City of Fayetteville, Arkansas

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

Planning Commission Tentative Agenda

Thursday, July 9, 2026

4:30 PM

100 W. ROCK STREET

Planning Commission Members

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

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 831 7923 6037
Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_fiHmwlFARF-QG-degwPh4A

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the June 22, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

Unfinished Business

2. 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

New Business

3. ADM-2026-0026: Administrative Item (NORTH OF W LESLIE DR/WILLOW BEND OPTIONCO LLC, 208):

Submitted by ESI for property located NORTH OF W LESLIE DR. The property is zoned RMF-18, RESIDENTIAL MULTI-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 20.23 acres. The request is to extend the approval of a previously approved large-scale development. - Donna Wonsower, Senior Planner

4. ADM-2026-0027: Administrative Item (3335 S COUNTRY CLUB DR/FAYETTEVILLE COUNTRY CLUB, 679, 680, 718, & 719):

Submitted by ODYSSEY ENGINEERING for property located at 3335 S COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 148.86 acres.

The request is to amend a previously approved conditional use permit. - Citlali Samano, Planner

5. VAR-2026-0021: Planning Commission Variance (632 N PARK AVE UNIT A/PARK AVENUE COTTAGES LLC, 445):

Submitted by FLINTLOCK, LTD CO for property located at 632 N PARK AVE UNIT A. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains 0.19 acres. The request is for a variance to the driveway. - Donna Wonsower, Senior Planner

6. VAR-2026-0023: Planning Commission Variance (EAST OF 3702 W WEDINGTON DR/AFT DEVELOPMENT LLC, 401):

Submitted by RICKETT MORICONI ENGINEERING for property located EAST OF 3702 W WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains 1.38 acres. The request is for a variance to architectural design standards. - Donna Wonsower, Senior Planner

7. VAR-2026-0024: Planning Commission Variance (903 W NORTH ST/JORDAN GROUP LLC, 444):

Submitted by BATES AND ASSOCIATES for property located at 903 W NORTH ST. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY – FORTY UNITS PER ACRE and contains 0.69 acres. The request is for a variance from urban residential design standards. - Donna Wonsower, Senior Planner

8. LSD-2026-0012: Large Scale Development (SOUTH OF HUNTSVILLE RD AND LYNX LN/VCH RENTALS LLC, 565):

Submitted by DCI for a property located at SOUTH OF HUNTSVILLE RD AND LYNX LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.21 acres. The request is for a 22-unit townhome development. - Citlali Samano, Planner

9. CUP-2026-0027: Conditional Use Permit (2072 N AUSTIN DR Unit B/TRUCKS FAMILY LIVING TRUST, 369):

Submitted by MODERN OZARKS for property located at 2072 N AUSTIN DR Unit B. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental in a residential zoning district. - Jessica Masters, Planning Director

10. CUP-2026-0031: Conditional Use Permit (1919 N BEAR TREE CT/BEAR TREE BUILDERS LLC & STEVEN DAVID & CARYN LORETTA FINNEY, 369):

Submitted by COMMUNITY BY DESIGN for property located at 1919 N BEAR TREE CT. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR

UNITS PER ACRE and contains approximately 3.34 acres. The request is for a Cluster housing development with fourteen residential units. - Donna Wonsower, Senior Planner

11. RZN-2026-0023: Rezoning (423 N MISSION BLVD/WARREN MISSION LLC, 485):

Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 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-U, RESIDENTIAL INTERMEDIATE, URBAN. - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

12. LSP-2026-0023: Lot Split (1023 S MORNINGSIDE DR/AD&U LLC, 563):

Submitted by SATTERFIELD LAND SURVERYORS, P.A. for property located at 1023 S MORNINGSIDE DR. The property is zoned UN, URBAN NEIGHBORHOOD and contains 0.11 acres. The request is to split the property into two lots containing 0.07 and 0.04 acres. - Citlali Samano, Planner

13. LSP-2026-0026: Lot Split (2745 N OLD WIRE RD/JOSEPH & SHERI DAWN KILGORE, 254):

Submitted by BATES & ASSOCIATES for property located at 2745 N OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains two lots with approximately 3.7 and 0.30 acres. The request is to split the properties into four lots containing 1.76, 1.03, 1.12, and 0.58 acres. - Citlali Samano, Planner

14. LSP-2026-0035: Lot Split (NORTHEAST OF E. SWEETBRIAR DR/COMMON ELEMENTS OF PARADISE GARDENS HPR, 215):

Submitted by BATES & ASSOCIATES for property located NORTHEAST OF E. SWEETBRIAR DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE AND RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.39 acres. The request is to split the property into two lots containing 0.27 and 1.12 acres. - Donna Wonsower, Senior Planner

15. LSIP-2026-0002: Large Site Improvement Plan (3606 W. MOUNT COMFORT RD/MCDONALD'S, 323):

Submitted by OFI CHITO for property located at 3606 W. MOUNT COMFORT RD. The property is zoned CS, COMMUNITY SERVICES and contains approximately 1.55 acres. The request is for a 4,395-square-foot restaurant with a drive-thru and associated parking. - Donna Wonsower, Senior Planner

16. LSIP-2025-0011: Large Site Improvement Plan (3610 W. WEDINGTON DR/SEVEN BREW, 401):

Submitted by CEI ENGINEERING for property located at 3610 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.16 acres. The request is for a 510-square-foot drive-thru only coffee shop with associated parking. - Donna Wonsower, Senior 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 22, 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 June 8, 2026**	**2) ADM-2026-0018 (SMYTH REVIVAL LLC)**	**3) ADM-2026-0019 (SMYTH REVIVAL LLC)**	**4) PPL-2026-0003 (READING)**	**5) ADM-2026-0024 (REINDL INVESTMENTS LLC)**
Holeyfield	**1**	**1**	**1**	**1**	**1**	**1**
McGetrick	**1**	**1**	**1**	**1**	**1**	**1**
Cabe	**1**	**1**	**1**	**1**	**1**	**RECUSE**
Castin	**0**					
Brewer	**1**	**1**	**1**	**1**	**1**	**1**
Gulley	**0**					
Madden	**1**	**1**	**1**	**1**	**1**	**1**
Brink	**1**	**1**	**1**	**1**	**1**	**RECUSE**
Werner	**1**	**1**	**1**	**1**	**1**	**1**
Agenda		**Consent**	**Consent**	**Consent**	**Unfinished**	**New**
Action		Approve	Approve	Approve	Approve	Forward
Motion By		Brink	Brink	Brink	Brewer	Madden
Motion 2nd		Cabe	Cabe	Cabe	Madden	McGetrick
Vote		7-0-0	7-0-0	7-0-0	7-0-0	5-0-2
Time		5:33 pm	5:33 pm	5:33 pm	5:38 pm	6:00 pm
Motion Detail					Approved with all conditions as recommended by staff.	Approved with all conditions as recommended by staff.
Public Comment		0	0	0	0	0

	6) VAR-2026-0019 (AFT DEVELOPMENT LLC)	7) CCP-2026-0005 (ROY E HATCHER)	8) VAC-2026-0004 (ROY E HATCHER)	9) CUP-2026-0023 (HUNTER & ABIGAIL BAILEY)	10) CUP-2026-0030 (WILLIAM & ALISON TURNER)	11) RZN-2026-0018 (KHOA THAI & STEPHEN WILSON
Holeyfield	1	1	1	1	1	0
McGetrick	1	1	1	1	1	0
Cabe	1	1	1	1	1	1
Castin						
Brewer	1	1	1	1	1	0
Gulley						
Madden	1	1	1	1	1	0
Brink	1	1	1	1	1	0
Werner	1	1	1	1	1	0
Agenda	New	New	New	New	New	New
Action	Approve	Approve	Forward	Approve	Approve	Forward
Motion By	McGetrick	Brink	Brink	Cabe	Cabe	Brewer
Motion 2nd	Cabe	Cabe	Cabe	Brink	Brink	Werner
Vote	7-0-0	7-0-0	7-0-0	7-0-0	7-0-0	1-6-0
Time	6:11 pm	6:25 pm	6:26 PM	6:33 pm	6:37 pm	6:56 PM
	Approved with all conditions, with the removal of the requirement of condition 1 a.	Approved with all conditions as recommended by staff.	Approved with all conditions as recommended by staff.	Approved with all conditions as recommended by staff.		Approved with all conditions as recommended by staff. Motion to forward fails.
Public Comment	0	0	0	0	0	1

	12) RZN-2026-0020 (STEFFAN & CATHERINE SARKIN)	13)RZN-2026-0021 (D R HORTON - NW ARKANSAS LLC)	14) ANX-2025-0002 (FOXTAIL)	15) PZD-2025-0006 (FOXTAIL)		
Holeyfield	**1**	**0**	**1**	**1**		
McGetrick	**1**	**1**	**1**	**1**		
Cabe	**1**	**1**	**1**	**0**		
Castin						
Brewer	**1**	**1**	**1**	**1**		
Gulley						
Madden	**1**	**0**	**1**	**1**		
Brink	**1**	**1**	**1**	**1**		
Werner	**1**	**0**	**1**	**1**		
Agenda	**New**	**New**	**New**	**New**		
Action	Forward	Forward	Forward	Table		
Motion By	Cabe	Cabe	Brink	Brink		
Motion 2nd	Madden	Werner	Cabe	Brewer		
Vote	7-0-0	4-3-0	7-0-0			
Time	7:01 PM	7:20 PM	8:08 PM			
Motion Detail			Approved with all conditions as recommended by staff.	Tabled to July 13 Planning Commission.		
Public Comment	0	0	7	2		

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 13, 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."*

JUNE 22, 2026, PLANNING COMMISSION MEETING
At the July 13, 2026, Planning Commission meeting, the item was tabled to provide additional time for the applicant to provide information on the proposed connection to Weir Rd. including whether it would be public or private and which standards it would be constructed to. There was discussion about overall street improvement considerations, how the annexation and mixed jurisdictions could impact development, and whether there would be requests for additional annexations in the future. Multiple members of the public spoke at the meeting, and their comments are further discussed in the public comments section of the report. In the interim, no additional information has been provided to 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 twelve parcels. Nine were previously annexed in 2006 and one was annexed in 2024, with all ten of these rezoned to R-PZD, Residential Planned Zoning District in 2025 (PZD-2024-0005). The existing R-PZD is substantially similar to the current request and a table has been provided comparing existing and proposed regulations within the attachments. A request to annex the remaining two parcels currently in Washington County has been submitted concurrently with this request for portions of the two westernmost parcels (ANX-2025-0002). 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. The total number of residential lots proposed is 206.

- **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. No requirement to provide a permanent protection element is proposed.

Public Comment: Three members of the public commented on the request, all opposed. Two spoke at the June 22, 2026, Planning Commission meeting. Concerns expressed included inadequate road and utility infrastructure, incompatibility with adjacent properties, decreased property values, construction of smaller or rental residential units, and a lack of clarity regarding the intent for the portion of the lots to remain within the county.

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 proposed to have a density of 3.6 units per acre based on the information provided in the PZD booklet. Staff finds that the applicant's request would allow for 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 Residential Agricultural, R-A 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 largely 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 is 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 between 2019 and 2025 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, solid waste, and emergency services;

Planning Commission Action:	**❒ Forwarded**	**❒ Tabled**	**❒ Denied**
Meeting Date: July 13, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

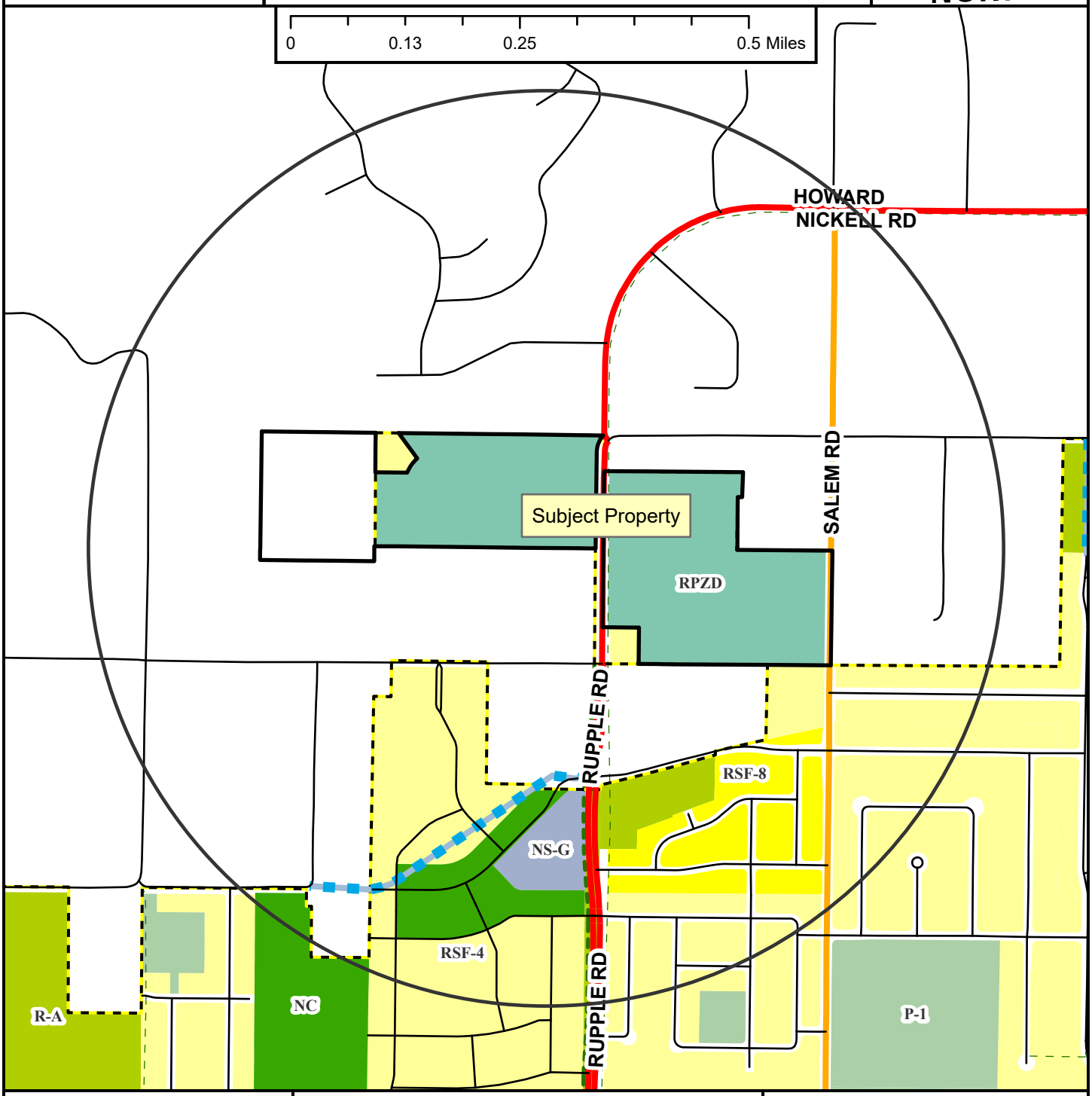
- Project Maps
  - One Mile Map
  - Close Up Map
  - Current Land Use Map
  - Future Land Use Map
- Long Range Planning Memo
- Applicant Exhibits
  - Applicant Request Letter
  - PZD Booklet
- Public Comment

PZD-2025-0006

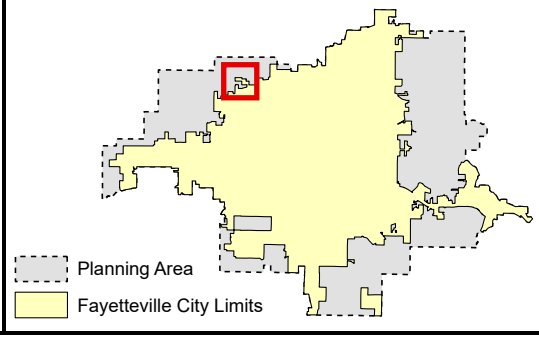
One Mile View

NORTHEAST OF 4110 W. WEIR RD

NORTH



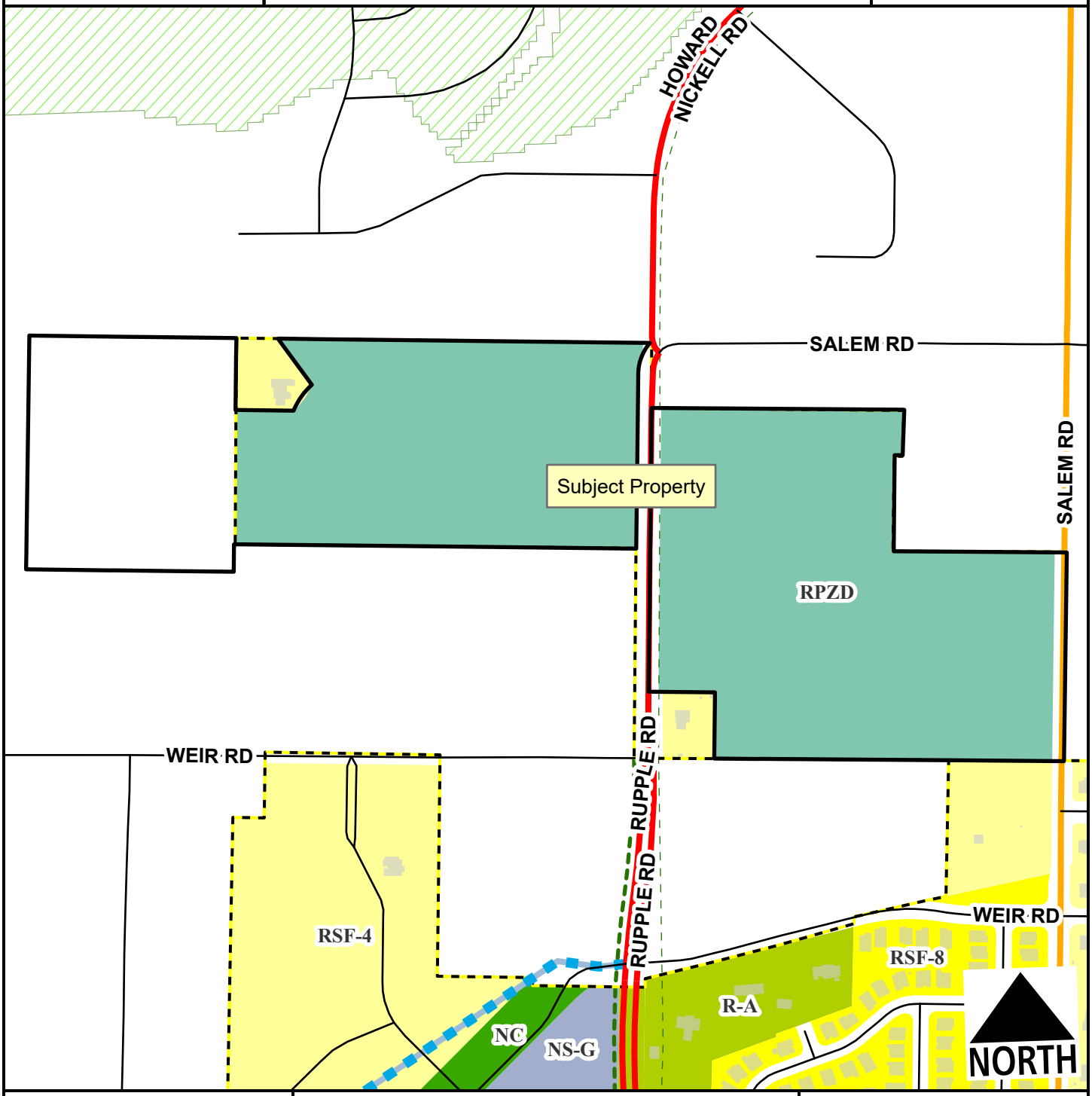
- Regional Link
- Neighborhood Link
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



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

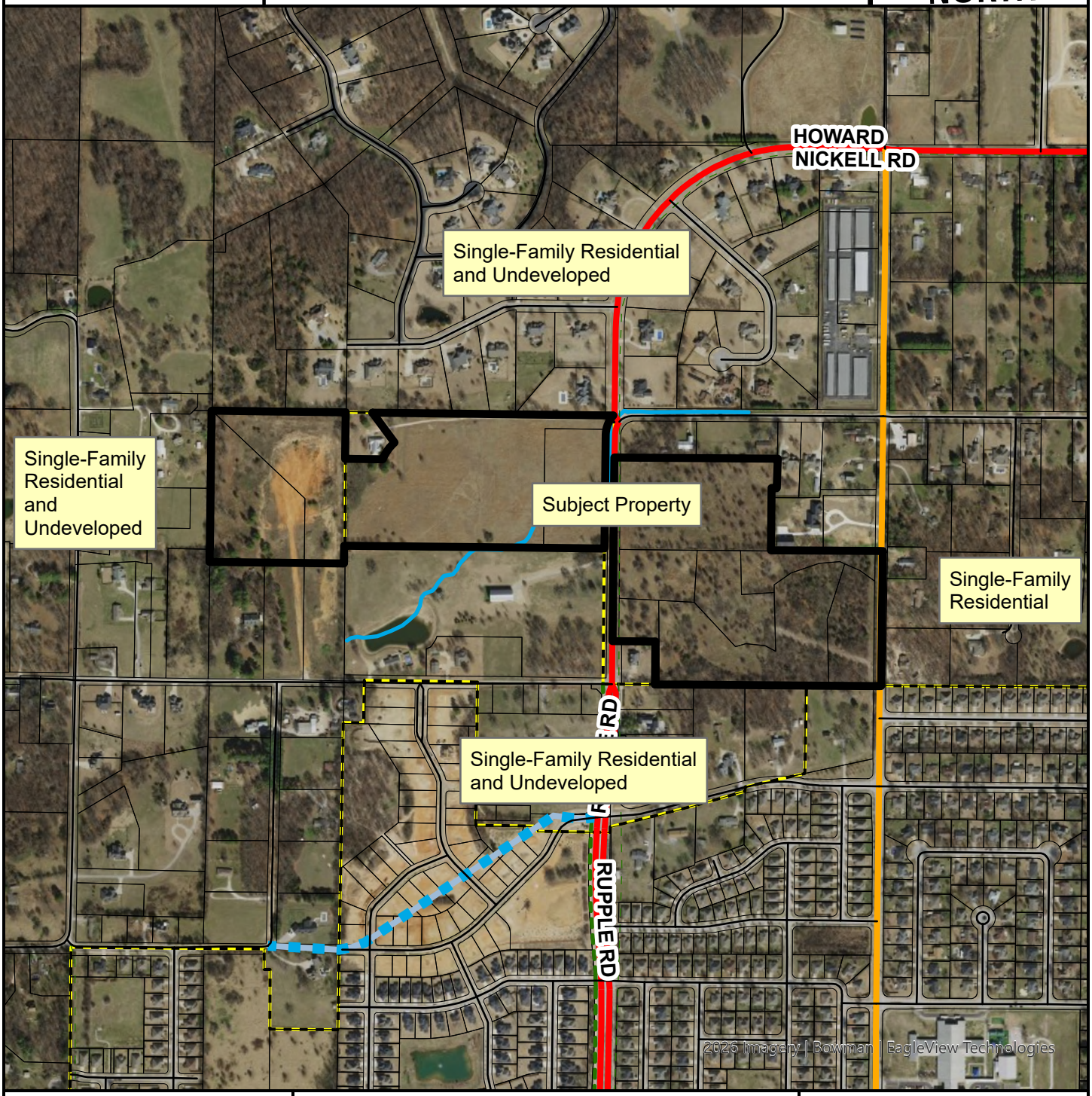
1:5,500

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

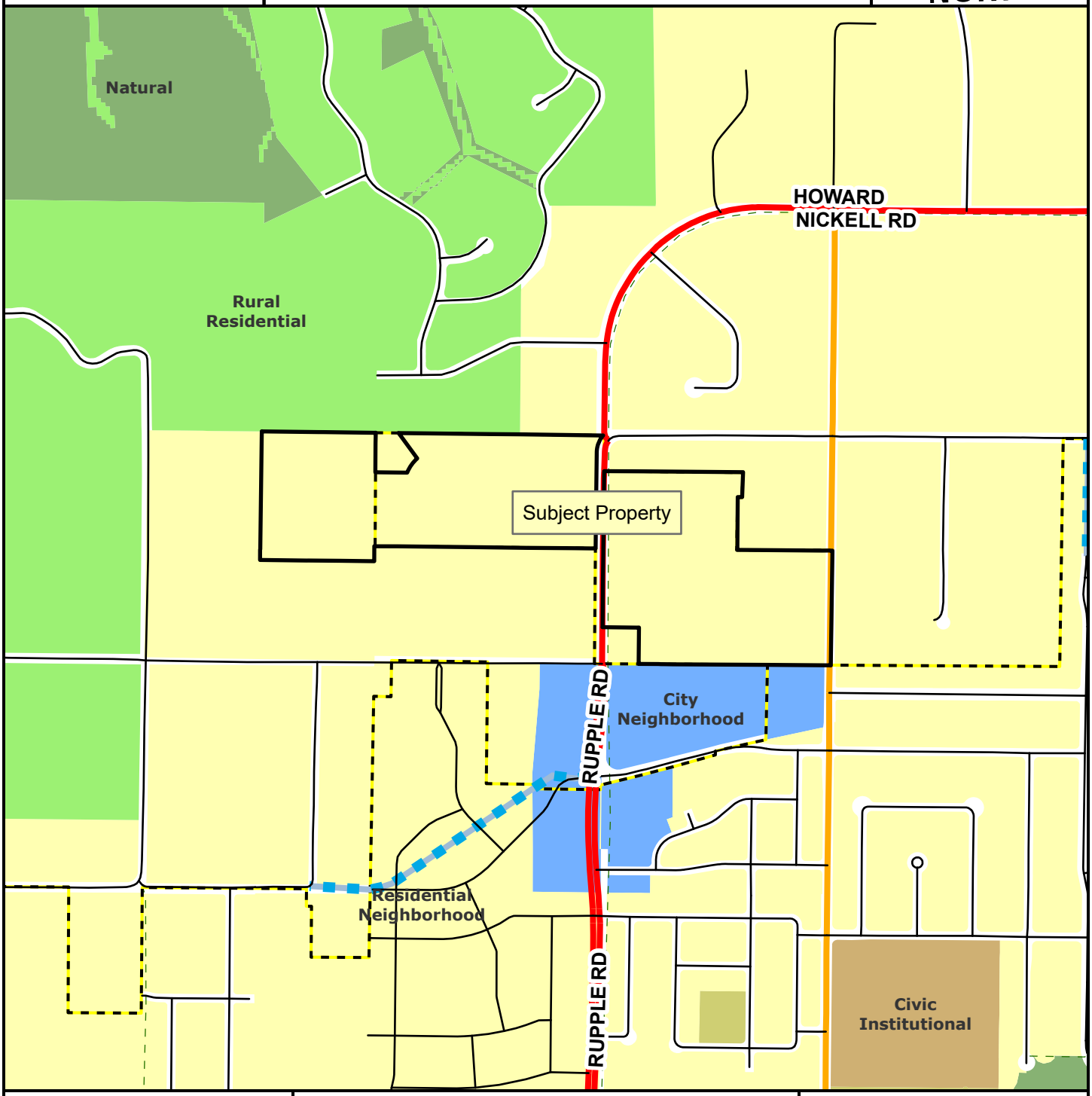
- 100-Year Floodplain
- Floodway

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**

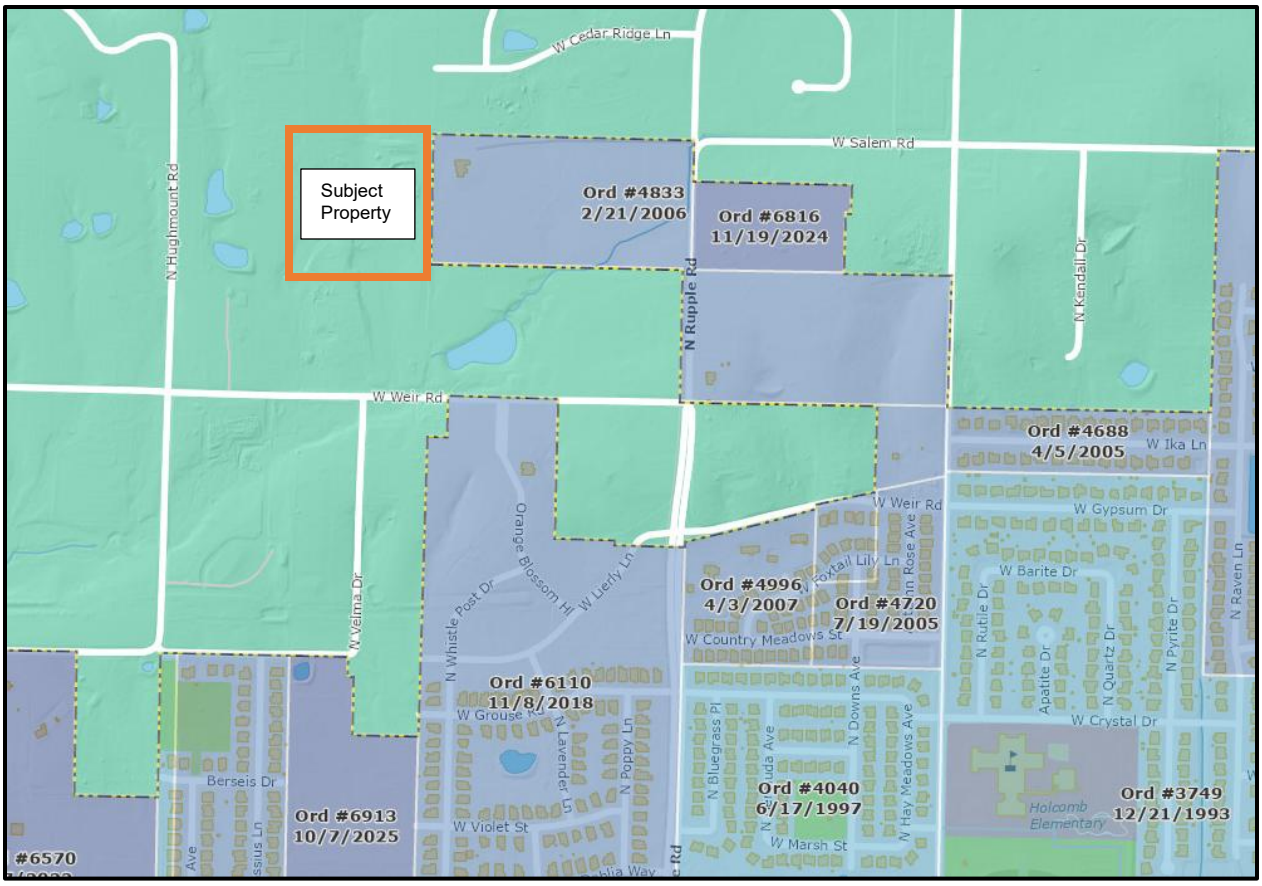
BACKGROUND:
The applicant requests to annex approximately 11.17 acres of property into the City and incorporate it into the Foxtail Meadows Planned Zoning District (PZD). One long range planning document is relevant when evaluating this request: *City Plan 2040.*

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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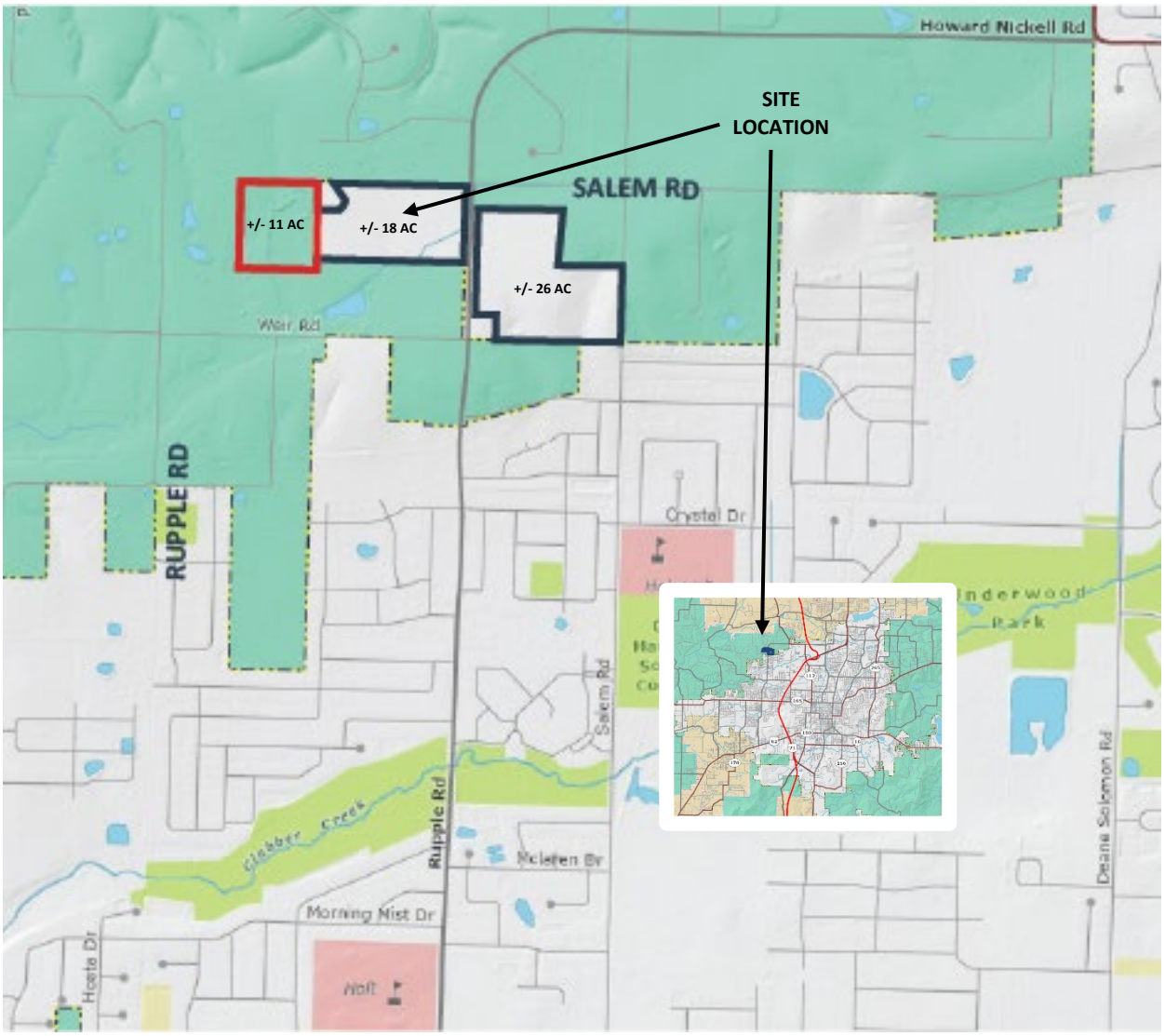
B

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.

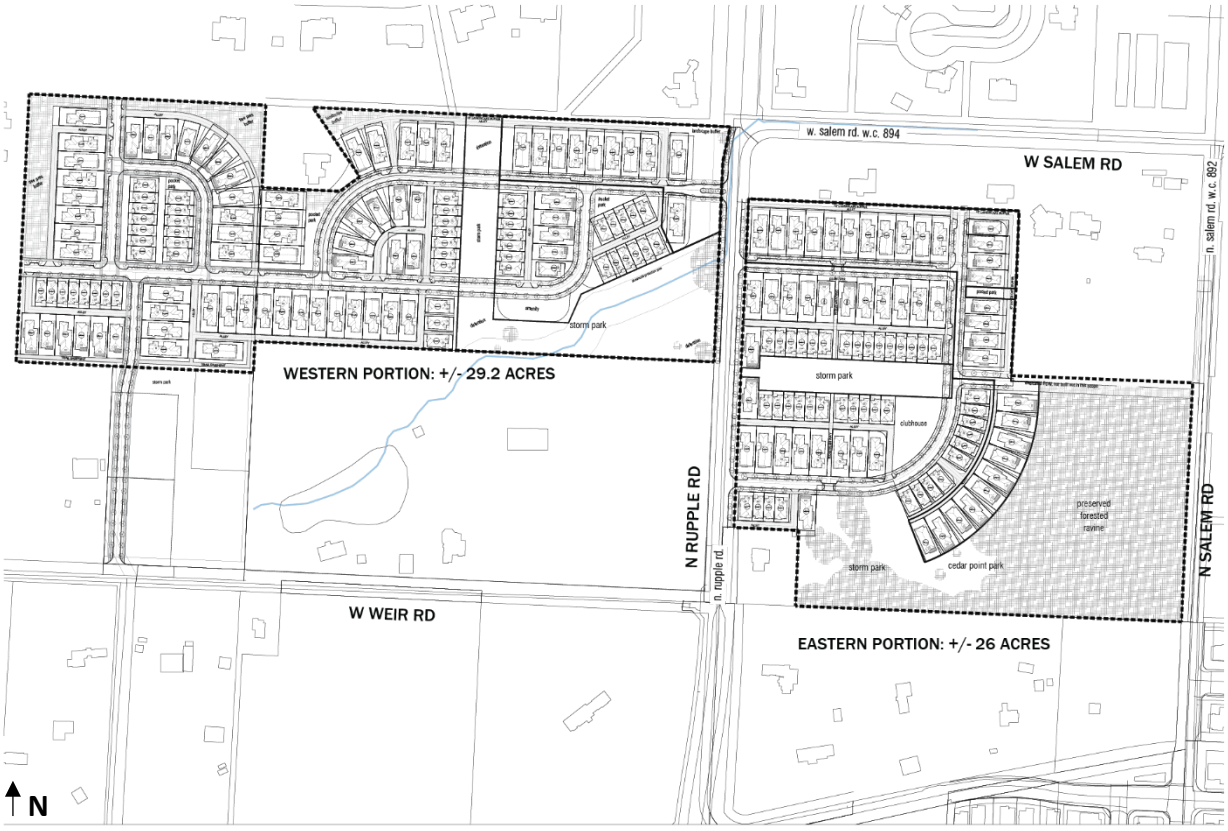
C

General Project Concept

Street and Lot Layout

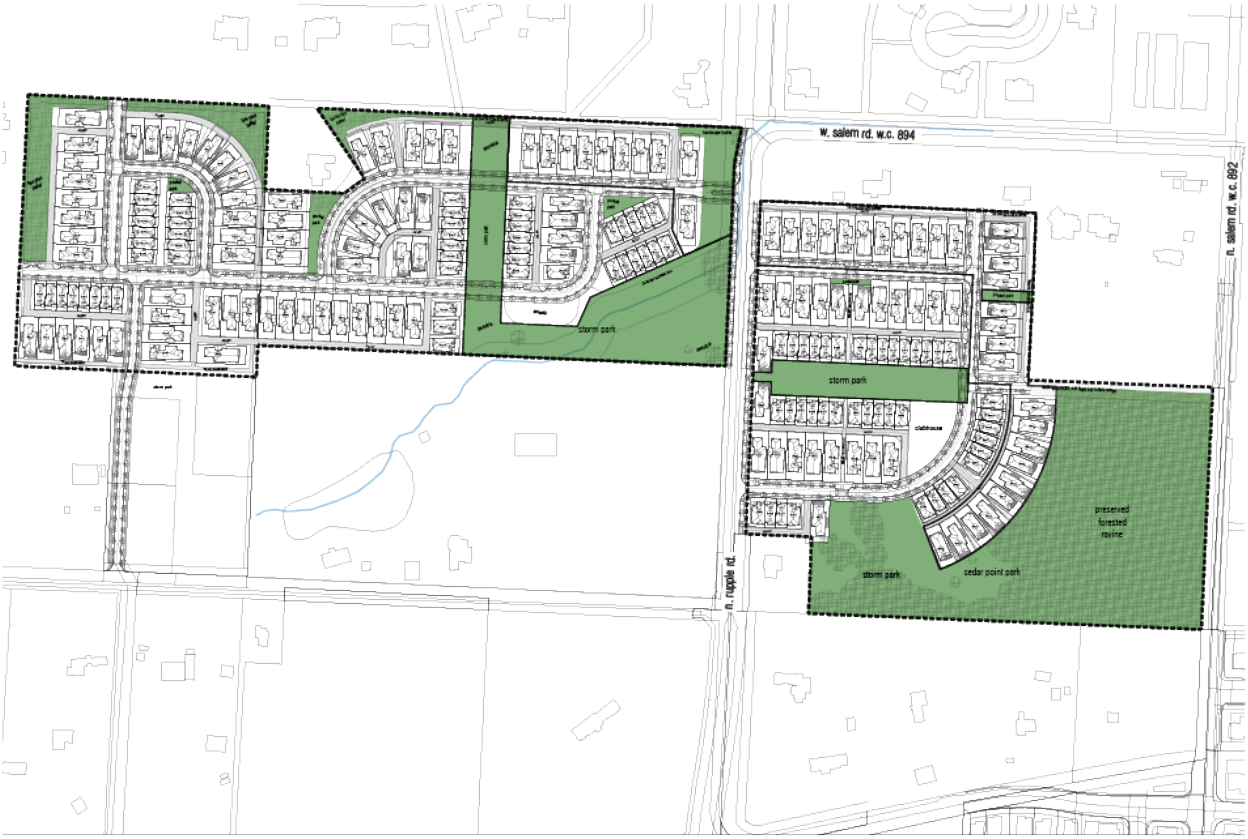
The project aims to continue the addition of single-family home neighborhoods on the northwest edge of the City yet with a pattern of streets and lots that preserves more green space, respects natural drainages and their stormwater management performance and reduces the City's long term infrastructure 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

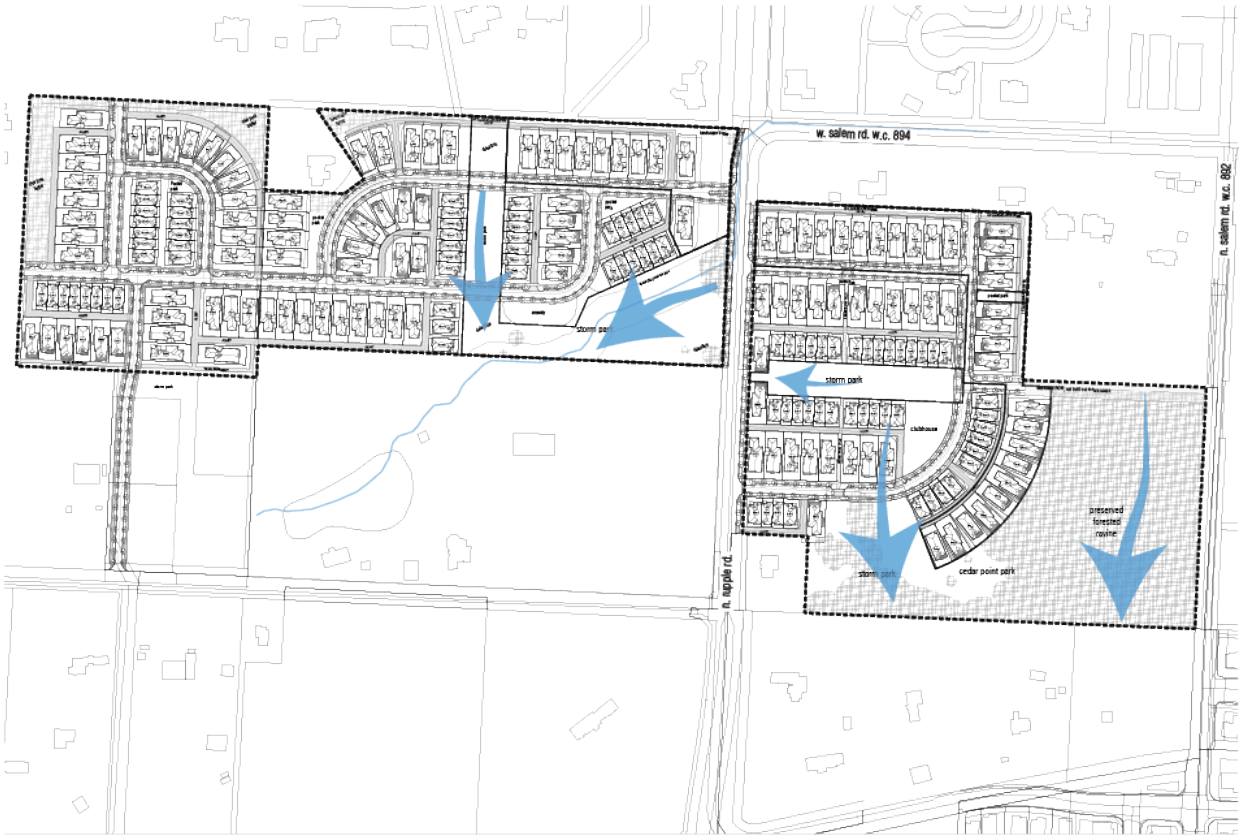
The proposed development provides a consistent landscape buffer along Rupple across the central portion of the planned development, including retention of a large natural draw for stormwater management. In the eastern portion of the proposed development, a large, forested ravine is preserved along with 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

