population density in this area. The overall property has access to existing water and sanitary sewer as well as fully-improved streets. Any development on this site will be responsible for increasing sewer capacity as needed.**

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-2026-0018 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

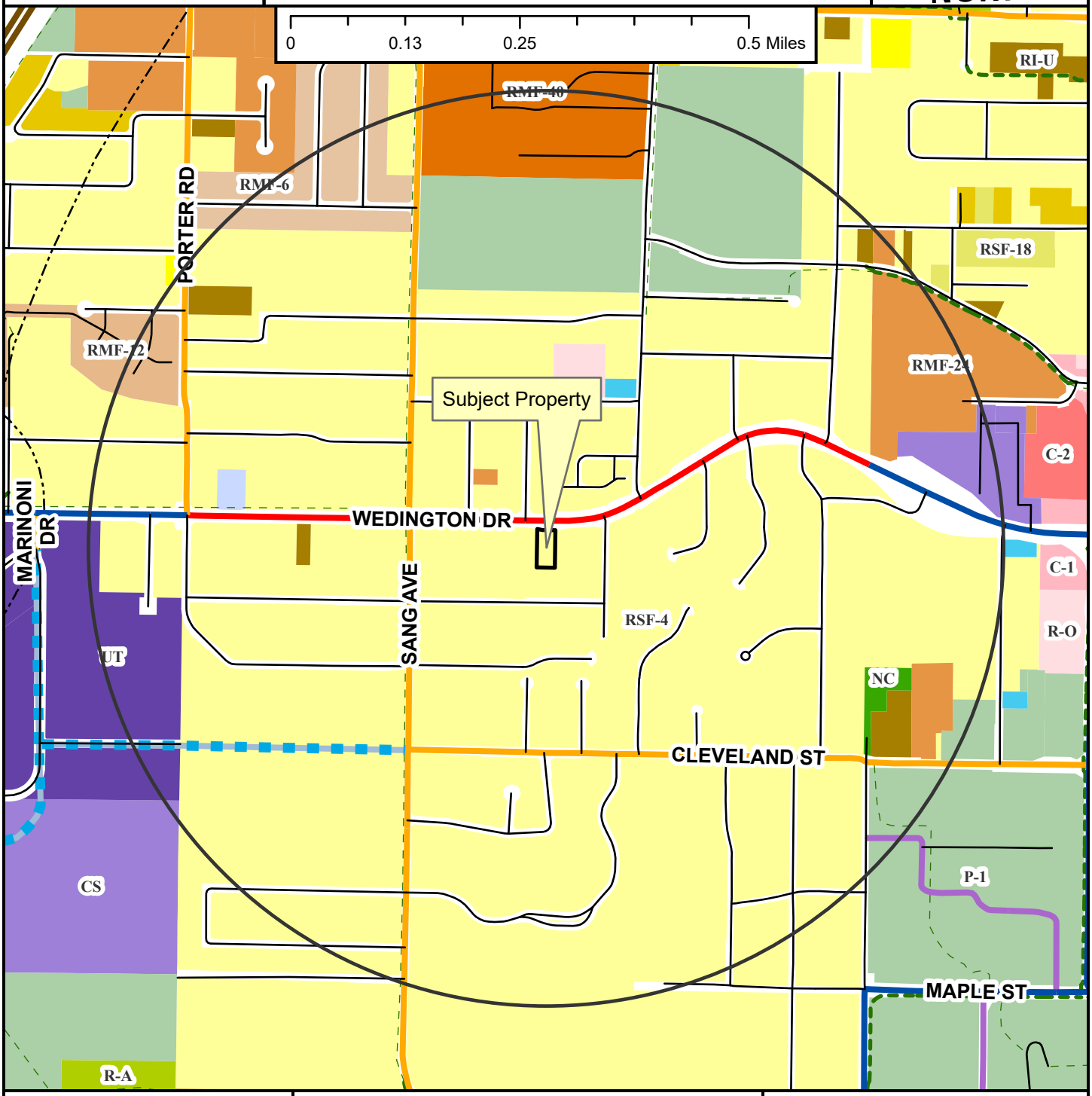
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.12 District, RI-U, Residential Intermediate - Urban
- Staff Exhibits
  - Long-Range Planning Memo
- Applicant Exhibits
  - Request Letter
  - Preliminary Site Exhibit
- Public Comments

RZN-2026-0018

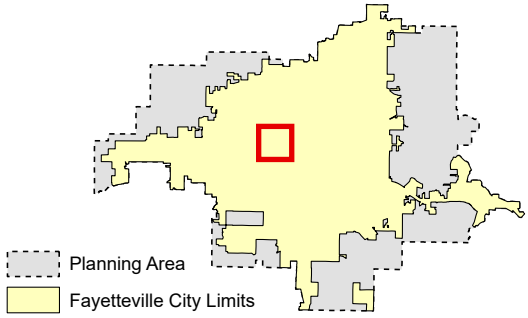
One Mile View

1845 W WEDINGTON DR

NORTH



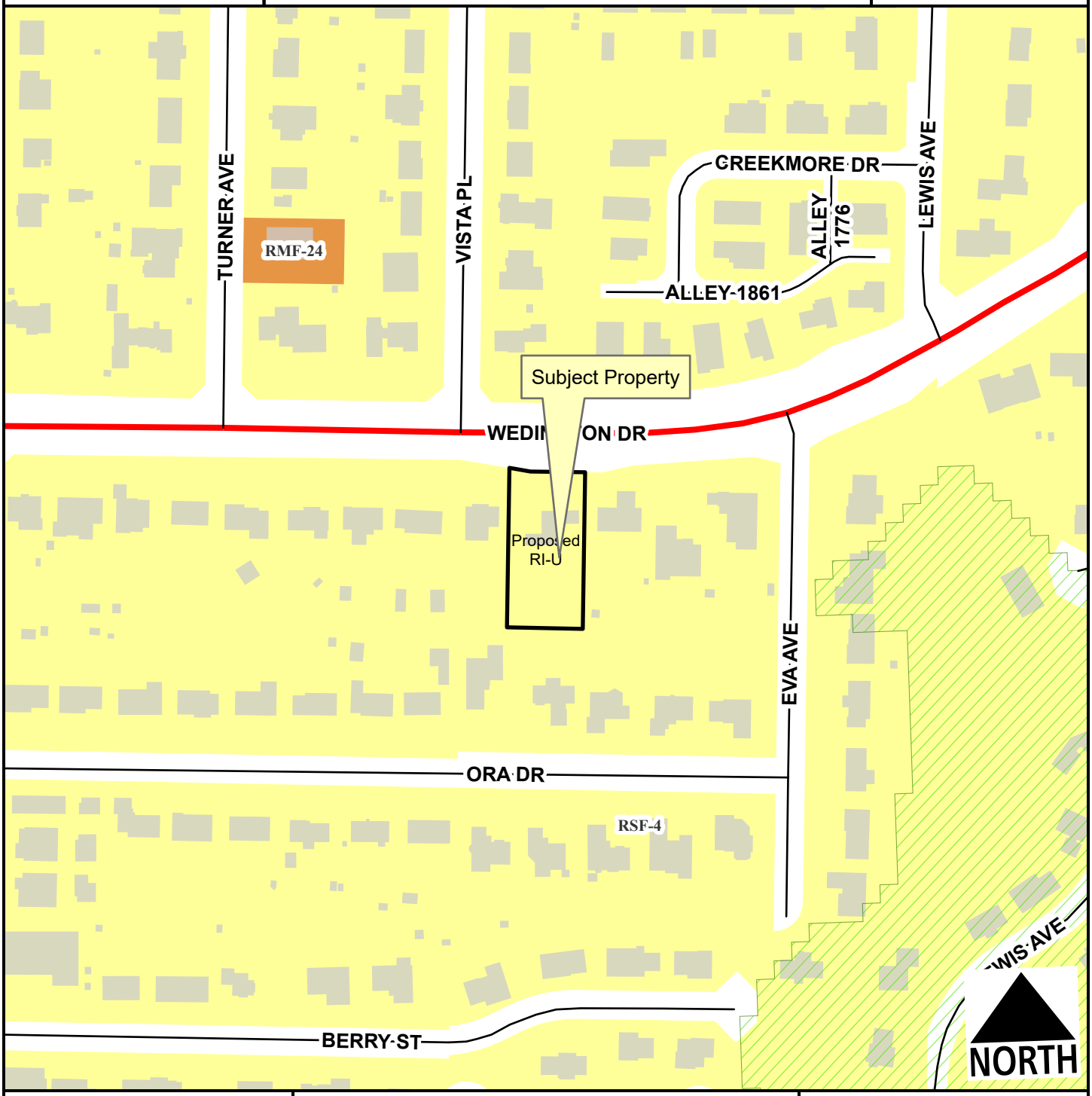
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



RZN-2026-0018

Close Up View

1845 W WEDINGTON DR



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-U	0.0	0.5
RSF-4	0.5	0.0

Total 0.5 ac

RZN-2026-0018

Current Land Use

1845 W WEDINGTON DR

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

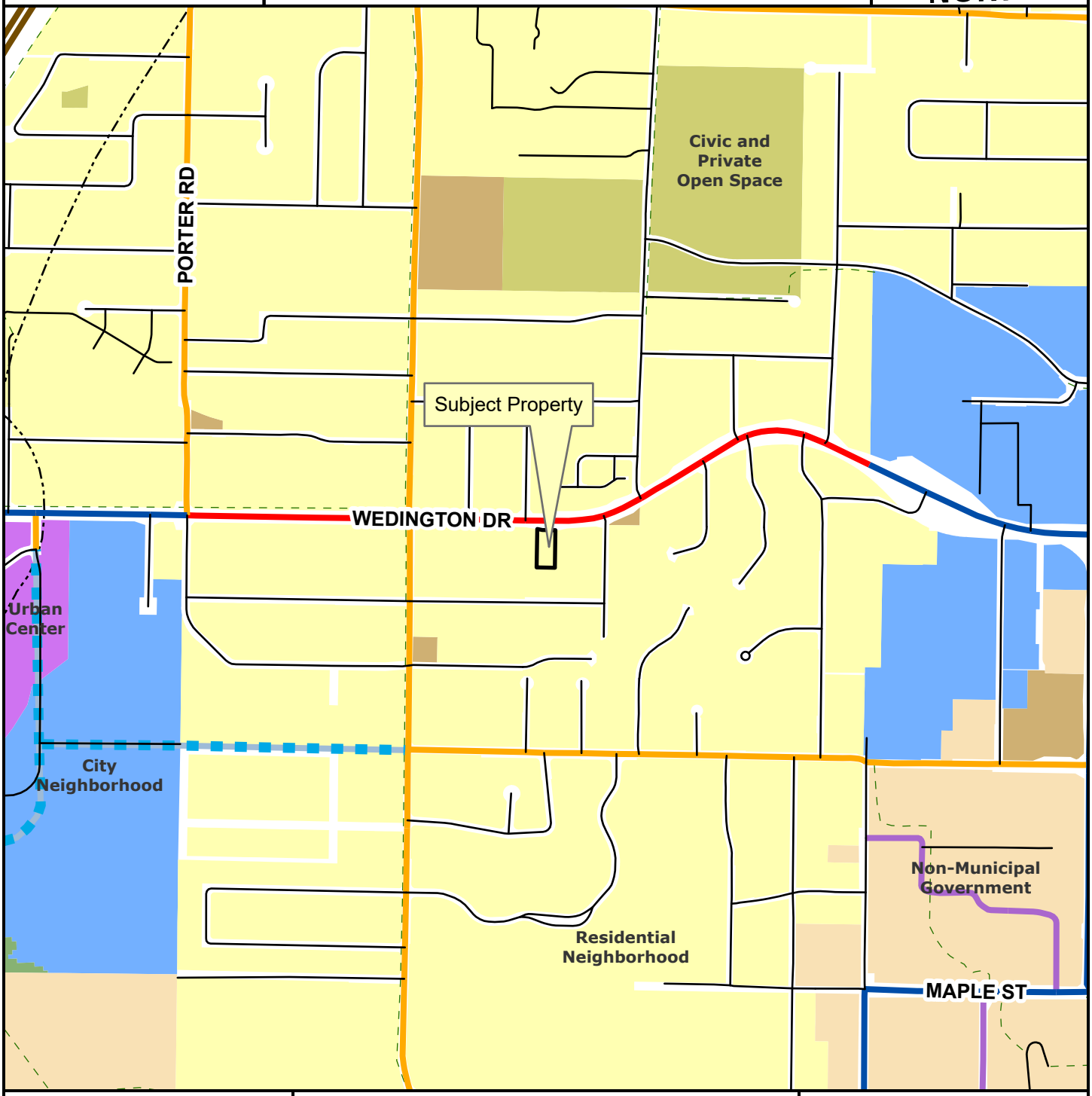
- 100-Year Floodplain
- Floodway

RZN-2026-0018

Future Land Use

1845 W WEDINGTON DR

NORTH



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

Feet

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

1:10,000

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

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
Units per acre	4 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)

161.12 - District RI-U, Residential Intermediate — Urban

(A) *Purpose.* The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 36	Wireless communications facilities
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two-family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front	None	5 feet	5 feet	12 feet

property, line and a line 25 feet from the front property line.				

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building setback greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0018**

BACKGROUND:
The applicant requests to rezone approximately 0.55 acres from RSF-4, Residential Single-Family, Four Units Per Acre to RI-U, Residential Intermediate - Urban. Two long range planning documents are relevant when evaluating this request: *City Plan 2040* and the *Heritage & Historic Preservation Plan.*

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".

Heritage & Historic Preservation Plan (2023):
The City's *Heritage & Historic Preservation Plan* was initiated by City Plan 2040.
Heritage and Historic Preservation Master Plan Relevant Goals and Action Items

1.9	Plan Review	Include historic preservation staff in review of proposed major projects and zoning changes to determine impacts to historic resources.
1.10	Demolition Ordinance	Pass an ordinance to allow for the review of proposed demolitions for resources forty-five years or older. Staff to evaluate each property for significance. Work with property owner to discourage demolition. Reviews should be taken up by HDC as needed.
4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

DISCUSSION:

Zoning History:

This property was annexed in 1956 with Ord. No. 1121. Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property as being zoned into the low-density "R-1" zoning district, which was subsequently translated to "RSF-4" with the adoption of the city's Unified Development Code.

City Plan 2040 and Future Land Use Plan:

This area is designated as a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context." This land use designation also encourages the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail or offices.[1] The request aligns with this designation by diversifying the housing types permitted beyond single-family by right and allowing additional residential types and some limited business uses by conditional use. The request aligns with goals 1, 2, and 6 of City Plan 2040 by creating opportunities for denser development in an area that is already served by infrastructure.

Property History:

The subject property contains a single-family dwelling constructed ca. 1951, according to Washington County Tax Assessor records. The property is of historic age and has not yet been captured by the citywide historic property survey. The property is likely not individually eligible for inclusion on the National Register of Historic Places, however many features of the building were obscured due to overgrowth of vegetation.

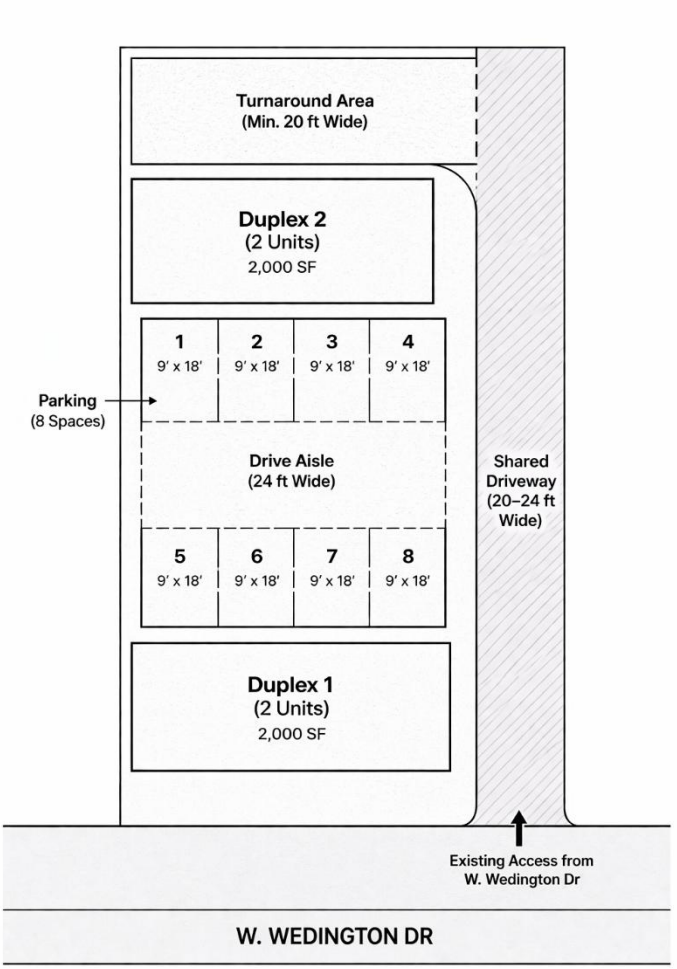
Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to mitigate against the loss of historic structures when regulatory tools are not available.

[1] City Plan 2040, 128.

EXHIBIT 1 – CONCEPTUAL SITE PLAN

Description:

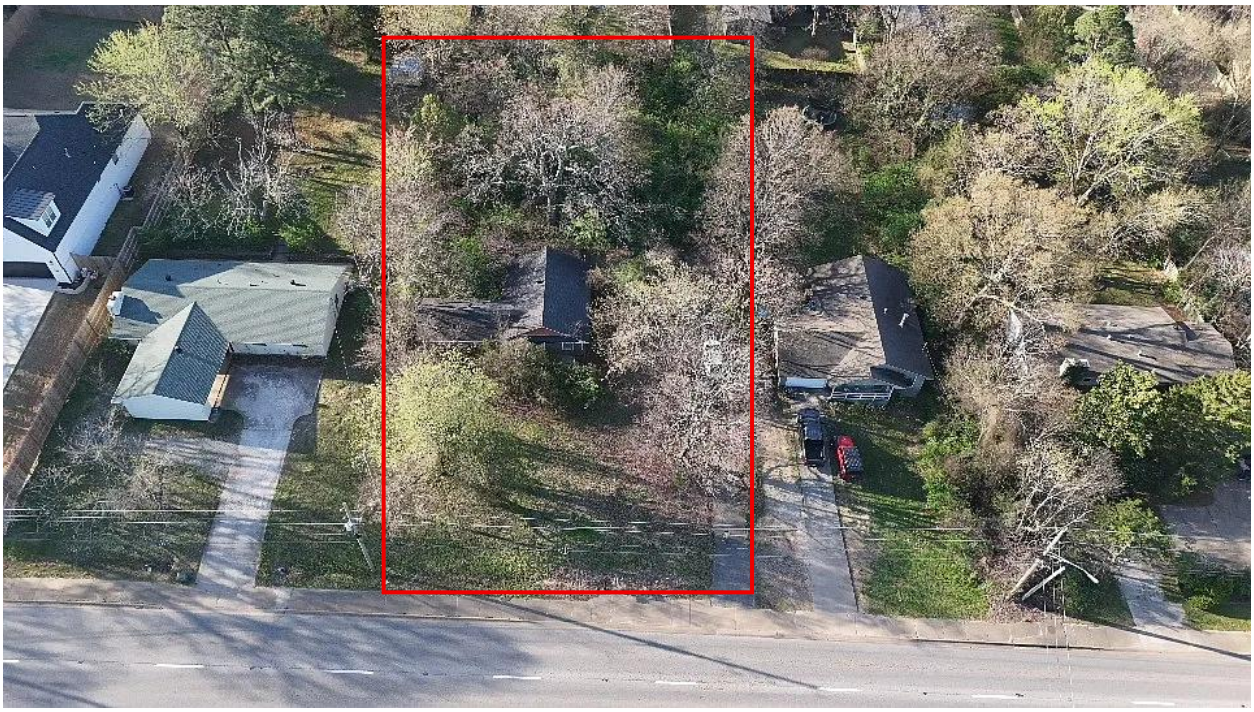
The following conceptual site plan illustrates the proposed layout of two duplex structures (four total units), including parking, internal circulation, and access from W. Wedington Drive.



Conceptual layout is shown for illustrative purposes only.

EXHIBIT 2 – AERIAL MAP (SUBJECT PROPERTY)

Description:
Aerial imagery showing the subject property in relation to surrounding parcels and W. Wedington Drive.



1845 W Wedington – Subject Property

06/12/2026

In-Person Comment

Neta Winston

1903 W Wedington Dr

In **opposition** of rezoning request, citing drainage concerns and general compatibility with single-family residential zoning in the adjacent vicinity and neighborhood character concerns.

From: Kayla Gilbertson <kaylagilbertson215@gmail.com>
Sent: Wednesday, June 17, 2026 10:27 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: City File No.: RZN-2026-0018

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.

Hi, my name is Kayla Gilbertson. My grandmother, Sherry M Gilbertson, owns 2000 W Wedington Drive. Yesterday I was made aware that you guys are planning to rezone 1845 W Wedington Drive to put in various apartments and surround them with concrete affecting the drainage system. Additionally, removing all of the beautiful trees of scenery with walls and concrete. My grandma has had this house my entire 22 years of living. My grandfather and her husband died when I was a toddler and this home is all I have to remember of him and all these changes have been affecting her health. I don't want her to ever feel like she is by herself but the new buildings will make visiting and caring for her difficult. Since I was a toddler, I have stayed with her every single weekend until I was 18. When I hit 18 I was living with her for about a year. I got my own place after moving out but still live super close and come over at least once a week. Seeing that I am now 22 and am living at her house again for about a year now. My grandmother worked in the federal government as a Civil Rights Attorney and has taken a retirement job in Palau. I am taking care of her house while she is gone and was distraught to find these buildings are going to be built during her time apart. It is her time to relax after working for so long. She loves her house and has worked hard to make it look as beautiful as it is today.

We have always had trouble with flooding ever since Wedington increased from two lanes to four lanes. Everytime it rains, I would always have to come to assist her, even in the middle of the night because of how dangerous the drainage system currently is in this neighborhood. She has spent thousands and thousands of dollars to try to make it where it doesn't flood every time it rains. She just recently had to put in a new drainage system which destroyed our driveway. She has had zero help from Fayetteville and these buildings will be another reason for all the flooding in our neighborhood. All the houses around us flood. If all of this concrete goes in, then the flooding will be more horrible than it already is. Not only is our house flooding, but I know there's an older lady at 1857 W Weddington who is also struggling with flooding. She gets it pushed into her yard from all four directions and this will be way worse if you remove all the trees and fill that area with concrete.

Please don't destroy our neighborhood. There are apartments all over fayetteville. It doesn't need to be all of fayetteville. Don't let my grandma come home to more flooding and a concrete, treeless set of apartments that she can see from her yard. These apartments can go with all the other apartments in Fayetteville. Our neighborhood is beautiful just the way it is. Everyone has worked hard on our homes and we don't deserve this. Please reconsider.

To: Planning Shared <planning@fayetteville-ar.gov>
Subject: I oppose Rezoning of 1845 Wedington

CAUTION: This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I live at 1794 W Ora, Fayetteville. I oppose rezoning of the lot at 1845 Wedington from RSF-4 to RI-U, city file number RZN-2026-0018. I want to keep my neighborhood's character as is.

The construction at the end of my street that has put at least six dwellings in what was once a single home lot has only emphasized to me that this is a poor use of space. I want homes in my neighborhood to attract homeowners interested in longevity and ties to their communities, not housing designed to stack transient students upon one another in order to maximize rent profits.

I oppose this rezoning.

Shannon Raley
479-466-8876
1794 W Ora Dr, Fayetteville, AR 72701

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: June 22, 2026

SUBJECT: **RZN-2026-0020: Rezoning (518 N MISSION BLVD/STEFFAN BRETT & CATHERINE GRACE SARKIN, 446):** Submitted by DEVELOPMENT CONSULTANTS, INC for property located at 518 N MISSION BLVD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is to rezone the property to RI-12, RESIDENTIAL INTERMEDIATE, TWELVE UNITS PER ACRE.

RECOMMENDATION:
Staff recommends approval of **RZN-2026-0020**.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0020** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is located in east Fayetteville on N. Mission Blvd. approximately 400 feet north of the street's intersection with E. Maple St. The 0.20-acre parcel has been developed with an 826 square foot single-family residence which was constructed in 1950 per the Washington County Assessor. The property is not subject to any overlay districts, and does not contain hydric soils, streamside protection, or FEMA floodplain. 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	RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, Four Units per Acre

Request: The request is to rezone 0.20 acres from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate, Twelve Units Per Acre.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has a road frontage along N. Mission Blvd., a partially improved Neighborhood Link 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 6-inch water main is present along N. Mission Blvd.

Sewer: Sanitary Sewer is available to the subject area. Existing 8-inch sewer main is present along N. Mission Blvd. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system 320 feet away on E. Johnson Street.

Drainage: The property is not within the Hillside-Hilltop Overlay District, and does not contain hydric soils, streamside protection areas, or FEMA floodplain.

Fire: Station 1, located at 303 W. Center St., protects this site. The property is located approximately 1.4 miles from the fire station with an anticipated drive time of approximately 5 minutes using existing streets. The anticipated response time would be approximately 7.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning districts of RSF-4 requires **25% minimum canopy preservation.** The proposed zoning district of RI-12 requires **20% minimum canopy preservation**.

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

Residential Neighborhood areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods. This designation recognizes the existing conventional subdivision developments that may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment.

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

- Adequate Fire Response (Station 1, W. Center St.)
- Near Sewer Main (8 inch main, N. Mission Blvd.)
- Near Water Main (6 inch main, N. Mission Blvd.)
- Near Grocery Store (Ozark Natural Foods)

- Near City Park (Mount Sequoia Woods, St. Joseph Park)
- Near Paved Trail (E. Lafayette St. and E. Rebecca St. Shared Roadways)
- Near ORT Bus Stop (N. College Ave. & Trenton Blvd. | N. College Ave. & E. Lafayette)

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **The subject property is surrounded by single-family homes though the existing lots are more consistent with RSF-8 zoning than RSF-4. RI-12 permits a mix of low-intensity residential types, including up to four-unit buildings, with a minimum lot width of 50 feet, which staff finds encourages compatible infill development without disrupting neighborhood scale. Staff notes that up to two accessory dwelling units are allowed by right within all residential zoning districts of the city; therefore, staff finds that permitting these additional housing types is not inconsistent with uses already permitted. Additionally, nonresidential amenities such as grocery stores, restaurants, and retail are located along North College Ave. as well as N. Mission Blvd. RI-12 permits low-intensity commercial uses such as small professional offices, retail establishments, studios, and services such as daycares with a conditional use permit. Staff finds these uses to be generally compatible with adjacent uses and notes the insertion of small-scale commercial could contribute to complete, walkable neighborhoods. RI-12 would also require a 0'-25' build-to zone which generally aligns with historic development patterns in the area. Additionally, staff finds that the size of the parcel would limit development to the maximum of two residential units. Given the lot widths and code limitations of two ADUs per lot, this would functionally allow one additional unit on the site.**

N. Mission Blvd. is designated as a neighborhood link with a proposed side path trail per the city's master street and active transportation plans. Major public investment in North Mission Blvd. was recently completed with a trail beginning approximately 1,600 feet north of the subject property which connects to Root Elementary, Gully Park and eventually back to the Razorback Greenway. This indicates that the area can likely support additional density, which is further supported by recent rezonings to RSF-8 and NSG nearby.

Long-range planning notes that the existing structure is unlikely to be eligible for state or National Register of Historic Places but That it could contribute to a historic district. While the city does not have any regulations pertaining to the demolition of historic structures in this area, long-range planning requests that the property owner and/or applicant consult with their division prior to demolition or alteration of historic structures in order to capture photo documentation of the existing building.

Land Use Plan Analysis: **Staff finds the proposed zoning to be consistent with the property's Future Land Use Map designation as a Residential Neighborhood Area. While surrounding housing is currently primarily single-family dwellings, the existing lots are largely nonconforming with current zoning. The RI-12 zoning district would establish a conforming lot that is generally in line with the residential neighborhood designation. The property has a moderate infill score of 6-7 with a weighted score of 8, indicating it is a suitable location for infill development. Infill in this area could help support Goals 1 and 3 by promoting moderate infill in an area that is walkable and has seen extensive public improvements in recent years.**

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

Finding: **Staff finds that there is sufficient justification to rezone this section of the subject property at this time. Staff finds that the property currently does not conform to its existing zoning district and that rezoning the property to RI-12 would bring the lot into conformance. RI-12 allows for mixed use developments and increased housing typologies with slightly smaller lot sizes, potentially enabling homeownership of more attainable dwelling units in an area of town with a relatively high and accessible concentration of services and amenities.**

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 RI-12 could increase development potential and its associated traffic impact on the site the rezoning would remove the current density maximum of four units per acre. However, staff find the small size of the property naturally limits development potential and that the ultimate added density is unlikely to appreciably increase traffic danger or congestion at this location.**

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

Finding: **The proposed rezoning has the potential to alter the population density since RI-12 has smaller lot sizes and a higher density allowance; however, the small size of the property would naturally limit any development potential. Any necessary upgrades or improvements to existing infrastructure would be determined at the time of development. Fayetteville Public Schools did not comment on this request.**

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

    a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

    b. There are extenuating circumstances which justify the rezoning even

though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: N/A

RECOMMENDATION: Planning staff recommends forwarding RZN-2026-0020 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION: Required YES			
Date: June 22, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.07 Residential Single-Family, Four Units per Acre
  - §161.11 RI-12, Residential Intermediate, Twelve (12) Units Per Acre
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Staff Exhibits
  - Long Range Planning Memo
- Applicant Request Letter

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)

161.11 District RI-12, Residential Intermediate, Twelve (12) Units Per Acre

(A) *Purpose.* The RI-12 Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments, to provide a development potential between low density and medium density with less impact than medium density development, to encourage the development of areas with existing public facilities and to encourage the development of a greater variety of housing values.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities

(C) *Density.*

Units per acre	12

(D) *Bulk and Area Regulations.*

	Single-family	Two-family	Three- and four-family
Lot width minimum	50 feet	50 feet	90 feet
Lot area minimum	5,000 square feet	7,260 square feet	10,890 square feet

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two-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*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building setback greater than 10 feet from the master street plan right-of-way shall have a maximum height of three (3) stories.

(G) *Building Area.* The area occupied by all buildings shall not exceed 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.