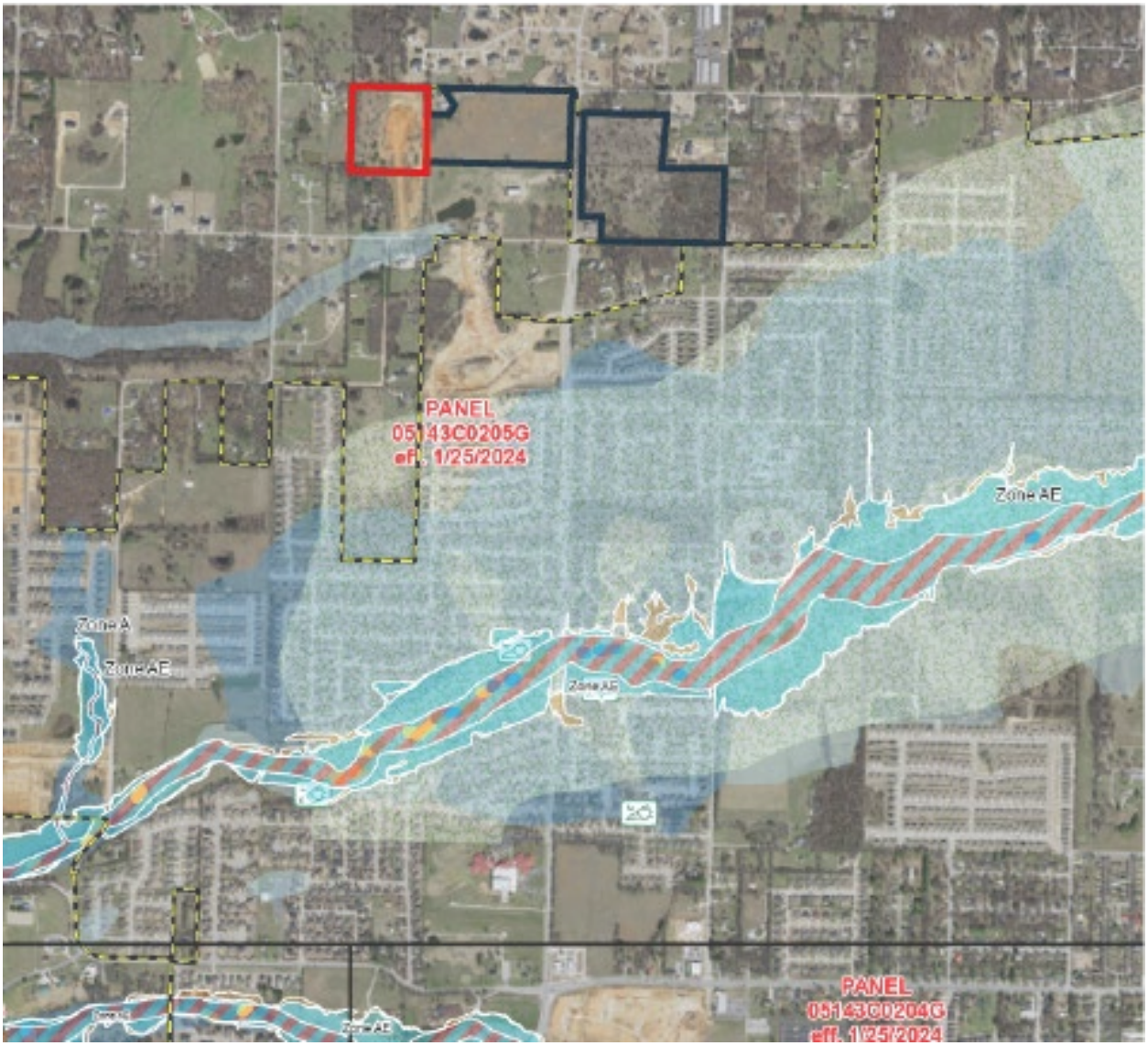
Zoning Comparison Chart of the New Annexation

	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

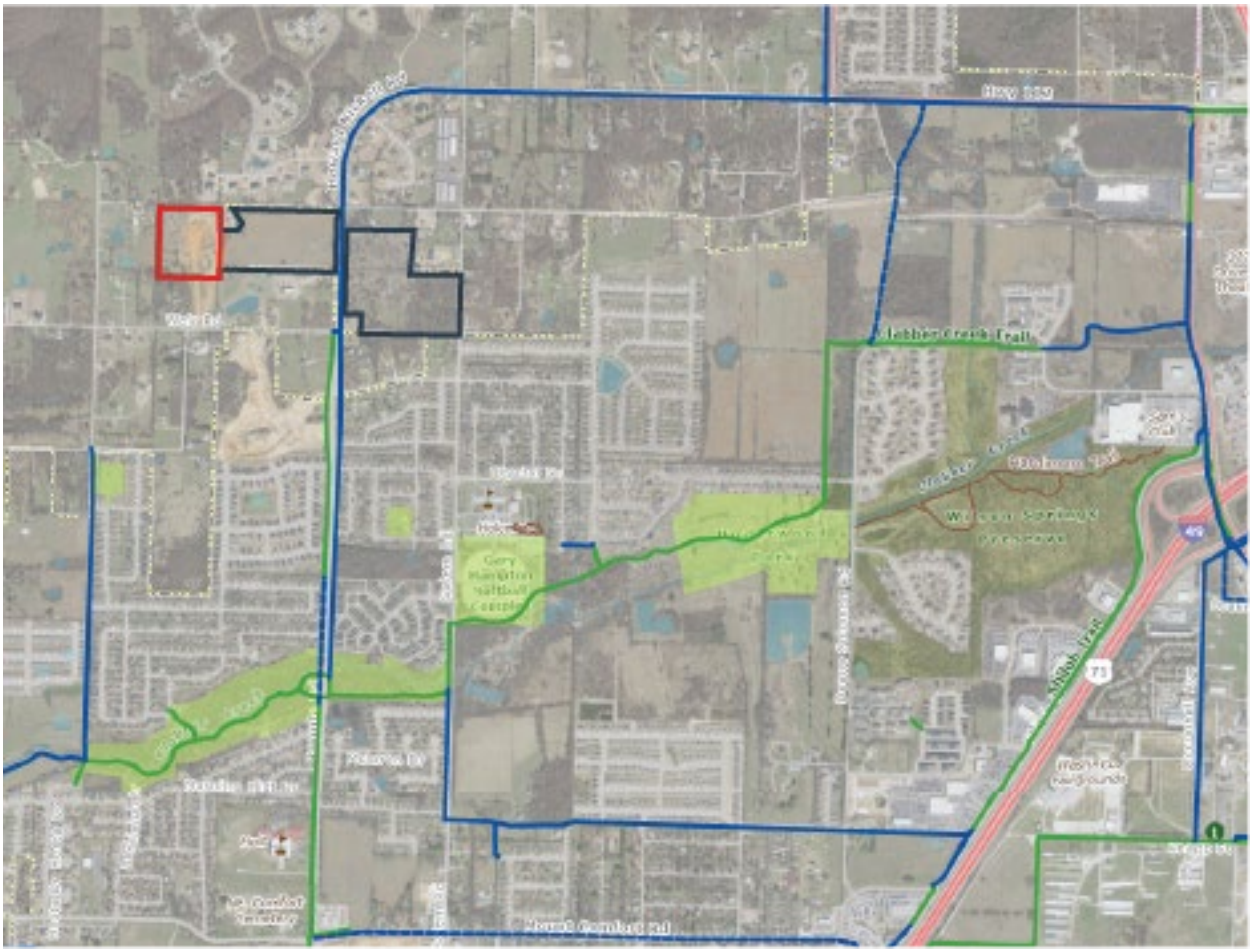
The existing site comprises of large gentle ridges with mild to significant slopes into four valleys. The two southeastern valleys drain south to Clabber Creek, while the northern and western portions meander to the southwest, eventually draining west-northwest into Clear Creek. Based on historic aerial 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

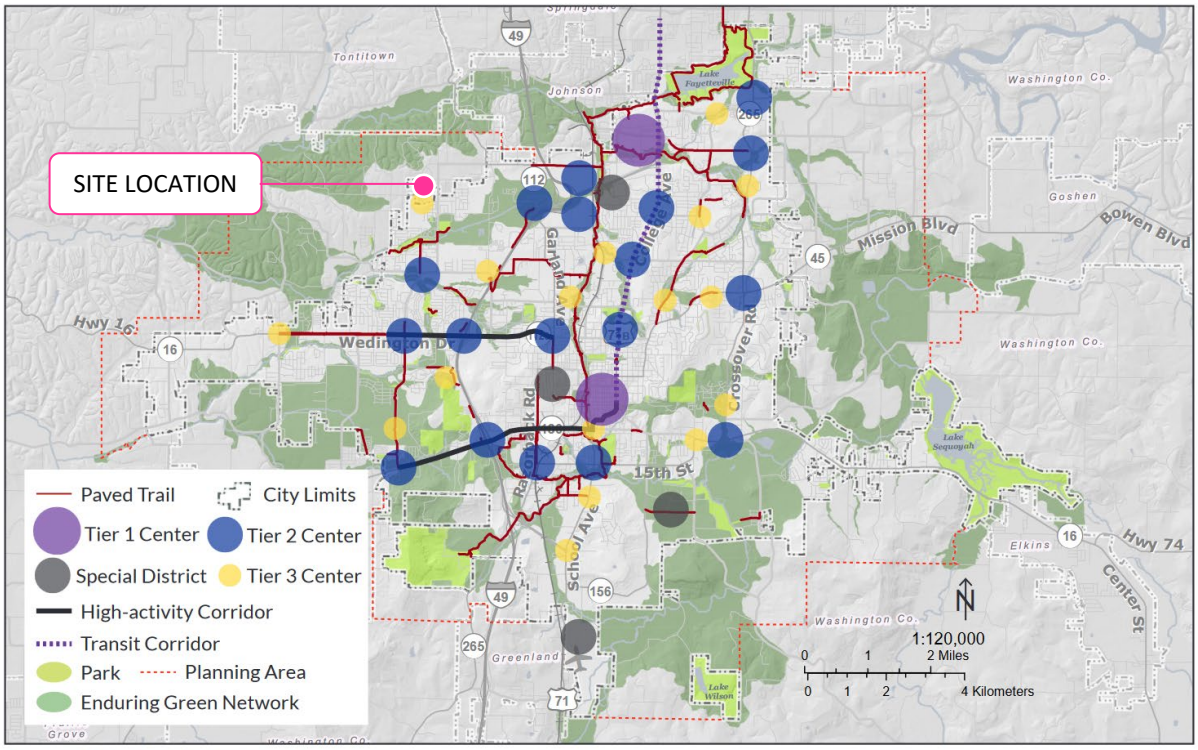


Figure 2.0 - Growth Concept Map

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.

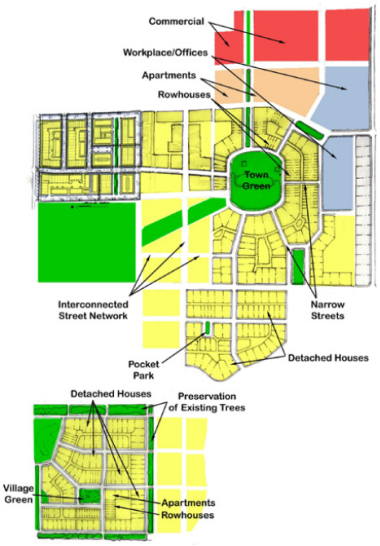
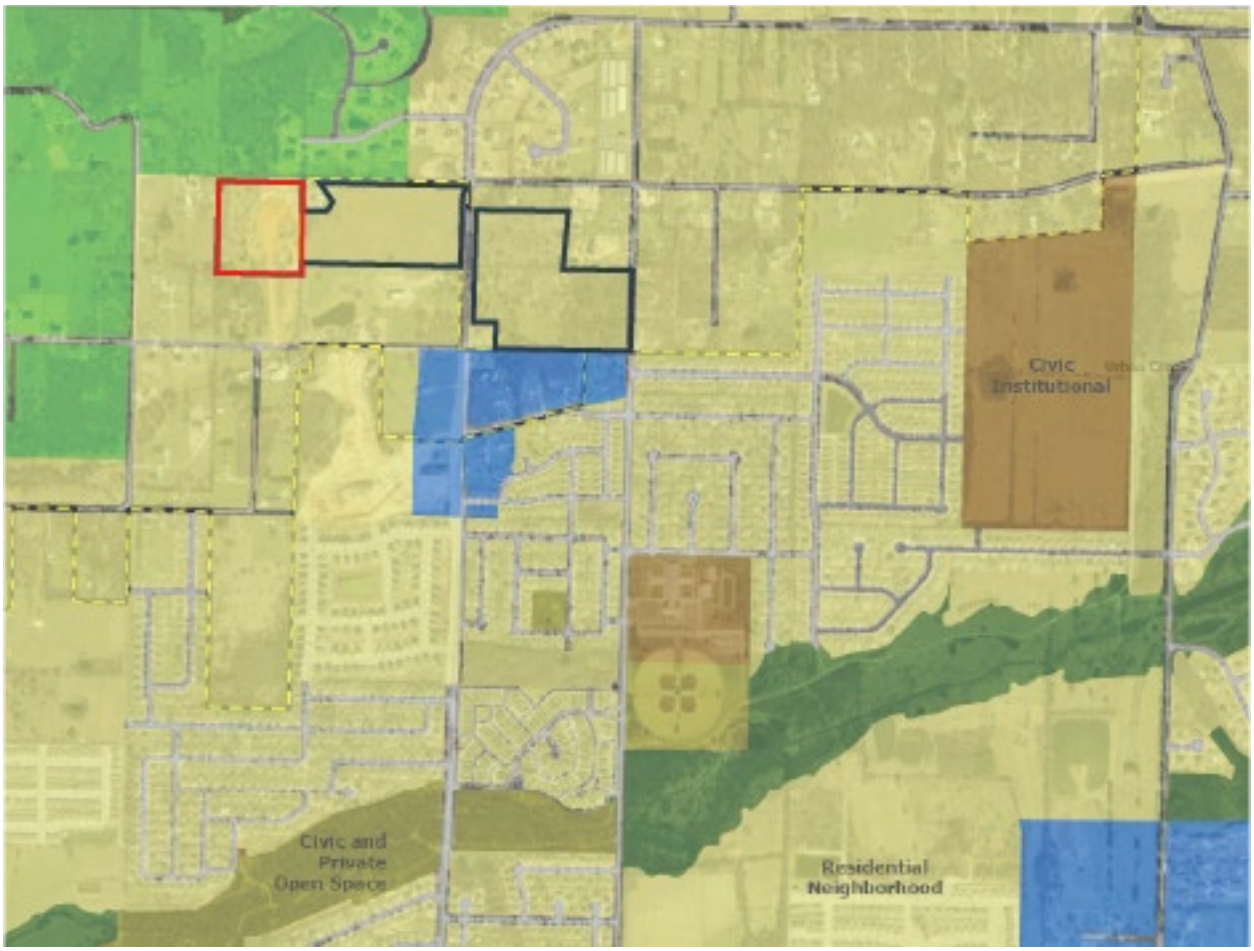


Figure 3.10 - Example Development Layout

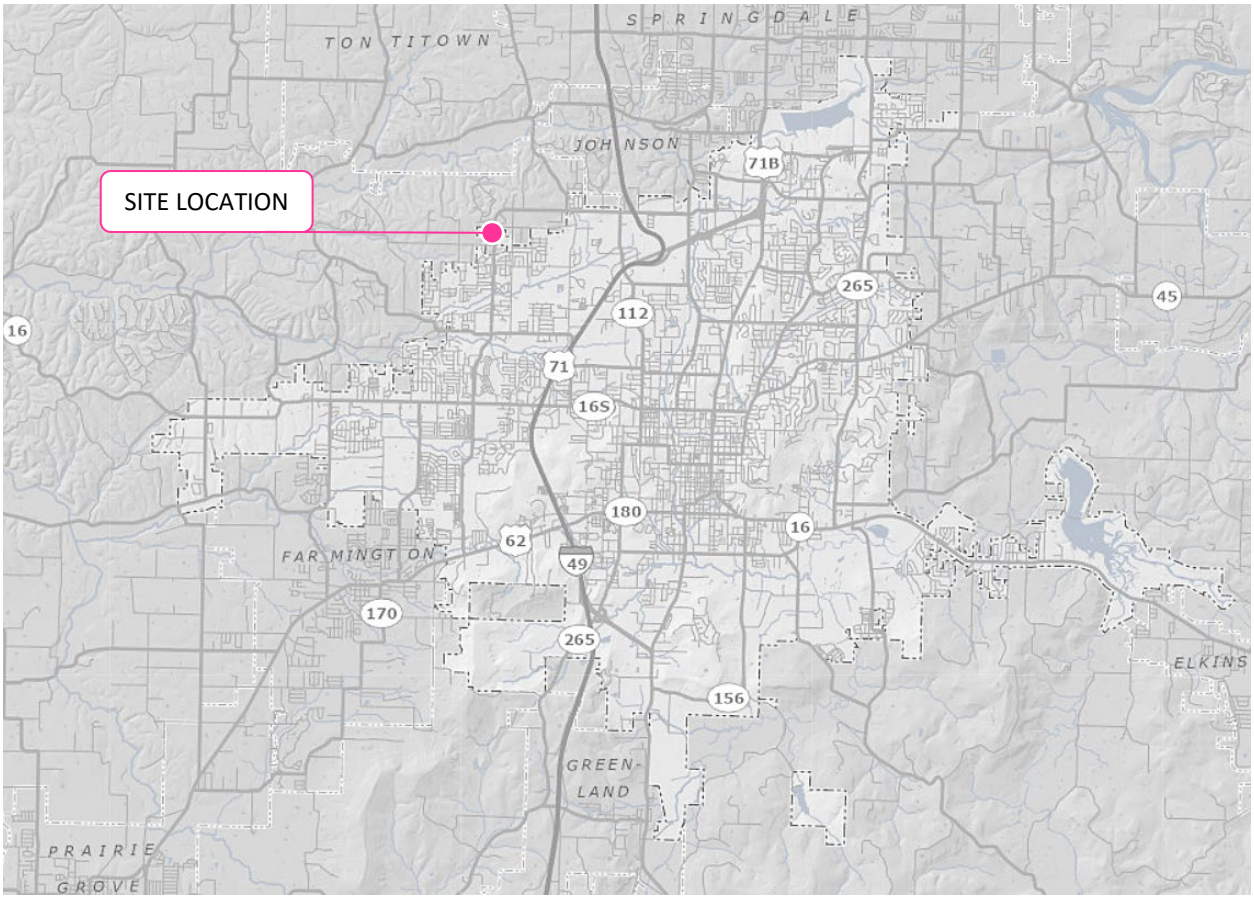
Figure 3.11 - Example Development Layout



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

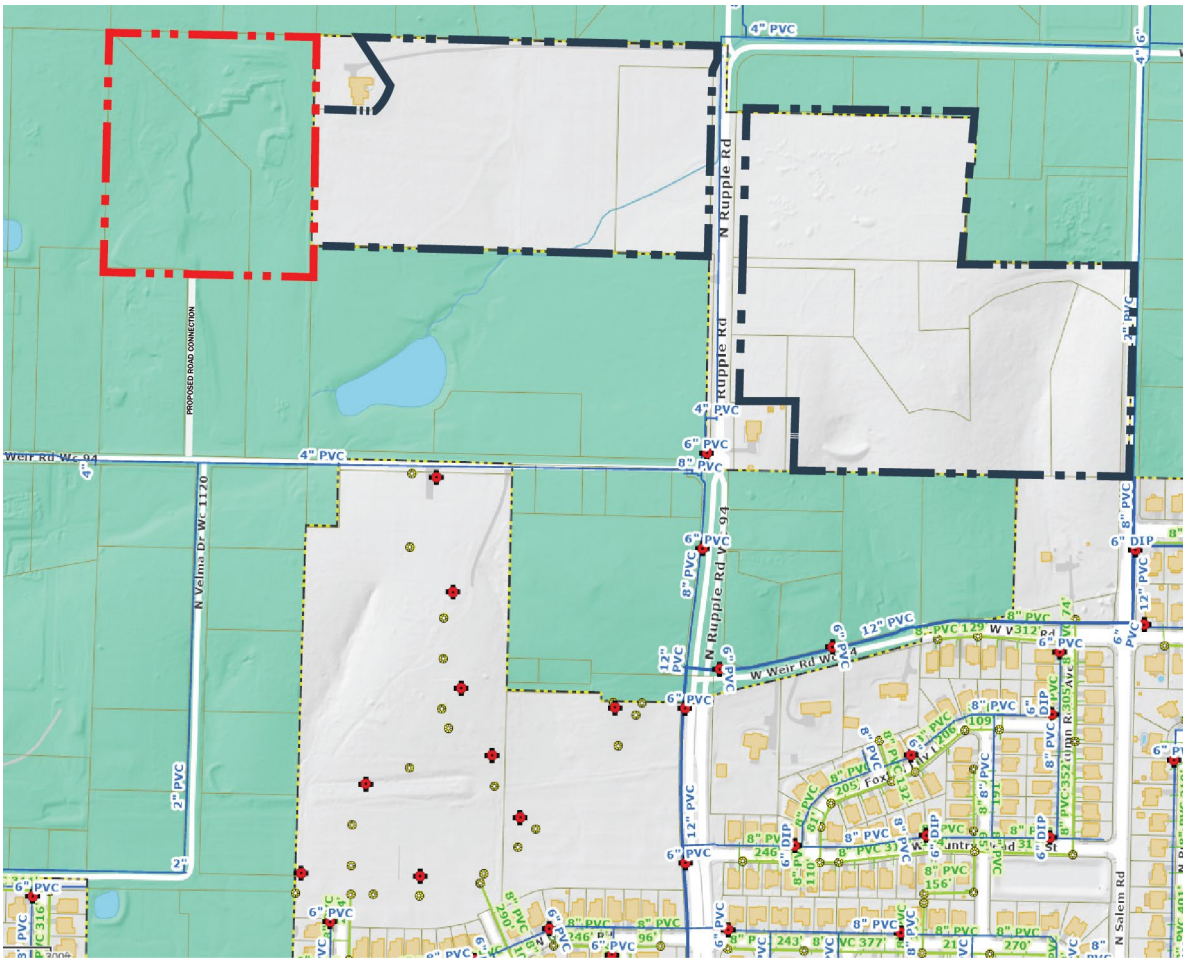
Traffic Study

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

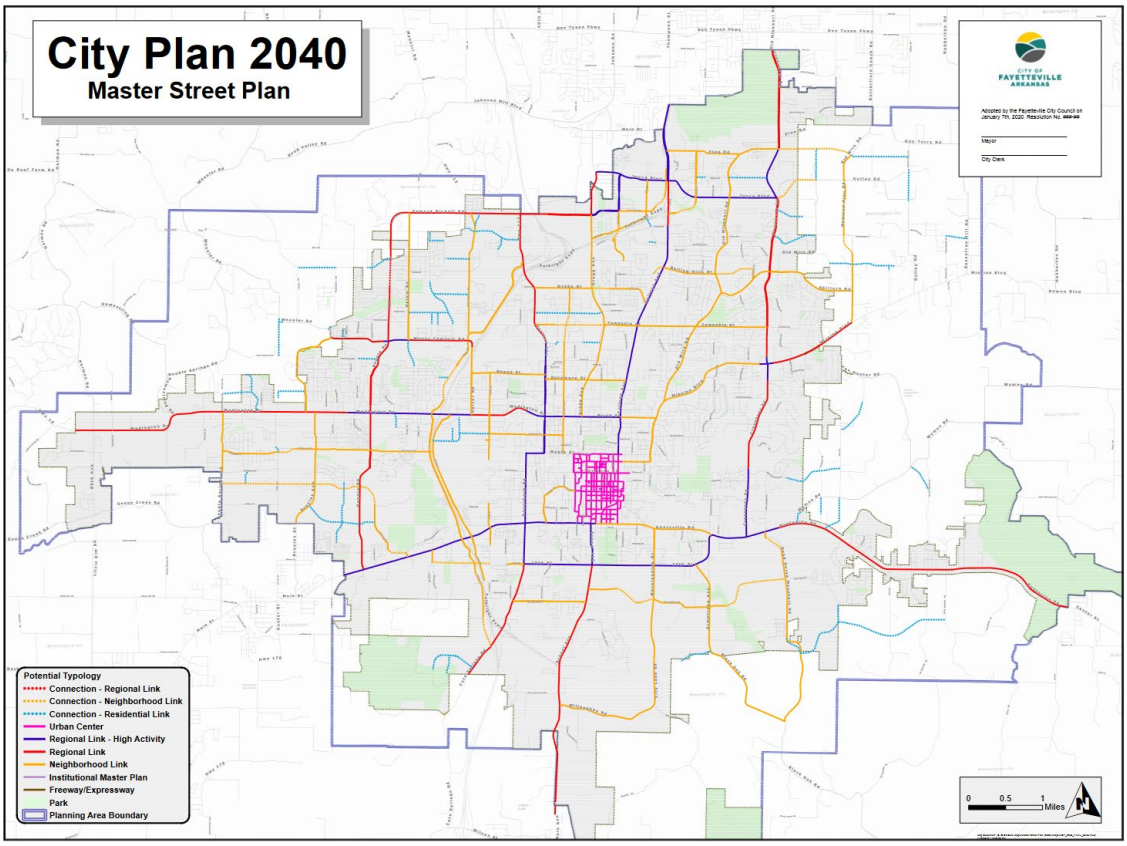
The project will comply with the standard Landscape Standards of the City of Fayetteville. Where lots front onto an alley, public or private open space, or pedestrian access, either one (1) tree per lot or one (1) tree for every 30' of alley or street frontage only, whichever is fewer, shall be provided. 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.

O

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
N

Wonsower, Donna

From: Susan Yell <garlen.susan@gmail.com>
Sent: Monday, June 22, 2026 8:01 PM
To: Wonsower, Donna
Subject: Fw: In Re: ANX-2025-0002 & PZD-2025-0006 - Please deny both...
Attachments: Weir Road Flooding.JPG; Weir Road Flooding1.JPG

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.

From: Susan Yell <garlen.susan@gmail.com>
Sent: Monday, 22 June 2026 19:56:35
To: planning@fayetteville-ar.gov <planning@fayetteville-ar.gov>
Subject: In Re: ANX-2025-0002 & PZD-2025-0006 - Please deny both...

Good Morning!

In re: ANX-2025-002 & PZD-2025-006:

Safety: Weir Road is a two-lane paved road. There are no shoulders, no sidewalks, no bike lane. Just a steep drop-off on both sides.

Flooding: Very prevalent in this area, both on the same side of the road as this proposal, as well as right across from it. This is with dirt and trees; imagine with concrete, asphalt and roof tops.

Density: This is absolutely not consistent with the existing neighborhood. All homes adjacent are at least 1 home to 1 acre. But most are 2, 3, 4 acres and more.

Rights: “Landowners” have rights, but not when it infringes upon the lives of people who have lived there 10, 20, 30 years, several almost 50 years.

Rural: There is a reason why we moved to, and live in, a rural area, and we do not want to live in a heavily populated neighborhood.

Citizens, Natives, Neighbors are tired of having things like this shoved down our throats.

As well, when the annexation and plans were approved for the adjoining property, it was stated that this land would be used for "an emergency access/exit road only."

Please deny both the annexation and the planned zone development.

Respectfully submitted,

Susan & Garlen

3105 N. Velma Drive
Fayetteville, AR 72704-5908

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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: July 13, 2026

SUBJECT: **ADM-2026-0026: Administrative Item (NORTH OF W. LESLIE DR/WILLOW BEND OPTIONCO LLC, 208):** Submitted by ESI for property located NORTH OF W. LESLIE DR. The property is zoned RMF-18, RESIDENTIAL MULTIFAMILY- EIGHTEEN UNITS PER ACRE and contains approximately 20.23 acres. The request is to extend the approval of a large-scale development.

RECOMMENDATION:
Staff recommends approval of ADM-2026-0026.

RECOMMENDED MOTION:
"I move to approve **ADM-2026-0026***, determining:*

- *In favor of the request to extend LSD-2024-0005, and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in north Fayetteville between Hwy 112 and Deane Solomon Road and contains one 20.23-acre parcel zoned RMF-18, Residential Multi-Family, 18 Units per Acre in late 2023. A large-scale development with nine multifamily structures totaling 324 residential units, a clubhouse, and six garage structures was approved on August 12, 2024 (LSD-2024-0005). A grading permit was issued on July 25, 2025 (GRD-2024-0084). Several building permits were initially submitted without documents in early 2026 and held as the applicant began working with a new financing partner A protected stream bisects the property approximately 275 feet from the western property line. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Religious Facility	CS, Community Services
South	Assisted Living Facility	RMF-12, Residential Multi-Family, 12 Units per Acre
East	Undeveloped	RPZD, Residential Planned Zoning District
West	Undeveloped Single-family Residential	R-A, Residential Agricultural

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

Request: The request is for an extension to the associated large-scale development plan, which is scheduled to expire on August 12, 2026. The project originally received approval on August 12,

2024, and was granted an administrative extension by City staff on August 4, 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 June 9, 2026, and this extension, should it be approved, would only be valid until August 12, 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. Per the applicant’s request letter, changing economic conditions have created significant funding and operational challenges which have led to delays receiving project approvals. Staff finds these factors are outside of the applicants’ control and that the applicant has been working in good faith towards appropriate permitting entitlements. Staff anticipates that all necessary permits will be pulled prior to the new expiration date of August 12, 2027. No other extensions would be able to be granted after that date.

Staff does note that, should the multifamily structures include units which include three or more bedrooms which each include their own bathroom, the project could be subject to a conditional use permit for Use Unit 48 Private Dormitories. UDC 166.20(B)(4) requires that projects which require an extension shall comply with all applicable zoning and development requirements that have been adopted subsequent to the original project approval.” As private dormitories now require a conditional use permit, should the building plans meet the standard of this use unit, a conditional use permit would be required. No floor plans have been provided at this time and compliance with this standard will be fully evaluated with building permit submittals.

RECOMMENDATION: Staff recommends approval of **ADM-2026-0026** 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: July 13, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

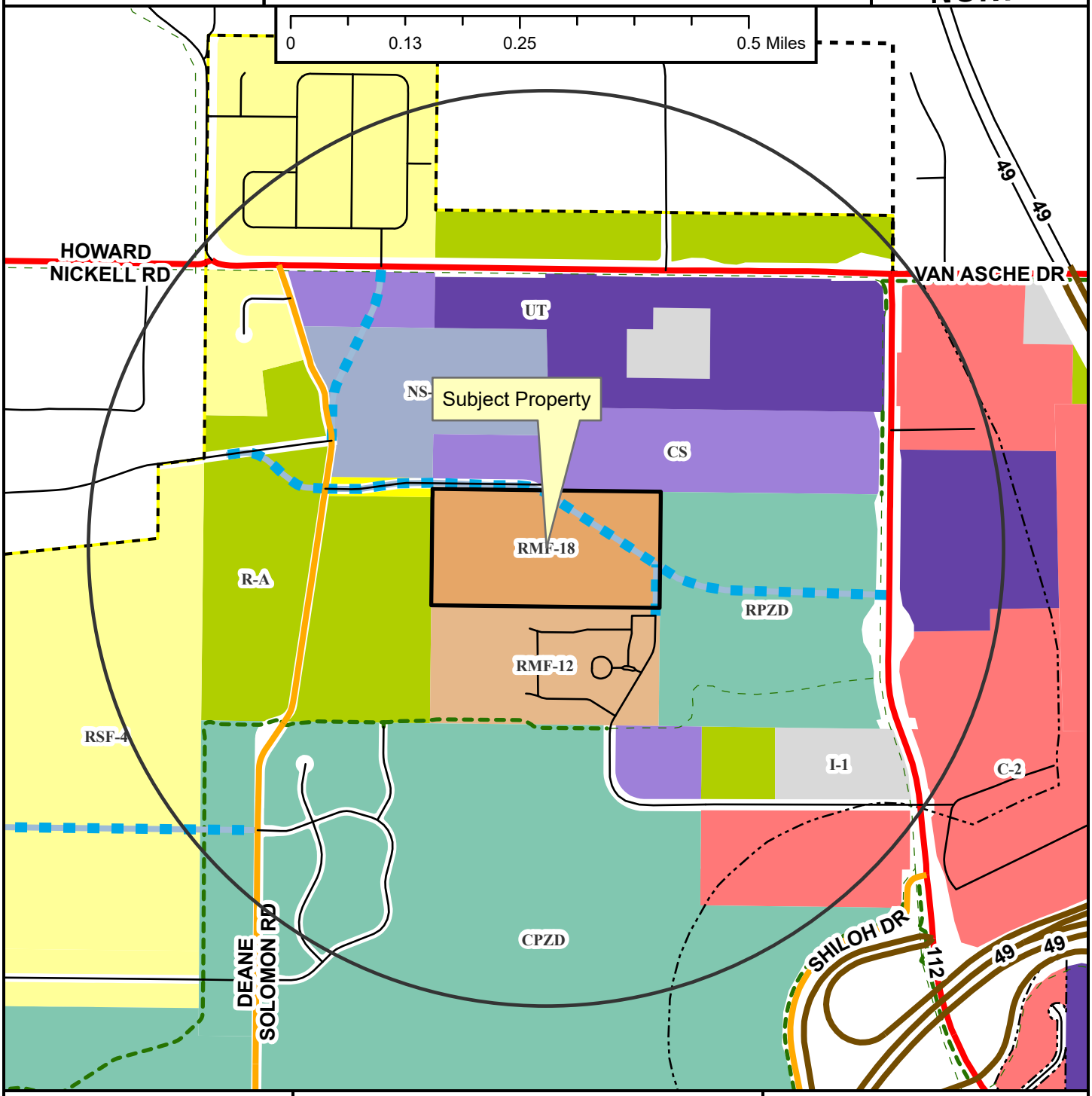
- Project Maps
    - One Mile Map
    - Close-up Map
    - Current Land Use Map
- LSD-2024-0005 Conditions of Approval
- Applicant Request Letter and Exhibits

ADM-2026-0026

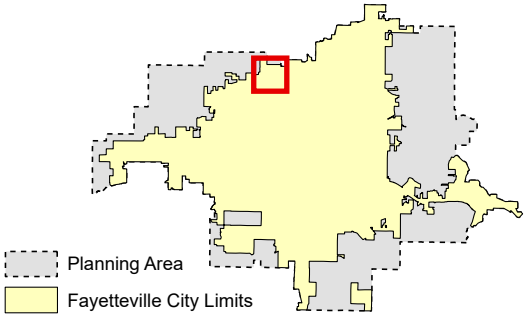
One Mile View

NORTH OF W LESLIE DR

NORTH



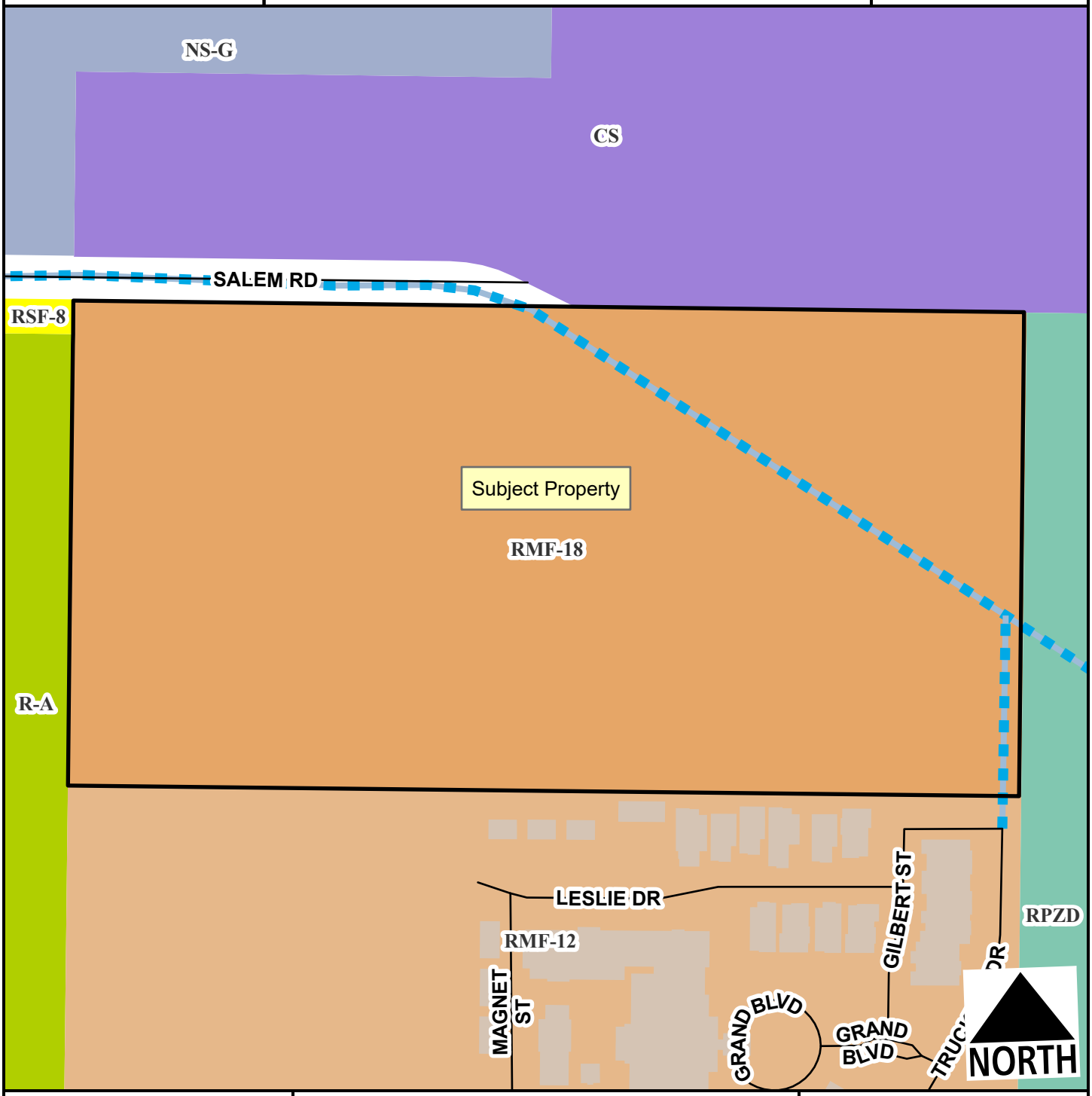
- Regional Link
- Neighborhood Link
- Freeway/Expressway
- Unclassified
- Residential Link
- Planned Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



ADM-2026-0026

Close Up View

NORTH OF W LESLIE DR



Unclassified
Residential Link
Planned Residential Link
Planning Area
Fayetteville City Limits

Feet

0 75 150 300 450 600

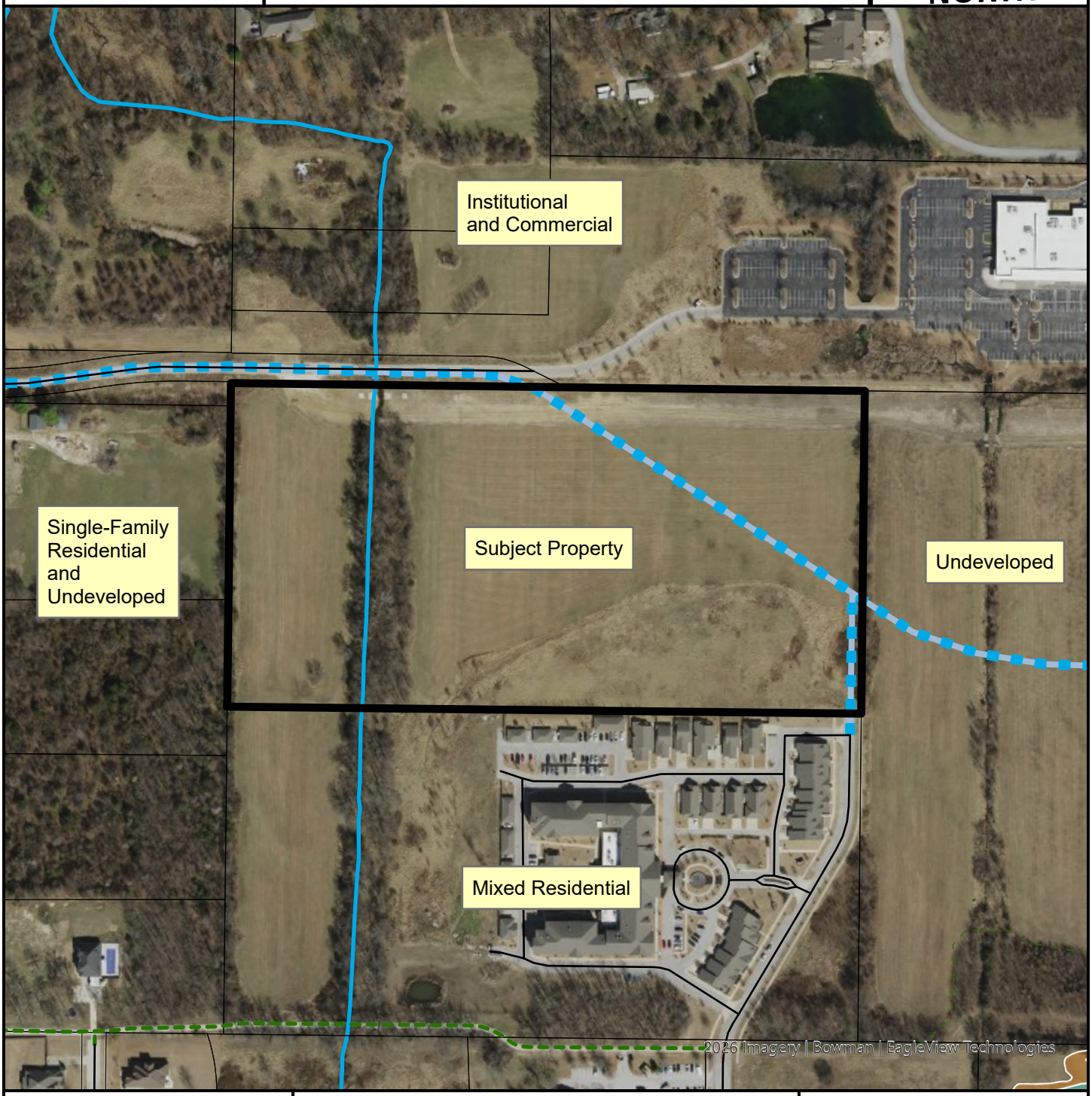
1:2,400

ADM-2026-0026

Current Land Use

NORTH OF W LESLIE DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

LSD-2024-0005 Conditions of Approval

1. **Planning Commission determination of variance to §166.11(A), Conformance to Plans and Regulations.** *Staff recommends approval of the requested variance with no added conditions:*

2. **Planning Commission determination of variance to §166.23(C)(4), Pedestrian Connections.** *Staff recommends approval of the requested variance with one added conditions:*
    a. The grading permit plans shall include parallel sidewalk along N. Salem Dr as shown in the large-scale-development plans.

3. **Planning Commission determination of variance to §168.21(E): Regulated Uses, Structures and Activities Within the Streamside Protection Zones.** *Staff recommends approval of the requested variance with the following conditions:*
    a. The applicant shall provide a revegetation plan for staff to review and approve during the grading permit process. The revegetation plan shall include native plants and shrubs typically seen in a riparian area as outlined in the Streamside Protection Best Management Practices Manual.

4. **Planning Commission determination of variance to §177.03(D)(2)(a), Landscape Area Required for Property Lines Adjacent to Street Right-of-Way.** *Staff recommends approval of the requested variance with no added conditions.*

5. **Planning Commission determination of right-of-way dedication.** *Staff recommends right-of-way dedication in the following amounts.:*
    a. Fifty-two feet (52') of right-of-way dedication for N. Salem Rd.
    b. Fifty-two feet (52') of right-of-way dedication for N. Truckers Dr.

6. **Planning Commission determination of street improvements.** *Staff recommends street improvements as described below:*
    a. N. Salem Rd. (existing): 6-foot sidewalk and variable width greenspace.
    b. N. Salem Rd. (extension): 6-foot sidewalk and 6-foot green space per typical Residential Link section. Twenty-foot asphalt paving with curb and gutter.
    c. N. Truckers Dr.: 6-foot sidewalk and 6-foot green space per typical Residential Link section. Twenty-foot-wide street with 7-foot parallel parking lane.
    d. The existing gate across N. Salem Rd. adjacent to N. Deane Solomon shall be removed to enable full use of the public right-of-way.
    e. The existing headwall on N. Salem Rd. shall be relocated south of the sidewalk.
    f. An assessment for the installation of an offsite water line to add a second point of connection to the overall water distribution system. A proportional assessment shall be determined based on a cost estimate of $130,866.00 to complete the installation.
    g. Streetlights and street trees are required for all public streets.

7. Parks fees shall be determined and paid prior to building permit issuance. Based on current information, fees for 324 multifamily residential units would be required in the amount of $308,448.

8. Remaining comments from Planning shall be addressed, including:
    a. Address remaining plan comments

b. Driveway exceeding aerial apparatus required width must be reduced to 26 feet of a variance must be requested to §172.04 Parking Lot Design Standards or a variance must be requested. This shall be required prior to grading permit approval.
c. Update garage elevations to provide required material, color, and roof form elevation or request variance to §166.23 Urban Residential Design Standards. This shall be required prior to building permit approval.

9. Conditions of approval from Engineering, Fire, and Urban Forestry are included in the official conditions of approval, attached hereto;
    a. Address remaining plan comments
    b. The geometry of the Truckers Dr. connection to the south shall be required to meet minimum street standards. The transition from the previous section to the current should be smooth and consistent.
    c. Sidewalk along Salem Rd currently shown below street grade must be installed per the City's standard detail. If this is desired an administrative variance must be submitted and the City Engineer will evaluate the request.
    d. Applicant shall provide verification of coordination with adjacent property owner regarding potential impact to off-site trees.
    e. Parking lot trees must be installed where parking space runs exceed 12 or more spaces.

Standard Conditions of Approval:

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

11. 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);

12. 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;

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

14. 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;
    e. A cost estimate for all required landscaping shall be submitted to the Landscape Administrator. 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 which will be held until the improvements are installed and inspected; and
    f. Project Disk with all final revisions; and

g. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 “Guarantees in Lieu of Installed Improvements” to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

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

July 1, 2026

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

RE: Extension Request
The Lennon LSD-2024-0005
Fayetteville, AR

Ms. Masters,

Please let this letter serve as an extension request to the preliminary plat approval for The Lennon LSD-2024-0005. Ownership group has not been able to start construction within the allowed time period. The economic shifts introduced unexpected delays, specifically the fluctuations in the financial markets have created significant funding and operational challenges. The ownership group maintains strong confidence in the Fayetteville market and is pushing forward aggressively to break ground on The Lennon. The development is ready to move forward.

Sincerely,

Keren Ramírez
Project Engineer

OWNER / DEVELOPER:
WILLOW BEND OPTIONCO LLC
9125 S. TOLEDO AVE.
TULSA, OK 74137
C/O: 479-751-8733
ATTN: JOHNGILBERT@WEN.COGROUP.COM

ENGINEER/SURVEYOR:
CRAFTON TULL
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
479-756-0216
ATTN: KRAMER.ZIMMERMAN@CRAFTONTULL.COM

ZONING/PROPOSED USE:
RMF-18 (RESIDENTIAL MULTI-FAMILY - EIGHTEEN UNITS PER ACRE)
RESIDENTIAL UNITS: 324
BEDROOMS: 522

SETBACKS:
BUILDING TO ZONE = 25'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

NET/GROSS AREA:
20.23 ACRES

LARGE SCALE DEVELOPMENT
THE LENNON
FAYETTEVILLE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: NOTED
DATE: Jan 17, 2025
W.O. # 23906

2

CSI ENGINEERING, INC.

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 TRUNK. MULTI-TRUNK TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. ALL PLANTING SHALL BE 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 AND PLANTED PROPERLY.
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 AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
16. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
17. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
18. ALL LAWN AREAS SHALL BE SEEDED WITH A MIXTURE OF 50% KENTUCKY 31 TALL FESCUE, 30% 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 DRAGED 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: ANY 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. ALL TREES AND SOIL REQUIRED MUST BE INDICATED ON PLANS, HAVE CERTIFIED DOCUMENTATION, AND BE INSPECTED BY URBAN FORESTER AT TIME OF INSTALLATION.
25. MAINTAIN 8' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND UTILITY LINES.
26. ALL PLANTING DETAILS ARE ACCORDING TO FAYETTEVILLE LANDSCAPE MANUAL.

Landscape Requirements for Stormwater Facilities (Detention Ponds)

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.)
11675	4	16	23

Landscape Requirements for Stormwater Facilities (Detention Ponds)

North detention pond 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.)
17542	6	23	35

Landscape Requirements for Stormwater Facilities (Detention Ponds)

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.)
77058	26	103	154

Mitigation Requirements	The Lennon Property		
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
15,090	High Priority	200	69
8,124	Low Priority	100	19

Landscape Requirements for Parking Lot Trees

The Lennon

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
445	16	8	16	39

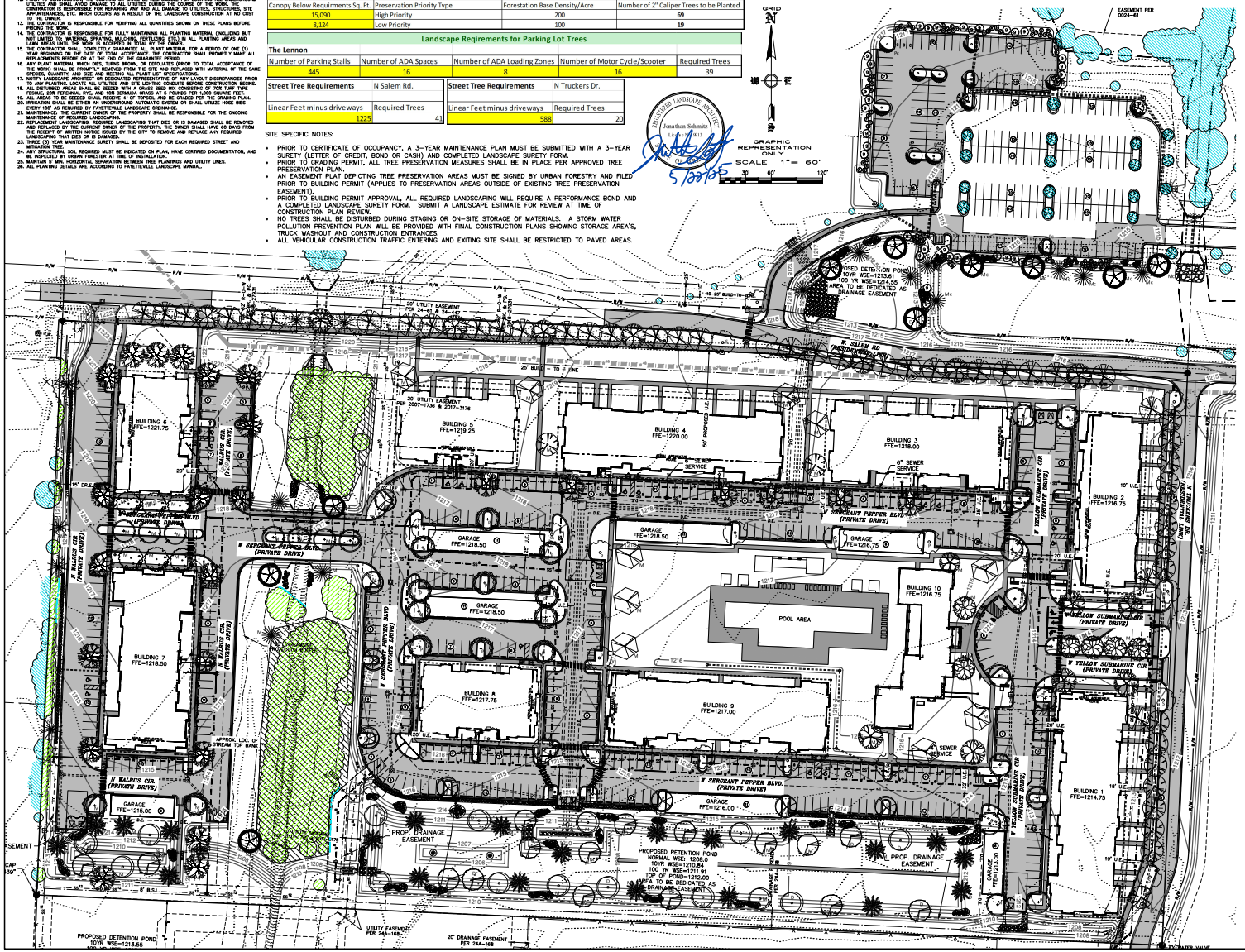
Street Tree Requirements	N Salem Rd.	Street Tree Requirements	N Truckers Dr.
Linear Feet minus driveways	Required Trees	Linear Feet minus driveways	Required Trees
1225	43	588	20

SITE SPECIFIC NOTES:

- PRIOR TO CERTIFICATE OF OCCUPANCY, A 3-YEAR MAINTENANCE PLAN MUST BE SUBMITTED WITH A 3-YEAR SURETY (LETTER OF CREDIT, BOND OR CASH) AND COMPLETED LANDSCAPE SURETY FORM.
- PRIOR TO GRADING PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE PRESERVATION PLAN.
- AN EASEMENT PLAT DEPICTING TREE PRESERVATION AREAS MUST BE SIGNED BY URBAN FORESTRY AND FILED PRIOR TO BUILDING PERMIT (APPLIES TO PRESERVATION AREAS OUTSIDE OF EXISTING TREE PRESERVATION EASEMENT).
- PRIOR TO BUILDING PERMIT APPROVAL, ALL REQUIRED LANDSCAPING WILL REQUIRE A PERFORMANCE BOND AND A COMPLETED LANDSCAPE SURETY FORM. SUBMIT A LANDSCAPE ESTIMATE FOR REVIEW AT TIME OF CONSTRUCTION PLAN REVIEW.
- NO TREES SHALL BE DISTURBED DURING STAGING OR ON-SITE STORAGE OF MATERIALS. A STORM WATER POLLUTION PREVENTION PLAN WILL BE PROVIDED WITH FINAL CONSTRUCTION PLANS SHOWING STORAGE AREA'S, TRUCK WASHOUT AND CONSTRUCTION ENTRANCES.
- ALL VEHICULAR CONSTRUCTION TRAFFIC ENTERING AND EXITING SITE SHALL BE RESTRICTED TO PAVED AREAS.

REGISTERED LANDSCAPE ARCHITECT Jonathan Schmitz Date 5/30/25

GRAPHIC REPRESENTATION ONLY SCALE 1" = 60' (30' 60' 120')



Landscape Reqirements for Parking Lot Trees

Fellowship Church

Number of Parking Stalls	Number of ADA Spaces	Number of ADA Loading Zones	Number of Motor Cycle/Scooter	Required Trees
95	0	0	4	8

Mitigation Requirements	Fellowship Church Parking lot		
Canopy Below Requirments Sq. Ft.	Preservation Priority Type	Forestation Base Density/Acre	Number of 2" Caliper Trees to be Planted
1,936	High Priority	200	9
	Low Priority	100	0

CHURCH PARKING LOT INDEX OF TREES & SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
+	Ginkgo	Ginkgo biloba	12	2" Cal B & B
	Swamp White Oak	Quercus Bicolor	7	2" Cal B & B
	Bald Cypress	Taxodium distichum	8	2" Cal B & B
(4)	ARROWWOOD	Viburnum dentatum	9	3 GAL.
(5)	WINTERBERRY	Ilex glabra	56	3 GAL.
(7)	CORALBERRY	Symphoricarpos orbiculatus	25	3 GAL.
(9)	AMERICAN HOLLY	Ilex opaca	36	3 GAL.
(10)	PALM SEDGE	Carex muskingumensis	17	1 GAL.
(11)	SWITCHGRASS	Panicum virgatum	7	1 GAL.
(21)	LITTLE HENRY SWEETSPIRE	Itea virginica 'Little Henry'	20	3 GAL.

STREAMSIDE RE-VEGETATION INDEX OF PLANTS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
	Swamp White Oak	Quercus Bicolor	3	2" Cal
	Bald Cypress	Taxodium distichum	3	2" Cal
(1)	Little Bluestem	Schizachyrium scoparium	10	3 GAL.
(4)	SWITCHGRASS	Panicum virgatum	22	3 GAL.
(5)	Beautyberry	Callicarpa americana	5	3 GAL.
(6)	Virginia Sweetspire	Itea virginica	11	3 GAL.
(12)	Roughleaf Dogwood	Cornus drummondii	5	3 GAL.

INDEX OF SHRUBS

SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
(1)	LITTLE BLUESTEM	Schizachyrium scoparium	50	1 GAL.
(2)	SWAMP MILKWEED	Asclepias incarnata	37	1 GAL.
(3)	PALM SEDGE	Carex muskingumensis	32	1 GAL.
(4)	SWITCHGRASS	Panicum virgatum	58	1 GAL.
(5)	American beautyberry	Callicarpa americana	41	3 GAL.
(6)	WINTERBERRY	Ilex verticillata	25	3 GAL.
(7)	Shamrock Inkberry	Ilex glabra 'Shamrock'	31	3 GAL.
(8)	Little Henry's Sweetspire	Itea virginica	22	3 GAL.
(9)	Quick Fire hydrangea	Hydrangea paniculata	25	3 GAL.
(10)	Pink Muhly grass	Muhlenbergia capillaris	42	3 GAL.
(11)	Fragrant sumac	Rhus aromatica 'Gro-low'	50	3 GAL.
(12)	Emerald Arborvitae	Thuja occidentalis 'Emerald Green'	16	3 GAL.

TREE COUNT KEY		
TYPE	REQ.	PROVIDED
MITIGATION	88	88
S TREET	61	61
DETENTION	30	30
PARKING	39	39
PARKING CHURCH	8	8
MITIGATION CHURCH	9	9
DETENTION CHURCH	6	6

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
+	Allee Elm	Ulmus americana 'Allee'	19	2" Cal B & B
	Chinkapin Oak	Quercus muehlenbergii	8	2" Cal B & B
	Black Gum	Nyssa sylvatica	6	2" Cal B & B
o	Princeton Elm	Ulmus Americana 'Princeton'	21	2" Cal B & B
+	Jefferson Elm	Ulmus Americana 'Jefferson'	13	2" Cal B & B
	Shumard Oak	Quercus shumardi	18	2" Cal B & B
	Northern Red Oak	Quercus rubra	6	2" Cal B & B
	Sangria Nutall oak	Quercus nutalli 'Sangria'	18	2" Cal B & B
	Willow Oak	Quercus phellos	32	2" Cal B & B
	Shortleaf Pine Alt: Loblolly Pine*	Pinus echinata Pinus taeda*	6	2" Cal B & B
	Bald Cypress	Liquidambar styraciflula	21	2" Cal B & B
	Swamp White Oak	Quercus bicolor	16	6' H B & B
o	Water Oak	Quercus nigra	15	2" Cal B & B
	Eastern Redbud	Cercis candensis	22	2" Cal B & B
	Southern Magnolia	Magnolia grandiflora	10	2" Cal B & B

Alt: Loblolly Pine TO BE USED IF SHORTLEAF PINE IS NOT AVAILABLE.

Engineering, Surveying, Planning, LLC
1311 Clayton Blvd. Suite 8 Eagle Mountain, AR 72936
479.443.4506

Page 12 of 17

Planting Plan

LANSCAPE PLAN
THE LENNON
FAYETTEVILLE, ARKANSAS
ADM-2026-0026 (WILLOW BEND OPTION COTTAGES)

REVISION	DATE	DESCRIPTION

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SCALE: 1"=60'
DATE: May 22, 2025
ENGINEER: TA
DRAWN BY: AS
W.O. #: 23906

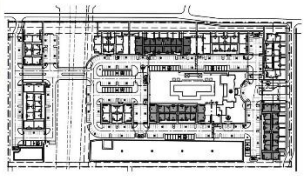
52

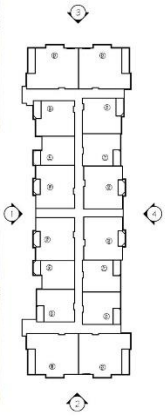
REAR ELEVATION 4

LEFT ELEVATION 3

RIGHT ELEVATION 2

FRONT ELEVATION 1





EXTERIOR ELEVATIONS
BUILDING #1, 4, 9 - TYPE I

THE LENNON
THE GILCO GROUP LLC
FAYETTEVILLE, ARKANSAS

THE CLERKLEY WATKINS GROUP
ARCHITECTURE | PLANNING | INTERIOR DESIGN

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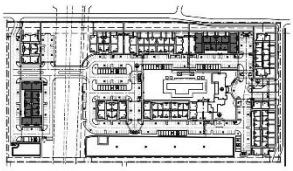
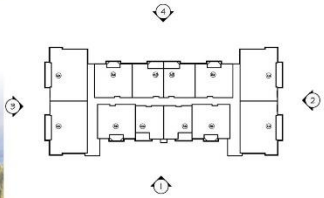
REAR ELEVATION 4

LEFT ELEVATION 3

RIGHT ELEVATION 2

FRONT ELEVATION 1





EXTERIOR ELEVATIONS
BUILDING #3, 7 - TYPE 2

THE LENNON
THE GILCO GROUP LLC
FAYETTEVILLE, ARKANSAS

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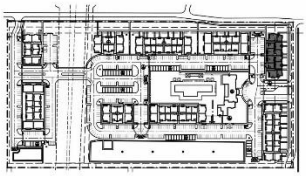
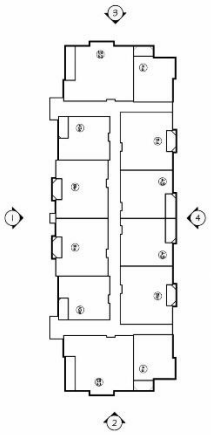
REAR ELEVATION 4



LEFT ELEVATION 3

RIGHT ELEVATION 2



FRONT ELEVATION 1

0 10' 20' 30' 40' 50'

EXTERIOR ELEVATIONS
BUILDING #2 - TYPE 3

THE LENNON

THE GILCO GROUP LLC

FAYETTEVILLE, ARKANSAS

TCWG THE CLERKLEY WATKINS GROUP

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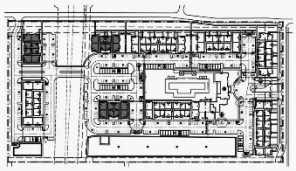
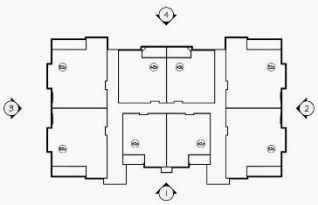
REAR ELEVATION 4



LEFT ELEVATION 3

RIGHT ELEVATION 2



FRONT ELEVATION 1

0 10' 20' 30' 40' 50'

EXTERIOR ELEVATIONS
BUILDING #5, 6, 8 - TYPE 4

THE LENNON

THE GILCO GROUP LLC

FAYETTEVILLE, ARKANSAS

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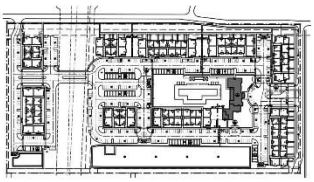
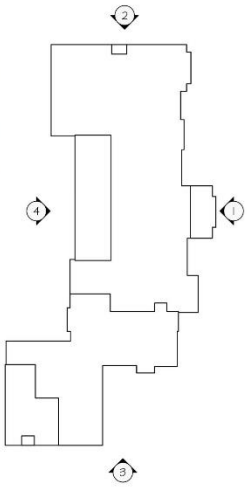
REAR ELEVATION ④



LEFT ELEVATION ③

RIGHT ELEVATION ②



FRONT ELEVATION ①

EXTERIOR ELEVATIONS
BUILDING #10 - CLUBHOUSE

THE LENNON
THE GILCO GROUP LLC
FAYETTEVILLE, ARKANSAS

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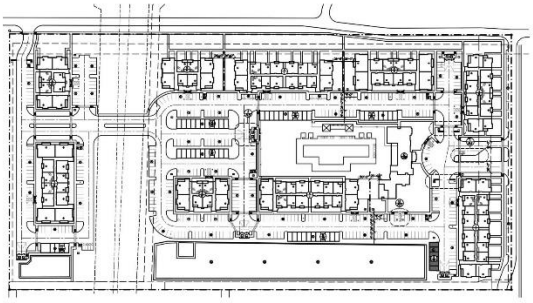
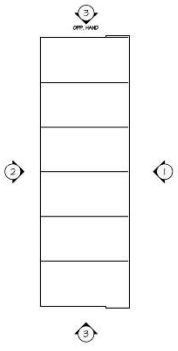
SIDE ELEVATION ③



REAR ELEVATION ②

FRONT ELEVATION ①



EXTERIOR ELEVATIONS
BUILDING #11 - 6 CAR GARAGE

THE LENNON
THE GILCO GROUP LLC
FAYETTEVILLE, ARKANSAS

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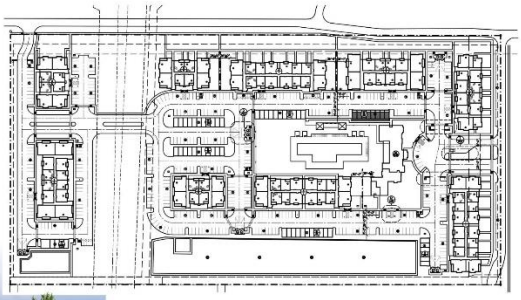
SIDE ELEVATION ③



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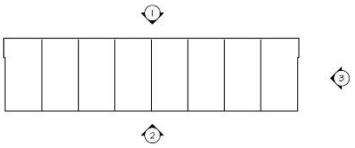

FRONT ELEVATION ①

EXTERIOR ELEVATIONS
BUILDING #12 - 8 CAR GARAGE

THE LENNON

THE GILCO GROUP LLC

FAYETTEVILLE, ARKANSAS

TCWG THE CLERKLEY WATKINS GROUP
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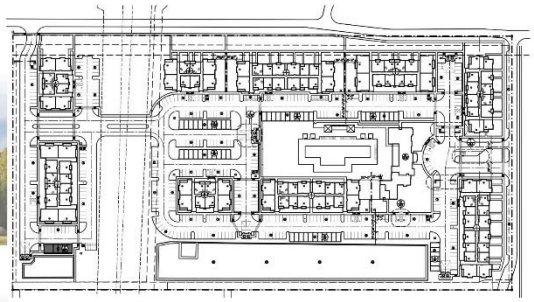
LEFT ELEVATION ④

RIGHT ELEVATION ③



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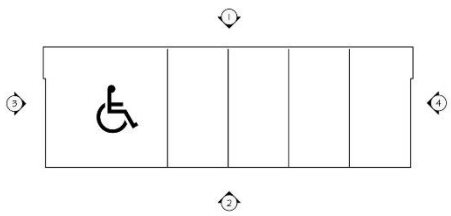

FRONT ELEVATION ①

EXTERIOR ELEVATIONS
BUILDING #17 - 6 CAR GARAGE W/ HC

THE LENNON

THE GILCO GROUP LLC

FAYETTEVILLE, ARKANSAS

TCWG THE CLERKLEY WATKINS GROUP
ARCHITECTURE | PLANNING | INTERIOR DESIGN

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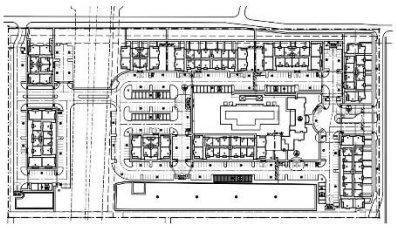

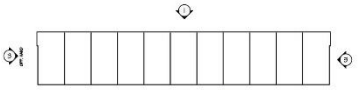

SIDE ELEVATIONS ③

REAR ELEVATION ②

FRONT ELEVATION ①

EXTERIOR ELEVATIONS
BUILDING #16 - 11 CAR GARAGE

THE LENNON
THE GILCO GROUP LLC
FAYETTEVILLE, ARKANSAS

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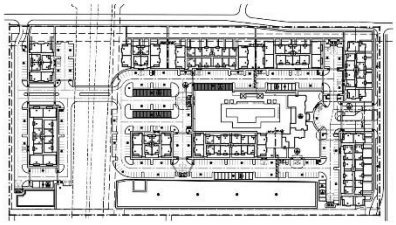

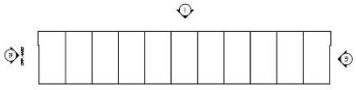

SIDE ELEVATIONS ③

REAR ELEVATION ②

FRONT ELEVATION ①

EXTERIOR ELEVATIONS
BUILDING #13, 14, 15 - 11 CAR GARAGE

THE LENNON
THE GILCO GROUP LLC
FAYETTEVILLE, ARKANSAS

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CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: July 13, 2026

SUBJECT: **ADM-2026-0027: Administrative Item (3335 S COUNTRY CLUB DR/FAYETTEVILLE COUNTRY CLUB, 679, 680, 718, & 719):** Submitted by ODYSSEY ENGINEERING for property located at 3335 S COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY -FOUR UNITS PER ACRE and contains approximately 148.86 acres. The request is to amend a previously approved conditional use permit.

RECOMMENDATION:
Staff recommends approval of **ADM-2026-0027.**

RECOMMENDED MOTION:
"I move to approve **ADM-2026-0027***, determining:*

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

BACKGROUND:
The subject property is in south Fayetteville and is situated south of Country Club Drive and north of Willoughby Road and contains approximately 148.86 acres. The property is zoned RSF-4, Residential Single-Family, Four Units per Acre and has been developed as the Fayetteville Country Club since 1927, containing a club house, pool, parking lot, maintenance buildings, and a golf course. In November of 2002, a conditional use permit (CUP 02-24.00) was granted for the Fayetteville Country Club allowing expansion of recreational use on the residentially zoned property. More recently two amendments (ADM 19-6606, and ADM 19-6673) were approved for this property to remove several existing accessory structures and add a new one, a maintenance equipment storage building and to allow a building expansion by way of a 391 sq ft patio. 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	Golf Course	RSF-4, Residential Single-Family, 4 Units per Acre
East	Golf Course/Maintenance Bldgs.	RSF-4, Residential Single-Family, 4 Units per Acre
West	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre

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

Request: The request is for an amendment to the associated conditional use permit, which included the club house, pool house, and golf course. The project originally received approval on

November 12, 2002, and was granted an administrative expansion by Planning Commission on April 22, 2019 and May 28, 2019. The applicant requests inclusion of a golf cart storage building and improvements to the golf course with additional land to the south and west sides of the development.

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

DISCUSSION:
Staff supports the applicant's request to amend the conditional use permit approval. Through the permitting process, the applicant's design team has indicated no intent on changing the existing operations to the Fayetteville Country Club. The site and facility improvements are intended to enhance the functionality of the existing facility while maintaining compatibility with surrounding properties and the conditions established under the existing CUP.

RECOMMENDATION: Staff recommends approval of **ADM-2026-0027** subject to the following conditions:

Conditions of Approval:

1. **Planning Commission determination of compatibility with adjacent properties.** Staff finds that the proposed golf club storage and golf course improvements will not have adverse impacts on surrounding properties;

2. **No construction, building, or zoning variances are granted with this conditional use permit. Approval of this item does not give entitlement to any variances.**

3. **Any new or modified outdoor lighting shall meet city lighting code and shall not be directed onto neighboring properties.**

4. **Any further change or expansion beyond those included in this request, the original CUP 02-24.00, or subsequent amendments, will require the conditional use permit to be revised.**

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: July 13, 2026	**❒ Tabled**	**❒ Approved**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:
- Project Maps
    - One Mile Map

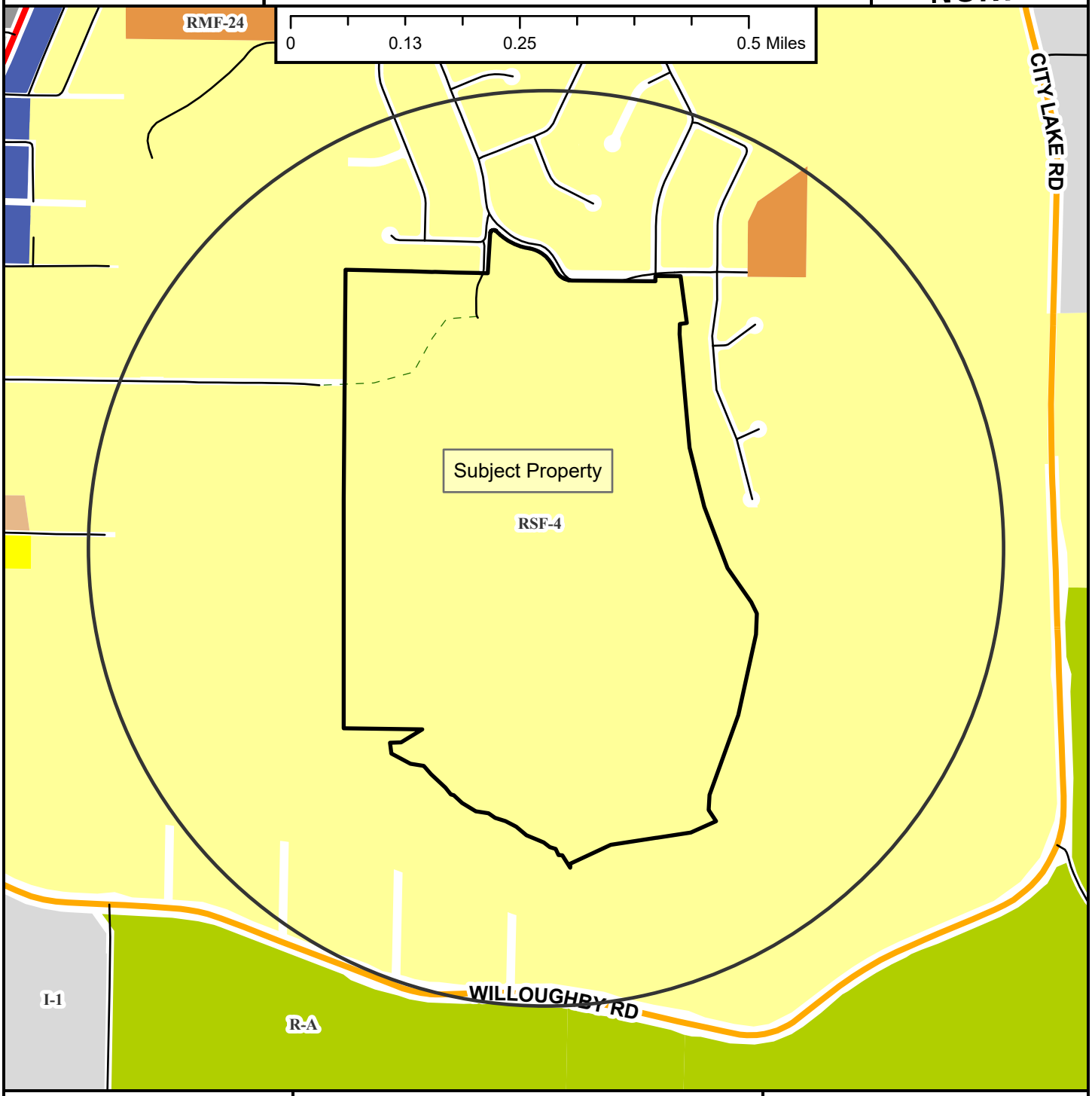
    - Close-up Map
    - Current Land Use Map
- Staff Exhibits
    - CUP 02-24.00 Report
    - ADM 19-6606 Conditions of Approval
    - ADM 19-6673 Conditions of Approval
- Applicant Exhibits
    - Request Letter
    - Golf Cart Storage Exhibits
    - Golf Course Exhibits

ADM-2026-0027

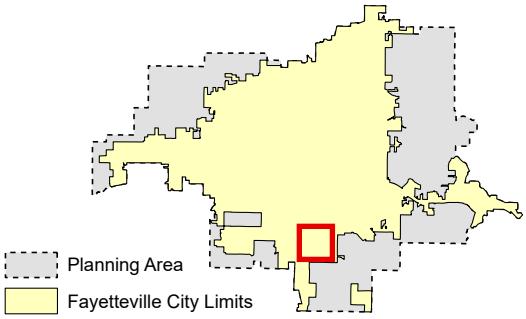
One Mile View

3335 S COUNTRY CLUB DR

NORTH



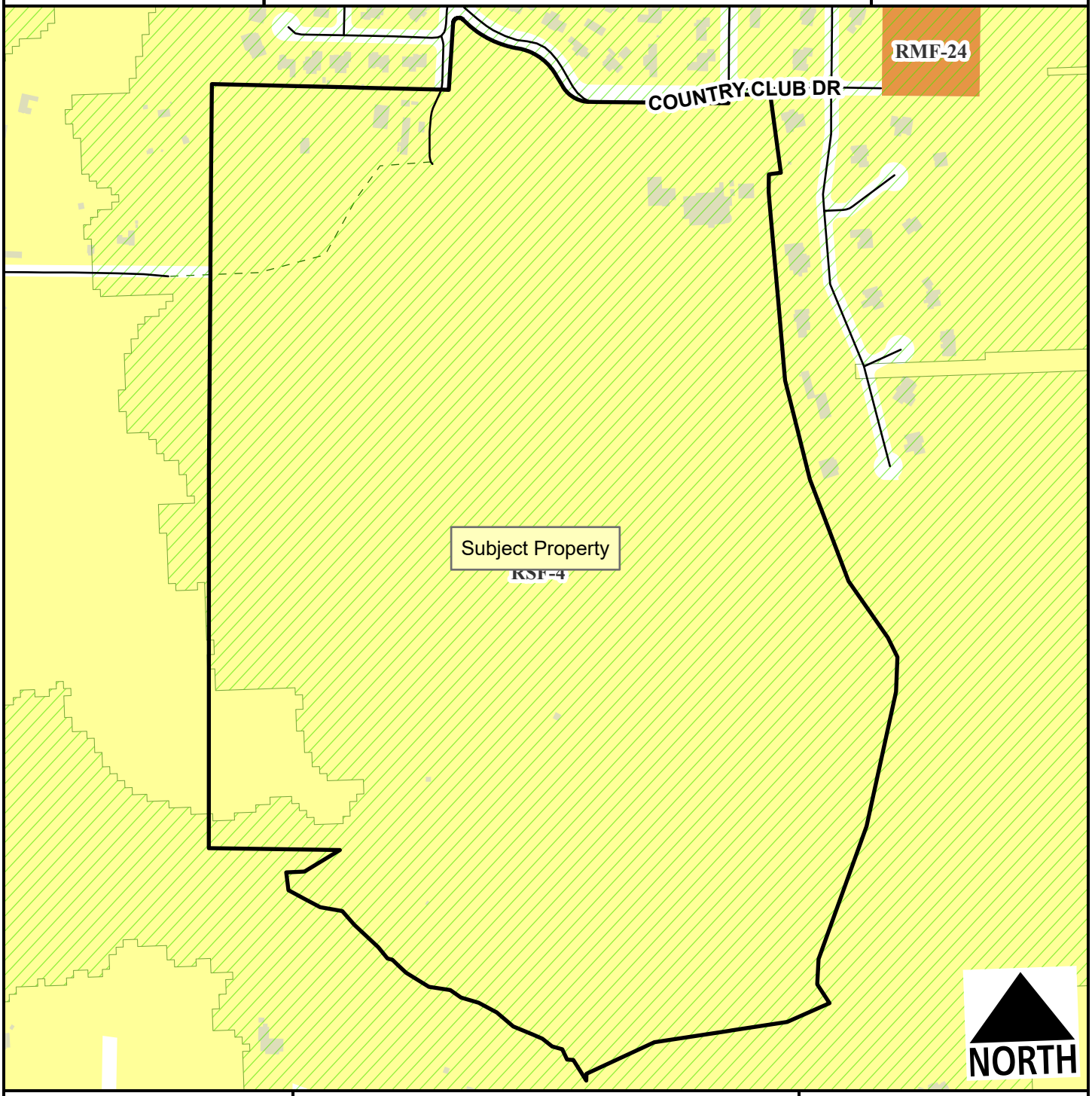
Regional Link
Neighborhood Link
Unclassified
Residential Link
Trail (Proposed)
Fayetteville City Limits
Planning Area



ADM-2026-0027

Close Up View

3335 S COUNTRY CLUB DR



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

Feet

0 180 360 720 1,080 1,440

1:6,000

ADM-2026-0027

Current Land Use

3335 S COUNTRY CLUB DR

NORTH

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

Feet

0 245 490 980 1,470 1,960

1:8,000

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CUP 02-24 Report

FAYETTEVILLE

THE CITY OF FAYETTEVILLE, ARKANSAS

113 W. Mountain St.
Fayetteville, AR 72701
Telephone: (479) 575-8264

PLANNING DIVISION CORRESPONDENCE

TO:	Fayetteville Planning Commission
FROM:	Shelli Rushing, A.I.C.P., Associate Planner
THRU:	Tim Conklin, A.I.C.P., City Planner
DATE:	November 12, 2002
RE:	**CUP 02-24 Fayetteville Country Club**

At the November 7, 2002 Planning Commission agenda session, the Planning Commission requested that staff make a determination on whether or not landscaping will be required in the parking lot of the Fayetteville Country Club as part of the conditional use permit. Staff finds that parking lot landscaping is not required.

§172.01 OFF-STREET PARKING LOT DESIGN REQUIREMENTS.

H. Nonconforming Parking Lots. All parking lots and/or parking areas which were in existence prior to the effective date of this ordinance may continue in a nonconforming state until such time as the following shall occur:

1. A building permit is granted to rehabilitate a structure on the property exceeding 50% of the current replacement cost of the structure. At such time, 50% of the existing parking lot use area shall be required to be brought into compliance with the provisions of this ordinance. This shall continue on a graduated scale in accordance with the percentage of rehabilitation cost; and/or

Finding: **The structure is not being rehabilitated.**

2. A building permit is granted to enlarge or reconstruct a structure on the property exceeding 10% of its existing gross floor area. At such time 10% of the existing parking lot and/or parking lot area shall be brought into compliance with the provisions of this article. This shall be on a graduated scale until reaching 100% of the required landscaping; and/or

Finding: **The current structures on site are a 14, 402 sq. ft. club house and 1,715 pool house, totaling 16,117 sq. ft.. The proposed structures are the existing 14,402 sq. ft. club house, a new 1,423 sq. ft. pool house, and a 1,485 sq. ft. dining area, totaling 17, 310 sq. ft. The property is being expanded by 7% of the existing gross floor area.**

3. A new curb cut permit is granted for the nonconforming parking lot. At such time the parking lot and/or parking area shall be required to be brought into compliance with the provisions of this ordinance.

Finding: **No curb cut is being requested.**

4. It is recognized that unique circumstances may exist in conforming with these standards. Accordingly, the City Planner may administratively waive up to 25% of the required off-street parking spaces should conformity with other provisions of this ordinance prevent a property owner from providing sufficient off-street parking required under this ordinance.

Finding: **N/A**

(Code 1991,§160.117; Code 1965, App. A, Art 8(9); Ord. No.1747, 6-29-70; Ord. No. 2380, 9-20-77; Ord. No.2549, 8-7-79; Ord. No. 3870, §4, 2-21-95; Ord. No. 3962, §§1,2, 4-16-96)

West	Undeveloped	RSF-4, Residential Single-Family, 4 Units per Acre
East	Golf Course/Club House	RSF-4, Residential Single-Family, 4 Units per Acre

DISCUSSION:

Request:

The applicant proposes to expand the existing conditional use permit to include the construction of a new, 4,000 square foot maintenance building and 1,469 square feet of new gravel. The proposal also includes the removal of 5 existing storage buildings totaling 3,100 square feet.

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

Staff Finding:

The property has been used as a country club since 1927 and aerial images indicate that storage buildings have been present on this particular portion of the property since at least the 1960s. The new building will consolidate existing storage space increasing the building footprint by only 900 square feet. Staff does not anticipate any adverse impact to the neighborhood as the use of the property will not be significantly increased or changed.

RECOMMENDATION: Staff recommends approval of ADM 19-6606 subject to the following conditions.

Conditions of Approval:

1. **This amendment only changes conditions of CUP 02-24.00 as specifically noted in this report. No other variances for development and zoning are being sought by this proposal.**

2. **No construction, building, or zoning variances are granted with this conditional use permit. Approval of this item does not give entitlement to any variances.**

3. **Any new or modified outdoor lightning shall meet city lighting code and shall not be directed onto neighboring properties.**

4. **Any further change or expansion beyond those included in this request and the original CUP 02-24.00 will require the conditional use permit to be revisited.**

PLANNING COMMISSION ACTION: **Required** **YES** ☒ **Approved**

Date: April 22, 2019 ❒ **Tabled** ❒ **Forwarded** ❒ **Denied**

Motion: Winston, on the consent agenda with conditions as recommended by staff.

Second: Paxton

Vote: 7-0-0

Staff Finding:
The property has been used as a country club since 1927 and staff finds that a minor improvement to the property will have no adverse effects on adjacent properties or area traffic congestion

RECOMMENDATION: Staff recommends approval of ADM 19-6673 subject to the following conditions.

Conditions of Approval:

1. **Planning Commission determination of compatibility with adjacent properties.** Staff finds that the proposed patio addition to the existing Country Club will not have adverse impacts on surrounding properties;

2. **No construction, building, or zoning variances are granted with this conditional use permit. Approval of this item does not give entitlement to any variances.**

3. **Any new or modified outdoor lightning shall meet city lighting code and shall not be directed onto neighboring properties.**

4. **Any further change or expansion beyond those included in this request, the original CUP 02-24.00, or subsequent amendments, will require the conditional use permit to be revisited.**

PLANNING COMMISSION ACTION: Required YES

Date: May 28, 2019 ❒ **Tabled** ☒ **Approved** ❒ **Denied**

Motion: Belden, on the consent agenda

Second: Brown

Vote: 8-0-0

BUDGET/STAFF IMPACT:
None

Attachments:

- Approved Conditional Use Permit (CUP 02-24.00)
- Request Letter
- Site plan
- Rendering
- One Mile Map
- Close-up Map
- Current Land Use Map

ODYSSEY ENGINEERING

June 11, 2026

City of Fayetteville
Planning Division
113 W Mountain Street
Fayetteville, AR 72701

RE: Conditional Use Permit Amendment Request – Fayetteville Country Club

Dear Members of the Fayetteville Planning Commission,

On behalf of the Fayetteville Country Club, we respectfully submit this request for an amendment to the Conditional Use Permit (CUP) governing the club and golf course property. The original CUP was approved by the Planning Commission in November 2002.
Since the original approval, the CUP has been amended on two occasions:

- In April 2019, an amendment was approved for the construction of a maintenance shed located on the west side of the property, screened from public view.
- In May 2019, an amendment was approved for the addition of a covered patio adjacent to the clubhouse.

This application requests approval of four additional modifications to the property and facilities.

1. Construction of a New Golf Cart Barn
The Country Club is proposing the construction of a new approximately 5,000-square-foot cart barn to provide additional storage capacity for golf carts. The existing cart barn will remain in operation and continue to be utilized for cart storage.
The proposed cart barn will allow the Country Club to accommodate additional golf carts while supporting ongoing operations and member services. The cart barn is accessory to the existing golf course and clubhouse use and does not represent an expansion of the approved use of the property.

2. Parking Lot Improvements and Code Compliance
At the request of Planning Staff, the Country Club is proposing improvements to the existing parking lot to bring the facility into greater compliance with current City standards.
The proposed improvements include:

- Addition of ten (10) parking lot landscape islands with associated parking lot trees;
- Addition of two (2) ADA-accessible parking spaces; and
- Restriping and reconfiguration of the parking lot.

The existing parking lot currently contains 117 parking spaces. Following the proposed improvements and restriping, the parking lot will contain a total of 125 parking spaces, representing a net increase of eight (8) spaces.
It should be noted that the original 2002 CUP approval determined that 106 parking spaces were sufficient to serve the golf course and clubhouse operations. The proposed parking supply of 125 spaces will continue to

479.480.3330
OdysseyNWA.com
124 Grant Place, Suite E, Lowell, AR 72745

adequately accommodate the needs of the facility while bringing the parking lot into better compliance with current City standards.

3. Golf Course Improvements
The Country Club is also proposing several improvements to the golf course layout intended to enhance playability and course conditions. These improvements include adjustments and relocations of several tee boxes and greens, as well as the relocation and addition of golf course bunkers.
These modifications are limited to improvements within the existing golf course and do not alter the overall use of the property as a private golf course and country club.
Please refer to the site plan and supporting exhibits included with this submittal for the specific locations and details of the proposed improvements.

4. Updated Legal Description
In 2022, the Fayetteville Country Club acquired additional property adjacent to the existing golf course on the south and west sides of the development. As part of this Conditional Use Permit amendment request, the Country Club is requesting that the newly acquired property be incorporated into the legal description associated with the CUP.
The inclusion of these properties will ensure that the Conditional Use Permit accurately reflects the current ownership boundaries of the Fayetteville Country Club. The updated legal description is included with this submittal and reflects all lands currently owned and utilized by the Country Club.
The addition of these properties to the CUP does not result in any change to the approved use of the property, increase the intensity of use, or alter the operational characteristics of the Country Club.

Existing Operations Remain Unchanged
The proposed amendments are limited to site and facility improvements and do not result in any changes to the operational characteristics of the Fayetteville Country Club previously approved under the Conditional Use Permit.

Specifically:

- Hours of operation will remain unchanged.
- The number of employees will remain unchanged.
- Membership levels and facility capacity will remain unchanged.
- Noise levels and activities associated with the use will remain unchanged.
- Existing screening and buffering from adjacent properties will remain unchanged.
- Trash collection and service operations will remain unchanged.
- Existing ingress and egress to the property will remain unchanged.

The proposed improvements are intended to enhance the functionality of the existing facility while maintaining compatibility with surrounding properties and the conditions established under the existing CUP.

Conclusion

The proposed amendments will allow the Fayetteville Country Club to continue improving its facilities while maintaining the long-established use of the property as a private country club and golf course. The requested modifications include additional golf cart storage, parking lot improvements that increase parking capacity and enhance code compliance, and improvements to the golf course itself.

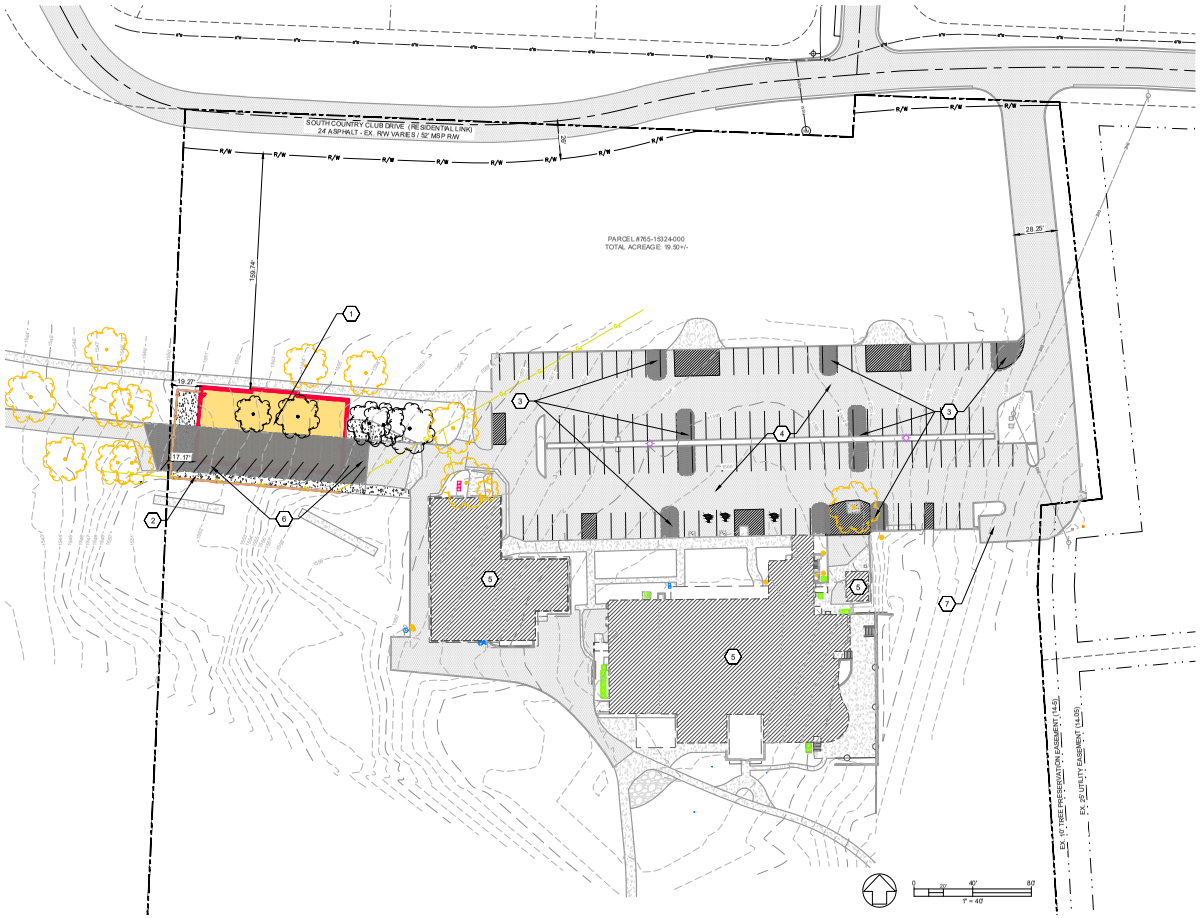
The proposed amendments do not increase the intensity of use of the property and do not alter the operational characteristics of the facility as previously approved by the Planning Commission.