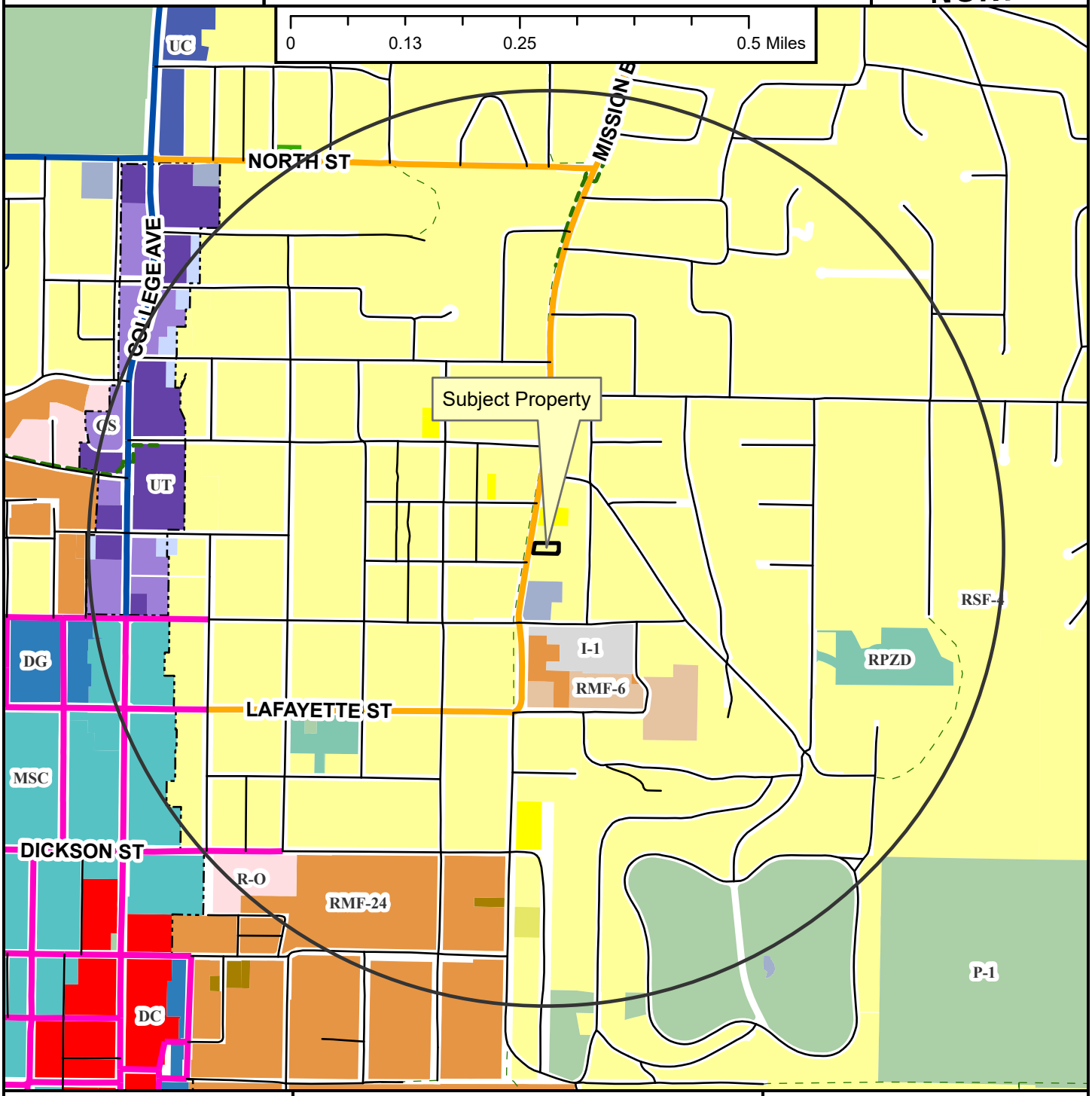
(Ord. No. 6945, §5(Exh. D), 12-16-25)

RZN-2026-0020

One Mile View

518 N MISSION BLVD

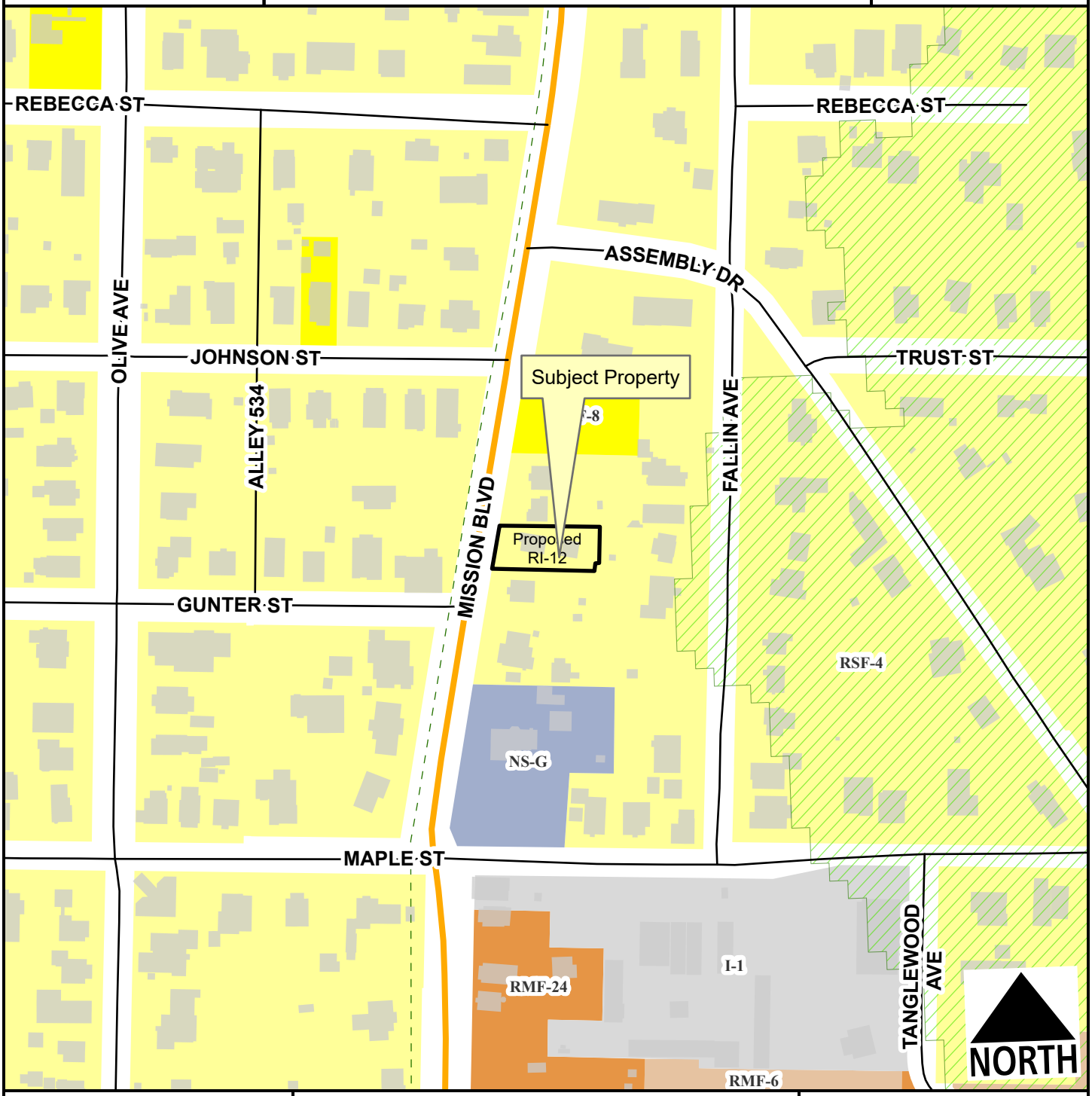
NORTH



RZN-2026-0020

Close Up View

518 N MISSION BLVD



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
RI-12	0.0	0.2
RSF-4	0.2	0.0

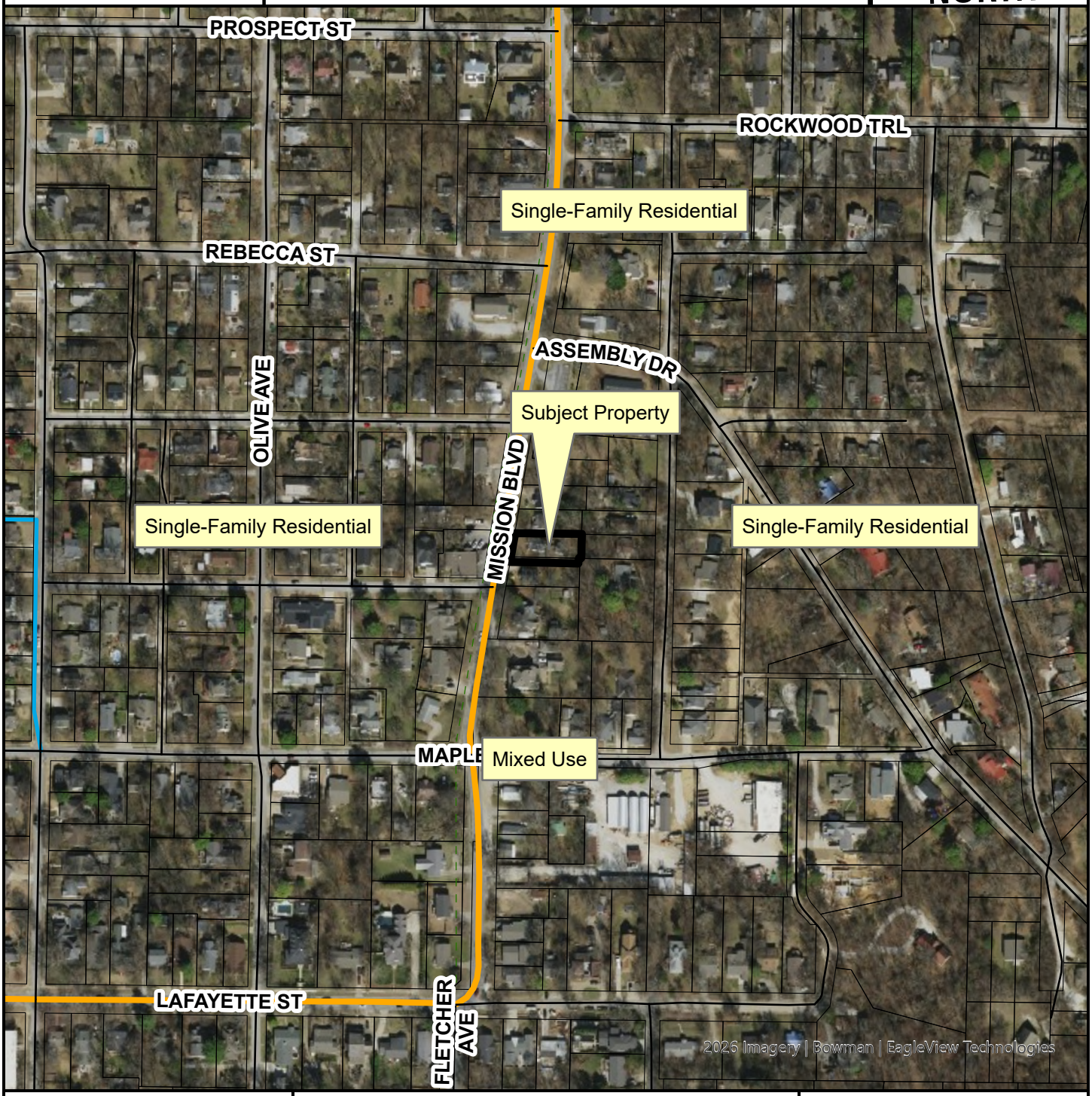
Total 0.2 ac

RZN-2026-0020

Current Land Use

518 N MISSION BLVD

NORTH



- 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

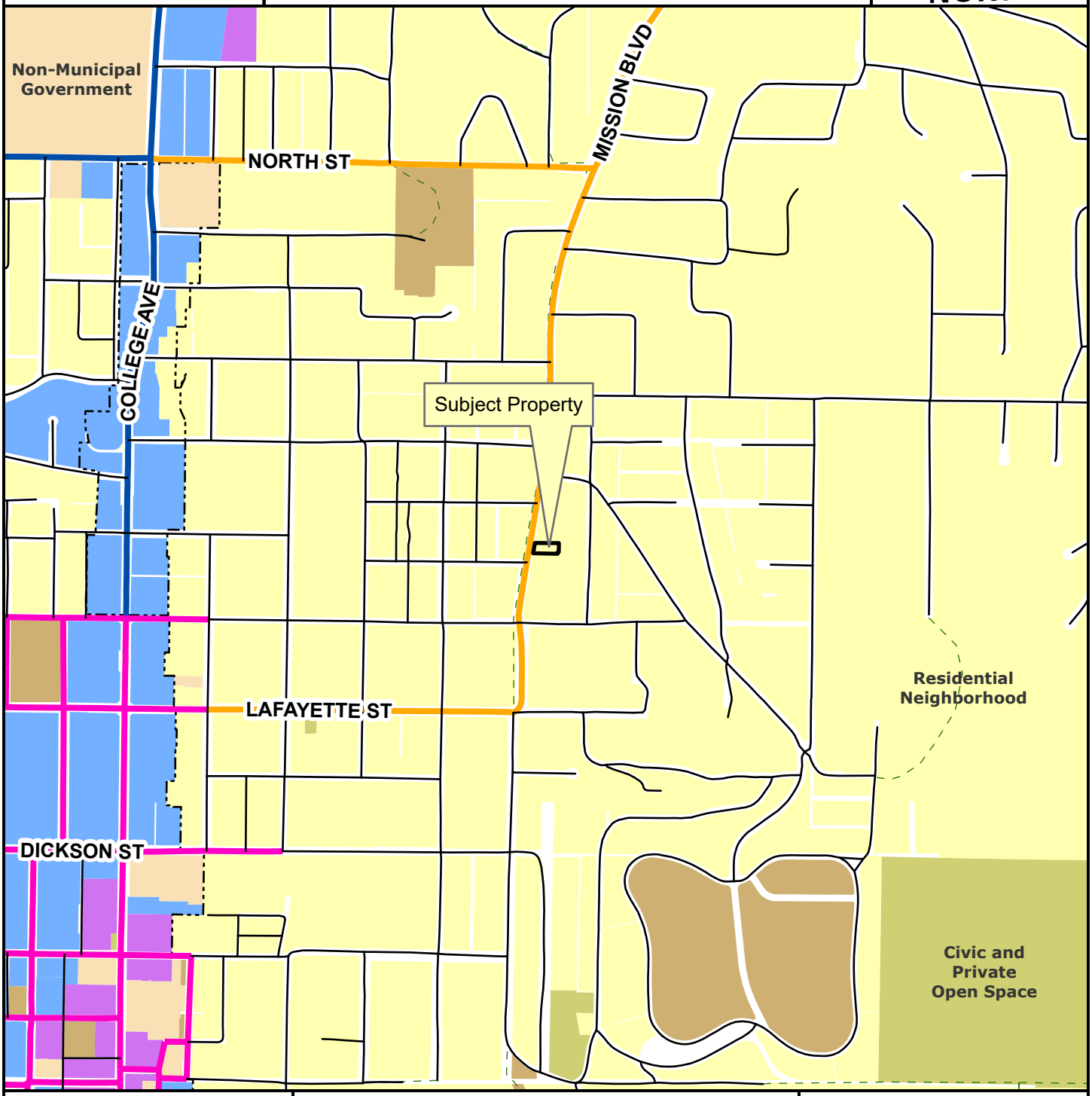
- 100-Year Floodplain
- Floodway

RZN-2026-0020

Future Land Use

518 N MISSION BLVD

NORTH



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

Feet

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

1:10,000

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

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0020**

BACKGROUND:
The applicant requests to rezone approximately 0.20 acres from RSF-4, Residential Single-Family, Four Units per Acre to RI-12, Residential Intermediate – Twelve Units per Acre. Two long range planning documents are relevant when evaluating this request: *City Plan 2040* and the *Heritage & Historic Preservation Plan.*

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City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
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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.
4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

DISCUSSION:

Zoning History:

This property is part of the original town plat from 1870. Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property as being zoned into the low-density "R-1" zoning district, which was subsequently translated to "RSF-4" with the adoption of the city's Unified Development Code.

City Plan 2040 and Future Land Use Plan:

This area is designated as a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context." This land use designation also encourages the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail or offices.[1] RI-12 would allow additional housing types by right, including up to four-family dwellings and slightly increase the density of the site. The property's location along a Neighborhood Link Street also indicates an appropriate location for higher density development. Prioritizing creating complete, compact and connected neighborhoods in areas where infrastructure already exists provides better outcomes for residents, minimizes public investment in infrastructure costs, and supports Goals 1, 2, 3, and 6 of *City Plan 2040*.

Property History:

The subject property contains a minimal traditional style single-family constructed ca. 1950, according to Washington County Tax Assessor records. The property has not been surveyed but is unlikely to be individually eligible for the National Register of Historic Places but may contribute to a district.

Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to mitigate against the loss of historic structures when regulatory tools are not available.

[1] City Plan 2040, 128.

Rezoning Statement:

Current Zoning of the property is RS-4, which requires a minimum lot width of 70 feet. Since the existing parcel is only 60 feet wide it is currently non-conforming.

The next two lots north and the next two lots south of this parcel are in the same situation of being zoned RS-4 and being non-conforming due to lot widths. The third lot north is zoned RSF-8, and the third lot south is zoned NS-G (with a density of 18 units per acre). The next residential property south of the NS-G property is zoned RMF-24.

By rezoning this property to RI-12 it would bring the lot into compliance for development, as RI-12 has a minimum lot width requirement of 50 feet. And with a density of 12 units per acre, it would allow 1 to 2 units (ie a duplex) to be built on the property.

The requested zoning is ideal as it brings the lot into conformance with zoning requirements, and it would be compatible and in harmony with neighboring property since the density would be above some property and below other property that has been rezoned very nearby. The permitted uses of the RI-12 zoning are residential in nature, which is not in conflict and does not adversely affect the surrounding properties which are all residential.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: June 22, 2026

SUBJECT: **RZN-2026-0021: Rezoning (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282):** Submitted by D.R. HORTON for property located at 2445 N HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.78 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

RECOMMENDATION:
Staff recommends denial of RZN-2026-0021.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0021** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in northwest Fayetteville along N. Hughmount Rd. The property was annexed into the City in 2020 (Ord. 6317) when it also received its current split-zoned designation (Ord. 6326). To honor the existing floodplain on the property, a portion of the overall request at that time was downzoned to R-A, Residential Agricultural, while another portion was upzoned to NS-G, Neighborhood Services, General, to aid in the future development of compatible, nonresidential services in the area. The subject property was recently platted with the Hughmount South subdivision (FPL-2025-0007). The property is developed with a 2,100 sq. ft. single-family home that was developed in 1994, according to Washington County records. 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 (Under Construction)	R-A, Residential Agriculture; RSF-8, Residential Single-Family, 8 Units per Acre; NS-G, Neighborhood Services- General
South	Undeveloped	Washington County
East	Single-Family	R-A, Residential Agriculture
West	Single-Family Residential (Under Construction)	RSF-8, Residential Single-Family, 8 Units per Acre

Request: The request is to rezone this property to RSF-8, Residential Single-Family, 8 Units per Acre.

Public Comment: Staff has not received any public comment on this item to date.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along N. Hughmount Road, which 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 the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject area. An existing 6-inch water main is present along N. Hughmount Road.

Sewer: Sanitary sewer is available to the subject area. An existing 8-inch sewer main is present along N. Hughmount Road and along the southern part of the subject property. There are known wet weather sewer capacity issues identified in the City's 2025 Sewer Master Plan that appear in the system directly south of the subject property.

Drainage: No portion of the property lies within the Hillside-Hilltop overlay district, but the property is within a FEMA floodplain, there is a protected stream, and there are hydric soils on site.

A floodplain development review will be required at the time of permit or plan submittal. This will restrict the type of development and impact in flood zones; and may require additional documentation such as flood studies or elevation certificates depending on the type of development. If a development impacts a floodplain, those impacts may require review and approval from FEMA. Streamside Protection Zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50ft wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. Hydric soils are a known indicator of wetlands. However, for an area to be classified as wetlands, it may also need other characteristics such as hydrophytes (plants that grow in water), and shallow water during parts of the year. Hydric Soils can be found across many areas of Fayetteville, including valleys, floodplains, and open prairies. It's important to identify these natural resources during development, so when these soils are identified on a property, further environmental studies will be required at the time of development. Before permits will be issued for the property a statement/report from an environmental professional must be provided summarizing the existence of wetlands on the property. If this statement/report indicates that wetlands may be present on site, a USACE Determination of Jurisdictional Wetlands will be required at the time of development submittal.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 7, located at 835 N. Rupple Rd., protects this site. The property is located approximately 2.3 miles from the fire station with an anticipated driving time of approximately 6 minutes using existing streets. The anticipated response time

would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The proposed zoning district RSF-8, Residential Single-Family, 8 Units per Acre requires **20% minimum canopy preservation.** The current zoning districts R-A, Residential Agricultural and NS-G, Neighborhood Services, General require **25% and 20% minimum canopy preservation,** respectively.

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

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

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**. The following elements of the matrix contribute to the score:

- Near Sewer Main (N. Hughmount Road)
- Near Water Main (N. Hughmount Road)
- Near City Park (Clabber Creek)
- Near Paved Trail (Clabber Creek)

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 does not find the request to be compatible or consistent with land use planning objectives. The existing zoning regulations, NS-G, Neighborhood Services, General, and R-A, Residential Agricultural were applied at the time of a larger annexation into the City. Given the remoteness and lack of readily-available access to services and amenities to the development at the time, planners recommended and City Council adopted NS-G at the corner of the overall site, to allow for the insertion of additional neighborhood services that could, eventually, support the influx of housing that was coming into the City limits. While the site in question has remained undeveloped since 2020, the lot was only recently platted in 2025. The existing allowances on site still allow for residential uses, including single-, two-, and three- and four-family dwellings, as well as limited commercial uses, such as offices, studios, or small retail establishments that would be compatible with the residential neighborhood characteristics of the area. NS-G also has a build-to zone, which would help the developer of the site avoid the environmentally sensitive areas which currently also encumber the area; the R-A designation overlaps the floodplain on the site.**

Land Use Plan Analysis: **Rezoning this entire site to RSF-8 would remove the opportunity for this site to develop in a way that is consistent with several of the City's long-term land use goals, such as providing compact, complete, and connected development, prioritizing a variety of housing types, and assembling an enduring green network. Undoing this nuanced approach to the site's zoning would run counter to several of the City's long-term land use goals, where leaving the site as-is helps enable diversity to the neighborhood which can help drive long-term economic resilience, and equitable access to vital urban resources to those who would otherwise be left without it.**

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 not sufficient justification to rezoning this property as the applicant has requested. The lot is still developable, and the request would reduce the property's entitlement in a way that would run counter to the City's goals.**

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 would not likely appreciably increase traffic danger and congestion since it would reflect a significant downzone but would remove the property's ability to provide nonresidential services in the future, which could contribute long term to the number of vehicle trips that would be required for this neighborhood to take.**

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: **Staff finds that rezoning this property is not likely to undesirably increase the load on public services. However, the property's current entitlement allows for prioritizing improvements in a place where expensive infrastructure extensions have already been made, rather than placing that burden elsewhere.**

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

    a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

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

Finding: **N/A**

RECOMMENDATION: Planning staff recommends denial of RZN-2026-0021.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

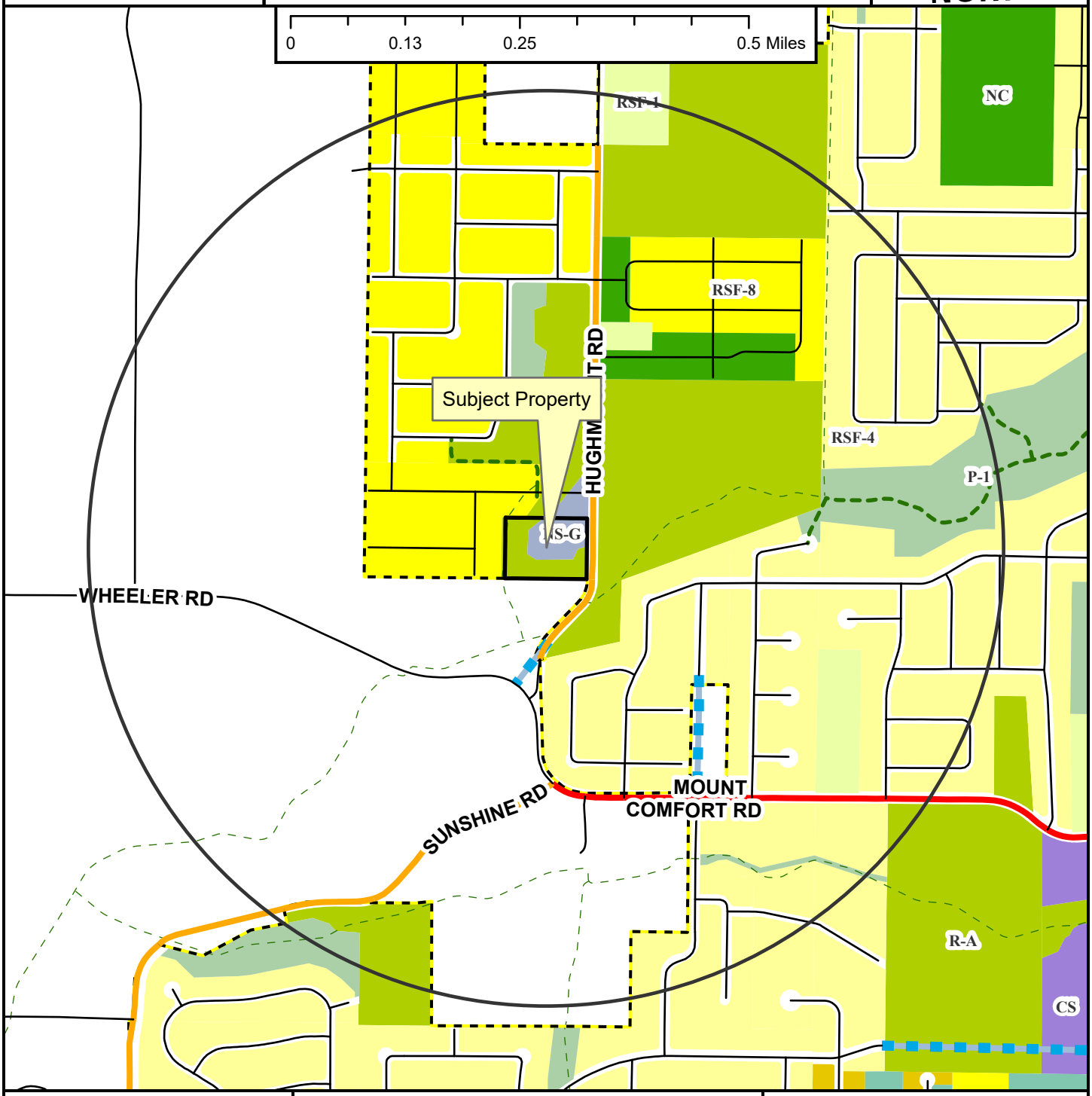
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Unified Development Code
    - §161.09 District RSF-8, Residential Single-Family — Eight (8) Units Per Acre
    - §161.03 District R-A, Residential-Agricultural
    - §161.19 NS-G, Neighborhood Services — General
- Long-Range Planning Memo
- Request Letter
- Applicant Exhibit

RZN-2026-0021

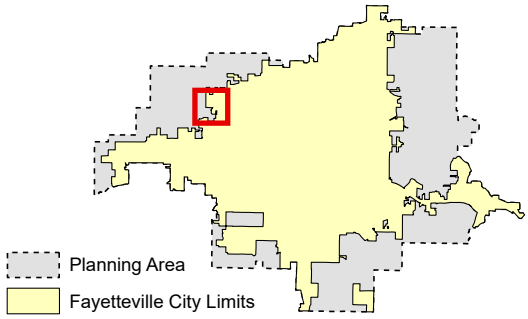
One Mile View

2445 N HUGHMOUNT RD

NORTH



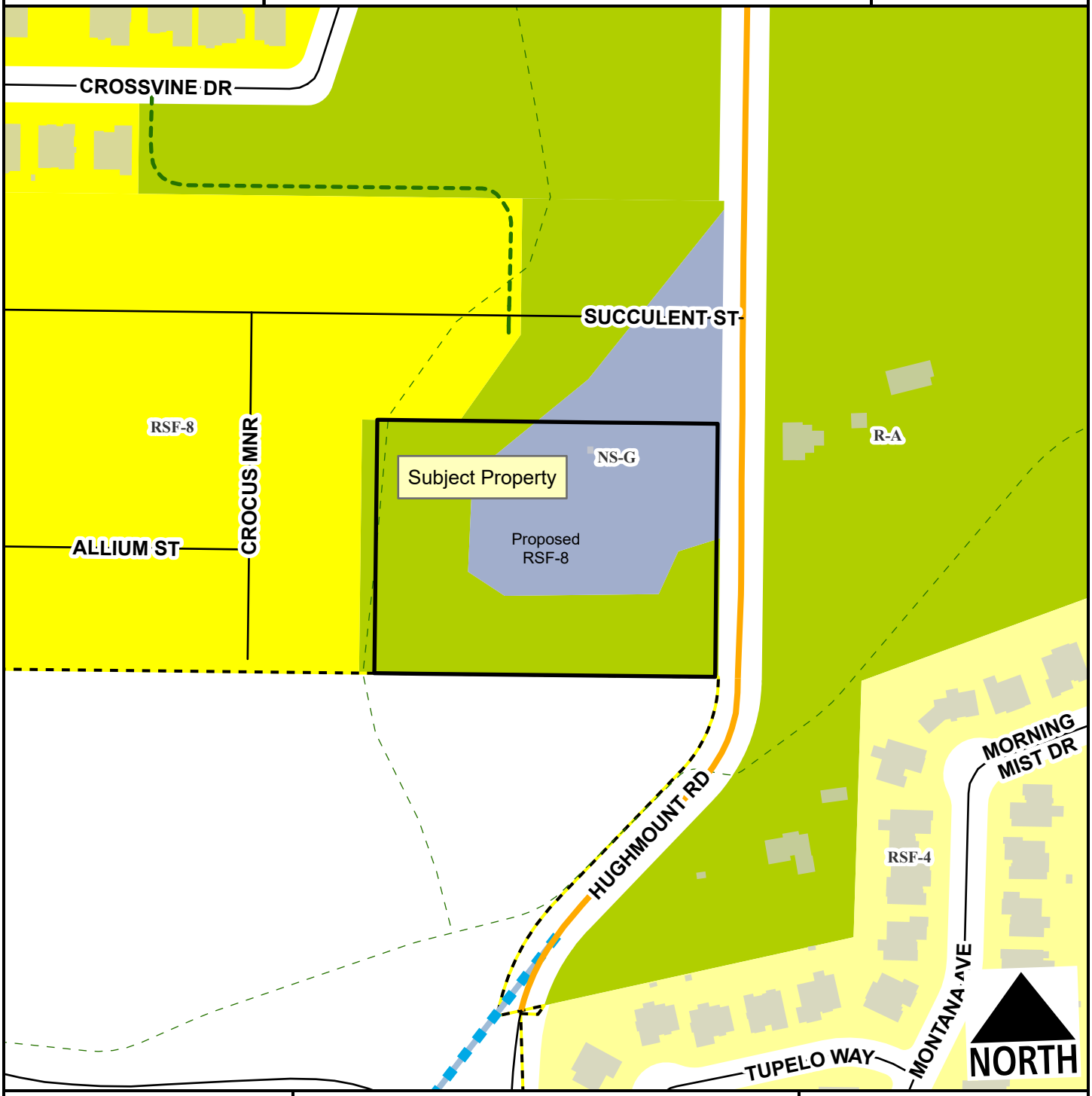
Regional Link
Neighborhood Link
Unclassified
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



RZN-2026-0021

Close Up View

2445 N HUGHMOUNT RD



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NS-G	1.7	0.0
R-A	2.1	0.0
RSF-8	0.0	3.8

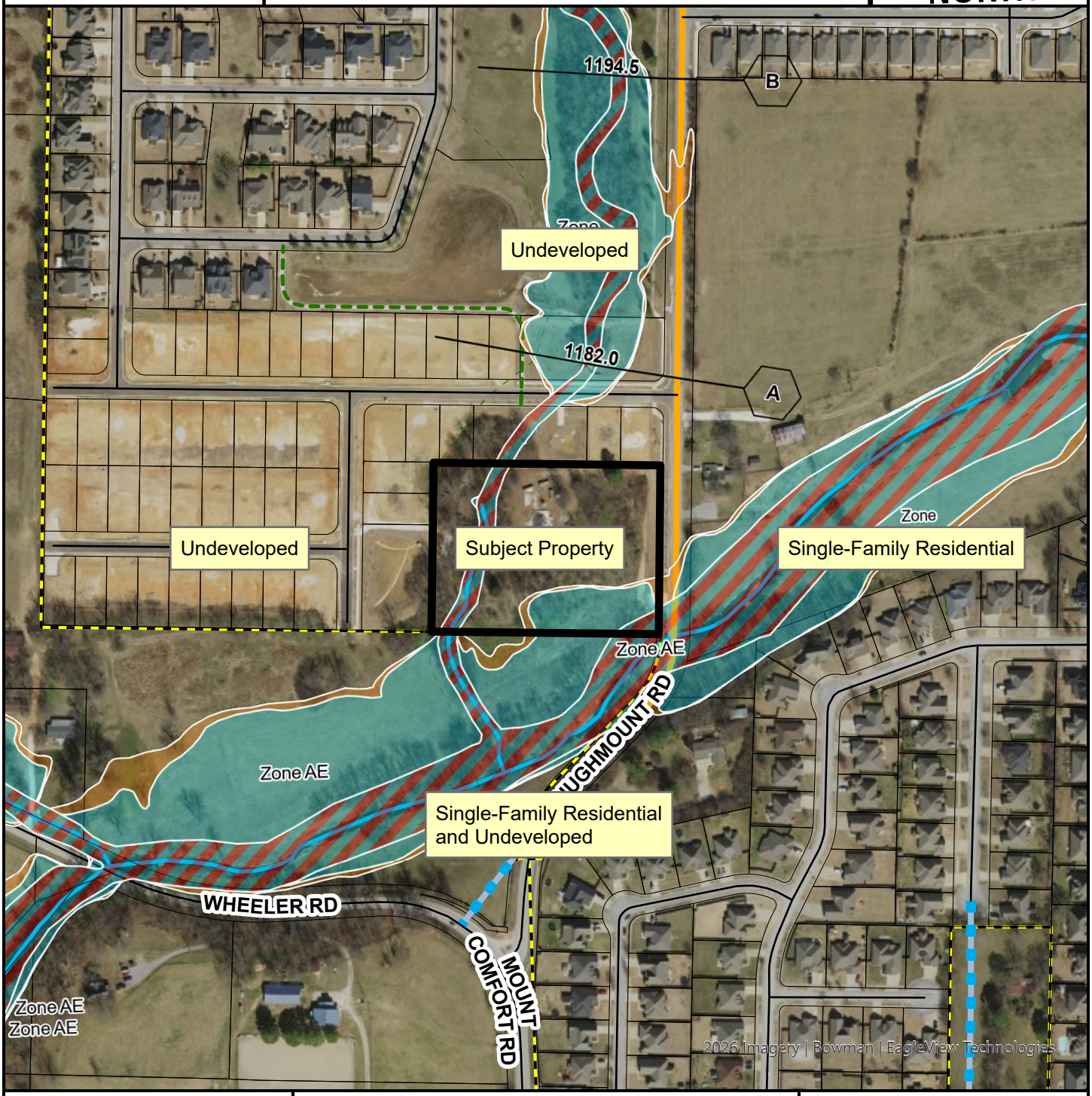
Total 3.8 ac

RZN-2026-0021

Current Land Use

2445 N HUGHMOUNT RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

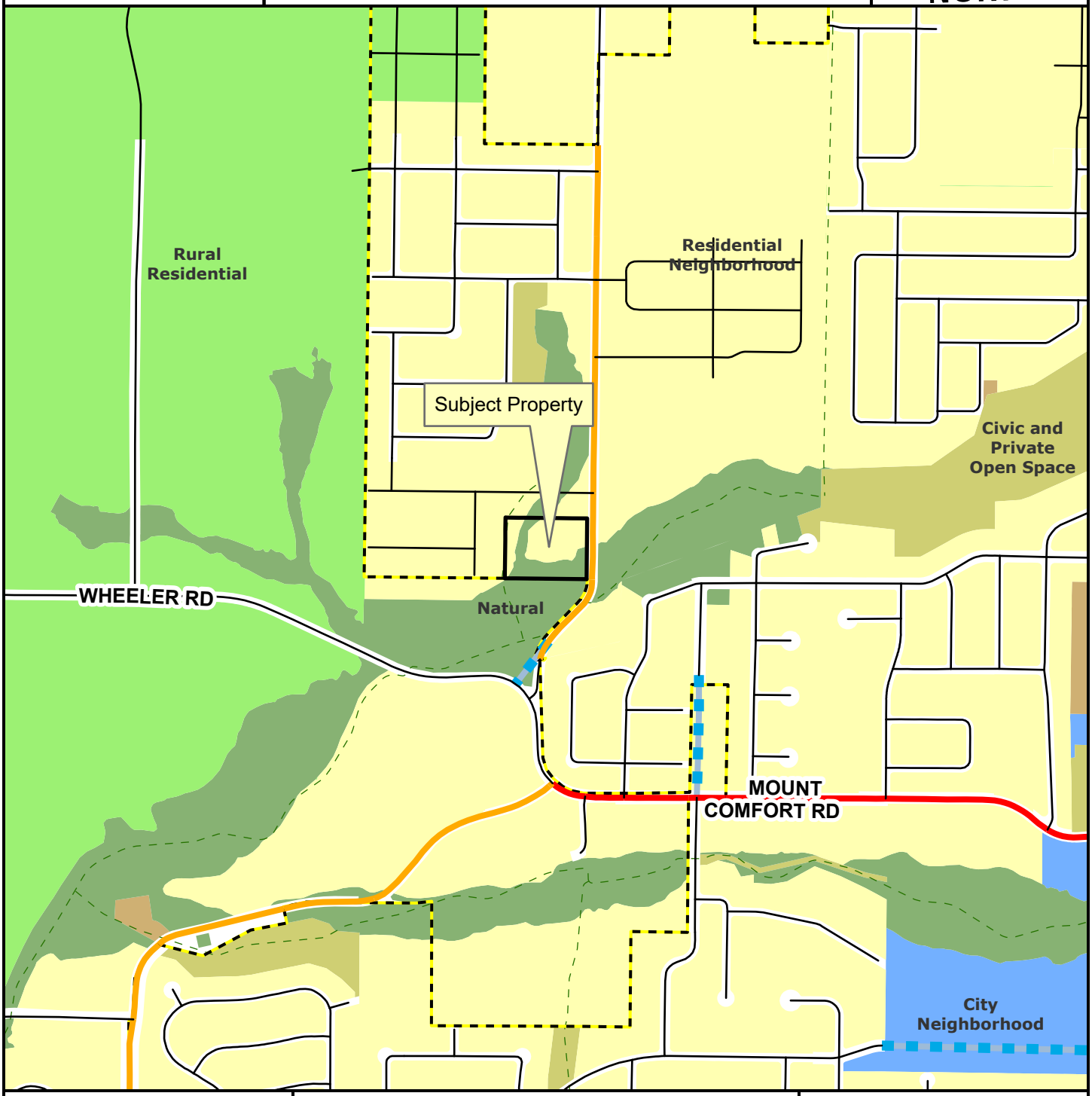
- 100-Year Floodplain
- Floodway

RZN-2026-0021

Future Land Use

2445 N HUGHMOUNT RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Residential 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

161.09 District RSF-8, Residential Single-Family — Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single-family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(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.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two-family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit.*

Single-family	5,000 square feet
Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

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)

161.19 NS-G, Neighborhood Services — General

(A) *Purpose.* The Neighborhood Services, General District is designed to serve as a mixed-use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control, the Neighborhood Services District is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production
Unit 48	Private dormitories

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two-family or more	3,000 square feet per dwelling unit

All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 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 22, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0021**

BACKGROUND:
The applicant requests to rezone approximately 3.78 acres from R-A, Residential Agricultural and NS-G, Neighborhood Services, General to RSF-8, Residential Single-Family, Eight Units per Acre. One long range planning documents is relevant when evaluating this request: *City Plan 2040.*

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:
Zoning History:
This property was annexed in 2020 (Ord. No. 6317) and assigned R-A zoning, a common approach for new annexation unless an alternative district is requested. The property was rezoned soon after to the current R-A and NS-G zoning (Ord. No. 6327).

City Plan 2040 and Future Land Use Plan:
This area is designated as a primarily a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context." There is a band of Natural area following the flood zone, roughly to the west and south, which are areas that "have limited development potential" and are "prime candidates for conservation subdivision design and/or clustered development patterns."[1]

[1] City Plan 2040, 126.

The Residential Neighborhood area designation also encourages the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail or offices[2] which is possible under the site's current NS-G zoning but not under the requested RSF-8 zoning. NS-G allows a variety of housing types and general business, meeting the area's goals and fulfilling goals 1,2,3 and 6 of City Plan 2040. Rezoning to RSF-8 would only accomplish a portion of the area's goals, as it would limit the area to only single-family development, moving us further away from goals.

While the applicant's letter cites that NS-G's requirement for a build-to zone is "technically and economically inefficient" due to "significant environmental constraints and the designated flood zone on the property," moving development east toward Hughmount Road within a BTZ would *avoid* the environmentally sensitive areas of the site.

A potential alternative would be to rezone the entire lot as NS-G to allow the potential for future street development mentioned by the applicant, keep diversity of housing and potential commercial uses, and allow other development and engineering regulations to control for what, if any, development occurs in the areas in a flood zone. This would unburden the applicant of navigating two zoning districts and still progress city goals 1, 2, 3, and 6 of City Plan 2040.

[2] City Plan 2040, 128.

To whom it may concern,

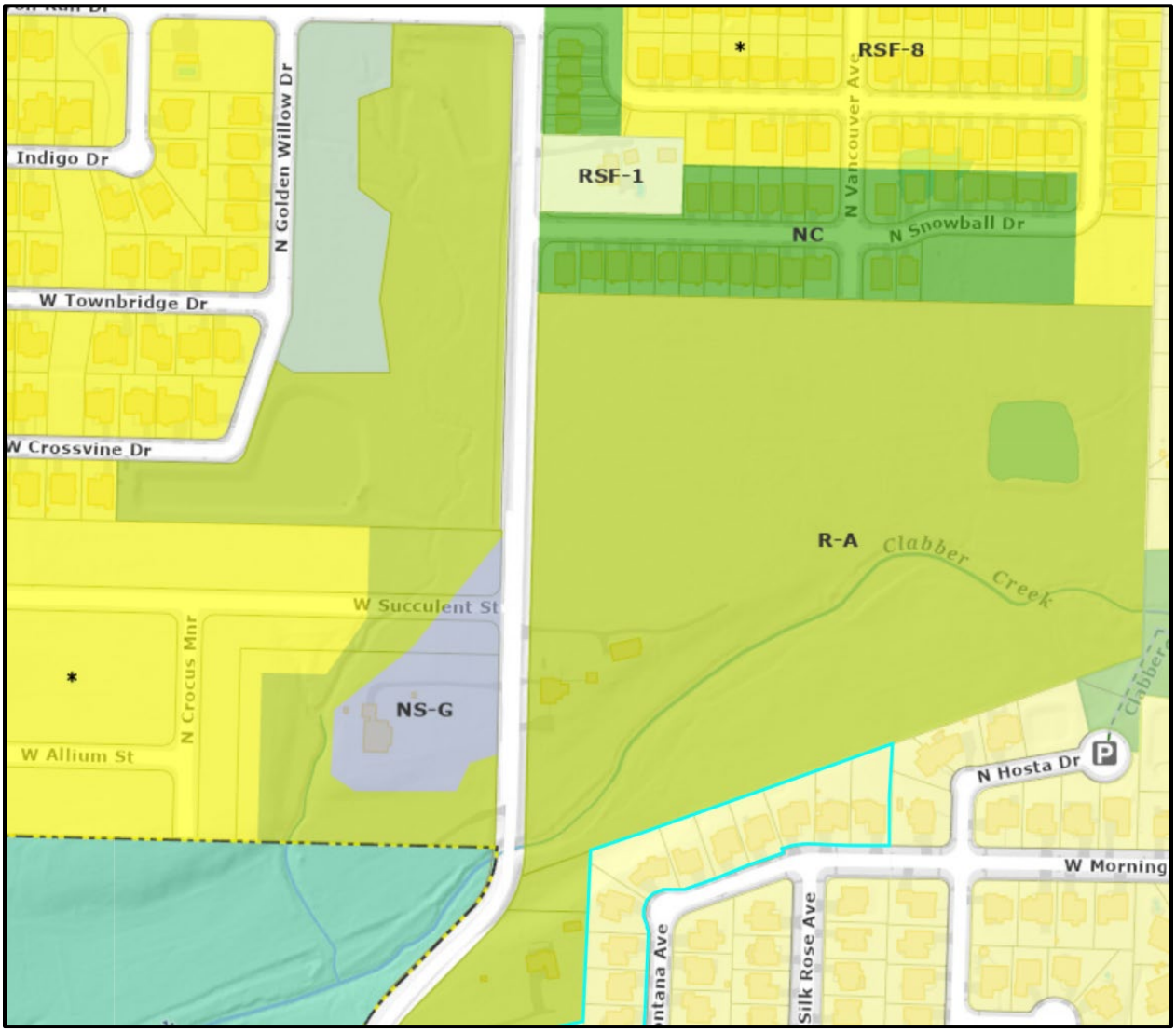
D.R. Horton is formally requesting a rezoning for the property located at Lot 52 in the Hughmount South subdivision (2445 N Hughmount Road). Currently, the parcel is split-zoned between Residential-Agricultural (R-A) and Neighborhood Services-General (NS-G), as illustrated in Exhibit A. We are seeking a rezone to Single-Family Residential (RSF-8) to bring the parcel into alignment with the established zoning of the surrounding subdivision. The current NS-G designation requires a Build-to-Zone (BTZ) along Hughmount Road. Given the significant environmental constraints and the designated flood zone on the property (see Exhibit B), the BTZ requirement is technically and economically inefficient. Transitioning the entire lot to RSF-8 would allow for a more cohesive development pattern, providing the necessary flexibility to accommodate a future entry street and optimized residential density. Should the Planning Department determine that the buildable area is insufficient for RSF-8 due to the flood zone constraints, D.R. Horton requests, in the alternative, that the property be rezoned entirely to R-A. This would resolve the current split-zoning issue while preserving the lot's existing conditions.

Best,

Nye Carnahan
Director of Construction, D.R. Horton

Exhibit A

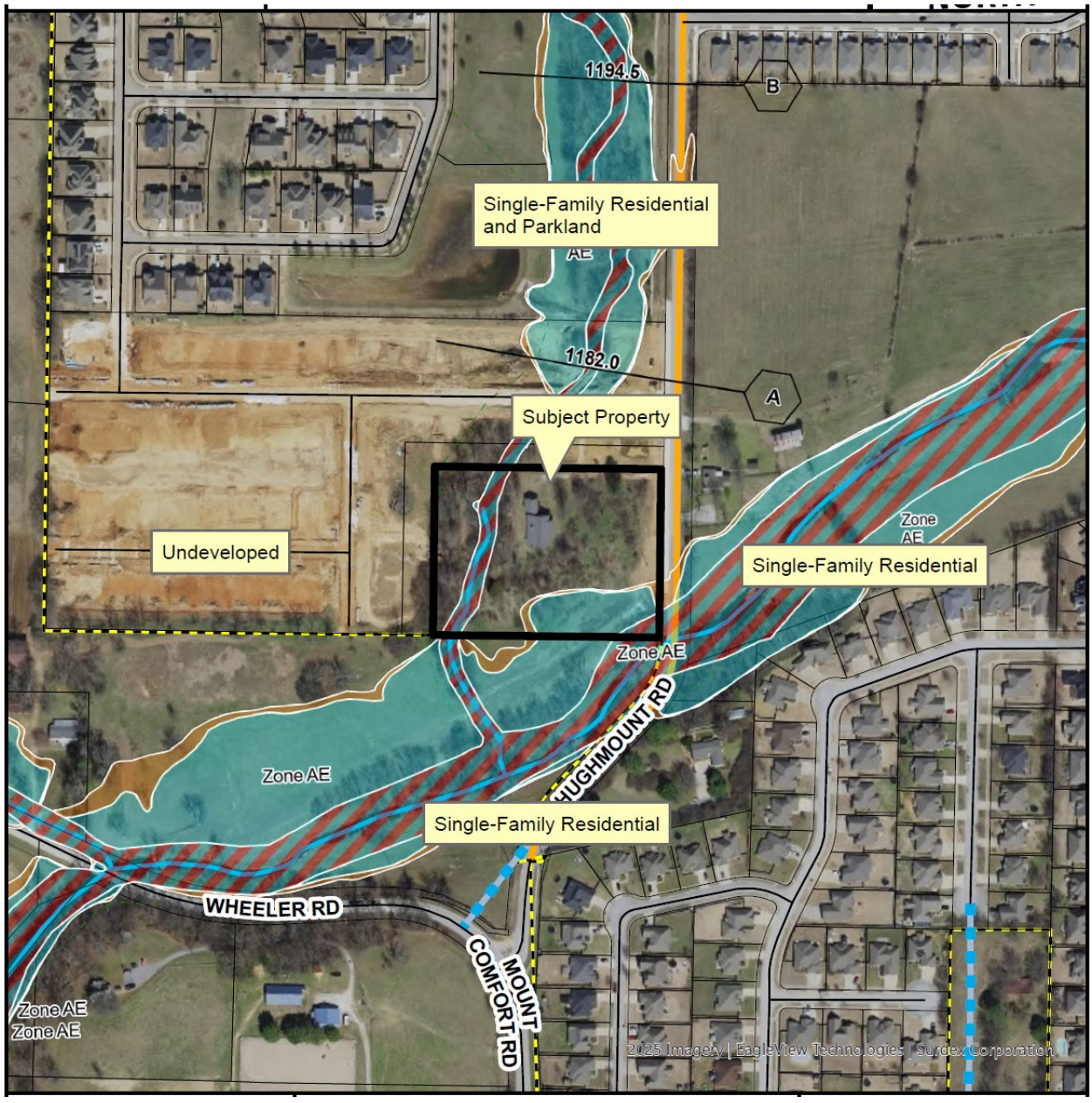
Zoning Map



2445 N Hughmount Road
Fayetteville, AR

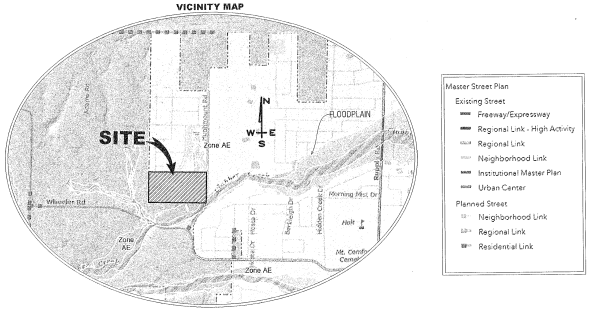
Exhibit B

Flood Zone



2445 N Hughmount Road
Fayetteville, AR

VICINITY MAP



FAYETTEVILLE, ARKANSAS

INDEX OF SHEETS

C0.0 - COVER SHEET
C1.1 - FINAL PLAT
C1.2 - MASTER RESIDENTIAL LOT GRADING PLAN
L1.0 - LANDSCAPE PLAN

FINAL PLAT FOR: HUGHMOUNT SOUTH

LOCATION:
FAYETTEVILLE, AR

OWNER/DEVELOPER:
D R HORTON - NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

Certificate of Approval of Water & Sewer System:

The water distribution system and sewage collection system installed in this subdivision are hereby approved and accepted by the City of Fayetteville.

2/23/26 — Date — City Engineer

Certificate of Approval of Streets, Sidewalks, and Drainage:

The streets, sidewalks, and drainage systems installed in this subdivision are hereby approved and accepted by the City of Fayetteville.

2/23/26 — Date — City Engineer

Certificate of Approval of Park Land Dedication or Money In-lieu:

I hereby certify that this final plat complies with Section 166.04(B)(4)(1) by dedicating — acres of Parkland or paying $52,272 fees in-lieu.

Warranty deed for park land recorded as follows:
Book #: — Page #: —

2/23/2026 — Date — Parks & Recreation Representative

Certificate of Approval of Building Set-back Dimensions:

I hereby certify that all building setback dimensions shown on this plat are in accordance with the current setback requirements.

2/23/2026 — Date — Zoning & Development Administrator

Certificate of Approval for Recording:

This plat was approved administratively by the Fayetteville Planning Division on FEB. 23, 2026.

2/23/2026 — Date — Zoning Development Administrator

Certificate of Survey and Accuracy:

I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as stated hereon as required by the subdivision regulations of the City of Fayetteville, Arkansas.

2/20/26 — Date — Registered Land Surveyor /Professional Land Surveyor

Certificate of Approval of Tree Protection & Preservation:

I hereby certify that this plat has complied with the requirements of the tree protection and preservation ordinance of the City of Fayetteville Unified Development Code.

2/23/25 — Date — Urban Forester

Certificate of Approval of Sidewalks:

Construction of all sidewalks shall be inspected by the city sidewalk and trails coordinator to comply with the city specifications. The developer shall be responsible for the construction and completion of all sidewalks shown on this final plat.

2/23/26 — Date — City Engineer

Certificate of Approval of Utility Easements:

We hereby certify that all utility easements, including cable television easements, platted in this subdivision are shown as requested and were approved by the undersigned utilities of the City of Fayetteville, Arkansas.

2-20-26 — Date — Electric

2/19/26 — Date — Gas Service

2/19/26 — Date — Telephone

2-19-26 — Date — Cable Television

2/23/26 — Date — City of Fayetteville

Certificate of Ownership & Dedication:

We, the undersigned owners, representing one hundred percent (100%) ownership of the real estate shown and described herein, do hereby dedicate for public ownership, all streets and alleys as shown on this plat for public benefit as prescribed by law. The owners also dedicate to the City of Fayetteville and to the public utility companies (including any cable television company holding a franchise granted by the City of Fayetteville) the easements as shown on this plat for the purpose of installation of new facilities and the repair of existing facilities. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings, structures, or fences within said easements, and the right to remove or trim trees within said easements.

2/20/26 — Date — Owner

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

LEGEND

Type: SURVEYS & PLATS Fee: $30.00 1 of 4
Rec: 02/25/2026 03:04:35 PM | B. REID
Kind: PLAT
WASHINGTON COUNTY, AR
KYLE SYLVESTER, CIRCUIT CLERK
File 2026SP-99

PROJECT DETAILS

PROJECT TITLE: HUGHMOUNT SOUTH

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 08/27/2025
DRAWN BY: CAZ
PROJECT # 2017109
FILE PATH: Z:\SUSD\2017109
SHEET SIZE: 22" x 34"

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

REGISTERED — STATE OF ARKANSAS — DAVID L. JORGENSEN — PROFESSIONAL LAND SURVEYOR

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.0

NOTES:

1. PLAT PAGE: #243.
2. 46 BUILDABLE LOTS, 3 NON-BUILDABLE LOTS & 1 TREE PRESERVATION / FUTURE DEVELOPMENT LOT.
3. CURRENT ZONING – RSF-8, R-A, NS-G
4. PARCEL NUMBER – 765-21247-706 & 765-21247-000
5. 1900 SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
6. ALL UTILITY CROSSING SHALL BE 6 - 8" PVC PIPES BURIED MINIMUM 48" DEEP.
7. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
8. A PORTION OF SOME LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
9. A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C0035F DATED MAY 16, 2008.
10. WHERE BUILDING SETBACKS (JOINT OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS), STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
11. TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY, PAID FOR BY THE OWNER.
12. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
13. SITE DEVELOPMENT WILL FOLLOW THE APPROVED MASTER RESIDENTIAL LOT GRADING PLAN. EACH LOT MUST FOLLOW THE APPROVED MRLGP PREPARED BY THE ENGINEER OF RECORD FOR THIS PROJECT.
14. RIGHT OF WAY TREES TO BE PLANTED FOLLOWING CONSTRUCTION OF INDIVIDUAL HOUSES.
15. CURB CUT SEPARATION STANDARDS DO APPLY TO ALL LOTS, INCLUDING REGULATIONS ABOUT DISTANCE FROM PROPERTY LINES, OTHER DRIVEWAYS, INTERSECTIONS AND CURB RADII.
16. FIRE LANE SIGNS, AS SPECIFIED IN 2012 AFPC SECTION D103.6, SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. SIGNS MUST ALSO MEET SPACING REQUIREMENTS IN 2012 AFPC SECTION 503.3.
17. ALL LOTS SHALL MEET ACCESS MANAGEMENT STANDARDS.
18. ALL SIDEWALKS INDICATED ALONG UNBUILDABLE OR OPEN SPACE LOTS SHALL BE CONSTRUCTED BY THE DEVELOPER.
19. THE BILL OF ASSURANCE ASSOCIATED WITH THE ZONING ORDINANCE (ORD 8329), PROPERTY IS LIMITED TO A DENSITY OF SIX UNITS PER ACRE.

LEGAL DESCRIPTION:

A part of the SW1/4 of the SW1/4 of Section 31, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of the NW 1/4 of the SW1/4 of said Section 31, thence S02°46'51"W 1,854.64 feet to the POINT OF BEGINNING, thence S87°18'47"E 1,283.73 feet, thence S02°38'17"W 657.90 feet, thence N87°24'25"W 1,285.37 feet, thence N02°46'50"E 660.00 feet to the POINT OF BEGINNING, Containing 19.43 acres, more or less, subject to easements and right of ways of record.

OWNER/DEVELOPER:
D.R. HORTON - NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

STREET RIGHT-OF-WAY & SIDEWALK TABLE					
STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
N Glenmoor Dr	RESIDENTIAL LINK	52'	29'	6'	6'
W Succulent St	RESIDENTIAL LINK	52'	28'	6'	6'
N Crocus Manor	RESIDENTIAL LINK	52'	28'	6'	6'
W Allium St	RESIDENTIAL LINK	52'	28'	6'	6'
Hughmount Rd	NEIGHBORHOOD LINK	67'	31'	8'	10'

RSF-8 BUILDING SETBACKS		
FRONT	SIDE	REAR
15'	5'	5'

R-A BUILDING SETBACKS		
FRONT	SIDE	REAR
35'	20'	35'

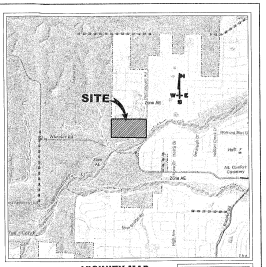
NS-G BUILDING SETBACKS			
FRONT	SIDE	SIDE-ZERO LOT LINE*	REAR	REAR WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5'	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	NONE	15'

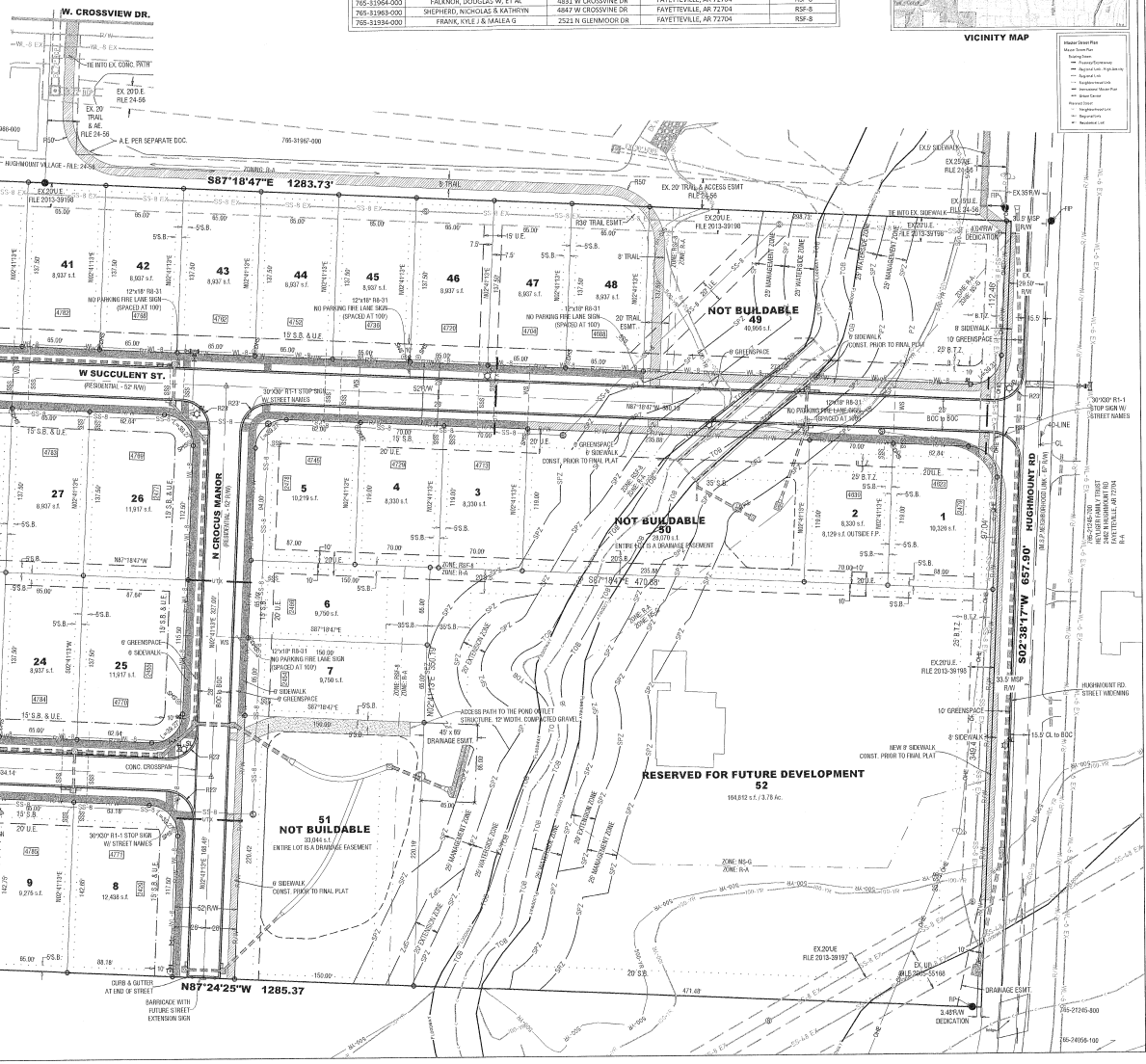
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PARCEL No.	OWNER NAME	MAILING ADDRESS		ZONING
765-24056-100	KILGORE, DARRELL SCOTT & NORMA CAROL	2360 N HUGHMOUNT RD	FAYETTEVILLE, AR 72704	R-A
765-21245-800	KILGORE, SCOTT & CAROL	2360 N HUGHMOUNT RD	FAYETTEVILLE, AR 72704	R-A
765-31967-000	HUGHMOUNT VILLAGE POA	1370 OLD MISSOURI RD	SPRINGDALE, AR 72764	R-A
765-31966-000	REBECCA E COMSTOCK	175 MOUNTAIN CREEK TRAIL	HOT SPRINGS NATIONAL PARK, AR 71913	RSF-8
765-31965-000	MEDLOCK, TRACEY & DEANNA	4813 W CROSSVINE DR	FAYETTEVILLE, AR 72704	RSF-8
765-31964-000	FALKNOR, DOUGLAS W, ET AL	4831 W CROSSVINE DR	FAYETTEVILLE, AR 72704	RSF-8
765-31963-000	SHEPHERD, NICHOLAS & KATHRYN	4847 W CROSSVINE DR	FAYETTEVILLE, AR 72704	RSF-8
765-31934-000	FRANK, KYLE J & MALEA G	2521 N GLENMOOR DR	FAYETTEVILLE, AR 72704	RSF-8

VICINITY MAP





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Civil Engineering Surveying Established 1985
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Fayetteville, AR 72703
Office 479.442.9127
www.jorgensenassoc.com

LEGEND

- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE
- EXISTING 8" SEWER LINE EX. SS-8
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE EX. W-8
- PROPOSED 8" WATER LINE W-8
- OVERHEAD ELECTRIC OHE
- CENTERLINE STREET
- BUILDING SETBACK/BTZ
- UTILITY EASEMENT
- EXISTING SIDEWALK
- SIDEWALK (BUILT W/HOMES)
- SIDEWALK (BUILT W/STREETS)
- UTILITY CROSSING UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: HUGHMOUNT SOUTH

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 08/27/2025
DRAWN BY: CAZ
PROJECT # 2017109
FILE PATH: Z:\SUB\2017109
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

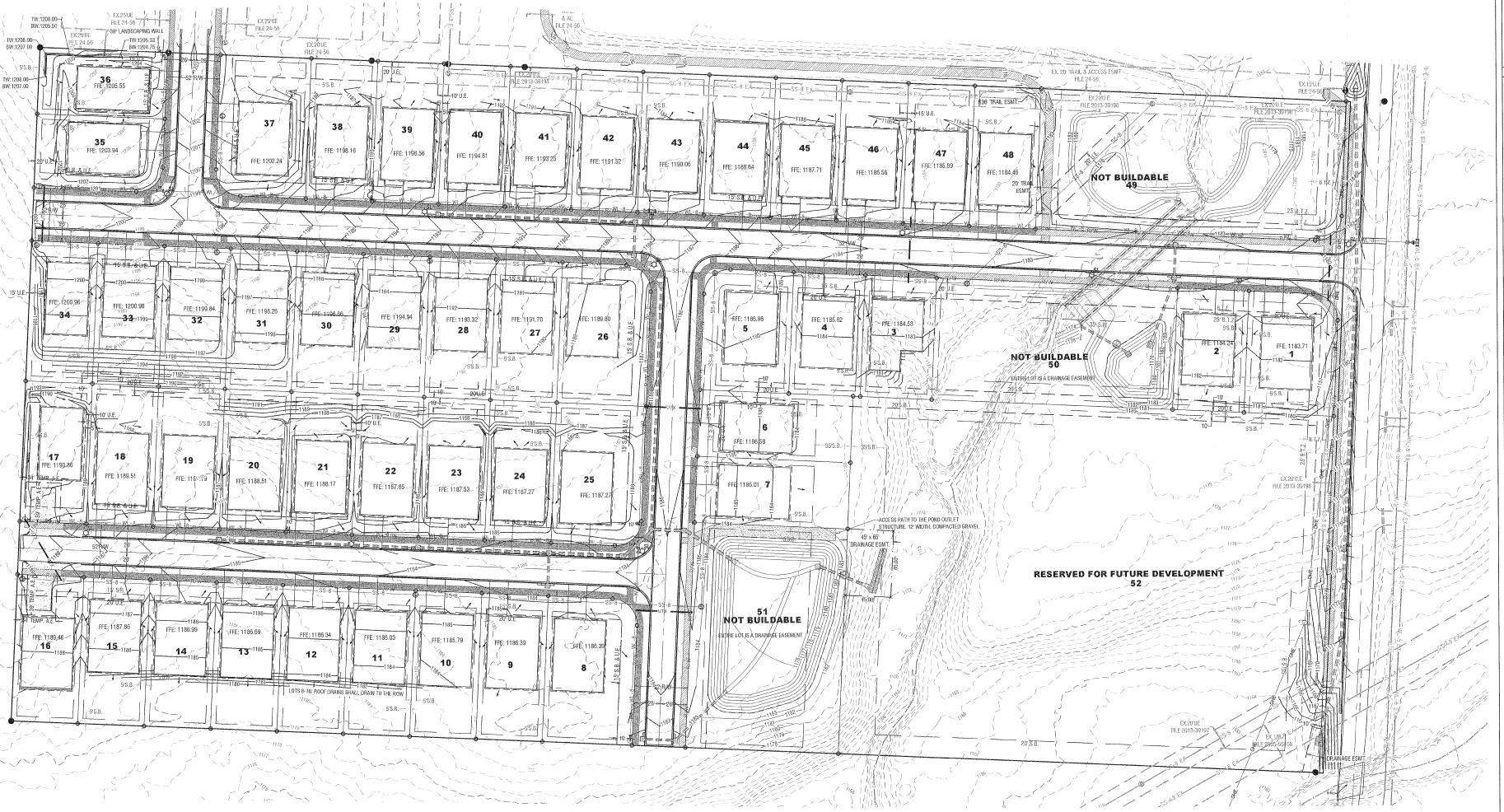
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
ARKANSAS – ENGINEERING
No. 722

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
JOSEPH L. JORGENSEN
PRELIMINARY PLAT

SHEET TITLE
FINAL PLAT

SHEET NUMBER
C1.1

RZN-2026-0021 (D R HORTON - NW ARKANSAS LLC)
Planning Commission
June 22, 2026
Page 20 of 22



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Established 1985

LEGEND

- CENTERLINE MARKER
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JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEERING

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18060
CHARLES A. ZARDIN
01/12/2026

SHEET TITLE
MASTER RESIDENTIAL LOT GRADING PLAN

SHEET NUMBER
C1.2

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

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

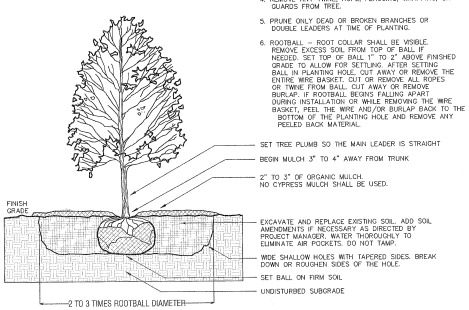
PLANT LIST (LOT, STREET & MITIGATION)

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
40	THORNLESS HONEY LOCUST 'SHADEMASTER' Gleditsia triacanthos 'Shademaster'	B&B	2.5" CAL.	
40	BLACK OAK Quercus velutina	B&B	2.5" CAL.	
40	TULIP POPLAR TREE Liriodendron tulipifera	B&B	2.5" CAL.	
37	LITTLE LEAF LINDEN Tilia cordata	B&B	2.5" CAL.	
38	FRONTIER ELM Ulmus x 'Frontier'	B&B	2.5" CAL.	
41	WILLOW OAK Quercus phellos	B&B	2.5" CAL.	

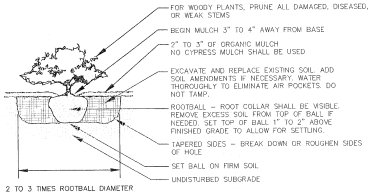
PLANT LIST (STORMWATER)

10	BALD CYPRESS Taxodium distichum	B&B	2.5" CAL.
40	VIBURNUM Viburnum species		3 GAL.
60	MILKWEED Asclepias syriaca		1 GAL.

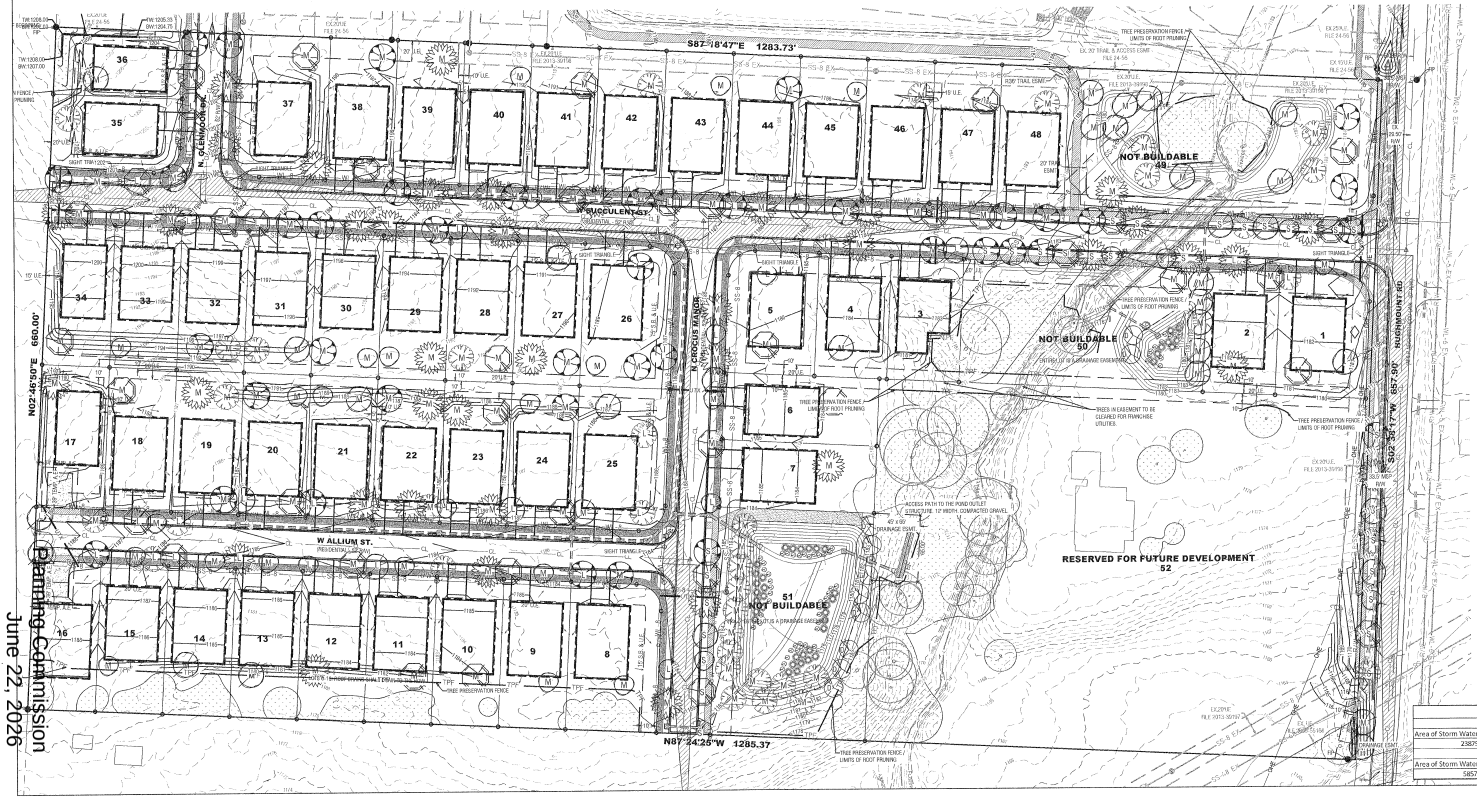
NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



D. R. HORTON (239-9881) IS RESPONSIBLE FOR CONTACTING JOHN SCOTT OR MELISSA EVANS, THE CIY OF FAYETTEVILLE URBAN FORESTER (444-3470/444-3496), EVERY 6 MONTHS TO UPDATE THE CITY ON WHAT TREES HAVE BEEN PLANTED AT THE TIME OF C OF O AS WELL AS 3-YEAR MAINTENANCE BOND INFORMATION.