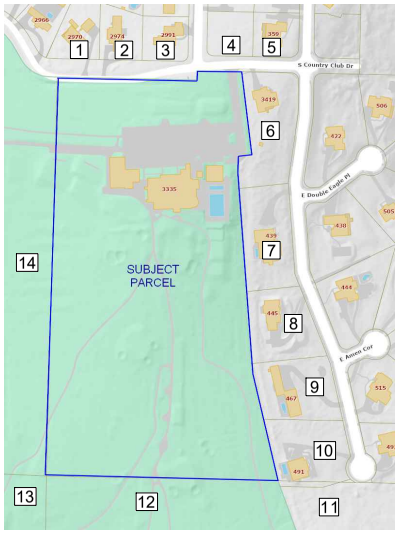
We respectfully request approval of this Conditional Use Permit amendment and appreciate the Planning Commission's consideration of this request.

Sincerely,

_____

Jake Chavis
jchavis@odysseynwa.com





ADJACENT PROPERTY OWNERS:

1) PARCEL #765-04211-000
ROWLAND, JOHN & DENISE
JOINT REVOCABLE TRUST
41 DEAUVILLE CIR
LITTLE ROCK, AR 72223
ZONING: RSF-4

2) PARCEL #765-04212-000
ROACH, M JASON & ELIZABETH H
11619 KANIS RD
LITTLE ROCK, AR 72211
ZONING: RSF-4

3) PARCEL #765-04149-000
HOLLAND FAMILY REV LIVING TRUST
GEORGE (SKIP) & SUSAN K HOLLAND
2991 S COLLEGE DR
FAYETTEVILLE, AR 72701
ZONING: RSF-4

4) PARCEL #765-04148-000
HENNING, IZABELA A
2970 S COLLEGE DR
FAYETTEVILLE, AR 72701
ZONING: RSF-4

5) PARCEL #765-04287-000
GRAMMER, FRANK & SANDRA
REVOCABLE TRUST
359 E FAIRWAY LN
FAYETTEVILLE, AR 72701
ZONING: RSF-4

6) PARCEL #765-19821-000
RDB INVESTMENTS LLC
907 W PEACHTREE DR
FAYETTEVILLE, AR 72703
ZONING: RSF-4

7) PARCEL #765-19822-000
MCCOLLOUGH, WILLIAM CRAIG &
GEANOLOUS, CARLY FRANCES
PO BOX 4067
FAYETTEVILLE, AR 72702-4067
ZONING: RSF-4

8) PARCEL #765-19823-000
DELSOTO, RICHARD & AMANDA
445 E FAIRWAY LANE
FAYETTEVILLE, AR 72701
ZONING: RSF-4

9) PARCEL #765-19824-000
SRYGLEY, BOB;
FLAT BROKE FARMS LLC
1845 SHELBY LN
FAYETTEVILLE, AR 72704
ZONING: RSF-4

10) PARCEL #765-19825-001
BEARTOOTH CAPITAL LLC
3802 N SASSAFRAS HILL RD
FAYETTEVILLE, AR 72703-6414
ZONING: RSF-4

11) PARCEL #765-15554-020
BEARTOOTH CAPITAL LLC
3802 N SASSAFRAS HILL RD
FAYETTEVILLE, AR 72703-6414
ZONING: RSF-4

12) PARCEL #765-15554-010
FAYETTEVILLE COUNTRY CLUB
3335 S COUNTRY CLUB DR
FAYETTEVILLE, AR 72701-9173
ZONING: RSF-4

13) PARCEL #765-15477-010
FAYETTEVILLE COUNTRY CLUB
3335 S COUNTRY CLUB DR
FAYETTEVILLE, AR 72701-9173
ZONING: RSF-4

14) PARCEL #765-15477-000
FAYETTEVILLE COUNTRY CLUB
3335 S COUNTRY CLUB DR
FAYETTEVILLE, AR 72701-9173
ZONING: RSF-4

15) PARCEL #765-15325-010
FAYETTEVILLE COUNTRY CLUB
3335 S COUNTRY CLUB DR
FAYETTEVILLE, AR 72701-9173
ZONING: RSF-4

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL ITEMS THAT IMPEDE THE PROPER PLACEMENT OF ANY ITEMS PROPOSED BY THIS PLAN SET.
2. THE REMOVAL WORK SHALL INCLUDE BUT NOT BE LIMITED TO: OBTAINING ALL DEMOLITION PERMITS REQUIRED, REMOVAL OF THE EXISTING TREES, SEALING OF THE EXISTING WATER WELLS, REMOVAL OF ANY SEPTIC SYSTEM OR DRY WELLS (IF ANY) AND OTHER ITEMS TO COMPLETE THE REMOVALS.
3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS DEEMED UNSUITABLE BY THE ENGINEER WITHIN EIGHT INCHES OF THE PROPOSED BUILDING FOOTPRINT TO THE DEPTH THAT SUCH UNSUITABLE MATERIALS EXIST.
4. THE CONTRACTOR SHALL COORDINATE DISCONNECTION, REMOVAL, AND RELOCATION OF THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES THAT ARE LEVIED BY UTILITY COMPANIES IN CONJUNCTION WITH DEMOLITION AND REMOVAL OF EXISTING UTILITIES.
5. REFER TO ARKANSAS WATER WELL CONSTRUCTION COMMISSION RULES AND REGULATIONS FOR ACCEPTABLE METHODS OF PLUGGING OR ABANDONING WELLS IF FOUND ON SITE.
6. DISPOSAL OF ALL MATERIALS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. ALL WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL MATERIALS FROM THE SITE ALONG WITH ASSOCIATED PERMITS AND REGULATORY REQUIREMENTS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY SERVICES TO ADJACENT LOTS. INTERRUPTION OF SERVICES TO ADJACENT LOTS SHALL NOT OCCUR WITHOUT PROPER APPROVAL. 48 HOURS NOTICE SHALL BE GIVEN TO THE PROPERTY OWNERS PRIOR TO THE CONNECTION OF THE NEW SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH THE CONNECTION OF TEMPORARY UTILITY SERVICES, IF REQUIRED, TO FACILITATE CONSTRUCTION STAGING.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. TO BE CLEAR AND FREE OF ANY CONSTRUCTION ACTIVITY AND/OR EXCAVATED AND HAULED MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM ADJACENT SITES.
9. ALL TREES AND BRUSH TO BE COMPLETELY REMOVED INCLUDING STUMPS IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE DISPOSAL REGULATIONS.

KEY NOTES:

1	NEW 5,374 SQ. FT. GOLF CART BUILDING
2	NEW RETAINING WALL, MAX HEIGHT 3.5'
3	ASPHALT TO BE REMOVED FOR INSTALLATION OF TREE ISLANDS (TYP.)
4	PARKING LOT TO BE RESTRIPED THROUGHOUT FOR COMPLIANCE WITH PARKING REQUIREMENTS
5	EXISTING BUILDINGS TO REMAIN
6	PORTION OF EXISTING DRIVEWAY TO BE REMOVED
7	EXISTING DUMPSTER ENCLOSURE

LEGEND

- PROPERTY LINE
- 1200 EXISTING CONTOUR
- EXISTING PAVEMENT
- OHE OHE EXISTING OVERHEAD ELECTRIC
- 8" W 8" W EXISTING WATER MAIN
- EXISTING EASEMENT
- EXISTING FIRE HYDRANT
- WM EXISTING WATER METER
- GM EXISTING GAS METER
- EM E EXISTING ELECTRIC METER/PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING PARKING LOT LIGHTING
- EXISTING CONDENSER UNIT
- EXISTING POWER POLE

811 Know what's below. Call before you dig.

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

Planning Commission
July 13, 2026

ADM-2026-0027 (FAYETTEVILLE COUNTRY CLUB)
Page 14 of 18

REVISIONS

NO.	DATE	REVISION

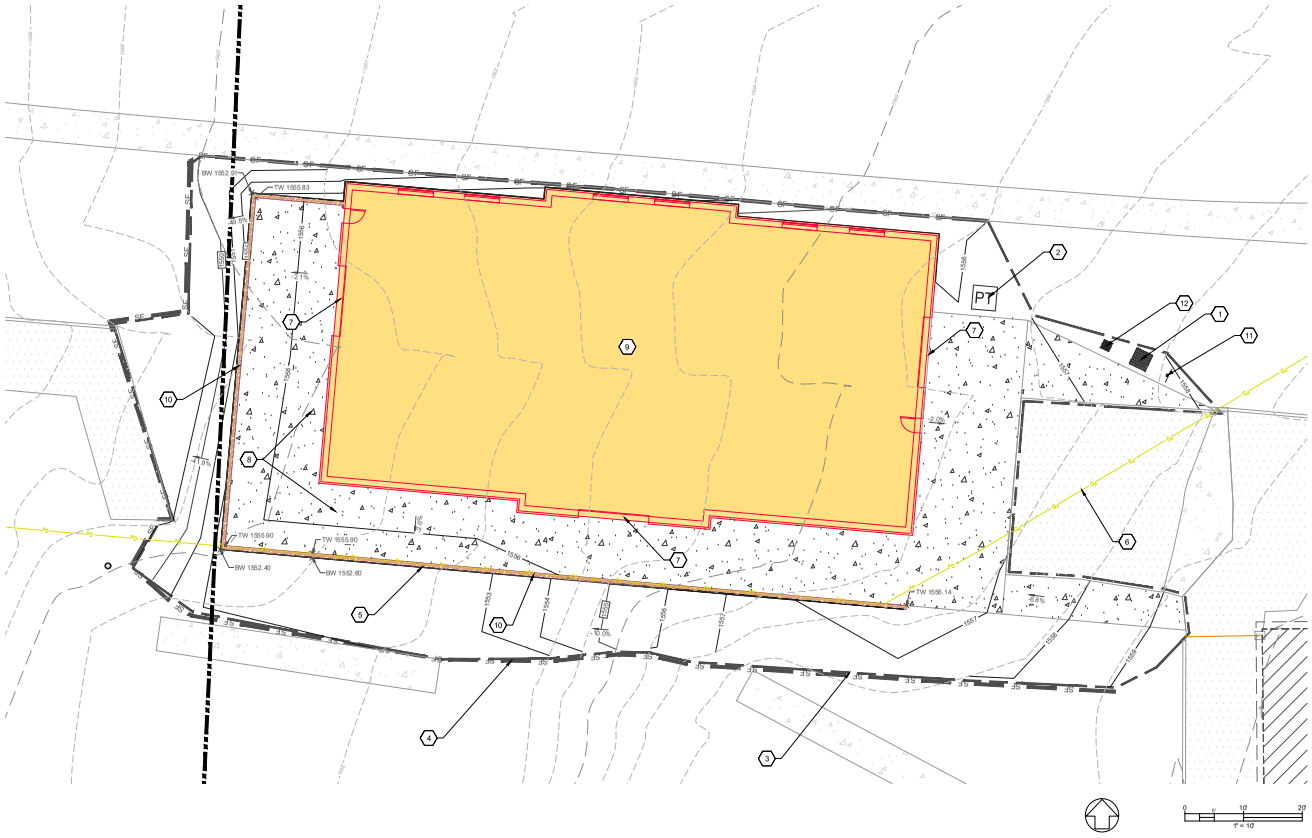
ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

FAYETTEVILLE COUNTRY CLUB
FACILITY IMPROVEMENTS
3335 S. COUNTRY CLUB DR.
FAYETTEVILLE, AR 72701

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0145	JPY	JC
PLAN DATE:	04/29/2026	

SHEET NAME:
DEMOLITION PLAN

SHEET NO.:
C0.2



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER MAIN
- EXISTING EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING GAS METER
- EXISTING ELECTRIC METER/PEDESTAL
- EXISTING SEWER CLEANOUT
- EXISTING PARKING LOT LIGHTING
- EXISTING CONDENSER UNIT
- EXISTING POWER POLE

KEY NOTES:

1. INSTALL CONCRETE WASHOUT PER STANDARD DETAIL
2. PROVIDE PORTABLE TOILET.
3. LIMITS OF DISTURBANCE 0.29 ACRES.
4. INSTALL 394 LF SILT FENCE PER STANDARD DETAIL.
5. CONSTRUCT RETAINING WALL. MAX HEIGHT 42"
6. EXISTING GAS LINE LOCATION PER ONE-CALL.
7. ROLL-UP DOORS FOR CART ACCESS TO BUILDING.
8. MINIMUM 2% SLOPE AWAY FROM BUILDING
9. NEW 5,374 SQ. FT. GOLF CART BUILDING
10. PROVIDE SAFETY RAILING ON RETAINING WALL
11. PROVIDE SWPPP SIGN AND MAILBOX
12. PROVIDE POWER WASHER TO CLEAN CONSTRUCTION VEHICLES TO PREVENT ALL TRACKOUT FROM SITE.

811 Know what's below. Call before you dig.

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

Planning Commission
July 13, 2026

ADM-2026-0027 (FAYETTEVILLE COUNTRY CLUB)
Page 15 of 18

REVISIONS		
NO.	DATE	REVISION

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

FAYETTEVILLE COUNTRY CLUB FACILITY IMPROVEMENTS

3335 S. COUNTRY CLUB DR.
FAYETTEVILLE, AR 72701

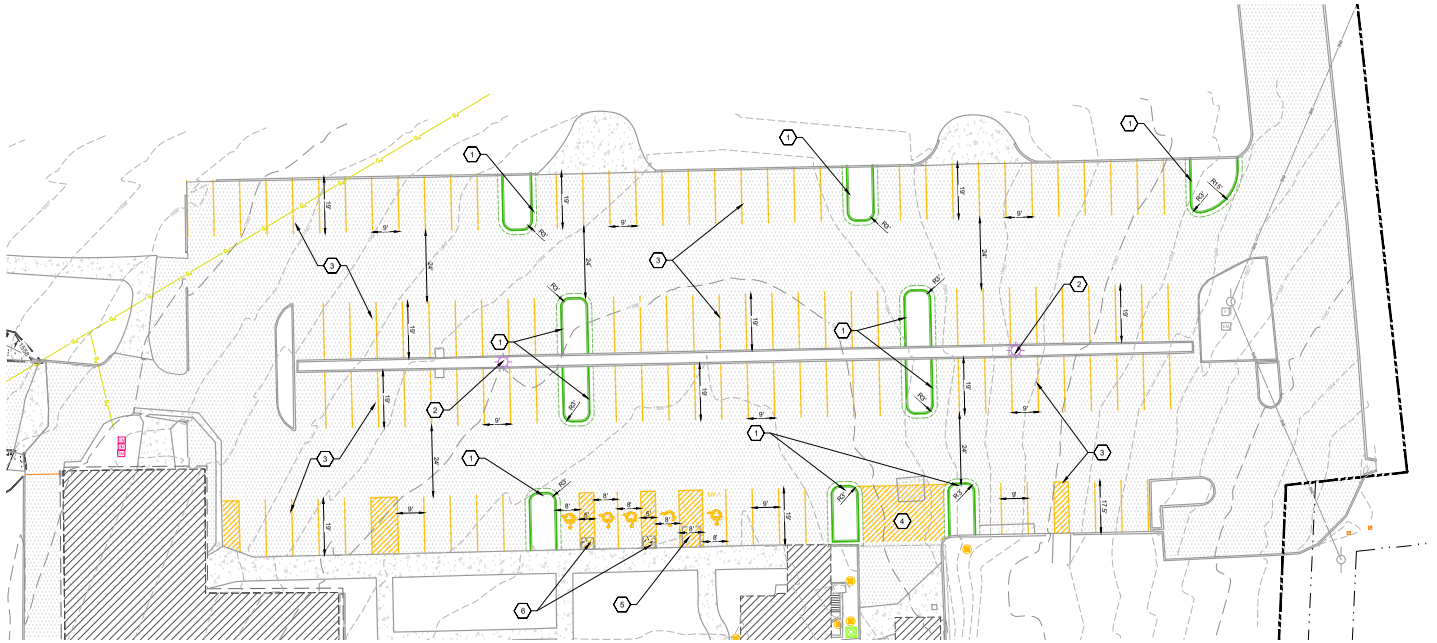
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0145	JPY	JC
PLAN DATE:	04/29/2026	

SHEET NAME:

BUILDING SITE & GRADING PLAN

SHEET NO.:

C1.0



LEGEND	
	PROPERTY LINE
1200	EXISTING CONTOUR
	EXISTING PAVEMENT
OHE OHE	EXISTING OVERHEAD ELECTRIC
EW EW	EXISTING WATER MAIN
	EXISTING EASEMENT
	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
GM	EXISTING GAS METER
EM E	EXISTING ELECTRIC METER/PEDESTAL
	EXISTING SEWER CLEANOUT
	EXISTING PARKING LOT LIGHTING
	EXISTING CONDENSER UNIT
	EXISTING POWER POLE

0 10' 20' 40'
1" = 20'

KEY NOTES:

1. TREE ISLAND W/ 1.5' CURB & GUTTER. MAXIMUM 12 CONSECUTIVE SPACES BETWEEN ISLANDS
2. EXISTING PARKING LOT LIGHTING
3. REPLACE EXISTING PARKING LOT STRIPING WITH 4" THERMOPLASTIC
4. LOADING AREA.
5. EXISTING ADA RAMP
6. CONSTRUCT RAMP TO BRING ADA PARKING INTO COMPLIANCE
7. ROLL-UP DOORS FOR CART ACCESS TO BUILDING.
8. MINIMUM 2% SLOPE AWAY FROM BUILDING

811 Know what's below. Call before you dig.

PROFESSIONAL SEAL:

NOT FOR CONSTRUCTION

Planning Commission
July 13, 2026

REVISIONS

NO.	DATE	REVISION

ODYSSEY ENGINEERING
124 GRANT PLACE, SUITE E
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

FAYETTEVILLE COUNTRY CLUB
FACILITY IMPROVEMENTS
3335 S. COUNTRY CLUB DR.
FAYETTEVILLE, AR 72701

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0145	JPY	JC
PLAN DATE:	04/29/2026	

SHEET NAME:
PARKING LOT IMPROVEMENT PLAN

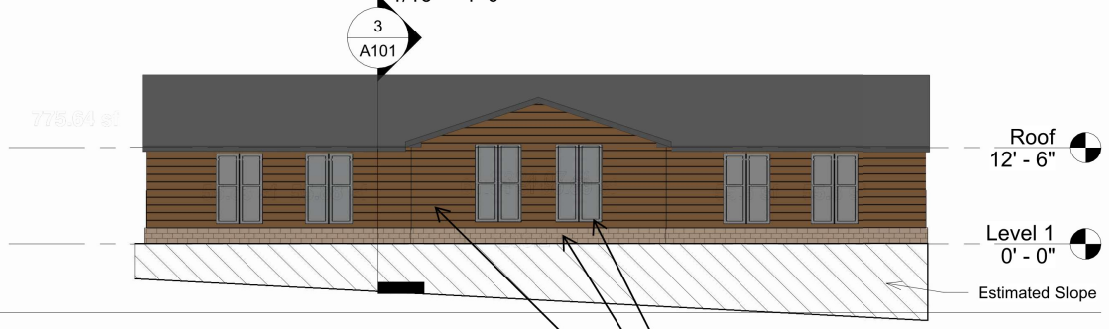
SHEET NO.:
C1.1

3 East
1/16" = 1'-0"

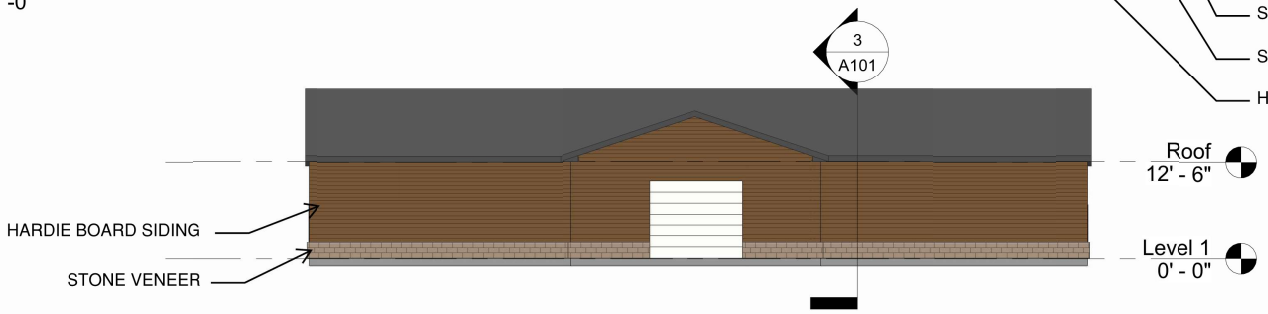
4 West
1/16" = 1'-0"

Finish Coverage By Type

Description	Quantity	Unit
Hardie Board Siding	775.64	sf
Shutters	345.33	sf
Stone Veneer	206.20	sf
TOTAL AREA	1,324.07	sf



2 North
1/16" = 1'-0"



1 South
1/16" = 1'-0"

Not For Construction

FCC

Cart Barn

No.	Description	Date

Elevations

Project number	Project Number	A301
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1/16" = 1'-0"

Planning Commission
July 13, 2026
ADM-2026-0027 (FAYETTEVILLE COUNTRY CLUB)
Page 17 of 18
3/24/2026 1:02:56 PM

10
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CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Planner

MEETING DATE: July 13, 2026

SUBJECT: **VAR-2026-0021: Planning Commission Variance (632 N. PARK AVE PARK AVENUE COTTAGES LLC, 445)** Submitted by FLINTLOCK, LTD COS for property located at 632 N. PARK AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.19 acres. The request is for a variance to the driveway.

RECOMMENDATION:
Staff recommends denial of **VAR-2026-0021**.

RECOMMENDED MOTION:
"I move to approve VAR-2026-0021, recommending:

- *In favor of a variance to §172.11(G)(2), Driveway Length and*
- *In favor of all conditions as recommended by staff."*

BACKGROUND:
The subject property is located in central Fayetteville directly east of Wilson Park approximately 70 feet north of the intersection between N. Park Ave. and W. Louise St. The site consists of one 0.19-acre parcel which is zoned RMF-24, Residential Multi-Family, Twenty-Four Units per Acre. There is currently an existing single-family structure built in 1948 on this parcel which is proposed to be demolished. A variance to master street plan standards was approved for a larger 0.40-acre development which includes this parcel on May 11, 2026, that permitted no on street parking on Park Ave. with minimal parking on West Louise (VAR-2026-0012). There are no protected streams, FEMA-designated floodplains, or hydric soils present on the site, and no overlay districts or planning areas apply. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential	RMF-24, Residential Multifamily, 24 Units per Acre
South	Single-Family Residential	RSF-4, Residential Single-Family, Four (4) Units per Acre
West	Wilson Park	P-1, Institutional
East	Mixed-Density Residential	RMF-24, Residential Multifamily, 24 Units per Acre

Request: The applicant is requesting a variance to UDC §172.11(G)(2) in order to provide a 12-foot-driveway where 18-feet would be required by code.

DISCUSSION

Driveways Beyond the Property Line. **Driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers, or other solid surface and shall extend 18 feet (length) into the property. To prevent vehicles from parking over the public sidewalk, garages and carports shall be positioned to provide at least 18 feet between the sidewalk or Master Street Plan right-of-way line and the garage or carport.** The applicant is requesting to vary from this standard to provide a 12-foot-deep driveway.

Staff recommendation: Staff is not supportive of this request. The purpose of this ordinance section is to "promote the public health, safety and general welfare, to prevent the adverse impacts associated with excess parking and over-occupancy of homes in single-family districts, and to ensure that compatibility of land uses within single-family districts remain intact." Specifically, this ordinance was established to require driveways which are of sufficient depth that a standard vehicle can park without disrupting the public realm with a specific concern for sidewalks and pedestrians. Driveways of shorter width have historically created enforcement issues and staff finds that providing a no parking sign within the driveway is unlikely to sufficiently address this issue, particularly given the limited parking proposed for the overall development.

The property directly abuts Wilson Park which is a high driver of pedestrian traffic from both surrounding residents and the surrounding trail systems. As the Planning Commission recently approved a variance to permit no on street parking along N Park Ave. citing steep topography, staff also finds that any vehicle overhang into the sidewalk could disproportionately impact pedestrians since there will be no vehicle buffer between the sidewalk and vehicle travel lanes. Additionally, while there is a pedestrian crossing to the north that would allow pedestrians to cross into Wilson Park, it is located along a curve in the road rather than a standard street intersection. Staff finds that the reduced driveway width could create a safety hazard and recommends against the requested variance. It is not apparent that an alternative design or one with a reduced number of units would not address the issue and allow code to be met. If approved, staff recommends that no parking signage shall be provided as indicated in the applicant's request letter.

Public Comment: Staff received one public comment on this request with concerns about the completeness of required public notifications.

RECOMMENDATION: Staff recommend denial of VAR-2026-0021. If approved staff recommends the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §172.11(G)(2), Driveways Beyond the Property Line.** *Staff recommends denial of the requested variance. If approved, staff recommends the following conditions:*
    a. *No parking signage shall be provided as indicated in the applicant's request letter.*

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: July 13, 2026	**❒ Tabled ❒ Approved ❒ Denied**
Motion:	
Second:	
Vote:	

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

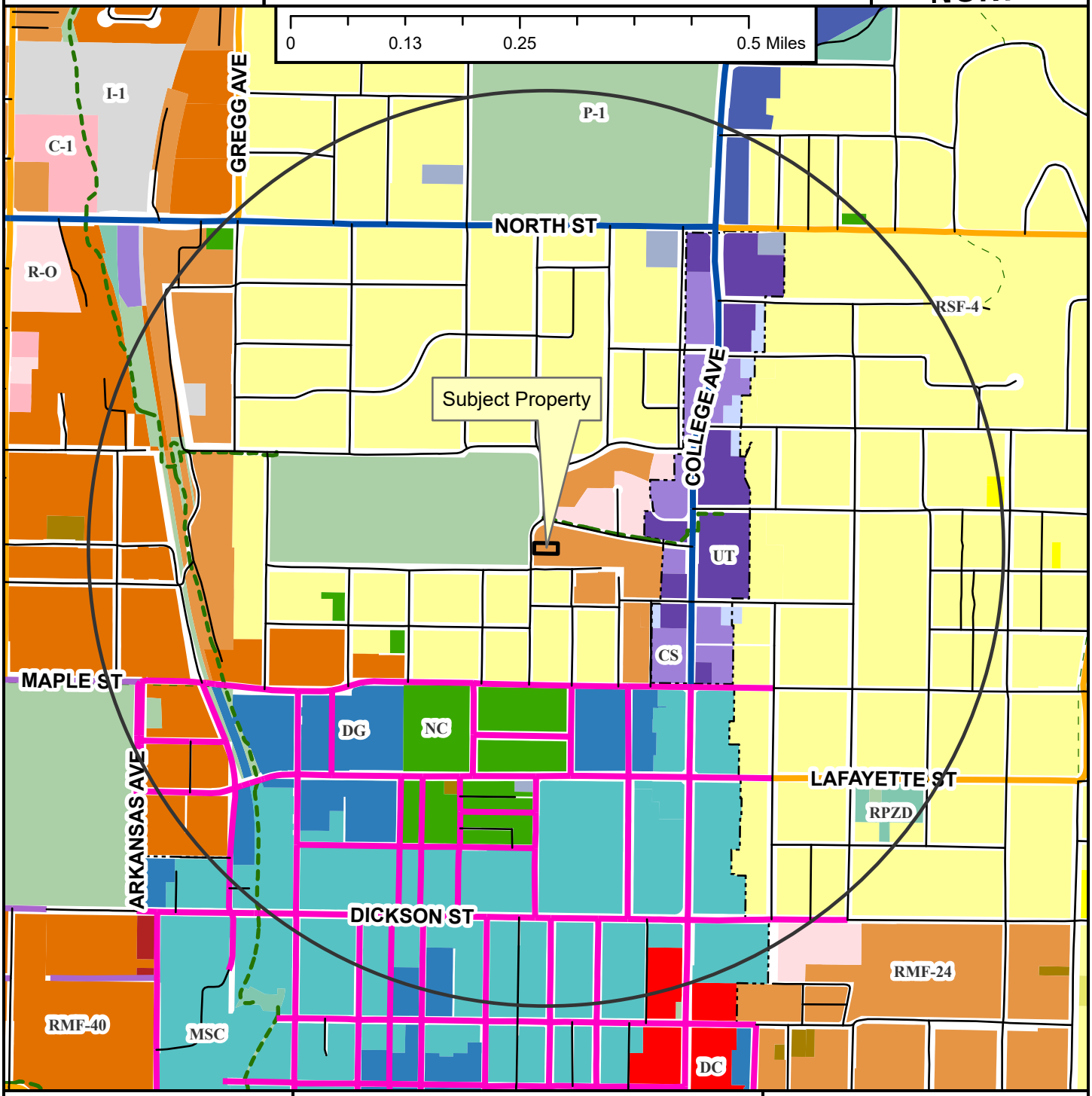
- Unified Development Code:
  - §172.11 Driveway And Parking Standards For Four (4) Or Less Parking Spaces
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Staff Exhibit
  - Approved Overall Development Plan
  - Potential Sidewalk Encroachment
- Applicant Exhibits
  - Cover Letter
  - Site Plan

VAR-2026-0021

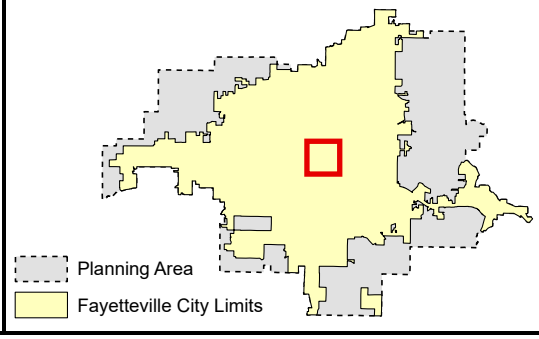
One Mile View

632 N PARK AVE UNIT A

NORTH



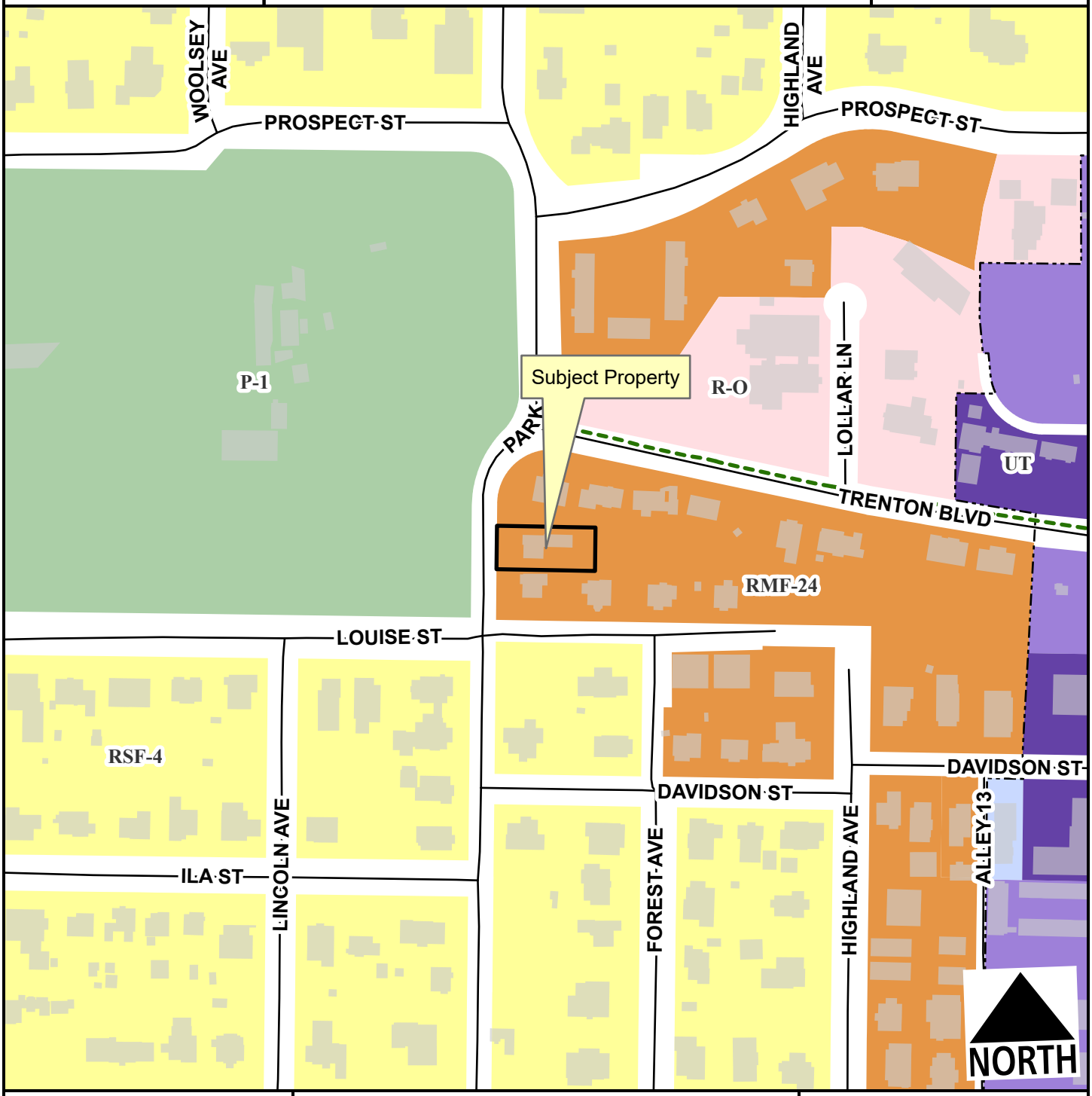
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Urban Center
Unclassified
Alley
Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



VAR-2026-0021

Close Up View

632 N PARK AVE UNIT A



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

VAR-2026-0021

Current Land Use

632 N PARK AVE UNIT A

NORTH

- Regional Link - High Activity
- Urban Center
- 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

172.11 Driveway And Parking Standards For Four (4) Or Less Parking Spaces

(A) *Purpose.* The purpose of this ordinance section is to promote the public health, safety and general welfare, to prevent the adverse impacts associated with excess parking and over-occupancy of homes in single-family districts, and to ensure that compatibility of land uses within single-family districts remain intact.

(B) *Applicability.* The following requirements shall apply to properties that require four (4) or less parking spaces. The regulations herein do not apply to motor vehicles located completely within or underneath garages or carports, nor to properties zoned Residential Agricultural.

(C) *Maximum number of parking spaces permitted.* Unless otherwise permitted herein, a maximum of four (4) motor vehicles may be parked outdoors on a property containing a single-family home(s) at any time, including driveways and other designated off-street parking areas. Parking for all other permitted uses shall conform to the Parking Ratio Table contained within this chapter.

(D) *Use of Front Yard Area for a Driveway and Off-Street Parking.* Motor vehicles shall be parked in a driveway or off-street parking area that is clearly defined by pavement, a change in materials, edging, or other means. Driveways and off-street parking areas shall be limited to a maximum of 40% of the front yard area and shall meet the maintenance requirements as identified by this chapter.

(E) *Parking of Non-Motorized Vehicles in Front Yard Area.* If parked within the front yard area of a property (including driveways), non-motorized recreational vehicles, trailers, and boats shall be counted toward the maximum total of four (4) motor vehicles permitted on the property.

(F) *Off-Street Parking on City Street Right-of-Way.* The off-street parking of any motor vehicle, non-motorized recreational vehicle, boat or trailer shall be prohibited within the street right-of-way, which includes any sidewalk, greenspace or other area from the edge of the paved street through the width of the dedicated street right-of-way. On-street parking within properly designated areas of the street right-of-way may be permitted, in accordance with current traffic regulations.

(G) *Driveway Standards.*

(1) *Driveway approach to property line.* The driveway approach shall extend to the property line and/or master street plan right-of-way from the paved street and shall be designed, permitted, and paved with concrete in accordance with §171.13 Sidewalk and Driveway Specifications.

(2) *Driveways Beyond the Property Line.* Driveways shall be paved from the property line and/or master street plan right-of-way with asphalt, concrete, brick or stone pavers, or other solid surface and shall extend 18 feet (length) into the property. To prevent vehicles from parking over the public sidewalk, garages and carports shall be positioned to provide at least 18 feet between the sidewalk or Master Street Plan right-of-way line and the garage or carport.

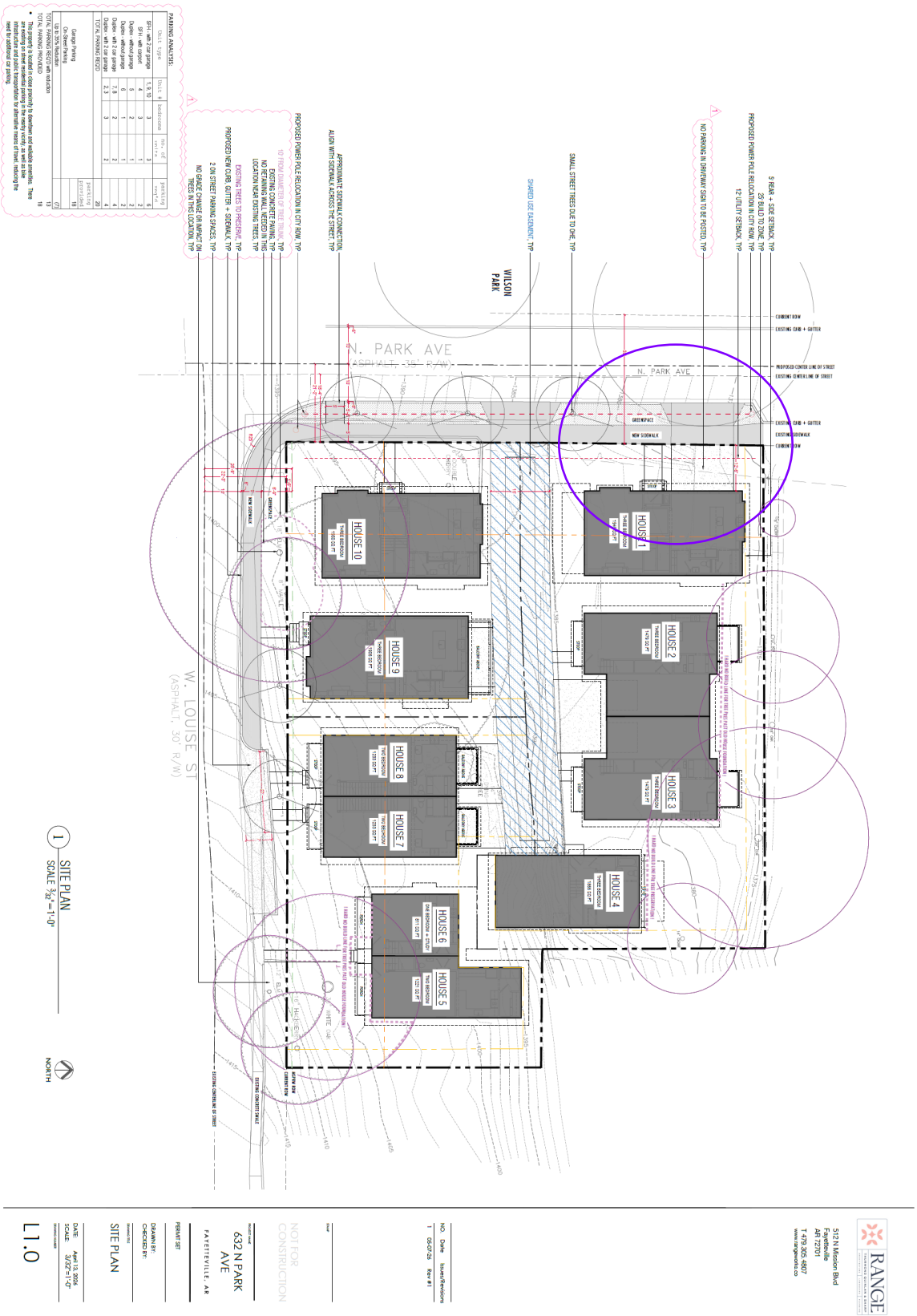
(3) *Driveways Beyond 18 Feet into the Property.* Driveways beyond 18 feet into the property may be paved or unpaved and shall be clearly defined by landscaping or edging.

(4) *Unpaved Streets.* These requirements are waived where the street to which the driveway connects is not paved. …

(Ord. No. 5044, 8-07-07; Ord. No. 5304, 1-19-10; Ord. No. 5800, §5, 10-6-15; Ord. No. 6864, §4, 5-6-25)

APPLICANT PROVIDED ALTERNATIVE SITE PLAN:
PARKING ALONG LOUISE
(REF CONDITIONS OF APPROVAL)

APPROVED IN VAR-2026-0012



RANGE
512 N Mission Blvd
Fayetteville
AR 72701
T 479.305.4807
www.rangeworks.co

NO. Date Issues/Revisions
1 06-07-26 Rev #1

NOT FOR CONSTRUCTION

632 N PARK AVE
FAYETTEVILLE, AR

PERMIT SET

DRAWN BY:
CHECKED BY:

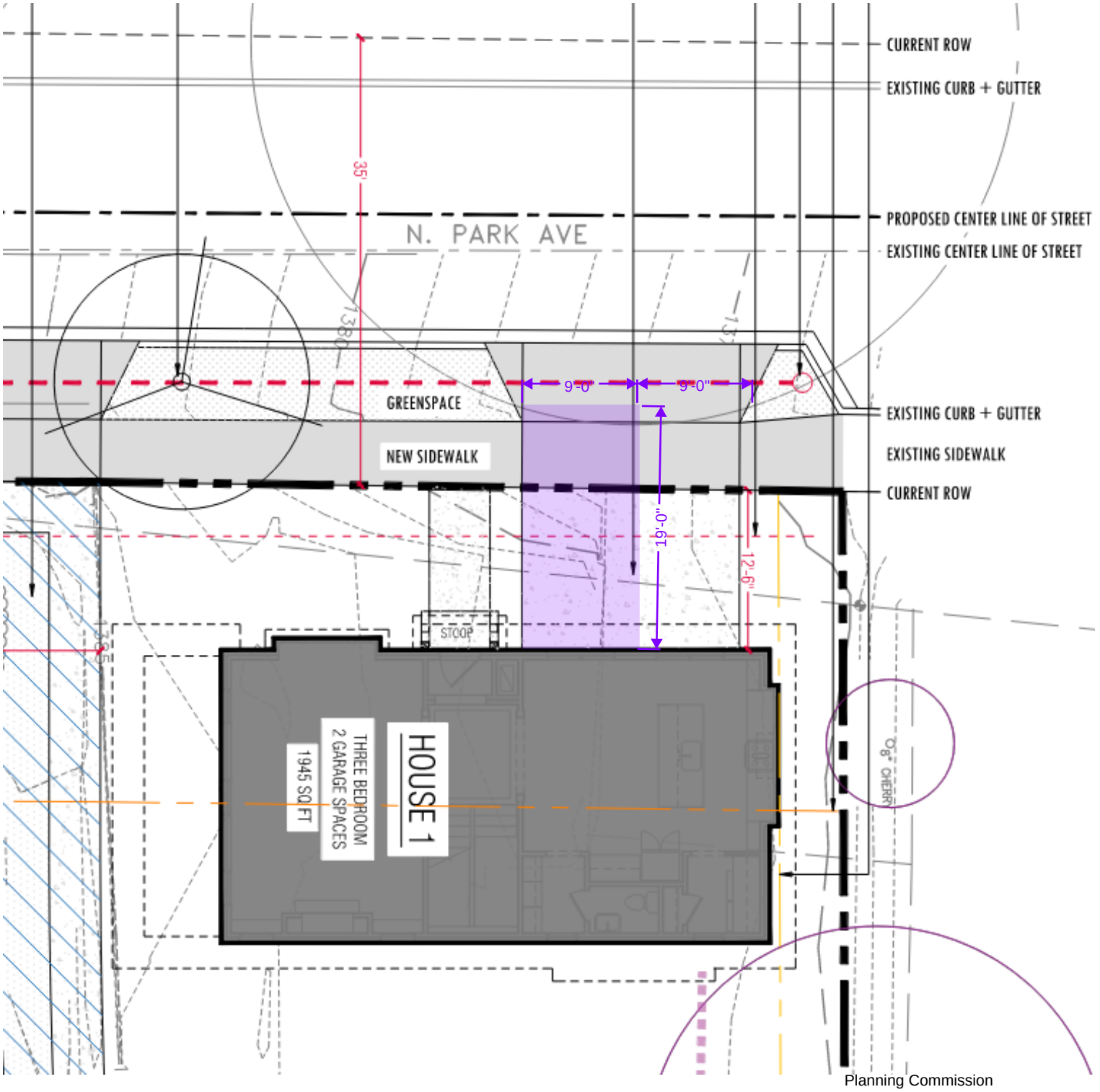
SITE PLAN

DATE 2026-01-30
SCALE 3/32"=1'-0"

L1.0

STAFF EXHIBIT
POTENTIAL VEHICLE OVERHANG

9' x 19' standard vehicle parking space



June 02, 2026

632 N PARK

PETITION FOR DRIVEWAY + PARKING STANDARDS VARIANCE

Dear Fayetteville City Staff and Planning Commission,

Range Co on behalf of Ameriland Capital, respectfully requests the following variances:

- A variance of UDC 172.11.G.2 to allow a driveway setback of 12' from the public right-of-way, in lieu of the required 18'.