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

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

CITY LANDSCAPE REQUIREMENTS

LOT TREE LANDSCAPING (LABELED WITH AN "L"):
REQUIRED: A MINIMUM OF ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT SHALL BE PLANTED. (CORNER LOTS REQUIRE TREES ON BOTH SIDES)
PROVIDED: ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT
46 BUILDABLE LOTS + 7 CORNER LOTS = 55 LOT TREES

MITIGATION TREES (LABELED WITH AN "M"):
REQUIRED: 148 MITIGATION TREES (CALCULATIONS ON TREE PRESERVATION PLAN)
PROVIDED: 148 MITIGATION TREES TO BE PROVIDED

STREET TREES (LABELED WITH AN "S"
REQUIRED: 1 TREE PER 30 L.F.

LOT 49: 295 LINEAR FEET / 30=10 TREES
LOT 50: 236 LINEAR FEET / 30=8 TREES
LOT 51: 220 LINEAR FEET / 30=7 TREES
LOT 52 (MINUS EX. DRIVEWAY): 235 LINEAR FEET / 30=8 TREES

PROVIDED: 33 STREET TREES

Landscape Requirements for Stormwater Facilities (Detention Ponds)

Detention Pond 1			
Area of Storm Water Facility SQ. FT	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
23875	8	32	48
Detention Pond 2			
Area of Storm Water Facility SQ. FT	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
5857	2	8	12

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GRAPHIC SCALE
1" = 60'

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
- UTILITY EASEMENT
- FUTURE SIDEWALK
- SIDEWALK (BUILT W/STREETS)
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: HUGHMOUNT SOUTH

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 08/27/2025
DRAWN BY: CAZ
PROJECT # 2017109
FILE PATH: Z:\SUB\2017109
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

JAMES M. GIBSON 5004 STATE OF ARKANSAS
REGISTERED LANDSCAPE ARCHITECT
Date: 1/12/26

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

RZN-2026-0021 (D R HORTON - NW ARKANSAS LLC)
Planning Commission
June 22, 2026
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CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: June 22, 2026

SUBJECT: **ANX-2025-0002: Annexation (NORTHEAST OF 4110 W WEIR RD/DRP HOLDINGS, 205):** Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W WEIR RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 11.17 acres. The request is to annex the property into the city limits of Fayetteville.

RECOMMENDATION:
Staff recommends denial of **ANX-2025-0002.**

RECOMMENDED MOTION:
*"I move to forward **ANX-2025-0002** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in northwest Fayetteville about 1,300 feet east of the intersection of Rupple Road and Salem Road. The property includes the northernmost 11.17-acre portion of two undeveloped parcels. A request to rezone the subject property to RPZD, Residential Planned Zoning District (PZD-2025-0006) has been submitted concurrently with this application; all parcels are annexed into the city limits as R-A, Residential Agricultural. Surrounding land uses and zoning is depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Rural Residential	Washington County
South	Single-Family Residential	Washington County
East	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units Per Acre RPZD, Residential Planned Zoned District
West	Single-Family Residential	Washington County

Request: The request is to annex the subject property into the City of Fayetteville in order to expand the adjacent Foxtail Meadows subdivision. A request to rezone the property to RPZD, Residential Planned Zoning District (PZD-2025-0006) has been submitted concurrently with this application.

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

INFRASTRUCTURE:

Streets: The site technically does not have any frontage withing city limits. The overall project proposed within the associated PZD, which includes additional property to the east, has frontage on Rupple Road and North Salem Road. These streets are unimproved with no curb and gutter or sidewalk. Any street or drainage improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There are existing lines, differing in size along Rupple Road, West Salem Road, and North Salem Road. Main extensions across the adjacent property that is already within the city and part of the project will be required to provide service to this property.

Sewer: The property must be annexed to provide access to City sewer. Main extensions will be required from off-site to provide sewer to the subject property. A sewer study will be required at the development entitlement phase.

Drainage: No portion of the subject property lies within the Hillside/Hilltop Overlay District. No protected streams, hydric soils, or FEMA Floodplain are identified on the subject property within the annexation area.

Fire: Fire apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development. Station 7, located at 835 N. Rupple Rd., protects this site. The property is located approximately 3 miles from the fire station with an anticipated drive time of approximately 6 minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **Residential Neighborhood Area.**

Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score range of **1-2** for this site with a weighted score of **2** at the highest level. The following elements of the matrix contribute to the score:

- Near City Park (Lierly Lane Park)
- Near Paved Trail (Rupple Rd. Side Path)

FINDINGS OF THE STAFF
CITY PLAN 2040 (Res. 35-20)
12.3 Annexation Guiding Policies

Boundaries

12.3.5.a Annex existing islands and peninsulas and do not annex areas that create an island or peninsula.

Finding: **The proposed annexation would lengthen an existing peninsula, extending the length from approximately 3000 linear feet to nearly 4000 feet deep. The additional annexation completed in 2024 was east of Salem Rd. and does not abut this property (see attached exhibit for more information). The proposed annexation would extend city limits further east and would serve to make city boundaries more irregular rather than less.**

12.3.5.b The proposed annexation area must be adjacent, or contiguous, to city limits.

Finding: **The proposed annexation area is adjacent and contiguous to Fayetteville's City Limits in northwest Fayetteville.**

12.3.5.c Areas should either include or exclude entire subdivisions or neighborhoods, not divide.

Finding: **The proposed annexation is for an area containing no subdivisions. The parcels proposed to be annexed are currently undeveloped.**

12.3.5.d Boundaries for annexed areas should follow natural corridors.

Finding: **The proposed annexation boundary does not follow the property lines of the subject property. Rather it splits two parcels into a north/south division with the northern portion proposed to be annexed into the city and the southern portion proposed to remain within the county. The annexation also does not follow natural boundaries such as existing road patterns, streams, steep topography, or other similar features. As this annexation area does not abut any existing roads, it also does not provide an opportunity to improve existing infrastructure in the way the previous annexation did.**

12.3.5.e The provision of services should be concurrent with development.

Finding: **The portions that are proposed to be annexed into the city do not have direct access to city water or sewer and would require main extensions to be served. Connection to water and sewer service would be the responsibility of the property owner. City Engineering has noted that the overall site does not have adequate water capacity for the typical requirement for fire flow. From the north, the lines in Rupple and Salem are fed by a single six-inch main. The utility department has designed plans for a pressure reduction project that will restrict connections to the south. In order to have hydrants**

for future development, a minimum line size of eight inches must be provided and it must tie into a line that is 8 inches or larger. Also, a downstream capacity study for sewer must be provided at the time of development to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

ENVIRONMENTALLY SENSITIVE AREAS

12.3.5.f Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Finding: The subject property is undeveloped and does not lie within the HHOD or a floodplain and no hydric soils or protected streams are present on site.

EMERGENCY AND PUBLIC SERVICES

12.3.5.g Public services must be able to be provided efficiently in newly annexed areas.

Finding: Fire: The Fayetteville Fire Department response time to this location is approximately 8.2 minutes from the current closest station (835 N. Rupple Road). The Fire Department response time goal is six minute for an engine and eight minutes for a ladder truck.

Police: The Fayetteville Police Department has not commented on this request.

12.3.5.h Annexed areas should receive the same level of service of areas already in the city limits.

Finding: Should it be annexed, the subject property would require additional extensions of public infrastructure since no infrastructure currently exists to serve it. These extensions would further increase pressure on existing public safety systems by increasing the city's maintenance burden and expanding service areas for trash service, police protection, fire protection, sewer, water, recycling and yard waste pick-up, and zoning protection. Given limited water pressure and extended response times already present in the area, staff finds such expansion is not in the public's best interest.

12.3.5.i The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units, and response time.

Finding: These factors were taken into consideration in the responses and recommendations included in this report.

INFRASTRUCTURE AND UTILITIES

12.3.5.j Areas currently served by utilities and other public services should be annexed.

Finding: The property currently has access to a public street and city water, though there are neither within the portion of the property proposed to be annexed.

Utility extensions and upgrades would be required to serve the associated, subsequent development.

12.3.5.k Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.

Finding: **Engineering: Upgrades and extensions of water mains and extensions of sewer mains would be required to meet the demands of development.**

Planning: The proposed annexation would lead to increased density on the subject property when considering the PZD that was concurrently submitted with this request, and there are concerns that the site does not have adequate water capacity for the typical requirement for fire flow.

12.3.5.l Phased annexation should be initiated by the City within active annexation areas based on planned service extensions or availability of services.

Finding: **Not applicable; the proposed annexation is not part of a phased annexation initiated by the City.**

INTERGOVERNMENTAL RELATIONS

12.3.5.m Promote long-range planning with adjacent jurisdictions.

Finding: **Due to recent changes at the state level, cities no longer have jurisdictional authority outside of their city limits. The applicant proposes to annex a portion of the property into city limits with the remainder to remain in Washington County. Additionally, the development could prompt the need for cross jurisdictional cooperation because of infrastructure which is proposed to be located on both city and county land.**

12.3.5.n Establish agreements to address regional concerns, such as water, stormwater, *and sewer.*

Finding: **The subject area does not have direct access to city streets, sewer or water and utility extensions would be required to serve the subject area. If the property were to be annexed, it would be subject to the City's stormwater ordinances.**

ADMINISTRATION OF ANNEXATIONS

12.3.5.o Develop a land use plan for annexation initiated by the City.

Finding: **Not applicable; this annexation is not City-initiated. However, the subject area is included within the City's Future Land Use Plan and is designated as a Residential Neighborhood Area.**

12.3.5.p Designate zoning districts for the property during the annexation process.

Finding: **Annexations are automatically zoned R-A, Residential Agricultural per UDC §161.01(E), though the applicant has submitted a separate rezoning application with a request to rezone the property to a PZD.**

12.3.5.q An annexation study should be completed on all annexation proposals.

Finding: **Planning staff has engaged with the Engineering Division along with the Water and Sewer, Fire, and Police Departments to review the proposed annexation. The request was studied to determine if facilities or services are available or needed in association with this request. Responses are included throughout this report.**

12.3.5.r Development proposals require a separate review from the annexation proposals.

Finding: **Future development of the subject property will be required to go through the appropriate development review process. Staff notes that due to recent changes at the state level, the subdivision of land outside of city limits is no longer subject to city review; therefore, the annexation of land within city limits will permit the review for development standards where it is no longer permitted if the property were to remain outside city jurisdiction.**

12.3.5.s Residents should be fully informed of annexation activities.

Finding: **Per §157.03 of the Unified Development Code, property owners and residents within 200 feet of the subject property have been notified. Additionally, a legal advertisement has been submitted with the local newspaper prior to the Planning Commission meeting for which this item is scheduled. Signage was posted on the site informing surrounding neighbors of the annexation proposal.**

12.3.5.t Encourage larger annexations to create acceptable boundaries.

Finding: **Staff finds the request would not serve to reduce an existing peninsula or island and would also make the city's boundaries more irregular rather than less.**

12.3.5.u Conduct a fiscal impact assessment on large annexations.

Finding: **Given the moderate size of the subject property, a fiscal impact assessment was not conducted for the requested annexation. It should be noted that annexing land toward the western extent of the City and developing it can pose financial challenges for the City to maintain the public infrastructure in a fiscally sustainable manner.**

RECOMMENDATION: Planning staff recommends denial of ANX-2025-0002.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- City Plan 2040, Section 12.3: Annexation
- Project Maps
    - One Mile Map
    - Close-Up Map
    - Current Land Use Map
    - Future Land Use Map
- Long-Range Planning Memo
- Annexations Exhibit
- Applicant Exhibits
    - Request Letter
    - Applicant Exhibit
    - Order of Annexation

12.3 Annexation

Annexation is the inclusion of previously unincorporated lands within the City limits. Annexation has benefits to the residents of the annexed area as well as to the City. The residents gain access to urban services, such as enhanced police and fire protection and have a voice in city government. The City gains the ability to control development and extend boundaries in a logical manner.

The purpose of this planning element is to take a more active approach toward annexations by identifying potential annexations areas and establishing annexation policies. The annexation policies will guide evaluation of future annexation proposals. The policies are designed to ensure that public services, infrastructure, and utility extension is properly addressed in order to manage growth. The potential annexation areas may become part of the City when these annexation polices are met.

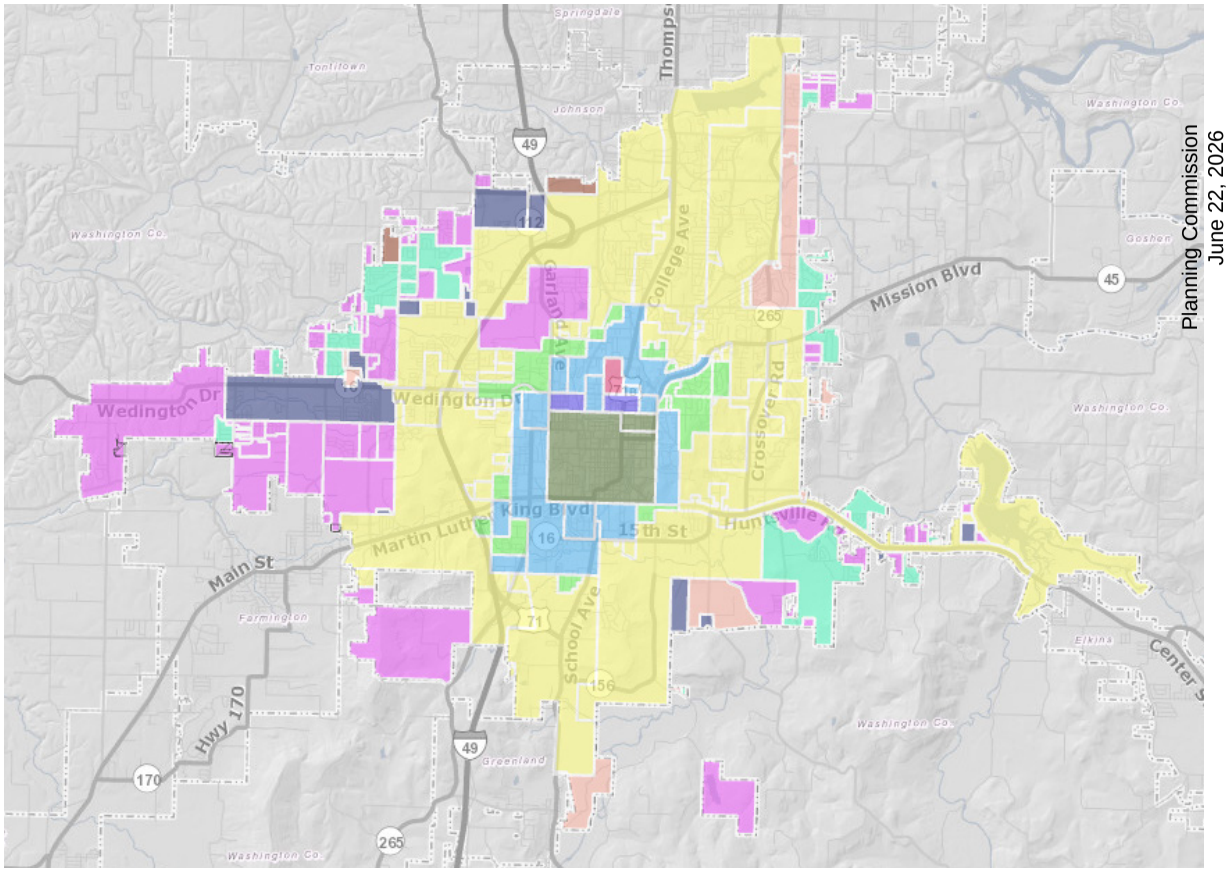

Figure 12.15 - Fayetteville Annexation Map

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Annexation History and Trends

The original town was incorporated in 1870 with approximately 1,100 acres. Since incorporation, the City has made almost 200 annexations, totaling over 34,000 acres. Annexation activity was relatively slow until the 1940's, when over 2,500 acres were annexed within 19 annexations. During the 1950's, almost the same number of annexations took place, however, the total land area annexed was significantly smaller than in the 1940's. By the 1960's. annexation activity increased dramatically, with 42 annexations bringing over 18,000 acres into the city limits. Annexation numbers dropped in 1970 and stayed steady until the 1990's, when the number of annexations tripled from the 1980's. By 2000, the City contained 45 square miles and by 2018 the City contained approximately 55 square miles.

One indicator of the amount of developable land within the City is the number of people per acre. Prior to 1940 there were approximately 5.6 persons per acre. This era represents the time when Fayetteville was still relatively small and consisted primarily of what we would now consider the downtown and surrounding neighborhoods. By 1970, after numerous large annexations in the 1960's, the persons per acre had been reduced to 1.3. The City's population continued to increase dramatically through the 2000's when we maintained just over 2 people per acre from 2000-2010. An annexation referendum in October of 2006 for a large area along Wedington Drive on the west side of town brought in an additional 1,400 acres of low density land for eventual development.

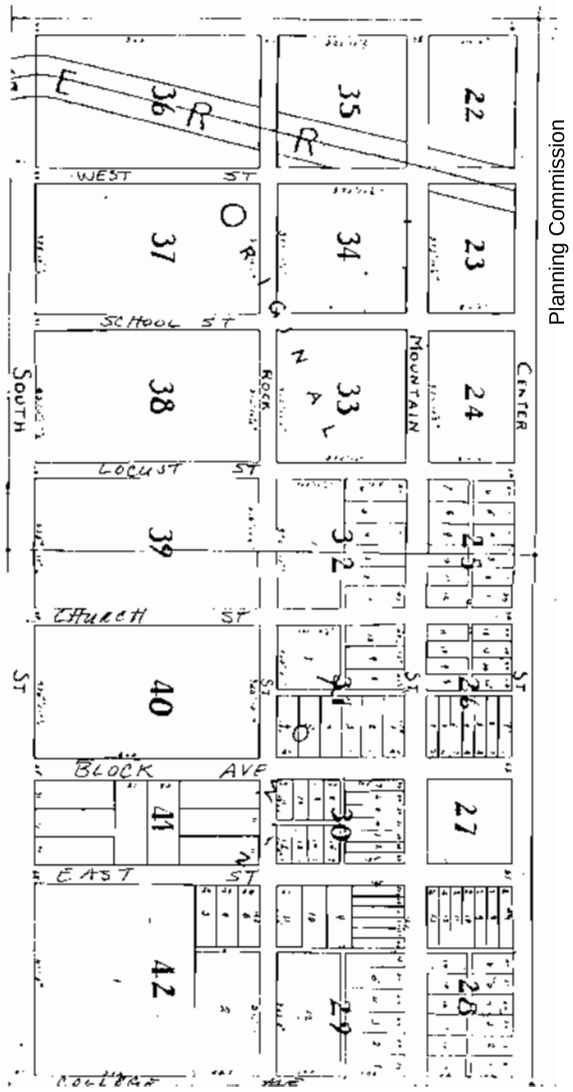

Figure 12.16 - Fayetteville Town Plat

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State Statutes on Annexation

Title 14, Chapter 40 of the state statute discusses annexation. Annexations can be initiated by a municipality or by property owners.

A municipality can annex contiguous lands, lands surrounded by the municipality, unincorporated area that is completely bounded by two or more municipalities. If the municipality has the greater distance of city limits adjoining the area, and land contiguous and in adjacent counties to annex any contiguous lands, the governing body must adopt an ordinance, passed by two-thirds of the governing body and hold an election of the people. Those lands must meet one of the following criteria:

- Platted and held for sale or use as municipal lots;
- Whether platted or not, if the lands are held to be sold as suburban property;
- When the lands furnish the abode for a densely settled community or represent the actual growth of the municipality beyond its legal boundary;
- When the lands are needed for any proper municipal purposes such as for the extension of needed police regulation; or
- When they are valuable by reason of their adaptability for prospective municipal uses.

Contiguous lands must not be annexed if they meet either of the following criteria:

- Have a fair market value at the time of adoption of the ordinance of lands used only for agricultural or horticultural purposes and the highest and best use of the land is for agricultural or horticultural purposes; or
- Are lands upon which a new community is to be constructed with funds guaranteed in whole or in part by the federal government under Title IV of the Housing and Urban Development Act of 1968 or under Title VII of the Housing and Urban Development Act of 1970.

To annex land surrounded by a municipality, the governing body can propose an ordinance to annex the property. Again, the lands must meet the criteria listed above. A public hearing must be held within 60 days of the proposed ordinance, A majority of the governing body must approve the annexation for it to become effective.

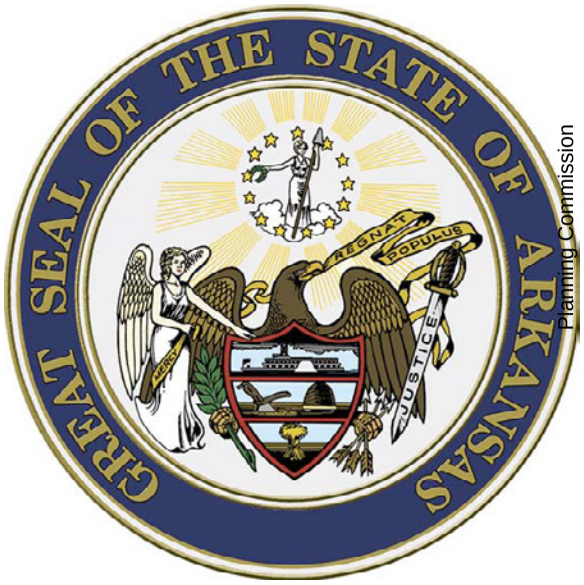

Figure 12.17 - Great Seal of the State of Arkansas

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Property owners in areas contiguous and adjacent to the municipality may request annexation. They can apply with a petition of the majority of land owners in the area, if the majority of the total number of owners own more than one-half of the acreage affected.

Potential Annexation Areas

The potential annexation areas should be identified by the City using the following criteria:

- Areas that are already urban in character.
- Areas that can be developed at urban densities.
- Immediate areas are those that are peninsulas or islands, where municipal services have already been extended.
- Vacant lands that are subject to development pressure.
- Areas where urban services are already provided.
- Areas where urban services are needed.

Annexation Guiding Policies

Boundaries

- Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.
- Proposed annexation area must be adjacent, or contiguous, to city limits.
- Areas should either include or exclude entire subdivisions or neighborhoods, not divide.
- Boundaries for annexed areas should follow natural corridors.
- The provision of services should be concurrent with development.

Environmentally Sensitive Areas

- Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.

Emergency and Public Services

- Public services must be able to be provided efficiently in newly annexed areas.
- Annexed areas should receive the same level of service of areas already in the city limits.
- The ability to provide public services should be evaluated in terms of equipment, training of personnel, number of units and response time.

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Infrastructure and Utilities

- Areas currently served by utilities and other public services should be annexed.
- Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.
- Phased annexation should be initiated by the City within the active annexation areas based on planned service extensions or availability of services.

Intergovernmental Relations

- Promote long-range planning with adjacent jurisdictions.
- Establish agreements to address regional concerns, such as water, stormwater and sewer.

Administration of Annexations

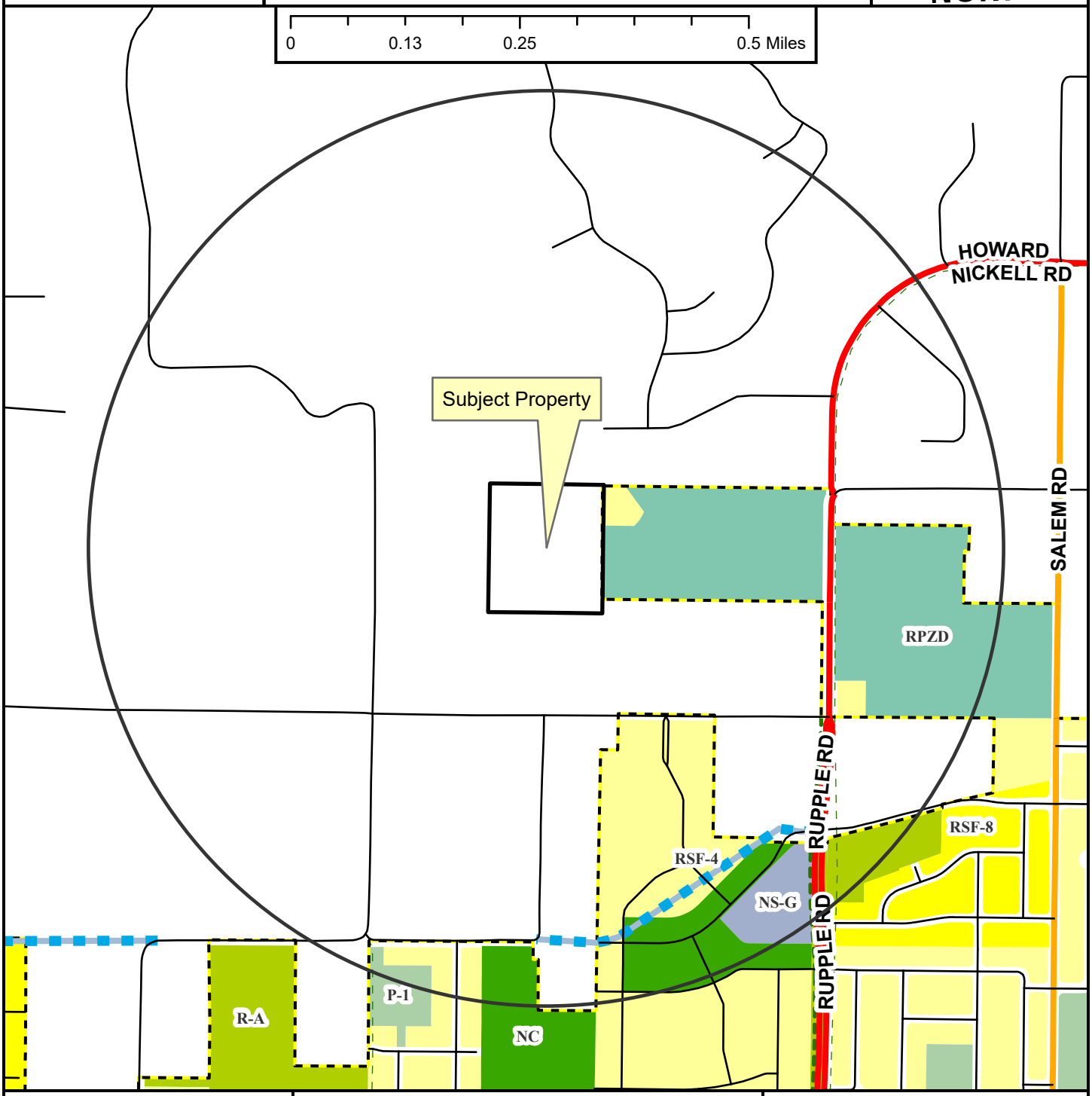
- Develop a land use plan for annexation initiated by the City.
- Designate zoning districts for property during the annexation process.
- An annexation study should be completed on all annexation proposals.
- Development proposals require a separate review from the annexation proposals.
- Residents should be fully informed of annexation activities.
- Encourage larger annexations to create acceptable boundaries.
- Conduct a fiscal impact assessment on large annexations.

ANX-2025-0002

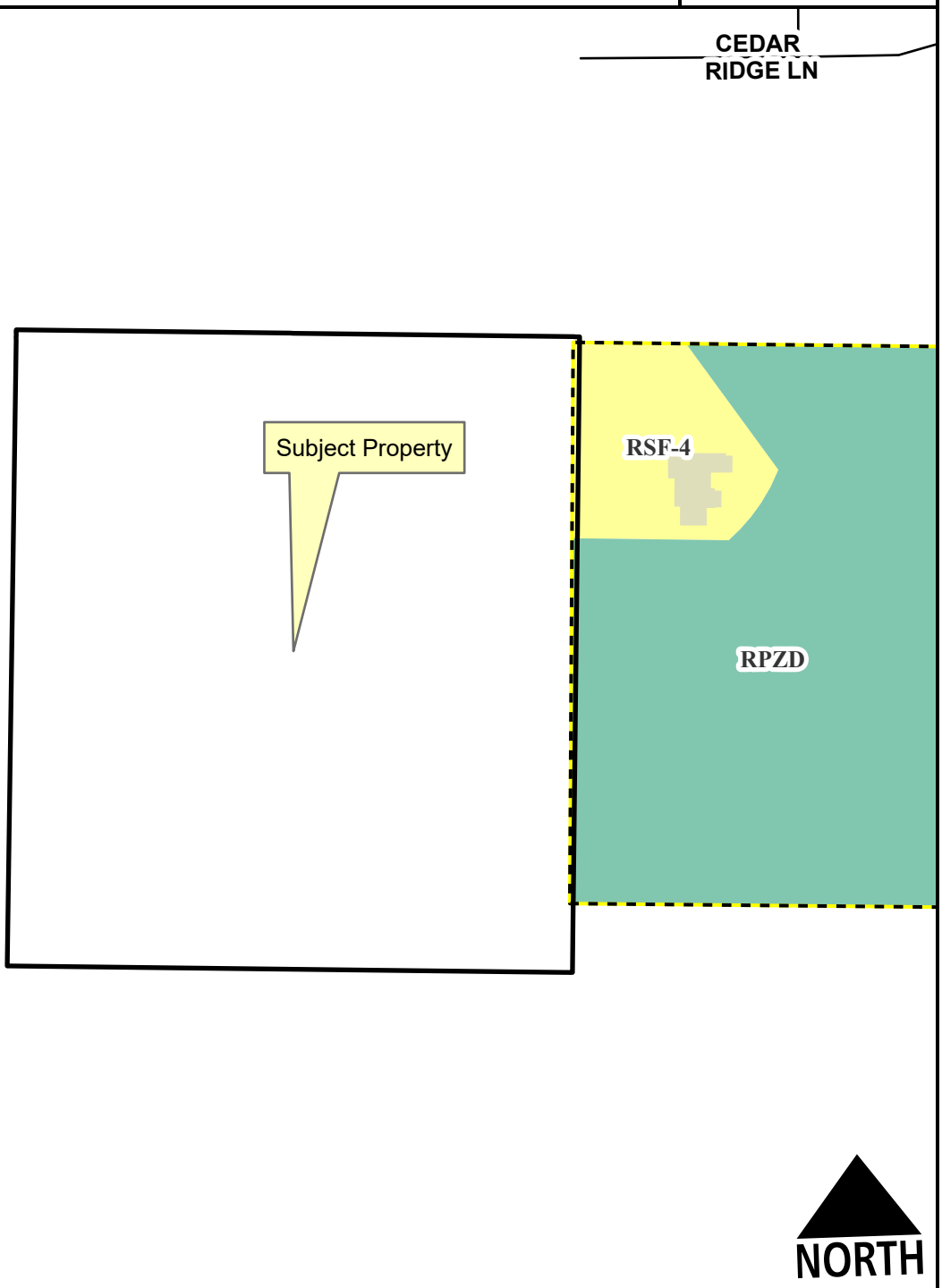
One Mile View

NORTHEAST OF 4110 W. WEIR RD

NORTH



ANX-2025-0002	NORTHEAST OF 4110 W. WEIR RD	
Close Up View		



Unclassified
Planning Area
Fayetteville City Limits

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

ANX-2025-0002

Current Land Use

NORTHEAST OF 4110 W. WEIR RD

NORTH

Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet

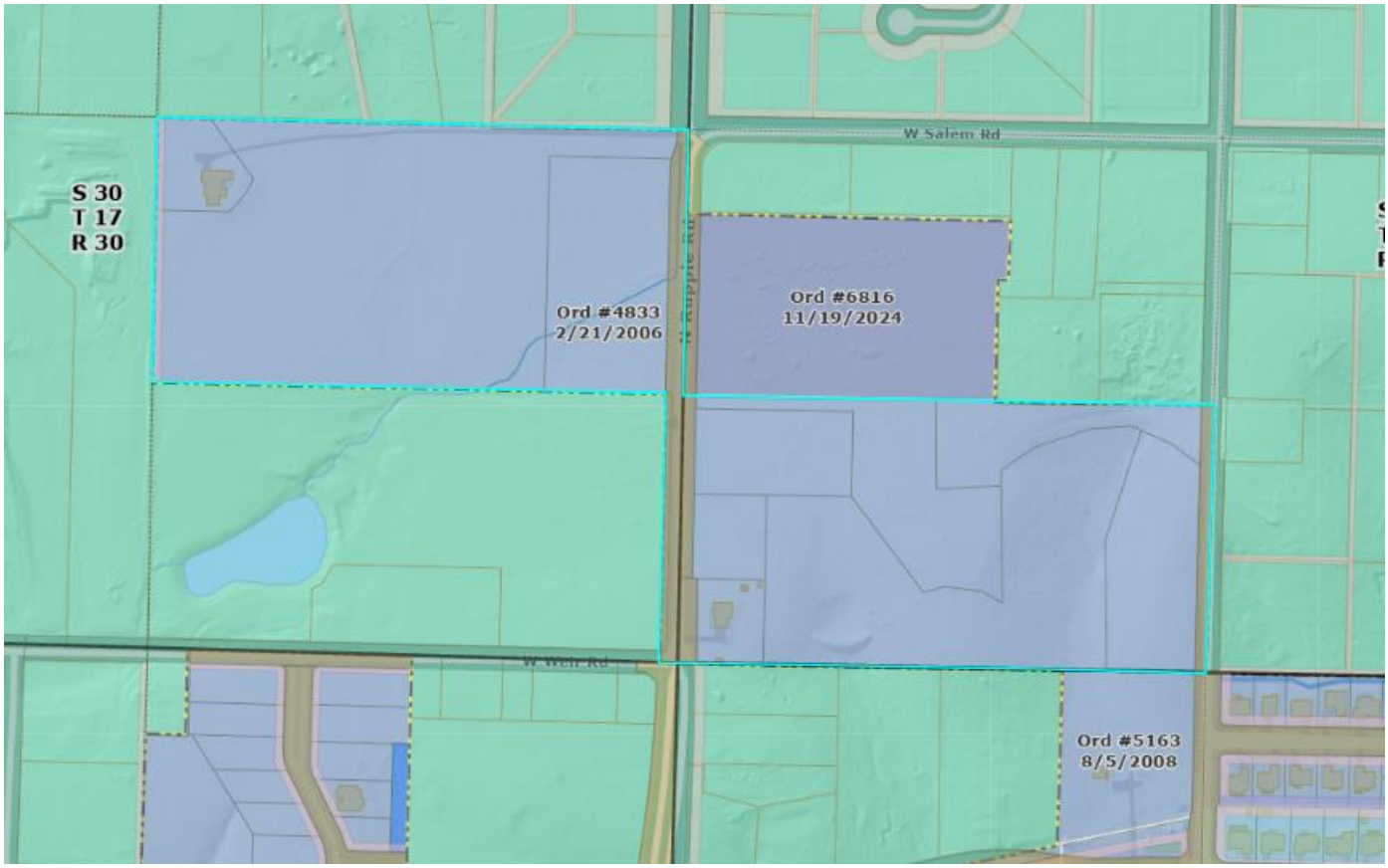
0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

100-Year Floodplain
Floodway

STAFF EXHIBIT:
ANNEXATIONS



CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding ANX-2025-0002 & PZD-2025-0006**

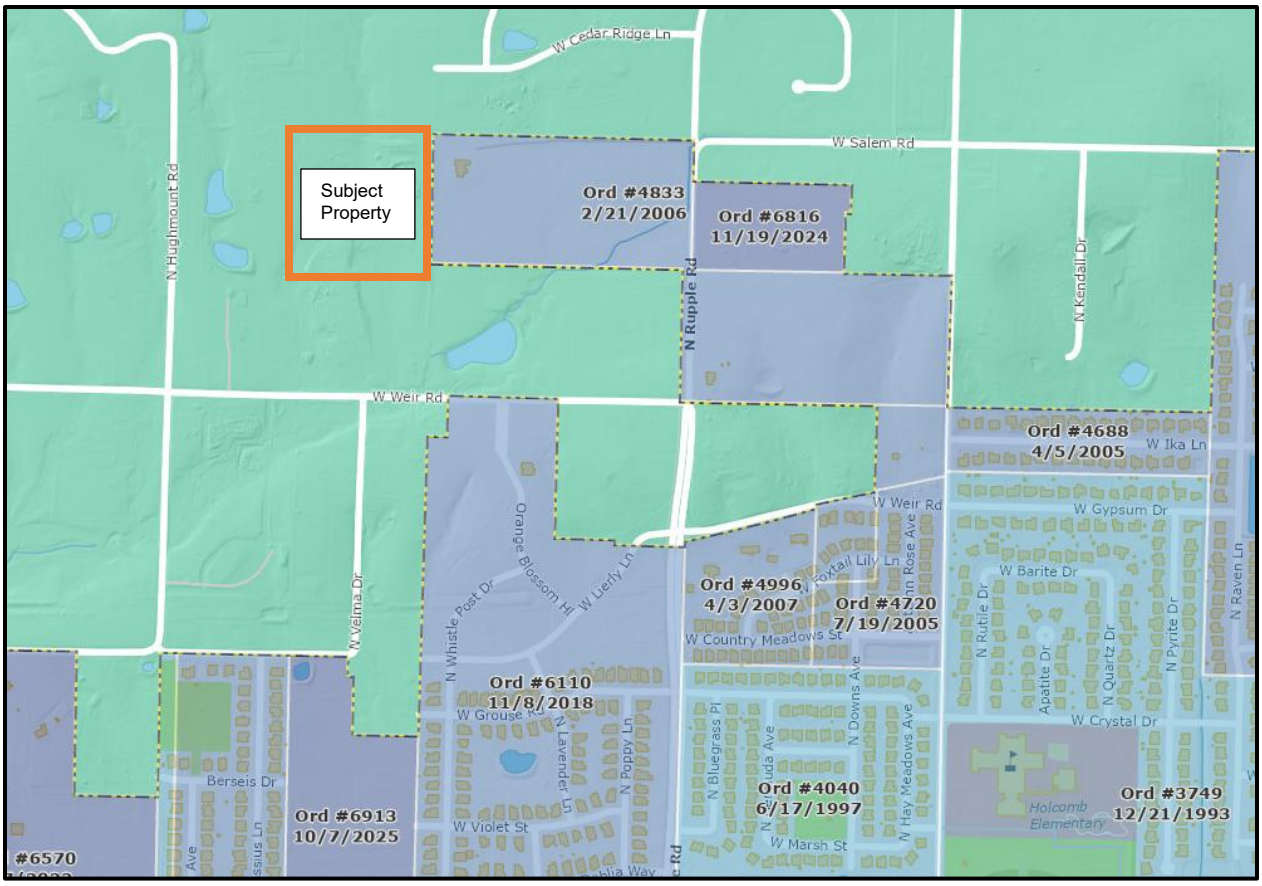
BACKGROUND:
The applicant requests to annex approximately 11.17 acres of property into the City and incorporate it into the Foxtail Meadows Planned Zoning District (PZD). One long range planning document is relevant when evaluating this request: *City Plan 2040.*

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:
This land immediately adjacent to the subject property was annexed in 2006. An annexation in 2024, extended City limits east and north of existing boundaries to encompass the remainder of the site under consideration with the associated PZD. Approximately 0.11 miles to the southeast of the subject property, south of W. Weir Rd., 68.5 acres were annexed in 2018.



City Plan 2040 and Future Land Use Plan:
As with all land outside of the City, this area is designated as a Rural Residential Area, which are "identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled." The site's recent use as a red dirt source indicate the area may not be ideal for natural/environmental conservation or preservation efforts. Rural Residential areas may not have "adequate water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns." [1] Further, the proposal doesn't align with the guiding principles outlining when the expansion of city services to accommodate further growth is appropriate. As proposed, this will not allow historical agricultural or related uses, use alternative development patterns, foster a culture that supports local food production, or encourage agribusiness as outlined in *City Plan 2040.*

In arguendo, if the site's recent use has stripped its value for conservation/preservation, it could be considered more akin to a City Neighborhood area like other areas to the south and east, although this has *not* been formally adopted by the FLUM. When considered this way, the proposed annexation and PZD are in better alignment. The PZD allows a variety of housing types, advancing goal 6 of *City Plan 2040*.

The proposed annexation and development plan falls short of other *City Plan 2040* goals, more clearly it runs *counter* to goals 1, 2, and 3. This does not advance infill goals (Goal 1), but would push residential development to the far northeastern portion of the city, and could reasonably be considered sprawl, which runs counter to Goal 2. The PZD does not allow for the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail

[1] City Plan 2040, 127.

or offices,[2] an important component of a complete neighborhood and a feature lacking in the overall area, which moves us further from Goal 3.

City's Annexation Guiding Policies

a. *Annex existing island and peninsulas and do not annex areas that would create an island or peninsula.*
    a. While the proposal does not create an island or peninsula, it exacerbates an existing peninsula by expanding westward. While the applicant's request letter notes that the annexation would provide "an additional connection for the development along W Weir Rd, allowing for continuity and integration into the city," the 5 acre portion directly adjacent to W. Weir Rd. is not proposed for annexation as its inclusion would create an island of county property. As such, this proposal worsens an existing peninsula without providing a clear public benefit.
b. *Proposed annexation area must be adjacent, or contiguous, to city limits.*
    a. While the proposed annexation is adjacent to city limits along one (eastern) boundary, it would make an existing peninsula worse.
c. *Areas should either include or exclude entire subdivisions or neighborhoods, not divide.*
    a. It is unclear how the proposed addition wouldn't split the neighborhood as a portion of the property immediately adjacent to W. Weir Rd. is not proposed for incorporation but is serving as "an additional connection for the development" effectively splitting the neighborhood between City and county.
d. *Boundaries for annexed areas should follow natural corridors.*
    a. The proposal appears to follow mostly consistent topography.
e. *Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.*
    a. Annexation would provide for tree preservation requirements that are not required in the county. However, much of the site contains exposed soil from its use as a red dirt source and lacks vegetation except around the western and northern property lines.
f. *Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure. Fire response times are on the upper end of target goals for response within the city limits, (8.2 minutes anticipated drive time) where the goal is 6 minutes for an engine and 8 minutes for a ladder truck. This indicates that at this time fire response time is nearing the threshold and annexation in this area may result in a strain on resources and risk to life and safety.
g. *Areas currently served by utilities and other public services should be annexed.*
    a. While water service is extended in the area generally, this parcel is not yet serviced by water. Sewer service is not located nearby and the extension of this infrastructure can reasonably be considered sprawl.
h. *Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear

[2] City Plan 2040, 128.

how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure.

In summary, this proposal runs counter to several adopted *City Plan 2040* goals and does not wholly align with *Annexation Guiding Policies*. In the absence of an adopted annexation plan, further annexing land in areas that to not advance goals and align with policies is not in the best interest of the public as it strains infrastructure and contributes to sprawl.

Annexation Request

Foxtail Meadows Annexation into the City of Fayetteville, Arkansas
PORTION OF PARCELS #001-16771-000 AND #001-16771-002 FOR PROPOSED ANNEXATION

May 13, 2026

To the City Council of Fayetteville,

We are submitting this petition to request annexation of approximately ±11.17 acres of property into the City of Fayetteville. Range is representing the property owner, DRP Holdings, LLC, in making this request. The intent of the annexation is to allow the property to be planned, developed, and served consistently with adjacent city areas and with the standards and expectations of the City of Fayetteville.

The property owner entitled the adjacent ±36 acres under a Planned Zoning District (PZD) in 2024. In the course of negotiating the second exit to the west, as proposed in the original PZD, it became possible to purchase an adjacent 11 acres. Including this property in the overall development assists in paying for, initially and for ongoing maintenance, the unusual off-site development costs of extending an 8-inch water line nearly a quarter mile off site. This investment will provide adequate water pressure to the development without tapping into the on-site adequate water supply that is connected to a proposed low-pressure water zone. This off-site water line extension represents a significant investment that strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible.

Because the site is uphill from the low-pressure water zone, tying into the existing adjacent city infrastructure would risk increasing water pressure within that zone. Instead, approximately 4,000 linear feet of new 8-inch water line is proposed to connect to improvements at Highway 112. This approach will provide increased fire flow and water pressure to a large area of existing homes, as well as to this neighborhood, while also relieving pressure on the water infrastructure grid downhill.

These improvements are being made for the good of the overall city infrastructure. Maintenance costs in the low-pressure zone are unusually high due to poor longevity of the polyethylene pipes that were, for a time, allowed in the neighborhoods to our south. This proposed approach will benefit the area as a whole and provide a more responsible and collaborative way to access city infrastructure than insisting on connection to the existing on-site water lines.

The new ±11 acres of land is proposed to be developed with the same one-story, mobility-friendly small cottages on rear-loaded lots as the previously approved ±36-acre adjacent property. We are proposing large tree preservation buffers along the western and northern property lines along the county, which is where existing large oaks sit. This will provide a buffer between single-family large-lot county homes and the proposed development, and it will protect the highest-value tree resources on the site.

The site has been used as a red dirt source for building pads for several years. The center portion of the site, which is proposed for annexation and higher density development, is currently not vegetated, as it consists of exposed soil from removal of several feet of structural fill dirt.

This annexation request will run concurrently with a proposed PZD that matches the previous PZD language. Procedurally, the new PZD is proposed to replace the former one so that the entire site is controlled by one PZD rather than two side-by-side identical PZDs. This will make administration of the zoning simpler long term. If the new PZD is not approved, the existing PZD on the existing acreage will remain unchanged.

The following responses are provided to address the City's annexation criteria:

1. We further state that this petition is signed by 100% of the real estate owners owning 100% of the acreage in said area.
   The sole owner of this property is DRP Holdings, LLC, an Arkansas limited liability company. Darrin Pitts is the Authorized Signatory of DRP Holdings, LLC and has provided all required ownership consent.

2. Annex existing islands and peninsulas and do not annex areas that would create an island or peninsula.
   This property adjoins the City of Fayetteville on one side (east) and will not create an island or peninsula. The properties to the west, south, and north are in Washington County and are adjacent to other county properties. It will also provide an additional connection for the development along W Weir Rd, allowing for continuity and integration into the city.

3. Proposed annexation area must be adjacent, or contiguous, to city limits.
   The proposed lot for annexation is bounded on the east by the City of Fayetteville.

4. Areas should either include or exclude entire subdivisions or neighborhoods, not divide.
   The proposed lot is planned to be incorporated into a PZD that is currently before the City of Fayetteville. The entire resulting property will function as one cohesive neighborhood adjacent to a proposed Tier 3 Center in the Future Land Use Map.

5. Boundaries for annexed areas should follow natural corridors.
   The boundaries for the proposed annexation include the northern portion of the parcels, ending in line with the southeastern property line. The +/- 5 acres to the south that is not included in the request is a lower topography and cannot easily gravity drain to sewer service as the requested 11 acres can.

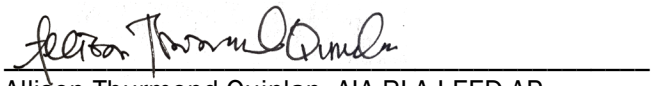
6. Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.
   The inclusion of this parcel in the PZD context allows for the preservation of a tree preservation buffer of large native oaks, which are not currently protected in the county.

7. Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.
   The planned PZD that will include the proposed annexed lot will incorporate public services and utilities, and will improve fire flow and water pressure issues that are pre-existing in this area of town.

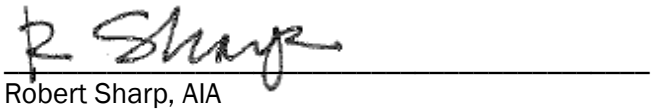
8. Areas currently served by utilities and other public services should be annexed.
   The planned PZD that will include the proposed annexed lot will incorporate public services and utilities.

9. **Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.**
   The proposed annexation will support the cost of upgrading existing utilities to improve fire flow in the area and reduce a current threat to public safety.

Respectfully submitted,



Allison Thurmond Quinlan, AIA RLA LEED AP
Range Co.

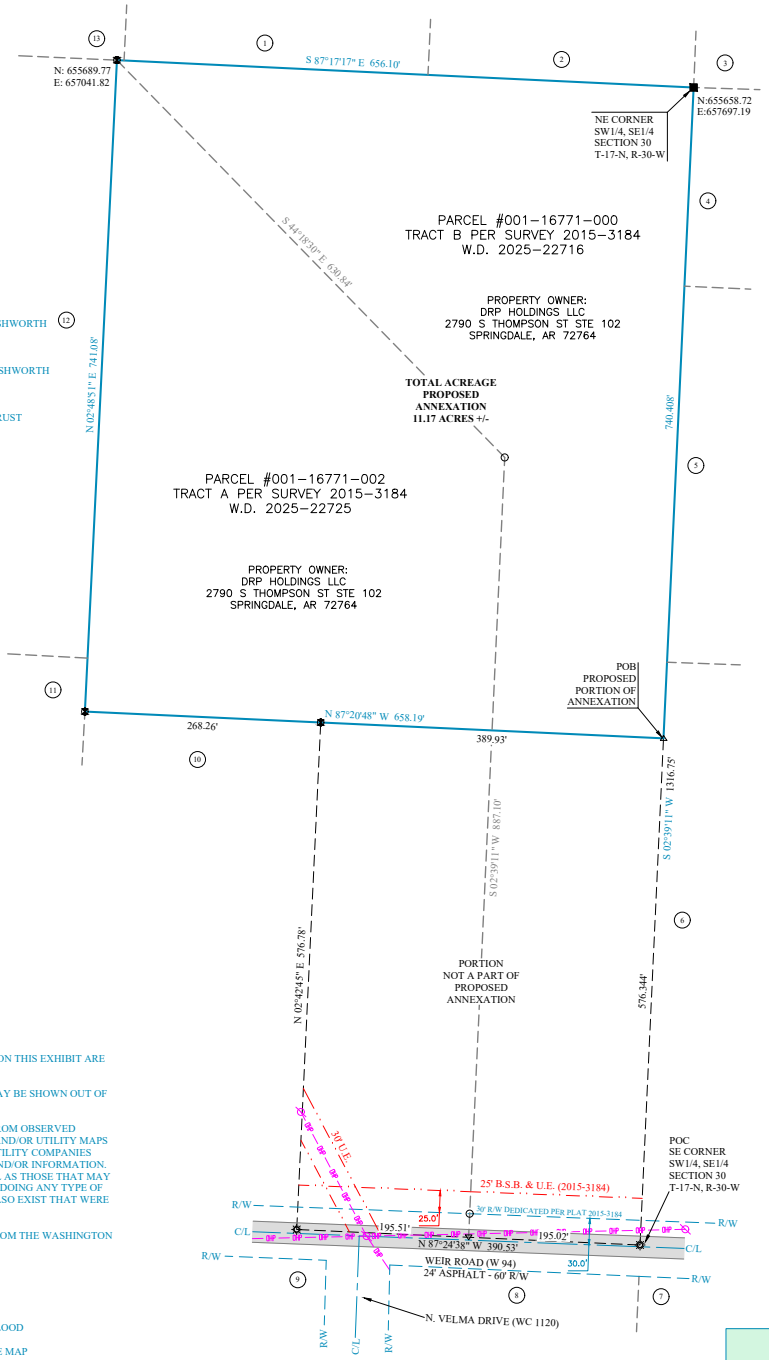


Robert Sharp, AIA
Range Co.

ANNEXATION EXHIBIT

ADJACENT LAND OWNERS

1) STRIEGLER, GARY E
4246 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #001-16751-003
2) DOMINGUEZ, ALBERTO LUIS & SALLY ELIZABETH
4023 W CEDAR RIDGE LN
FAYETTEVILLE AR 72704
PARCEL #001-16751-008
3) TAYLOR, CHARLES & SHEILA LIVING
3965 W CEDAR RIDGE LN
FAYETTEVILLE AR 72704
PARCEL #177-00004-000
4) FINCHER, HAL
3395 N RUPPLE RD
FAYETTEVILLE AR 72704
PARCEL #765-21244-201
ZONED: RSF-4
5) DRP HOLDINGS LLC
2790 S THOMPSON ST STE 102
SPRINGDALE AR 72764
PARCEL #765-21244-200
ZONED: RPZD
6) STONEHAVEN LLC
2002 S 48TH ST
SPRINGDALE AR 72762-5772
PARCEL #001-16774-004
7)ASHWORTH FAMILY TRUST; BILLY D & DOROTHY A ASHWORTH
4085 W WEIR RD
FAYETTEVILLE AR 72704-5956
PARCEL #001-16775-000
8) ASHWORTH FAMILY TRUST; BILLY D & DOROTHY A ASHWORTH
4085 W WEIR RD
FAYETTEVILLE AR 72704-5956
PARCEL #316-01454-000
9) TILLOTSON, CHARLES C & PATRICIA A REVOCABLE TRUST
4117 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #316-01459-000
10) HAMPTON, SAM F & SHERYL
4110 W WEIR RD
FAYETTEVILLE AR 72704-5917
PARCEL #001-16771-001
11) TEAGUE, TRACY A & MELINDA P REVOCABLE TRUST
PO BOX 1138
JAY OK 74346-1138
PARCEL #001-16773-000
12) STRIEGLER, GARY E & NICOLE ANN
4246 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #001-16772-001
13) STRIEGLER, GARY E & NICOLE ANN
4246 W WEIR RD
FAYETTEVILLE AR 72704
PARCEL #001-16751-006



CITY PLAT PAGE:
205

REFERENCE DOCUMENTS:
1. PLAT OF SURVEY FILED IN BOOK 2015 AT PAGE 3184
2. WARRANTY DEED FILED IN BOOK 2025 AT PAGE 22725
3. WARRANTY DEED FILED IN BOOK 2025 AT PAGE 22716

CURRENT ZONING:
WASHINGTON COUNTY
AG/SF 1 UNIT PER ACRE

PLAT NOTES:
1) THE BOUNDARY AND SURVEY MONUMENTS SHOWN ON THIS EXHIBIT ARE FROM TRACT SPLIT SURVEY 2015-3184.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

4) NORTHINGS AND EASTINGS WERE INTERPOLATED FROM THE WASHINGTON COUNTY GIS MAP.

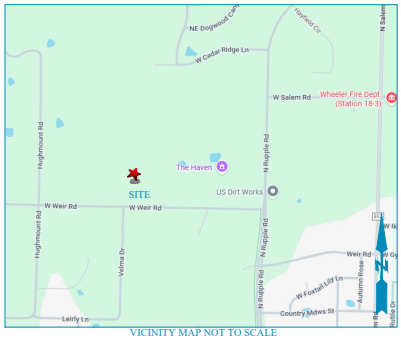
FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0205G. DATED 01/ 25/ 2024)

PORTION OF PARCELS #001-16771-000 AND #001-16771-002 FOR PROPOSED ANNEXATION DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST LINE OF SAID FORTY ACRE TRACT WHICH IS N02°39'11"E 576.34' FROM AN EXISTING COTTON SPINDLE MARKING THE SOUTHEAST CORNER THEREOF AND RUNNING THENCE N87°20'48"W 658.19' TO AN EXISTING REBAR, THENCE N02°48'51"E 741.08' TO AN EXISTING REBAR, THENCE S87°17'17"E 656.10' TO AN EXISTING STONE MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE EAST LINE THEREOF S02°39'11"W 740.41' TO THE POINT OF BEGINNING, CONTAINING 11.17 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

0' 100' 200' 300'
GRAPHIC SCALE (IN FEET)
1 Inch = 100ft.

VICINITY MAP



VICINITY MAP NOT TO SCALE

DRAWING #25-274

FOR USE AND BENEFIT OF:
FLINTLOCK LAB
ADDRESS:
WEST WEIR ROAD
FAYETTEVILLE, ARKANSAS
DATE: 11/18/25
SCALE: 1"=100'
LOCATION:
SECTION: 30
TOWNSHIP: 17 NORTH
RANGE: 30 WEST
DRAFTED:
JCR, KT
DRAFT DATE: 11/4/25
REVIEWED: DT
COA #1335

BATES
Engineers • Surveyors
7230 S. Pleasant Ridge Dr.•Fayetteville, Arkansas 72704 • 479.442.9350

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This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

Location Map:
R-30-W
30
T-17-N

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
(R) RECORD BEARING & DISTANCE
FOUND STONE
FOUND 1/2" REBAR
SET 5/8" REBAR/CAP
FOUND COTTON SPINDLE
COMPUTED POINT
BOUNDARY LINE (MEASURED)
BOUNDARY LINE (EXISTING)
CENTERLINE OF ROAD
RIGHT-OF-WAY
UTILITY EASEMENT
BUILDING SETBACK
OHP OHP OVERHEAD POWER LINE

N W E S

RECORDING NUMBER/DATE

FILED

2026 MAR 30 AM 10: 16

BECKY LEWALLEN
CO. & PROBATE CLERK
WASHINGTON CO. AR

IN THE COUNTY COURT OF WASHINGTON COUNTY, ARKANSAS

IN THE MATTER OF ANNEXING TO THE CITY OF FAYETTEVILLE, ARKANSAS CERTAIN TERRITORY CONTIGUOUS TO SAID CITY OF FAYETTEVILLE, ARKANSAS

CC NO. 2025-39

ORDER CONCERNING ANNEXATION

On this 30th day of March, 2026, of a regular term of the County Court of Washington County, Arkansas, there is presented a petition of the owners desiring the annexation of territory into the City of Fayetteville, Arkansas, more particularly described therein. The court has received the verification of the county assessor and county clerk required by A.C.A § 14-40-609. This Court being fully advised of the facts and the law does hereby find as follows:

1. The Court finds that the petition and verifications are complete and accurate.
2. The Court further finds that no enclaves will be created by the annexation.
3. The Court finds that the petition contains a schedule of services.

Therefore, the Court hereby ORDERS that the petition and this Order be delivered to the City of Fayetteville, Arkansas.

PATRICK W. DEAKINS, COUNTY JUDGE

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: June 22, 2026

SUBJECT: **PZD-2025-0006: Planned Zoning District (NORTHEAST OF 4110 W. WEIR RD./DRP HOLDINGS LLC, 205):** Submitted by FLINTLOCK LTD for property located NORTHEAST OF 4110 W. WEIR RD. The property is currently split between city limits and Washington County and contains approximately 85.63 acres. The request is to rezone the property from R-A, RESIDENTIAL AGRICULTURAL AND RPZD, RESIDENTIAL PLANNED ZONING DISTRICT TO RPZD, RESIDENTIAL PLANNED ZONING DISTRICT.

RECOMMENDATION:
Staff recommends forwarding **PZD-2025-0006** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **PZD-2025-0006** to City Council with a recommendation of approval and with conditions as recommended by staff."*

BACKGROUND:
The subject property is located in northwest Fayetteville just north of the intersection of Rupple Road and Weir Road. The property contains a total of nine parcels, eight of which are located in city limits and zoned RSF-4, Residential Single-Family, Four Units per Acre, and one of which is located outside of city limits in unincorporated Washington County. A request to annex the parcel in Washington County has been submitted concurrently with this request (ANX-2024-0001). The parcels in city limits were annexed in 2006. All parcels included in the project boundary are current undeveloped and those on the east side of Rupple Road are largely covered by mature tree canopy. A protected stream is present on the west side of the site, though no portions of the property lie within a floodplain or the Hillside/Hilltop Overlay District and no hydric soils are present. 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 Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
South	Rural Residential	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre) RSF-4, Residential Single-Family, Four Units per Acre
East	Single-Family Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)
West	Rural Residential Undeveloped	Washington County: AG/SF Res 1, Agricultural Single-family Residential (1 Unit per Acre)

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

- **Planning Area A: 16.0 acres:** The intention of this area is to provide single- and two-family dwellings with no density limitation. The allowable uses are similar to those allowed in other single-family and intermediate residential zoning districts. Three- and four-family dwellings were also added as by right uses.
- **Planning Area B: 16.0 acres:** This planning area is intended to be a residential area that accommodates a wider range of building types, ranging from single- to multi-family dwellings. No density limitation is proposed in this planning area.
- **Planning Area C: 19.4 acres:** This planning area is intended to protect natural areas and open space and has regulations that are nearly identical to the City's CCR, Conservation, Cultural, And Recreation zoning district.

Public Comment: To date, staff has received no public comment on this item.

INFRASTRUCTURE:

Streets: The subject property has access to two public streets: Rupple Road and Salem Road. Both streets are unimproved with no curb and gutter or sidewalk. Any street improvements required in the area would be determined at the time of development proposal.

Water: Public water is available to the site. There are existing lines differing in size along Rupple and Salem. A water main extension along West Howard Nickell Road from the intersection with Highway 112 will be required.

Sewer: Sanitary sewer is not available to the site. Main extensions will be required to provide sewer to future development. A downstream capacity study for sewer must be provided to determine if there are sewer capacity issues. Any capacity issues will have to be addressed prior to occupancy or final plat of a development.

Drainage: No portion of the subject property lies within a FEMA floodplain or the Hillside/Hilltop Overlay District and there are no hydric soils on site. However, a protected stream is present. Streamside protection zones generally consists of a protected area on each side of a stream or creek. This "protected area" is meant to preserve woody vegetation and natural areas along stream corridors to improve/protect stream health. At a minimum, it will be 50 feet wide as measured from the top of bank but depending on the shape and extents of the floodway, it could be substantially more. Certain construction activities such as trails and some utilities are allowed in these zones, but in general, improvements such as parking lots or buildings are prohibited. Any additional improvements or requirements for drainage will be determined at time of development.

Fire: Station 7, located at 835 N. Rupple Road, protects this site. The property is located approximately 3 miles from the fire station with an anticipated drive time of approximately six minutes using existing streets. The anticipated response time would be approximately 8.2 minutes. Fire Department response time is calculated based on the drive time plus one 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 six minutes for an engine and eight minutes for a ladder truck. Fire

apparatus access and fire protection water supplies will be reviewed for compliance with the Arkansas Fire Prevention Code at the time of development.

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

Tree Preservation:

The proposed PZD and the existing R-A zoning require **25% minimum canopy preservation.**

CITY PLAN 2040 FUTURE LAND USE PLAN: City Plan 2040 Future Land Use Plan designates the property within the proposed rezone as **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 range of **1-5** for this site with a weighted score of **5.5** at the highest level. Elements contributing to the highest score include the following:

- Near Sewer Main (8" main, Ika Lane)
- New Water Main (various mains, Rupple Road and Salem Road)
- Near Public School (Holcomb Elementary School)
- Near City Park (Gary Hampton Softball Complex)
- Near Paved Trail (Rupple Road, Clabber 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:*** **On the balance of considerations, staff finds the applicant's request to be compatible with the surrounding area. As proposed, the planned zoning district would allow for a compact and complete residential development in close proximity to low-density subdivisions. While no density maximums are proposed in the residential planning areas, the subsequent development associated with this PZD is intended to have a density of 3.7 units per acre based on the information provided, which is less than the maximum allowed by RSF-4 zoning. Staff finds that the applicant's request would allow for a compact residential development that promotes a wide range of housing types, encourages pedestrian-oriented design, and preserves natural features on site. The previous development was proposed prior to the creation of the city's CCR, Conservation cultural and recreation zoning district so the applicant utilized the RA zoning which was the zoning district the city previously utilized for preservation of land. With the modified PZD, the applicant changed planning area C to virtually follow the requirements of the CCR district with the exception of the legal instrument for permanent protection. Staff still finds that these protections are adequate even without the instrument for**

permanent protection since city council action would be required to amend the PZD to permit other uses.

Small scale commercial uses are also permitted by conditional use permit which would allow the Planning Commission to evaluate their compatibility and impact with their surroundings at the time of permitting. Necessary street improvements and extensions and upgrades of water and sewer mains would be determined and required at the time of development.

Land Use Plan Analysis: **Staff finds that the proposed planned zoning district is somewhat consistent with the City's adopted land use plans. City Plan 2040's Future Land Use Map designates this property as Residential Neighborhood Area and those areas are intended to encourage a wide range of housing types which this PZD would allow. While the site has a low infill score range of 1-5, is located just within city limits, and has limited access to utilities, staff finds that it would not be encouraging suburban sprawl. Staff finds that the proposed PZD would be aligned with several goals of City Plan 2040 including Goal 2 (discouraging suburban sprawl) by allowing for a compact residential development with urban zoning standards that is compatible with the surrounding area, Goal 3 (making compact, complete, and connected development the standard), and Goal 6 (creating opportunities for housing).**

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

Finding: **Staff finds that the proposed rezoning is justified at this time. A majority of the subject area is currently zoned with a nearly identical PZD. The proposal would expand a modified planned zoning district onto an additional approximately 11 acres to be annexed to the west. While staff has concerns about that annexation's overall appropriateness, staff finds that the PZD would ultimately be a more appropriate zoning district than RA should the council approve the annexation since it would allow the land to be developed in a more sustainable manner.**

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

Finding: **The planned zoning district has the potential to impact traffic danger and/or congestion in this area, though staff finds that the increase is minimal given the existing PZD allowances. An additional 54 homes are shown on the expanded area with no significant modifications shown within the bounds of the previous PZD. Traffic impacts would be comparable to those generated by development under the current zoning. Two traffic crashes have been reported along the property's frontage with one at the intersection of Weir Road and Rupple Road and one along Salem to the east.**

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

Finding: **The proposed PZD has the potential to undesirably increase the load on public services when considering that the property has limited access to water and sewer at this time, and several upgrades and extensions to water and sewer mains would be required. Fayetteville Public Schools did not comment on this request.**

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

   a. It would be impractical to use the land for any of the uses permitted under its existing zoning classifications;

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

Finding: **N/A**

§ 161.35. Planned Zoning Districts (PZD)

(B) *Purpose.* The intent of the Planned Zoning District is to permit and encourage comprehensively planned zoning and developments whose purpose is redevelopment, economic development, cultural enrichment or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The City Council may consider any of the following factors in review of a Planned Zoning District application.
   (1) *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
   (2) *Compatibility.* Providing for compatibility with the surrounding land uses.
   (3) *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
   (4) *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
   (5) *No negative impact.* Does not have a negative effect upon the future development of the area;
   (6) *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the city and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
   (7) *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
   (8) *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
   (9) *Future Land Use Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies of the Future Land Use Plan.
   (10) *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.
   (11) *Recognized zoning consideration.* Whether any other recognized zoning consideration would be violated in this PZD.

Findings: **Staff finds that the proposed PZD would provide flexibility with regard to the variety of housing types, the size of lots, and the density of development permitted on site. Staff also finds it to be compatible with surrounding land uses, which are largely residential. The applicant is coordinating with city staff on required improvements tied to the associated development.**

More usable and suitably located open space and other common facilities are proposed that would not otherwise be required under the RA zoning that all properties annexed into the city are automatically designated. Staff also finds that modifying the existing conservation planning area within the current PZD to more fully align with the city's conservation zoning district better aligns with its stated intent.

Other modifications are minor and generally in line with the goals of the PZD ordinance to promote flexibility of land uses and housing types. Staff finds that the proposed PZD would allow for minimal disruption of existing natural features and be compatible with the goals of the City's future land use plans regarding providing opportunities for housing, discouraging sprawl, and promoting complete and compact development.