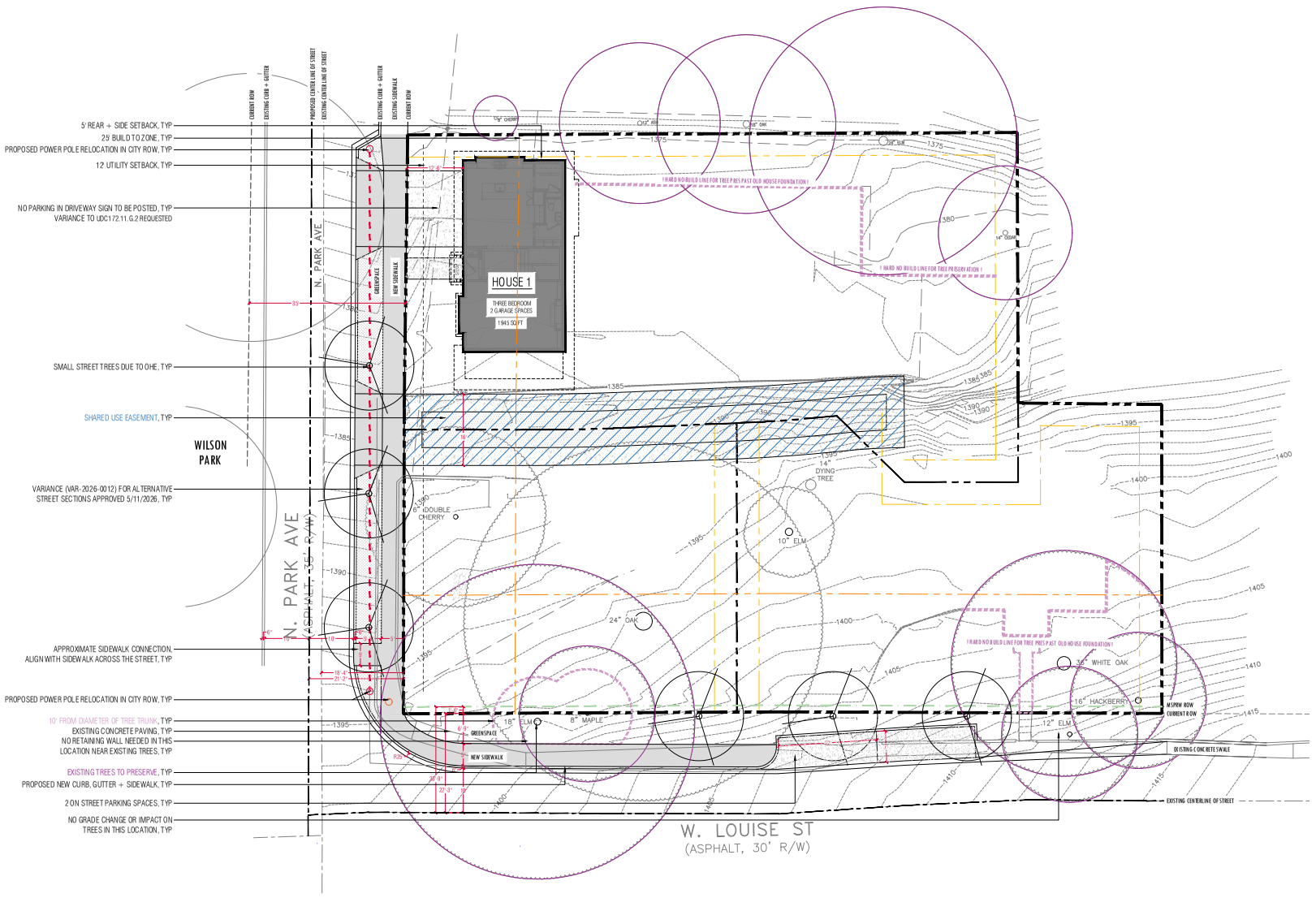
The following findings support approval of this variance:

- Topography and tree preservation: The steep topography of the site, combined with the preservation of several existing significant trees, constrains the buildable area. The reduced driveway length allows for a garage at street level with living space above—a configuration consistent with other homes in the neighborhood.
- Utility constraints: Existing overhead power lines prevent the structure from being positioned closer to the sidewalk as might typically be done to limit parking in front of the garage doors.
- Pedestrian-oriented design in a historic district: The proposed shorter driveway supports a pedestrian-oriented development pattern consistent with the character of the Oak Grove Historic Neighborhood and similar to neighboring properties along N Park Ave, as it is intended to have no surface parking exposed to the street but provides adequate view for drivers backing out of the driveway to maintain pedestrian safety.
- Sidewalk obstruction enforcement: A "No Parking in Driveway" sign will be posted on the property. Any vehicle parked in the driveway and blocking the public sidewalk is already subject to citation under current City code, providing an existing enforcement mechanism that adequately addresses this concern.

Granting this variance will allow development of this property in a manner that is reasonable, customary, and consistent with other properties in the area. The proposed design preserves existing trees, respects the historic neighborhood character, maintains pedestrian and vehicular connectivity, and aligns with the City's future master plan for compatible infill development.

Respectfully,

Allison Thurmond Quinlan
AIA RLA LEED AP
Principal Architect



1 SITE PLAN
SCALE 3/32"=1'-0"

RANGE
512 N Missouri
Fayetteville
AR 72701
T 479.305.4[illegible]
www.rangeworks.co

Planning Commission
July 13, 2026
VAR-2026-0021 (PARK AVENUE COTTAGES LLC)
Page 11 of 11

NO. Date Issues/Revisions

STAMP

NOT FOR CONSTRUCTION

PROJECT NAME
632 N PARK AVE
FAYETTEVILLE, AR

PERMIT SET

DRAWN BY:
CHECKED BY:

DRAWING TITLE
SITE PLAN

DATE: April 13, 2026
SCALE: 3/32"=1'-0"

DRAWING NUMBER
L1.0

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Planner

MEETING DATE: July 13, 2026

SUBJECT: **VAR-2026-0023: Planning Commission Variance (EAST OF 3702 W WEDINGTON DR/ AFT DEVELOPMENT LLC, 401)** Submitted by RICKETT MORICONI ENGINEERING for property located EAST OF 3702 W. WEDINGTON DR. The property is zoned UT, URBAN THOROUGHFARE and contains approximately 1.38 acres. The request is for a variance to architectural design standards.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0023** with conditions.

RECOMMENDED MOTION:
"I move to approve VAR-2026-0023, recommending:

- *Against a variance to* §166.24(D)(4), Prohibited Materials;
- *In favor of a variance to* §166.24(D)(7)(b)(ii), Glazing; *and*
- *In favor of all conditions as recommended by staff."*

BACKGROUND:
The subject property is located in central Fayetteville approximately 330 feet west of the intersection between W. Wedington Dr. and N. Golf Club Dr. It is 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). The development is within Lot Five of a commercial subdivision recently platted in April 2026 (Fortitude Subdivision, FPL-2025-0009). Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Undeveloped	UT, Urban Thoroughfare
South	Ozarks Electric Coop	R-O, Residential Office R-A, Residential Agricultural
West	Commercial	UT, Urban Thoroughfare
East	Undeveloped	UT, Urban Thoroughfare

Request: The applicant is requesting two variances to UDC §166.24 Nonresidential Design Standards in order to provide architectural designs that vary from typical standards.

DISCUSSION

Variance #1: UDC §166.24(D)(4), Prohibited Materials – Buildings shall be constructed with high quality building materials. The following materials shall be prohibited: (a) Untreated Concrete Masonry Unit (CMU); (b) Wood fiber board; (c) Unfinished pressure treated wood; (d) Exterior Insulation Finish System (EIFS); (e) Vinyl siding; and (f) Reflective glass.

The applicant is requesting to vary from this standard to utilize EIFS where it is prohibited by ordinance.

Staff recommendation: Staff is not supportive of this request. The applicant is requesting to utilize exterior insulation finish systems (EIFS) for their exterior building material where code prohibits its use, citing more readily available EIFS subcontractors and a desire for a smooth finish. Staff finds that there is no hardship present in this request, particularly considering architectural plans have been previously provided indicating that alternative materials that comply with ordinance such as stucco could be utilized in lieu of EIFS. Accordingly, staff recommends denial of the requested variance.

Variance #2: UDC §166.24(D)(7)(b)(ii), Glazing – 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). The applicant is requesting to vary from this standard to provide 28% glazing on the eastern façade and 24% glazing on the western facade.

Staff recommendation: Staff is partially supportive of this request. The applicant has provided exterior elevations showing that the ordinance can be met along both frontages; however, they have expressed efficiency concerns regarding the eastern façade and security concerns along the western façade.

Along the eastern façade, the applicant notes that additional glazing could be provided within an existing office that would make the make this façade comply with ordinance. The applicant indicates that this addition would reduce thermal efficiency and reduce thermal comfort; however, staff does not find that this constitutes a hardship and recommends that the applicant be required to comply with ordinance along this façade. As shown, the addition of a window in this office would place glazing along this façade at 33%, which complies with ordinance.

Along the western façade, the applicant has provided elevations that indicate additional glazing could be provided within the staff bathroom and electrical/IT room to comply with ordinance, but expressed security and privacy concerns with this addition since these rooms are the areas employees retreat to in the case of an emergency. Given the sensitive nature of a bank and higher security needs associated with its inherent purpose, staff supports the request with conditions. Staff recommends a condition that at least 24% glazing shall be provided along this elevation as shown in the attached site plan and that a planting bed shall be provided along the northwest corner of the building with vertical elements such as shrubs or climbing vines in order to provide visual interest.

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

RECOMMENDATION: Staff recommend partial approval of VAR-2026-0023 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.24(D)(4), Prohibited Materials.** *Staff recommends denial of the requested variance for the reasons outlined above.*

2. **Planning Commission determination of a variance to §166.24(D)(7), Glazing.** *Staff recommends approval of the requested variance with conditions:*
    a. *The eastern façade shall be required to meet 30% minimum glazing requirements per ordinance.*
    b. *A minimum of 24% glazing shall be provided along the western façade approximately as shown on the provided elevation.*
    c. *A planting bed including vertical elements such as shrubs or climbing vines shall be provided adjacent to the northwest corner of the building to provide visual interest.*

3. 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: July 13, 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 Exhibits
    - Façade and Floor Plan Comparisons
    - Recommended Condition
- Applicant Exhibits
    - Cover Letter
    - Building Floor Plans and Elevations
    - Site Plans

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.

(C) *General Intent.* The following shall apply to all developments:

(1) Developments with multiple buildings should be arranged to enclose and define space in the public realm (see Image 1).

Image 1: Development form

Figure 1: Encouraged compact and connected development form with buildings arranged to define the street and enclose internal parking lots.

Figure 2: Discouraged sprawling, disconnected development form with parking surrounding the building.

(2) Multiple buildings located on the same lot should be articulated distinctly and separately so as to not provide an identical building on the same lot.

(3) New construction should show respect for horizontal articulation established by existing buildings within the immediate area.

(4) Application of building material and façade articulation of the building wall should encourage design, reinforce rhythm, increase visual impact, and create pedestrian interest.

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

…

(4) Buildings shall be constructed with high quality building materials. The following materials shall be prohibited:

(a) Untreated Concrete Masonry Unit (CMU)

(b) Wood fiber board

(c) Unfinished pressure treated wood

(d) Exterior Insulation Finish System (EIFS)

(e) Vinyl siding

(f) Reflective glass

…

(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.

(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.

(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).

(iii) Glazing above the first story shall not exceed 80% of the total building wall area.

….

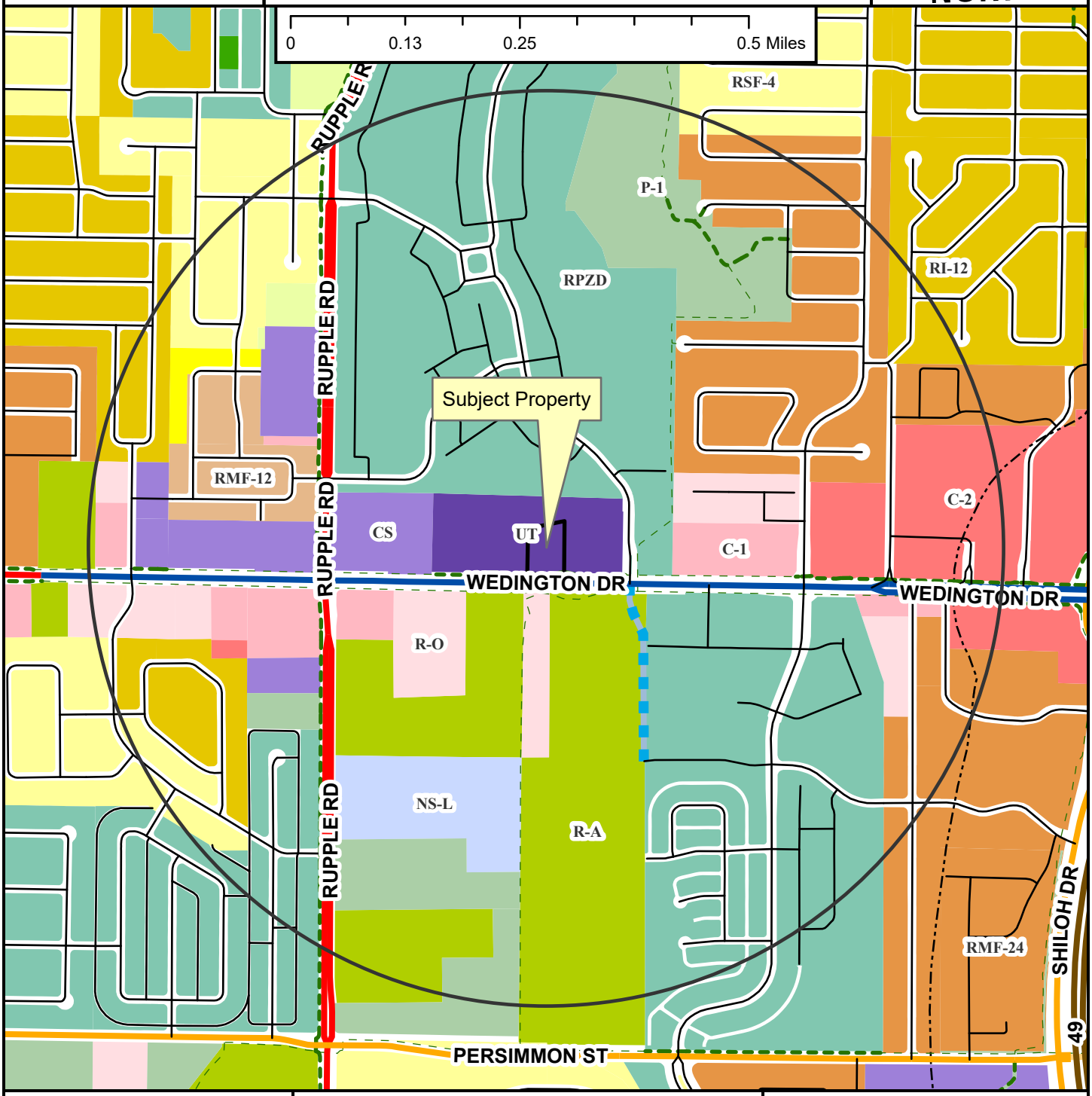
(F) *Variances.* An applicant may request approval from the Planning Commission of a variance from the minimum requirements where unique circumstances existing and the effect will not adversely impact adjoining or neighboring properties. The applicant shall provide notification to adjacent property owners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

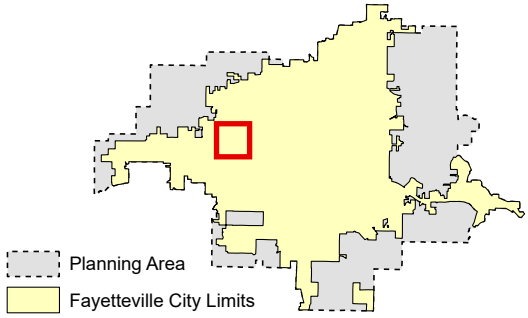
VAR-2026-0023

One Mile View

EAST OF 3702 W WEDINGTON DR



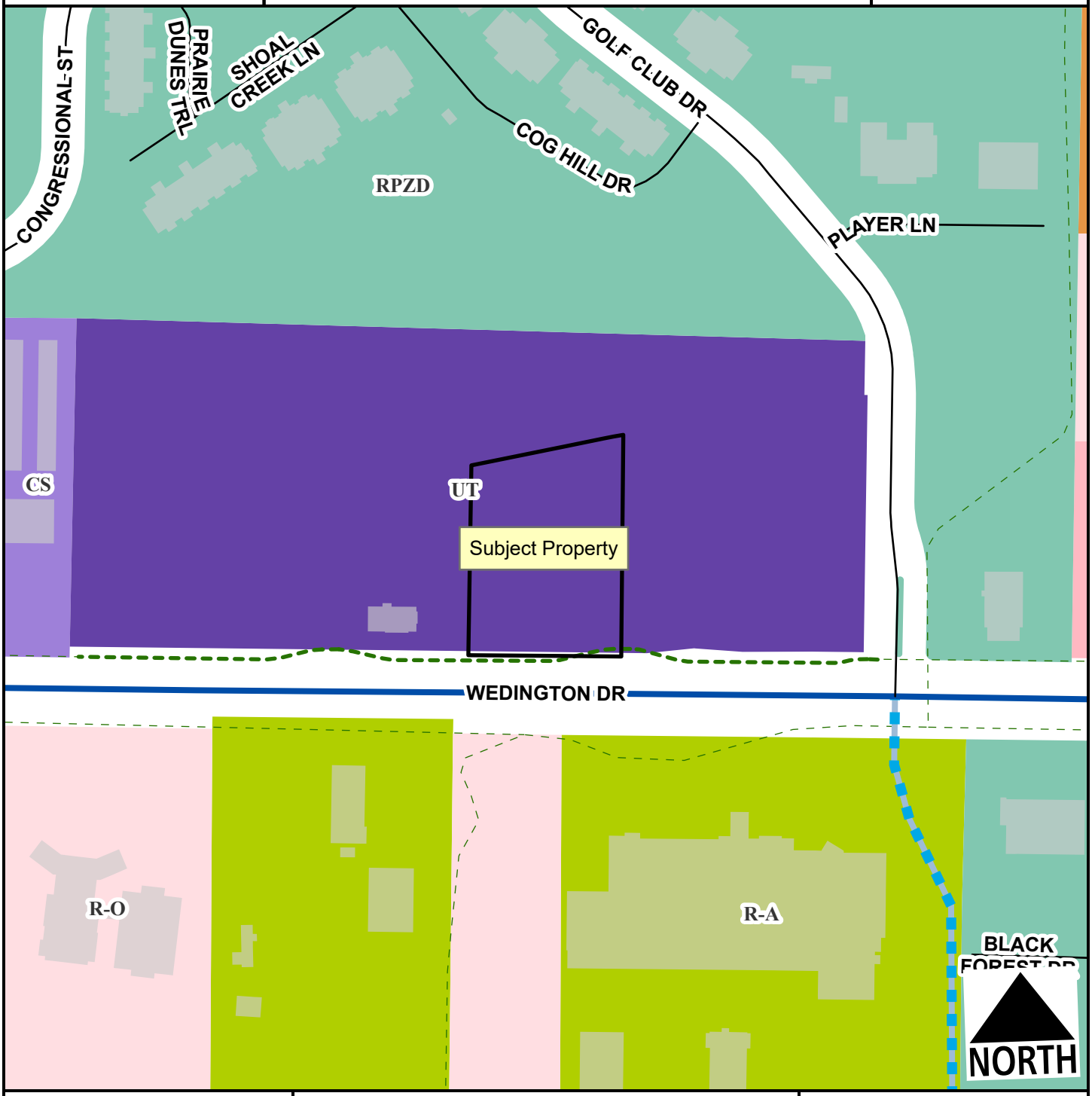
Regional Link
Neighborhood Link
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Planned Neighborhood Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



VAR-2026-0023

Close Up View

EAST OF 3702 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-2026-0023

Current Land Use

EAST OF 3702 W WEDINGTON DR

NORTH

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

Feet

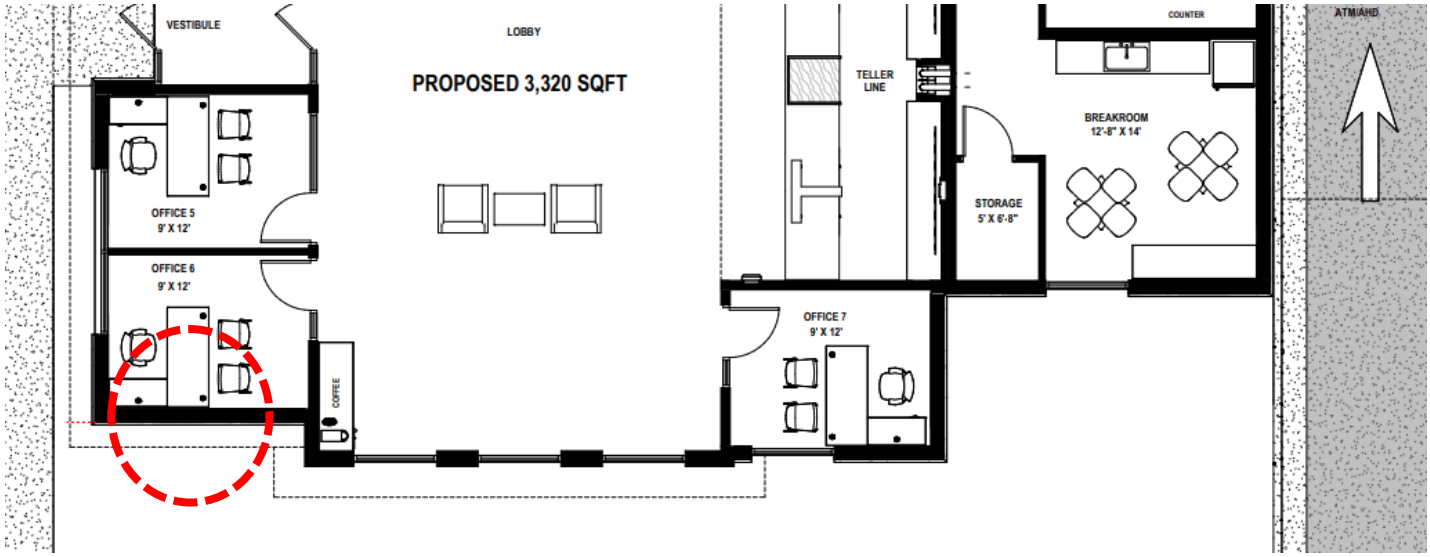
0 112.5 225 450 675 900

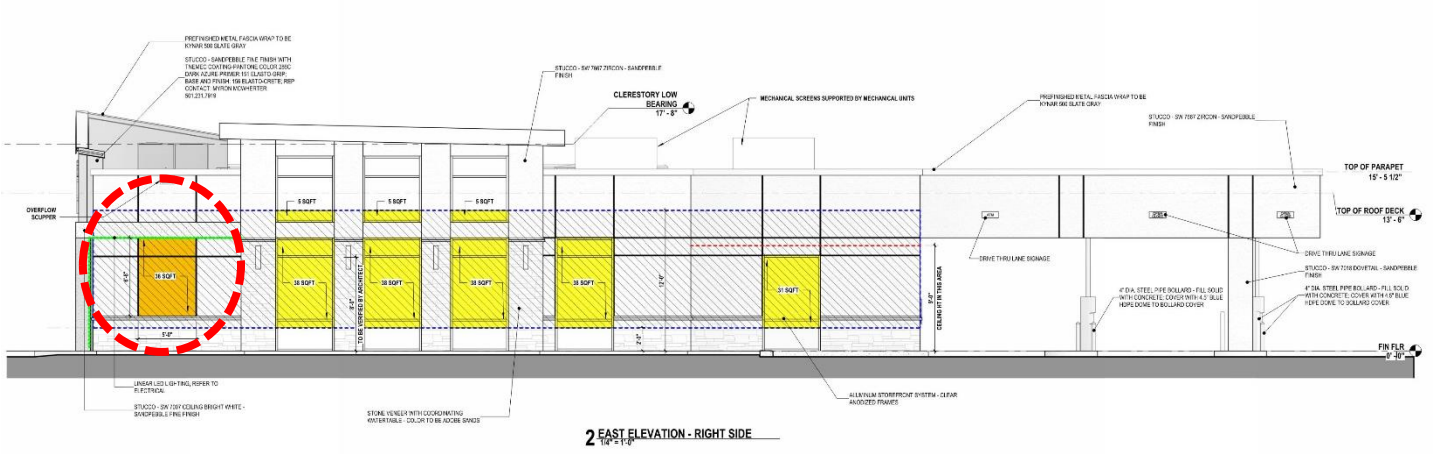
1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

STAFF EXHIBIT:
EASTERN FAÇADE AND FLOOR PLAN

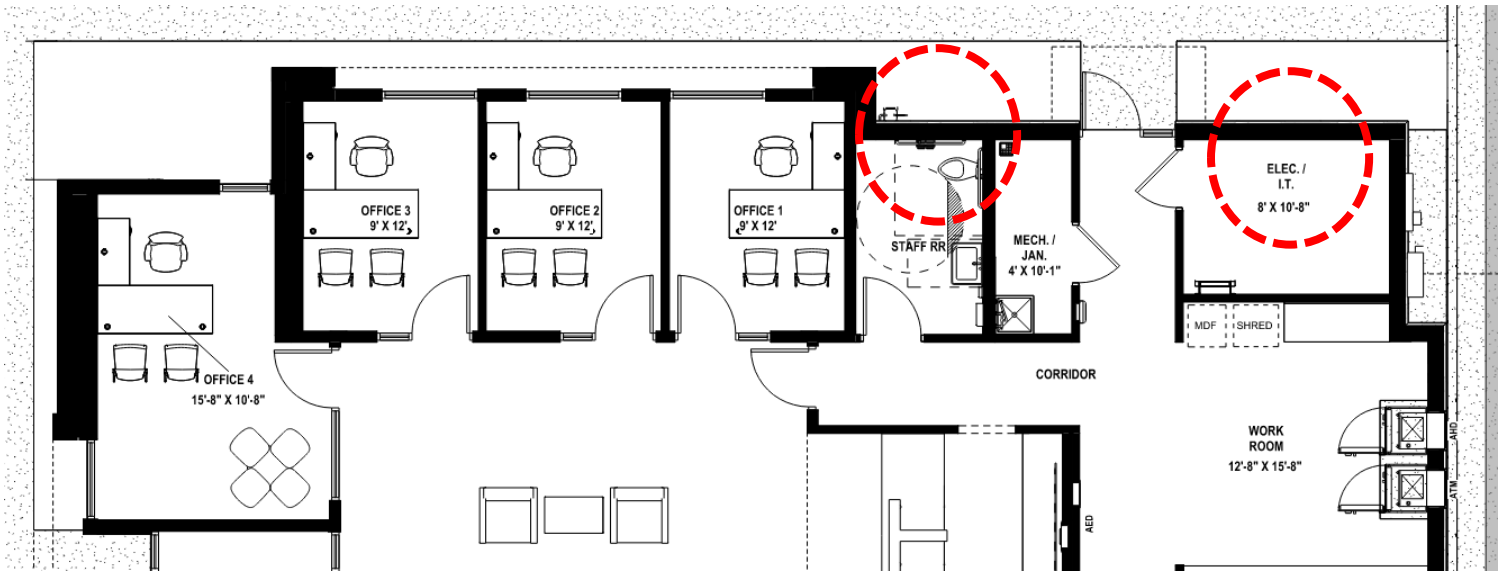


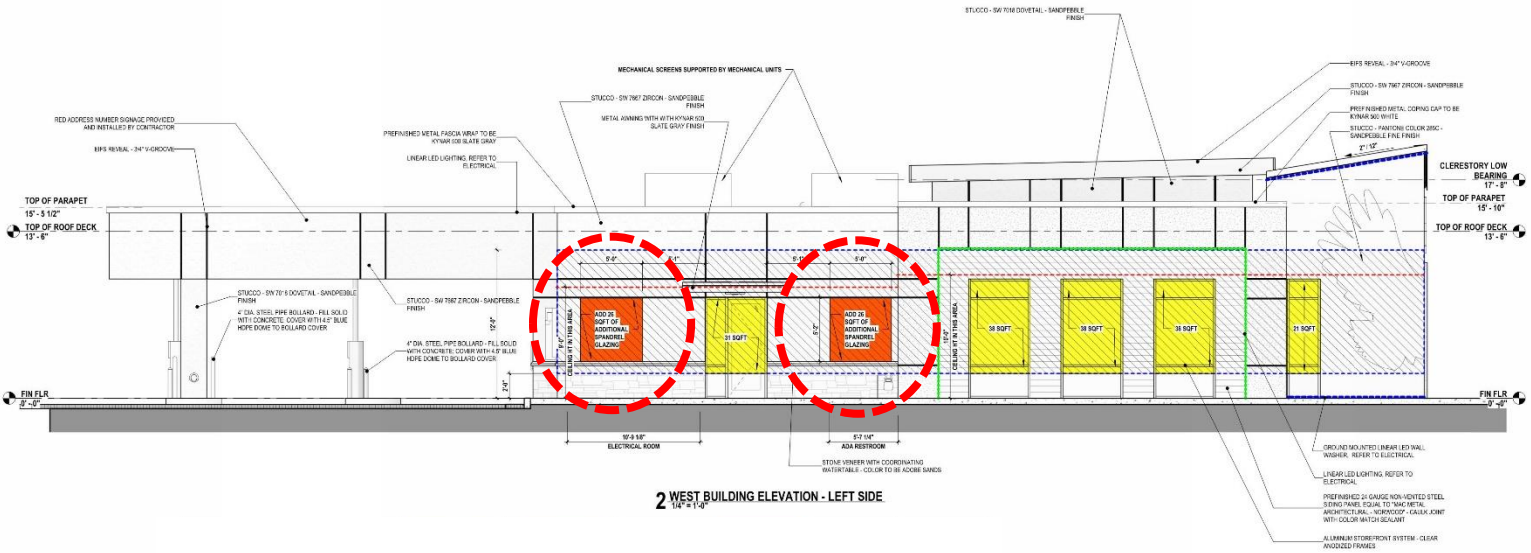


2 EAST ELEVATION - RIGHT SIDE
1/4" = 1'-0"

FACADE GLAZING CALCULATIONS							
SOUTH FACADE	OUTSIDE BUILD-TO ZONE AREA	MIN 30% OF 1ST FLR	WALL AREA B/W 2 & 12 FT= 458 SQFT	GLAZING AREA B/W 2 & 12 FT= 160 SQFT	% OF GLAZING = 35%	N/A	N/A
EAST FACADE	OUTSIDE BUILD-TO ZONE AREA	MIN 30% OF 1ST FLR	WALL AREA B/W 2 & 12 FT= 709 SQFT	GLAZING AREA B/W 2 & 12 FT= 198 SQFT	% OF GLAZING = 28%	AMOUNT OF GLAZING AREA ADDED TO MEET REQMT = 38 SQFT	REVISED % OF GLAZING = 33%

STAFF EXHIBIT:
WESTERN FAÇADE AND FLOOR PLAN



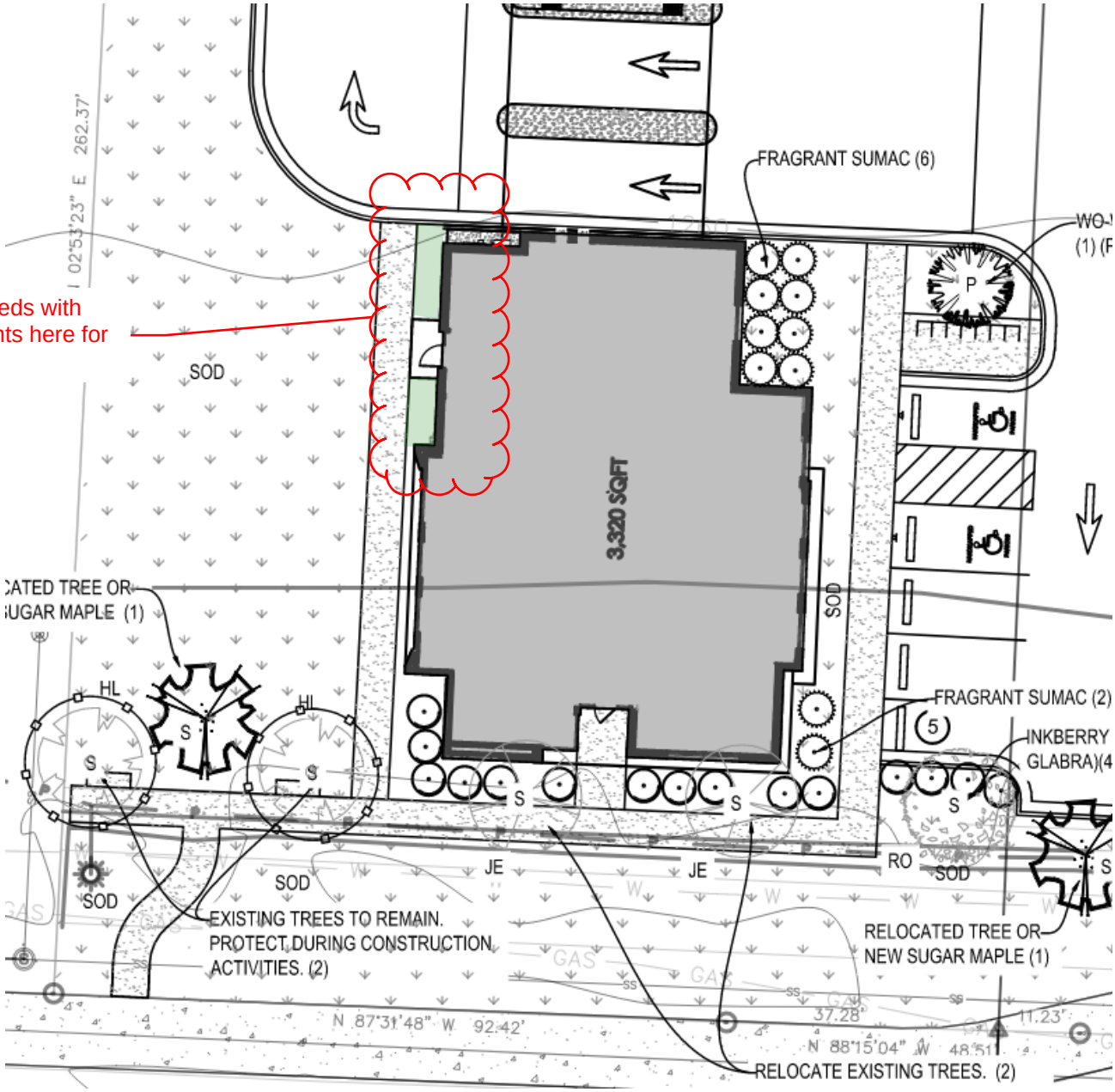


2 WEST BUILDING ELEVATION - LEFT SIDE
1/4" = 1'-0"

FACADE GLAZING CALCULATIONS							
WEST FACADE	OUTSIDE BUILD-TO ZONE AREA	MIN 30% OF 1ST FLR	WALL AREA B/W 2 & 12 FT= 702 SQFT	GLAZING AREA B/W 2 & 12 FT= 166 SQFT	% OF GLAZING = 24%	AMOUNT OF SPANDREL GLAZING AREA ADDED TO MEET REQMT = 52 SQFT	REVISED % OF GLAZING = 31%

STAFF RECOMMENDED CONDITION

Add planting beds with vertical elements here for visual interest



WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

June 2, 2026

City of Fayetteville Planning Department
113 W. Mountain Street
Fayetteville, Arkansas 72701
(479) 575-8233 www.fayetteville-ar.gov

Re: The Chair of The Planning Commission
Request for Variance
3725 W. Wedington Drive
Lot 5, Fortitude Subdivision

Please consider the following variance requests:

1. Request to use Exterior Insulation Finish System (EIFS)as an exterior building material in lieu of Stucco. EIFS significantly improves a building's energy efficiency over traditional stucco. EIFS includes a foam insulation board as part of the system that reduces heat transfer and helps maintain consistent indoor temperatures. There are more readily available qualified EIFS subcontractors' verses Stucco installers. Thus, creating less opportunity for a delay in schedule. The building prototype smooth finish cannot be achieved by using stucco system.

   Pursuant to City of Fayetteville Unified Development Code, Chapter 166:
   (166.24) (D)(4) *Buildings shall be constructed with high quality building materials. The following materials shall be prohibited:*
   (d) Exterior Insulation Finish System (EIFS)

2. Request to reduce the 30% glazing requirement to 28% on the side (East) façade. The only place to add additional glazing on this façade to meet the glazing requirement is Office 6. Currently, this office has a significant amount of glazing on the front (South) façade. Adding additional glazing in this room will reduce the thermal comfort as well as energy efficiency. We feel the proposed building design meets the portion of solids to voids and fenestration requirements.

   Pursuant to City of Fayetteville Unified Development Code, Chapter 166:
   (166.24) (D)(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:*
   (b) Glazing. In order to create a proportion of solids to voids and pedestrian interest the following standards shall apply:

(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).

3. Request to reduce the 30% glazing requirement to 24% on the side (West) façade. The only place to add additional glazing on this façade to meet the glazing requirement is the Staff Restroom and Electrical/IT Room. Adding additional glazing in these rooms will create a concern with privacy and security. These rooms are considered "back of house." Employees retreat to these areas if the building were to be compromised. We feel the proposed building design meets the portion of solids to voids and fenestration requirements.

   Pursuant to City of Fayetteville Unified Development Code, Chapter 166:
   (166.24) (D)(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:*
   (b) Glazing. In order to create a proportion of solids to voids and pedestrian interest the following standards shall apply:
   (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).

If there are any additional comments or questions regarding this variance request, please direct those comments to our attention.

Sincerely,

Jesse Peterson
Vice-President
Williams & Dean Architecture | Interior Design

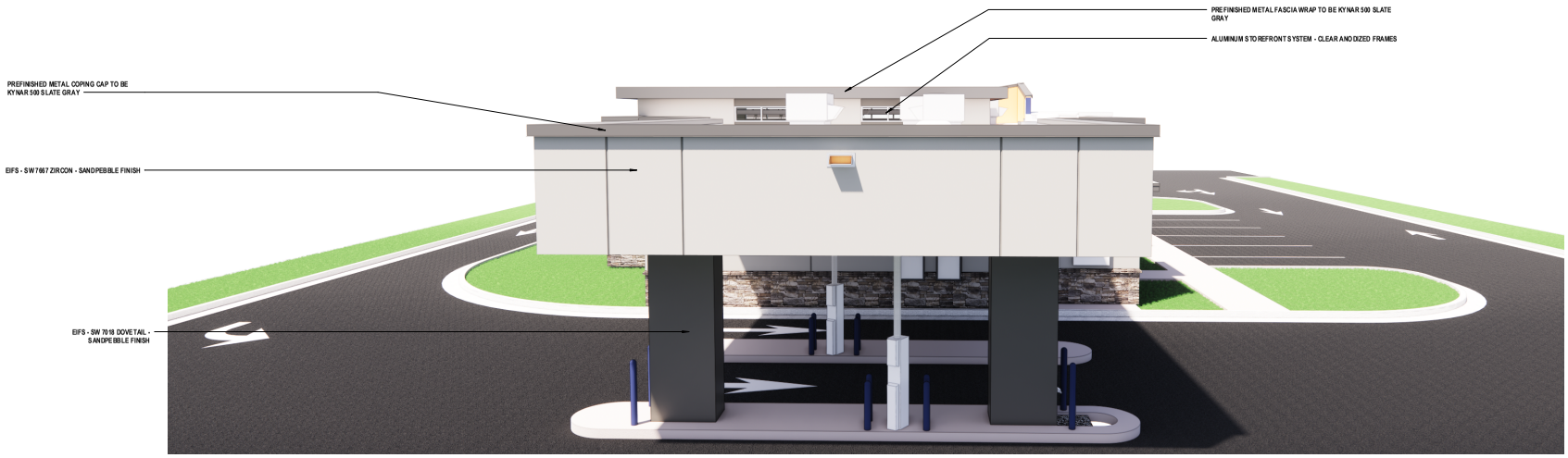
18 Corporate Hill Drive, Suite 210, Little Rock, AR 72205 | T 501.224.1900 | F 501.224.0873 | www.williamsdean.com

MAY 22, 2026

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

ARKANSAS FEDERAL CREDIT UNION
FAYETTEVILLE, ARKANSAS

3 EAST PERSPECTIVE VIEW
N.T.S.

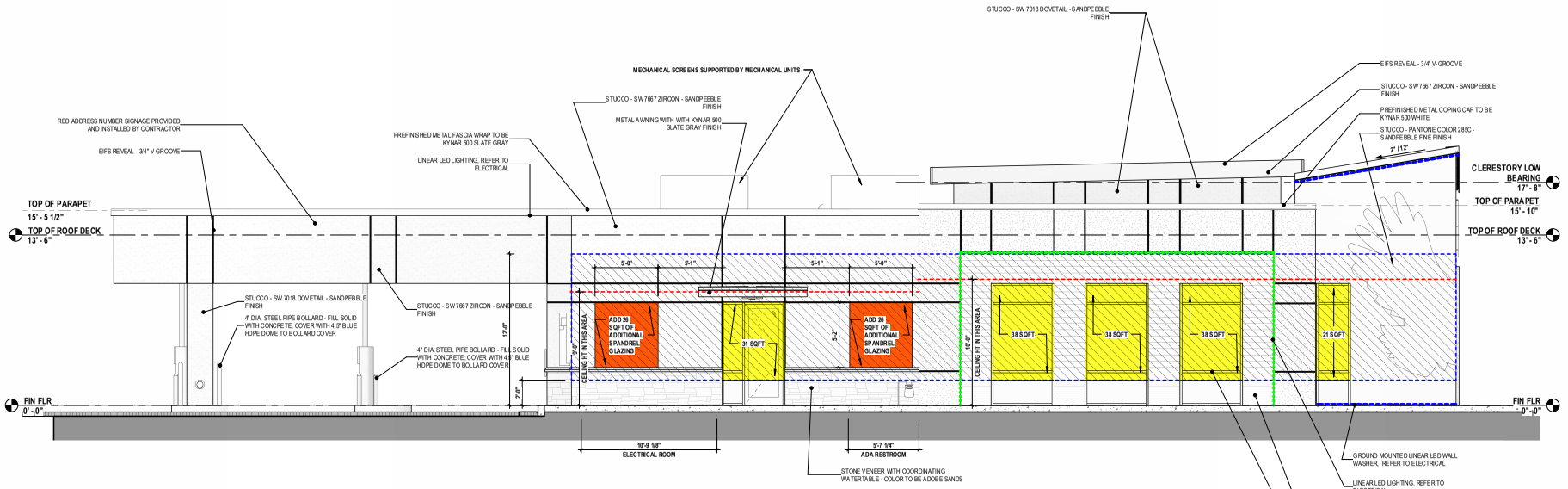


1 NORTH PERSPECTIVE VIEW
N.T.S.

APRIL 15, 2026

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

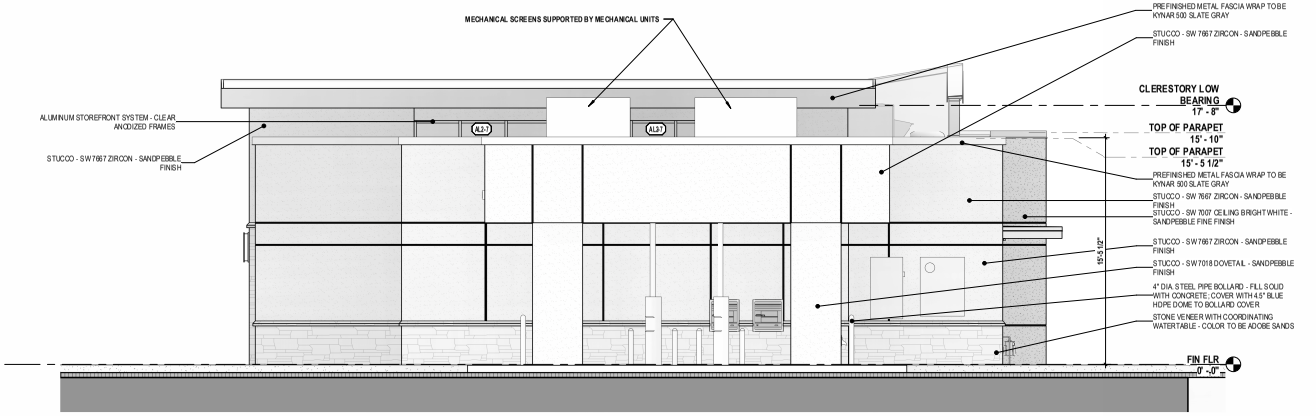
ARKANSAS FEDERAL CREDIT UNION
FAYETTEVILLE, ARKANSAS



2 WEST BUILDING ELEVATION - LEFT SIDE
1/4" = 1'-0"

FACADE GLAZING CALCULATIONS							
WEST FACADE	OUTSIDE BUILD-TO ZONE AREA	MIN 30% OF 1ST FLR	WALL AREA B/W 2 & 12 FT = 702 SQFT	GLAZING AREA B/W 2 & 12 FT= 166 SQFT	% OF GLAZING = 24%	AMOUNT OF SPANDREL GLAZING AREA ADDED TO MEET REQMT = 52 SQFT	REVISED % OF GLAZING = 31%

AFCU - SPRINGDALE - EXTERIOR MATERIALS CHART				
PRODUCT	MANUFACTURER	STYLE	COLOR	CONTACT/REPRESENTATIVE
ROOFING/ SIDING				
TPO ROOFING			VARIES - REFER TO ELEVATIONS	
STONE VENEER	PROVIA	PRECISION FIT	ADOBE SANDS	
EIFS SYSTEM	DRYIT	VARIES - REFER TO ELEVATIONS	VARIES - REFER TO ELEVATIONS	
TRIM				
PREFINISHED ALUMINUM FASCIA	PAC-CLAD	T.B.D.	SLATE GRAY KYNAR 500	
ALUMINUM GUTTER & DOWNSPOUT SYSTEM	PAC-CLAD	T.B.D.	SLATE GRAY KYNAR 500	
PREFINISHED NON-VENTED LINEAR METAL SOFFIT PANELS	MAC METAL	NORWOOD	TORREFIED	GREG SMITH (501) 812-5574
PREFINISHED METAL COPING CAP	PAC-CLAD	T.B.D.	VARIES - REFER TO ELEVATIONS	
PREFINISHED METAL COLLECTOR HEAD	PAC-CLAD	T.B.D.	SLATE GRAY KYNAR 500	