RECOMMENDATION: Staff recommends forwarding **PZD-2025-0006** to City Council with a recommendation of approval and with the following conditions:

Conditions of Approval:

1. Any proposed lots without street frontage shall provide adequate access for water, sewer, and emergency services; and

2. Proposed fire apparatus access roads shall meet requirements as stated by all applicable fire codes.

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Denied**
Meeting Date: June 22, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

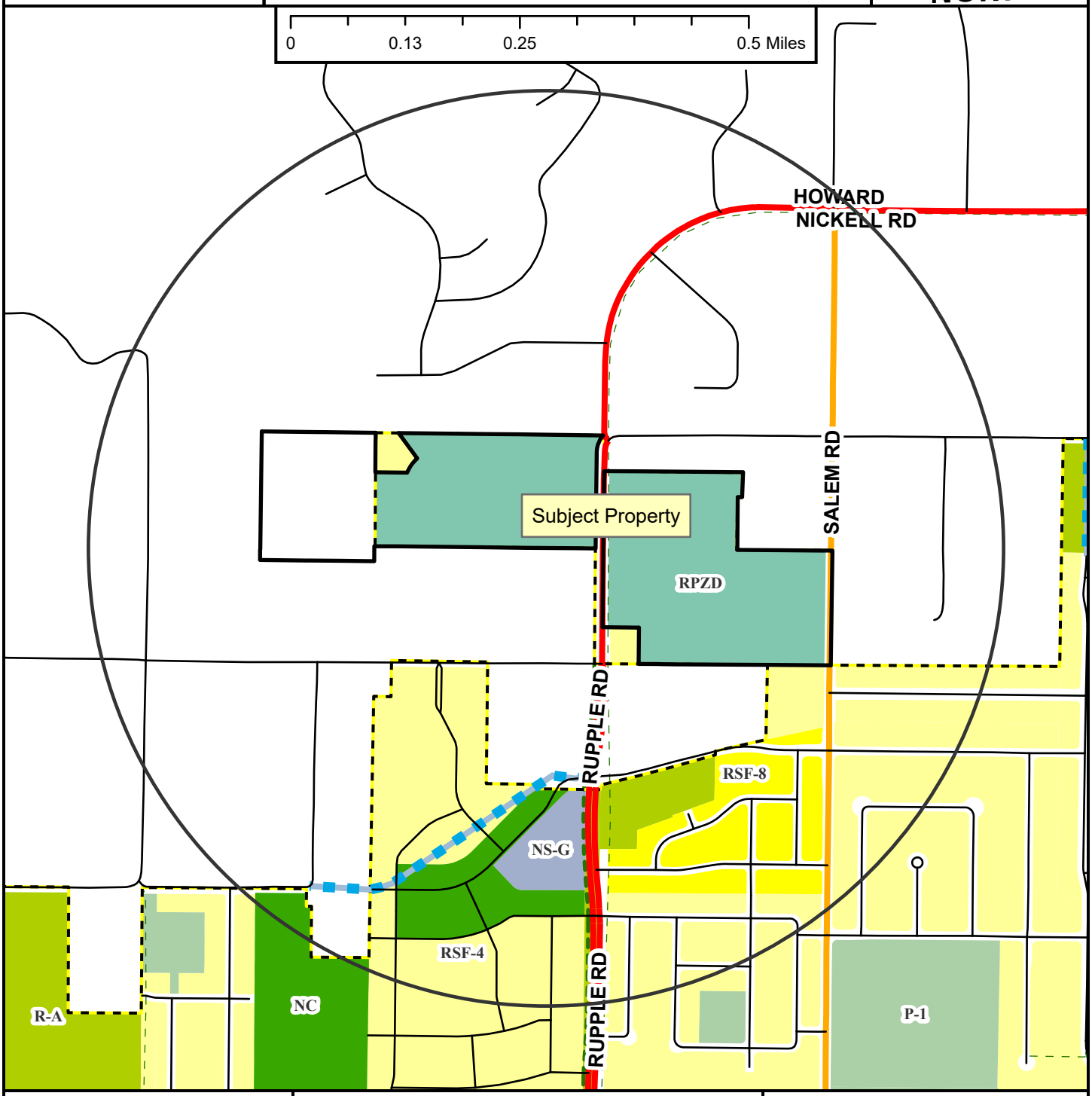
- Project Maps
  - One Mile Map
  - Close Up Map
  - Current Land Use Map
  - Future Land Use Map
- Long Range Planning Memo
- Applicant Exhibits
    - Applicant Request Letter
    - PZD Booklet

PZD-2025-0006

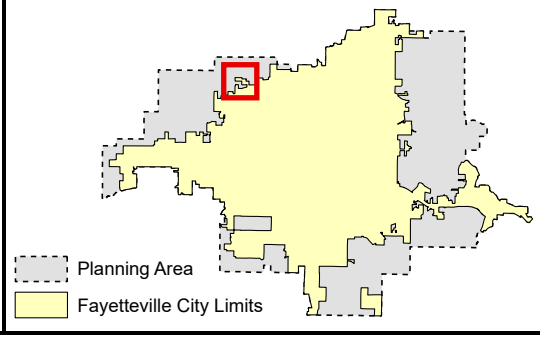
One Mile View

NORTHEAST OF 4110 W. WEIR RD

NORTH



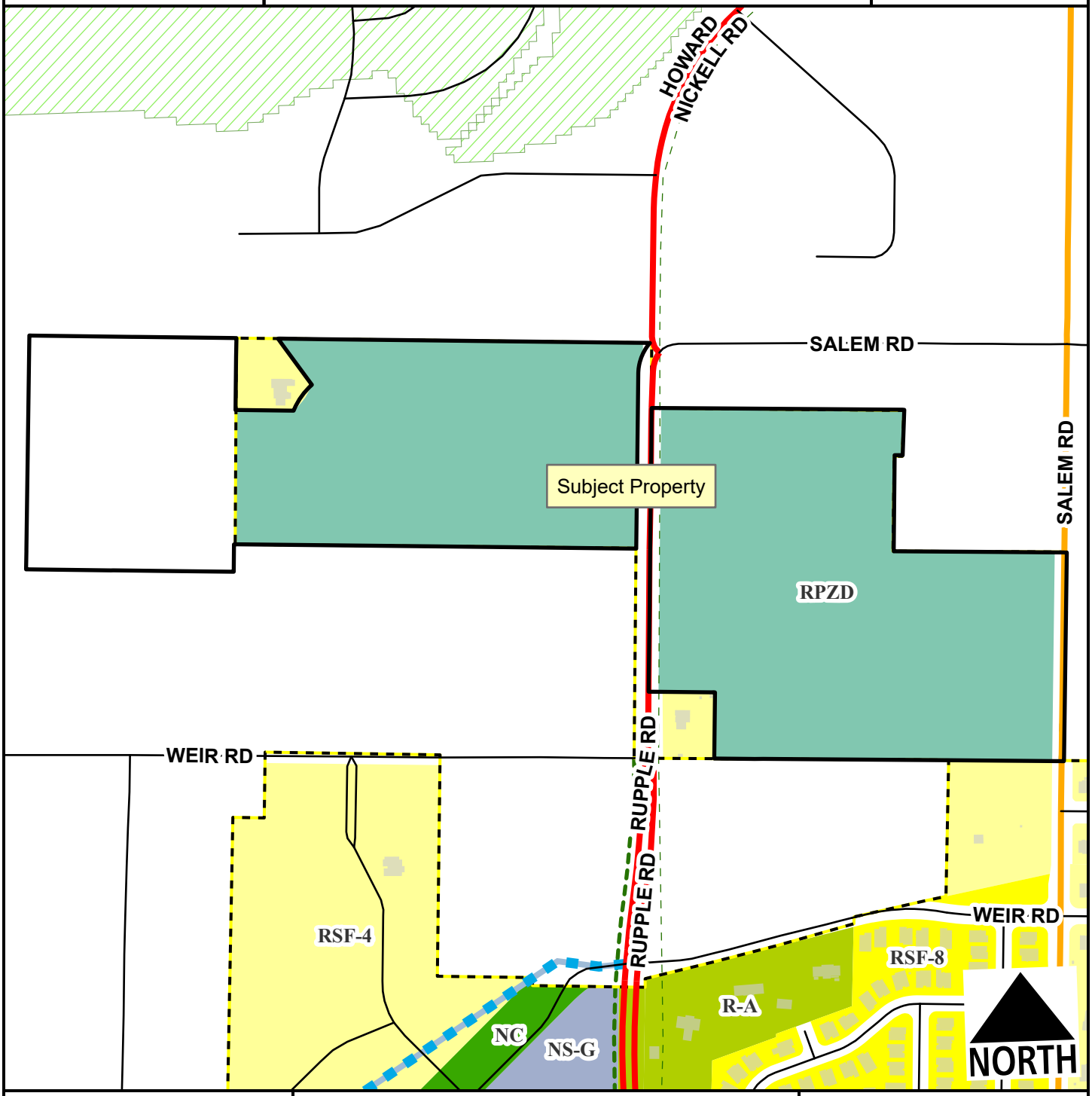
- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



PZD-2025-0006

Close Up View

NORTHEAST OF 4110 W. WEIR RD



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

Feet

0 165 330 660 990 1,320

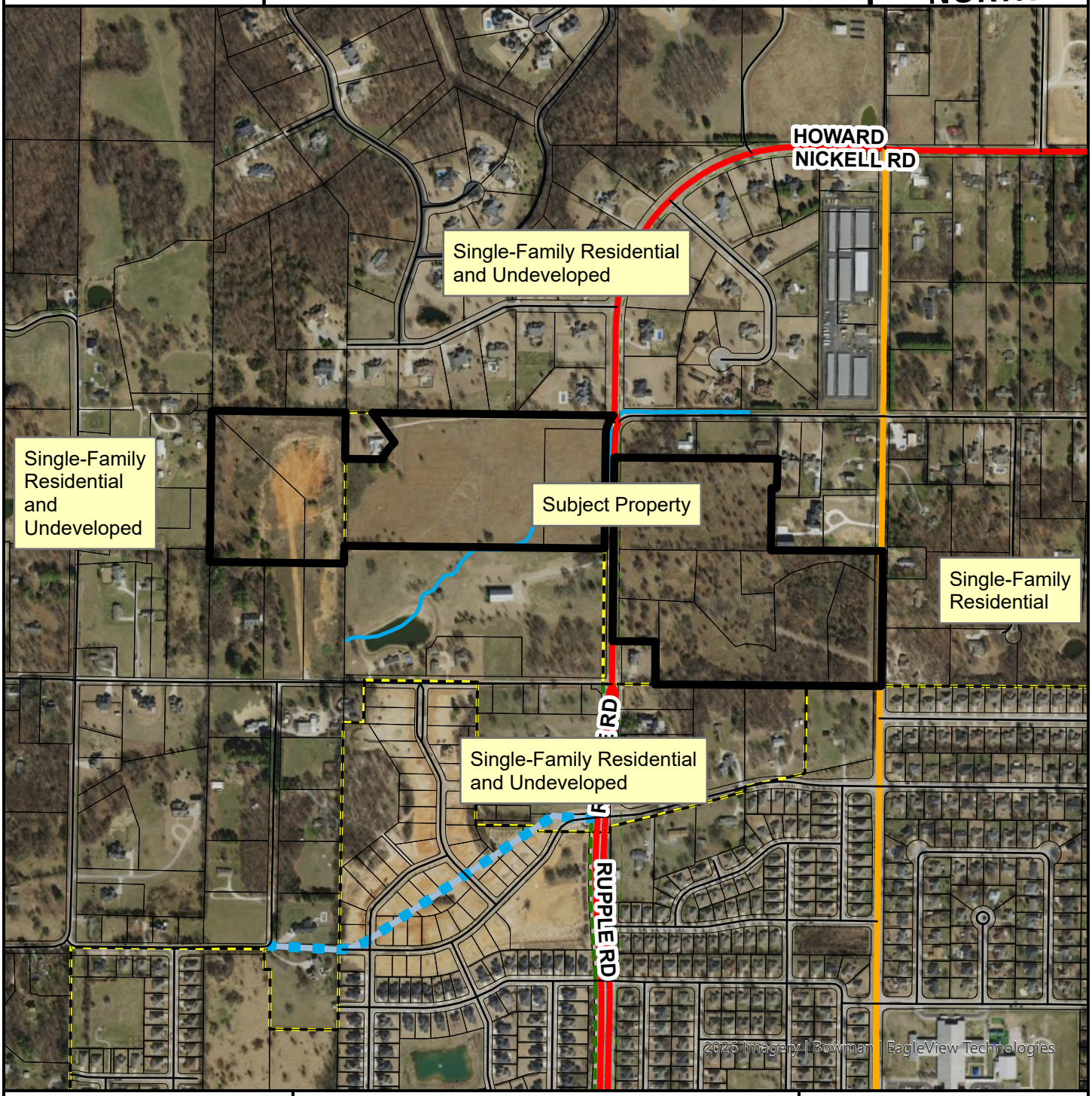
1:5,500

PZD-2025-0006

Current Land Use

NORTHEAST OF 4110 W. WEIR RD

NORTH



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

Feet

0 260 520 1,040 1,560 2,080

1:8,500

FEMA Flood Hazard Data

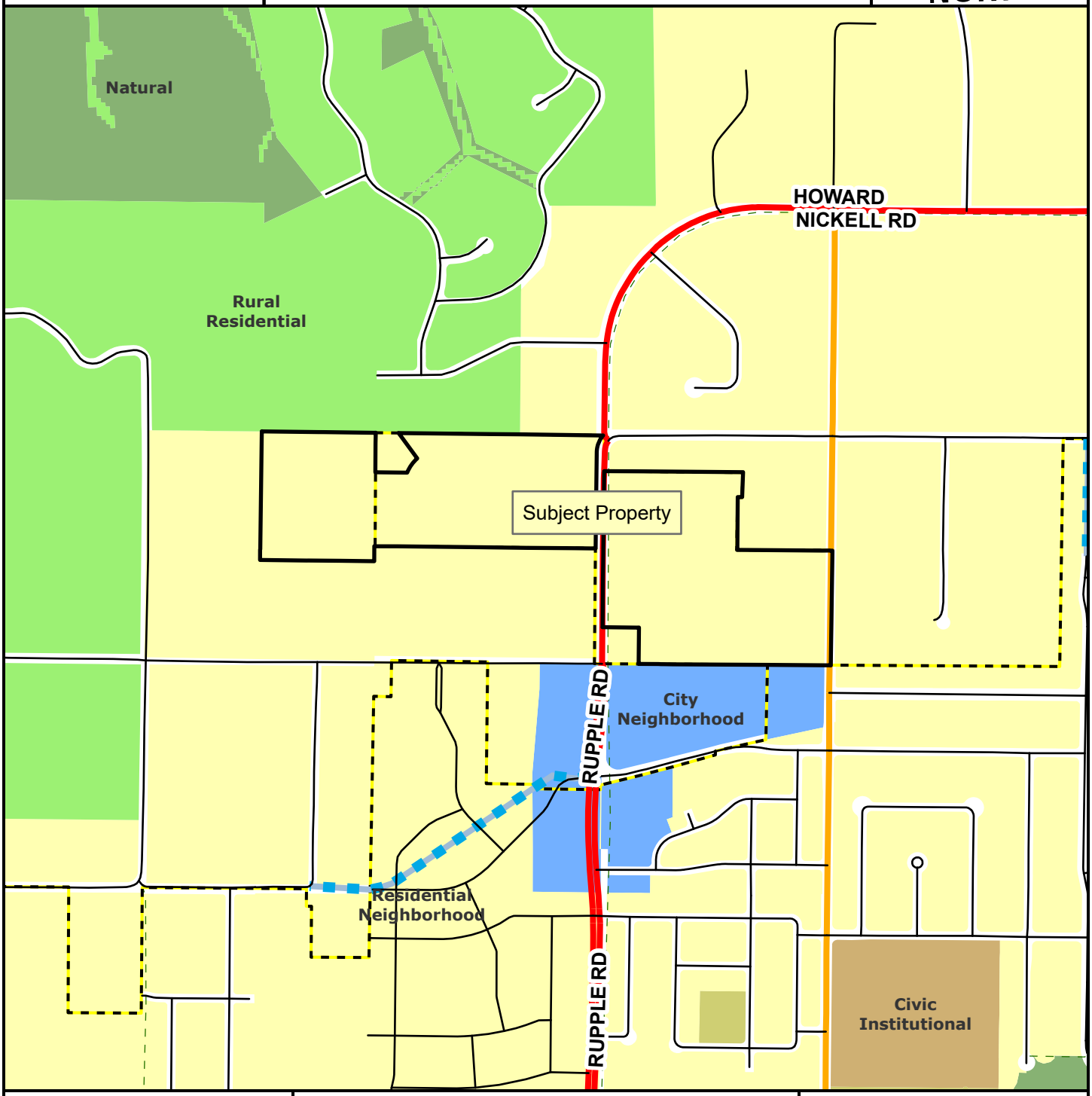
- 100-Year Floodplain
- Floodway

PZD-2025-0006

Future Land Use

NORTHEAST OF 4110 W. WEIR RD

NORTH



- Regional Link
- Neighborhood Link
- Unclassified
- Residential 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

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding ANX-2025-0002 & PZD-2025-0006**

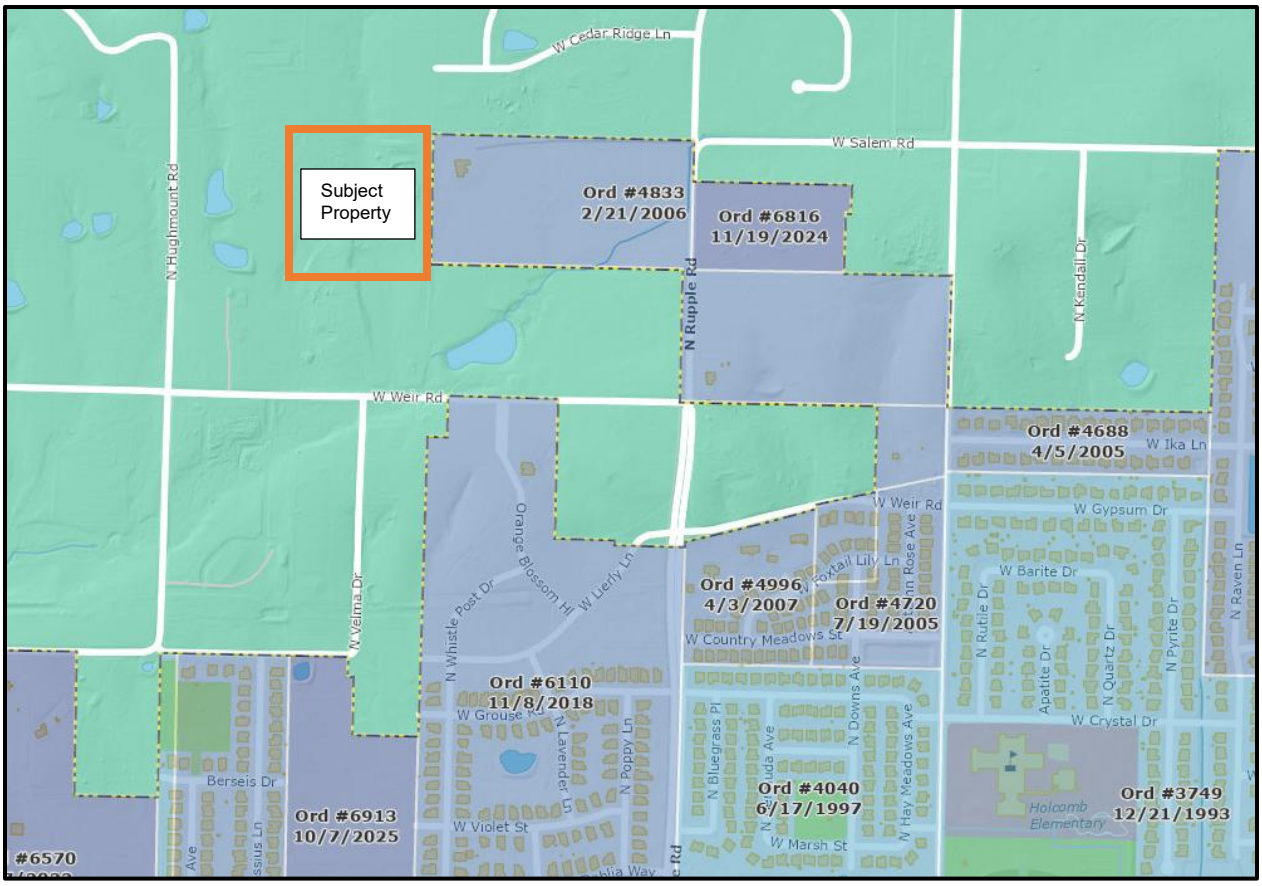
BACKGROUND:
The applicant requests to annex approximately 11.17 acres of property into the City and incorporate it into the Foxtail Meadows Planned Zoning District (PZD). One long range planning document is relevant when evaluating this request: *City Plan 2040.*

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:
This land immediately adjacent to the subject property was annexed in 2006. An annexation in 2024, extended City limits east and north of existing boundaries to encompass the remainder of the site under consideration with the associated PZD. Approximately 0.11 miles to the southeast of the subject property, south of W. Weir Rd., 68.5 acres were annexed in 2018.



City Plan 2040 and Future Land Use Plan:
As with all land outside of the City, this area is designated as a Rural Residential Area, which are "identified to encourage the conservation and preservation of woodlands, grasslands, or agricultural lands that are sparsely settled." The site's recent use as a red dirt source indicate the area may not be ideal for natural/environmental conservation or preservation efforts. Rural Residential areas may not have "adequate water infrastructure or public services, such as police and fire protection to support urban or suburban densities and development patterns." [1] Further, the proposal doesn't align with the guiding principles outlining when the expansion of city services to accommodate further growth is appropriate. As proposed, this will not allow historical agricultural or related uses, use alternative development patterns, foster a culture that supports local food production, or encourage agribusiness as outlined in *City Plan 2040.*

In arguendo, if the site's recent use has stripped its value for conservation/preservation, it could be considered more akin to a City Neighborhood area like other areas to the south and east, although this has *not* been formally adopted by the FLUM. When considered this way, the proposed annexation and PZD are in better alignment. The PZD allows a variety of housing types, advancing goal 6 of *City Plan 2040*.

The proposed annexation and development plan falls short of other *City Plan 2040* goals, more clearly it runs *counter* to goals 1, 2, and 3. This does not advance infill goals (Goal 1), but would push residential development to the far northeastern portion of the city, and could reasonably be considered sprawl, which runs counter to Goal 2. The PZD does not allow for the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail

[1] City Plan 2040, 127.

or offices,[2] an important component of a complete neighborhood and a feature lacking in the overall area, which moves us further from Goal 3.

City's Annexation Guiding Policies

a. *Annex existing island and peninsulas and do not annex areas that would create an island or peninsula.*
    a. While the proposal does not create an island or peninsula, it exacerbates an existing peninsula by expanding westward. While the applicant's request letter notes that the annexation would provide "an additional connection for the development along W Weir Rd, allowing for continuity and integration into the city," the 5 acre portion directly adjacent to W. Weir Rd. is not proposed for annexation as its inclusion would create an island of county property. As such, this proposal worsens an existing peninsula without providing a clear public benefit.
b. *Proposed annexation area must be adjacent, or contiguous, to city limits.*
    a. While the proposed annexation is adjacent to city limits along one (eastern) boundary, it would make an existing peninsula worse.
c. *Areas should either include or exclude entire subdivisions or neighborhoods, not divide.*
    a. It is unclear how the proposed addition wouldn't split the neighborhood as a portion of the property immediately adjacent to W. Weir Rd. is not proposed for incorporation but is serving as "an additional connection for the development" effectively splitting the neighborhood between City and county.
d. *Boundaries for annexed areas should follow natural corridors.*
    a. The proposal appears to follow mostly consistent topography.
e. *Annex environmentally sensitive areas that could be impacted by development and utilize appropriate development regulations to protect those areas.*
    a. Annexation would provide for tree preservation requirements that are not required in the county. However, much of the site contains exposed soil from its use as a red dirt source and lacks vegetation except around the western and northern property lines.
f. *Public services (including emergency response) must be able to be provided efficiently in newly annexed areas.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure. Fire response times are on the upper end of target goals for response within the city limits, (8.2 minutes anticipated drive time) where the goal is 6 minutes for an engine and 8 minutes for a ladder truck. This indicates that at this time fire response time is nearing the threshold and annexation in this area may result in a strain on resources and risk to life and safety.
g. *Areas currently served by utilities and other public services should be annexed.*
    a. While water service is extended in the area generally, this parcel is not yet serviced by water. Sewer service is not located nearby and the extension of this infrastructure can reasonably be considered sprawl.
h. *Proposed annexation areas should not require the upgrading of utilities to meet the demands of development unless there is a threat to public safety.*
    a. The applicant's letter cites the extension of an off-site water line that "strengthens the City's infrastructure beyond the needs of the development alone, and this additional annexation makes that investment possible." It is not immediately clear

[2] City Plan 2040, 128.

how an offsite investment for development reviewed earlier equates to a justification for even more strain on infrastructure.

In summary, this proposal runs counter to several adopted *City Plan 2040* goals and does not wholly align with *Annexation Guiding Policies*. In the absence of an adopted annexation plan, further annexing land in areas that to not advance goals and align with policies is not in the best interest of the public as it strains infrastructure and contributes to sprawl.

Proposed Planned Zoning District

Foxtail Meadows PZD for City of Fayetteville, Arkansas

December 5, 2025

Dear Commissioners and Staff,

Range, on behalf of DRP Holdings, LLC, respectfully submits this Planned Zoning District (PZD) application for your consideration. This request is intended to function as a direct extension of, and replacement for, the previously approved Foxtail Meadows PZD standards on the adjacent ±36 acres. The 2025 proposal adds a portion of two county parcels, 001-16771-000 and 001-16771-002, totaling ±11 acres, for a unified project area of approximately ±56 acres, and a development program of approximately ±206 residential lots.

This PZD application is being processed concurrently with an annexation request for the ±11.17-acre expansion area. Because the expansion parcels are currently outside City limits, the annexation must be approved prior to the City Council considering the PZD rezoning action. If annexed, the proposed PZD will replace the former PZD and unify the full development area under a single zoning document, simplifying long-term administration and ensuring one cohesive set of development standards rather than two side-by-side identical PZDs.

Project Summary and City Plan Alignment

Foxtail Meadows is designed to provide achievable housing options that respond to Fayetteville's demographic needs, using a compact, walkable neighborhood framework organized around storm parks lined by homes. The plan preserves over one-third of the site as open green space, including a preserved forested ravine, linear storm parks, and continuous buffers that respect natural drainages and reduce long-term infrastructure costs. Smaller lot sizes and one-story, mobility-friendly cottages, including deed-restricted age-in-place housing in the western portion, support the City's need for appropriately sized housing for 1–2 person households and residents seeking to age in place.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth, with transit-ready and commercial-supportive densities adjacent to the planned Tier 3 Center at N Rupple Road and W Weir Road. The PZD zoning approach allows the project to implement street and lot patterns, open space frontages, and townhouse block configurations that are consistent with City Plan recommendations, while also preserving meaningful natural areas and creating a connected public realm.

Extenuating Circumstances and Unusual Infrastructure Investment

A central extenuating circumstance for this request is the need to resolve water service to the site in a manner that protects the integrity of the City's planned low-pressure zone to the south. While adequately sized city water lines exist adjacent to the property, those lines connect into a substandard polyethylene water system installed in the 1990s that cannot reliably handle Fayetteville's topography-driven water pressures. Exercising a standard connection through that system would risk additional pressure-related leaks and long-term maintenance burden.

Instead, the developer is proposing and coordinating a substantial off-site improvement, including extending approximately **4,000 linear feet of off-site water line** and acquiring necessary right-of-way from the county. This approach is being undertaken to provide adequate fire flows to the site while respecting the City's planned low-pressure water zone and reducing long-term maintenance risk for the City. This is an unusually significant infrastructure investment for a development of this scale, and it is being made intentionally for the benefit of the overall system and surrounding neighborhoods, not solely the project.

In summary, the annexation and PZD enable a coordinated development pattern that supports the financing of city-benefiting infrastructure improvements, while delivering attainable and age-in-place housing and preserving the site's green network.

Submittal Materials and Coordination

This submittal includes the required PZD booklet and master plan materials addressing the City's PZD requirements, including planning areas and zoning standards, a comparison to existing zoning, analysis of site characteristics, recreational facilities, project compliance with the Comprehensive Land Use Plan, and impacts to City services, including the availability of water and sewer and associated line sizing. We understand the applicant is responsible for meeting public notification requirements and will coordinate with staff to ensure the required parcel map and noticing procedures are met in accordance with the Unified Development Code.

We appreciate staff's time and coordination, particularly given the concurrent annexation and the complexity of the off-site infrastructure planning. We believe, and hope you agree, that this proposed PZD represents the kind of compact, complete, and connected neighborhood development envisioned by City Plan 2040. It provides a responsible approach to infrastructure expansion, supports long-term utility resiliency, preserves significant open space, and contributes to Fayetteville's ability to house its growing population in livable neighborhoods.

Respectfully,

Allison Thurmond Quinlan, AIA RLA LEED AP
Range Co.

Robert Sharp, AIA
Range Co.

January 19, 2026

Foxtail Meadows PZD annexation legal description

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE ALONG THE WEST LINE THEREOF S02°39'23"W 227.95', THENCE LEAVING SAID WEST LINE S87°23'45"E 184.05', THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 221.00' FOR A CHORD BEARING AND DISTANCE OF N37°14'48"E 100.32', THENCE N34°18'09"W 181.66' TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG SAID NORTH LINE S87°19'40"E 1179.18' TO THE WEST RIGHT-OF-WAY OF NORTH RUPPLE ROAD, THENCE LEAVING SAID NORTH LINE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 151.27' FOR A CHORD BEARING AND DISTANCE OF S22°47'08"W 104.09', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S02°39'46"W 554.27', THENCE LEAVING SAID RIGHT-OF-WAY N87°23'59"W 1275.08', THENCE S02°39'23"W 86.80', THENCE N87°20'37"W 658.19', THENCE N02°49'03"E 741.08', THENCE S87°17'05"E 656.10' TO THE POINT OF BEGINNING, CONTAINING 29.29 ACRES, MORE OR LESS.

AND ALSO

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°19'40"E 1318.83' AND S02°36'38"W 205.99' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30 IN SAID TOWNSHIP AND RANGE AND RUNNING THENCE S87°36'01"E 800.32', THENCE S04°03'41"W 144.16' TO A POINT ON THE NORTH LINE OF A QUITCLAIM DEED FILED IN BOOK 2021 AT PAGE 48724, THENCE ALONG SAID NORTH DEED LINE N87°15'26"W 25.00' TO THE WEST LINE OF SAID QUITCLAIM DEED 2021-48724, THENCE ALONG SAID WEST DEED LINE S02°33'56"W 304.75', THENCE LEAVING SAID WEST DEED LINE S87°36'36"E 548.63', THENCE S02°47'48"W 661.43' TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE N87°34'30"W 1108.12', THENCE LEAVING SAID SOUTH LINE N02°33'47"E 209.95', THENCE N87°27'50"W 210.09', THENCE N02°36'38"E 899.08' TO THE POINT OF BEGINNING, CONTAINING 27.05 ACRES, MORE OR LESS. THE ABOVE DESCRIBED TRACT CONTAINING IN AGGREGATE 56.34 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Foxtail Meadows Planned Zoning District Expansion

JUNE 05, 2026

A

Ownership

DRP Holdings, LLC
18836 Heads Ford Rd, Springdale AR 72764

PREPARED BY RANGE CO

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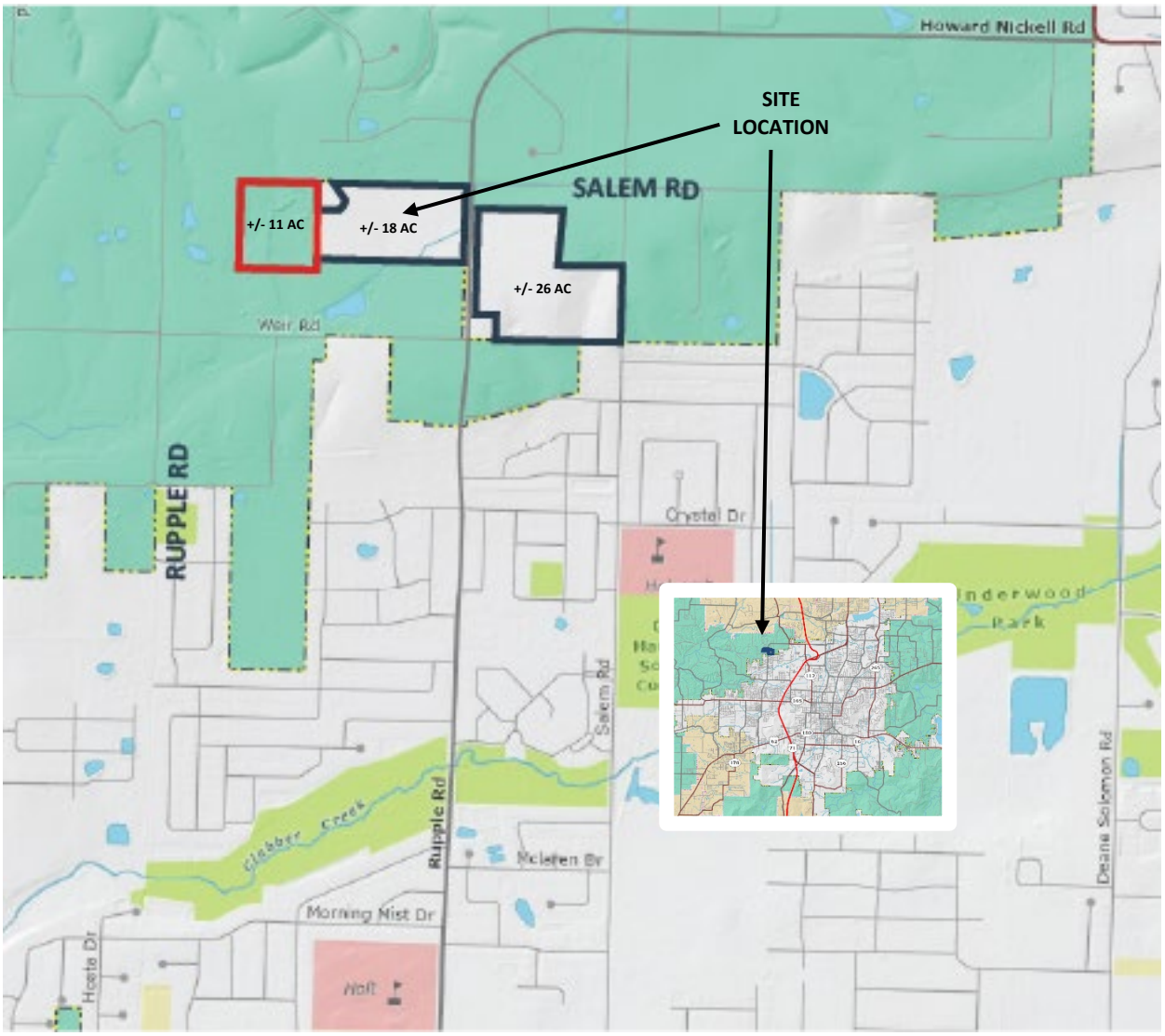
B

Project Summary

The proposed +/- 206 lot residential development aims to provide achievable housing options for our city's demographic needs structured in a walkable neighborhood format, with a series of storm parks lined by homes. The RPZD includes eleven parcels (765-21244-100, 765-21244-200, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 765-21244-900, 001-16771-000, 001-16771-002) which will sensitively preserve over one-third of the planning area as open green space. Nine of the included parcels (765-21244-100, 765-21244-200, 765-21244-300, 765-21244-400, 765-21244-500, 765-21244-600, 765-21244-700, 765-21244-800, 765-21244-900) totaling +/- 44 acres were entitled under identical standards in 2024. This 2025 proposal adds two more county parcels (001-16771-000, 001-16771-002) totaling +/- 11 acres, for a total of +/- 55 acres, and aims to extend the goals of the already-adopted PZD. At +/- 3.6 units per acre, the overall unit density of the proposed development falls below the current allowable four units per acre, yet this zoning district will allow that density to be gathered together in a pattern that promotes walkable community and utilizes natural drainages as green stormwater amenities. This proposed development patterns supports City goals in the housing it offers, the green space it preserves, and its development pattern that exemplifies City recommendations.



Site Location Approximate location as seen aerially from the southeast.

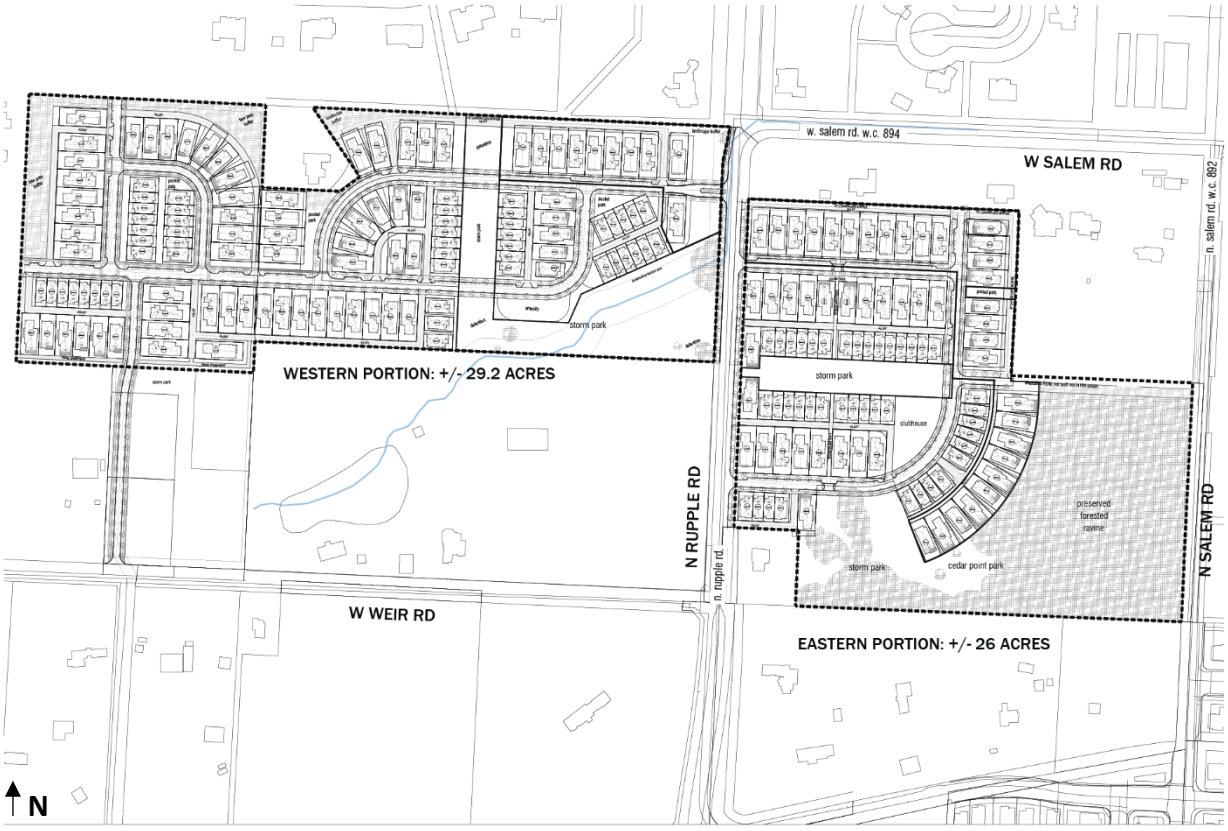
C

General Project Concept

Street and Lot Layout

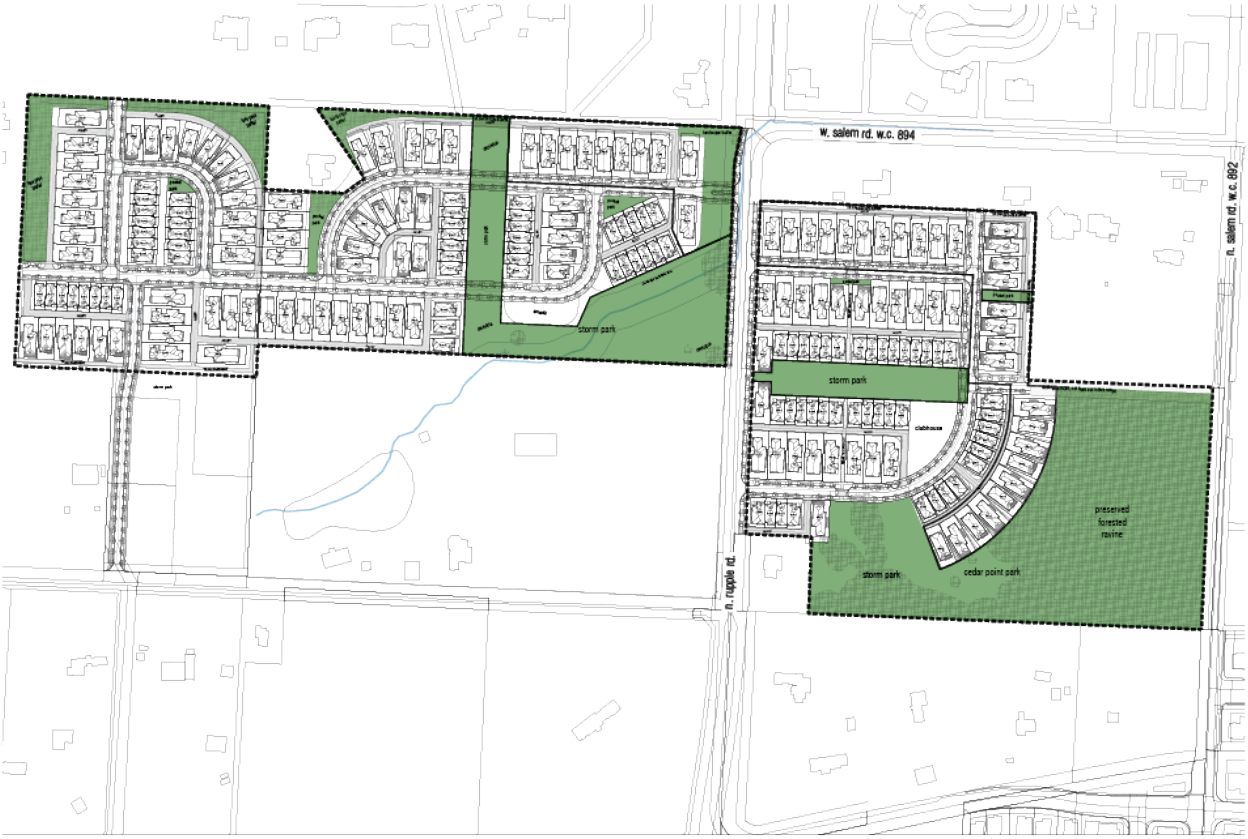
The project aims to continue the addition of single-family home neighborhoods on the northwest edge of the City yet with a pattern of streets and lots that preserves more green space, respects natural drainages and their stormwater management performance and reduces the City's long term infrastructure management costs. Smaller lot sizes will provide much needed smaller-footprint homes for our dominantly 1-2 person household demographics and walkable age-in-place homes that are deed restricted for buyers aged 55 and over. The lots and their street connections work with the existing topography to direct stormwater downhill towards places reserved for tree preservation, landscape buffer, streamside protection, and green amenity space. The proposed streets plan for and provide future interconnectivity with stub outs to potential developments in all directions, including a connection on W Weir Rd with the expanded parcels. The layout also incorporates an existing home into the new neighborhood, on the north side of the western portion. Because of the restricted geometry of the site, alleys are utilized throughout to provide rear-loaded access to units. This allows homes to more attractively face the street and reduces the higher costs of additional fully built out public streets. The resulting street layout is compliant with block length standards and ensures accessible greenspaces and enjoyable and safe pedestrian avenues for all future residents. Smaller lots with less street frontage allow for lower overall street lengths than conventional neighborhood development, thereby requiring lower long-term costs to maintain paving, sewer, and water infrastructure.

Site Plan



Buffer Areas

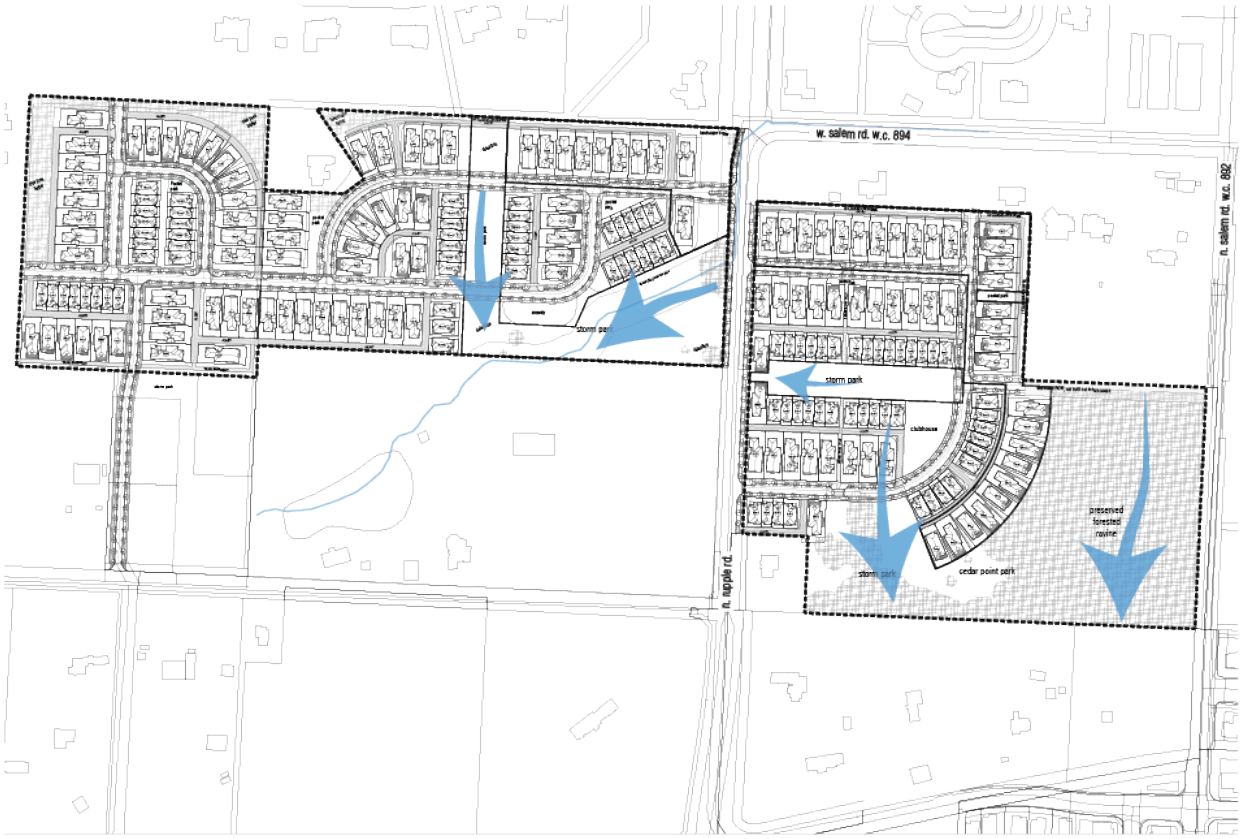
The proposed development provides a consistent landscape buffer along Rupple across the central portion of the planned development, including retention of a large natural draw for stormwater management. In the eastern portion of the proposed development, a large, forested ravine is preserved along with a continuous strip of existing tree canopy along the southern edge. Single family homes otherwise line the edge of the planned zoning district and abut other single-family homes on adjacent lots. In the center of the development on either side of N Rupple Rd, east-west linear storm parks catch off-site drainage onto the development while acting as landscape buffers to existing adjacent single-family homes. The western portion is also lined by landscape buffers along the northern and western portions of the site, preserving existing tree lines.



PRESERVE + GREEN AREAS

Tree Preservation Areas

The bulk of the property has long been dominantly pastureland or unshaded meadow, but in the past thirty years the patches of trees in the southeast-most portion have spread slowly into broader coverage through the central portion of the planned development. The masterplan and planning areas preserve the largest portion of this vegetation (a +/- 10-acre area). Initial estimates promise retention of up to 43% of existing tree canopy. This figure does not include the central linear storm parks running east-west on the eastern portion of the site, which are likely to require regrading. The westernmost portion of the site, consisting of the second annexation, has been mostly clear-cut exposed dirt for at least thirty years but does have mature oaks along its upper boundaries that will be preserved.



STORM WATER FLOW LINES

Storm Water and Detention Areas	The masterplan responds to the existing landform and drainage patterns and reserves those areas to manage stormwater. Across the central portion of the site, these patterns form a "V" down through the middle of the site and continue up to the northeast. On the eastern portion of the site, a large "M" of ridges along the south and southeastern property line is reserved for stormwater management, and the east-west linear storm parks capture additional stormwater across a more consistently sloped table in the central section. Those vegetated areas double as green amenity spaces.
Undisturbed Natural Areas	The southeastern portion of the site is a forested ravine. This approximately 7-acre portion of the property will be left undeveloped as natural amenity space, hopefully as a public recreational area. The existing topography suggests that most of site's stormwater will efficiently run to the proposed storm park on the central portion of the site, allowing minimal impact to the more vegetated southeastern portion of the overall site.
Existing and Proposed Utility Connections and Extensions	A waterline is proposed to be extended along Howard Nickell Road to the intersection of Hwy 112, to provide adequate fire flows to the site while respecting the city's planned low pressure zone to the south of the property. Sewer access is planned to be provided directly south via easement through to Magnolia Crossings property. Existing utilities are further discussed in Section M: Impacts to City Services

D

Proposed Planning Areas

The proposed Neighborhood Zones would extend the existing PZD onto the entire +/- 55.0 acres of the site**.** Neighborhood Zone A and Neighborhood Zone B each account for approximately +/- 16.0 acres of the site, and Conservation, Culture and Recreation Zone makes up the remaining and largest portion with +/- 19.4 acres. A portion of Area B is planned to be age-in-place single-story cottages that are deed restricted for owners 55+. The average unit sizes range from +/-1,220 sf to +/-2,050 sf.

LEGEND

A (NEIGHBORHOOD) +/- 16 ACRES

B (MISSING MIDDLE) +/- 16 ACRES

C (CONSERVATION ZONE) +/- 19.4 ACRES

E

Proposed Zoning Standards

Planning Area A: Neighborhood Zone

(A) *Purpose.*

- Provide an appropriately flexible neighborhood buffer to commercial, institutional, and single family residential uses
- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone A:

(1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;

(2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;

(3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;

(4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;

(5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage

(6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;

(7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

(8) Lots which have access to an alley shall be required to utilize said alley for driveway access;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings

Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum. 24 feet*

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	5 feet
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum. 3 stories*

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

Planning Area B: Missing Middle Zone

(A) *Purpose.*

- Create a flexible neighborhood pattern with a variety of adaptable building types limited by mass and height rather than use or unit numbers;
- Promote and maintain the development of diverse housing types at a range of sizes and price points for a range of household arrangements to meet the needs of all citizens in all phases of life;
- Allow more efficient and flexible use of existing and new housing stock at appropriate densities to support the long term maintenance of required infrastructure;

(B) *Intent.* Planning staff shall evaluate the following criteria for suitability of uses in the Neighborhood Zone B:

(1) The property shall have infrastructure (water, sewer, gas, electric, etc.) that meets City standard, in the minimum easements and land encumbrances to ensure practical maintainability and access to all units without restricting future adaptations of site usage;

(2) The form and massing of buildings should be scaled and detailed to create an inviting and timeless neighborhood pattern;

(3) Block structure should be compact and connected, with a preference for alleys and pedestrian pathways creating additional mid-block connectivity and flexibility;

(4) Buildings should address the street appropriately with visible pedestrian entries on the primary façade connected to pedestrian pathways;

(5) Parking and car connectivity should be secondary to safe, walkable, adaptable block structure and building usage

(6) Building setbacks from the street should be minimized wherever possible to shorten the length of utility service lines and minimize maintenance and leakage potential;

(7) Side yards are encouraged to be minimized unless functionally useful for building occupants or necessary for services like trash, stormwater, and utility pedestals. This allows additional units to be provided and reduces the length of infrastructure required to serve each unit, creating more financially sustainable neighborhoods;

(8) Lots which have access to an alley shall be required to utilize said alley for driveway access;

Proposed Zoning Standards

(C) *Uses.*

(1) *Permitted Uses*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 24	Home occupations
Unit 26	Multi-family dwellings
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development

Unit 46	Short-term rentals

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

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 5	Government facilities
Unit 12a	Limited business
Unit 12b	General business
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 45	Small scale production

(D) *Density.* None.

(E) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	24 feet
All other uses	None

** Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.*

(2) *Lot Area Minimum.* None.

(F) *Setback regulations.*

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(G) *Building Height Maximum. 3 stories*

(H) *Minimum Buildable Street Frontage.* 50% of the lot width.

Planning Area C: Conservation

Planning Area C rezones existing RSF-4 area within the PZD extent to an area with regulations identical to CCR Conservation, Cultural and Recreation for the purpose of protecting natural areas and open space while minimizing the administrative burden on the City's staff to administrate an additional PZD zone when unnecessary to planning use.

(A) *Purpose. The Conservation, Cultural, and Recreation District is a designation requested by the owner of property that the city and the owner have determined beneficial and desirable to conserve, preserve, protect, or enhance natural resources such as floodplains, streams, wetlands, steep topography, woodlands, meadows and wildlife habitat, or for the purpose of improving and restoring such property's ecosystem services. Further, this district serves to permit certain limited uses and activities which are not detrimental to the land and consistent with these purposes*.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right

(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

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) At least 80% of the zoned area shall be left undeveloped as green space.

(2) No more than 10% of the conservation, cultural, and recreation zoned area may be dedicated to open space that also contains hard surface areas such as parking, paved trail, or other impervious ground cover.

(E) *Setback Requirements.*

(1) Minimum setback from the front property line shall be 20 feet.

(2) Minimum setbacks from all other property lines shall be 50 feet.

(3) A minimum setback of 50 feet shall be established parallel to all floodplain lines shown on currently adopted FIRM panels.

(4) A minimum setback of 100 feet shall be established parallel to the top of bank along all streams protected within the Streamside Protection Zones of §168.12.

(5) A minimum setback of 100 feet shall be established parallel to the edge of open bodies of water.

(F) *Height Requirements.*

Building Height Maximum	2 stories

(G) *Building area*. Maximum lot coverage shall be 5% of the zoned area.

F

Existing Property Zoning Standards of the New Annexation

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.*

Unit per Acre	One-half (1/2)

(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	35 feet
Side	20 feet
Rear	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) *Buildable area.* None.

Zoning Comparison Chart of the PZD

	PZD: CURRENT			PZD: PROPOSED		
	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: R-A: Residential Agriculture	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: Conservation, Cultural and Recreation
PERMITTED USES	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right
CONDITIONAL USES	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 10. Thre (3) and four (4) family dwellings 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities
DENSITY	None	None	One-half (1/2)	None	None	None
LOT WIDTH MIN. (FT)	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	200	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	None
LOT AREA MIN. (SF)	None	None	2 acres	None	None	None
FRONT SETBACK (FT)	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	35	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	20
SIDE SETBACK (FT)	5	None	20	5	None	50
REAR SETBACK (FT)	5 12 (from center line of an alley)	5 12 (from center line of an alley)	35	5 12 (from center line of an alley)	5 12 (from center line of an alley)	50
BUILDING HEIGHT	3 Stories	3 Stories	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.	3 Stories	3 Stories	2 stories
MAX. BUILDING AREA (%)	50% of lot width	50% of lot width	None	50% of lot width	50% of lot width	5% of the zoned area

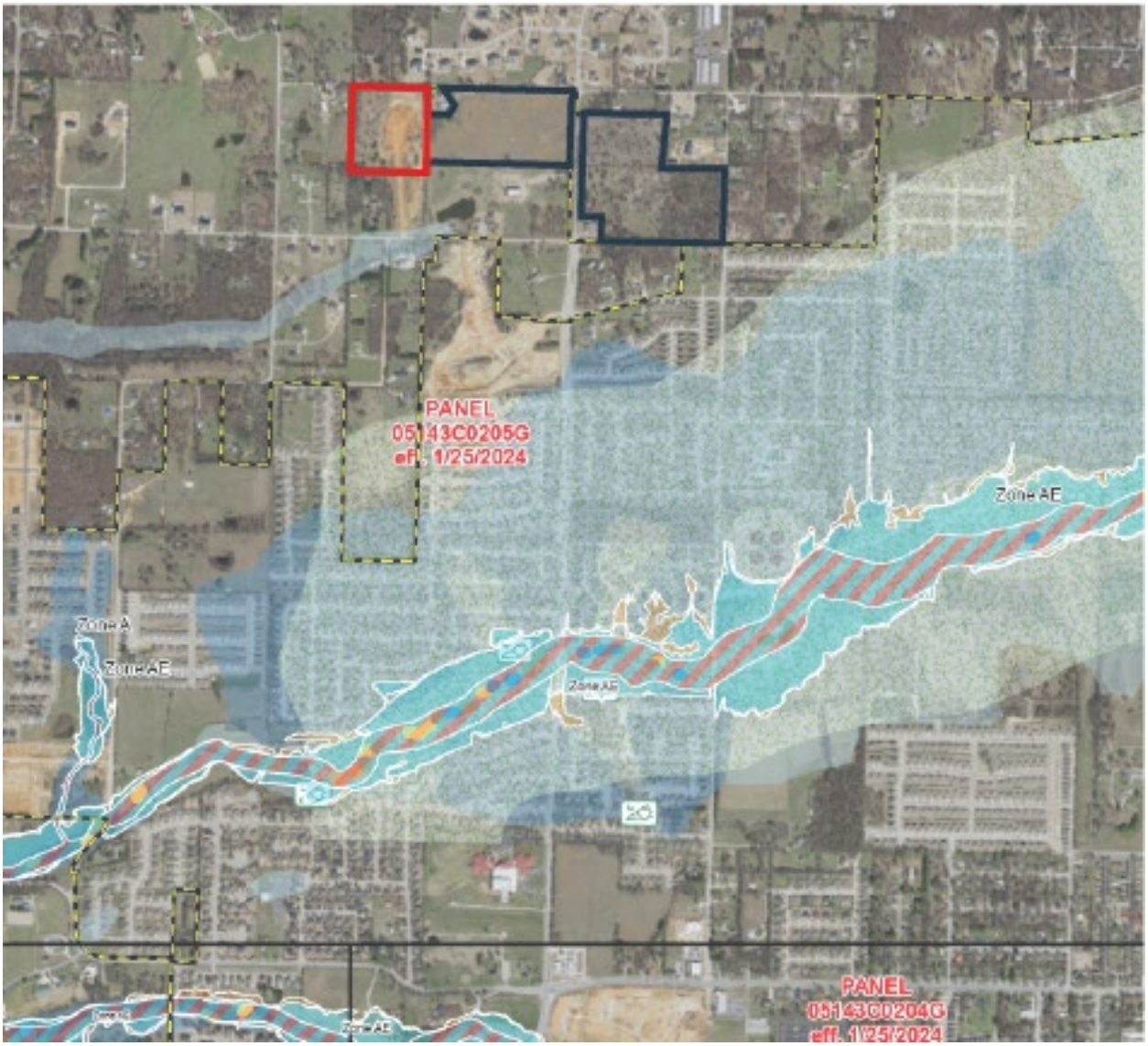
Zoning Comparison Chart of the New Annexation

	NEW ANNEXATION: CURRENT	NEW ANNEXATION: PROPOSED		
	R-A	Planning Area A: Neighborhood Zone	Planning Area B: Missing Middle Zone	Planning Area C: Conservation, Cultural and Recreation
PERMITTED USES	1. City-wide uses by right 3. Public protection and utility facilities 6. Agriculture 7. Animal husbandry 8. Single-family dwellings 9. Two-family dwellings 37. Manufactured homes 41. Accessory dwellings 43. Animal boarding and training 46. Short-term rentals	1. City-wide uses by right 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right 4. Cultural and recreational facilities 8. Single-family dwellings 9. Two-family dwellings 10. Three (3) and four (4) family dwellings 24. Home occupations 26. Multi-family dwellings 41. Accessory dwelling units 44. Cluster housing development	1. City-wide uses by right
CONDITIONAL USES	2. City-wide uses by conditional use permit 4. Cultural and recreational facilities 5. Government facilities 20. Commercial recreation, large sites 24. Home occupations 35. Outdoor Music Establishments 36. Wireless communications facilities 42. Clean technologies	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 26. Multi-family dwellings 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 5. Government facilities 12a. Limited business 12b. General business 13. Eating places 16. Shopping goods 19. Commercial recreation, small sites 25. Offices, studios and related services 45. Small scale production 46. Short-term rentals	2. City-wide uses by conditional use permit 3. Public protection and utility facilities 4. Cultural and recreational facilities
DENSITY	1/2 units per acre	None	None	None
LOT WIDTH MIN. (FT)	200	24 (Single-family) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	24 (Single-family) None (all others) * Legal lots may meet their minimum lot width with frontage onto a private or public right of way, public or private open space, or pedestrian access (sidewalk or trail) as long as adequate utility easements and access and safe and convenient access for fire protection and sanitation vehicles exists.	None
LOT AREA MIN. (SF)	Residential: 2 acres Nonresidential: 2 acres	None	None	None
FRONT SETBACK (FT)	35	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	A build-to zone that is located between the front property line and a line 25 feet from the front property line.	20
SIDE SETBACK (FT)	25	5	None	50
REAR SETBACK (FT)	35	5 12 (from center line of an alley)	5 12 (from center line of an alley)	50
BUILDING HEIGHT	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.	3 Stories	3 Stories	2 stories
MAX. BUILDING AREA (%)	None	50% of lot width	50% of lot width	5% of the zoned area

G

Analysis of Site Characteristics

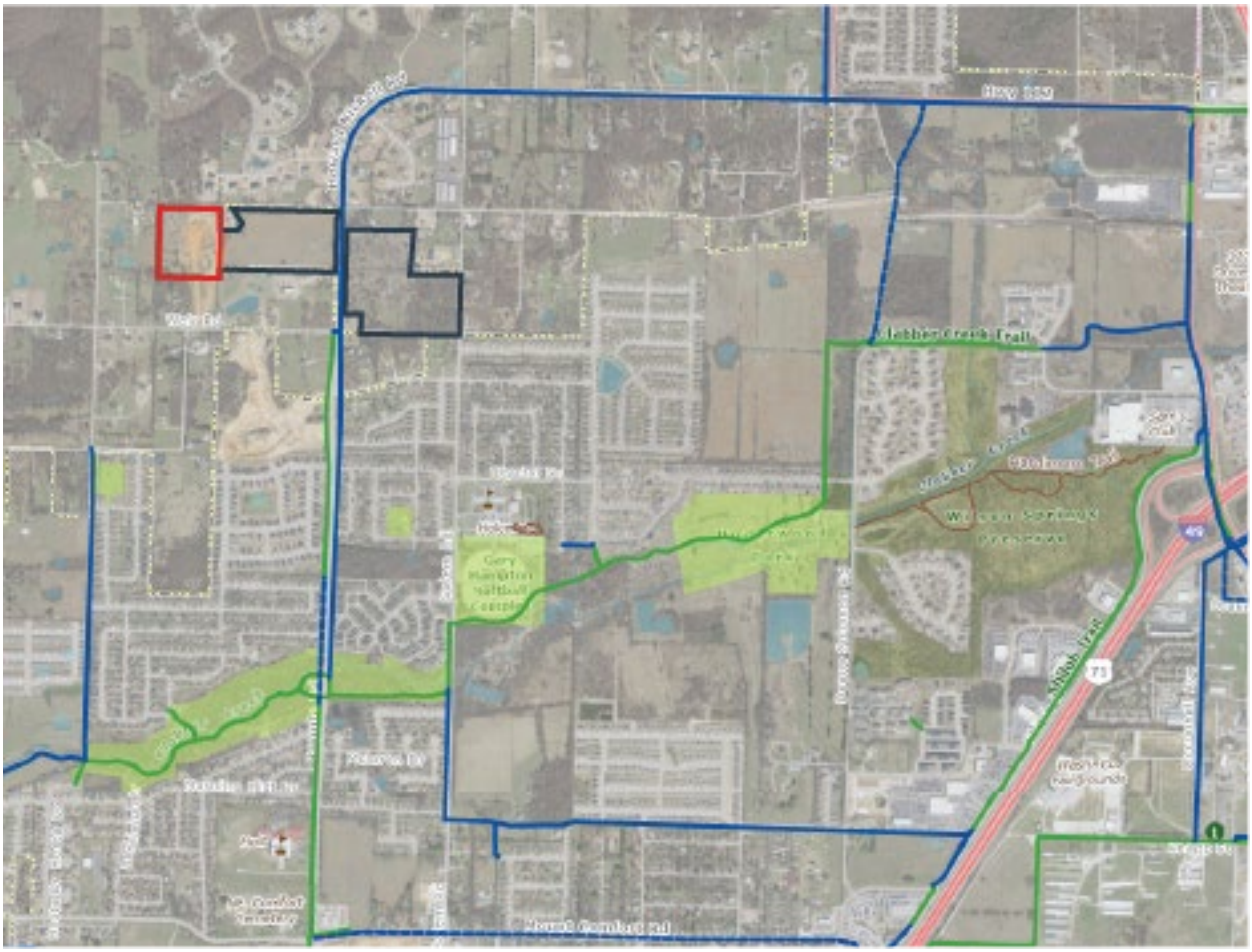
The existing site comprises of large gentle ridges with mild to significant slopes into four valleys. The two southeastern valleys drain south to Clabber Creek, while the northern and western portions meander to the southwest, eventually draining west-northwest into Clear Creek. Based on historic aerial imagery, since 1965 the bulk of the property has been and remains clear of woody vegetation, excepting the southeasternmost portion of the site, from which pioneer woody species have spread north over the past two decades. The westernmost portion of the site has been mostly clear-cut exposed red dirt for the last thirty years or more. The site does not include hydric soils, historic wet prairie, or other sensitive ecologies. It is also outside the floodway of Clabber Creek to the south.



H

Recreational Facilities

The proposed development includes considerate preserve areas along drainage lines, three linear storm parks for passive recreation, a +/- 7 acre preserved forested ravine, one neighborhood clubhouse and another smaller amenity space, and three small parks interspersed with single family lots. The site is walkable via existing sidewalks to the extensive Clabber Creek park and the future Underwood Park facilities, to Holcomb Elementary ½ mile to the south-southeast and to Holt Middle School 1 mile to the south. The proposed development also sits on a main artery of the future planned trail extension up Rupple and curving around Howard Nickell to connect to the NWA Greenway and Mall area.



I

Reasons a Zoning Change is Required

The original PZD area re-zoned the site from RSF-4 to these PZD standards. With the annexation of the enlarged site, matching zoning is desired for orderly development and administration. This allows the development to assist in meeting the City's need to house its rapidly increasing population, while creating and protecting an enduring green network. It also facilitates the compact, complete, and connected development of attainable and appropriately sized housing to which the City aspires, especially adjacent the Tier 3 center directly to the south on Fayetteville's Growth Concept Map. The new PZD area will, if approved, be annexed into the city as Residential-Agriculture zoning and will require re-zoning to able to be developed at attainable price points.

The development of this site requires extensive off-site improvement cost to extend approximately 5,000 linear feet of off-site waterline and acquire necessary right-of-way from the county. While adequately sized city water lines exist adjacent to the site, they connect into a substandard polyethylene water system that was allowed in the 1990s. The system cannot handle normal City of Fayetteville topography-driven water pressure, risking additional pressure-related leaks if this development were to exercise their right to access water via that system.

Instead, significant additional off-site development costs are being incurred, saving the City of Fayetteville significant long-term maintenance cost. The cost of this infrastructure improvement to the city can be financially offset by increasing the density of the developable land to take advantage of, and pay taxes toward, the long-term maintenance and replacement costs of that infrastructure. Thus, a zoning change to allow for higher density is the only financially viable option to develop a compact, walkable, and deliberate development like the one proposed here.

This is the kind of development described in the City Plan 2040 that creates livable communities that also will require less investment in infrastructure by the City. Refer to Sections J and K following this section for more discussion of these elements.

J

Relation to Existing and Surrounding Properties

The surrounding properties to the north outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Rupple is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of green space and provides a natural variety of housing product and price points with a walkable community structure.