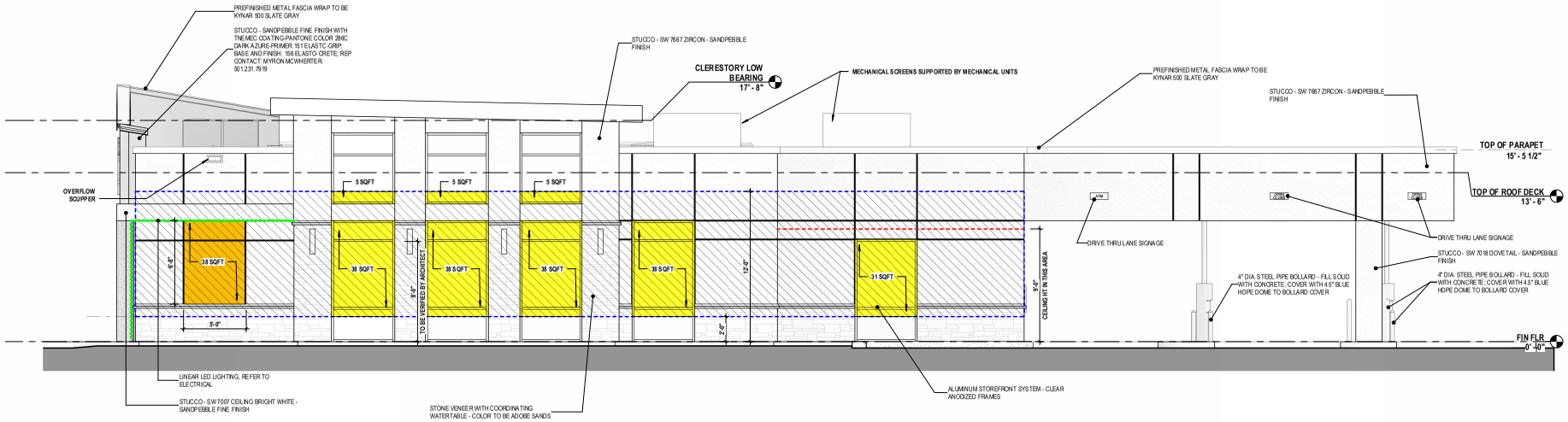


1 NORTH BUILDING ELEVATION - REAR
1/4" = 1'-0"

MAY 22, 2026

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

ARKANSAS FEDERAL CREDIT UNION
FAYETTEVILLE, ARKANSAS



2 EAST ELEVATION - RIGHT SIDE
1/4" = 1'-0"

FACADE GLAZING CALCULATIONS							
SOUTH FACADE	OUTSIDE BUILD-TO ZONE AREA	MIN 30% OF 1ST FLR	WALL AREA B/W 2 & 12 FT= 458 SQFT	GLAZING AREA B/W 2 & 12 FT= 160 SQFT	% OF GLAZING = 35%	N/A	N/A
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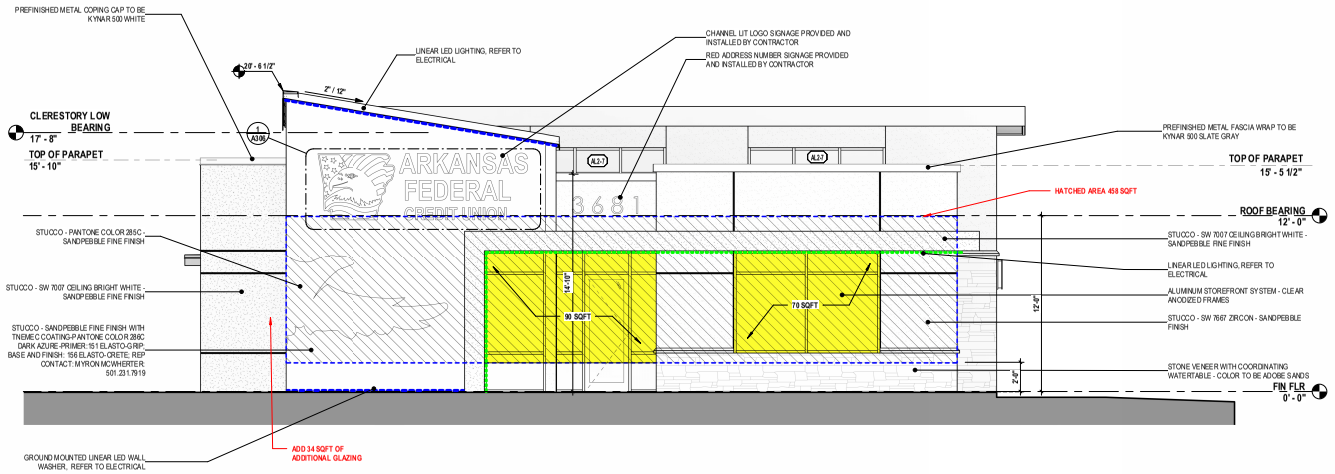
AFCU - SPRINGDALE - EXTERIOR MATERIALS CHART				
PRODUCT	MANUFACTURER	STYLE	COLOR	CONTACT REPRESENTATIVE
ROOFING/ SIDING				
TPO ROOFING			VARIES - REFER TO ELEVATIONS	
STONE VENEER	PROVIA	PRECISION FIT	ADOBE SANDS	
EIFS SYSTEM	DRYIT	VARIES - REFER TO ELEVATIONS	VARIES - REFER TO ELEVATIONS	
TRIM				
PREFINISHED ALUMINUM FASCIA	PAC-CLAD	T.B.D.	SLATE GRAY KYNAR 500	
ALUMINUM GUTTER & DOWNSPOUT SYSTEM	PAC-CLAD	T.B.D.	SLATE GRAY KYNAR 500	
PREFINISHED NON-VENTED LINEAR METAL SOFFIT PANELS	MAC METAL	NORWOOD	TORREFIED	GREG SMITH (501) 812-5574
PREFINISHED METAL COPING CAP	PAC-CLAD	T.B.D.	VARIES - REFER TO ELEVATIONS	
PREFINISHED METAL COLLECTOR HEAD	PAC-CLAD	T.B.D.	SLATE GRAY KYNAR 500	

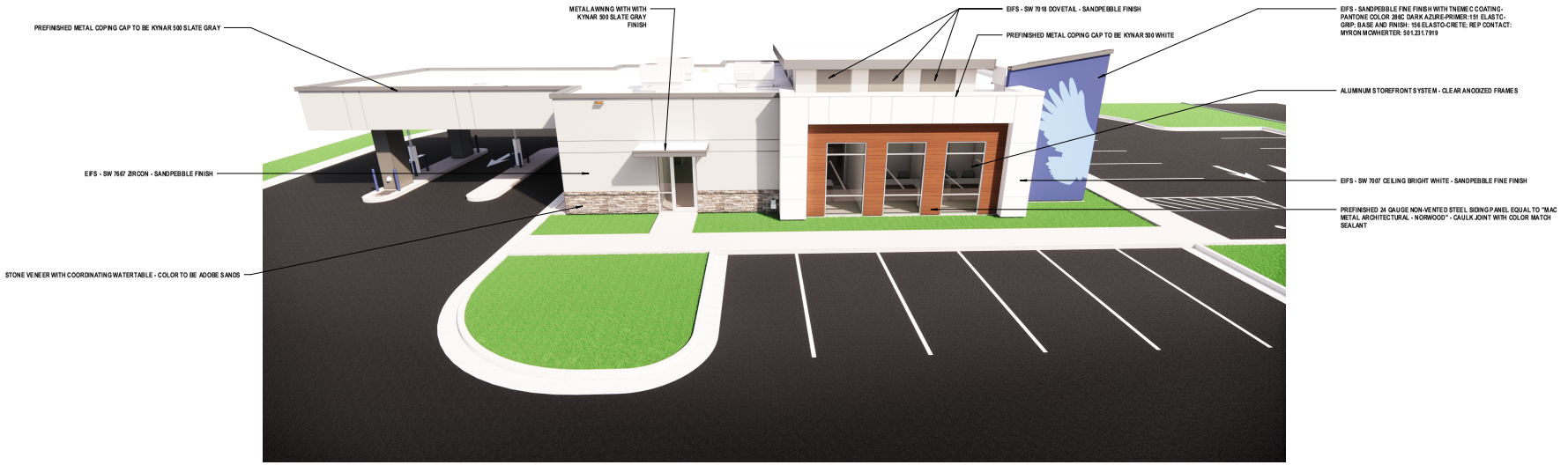


1 SOUTH BUILDING ELEVATION - FRONT
1/4" = 1'-0"

MAY 22, 2026

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

ARKANSAS FEDERAL CREDIT UNION
FAYETTEVILLE, ARKANSAS



2 WEST PERSPECTIVE VIEW
NTS.

1 SOUTH PERSPECTIVE VIEW
NTS.

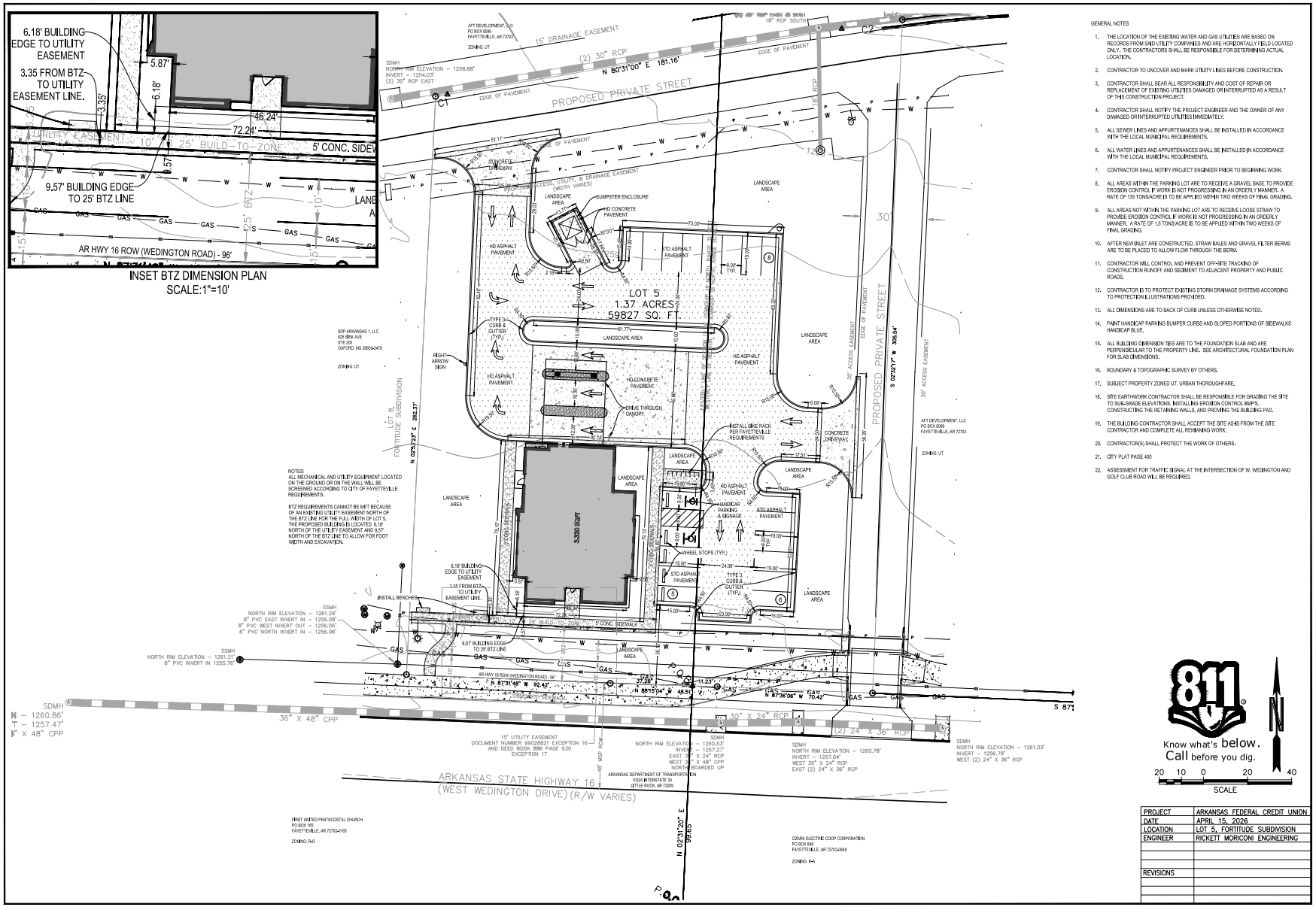
APRIL 15, 2026

WILLIAMS & DEAN
ARCHITECTURE | INTERIOR DESIGN

ARKANSAS FEDERAL CREDIT UNION

PERSPECTIVE VIEWS

NOTE:
INFORMATION SHOWN ON THIS SHEET WAS PROVIDED BY OTHERS.
PROPOSED PRIVATE STREET
NORTH GOLF CLUB DRIVE
(52' R/W)
SCALE
50
0
50
100
N
PROJECT
ARKANSAS FEDERAL CREDIT UNION
DATE
APRIL 15, 2026
LOCATION
LOT 5, FORTITUDE SUBDIVISION
ENGINEER
REVISIONS



Rickett Moriconi Engineering, Inc.
PO Box 7383
Little Rock, Arkansas 72217
www.rickettmoriconi.com
(501) 690-6068

SCALE 1" = 20'
DRAWN BY : EMM
CHECKED BY : MER
DATE : 05/13/26

ENGINEER'S SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

CORPORATE SEAL
CERTIFICATE OF AUTHORIZATION
RICKETT MORICONI ENGINEERING INC.
#743
ARKANSAS ENGINEERING

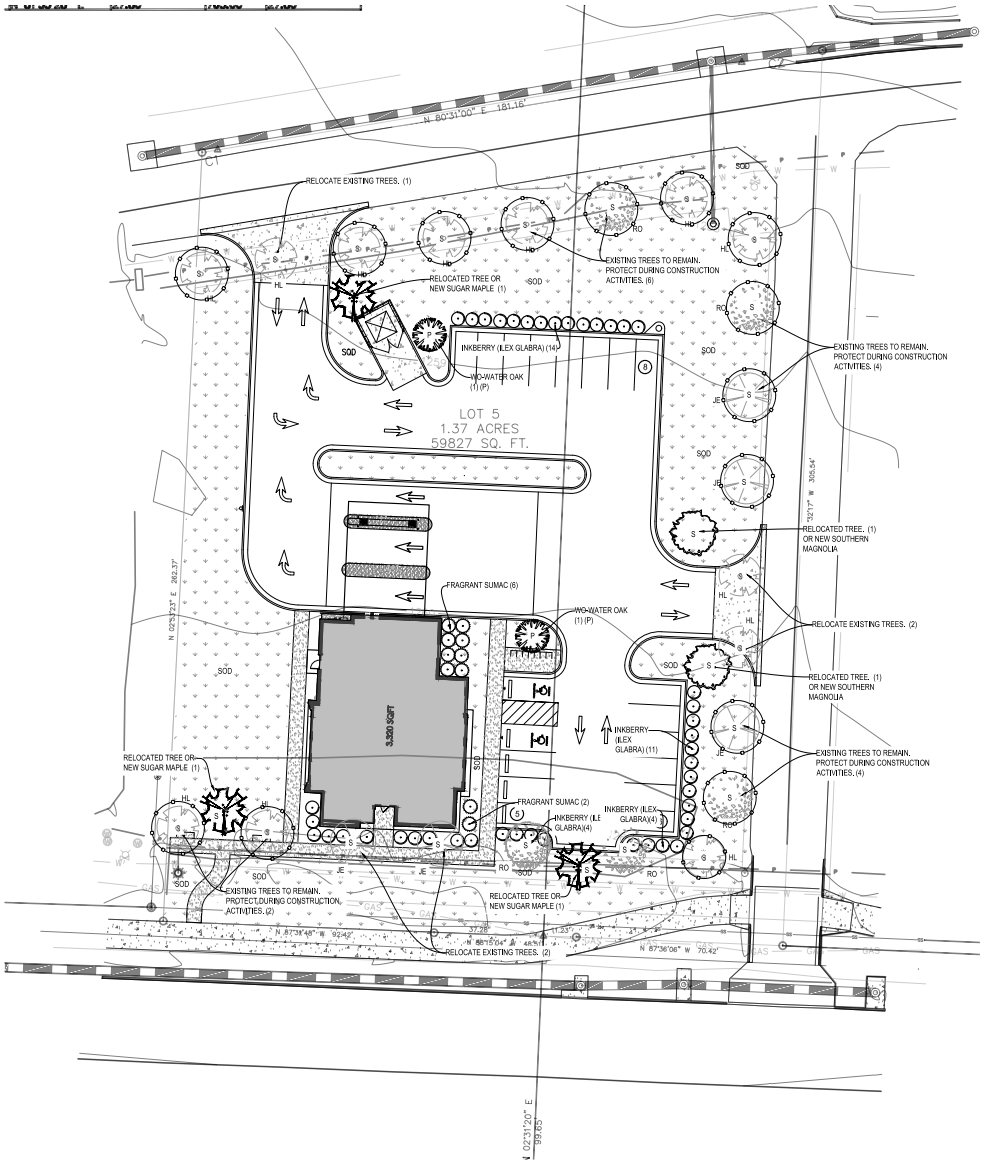
PROJECT TITLE:
AFCU - NEW BRANCH
FAYETTEVILLE, AR

SHEET TITLE:
DIMENSIONING PLAN

PROJECT NO.
25-010

SHEET NO.
C2.01

Planning Commission
July 13, 2026
VAR-2026-0023 (AFT DEVELOPMENT LLC)
Page 20 of 21



LANDSCAPING NOTES

1,Contractor shal 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 trunk. Multi-trunk trees will not be acceptable without prior approval from urban forestry.
6. All trees must be straight trunked and full headed, unless specified otherwise, and must meet all requirements specified on plans,
7. All trees and shrubs shall be installed per standard city of Fayetteville planting details.
8. All plants are subject to the approval of the landscape architect before, during, and after construction.
9. All planting areas must be completely mulched with a 4" layer of organic hardwood mulch. Mulch shall be not be placed immediately adjacent to tree trunks, but shall be kept at least 3" from root collar at the soil line.
10. All proposed planting areas covered by grass shall have the sod completely removed before planting begins.
11. All planting beds shall be contained by edging material other than vegetation.
12. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc, Which occurs as a result of the landscape construction at no cost to the owner.
13. The contractor is responsible for verifying all quantities shown on these plans before pricing the work.
14. The contractor is responsible for fully maintaining all planting material (including but not limited to: watering, spraying, mulching, fertilizing, etc.) In all planting areas and lawn areas until the work is accepted in total by the owner.
15. The contractor shall completely guarantee all plant material for a period of one (1) year beginning on the date of total acceptance. The contractor shall promptly make all replacements before or at the end of the guarantee period.
16. Any plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, and size and meeting all plant list specifications.
17, Notify landscape architect or designated representative of any layout 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 shal 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. Any structural soil required must be indicated on plan, have certified documentation, and be inspected by Urban Forester at time of installation,
25, Maintain 5' min, horizontal separation between tree plantings and utility lines.
26. All planting details are according to Fayetteville Landscape Manual.

PLANT MATERIALS LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	STREET (S)	PARKING (P)	MITIGATION (M)
SM	SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA	3" CAL 45HT	PYRAMIDAL TREE WITH SHALLOW, WIDE-SPREADING ROOT SYSTEM THAT PRODUCED WHITE FRAGRANT FLOWERS. SLOW-MEDIUM GROWTH.	2		
SGM	SUGAR MAPLE ACER SAACHARUM	**2.5" CAL** 45' HT.	LARGE, SHADE AUTUMNAL TREES THAT GROW IN A ROUND OR OVAL SHAPE, SENSITIVE TO CONFINED SPACES.	2		
WO	WATER OAK QUERCUS NIGRA	2"-3" CAL 11'- 15' H T	SINGLE TRUNK SMALL TREE WITH SPRING FLOWERS. SLOW GROWING.		2	
JE	ELM ULMUS AMERICANNA	2" CAL 12'-14' HT				
LH	IMPERIAL LOCUST HONEY F. INERMIS 'IMPCOLE'	3" CAL 15' H T	PYRAMIDAL TREE WITH SHALLOW, WIDE-SPREADING ROOT SYSTEM. EVERGREEN. SLOW-MEDIUM GROWTH.			
LH	SOUTHERN RED OAK QUERCUS FALCATA	2" CAL 15' HT	BROAD, ROUNDED CROWNED TREE WITH HORIZONTAL BRANCHING FOR OPTIMAL SHADE, STRAIGHT TRUNK WITH DARK GREEN LEAVES, DROUGHT TOLERANT.	16		
IB	INKBERRY ILEX GLABRA	3 GALLON 2-4'-3-6" HT.				
FS	FRAGRANT SUMAC RHUS AROMATIC 'GRO-LOW'	3 GALLON 24"-36" HT.	SPACE PLANTS @ 2' O.C. IN CLUSTERS AND ROWS. FULL, THICK, LOW GROWING WITH AROMATIC FOLIAGE.			
SOD	BERMUDAGRASS TIFF-419	SQ. Y.D.	SOLID SOD ALL DISTURBED AREAS WHERE NECESSARY WITH CLOSE KNIT JOINTS.			

LANDSCAPE NOTES

1. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
2. IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
3. REPORT ANY DISCREPANCIES FOUND IN THE PLANS, THE NUMBER PLANTS SHOWN SHALL SUPERSEDE ANY WRITTEN QUANTITIES.
4. SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
5. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED AND REQUIRE WRITTEN APPROVAL FOR USE, PRIOR TO DELIVERY OR INSTALLATION.
6. COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS.
7. SIZE SPECIFICATIONS GIVEN ARE MINIMUMS, ALL PLANT MATERIALS SHOULD MEET OR EXCEED SPECIFIED SIZE RANGES AND MUST BE APPROVED PRIOR TO INSTALLATION.

OTHER MATERIALS

ITEM	REMARKS
EDGING (STE)	ENCLOSE ALL OPEN BED EDGES WITH EDGING MATERIAL. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE PREFABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. SUBMIT PROPOSED MATERIAL SAMPLES FOR APPROVAL. STAKE BED STEEL BANDS WITH DARK GREEN OR BLACK RUST RESISTANT PAINTED FINISH AND MANUFACTURER'S STAKES & ACCESSORIES.
MULCH	SHREDDED HARDWOOD BARK MULCH, 3 INCH MIN. LAYER DEPTH IN ALL PLANTED BEDS. GROUND COVER, ANNUAL AREAS AND AT BASE OF TREES. REMOVE ALL OTHER DEBRIS.
TOPSOIL	6 INCH MINIMUM LAYER DEPTH OF TOPSOIL OVER ALL LANDSCAPE AND SOD AREAS. 2" MINIMUM LAYER DEPTH IN ALL SEEDED AREAS. PLACE AND CLEAN DEBRIS FROM TOPSOIL PER SPECIFICATIONS.
TOPSOIL MIXTURE	1 PART TOPSOIL, 1 PART SAND AND 1 PART PEATMOSS OR COMPOSTED WOOD HULLS. PRE- MIX WITH FERTILIZERS FOR BACKFILL IN ALL TREE AND SHRUB PLANTING PITS.

811 Know what's below. Call before you dig.

N

20 10 0 20 40
SCALE

Rickett Moriconi Engineering, Inc.
PO Box 7383
Little Rock, Arkansas 72217
www.rickettmoriconi.com
(501) 690-6068

RME

SCALE: 1" = 20'
DRAWN BY: EMM
CHECKED BY: MER
DATE: 05/13/26

ENGINEER'S SEAL
PRELIMINARY

CORPORATE SEAL
CERTIFICATE OF AUTHORIZATION
RICKETT MORICONI ENGINEERING INC.
#743
ARKANSAS ENGINEER

PROJECT TITLE:
AFCU - NEW BRANCH
FAYETTEVILLE, AR

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NO.
26-009

SHEET NO.
L1.01

Planning Commission
July 13, 2026
VAR-2026-0023 (AFT DEVELOPMENT LLC)
Page 21 of 21

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Development Review Manager

FROM: Donna Wonsower, Planner
Justin Bland, City Engineer

MEETING DATE: July 13, 2026

SUBJECT: **VAR-2026-0024: Planning Commission Variance (903 W NORTH ST/STORER TOWNHOMES, 444):** Submitted by BATES & ASSOCIATES for property located at 903 W. NORTH ST. The property is zoned RMF-40, RESIDENTIAL MULTIFAMILY, 40 UNITS PER ACRE and contains approximately 0.50 acres. The request is for a variance to pedestrian connectivity standards.

RECOMMENDATION:
Staff recommends denial of **VAR-2026-0024,** with conditions.

RECOMMENDED MOTION:
*"I move to approve **VAR-2025-0024** determining:*

- *In favor of the requested variance to UDC §166.23(C)(4)(A), Pedestrian Connectivity;*
- *In favor of all other conditions recommended by staff."*

BACKGROUND:
The subject area is in central Fayetteville at the intersection of W. North Street and N. Storer Avenue. It contains 0.50 acres over six parcels and was rezoned to be fully RMF-40, Residential Multifamily, Forty Units per Acre on March 18, 2025 (RZN-2025-0001) where it was previously split-zoned. No overlay districts or other natural features are present on site, but there is an approximately 20% change in grade as the property moves south from W. North Street. A right-of-way vacation was approved by City Council last year which reduced the existing right-of-way along both North Street and Storer (VAC-2024-0027). There is also significant tree canopy on the undeveloped portions of the site.

A ten-unit townhome development is currently under construction in line with an approved site improvement plan and associated building and grading permits (SIP-2024-0008 and GRD-2025-0048). Variances to access management standards, pedestrian connectivity requirements, parking lot landscaping, and general perimeter planting standards were approved as part of those development plans last year (VAR-2025-0009). Surrounding land uses and zoning are listed in *Table 1.*

Table 1 - Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial/Mixed-Density Residential	C-1, Neighborhood Commercial; C-2, Thoroughfare Commercial; CS, Community Services; RMF-24, Residential Multi-Family, 24 Units Per Acre
South	Multi-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre RI-U, Residential Intermediate-Urban
East	Multi-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre
West	Multi-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre

Request: The applicant is requesting a modification of the pedestrian connectivity variance to remove the previously required condition for a second pedestrian connection to North Street.

DISCUSSION:
The applicant is requesting to provide no direct pedestrian connection for the proposed ten-unit townhome development from the development to North Street where a minimum of five shared connections or ten individual connections would be required by code. Staff does not support the request to modify the approved variance and remove the previously recommended condition of a single direct connection to North St. While the applicant's request letter states that a direct connection is not feasible, both the grading plans approved in July 2025 and later building permits depict a direct connection, as do the plans provided with the applicant's variance submittal. It is not clear what circumstances have changed in the intervening year that would make such a direct connection infeasible now. The applicant notes a maximum grade change of 22 feet; however, the grade change at the steps shown on the approved plans is only 12 feet.

Further, the applicants cites a potential future street improvement that could modify the future location of the sidewalk and require reconstruction of the connection. While the city does have 90% plans completed for a roadway project planned for this corridor within the next 1-2 years, the plan for this section of the road is to leave the frontage of this lot as it currently is. As such, the stairway connection will not impact or prevent future roadway plans by the city. Further, Staff finds that, should future street improvements occur which would impact the provided connection, it would be the responsibility of the entity constructing said improvements to reestablish any affected pedestrian connections. As the applicant has received a grading permit which shows a stairway connection to North Street which complies with city ordinance, staff recommends the commission deny this variance request and maintain the original approved condition.

Public Comment: Staff has not received any public comment on the associated request.

RECOMMENDATION: Staff recommends planning commission deny VAR-2026-0024. If approved, staff recommends the following conditions

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §166.23(C)(4)(a), which requires that ground floor dwelling units must connect to the public sidewalk and may run parallel to the building for a maximum of 12 feet from the door before connecting directly to the sidewalk.** *Staff recommends against the variance for the reasons stated above.*

2. Approval of this item does not constitute approval of the associated site improvement plan. Review and approval of the site improvement plan shall be required in accordance with city code.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: July 13, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

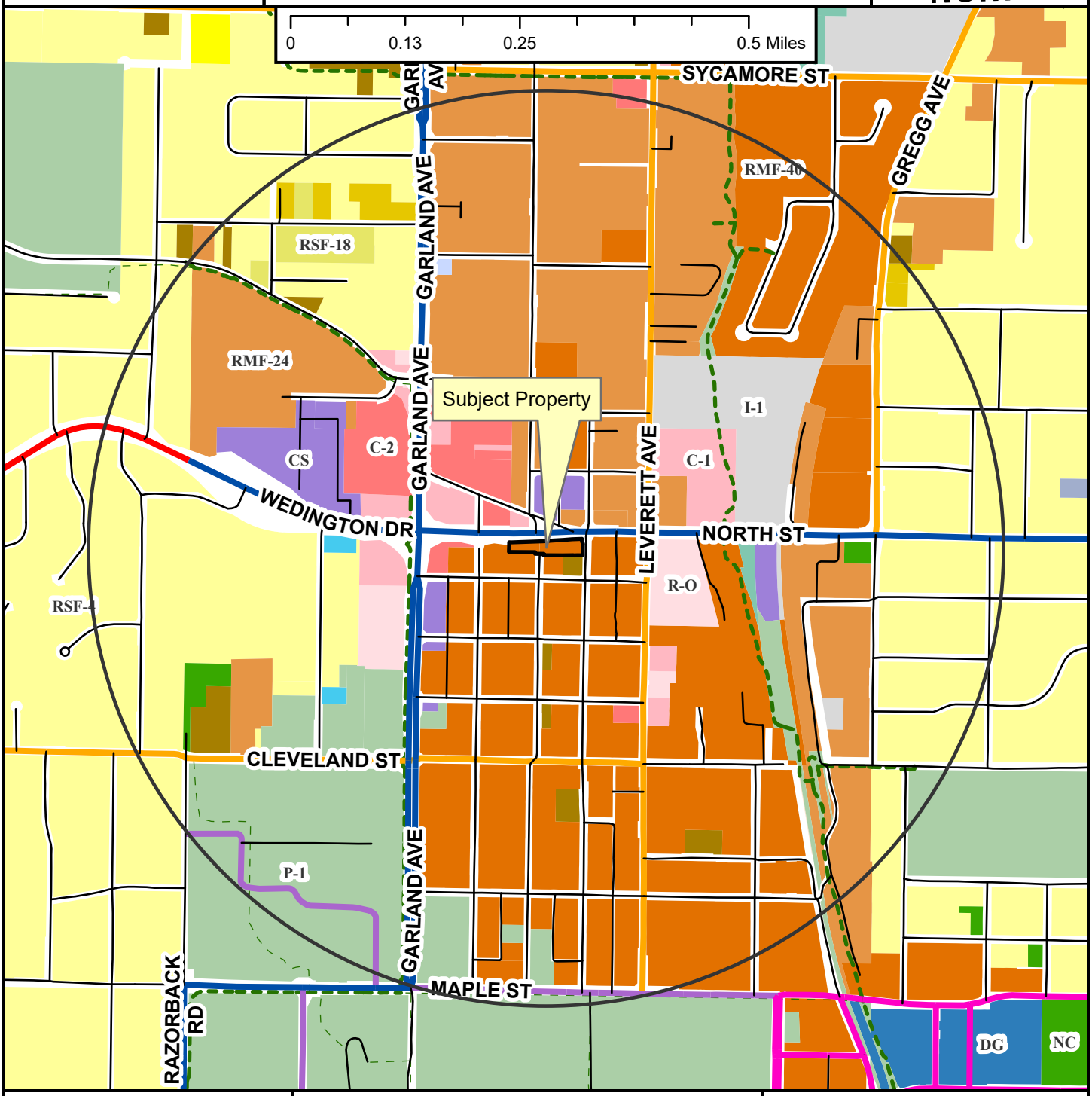
- Unified Development Code:
  - §166.23 Urban Residential Design Standards
- Staff Exhibits
  - Engineering Memo
  - VAR-2025-0009 Approved Conditions and Exhibit
  - Approved Grading Permit Drawings
- Applicant Exhibits
  - Applicant Request Letter
  - Site Plans
- One Mile Map
- Close-Up Map
- Current Land Use Map

VAR-2026-0024

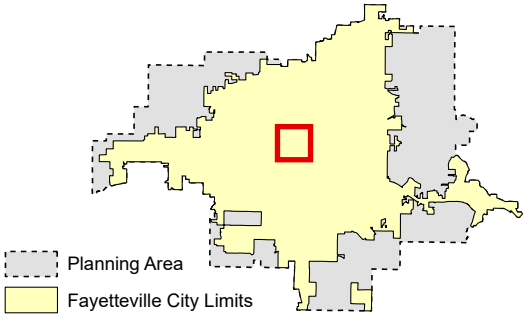
One Mile View

903 W NORTH ST

NORTH



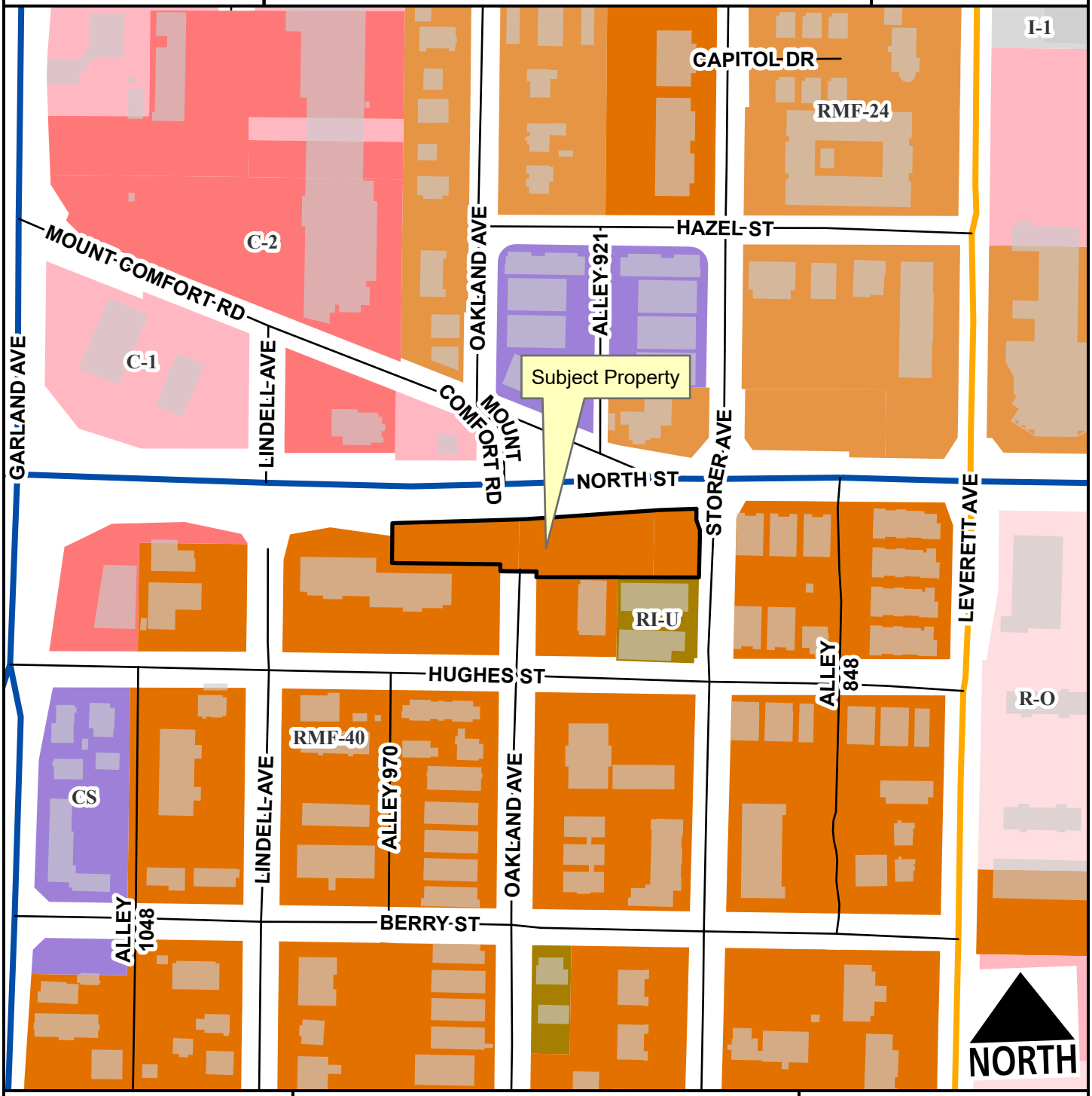
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Urban Center
Unclassified
Alley
Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



VAR-2026-0024

Close Up View

903 W NORTH ST



- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits

Feet

0 75 150 300 450 600

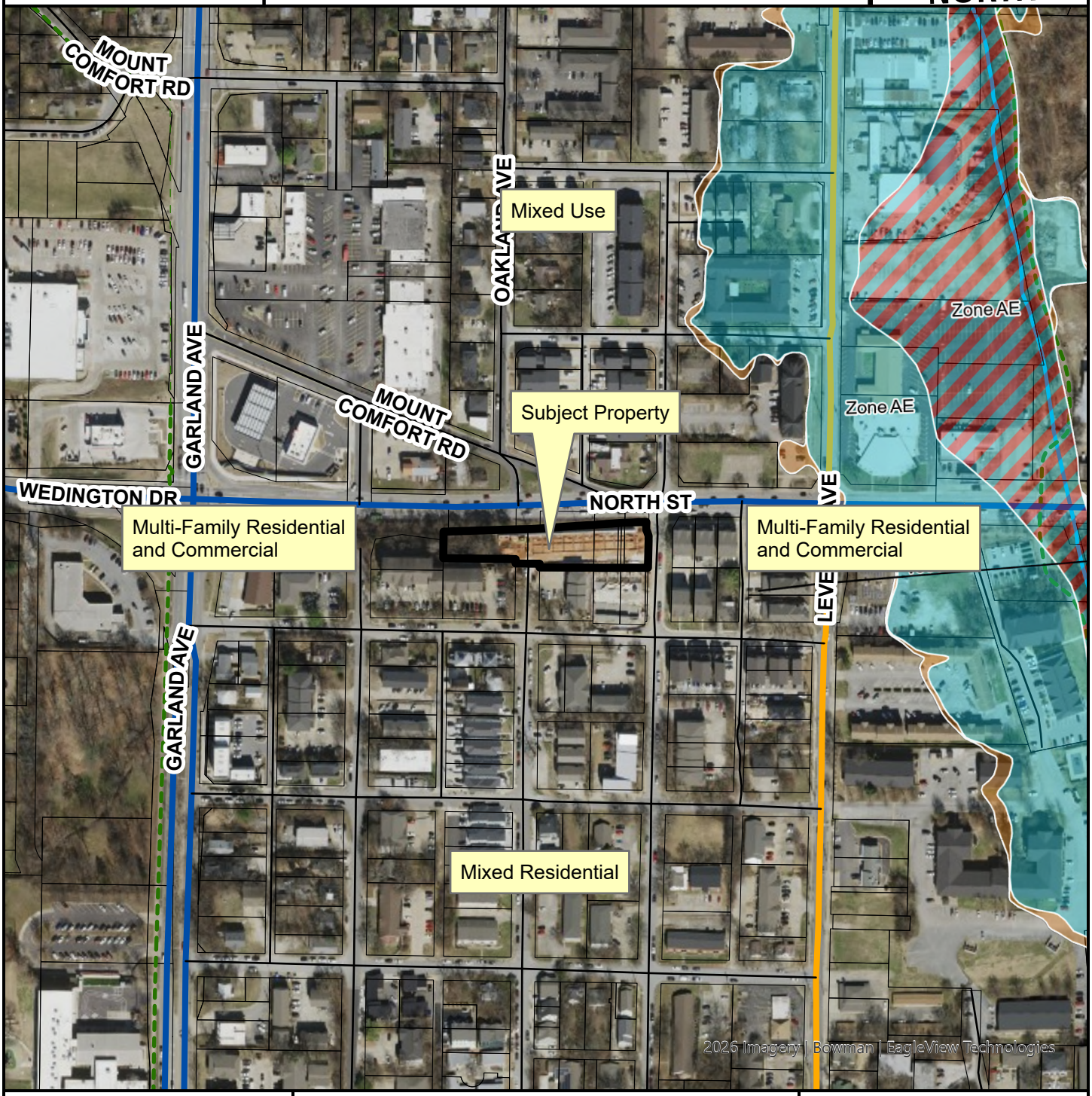
1:2,400

VAR-2026-0024

Current Land Use

903 W NORTH ST

NORTH



- Neighborhood Link
- Regional Link - High Activity
- 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

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Donna Wonsower, Senior Planner

FROM: Justin Bland, City Engineer

DATE: July 8, 2026

SUBJECT: **Planning Commission Engineering Comments for VAR-2026-0024**

The site plan for this request has received a grading permit for the site which shows this stairway connection to the North St. right-of-way. The plans appear to show a stairway connection that meets all city requirements.

The applicant's request letter mentions concern that building this stairway could impede future city plans for improvements on North St. At this point the city does have a roadway project planned for this corridor in the next 1-2 years with a plan set that is 90% complete. The plan for this section of the road is to leave the frontage of this lot as-is. As such, the stairway connection will not impact or prevent future roadway plans by the city.

166.23 Urban Residential Design Standards

(A) *Purposes.*

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

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

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

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

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

(1) Two (2) family dwellings

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

(3) Multi-family dwellings

…

(4) *Pedestrian Circulation.*

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

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

….

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

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

VAR-2025-0009 Approved Conditions

Conditions of Approval:

1. **Planning Commission determination of a variance to UDC §166.08(F), Access Management.** *Staff recommends in favor of the variance for the reasons stated above with no additional conditions.*

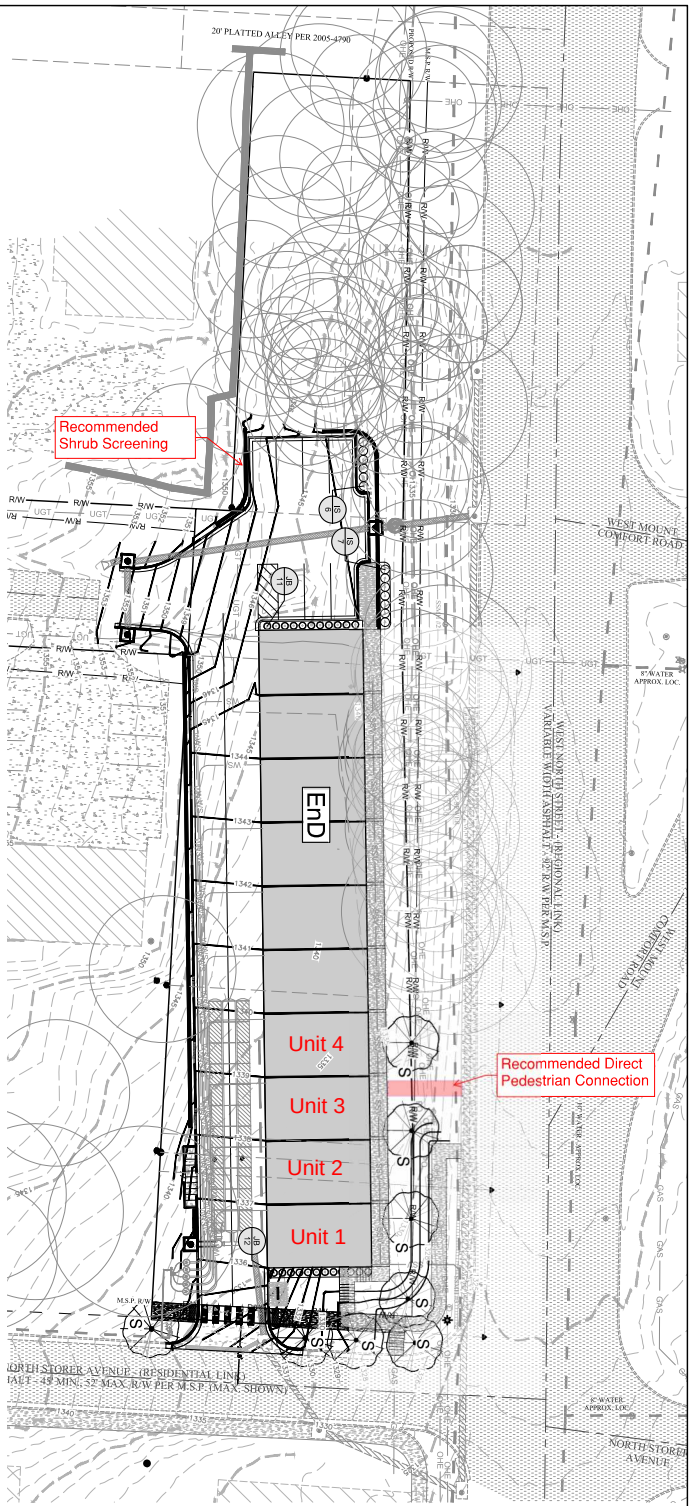
2. **Planning Commission determination of a variance to UDC §166.23(C)(4)(a), which requires that ground floor dwelling units must connect to the public sidewalk, and may run parallel to the building for a maximum of 12 feet from the door before connecting directly to the sidewalk.** *Staff recommends in favor of the variance for the reasons stated above, with added conditions.*
    a. *Applicant must provide direct pedestrian connection to public sidewalk roughly between units 3 and 4 as shown on the attached staff exhibit.*

3. **Planning Commission determination of a variance to UDC §177.04(D)(1), All parking lots shall have 5 feet of landscaped area between the property line and parking lot.** *Staff recommends approval of this variance for the reasons stated above with no added conditions.*

4. **Planning Commission determination of a variance to §177.04(D)(2)(f), Perimeter Planting Location.** *Staff recommends approval of this variance for the reasons stated above, with the following conditions.*
    a. *Shrub screening shall be required on the southern boundary of the proposed parking lot as shown in the plans*

5. Approval of this item does not constitute approval of the associated site improvement plan. Review and approval of the site improvement plan shall be required in accordance with city code.

VAR-2025-0009
RECOMMENDED STAFF CONDITIONS



PLAT PAGE: 444

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
TREES						
	RO	Quercus rubra / Red Oak	2" Cal.	B&B or Cont.	8` min.	8
SHRUBS						
	IS	Ilex vomitoria `Schillings` / Schillings Holly	3 gal.	Cont.	36" o.c.	13
	JB	Juniperus virginiana `Blue Arrow` / Blue Arrow Juniper	5 gal.	Cont.	36" o.c.	23
SYMBOL	CODE	BOTANICAL COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
	CT	Cynodon dactylon `TI 419` / Bermuda Grass				4,387 sf

CITY OF FAYETTEVILLE LANDSCAPE NOTES

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL CONFORM TO THE STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
4. ALL TREES SHALL BE FULL, WELL BRANCHED, AND FREE OF DISEASE. TREES SHALL HAVE A SINGLE, STRAIGHT TRUNK WITH A CENTRAL LEADER. MULTI-LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
5. ALL TREES SHALL BE PLANTED AT LEAST 6' FROM ANY UNDERGROUND UTILITY LINE, AND 10' FROM ANY OVERHEAD UTILITY LINE.
6. REQUIRED TREES SHALL NOT BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED FIRE HYDRANT, UNLESS SPECIFIED OTHERWISE ON PLANS.
7. ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
8. REQUIRED TREES SHALL NOT BE PLANTED WITHIN 10' OF THE CENTERLINE OF ANY STORM SEWER OR DRAINAGE EASEMENT.
9. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE CONSTRUCTION.
10. ALL TREES SHALL BE PLANTED SO THAT THE LANDSCAPE ANCHOR OF ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES SHALL NOT BE PLANTED TOO DEEP. TREES SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT FLARE.
11. 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 PROTECTING THEM FROM DAMAGE DURING CONSTRUCTION.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLANS AND THE QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES SHOWN ON THE PLANS SHALL GOVERN.
14. THE CONTRACTOR IS RESPONSIBLE FOR FULLY WATERING ALL PLANTING MATERIAL INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC. IN ALL PLANTING AREAS AND LAWN AREAS.
15. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEFORE OR AT THE END OF THE GUARANTEE PERIOD, CONTRACTOR SHALL PROMPTLY REMOVE ALL REPLACEMENTS FROM THE SITE AND REPLACE WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
16. PLANTING LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
17. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIX OF ANY LAYOUT DESCRIPANCIES PRIOR TO ANY PERENNIAL RYE, AND 10% BERMUDA GRASS AT 2 POUNDS PER 1,000 SQUARE FEET. 70% TURF TYPE FESCUE, 20%
18. ALL PLANTING AREAS SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED
19. IRRIGATION SHALL BE EITHER AN UNDERGROUND AUTOMATIC SYSTEM OR SHALL UTILIZE HOSE BIBS EVERY 100' AS PER THE GRADING PLAN.
20. MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF ALL LANDSCAPING REQUIRED BY THIS ORDINANCE.
21. PLANTING AGREEMENT: LANDSCAPING REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE OWNER WITHIN SIX (6) MONTHS OF NOTIFICATION BY THE CITY OF
22. PREVIOUSLY APPROVED LANDSCAPING REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE OWNER WITHIN SIX (6) MONTHS OF NOTIFICATION BY THE CITY. TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS
23. THREE (3) YEAR MAINTENANCE SURETY SHALL BE DEPOSITED FOR EACH REQUIRED STREET AND MITIGATION TREE.
24. PRIOR TO GROUND PERMIT, ALL TREE PRESERVATION MEASURES SHALL BE IN PLACE PER APPROVED TREE
25. PRIOR TO BUILDING PERMIT, A LANDSCAPE ESTIMATE PER APPROVED LANDSCAPE PLAN SHALL BE SUBMITTED TO
26. PRIOR TO CERTIFICATE OF OCCUPANCY, THE LANDSCAPE SURETY SHALL BE RELEASED UPON SUCCESSFUL RESULTS OF FINAL LANDSCAPE INSPECTION BY URBAN FORESTRY.
27. ALL MATERIAL, STORAGE AND PARKING WILL BE OFF SITE.
28. TREES FOR EACH LOT SHALL BE PLANTED AFTER THE CONSTRUCTION OF THE HOUSE FOR THAT LOT.

LEGEND

EXISTING TREE TO BE SAVED

1' FOOT EXISTING CONTOUR LINES

5' FOOT EXISTING CONTOUR LINES

1' FOOT PROPOSED CONTOUR LINES

5' FOOT PROPOSED CONTOUR LINES

TREE PROTECTION FENCING

UTILITY EASEMENT

SOIL TYPES

ALL SOILS ARE END—ENDERS GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES

NORTH ST.

Street Tree Requirements

Linear Feet minus driveways	Required Trees
420	14

STORER AVE.

Street Tree Requirements

Linear Feet minus driveways	Required Trees
113	4

S = STREET TREES

NOTES:
1. FOR INFORMATION, SEE HARDSCAPE, SIGNAGE, AND GRADING PLANS.
2. TREE CANOPY TARGETS CITY OF FAYETTEVILLE MINIMUM REQUIREMENTS. NO REQUIRED OR TREE PRESERVATION TREES ON THIS PROJECT.
3. ALL MATERIAL, STORAGE AND PARKING WILL BE OFF SITE.
4. ADDITIONAL TREES ALONG NORTH STREET ARE BEING COUNTED TOWARD STREET TREE TOTALS.

CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM AVAILABLE RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT GUARANTEED TO BE CORRECT OR COMPLETE, AND THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITIES AND VERIFY THE EXACT LOCATION OF ALL UTILITIES WITHIN THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PROJECT NO. 24-251

DRAWING NO. L1.2

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

STORER TOWNHOMES
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
FAYETTEVILLE, ARKANSAS

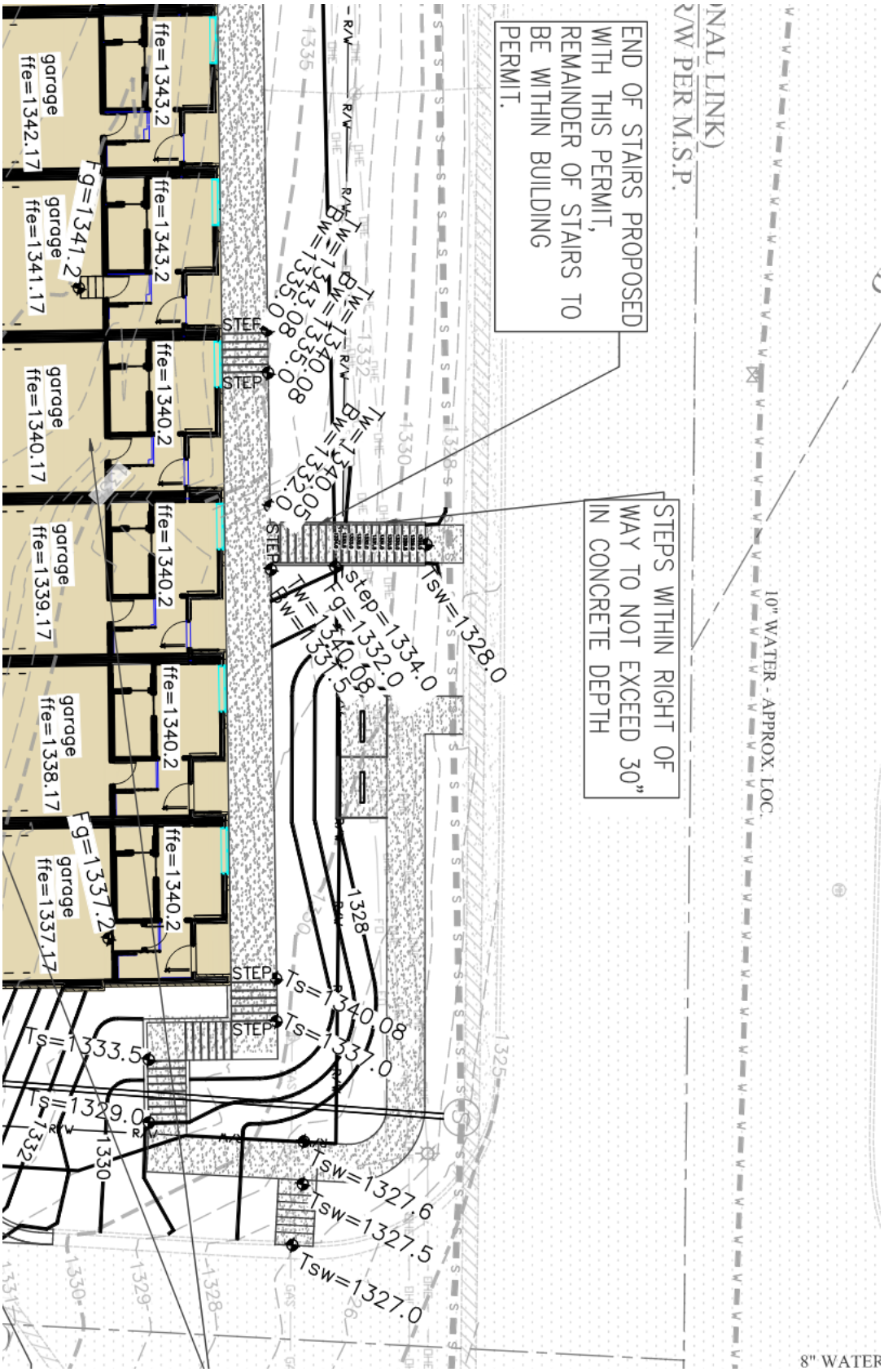
REVISIONS	DATE
1ST SUBMITTAL – SITE PLAN SUBMITTAL	10/16/24
1ST SUBMITTAL	12/11/24

DRAWN BY: JWG ENGINEER: GB

LANDTEK, STORER TOWNHOMES, FAYETTEVILLE, AR, PHASE 1, 479-236-9791

REGISTERED LANDSCAPE ARCHITECT, STATE OF ARKANSAS, 5004

Approved Grading Permit



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

June 23rd, 2026

City of Fayetteville
125 West Mountain Street
Fayetteville, AR 72701

RE: Storer Townhomes

To whom it may concern,

We respectfully request a variance from Unified Development Code Section 166.23(C)(4)(A), Urban Residential Design Standards – Pedestrian Circulation. This section requires ground-floor dwelling units adjacent to a public street to provide a primary pedestrian entrance facing that street.

Due to the existing topography along North Street, it is not feasible to provide a direct pedestrian connection from the proposed development to North Street. The site contains significant grade changes, necessitating the construction of an approximately 8 foot tall retaining wall along the north side of the property. The elevation difference between North Street and the site's driveway entrance is approximately 7 feet, and the grade continues to rise westward, resulting in an overall elevation difference of approximately 22 feet from North Street to the western portion of the site. The existing roadway is characterized by higher traffic speeds, and the constrained space between the retaining wall, overhead utilities, roadway, and existing sidewalk would create a less desirable pedestrian environment. Furthermore, future roadway improvements may modify the location and elevation of the sidewalk, making it difficult to establish a permanent pedestrian connection that would remain functional without significant reconstruction. Pedestrian access is therefore proposed along the eastern side of the development via Storer Avenue, where site grades are more accommodating and a safer, more practical connection to the public sidewalk network can be achieved. This alternative route maintains pedestrian connectivity while avoiding the significant topographic, utility, and roadway constraints present along the North Street frontage.

Thank you for your consideration in the matter and if you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely

Addie Manzi, E.I.
Project Engineer
Bates & Associates, Inc

PLAT PAGE: 444

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATE FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CAUTIONARY NOTE:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

CONSTRUCTION NOTES:
1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. CITY OF FAYETTEVILLE STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
4. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
5. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
7. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST DURING CONSTRUCTION.
8. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
9. OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS TO CONSTRUCT RETAINING WALL AT PROPERTY LINE.
10. OBTAIN WRITTEN PERMISSION FROM ADJACENT PROPERTY OWNERS TO CONSTRUCT SLOPE OF 3:1 WITHIN 5 FEET OF PROPERTY LINE.
11. THE SLOPE FROM 1 FOOT BEYOND THE SIDEWALK AHOULD BE 2% TO BACK OF CURB – ADJUST AS NECESSARY TO MEET AHTD DRIVEWAY DETAIL.

CITY GRADING NOTES:
Grading Plan
- All grading shall be set back a minimum of 5' from the property lines unless written permission is submitted from the adjacent property owner or a joint grading plan is submitted.
- All imported fill shall be free of rocks greater that 12" in diameter and any detrimental organic material or refuse debris.
- Revegetation of disturbed areas shall be in accordance with §169.06.f of the City of Fayetteville Grading Ordinance. (Include actual notes on the plans)

CITY STREET NOTES
Any Street or Lane closure must be approved through the Engineering Division. Application and additional information can be found at our website: http://ar-fayetteville.civicplus.com/1058/Road-Lane-Closures
- Schedule a site visit with Chuck Rutherford 575-8291 to establish the condition of the existing curb. All existing curb cuts will be removed and replaced with standard curb, any curb to remain that is currently damaged or cracked shall be removed and replaced with standard curb, and curb damaged during construction shall be removed and replaced.

CITY EROSION CONTROL NOTES
ALL PROJECTS IN THE CITY OF FAYETTEVILLE MUST IMPLEMENT AND FOLLOW THE GUIDELINES OF SECTION 8.2: EROSION, RUNOFF, AND SEDIMENT CONTROLS FOR CONSTRUCTION SITES, CONTAINED WITHIN THE CITY'S DRAINAGE CRITERIA MANUAL.
REVEGETATION OF DISTURBED AREAS SHALL BE PERFORMED AS SOON AFTER THE COMPLETION OF CONSTRUCTION ACTIVITIES AS IS PRACTICABLE. THE AREA OF DISTURBANCE AT ANY ONE TIME SHALL BE LIMITED TO 20 ACRES. NO ADDITIONAL AREA MAY BE OPEN WITHOUT THE PERMISSION OF THE CITY ENGINEER UNTIL THE PREVIOUSLY DISTURBED AREAS HAVE BEEN TEMPORARILY OR PERMANENTLY STABILIZED.
REVEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS PRIOR TO ISSUANCE OF THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY:
1. TOPSOIL: A MINIMUM OF 4" OF TOPSOIL SHALL BE REQUIRED IN AREAS TO BE REVEGETATED. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE ROOT SYSTEM OF THE TREE.
2. ZERO TO 10% GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
3. 10:1 UP TO 4:1 GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF IN NO MORE THAN TWO GROWING SEASONS.
4. 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER OR STAKED SOD GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.
5. STEEPER THAN 3:1 GRADE: THE SLOPE SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
   - RETAINING WALLS
   - CRIBBING WITH LANDSCAPING FABRIC
   - TERRACING WITH GROUNDCOVER
   - RIPRAP
   - STAKED SOD (UP TO 2:1 SLOPE)
   - IF CRIBBING, TERRACING, OR RIP RAP ARE USED, THE SLOPE STABILITY AND ERODIBILITY CHARACTERISTICS MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.

LAND SHALL BE REVEGETATED AND RESTORED AS CLOSE AS PRACTICALLY POSSIBLE TO ITS ORIGINAL CONDITIONS SO FAR AS TO MINIMIZE RUNOFF AND EROSION ARE CONCERNED. PREVIOUSLY FORESTED AREAS SHALL FOLLOW THE CITY'S LANDSCAPE MANUAL FOR MITIGATION OF FORESTED AREAS.
- ALL DISTURBED AREAS SHALL RECEIVE OF TOP SOIL AND RE-VEGETATED PER SECTION 8.2: EROSION, RUNOFF, AND SEDIMENT CONTROLS FOR CONSTRUCTION SITES, OF THE CITY'S DRAINAGE CRITERIA MANUAL. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
- THE PROPERTY OWNER OR CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS NATURAL GAS SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

FAYETTEVILLE STANDARD COMMENTS:
1. PRIOR TO FINAL ACCEPTANCE BY THE CITY OF FAYETTVILLE, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF THE CITY ENGINEER'S OFFICE, THE ENGINEER OF RECORD FOR THE PROJECT, AND THE CONTRACTOR.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF FAYETTEVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
3. THE ENGINEER OF RECORD SHALL PROVIDE CONSTRUCTION INSPECTION FOR THIS PROJECT.
4. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
5. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5' FROM THE PROPERTY LINES UNLESS WRITTEN PERMISSION IS SUBMITTED FROM THE ADJACENT PROPERTY OWNER OR A JOINT GRADING PLAN IS SUBMITTE.
6. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
7. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
8. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
9. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.
10. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAT 12" IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.

NORTH
0 20 40
GRAPHIC SCALE IN FEET

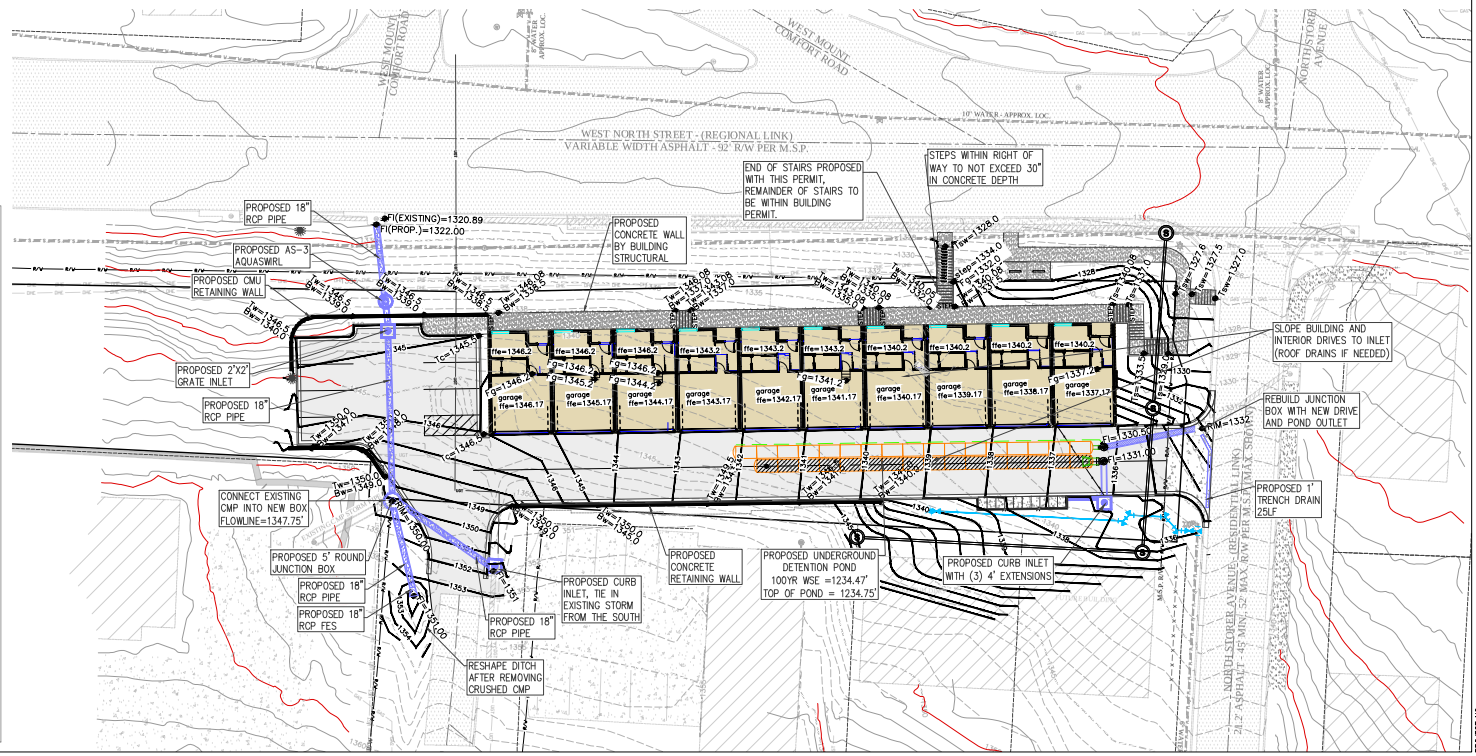
CALL BEFORE YOU DIG! ARKANSAS ONE CALL 1-800-482-8998

REVEGETATION NOTES:
REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH 169.06.F OF THE FOLLOWING CITY OF FAYETTEVILLE GRADING ORDINANCE:
1. PERMANENT IMPROVEMENTS: PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES
FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
2. PHASED CONSTRUCTION: THE AREA OF DISTURBANCE ONSITE AT ANY ONE TIME SHALL BE LIMITED TO 20 ACRES. AN ADDITIONAL 20 ACRES (A MAXIMUM OF 40 ACRES OF DISTURBANCE AT ANY ONE TIME) MAY BE STRIPPED WITH THE PERMISSION OF THE CITY ENGINEER IN ORDER TO BALANCE CUT AND FILL ONSITE. NO ADDITIONAL AREA MAY BE OPEN WITHOUT THE PERMISSION OF THE CITY ENGINEER UNTIL THE PREVIOUSLY DISTURBED AREAS HAVE BEEN TEMPORARILY OR PERMANENTLY STABILIZED.
3. STOCKPILING OF TOP SOIL: TOP SOIL MAY BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. ALL STORAGE PILES OF SOIL, DIRT OR OTHER BUILDING MATERIALS (E.G. SAND) SHALL BE LOCATED MORE THAN 25 FEET FROM A ROADWAY, DRAINAGE CHANNEL OR STREAM (FROM TOP OF BANK), WETLAND, AND STORMWATER FACILITY. THE CITY ENGINEER MAY ALSO REQUIRE TOP SOIL STOCKPILES TO BE LOCATED UP TO FIFTY (50) FEET FROM A DRAINAGE CHANNEL OR STREAM, AS MEASURED FROM THE TOP OF THE BANK TO THE STOCKPILE, FOR ESTABLISHED TMDL WATER BODIES: STREAMS LISTED ON THE STATE 303(D) LIST; AN EXTRAORDINARY RESOURCE WATER, ECOLOGICALLY SENSITIVE WATERBODY, AND/OR NATURAL AND SCENIC WATERBODY, AS DEFINED BY ARKANSAS POLLUTION CONTROL AND ECOLOGY COMMISSION REGULATION NO. 2;AND/OR ANY OTHER USES AT THE DISCRETION OF THE CITY ENGINEER.
TOPSOIL PILES SURFACES MUST BE IMMEDIATELY STABILIZED WITH APPROPRIATE STABILIZATION MEASURES. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING (I.E. ANNUAL RYE OR OTHER SUITABLE GRASS), MULCHING, AND OTHER APPROPRIATE MEASURES. SEDIMENT CONTROL MEASURES SUCH AS BUFFER STRIPS, WATTLES, OR SILT FENCE SHALL BE PROVIDED IMMEDIATELY FOR STOCKPILES AND REMAIN IN PLACE UNTIL OTHER STABILIZATION IS IN PLACE. STORM DRAIN INLETS MUST BE PROTECTED FROM POTENTIAL SEDIMENTATION FROM STORAGE PILES BY SILT FENCE OR OTHER APPROPRIATE BARRIERS.
- PROPERLY STABILIZED TOPSOIL STOCKPILES MAY BE USED FOR SEDIMENTATION CONTROL.
4. PLANT/WATER: PLANT MATERIALS SHALL BE WATERED OR IRRIGATED AND TENDED. WHERE IRRIGATION OR REGULAR WATERING IS NOT AVAILABLE, ONLY NATIVE OR ACCLIMATED PLANT SPECIES SHALL BE USED. IF THE SOIL CANNOT PROPERLY SUSTAIN VEGETATION, IT MUST BE APPROPRIATELY AMENDED. IF RE-VEGETATION IS NOT FINALLY ESTABLISHED AND HEALTHY AFTER ONE YEAR, THE URBAN FORESTER SHALL REQUIRE THAT IT BE REDONE IN PART OR TOTAL.
5. PERMANENT EROSION CONTROL: THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

EROSION CONTROL
- SILT FENCE
- LIMITS OF DISTURBANCE
- SCOUR STOP
- RIP-RAP APRON
- CONSTRUCTION ENTRANCE
- SWPPP BOX
- CONCRETE WASHOUT
- INLET PROTECTION
- FLOW ARROW
- LANDSCAPE ROCK

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PIK. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN – (RE–BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT–OF–WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONNL
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE



ENGINEER: GB
DRAWN BY: MW

REVISIONS	DATE
1ST SUBMITTAL – GRADING PERMIT	4/09/25
2ND SUBMITTAL – GRADING PERMIT	5/23/25
3rd SUBMITTAL – GRADING PERMIT	6/24/25
REVISION PER BUILDING PERMIT COMMENTS	7/09/25
REVISION PER APPROVAL LETTER	7/16/25
REVISION TO SHOW ADD TO EXISTING STORM PIPE	9/4/25
REVISION TO SHOW ADD TO EXISTING STORM PIPE	9/17/25
REVISION TO PROPOSED UTILITIES AND GRADING	9/18/25

STORER TOWNHOMES
SMALL SITE IMPROVEMENT PLAN

GRADING PLAN
903 W NORTH STREET
FAYETTEVILLE, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-251
DRAWING NO. 06.0

VAR-2026-0024 (STORER TOWNHOMES)
Planning Commission
July 13, 2026
Page 13 of 13

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: July 13, 2026

SUBJECT: **LSD-2026-0012: Large Scale Development (SOUTH OF HUNTSVILLE RD AND LYNX LN/VCH RENTALS LLC, 565):** Submitted DCI for property located at SOUTH OR HUNTSVILLE RD AND LYNX LN. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.21 acres. The request is for a 22-unit townhome development.

RECOMMENDATION:
Staff recommends approval of **LSD-2026-0012,** with conditions.

RECOMMENDED MOTION:
"I move to approve **LSD-2026-0012***, recommending:*

1. *In favor of the recommended street improvements;*
2. *In favor of the recommended right-of-way dedication;*
3. *In favor of previously approved variances, and*
4. *All other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in southeast Fayetteville on the south side of Huntsville Road and Lynx Lane. The property contains roughly 1.21 acres and is in the process of being developed under the previously approved Large-Scale Development (LSD-2022-0039) that received a grading permit (GRD-2023-0048) but did not receive building permits prior to expiration. Because the plan has since expired, a new plan is required before any residential building permits are approved. LSD-2022-0039 was denied by Planning Commission on January 9, 2023, but appealed and approved by City Council on February 21, 2023. After approvals, GRD-2023-0048 was approved but no residential building permits were submitted nor were there any administrative extensions that were requested within the 18-month time frame from original approval. No changes from the previous Large-Scale Development have been proposed by the applicant. 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
South	Multi-Family Residential; Doc Mashburn Park	RMF-24, Residential Multi-Family, 24 Units per Acre; P-1, Institutional
East	Under Construction	CS, Community Services
West	Multi-Family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre

Proposal: The applicant requests Large Scale Development approval to construct 22-unit townhomes with associated site improvements and parking.

Right-of-Way to be Dedicated: The subject property has frontage along Huntsville Road, a Neighborhood Link street. Neighborhood Link streets typically require right-of-way in the amount of 33.5 feet from the centerline of the road. Since the existing right-of-way is shown to total 33.5 feet from centerline, staff does not recommend any additional right-of-way dedication with this development.

Street Improvements: Huntsville Road is a Neighborhood Link street and the road has been improved with curb and gutter and a trail along the property's frontage.

Access Management/Connectivity: Staff has determined that the proposed development is only partially compliant with the City's access and connectivity standards. The applicant proposes to access the site with one driveway onto Huntsville Road, which is located less than 100 feet away from adjacent driveways. A variance from Unified Development Code §166.08(F) would be necessary to place the curb cut as proposed. The applicant had previously requested this variance with LSD-2022-0039 and was approved, though staff was not initially in support. Given the circumstances, staff is in support of this variance as changes to the site would require extraneous funds and change of plans from the approved grading permit.

Design Standards: As a multi-family residential development, this proposal is subject to Unified Development Code §166.23. Urban Residential Design Standards. In reviewing the provided site plan, and previous plan elevations, staff has determined that this development is likely compliant with applicable design standards. Pedestrian circulation is proposed throughout the site and mechanical and utility equipment is shown to be screened from the right-of-way. Four building types are provided with variety in roof form and building color. However, descriptions of materials are needed to confirm that variety in building material is also being provided.

Water and Sewer System: The site has an existing 8" water main constructed across it that connects to a 12" water main along Huntsville Rd. to the north and to a 6" water main to the south. This line will provide domestic and fire service to the property. As for sewer, the site has an existing 8" sewer main constructed across it that connects to an existing 8" sewer main along Fairlane St. to the south. This line will provide sewer service to the property. The site drains to an existing detention basin southeast of the site. This pond has been sized to address the four criteria of the drainage manual including a hydrodynamic separate for water quality.

Parkland dedication or fee in-lieu: This proposal was discussed by the Parks and Recreation Advisory Board (PRAB) at their November 7, 2022 meeting. PRAB recommended fee-in-lieu for this development in the amount of $20,944 based on 22 multi-family units. PRAB also recommended that an accessible pedestrian connection be installed between this development and Doc Mashburn Park to the south.

Tree Preservation:
Previously approved Large-Scale Development (LSD-2022-0039) are not required to meet current Tree Preservation standards as tree removal and mitigation has already been conducted
Canopy minimum requirement: 20%
Previous Canopy: 46.6%
Preserved Canopy: 12.6%
Mitigation required: 24 two-inch caliper trees

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

RECOMMENDATION: Staff recommends approval of **LSD-2026-0012,** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

2. **Planning Commission determination of street improvements.** *Staff recommends the following:*
    a. *Improvements along the property's Huntsville Road frontage in line with typical Master Street Plan section for a Neighborhood Link street, including a six-foot greenspace and a 10-foot trail. Staff also recommends that an accessible pedestrian connection to be provided to Doc Mashburn Park with additional tree plantings to be coordinated with the City's Parks Department;*

3. **Planning Commission determination of previously approved variances.** *Staff recommends previously approved variances tied to LSD-2022-0039 as follows:*
    a. *Variance to UDC §166.08(F)(2)(b), Access Management – Neighborhood Links*
    b. *Variance to UDC §172.03(E), Minimum Number of Accessible Parking Spaces*
    c. *Variance to UDC §177.04(D)(1), Perimeter Landscaping Requirement – Side and Rear Property Lines.*
    d. *Variance to UDC §177.04(D)(2)(f), Perimeter Landscaping Requirement - Screening*

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

Standard conditions of approval:

5. Development review comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks Electric, SWEPCO, and Cox Communications);

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

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

8. Prior to the issuance of a building permit the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;

d. A cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy;
e. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
f. Project Disk with all final revisions; and
g. Completion of all required improvements or the placement of a surety with the City (letter of credit, bond, escrow) as required by Section 158.01 "Guarantees in Lieu of Installed Improvements" to guarantee all incomplete improvements. Further, all improvements necessary to serve the site and protect public safety must be completed, not just guaranteed, prior to the issuance of a Certificate of Occupancy.

Planning Commission Action:	**❒ Approved**	**❒ Tabled**	**❒ Denied**
Meeting Date: July 13, 2026			
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

Attachments:

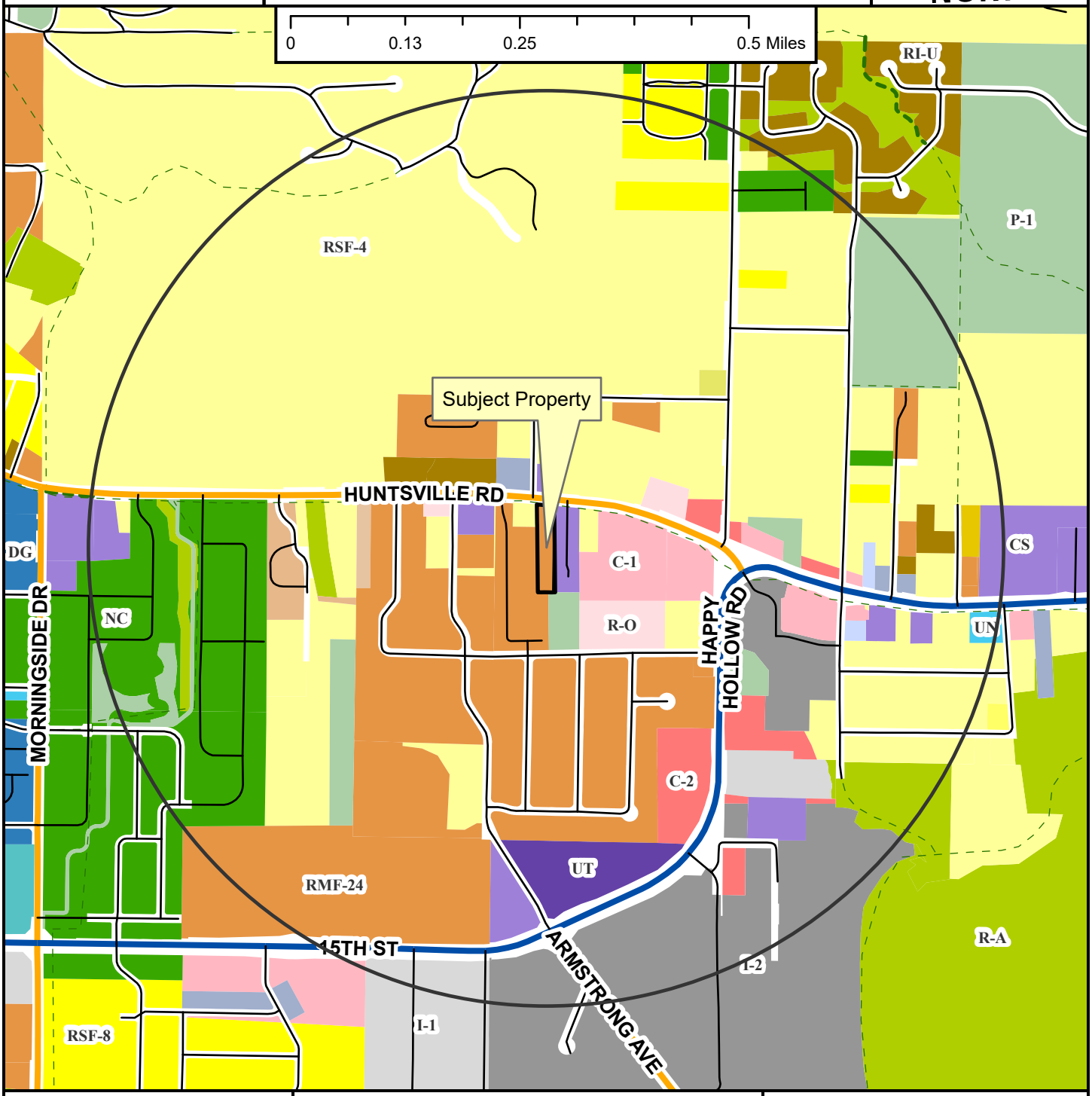
- Project Maps
  - One Mile Map
  - Close Up Map
  - Current Land Use Map
- Staff Exhibits
  - Engineering Memo (Updated for LSD-2026-0012)
  - Urban Forestry Memo (Comments unchanged from LSD-2022-0039)
  - Fire Memo (Comments unchanged from LSD-2022-0039)
- Applicant Exhibits
  - Request Letter
  - City Council Resolution 2023-374
  - Site Plans
  - Elevations

LSD-2026-0012

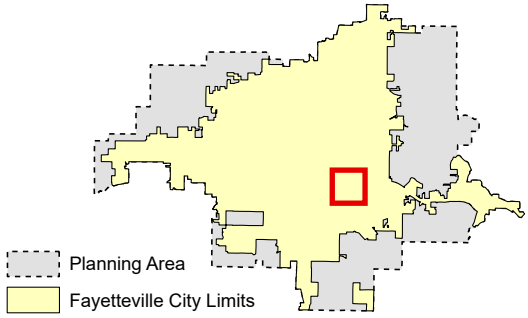
One Mile View

SOUTH OF HUNTSVILLE RD AND LYNX LN

NORTH



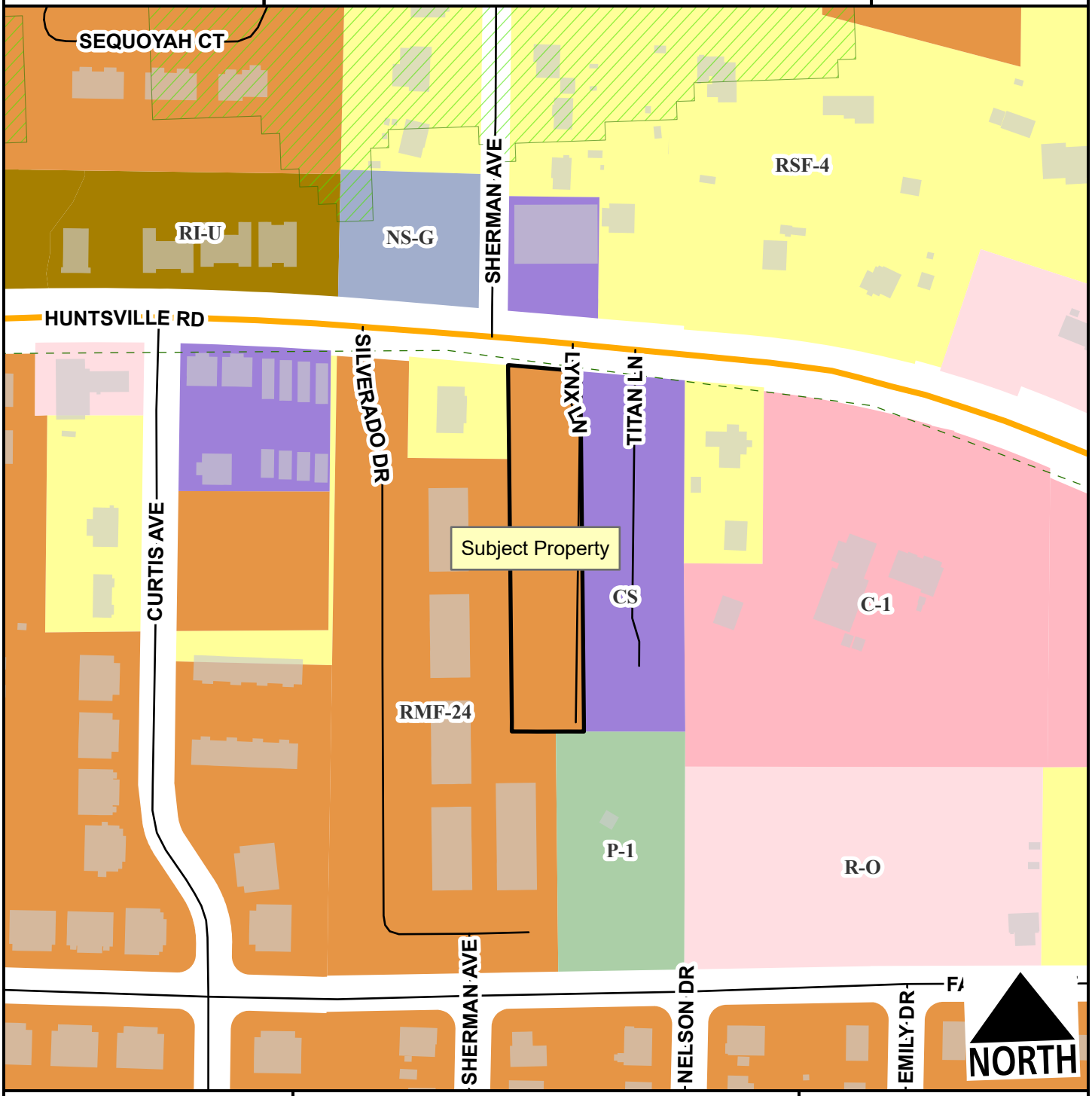
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



LSD-2026-0012

Close Up View

SOUTH OF HUNTSVILLE RD AND LYNX LN



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

Feet

0 75 150 300 450 600

1:2,400

LSD-2026-0012

Current Land Use

SOUTH OF HUNTSVILLE RD AND LYNX LN

NORTH

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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Justin Bland, City Engineer

DATE: July 8, 2026

SUBJECT: **Planning Commission Engineering Comments for LSD-2026-0012**

Water: The site has an existing 8" water main constructed across it that connects to a 12" water main along Huntsville Rd. to the north and to a 6" water main to the south. This line will provide domestic and fire service to the property.

Sewer: The site has an existing 8" sewer main constructed across it that connects to an existing 8" sewer main along Fairlane St.. to the south. This line will provide sewer service to the property.

Streets: The site has frontage along E. Huntsville Rd. which is a Neighborhood Link. This section of road has been improved with curb and gutter and a trail.

Drainage: The site drains to an existing detention basin southeast of the site. This pond has been sized to address the four criteria of the drainage manual including a hydrodynamic separate for water quality.

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

To: Jesse Masters, Planner

CC: Battalion Chief Jeremy Ashley, Fire Marshal

From: Captain Andrew Horton, Deputy Fire Marshal

Date: 1/4/2023

Subject: LSD 2022-0039 - 788 S. SHERMAN AVE, FAYETTEVILLE, AR 72703

Attached below I have provided the code as it reads for clarification.

SECTION D107 - ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

AFPC 2012 D107.1 *Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.*

Exceptions:

1. *Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.*

AFPC 2012 D104.3 Remoteness*. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.*

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
TREE PRESERVATION COMMENTS

To: Allen Jay Young, DCI

From: Melissa M. Evans, Urban Forestry & John Scott, Urban Forester

CC: Gretchen Harrison, Planner

Meeting Date: December 29, 2022

Subject: LSD-2022-0039: E. Huntsville Rd. Multi-Family West: 788 S. Sherman Ave., 565

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

Tree Preservation Calculations Square Feet		
	Square Feet	**Percent of site**
Total Site Area *Minus Right of Way and Easements	52,624	100%
*Zoning Designation * Select Below with drop down arrow*		
RMF-24 Multi-Family Residential-Twenty-Four Units Per Acre	10,525	20%
*HHOD * Select Below with Drop Down Arrow*		
No	0	0%
Total Canopy for Minimum Preservation Requirements	10,525	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	24,497	46.6%
Tree Canopy Preserved	6,631	12.6%
Tree Canopy Removed *On Site	17,866	34.0%
Tree Canopy Removed *Off Site	1,413	
Tree Canopy Removed Total	19,279	36.6%
Removed Below Minimum	**3,894**	
Mitigation Requirements	**5,307**	

3. Mitigation Requirements	Canopy below requirement	Number of 2" caliper trees to be planted
High Priority	5307	24
Low Priority		
Total Mitigation Trees Required	**5307**	**24**

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 167.04H1*	Tech Plat	Subdivision Committee	Planning Commission
a. 5 year Aerial Check on Existing Trees	Yes	Yes	
b. Property Boundary	Yes	Yes	
c. Natural Features (100ft beyond limits of disturbance)	Yes	Yes	
d. Existing Topography and Proposed Grading	Yes	Yes	
e. Soil Types	No	Yes	
f. Significant Trees	No	Yes	
g. Groupings of Trees	Yes	Yes	
h. Table Inventory List (species, size, health, priority)	No	Yes	
i. All Existing and Proposed Utilities	Yes	Yes	
j. All Existing and Proposed Utility Easements and ROW's	Yes	Yes	
k. All Streams (with approximate center line)	N/A	N/A	
l. Floodplains and floodways	N/A	N/A	
m. Existing Street, Sidewalk or Bike Path ROW	Yes	Yes	
n. Submitted Site Analysis Plan (if required)	No	Yes	
o. Shows ALL Proposed Site Improvements	Yes	Yes	
p. Delineates trees/canopy to be preserved and removed	Yes	Yes	
Tree Protection Methods			
a. Tree Protection Fencing	Yes	Yes	
b. Limits of Root Pruning	No	No	
c. Traffic flow on work site	Yes	Yes	
d. Location of material storage	No	No	
e. Location of concrete wash out	No	No	
f. Location of construction entrance/exit	No	No	

6. Site Analysis Report (if required) *UDC Chapter 167.04H4*	Yes	No	N/A
a. Provide graphic examples of multiple options used to minimize removal of existing canopy	**X**		
b. Submitted Analysis Statement – Note the process, iterations, and approaches to preserve canopy.	**X**		

7. Review Status	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved		**11-28-22** **12-27-22**	
Approved			
Tabled	**10-31-22** **11-14-22**		
Denied			

Comments

1. Address items above marked “No” and all Redlines provided.
2. Staff is concerned about trees due to new water line going through the park. Please adjust the tree preservation calculations and fence around the trees due to the water line.
3. Please double check your mitigation numbers as 24 is the required number.

CITY OF FAYETTEVILLE ARKANSAS

URBAN FORESTRY
LANDSCAPE PLAN COMMENTS

To: Allen Jay Young, DCI

From: Melissa M. Evans, Urban Forestry & John Scott, Urban Forester

CC: Gretchen Harrison, Planner

Meeting Date: December 29, 2022

Subject: LSD-2022-0039: E. Huntsville Rd Multi-Family West: 788 S. Sherman Ave., 565

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

2. Parking Lot Requirements 1 Tree : 12 Parking Spaces	Yes	No	N/A
a. Wheel Stops/Curbs *UDC Chapter 177.04B1*		X	
b. Narrow Tree Lawn (8' min. width, 37.5' length) *UDC Chapter 177.04C*			X

c.	Tree Island (8’ min. width, 18.7’ min length OR 150 square feet) *UDC Chapter 177.04C*	X		
d.	Placement of Trees (either side at entrances and exits) *UDC Chapter 177.04C2*	X		
3.	**Perimeter Landscaping Requirements**	**Yes**	**No**	**N/A**
a.	Front Property Line (15’ wide landscape) and five on sides. *UDC Chapter 177.04D2a*	X		
b.	Side and Rear Property Lines (5’ Wide Landscape Area) *UDC Chapter 177D1*	**No**		
c.	Shade trees planted on south and west sides of parking lots *UDC Chapter 177.04D2e*	X		
d.	Screening of parking lot from adjacent residential properties.		**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.	Structured 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	**24**
Parking Lot Trees	**4**
Street Trees	**3**
Detention Pond – Large Trees (1 Tree/3,000 square feet)	**?**
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)	**?**
Detention Pond – Small Shrubs/Large Grasses (6 shrubs or grasses (1 gallon)/3,000 square feet)	**?**

6. Review Status (See Comments)	Tech Plat	Subdivision Committee	Planning Commission
Conditionally Approved		**12-27-22**	
Approved			
Tabled	**10-31-22** **11-14-22**	**11-29-22**	
Denied			

Comments

1. Address items above marked “No” and all Redlines provided.
2. This project is required and needs to be reviewed and stamped by a licensed landscape architect.
3. It is understood that the Owner and adjacent Property Owner do not want to provide shrubs along the east side of the site to screen the adjacent residential zoning. The applicant applied for a variance on this and the requirement for 5’ of greenspace. The plan shows 2’-6” of greenspace. Since more greenspace is being provided along the property line for the proposed development to the east, which is in review now, Urban Forestry will support the variance request.
4. Please provide shrubs between the parking and E. Huntsville Road.

June 2, 2026

Fayetteville Planning Commission
Planning Office
125 W Mountain Street
Fayetteville, AR 72701
479.575.8206

Project Name: E Huntsville Multifamily – West Resubmittal
Subject: LSD for Expired LSD-2022-0009

To the Fayetteville Planning Commission:

Please accept this Large-Scale Development plan for the E. Huntsville Multifamily – West Resubmittal. This is a resubmittal of an accepted and built Large Scale Development, LSD-2022-0009, which has expired and cannot be closed out per UDC 166.20.B. LSD-2022-0009 was completed, has passed final engineering inspection, has presented and had accepted the appropriate maintenance bonds, and is ready to be marked complete, however due to the extended construction time was not able to be finalized prior to its expiration. We are seeking on the owner's behalf a new LSD approval so that the project may be finalized.

Included with this cover letter is a copy of the original request. Additionally, supporting documentation of the project have been included with the application.

Please do not hesitate to reach out with any questions regarding this LSD application.

Respectfully,

Chase Henrichs, P.E.