K

Project Compliance with Fayetteville Comprehensive Land Use Plan + City Plan 2040

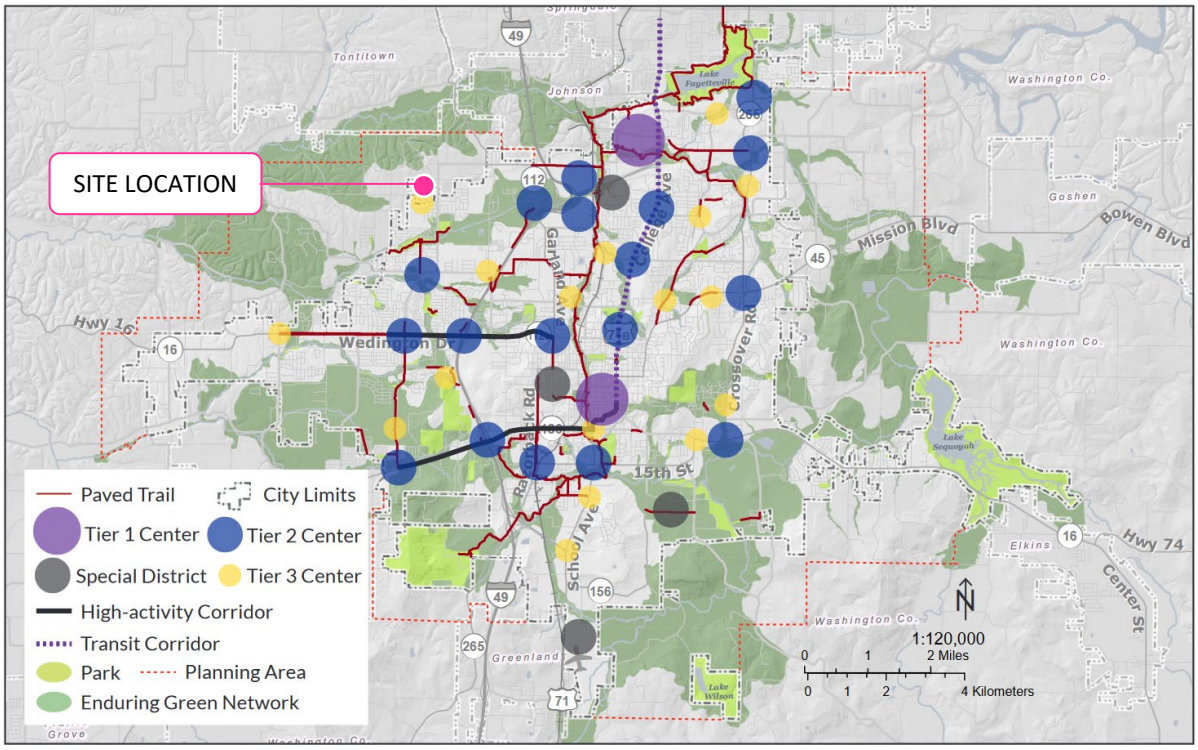


Figure 2.0 - Growth Concept Map

The project site is part of a planned Tier 3 Center at N Rupple Road and W Weir Road. Tier Three Centers are intended to serve the immediately surrounding residential areas and will cater to the specific needs of a small market. As a result, no two will be the same. Some may be characterized by one or two commercial and/or multi-family buildings located on a single intersection while others develop into a mixed-use core extending over multiple blocks and serving a broad mix of housing. The nodal nature of Tier Three Centers are important for providing a unique sense of place to a neighborhood. Tier Three Centers shown on The Growth Concept Map are not intended to be inclusive of all non-residential services that may be identified at a neighborhood-scale analysis. Neighborhood-scale and micro-retail locations are embedded within the general land use policies discussed throughout City Plan, not on the Growth Concept Map. The project site is also located with frontage on a Regional Link along Rupple Road.

The proposed development is wholly in line with the City Plan 2040's primary goals of compact, complete, and connected growth which is intentional, sustainable, and mixed use. Transit ready and commercial supportive densities are provided, and housing is centered on low impact development stormwater features and attainable age-in-place homes. The retention of green space and the compact walkable neighborhood design promotes this area as a peaceful community on the shoulder of the City Neighborhood Tier 3 hub.

Figure 3.4 - Rural

Figure 3.5 - Suburban Sprawl

Figure 3.6 - Traditional Development

Goal 3 Objectives

3.3.1 *Require new growth that results in neighborhoods, districts and corridors that are:*

- **Compact** – via denser housing; meaningful open spaces and preserves; small blocks
- **Complete** – via housing; mixed uses; civic uses; jobs-housing mix in the neighborhoods
- **Connected** – via street-oriented buildings; interconnected streets; interconnected greenways and trails

3.3.2 *Prepare a transit-worthy community: increase density in highly walkable areas along logical future transit routes, and anticipate rail, street cars and other alternative transit modes.*

The 71B College Avenue Corridor Plan provides a framework for incrementally re-developing this major thoroughfare into a series of inter-connected and livable mixed-use districts. The City can provide redevelopment catalyst by making capital investments in increased street, sidewalk and trail connectivity.

3.3.3 *Increase the viability of businesses by leveraging the economic performance of appealing environments that are mixed-use, walkable, and integrated with green space.*

The Razorback Regional Greenway illustrates the ability of the City to leverage capital investments in trail infrastructure to drive economic development. The City created the Fayetteville Alternative Transportation and Trail Plan in 2003 and began building the Scull Creek Trail with $2.1 million in funding provided by a bond issue passage. Additional yearly Capital Improvement Project funding of $1.3 million annually was used to build-out the remainder of the trail. The economic development catalyst that the trail provided is evidenced by the residential and commercial development occurring in nodes along the trail spine in south Fayetteville, throughout downtown/Dickson Street, in mid-town around Poplar Street, and throughout the uptown district along Mud Creek.

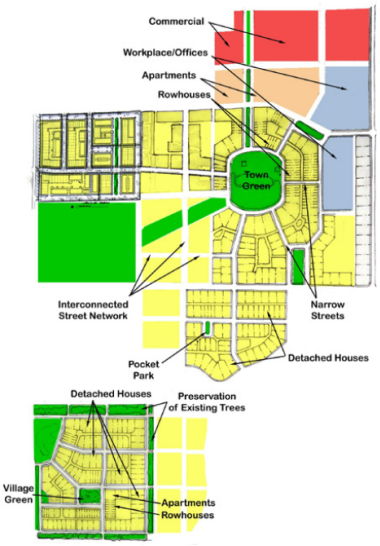
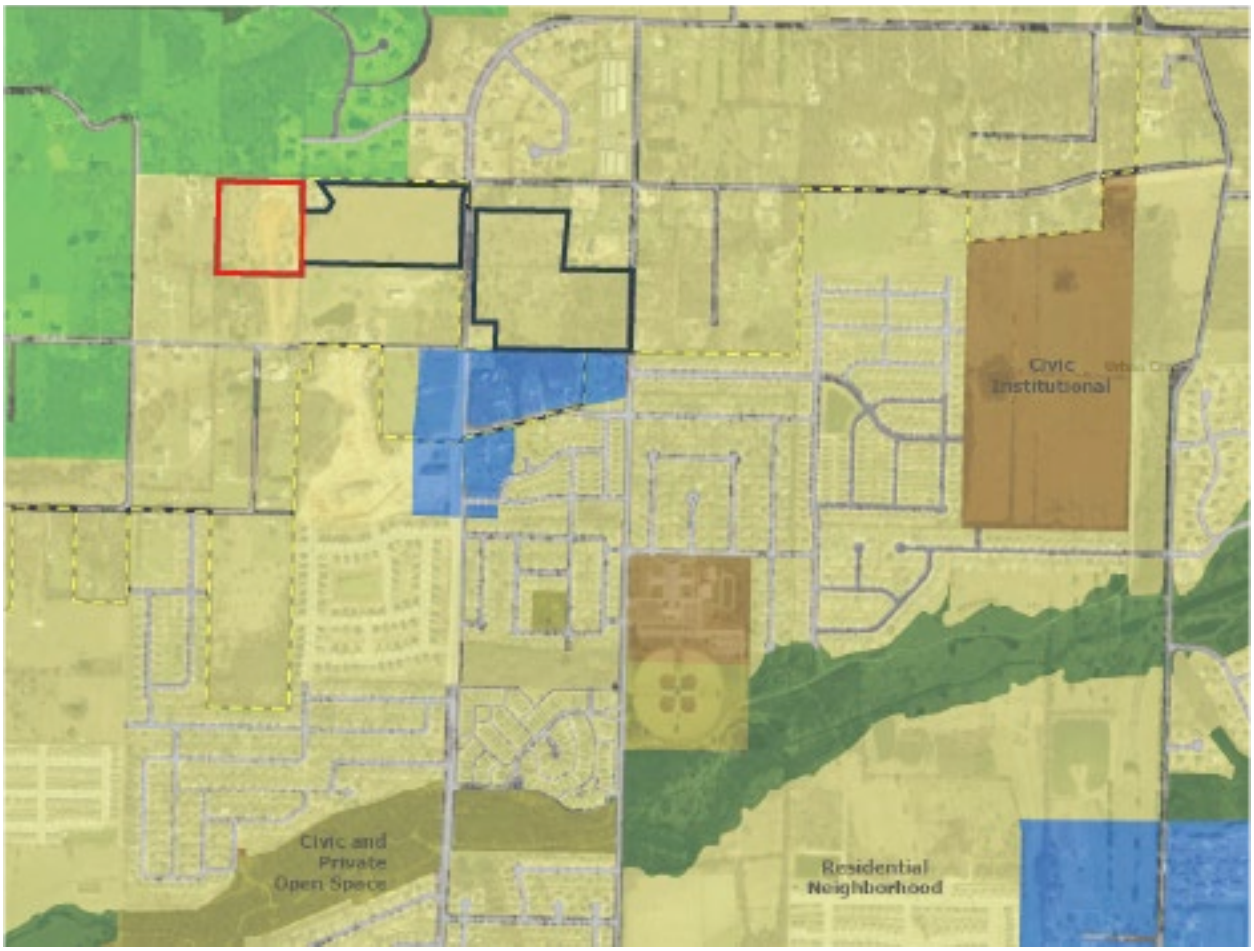


Figure 3.10 - Example Development Layout

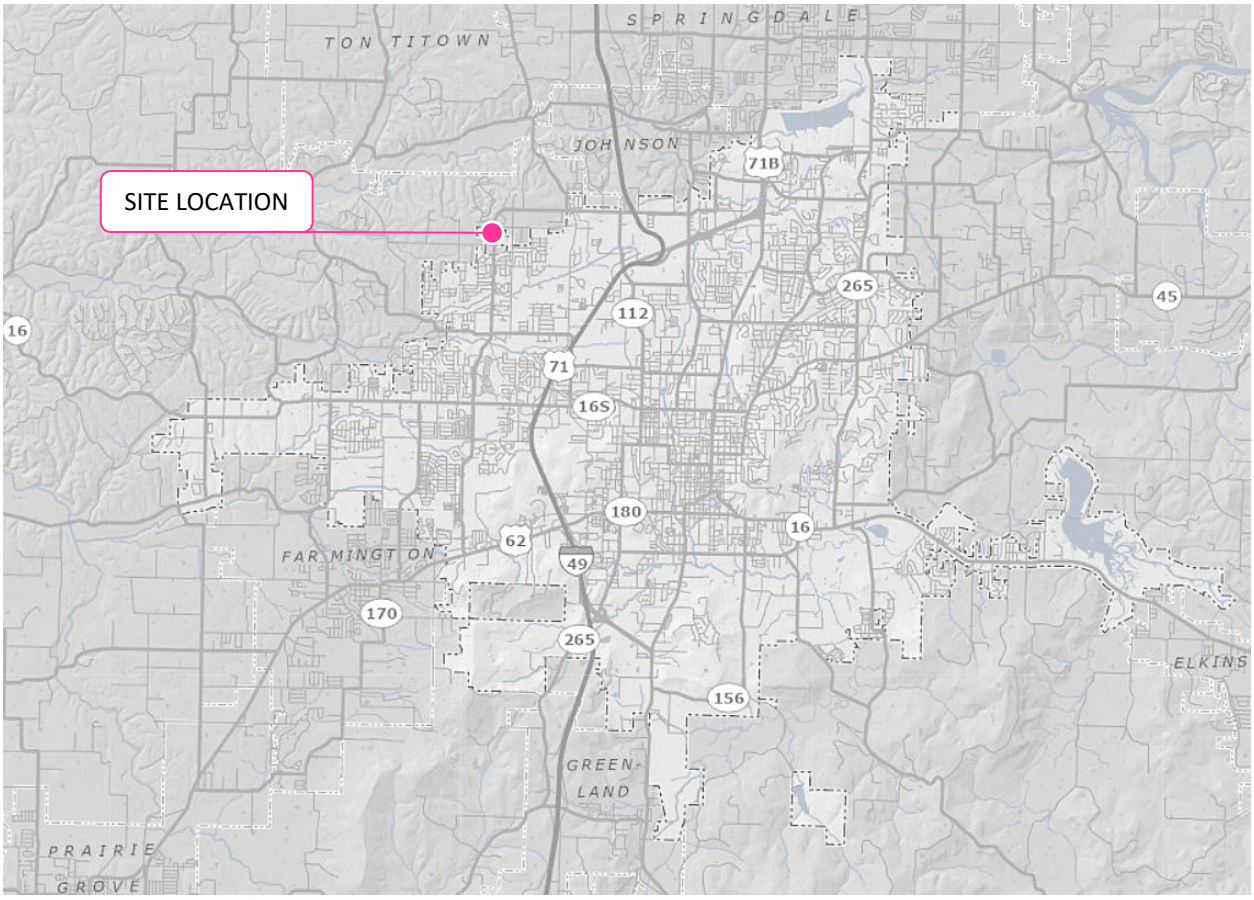
Figure 3.11 - Example Development Layout



The Proposed development's location in a Residential Neighborhood Area and directly adjacent a City Neighborhood Area reflects the creatively gathered density and emphasis on walkability that is required to support the Tier Center and Transit Readiness Goals of the City. Residential Neighborhood Areas are primarily residential in nature and support a wide variety of housing types of appropriate scale and context: single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Residential Neighborhood encourages highly connected, compact blocks with gridded street patterns and reduced building setbacks. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhoods, such as retail and offices, on corners and along connecting corridors. This designation recognizes existing conventional subdivision developments which may have large blocks with conventional setbacks and development patterns that respond to features of the natural environment. Building setbacks may vary depending on the context of the existing neighborhood. The following guiding policies are designed to encourage future and existing residential neighborhoods to be or become more complete, compact and connected:

- Encourage a block and street layout that promotes walkable and bicycle friendly road designs with slow vehicular design speeds.
- Utilize principles of traditional residential urban design to create compatible, livable and accessible neighborhoods.
- Eliminate designs elements that prohibit complete, compact and connected neighborhoods.
- Protect and restore Fayetteville's outstanding residential architecture of all periods and styles.

- Encourage the scale of new development to be compatible in use and proportionality between a variety of residential and non-residential uses.
- Site new residential areas accessible to roadways, sidewalks, trails, transit, parklands, schools, existing utilities, and retail commercial goods and services.
- Minimize through traffic on minor residential streets, while providing connections between neighborhoods to encourage openness and neighborliness.
- Continue to encourage context-sensitive streets, allowing for efficient access to commercial residential areas for vehicles, pedestrians and cyclists.



Two parcels (001-16771-000, 001-16771-002) will be concurrently partially annexed for this proposed development as they rest just outside current City limits.

L

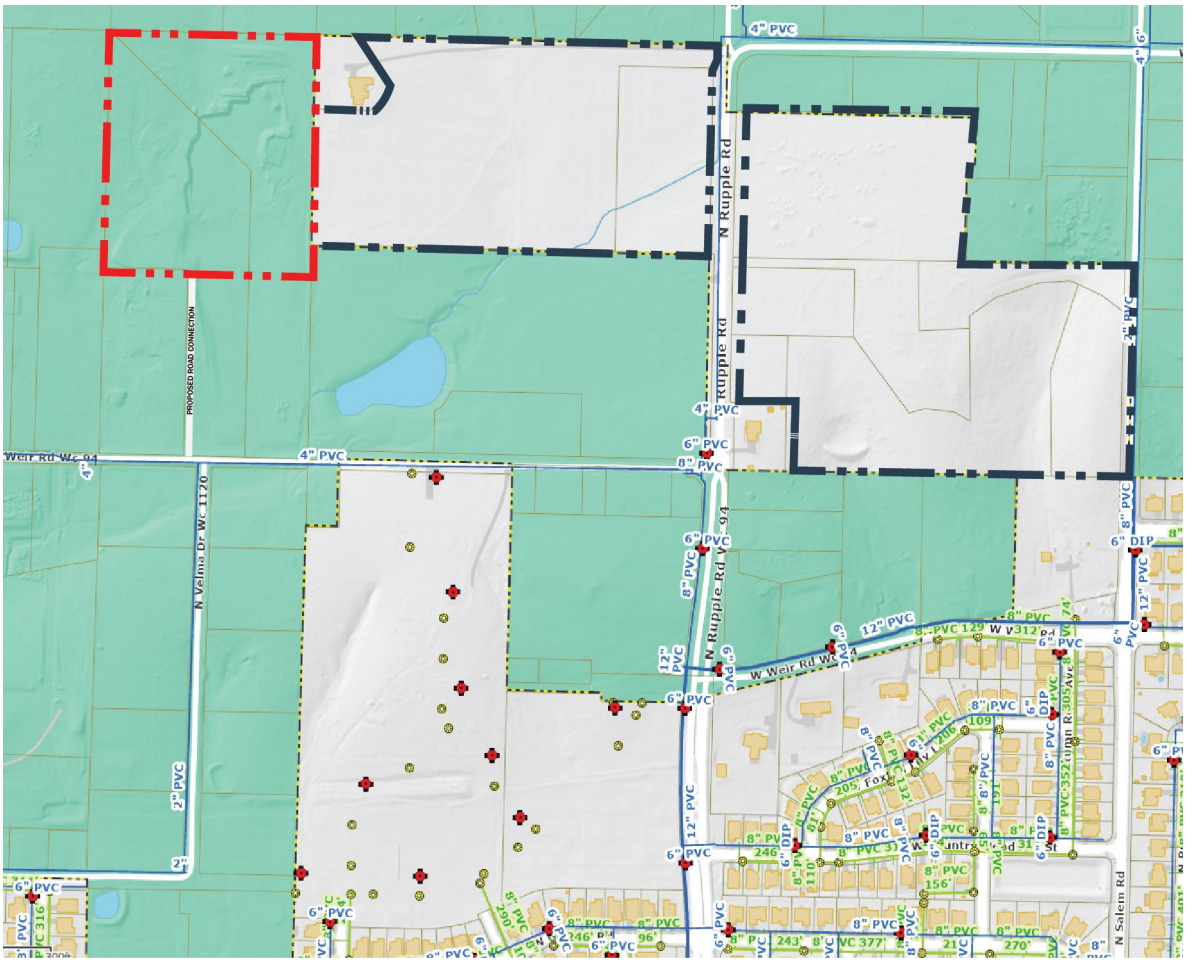
Traffic Study

A traffic study has not been deemed necessary at this time. Off Site Improvements will be determined at the time of development review. We would like to note that the age-restricted use of the property west of Rupple Road is likely to decrease traffic incident with the development significantly.

M

Impacts on City Services

The development in question would add public water, sewer and street improvements to the city as well as add to the sidewalk connectivity to the city's network. The project would also require trash service, fire department services, and police services. The City has stated it cannot provide a letter guaranteeing any project service until that project has been approved, yet extensive coordination with water and sewer capacity has been completed in advance of the PZD. The developer understands the required water and sewer upgrades that will be required to serve the project. Existing utility connections are shown below.



N

Development Standards, Conditions, and Review Guidelines

Screening and Landscaping, Traffic and Circulation, Parking Standards, Perimeter Treatment, Sidewalks, Streetlights, Water, Sewer, Streets and Drainage, Construction of Non-Residential Facilities, Tree Preservation, Architectural Design Standards, Proposed Signage, and View Protection will follow City of Fayetteville Unified Development Code Standards, except as differentiated below.

Proposed Architectural Design Standards

Building Elevations will be submitted at the time of development and will meet the following requirements.

(A) *Purpose.* The intent of this ordinance is to encourage timeless architectural form through the use of quality design and materials. The goal of the code is to promote functional architecture that creates attractive and usable space.

(B) *Applicability.* The Architectural Design Standards are applicable in the following instances:

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

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

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

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

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

(D) *Porches and Stoops.* If a building has a porch or stoop then it shall comply with the following regulations:

(1) *Front Porches.*

(a) *Standard.*

(i) *Depth.* 6 feet minimum from the principal façade to the inside of the column face.

(ii) *Length.* 25 to 100% of the principal facade. Front porches may be multi-story and are required to be open or screened and non-air conditioned.

(b) *Right-of-Way Encroachment.* Front porches may occur forward of the principal façade. Porches shall not extend into the right-of-way. Front porches and stoops shall not be built within 18 inches of the side property line on attached unit types.

(2) *Stoops.*

(a) *Standard.* Stoops may be covered or un-covered and stairs may run to the front or to the side.

(i) *Depth.* 4 feet minimum from the principal façade to the inside of the column face for stoops with a covered landing.

(ii) *Height.* 96 inches maximum.

(iii) *Length.* Maximum 12-foot width for each individual building entrance or group of connected entrances. The pedestrian connection from the stoop to the public sidewalk shall be allowed to run from the door along the facade of the building, parallel to the street, for a maximum of 12 feet from the door, before connecting directly to the public sidewalk.

(b) *Right-of-Way Encroachment.* Stoops may occur forward of the principal façade and may extend into the right-of-way in accordance with the building code adopted by the City of Fayetteville.

(c) *Placement.* Sidewalks shall have a minimum 5 feet clear access for pedestrian movements. Stoops shall not be built within 18 inches of the side property line on attached unit types.

(3) *Projected Bay.*

(a) *Standard.* Bays shall consist of habitable space.

(i) *Depth.* 4 feet maximum from the principal facade.

(ii) *Second Story Height.* Bays above the first or ground floor shall have a minimum of 10 feet clear to the underside of the horizontal floor. Supports or appendages shall not extend below 7 feet clear.

(iii) *Length.* 50% maximum of the principal façade length.

(b) *Second Story Right-of-Way Encroachment.* Bays above the first or ground floor may encroach within the right-of-way, in accordance with the Building Code adopted by the City of Fayetteville.

(c) *Placement.* Projected bays shall not interfere with street trees, street lights, street signs or other such civic infrastructure.

(E) *Exterior Architectural Elements.* The lists of permitted materials and configurations have been selected for their durability, sustainability and responsiveness to climate. The primary goal of the Architectural Elements is authenticity; the elements encourage construction that is straightforward and functional and draws its ornament and variety from the assembly of genuine materials. Items not listed in the Architectural Elements may be approved upon review by the Planning Commission.

(1) *Rear Yards Only.* The following shall only be located in the rear yard unless screened in a side yard by a durable and attractive screen or fence enclosure:

(a) Trash dumpsters.

(b) Trash and recycling carts and bins.

(2) *Exterior Prohibited Materials.* The following shall be prohibited:

(a) *Undersized Shutters.* Shutters shall be sized so as to equal the width required to cover the window opening.

(b) *Shutters made of plastic*.

(c) *Glass with reflective coatings other than clear glass with Low-E coatings.* (See opacity and façade section).

(d) *Plastic or PVC roof tiles*.

(e) *Aluminum siding.*

(f) *Vinyl siding.*

(g) *Wood fiber board*.

(h) *Unfinished pressure-treated wood.*

(i) *EIFS* (Exterior Insulation Finish System) located on the first or ground floor.

(3) *Columns, Arches, Pedestals, Railings and Balustrades.*

(a) *Permitted Configurations*.

(i) Square columns shall have a minimum width of 6 inches with or without capitals and bases.

(ii) Round columns shall have a minimum 6-inch outer diameter with or without capitals and bases.

(iii) Pedestals shall have a minimum width of 8 inches.

(b) *Permitted Materials*.

(i) *Columns and Pedestals.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(ii) *Arches and Lintels.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(iii) *Railings and Balusters.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, concrete masonry units with stucco, stone, structural steel, cast iron, wrought iron, and glass.

(4) *Windows, Skylights, and Doors.*

(a) *General Requirements.*

(i) Visible sills on the exterior of the building are required for all windows.

(ii) Windows shall have trim on the sides and top when the exterior of the building is fiber cement siding. Window trim shall have a minimum dimension of 0.75 inches × 3.5 inches (a normal 1×4).

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(b) *Permitted Configurations*.

(i) All window configurations are allowed.

(c) *Permitted Finish Materials*

(i) *Windows.* Windows may be made of wood, aluminum, copper, steel, clad wood, thermally broken vinyl or aluminum. No false grids are permitted except for where mullions and muntins are permanently adhered to both the interior and exterior of a pane of thermally broken glass separated by a spacer aligned with the mullions or muntins in between panes of thermally broken glass. (Commonly referred to as simulated divided light windows).

(ii) *Doors.* Doors may be made of wood, glass, fiberglass or metal. (I.e. steel, aluminum, copper, bronze, etc.)

(iii) *Sills.* Brick, painted stained or natural wood, Terra Cotta, stained painted or un-painted concrete with a smooth finish, cast-in-place concrete with or without stucco, pre-cast concrete, fiber cement board, concrete masonry units with stucco, stone, structural steel, and cast iron.

(5) *Roofs and Gutters.*

(a) *General Requirements.*

(i) Roofs may be gabled, hipped, mansard, shed, gambrel, barrel-vaulted, or domed.

(ii) Applied mansard roofs are not permitted.

(iii) Low sloped roofs (less than 1 in 12 pitch) shall have light colored finish materials.

(b) *Permitted Configurations*.

(i) Gutters may be rectangular, square, half-round, or Ogee sections.

(c) *Permitted Finish Materials*

(i) *Metal Roofs.* Metal roofs may be made of galvanized steel, aluminum-zinc coated steel, copper, aluminum, zinc-alum, lead coated copper, terne, or powder coated steel.

(ii) *Shingles.* Shingles shall be made of asphalt, metal, concrete, terra-cotta, slate, or cedar shingles or shakes.

(iii) *Gutters and Downspouts.* Gutters and downspouts shall be made of copper, aluminum, galvanized steel, aluminum-zinc coated steel, lead coated copper, terne, or powder coated steel.

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

(a) *General Requirements.*

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

(ii) Fences in the front yard shall be not be 100% opaque and shall provide visible separation between the fence slats. Fences in a rear or side yard, at least 6 feet behind the principal façade of the primary structure, may be at a maximum 100% opaque.

(b) *Height*.

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

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

(c) *Permitted Configurations.*

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

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

(iii) *Brick and Stone*.

(d) *Permitted Finish Materials*

(i) Wood.

(ii) Wrought iron, steel and cast iron.

(iii) Brick and stone.

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

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

(7) *Opacity and Facades.*

(a) *General Requirements.*

(i) Each floor of any principal building façade above the first floor facing a park, square or street shall contain windows covering from 15% to 60% of the principal façade area.

(ii) The permitted percentage of glass may be increased to 80% for any two floors above the fourth floor provided that there is a minimum stepback of 15 feet from the principal façade.

(iii) A minimum of 10% of the window area per floor shall be operable with the exception of the first or ground floor.

(iv) All glass shall have a Low-E coating.

(v) Glass used above the first or ground floor shall have a visible transmittance rating of 0.4 or higher.

(b) *First or Ground Floor Requirements of Any Principal Façade*.

(i) Glass on the first or ground floor shall have a visible transmittance rating of 0.6 or higher.

(ii) Commercial space and storefronts shall have a minimum of 75% glass on the first or ground floor.

(iii) Office, institutional, and other non-residential space shall have a minimum of 50% glass on the first or ground floor.

(iv) Multi-family residential space shall have a minimum of 40% glass on the first or ground floor.

(v) Single family and two (2) family residential space shall have a minimum of 5% glass on the first or ground floor.

(vi) The measurement for glass percentage on the first or ground floor shall be calculated at the pedestrian level between 2—12 feet above the sidewalk. For a building façade located outside of a build-to zone the measurement for glass percentage on the first or ground floor shall be at the pedestrian level between 2 and 12 feet above the finished floor elevation (FFE).

(vii) Doors or entrances for pedestrian access shall be provided at intervals no greater than 50 ft. apart along the principal façade.

Proposed Landscape Standards

The project will comply with the standard Landscape Standards of the City of Fayetteville. Where lots front onto an alley, public or private open space, or pedestrian access, either one (1) tree per lot or one (1) tree for every 30' of alley or street frontage only, whichever is fewer, shall be provided. These trees shall be placed in the proximity of the lot yet shall not be required to be placed on the lot; they may be clustered or arranged to the benefit of the alley, open space, or pedestrian access in an overall quantity to meet the spirit of UDC 177.05(B). Additionally, this is not the maximum number of trees permitted on a lot; to ensure any required mitigation or desired landscape, additional trees could be planted along lots and alleys.

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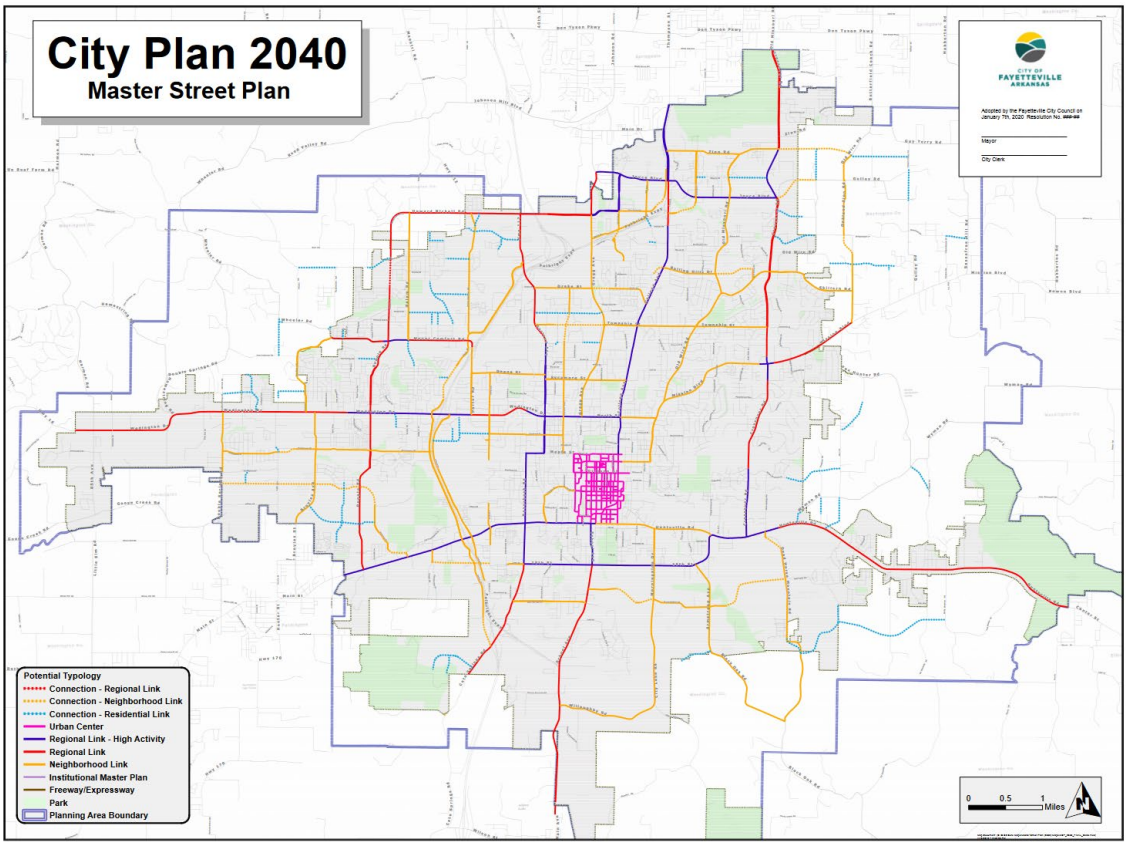
Planned Zoning District Intent Fulfillment

Flexibility	While this project's design and philosophy is wholly in line with the City of Fayetteville's City Plan 2040 goals, the project requires the flexibility of a Planned Zoning District to achieve two elements: townhouses in sets of more than 4 contiguous units and alley-loaded units facing a park rather than a street right of way. In all other ways, the project could be developed under typical existing form-based zones. The flexibility of a PZD provides the project with the opportunity to provide more traditional townhouse blocks of 5 and 6 contiguous units and platted fee simple lots facing green space. This arrangement allows for density more in line with the city's goals, demographic and housing cost needs of citizens, and provides the opportunity for additional common natural space. Units with front porches that face directly onto a park allow young children to safely play together in park space right outside the front door, without the danger of crossing the street, and within the safe view of parents sitting on front porches and stoops. The public "right of way" as park maintains all the pedestrian connectivity and social connection of a neighborhood street, but replaces the large space typically dedicated to cars in the right of way to playing children and low impact development stormwater storage.
Compatibility	The surrounding properties to the north and west outside City limits are larger lot single family residences and estate residential strips tucked into the forested hills. Patterned southeast towards Holcomb Elementary are RSF-8 and RSF-4 neighborhoods with minimal to no green space. Catty-corner to the southwest down Rupple is a +/- 4.7 acre Neighborhood Services – General site that may soon provide some of the commercial services and feel desired by its City Neighborhood designation in the Future Land Use plan. This proposed neighborhood development compatibly blends the compact footprints of attainable and age-in-place neighborhoods with the more rural natural setting of the County properties to the northwest through its intentional preservation of a large percentage of the site's most sensitive ecological areas and provides a natural variety of housing product and price points with a walkable community structure.
Harmony	The PZD allows for an orderly and creative provision of housing in a walkable format with densities appropriate to the area and the supporting infrastructure in the neighborhood.
Variety	The proposed neighborhood provides a variety of unit types, uses, and price points for residents not typically found in an exclusionary single-family neighborhood. The age-restricted western portion of the development provides 2-3 bedroom units that address a critical market need for attainable age-in-place residences. The inclusion of multi-family housing by right in this PZD is purely a result of desiring to provide more traditional runs of townhouses with 5-9 contiguous buildings.
No Negative Impacts	The development provides no negative effect upon the future development of the area, providing a complete, compact, and connected street network and a flexible, traditional block structure that allows future flexibility and redevelopment within the neighborhood.
Coordination	The land surrounding the property to the south is largely already developed. Connections and rational edge to the development have been provided to the future development to the west, the large single-family parcels to the northeast, and potential future connectivity to the east. These measures plan for future development and urbanization so they may occur in a coordinated and coherent manner.
Open Space	One of the primary benefits of the PZD approach for the development of this site is allowing the

	provision of more usable and suitably located open space for recreation than would otherwise be possible under typical zoning regulations.
Natural Features	The plan for the proposed development exemplifies the aims of PZDs to provide "maximum enhancement and minimal disruption of existing natural features and amenities." The existing landforms and drainage patterns are respected and celebrated through their integration into functional stormwater management and open green space amenity. The steep, wooded ravines on the eastern portion of the proposed development are intentionally preserved to minimize siltation and runoff for better water quality as well as to retain canopy coverage and natural habitat that can be sensitively enjoyed for passive recreation.
Future Land Use Plan	The PZD's careful layout of planning areas secures considerately gathered density as a means to nurture the postcard aspiration of traditional communities with neighbors chatting from porch to porch and preservation of natural areas that are harmoniously consistent with the guiding policies of the Future Land Use Plan.
Special Features	The site's topography and drainage patterns present challenges to providing dense enough development without significant earthwork and engineered stormwater management. The geometry and dimensions of the site makes efficient, rear loaded units a challenge. The PZD's innovative approach to frontages and careful attendance to planning area layout allow for a reasonable density and unit mix that would be challenging under typical zoning regulations.
Recognized Zoning Consideration	The proposed zoning approach is novel and allows a degree of flexible use designed to reduce car trips and increase the walkability and resilience of the neighborhood. It does allow several things not currently typical to the city's zoning regulations, as is appropriate and intentional to the concept of PZD's within the city.


City Plan 2040
Master Street Plan
CITY OF FAYETTEVILLE ARKANSAS
Mayor
City Clerk
Potential Typology
Connection - Regional Link
Connection - Neighborhood Link
Connection - Residential Link
Urban Center
Regional Link - High Activity
Regional Link
Neighborhood Link
Institutional Master Plan
Freeway/Expressway
Park
Planning Area Boundary
0 0.5 1 Miles