DCI
DEVELOPMENT
CONSULTANTS
INCORPORATED

Written request and narrative to accompany petition packet for the
E. Huntsville Rd. Multi-Family West LSD at 788 S Sherman Ave, City of Fayetteville, Arkansas.

To: The Fayetteville City Planning Commission

On behalf of the landowners, I am petitioning the Fayetteville City Planning Commission to accept the included Large Scale Development of the property located at 788 S Sherman Ave. in the City of Fayetteville, Arkansas.

This property is currently being used as a single-family residence with a one existing residential home.

Current zoning is MF-24, allowing up to 24 units per acre. The proposed multi-family development will include 22 units comprised of 7 triplexes and 1 stand alone unit fronting E. Huntsville Road. Improvements to water, sewer, and drainage are included with this project. The proposed development intends to have a single point of vehicular access along the north side of the property from E. Huntsville Rd. for all of the multi-family units.

A fee-in-lieu is being requested for the Park Land Dedication requirement. The fee-in-lieu totals to $20,944.00 for the 22 multi-family units.

Additionally, 22 – 2 inch caliper trees will be planted as part of the tree preservation plan.

By accepting this large scale development request, the current owners would benefit, and no other landowner would be adversely affected.

The public interest and welfare would not be adversely affected by accepting this large scale development request.

Included in the Petition Packet is:

1. Application and Payment of applicable fees for processing the application $400.00.
2. This written description.
3. Authorization Letter
4. LSD Civil/Landscape Plans
5. Survey
6. Architectural Elevations
7. Drainage Report
8. Tech Plat Fire Review

Allen Jay Young, Development Consultants, Inc.

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

Resolution: 47-23

File Number: 2023-374

APPEAL LSD 2022-039 (788 S. SHERMAN AVE./E. HUNTSVILLE RD. MULTI-FAMILY WEST):

A RESOLUTION TO GRANT THE APPEAL OF DCI AND TO APPROVE LARGE SCALE DEVELOPMENT 2022-039 LOCATED AT 788 SOUTH SHERMAN AVENUE IN WARD 1

WHEREAS, on January 9, 2023, the Planning Commission denied the application for Large Scale Development LSD-2022-039 located at 788 South Sherman Avenue; and

WHEREAS, the applicant timely appealed the denial by letter to City Clerk-Treasurer Kara Paxton on January 19, 2023.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby grants the appeal of DCI and approves Large Scale Development 2022-039, with the conditions outlined in the staff memo attached to this Resolution.

PASSED and APPROVED on February 21, 2023

Approved:

Lioneld Jordan, Mayor

Attest:

Kara Paxton, City Clerk Treasurer

CITY CLERK / TREASURER CITY OF FAYETTEVILLE ARKANSAS WASHINGTON COUNTY

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2023-374

MEETING OF FEBRUARY 21, 2023

TO: Mayor Jordan and City Council

THRU: Susan Norton, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Development Review Manager

FROM: Gretchen Harrison, Planner

DATE:

SUBJECT: **Appeal: LSD-2022-0039: Large Scale Development (788 S. SHERMAN AVE./E. HUNTSVILLE RD. MULTI-FAMILY WEST, 565): Submitted by DCI for property located at 788 S. SHERMAN AVE. in WARD 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.21 acres. The request is for a residential development with seven triplexes, one single-family dwelling, and associated parking.**

RECOMMENDATION:
City staff recommends approval and the Planning Commission recommends denial of a request for a multi-family residential development as described and shown below. The Planning Commission denied the proposal at the January 9, 2023 Planning Commission meeting and the applicant has appealed the decision to City Council.

BACKGROUND:
The subject property is in southeast Fayetteville on the south side of Huntsville Road, about a quarter of a mile west of the street's intersection with Happy Hollow Road. The property contains roughly 1.21 acres and is currently undeveloped. Another multi-family residential development is planned just east of this site which is currently under review as a Large Site Improvement Plan (LSIP-2022-0009). The applicant has provided a combined drainage report that includes both proposed developments.

Request: The applicant requests Large Scale Development approval to develop the subject property with seven triplexes, one single-family dwelling, and associated parking. Four variances from the Unified Development Code have been requested. Each variance is described in detail alongside staff's recommendations in the attached Planning Commission staff report.

Public Comment: Staff received no public comment regarding this request.

DISCUSSION:
At the January 9, 2023 Planning Commission meeting, a vote to deny this request passed with a vote of 7-2-0; Commissioner Garlock made the motion with Commissioner McGetrick seconding. Commissioners Canada, Garlock, Holcomb, Johnson, Madden, McGetrick, and Sparkman voted in favor of the denial. Commissioners Johnson, McGetrick, and Sparkman expressed concerns about the requested variance from the City's access

management standards, stating that it may create or compound a dangerous traffic condition along Huntsville Road. Commissioners Garlock, Johnson, and Madden also expressed concerns about the design of the site, stating that it did not align with the City's goals for appropriate housing and infill and did not appear to meet the intent of several city ordinances. Those commissioners felt that reducing the number of units or creating a cluster housing development may be more appropriate on this site. Commissioners Brink and Winston voted against the denial. Those commissioners felt that the applicant had designed a difficult site to the best of their ability and were supportive of all requested variances. No public comment was offered at the meeting.

Conditions of Approval:

1. Planning Commission determination of right-of-way dedication. *Staff recommends no additional right-of-way dedication;*
2. Planning Commission determination of street improvements. *Staff recommends improvements along the property's Huntsville Road frontage in line with the typical Master Street Plan section for a Neighborhood Link street, including six-foot greenspace and 10-foot trail. Staff also recommends that an accessible pedestrian connection be provided to Doc Mashburn Park with additional tree plantings to be coordinated with the City's Parks Department;*
3. Planning Commission determination of a variance to UDC §166.08(F)(2)(b), Access Management – Neighborhood Links. *Staff recommends denial of this variance for reasons outlined in the attached staff report;*
4. Planning Commission determination of a variance to UDC §172.03(E), Minimum Number of Accessible Parking Spaces. *Staff recommends denial of this variance for reasons outlined in the attached staff report;*
5. Planning Commission determination of a variance to UDC §177.04(D)(1), Perimeter Landscaping Requirement – Side and Rear Property Lines. *Staff recommends approval of this variance for reasons outlined in the attached staff report;*
6. Planning Commission determination of a variance to UDC §177.04(D)(2)(f), Perimeter Landscaping Requirement – Screening. *Staff recommends approval of this variance for reasons outlined in the attached staff report;*
7. Remaining comments from the Planning Division shall be addressed, including:
    a. Clarify how the architectural design requirements in our Urban Residential Design Standards will be met (UDC §166.23(D)). It is unclear what building materials will be used.
    b. There may be a conflict between the four spaces in the turnaround and our vehicle maneuvering requirements (UDC §172.04). Those spaces may create a potential conflict in the event of a fire as well, since vehicles may be parked in a way that blocks the Fire Department's access. It's also unclear how cars will park in the two 'parallel' spaces.
    c. Striping should be provided across the turnaround for a pedestrian crossing.
    d. Shrubs should be provided for screening between the parking lot and the public right-of-way;
8. 10 feet of landscaped area should be maintained on the west side of the property to the east;
9. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval;
10. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance;
11. Plat Review and Subdivision comments (to include written staff comments provided to the applicant or his representative, and all comments from utility representatives: Black Hills Energy, AT&T, Ozarks, SWEPCO, and Cox Communications);
12. All mechanical/utility equipment (roof and ground mounted) shall be screened using materials that are compatible with and incorporated into the structure. A note shall be clearly placed on the plat and all construction documents indicating this requirement;
13. Trash enclosures shall be screened on three sides with materials complimentary to and compatible with the principle structure. Containers may also be screened from view of the street by the principal structure or vegetation. Elevations of the proposed dumpster enclosure shall be submitted to the

Planning and Solid Waste Divisions for review prior to building permit;

14. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;
15. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, parking lot(s) and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with City's current requirements;
16. All exterior lights shall comply with the City lighting ordinance. Manufacturer's cut-sheets are required for review and approval prior to issuance of a building permit;
17. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation. Freestanding pole signs and electronic message boards (direct lighting) are prohibited in the I-540 Design Overlay District;
18. Large scale development shall be valid for one calendar year;
19. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit;
20. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and
21. Prior to the issuance of a building permit, the following is required:
    a. Grading and drainage permits;
    b. Separate easement plat for this project that shall include the tree preservation area and all utility and access easements;
    c. Exterior lighting package must be provided to the Planning Division;
    d. An on-site inspection by the Landscape Administrator of all tree protection measures prior to any land disturbance;
    e. Project Disk with all final revisions; and
    f. 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.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: Appeal Letter, Exhibit A, Exhibit B, Planning Commission Staff Report

File #: 2023-374

Appeal: LSD-2022-0039: Large Scale Development (788 S. SHERMAN AVE./E. HUNTSVILLE RD. MULTI-FAMILY WEST, 565): Submitted by DCI for property located at 788 S. SHERMAN AVE. in WARD 1. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 1.21 acres. The request is for a residential development with seven triplexes, one single-family dwelling, and associated parking.

A RESOLUTION TO GRANT THE APPEAL OF DCI AND TO APPROVE LARGE SCALE DEVELOPMENT 2022-039 LOCATED AT 788 SOUTH SHERMAN AVENUE IN WARD 1

WHEREAS, on January 9, 2023, the Planning Commission denied the application for Large Scale Development LSD-2022-039 located at 788 South Sherman Avenue; and

WHEREAS, the applicant timely appealed the denial by letter to City Clerk-Treasurer Kara Paxton on January 19, 2023.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby grants the appeal of DCI and approves Large Scale Development 2022-039, with the conditions outlined in the staff memo attached to this Resolution.

Proposal: The applicant requests Large Scale Development approval to construct 22-unit townhomes with associated site improvements and parking.

Right-of-Way to be Dedicated: The subject property has frontage along Huntsville Road, a Neighborhood Link street. Neighborhood Link streets typically require right-of-way in the amount of 33.5 feet from the centerline of the road. Since the existing right-of-way is shown to total 33.5 feet from centerline, staff does not recommend any additional right-of-way dedication with this development.

Street Improvements: Huntsville Road is a Neighborhood Link street with asphalt paving and si-food sidewalk along the property's frontage. Staff recommends that a six-foot greenspace and a 10-foot trail be installed along the property's Huntsville Road frontage, in line with the Active Transportation Plan and Master Street Plan section for a Neighborhood Link street.

Access Management/Connectivity: Staff has determined that the proposed development is only partially compliant with the City's access and connectivity standards. The applicant proposes to access the site with one driveway onto Huntsville Road, which is located less than 100 feet away from adjacent driveways. A variance from Unified Development Code §166.08(F) would be necessary to place the curb cut as proposed. The applicant had previously requested this variance with LSD-2022-0039 and was approved, though staff was not initially in support. Given the circumstances, staff is in support of this variance as changes to the site would require extraneous funds and change of plans from the approved grading permit.

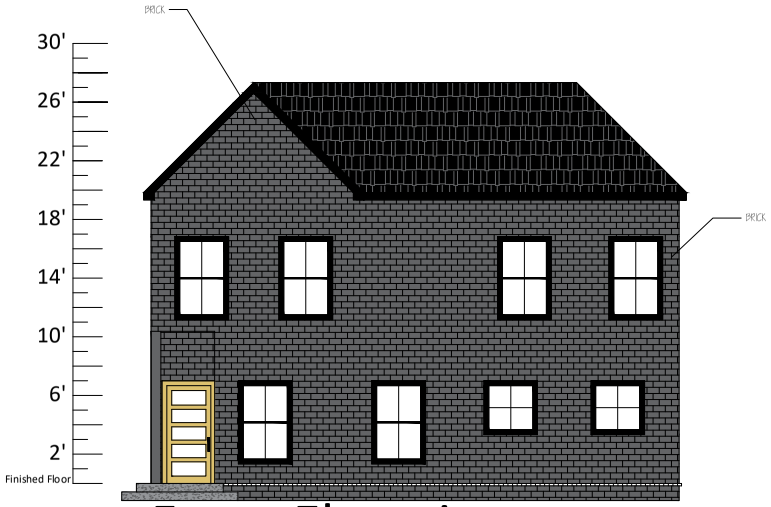
Design Standards: As a multi-family residential development, this proposal is subject to Unified Development Code §166.23. Urban Residential Design Standards. In reviewing the provided site plan, and previous plan elevations, staff has determined that this development is likely compliant with applicable design standards. Pedestrian circulation is proposed throughout the site and mechanical and utility equipment is shown to be screened from the right-of-way. Four building types are provided with variety in roof form and building color. However, descriptions of materials are needed to confirm that variety in building material is also being provided.

Water and Sewer System: This project includes approximately 800 linear feet of new eight-inch water mains. The applicant is proposing to connect to an existing 12-inch water main on the north side of Huntsville Road and an existing six-inch main on the adjacent multi-family development just west of Doc Mashburn Park. As proposed, the southern connection is shown to extend through the existing utility easement on the multi-family development to the west of Doc Mashburn Park. In terms of sanitary sewer, this project includes approximately 805 linear feet of new eight-inch sanitary sewer mains. The applicant is proposing to connect an existing eight-inch main on Fairlane Street to the south by installing a new main through the west side of Doc Mashburn Park. Approval from the City's Parks Department is required to install any new mains on Parks' property.

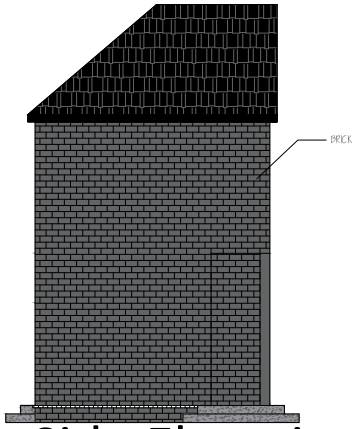
Parkland dedication or fee in-lieu: This proposal was discussed by the Parks and Recreation Advisory Board (PRAB) at their November 7, 2022. PRAB recommended fee-in-lieu for this development in the amount of $20,944 based on 22 multi-family units. PRAB also recommended that an accessible pedestrian connection be installed between this development and Doc Mashburn Park to the south.

Tree Preservation:
Previously approved Large-Scale Development (LSD-2022-0039) are not required to meet current Tree Preservation standards as tree removal and mitigation has already been conducted
Canopy minimum requirement: 20%

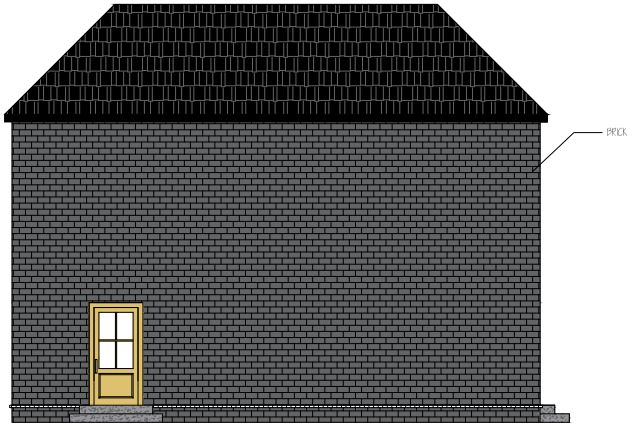
Arch. Bldg Type A



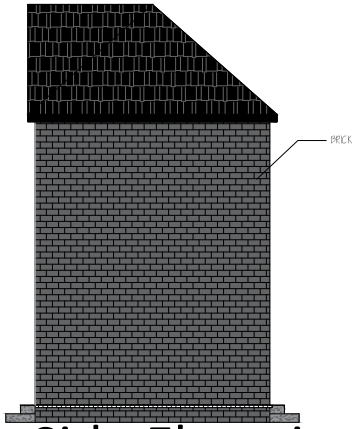
Front Elevation



Side Elevation



Rear Elevation

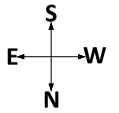


Side Elevation

GENERAL NOTES:

1) 2X4 FRAME WALLS THROUGHOUT, UNLESS NOTED OTHERWISE.
2) 9'-1" PLATE HEIGHT, UNLESS NOTED OTHERWISE.
3) ALL WINDOW HEADS SHALL BE AT 6'-8" AFF, UNLESS NOTED OTHERWISE.
4) ALL WINDOWS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.
5) ALL WINDOWS SHALL BE FRAMED INDIVIDUALLY, UNLESS NOTED OTHERWISE.

Scale: $\frac{1}{4}$" = 1'-0



Single Family Unit

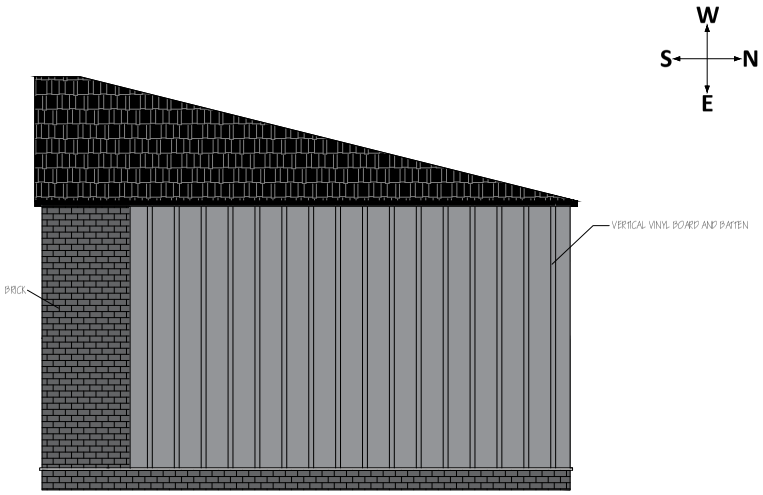
Planning Commission
LSD-2026-0012 (VCA RENTALS LLC)
Page 25 of 29

Katey Howard
Bentonville, AR
501-580-3672

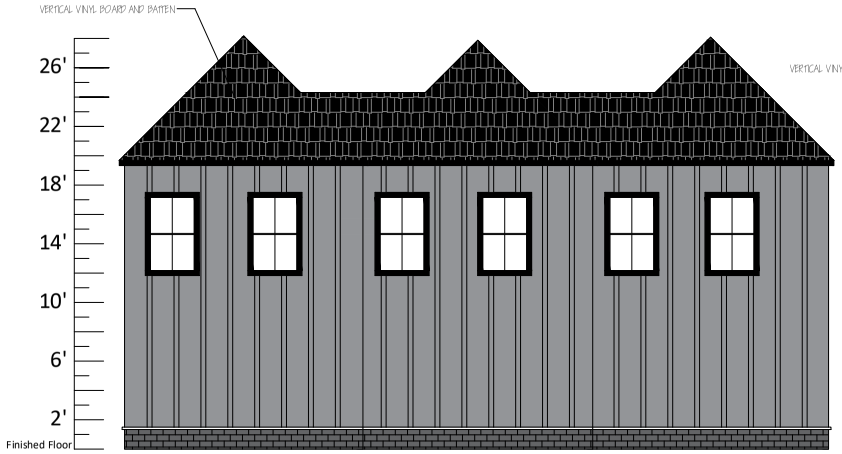
Development Property for Nick Corter

Arch. Bldg. Type B

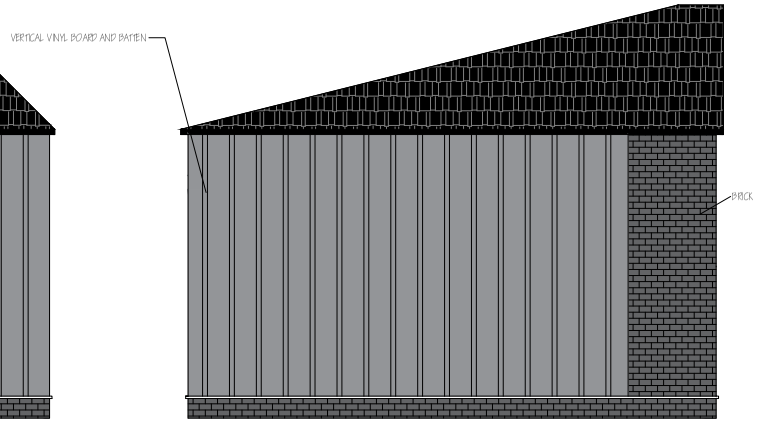
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Scale: $\frac{1}{4}$" = 1'-0

Triplex
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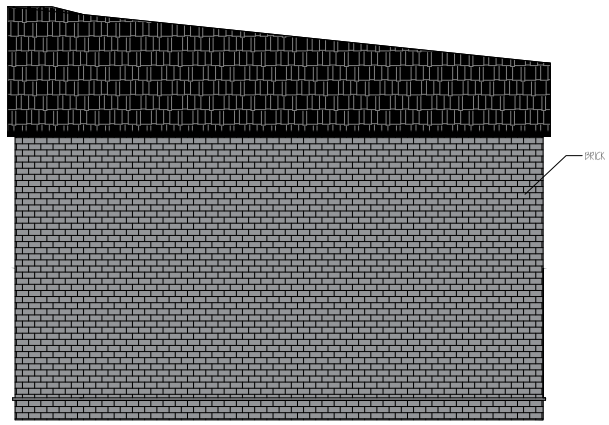
Katey Howard
Bentonville, AR
501-580-3672

V1.1

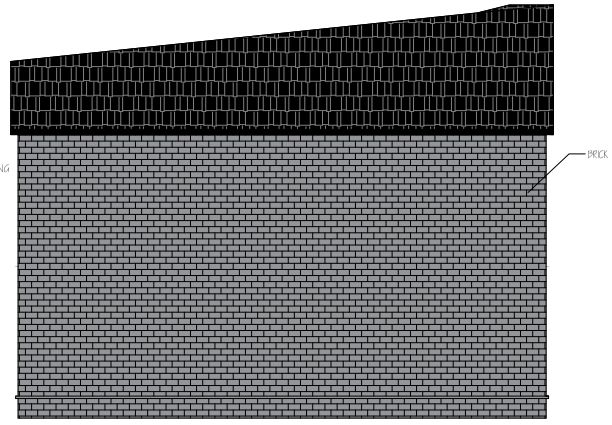
Arch. Bldg. Type C

Front Elevation



Side Elevation

Rear Elevation



Side Elevation

Scale: $\frac{1}{4}$" = 1'-0

Triplex

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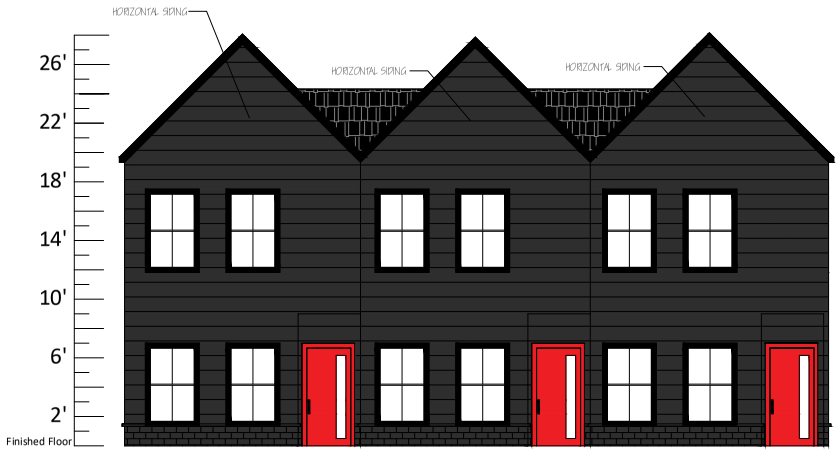
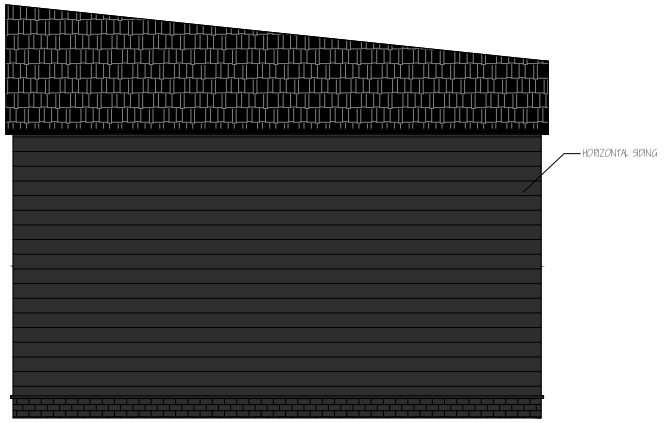
Katey Howard
Bentonville, AR
501-580-3672

V1.2

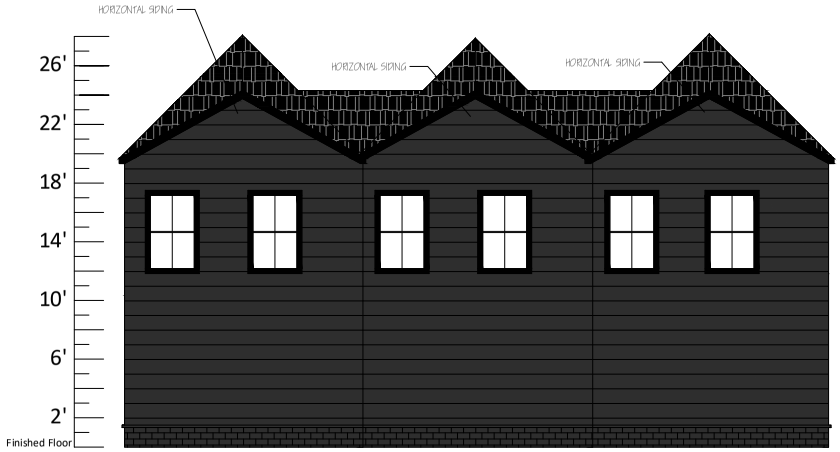
Arch. Bldg. Type D



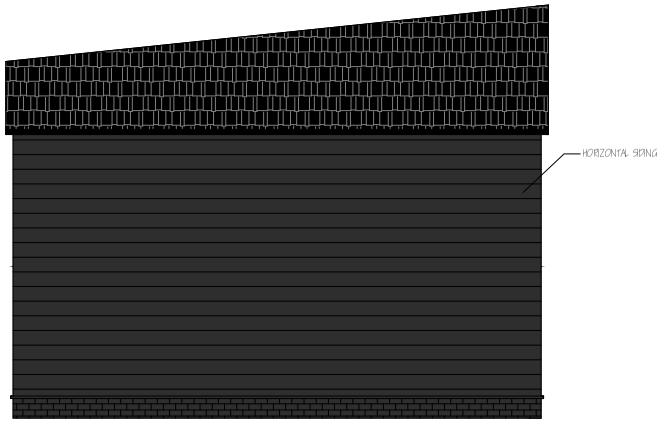
Front Elevation



Side Elevation



Rear Elevation



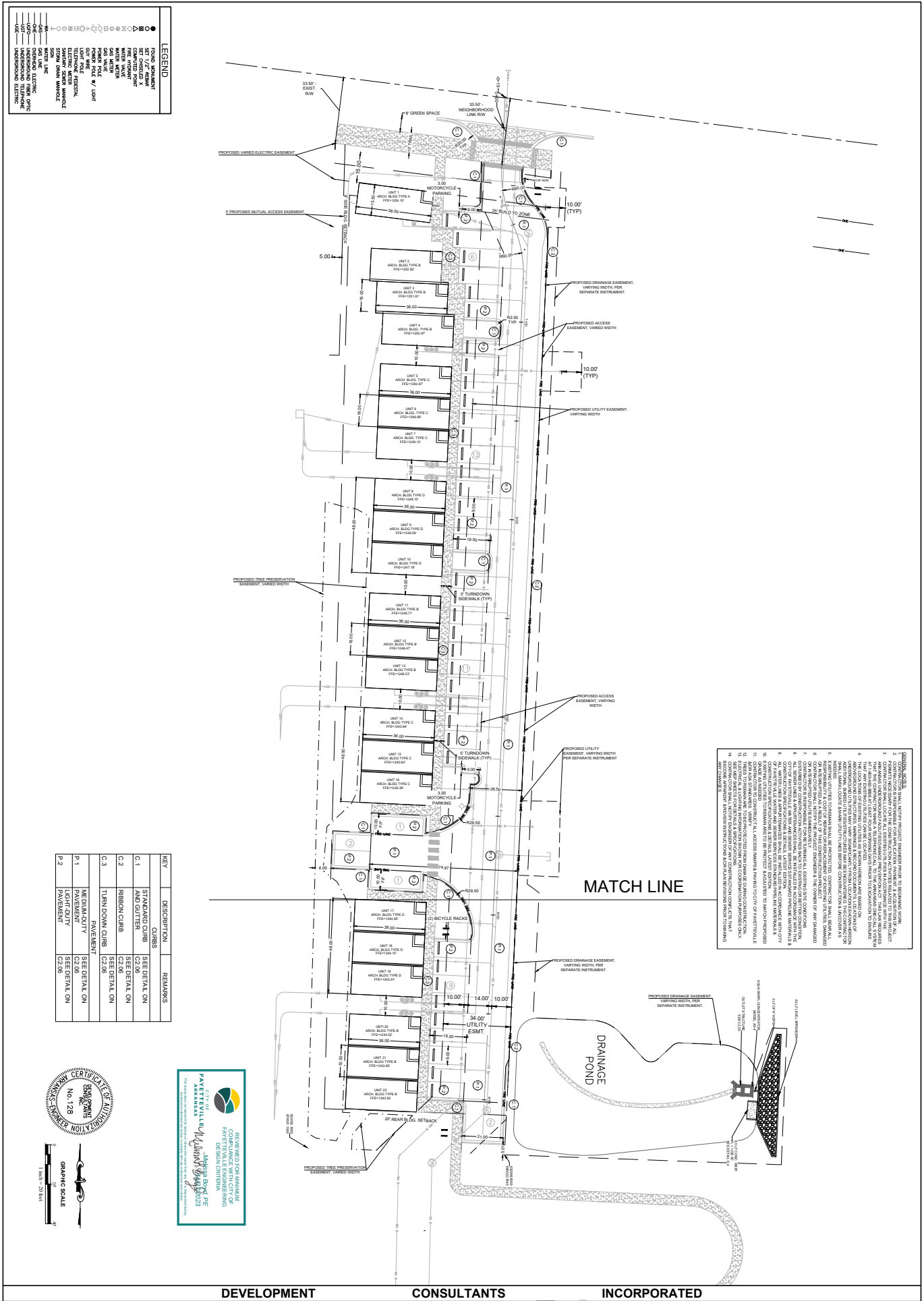
Side Elevation

Scale: $\frac{1}{4}$" = 1'-0

Katey Howard
Bentonville, AR
501-580-3672

V1.3

G:\2022\22-128 WEST\SITE\22-128 SITE WEST.DWG



CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: July 13, 2026

SUBJECT: **CUP-2026-0027: Conditional Use Permit (2072 N AUSTIN UNIT B/TRUCKS, 369):** Submitted by MODERN OZARKS for property located at 2072 N AUSTIN DR Unit B. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.30 acres. The request is for a short-term rental in a residential zoning district.

RECOMMENDATION:
Staff recommends approval of **CUP-2026-0027** with conditions.

RECOMMENDED MOTION:
*"I move to approve **CUP-2026-0027**, determining:*

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

BACKGROUND:
The subject property is located in central Fayetteville at the southeast corner of N. Austin Dr and E. Elm St approximately 2,200 feet northwest of the intersection of N. Old Wire Rd and E. Ash St. The property is zoned RSF-4, Residential Single-Family, Four Units per Acre, and not encumbered in any overlay districts or master plan areas. The 0.30-acre parcel has been developed with a 1,544 sq. ft. single-family structure built in 1976 per the Washington County Assessor. A 600 sq. ft. accessory dwelling unit was developed on the property in 2025 (RESI-2025-0134) and is the subject unit for this CUP. 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	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

City Plan 2040 Future Land Use Designation: Residential Neighborhood

Proposal: The applicant requests conditional use permit approval to use the accessory dwelling unit on 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. CUP at this location would solely apply to this unit, and not the entire parcel.

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

RECOMMENDATION: Staff recommends approval of **CUP-2026-0027** 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: July 13, 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 RSF-4 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 give the applicable business license requirements, including the applicable business license requirements, including building safety inspection, and density caps on Type-2 short-term rentals. The ADU has its own driveway that can adequately park two vehicles, preventing on-street parking. Staff finds the size and scale of the property with ADU are aligned with the character of the surrounding area along E. Elm St. and N. Austin Dr, though detached ADUs appear to be uncommon in this area.**

(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 RSF-4 zoning district. All residential only 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 unit contains a total of one bedroom which would limit occupancy to a maximum of two guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.**

C. **Parking.** Parking is limited to the maximum number of vehicles as allowed by the underlying zoning district for the residential building on the property.

Finding: **Accessory dwelling units do not have any parking minimums, per state law. 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 on the property at any given time. The applicant has indicated that there are two off-street parking spaces available in the driveway, and staff has verified that two vehicles could likely fit in the existing driveway.**

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 2072 N. Austin Dr. Unit B. 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 29, 2026, the City had issued 468 Type 2 short-term rental business licenses, with 442 contributing to the cap. 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. A driveway was developed with the ADU that can adequately handle two vehicles. City records indicate that one other unit within a quarter-mile radius of the property has a business license to operate as a Type 2 short-term rental. Accessory dwelling units are subject to the city's overall cap but not to specific density or separation requirements outlined for single-family and multifamily structures. There have been no prior zoning or code violations on this property and there are no private or public schools within 1,000 feet of a school's boundary line. Staff finds the applicant's request to be suitable given the low concentration of licensed short-term rentals nearby.**

§163.02. AUTHORITY; CONDITIONS; PROCEDURES. (continued)

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

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

Finding: **One driveway is available to accommodate vehicular ingress and egress with two driveway spaces available for guest parking. The use of the property would be limited to a maximum of two guests which would not be out of character with the use of the property for residential purposes.**

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

Finding: **A total of two off-street parking spaces are available on the paved driveway. The short-term rental ordinance limits the number of guest vehicles to the maximum number of four vehicles as allowed by the underlying zoning district.**

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

Finding: **The applicant proposes to utilize existing residential trash cart services. Staff recommends a condition confirming that the containers are stored in**

a location that is screened from public view when not placed at the curb for pick-up.

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

Finding: **Utilities are currently available to the property and its use as a short-term rental is not expected to impact the provision of utilities.**

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

Finding: **Staff recommends that residential carts be screened so that they are not visible from the public right-of-way.**

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

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

(g.) Required yards and other open space;

Finding: **Based on the applicant's submittal, the house and detached ADU appear 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 as proposed. There is one other licensed Type 2 short-term rental within a quarter-mile radius including one operating directly across the street. The unit is small and adequate off-street parking appears to be available.**

(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
  - §161.07 District RSF-4, Residential Single-Family –Four (4) Units Per Acre
- Applicant Exhibits
  - Applicant Request Letter
  - Site Plan
  - Floor Plan
  - Building Elevations

§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

161.07 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)

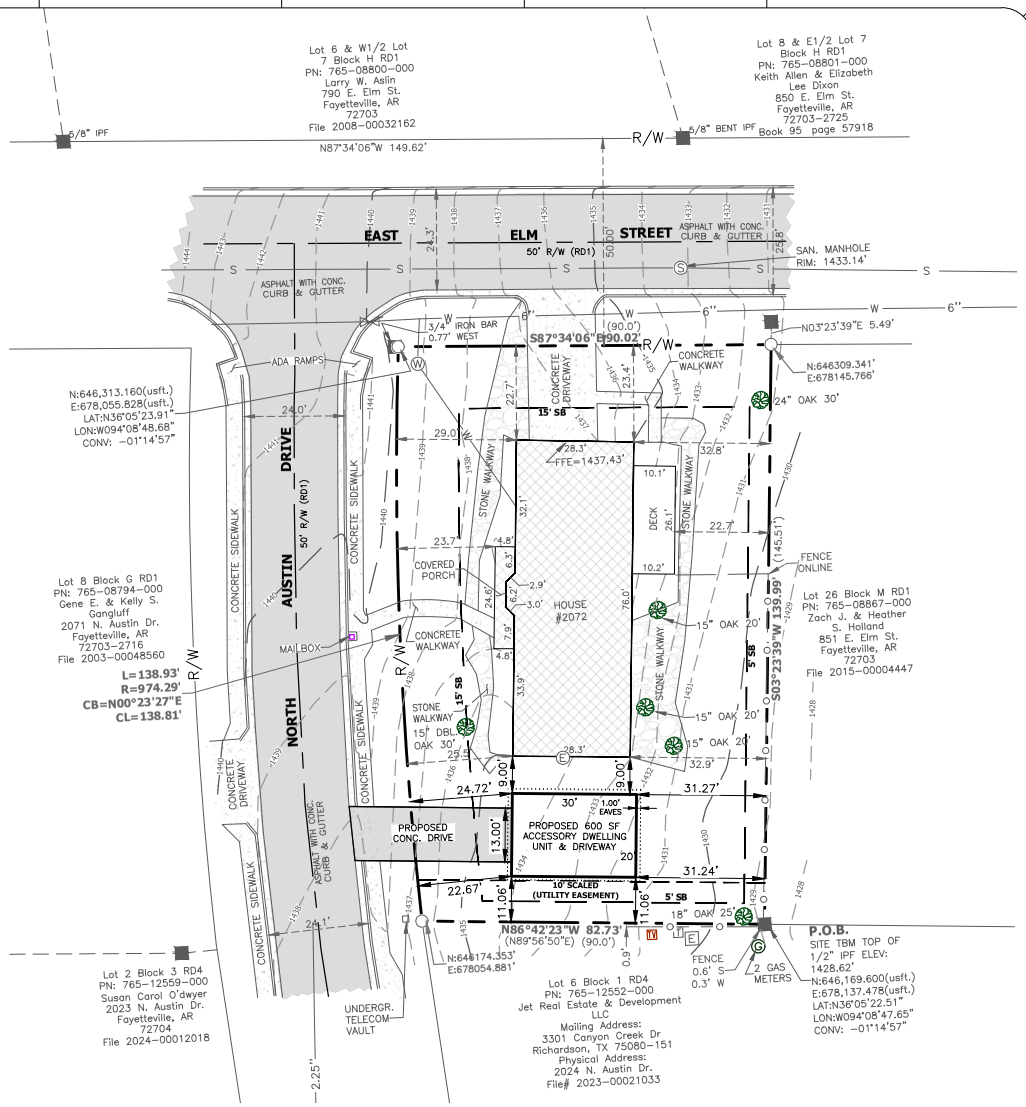
PLOT PLAN

AS-PROVIDED DESCRIPTION (FILE# 2021-00045736)
LOT NUMBERED TWENTY SEVEN (27), BLOCK "M" OF NORTHRIDGE SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION OF FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

AS-SURVEYED DESCRIPTION
LOT NUMBERED TWENTY SEVEN (27), BLOCK "M" OF NORTHRIDGE SUBDIVISION TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT OF SAID SUBDIVISION OF FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE ALONG THE SOUTH LINE OF SAID LOT 27, NORTH 86°42'23" WEST, 82.73 FEET TO A 5/8" IRON PIN SET WITH PLS #1519 CAP ON THE EAST RIGHT-OF-WAY LINE OF NORTH AUSTIN DRIVE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT 138.93 FEET, SAID CURVE HAVING A RADIUS OF 974.29 FEET, AND A CHORD BEARING OF NORTH 00°23'27" EAST, 138.81 FEET TO A 5/8" IRON PIN SET WITH PLS #1519 CAP ON THE SOUTH RIGHT-OF-WAY LINE OF EAST ELM STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 87°34'06" EAST, 90.02 FEET TO A 5/8" IRON PIN SET WITH PLS #1519 CAP ON THE EAST LINE OF SAID LOT 27; THENCE ALONG SAID EAST LINE, SOUTH 03°23'39" WEST, 139.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

NOTES AND AGREEMENTS:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS PLAN, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.
4. DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES.
5. THIS PLOT DEPICTS FUTURE CONSTRUCTION IMPROVEMENTS AS SHOWN.
6. THIS IS NOT A BOUNDARY SURVEY, IT IS NOT INTENDED FOR TRANSFER OF TITLE.
7. ALL DIMENSIONS MEASURED TO BLOCK LINE.
8. OVERHANG BUILT BEYOND BUILDING SETBACKS MAY NOT MEET NATIONAL FIRE OR BUILDING CODE.
9. ALL INFORMATION AS SHOWN HEREON IS RECORD INFORMATION OR INFORMATION PROVIDED BY THE CLIENT TO BELL CONSTRUCTION SOLUTIONS, LLC.
10. IT IS THE RESPONSIBILITY OF THE BUILDER OR BUILDERS REPRESENATIVE TO VERIFY ALL DIMENSIONS THAT ARE STAKED OR MARKED.
11. BELL CONSTRUCTION SOLUTIONS, LLC. AND/OR FIELD CREWS ARE NOT RESPONSIBLE FOR MANAGEMENT OF CONSTRUCTION CREWS TO FOLLOW PLANS AND SPECIFICATIONS OR OVERSITE TO ADHERE TO ANY/ALL APPLICABLE BUILDING OR ZONING CODES.
12. BY USING THIS PLOT PLAN THE BUILDER AGREES TO THE NOTES AND NOTICES IN STATEMENTS ABOVE.
13. THIS PLAN IS FOR VISUAL PURPOSED ONLYAND MAY NOT NECESSARILY REFLECT THE ACTUAL SIZE, SHAPE OF LOCATION OF ANY IMPROVEMENTS ON THE LOT.



N

0 30' 60'

SCALE: 1" = 30'

LEGEND

- MARKER FOUND – 1/2" IRON PIN (IPF) UNLESS NOTED
- 5/8" IRON PIN SET WITH PLS #1519 CAP
- PROPERTY LINE
- EDGE OF PAVEMENT
- OHE — OH/ELECTRIC LINE
- FENCE
- GRAVEL DRIVE
- EASEMENT
- WM WATER METER

AS-SURVEYED TRACT
=0.28 ACRES +/-
LOT 27 BLOCK M
NORTH RIDGE SUBDIVISION RD1
PN: 765-08868-000
CLARK TRUCKS & LANE TRUCKS
2072 N AUSTIN DR.
FAYETTEVILLE, AR 72703
FILE# 2021-00045736

#	REVISION	DATE
1	REV. DRIVEWAY PER CLIENT	8/13/25

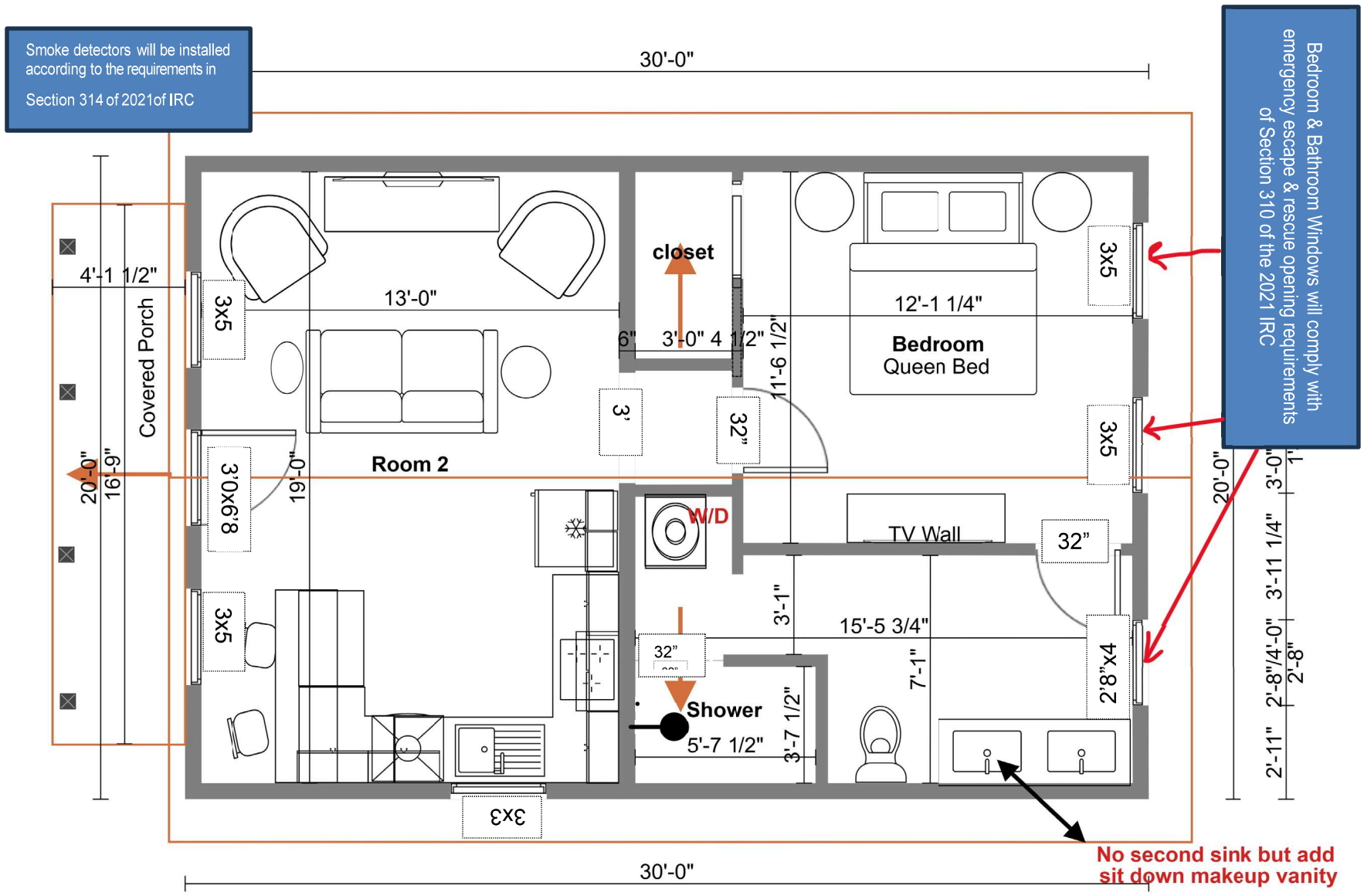
Know what's below.
Call before you dig.

BELL CONSTRUCTION SOLUTIONS, LLC.
chuck.bell@bellconsolutions.com
P.O. BOX 8
CAVE SPRINGS, AR 72718
PHONE: (479) 366-0640

DRAWN BY: VSK	SCALE: 1"=30'
FIELD CREW: STEVE	DATE: 8/12/25
CHECKED BY:OWNER	DWG: 25145.01

1 OF 1

11X17



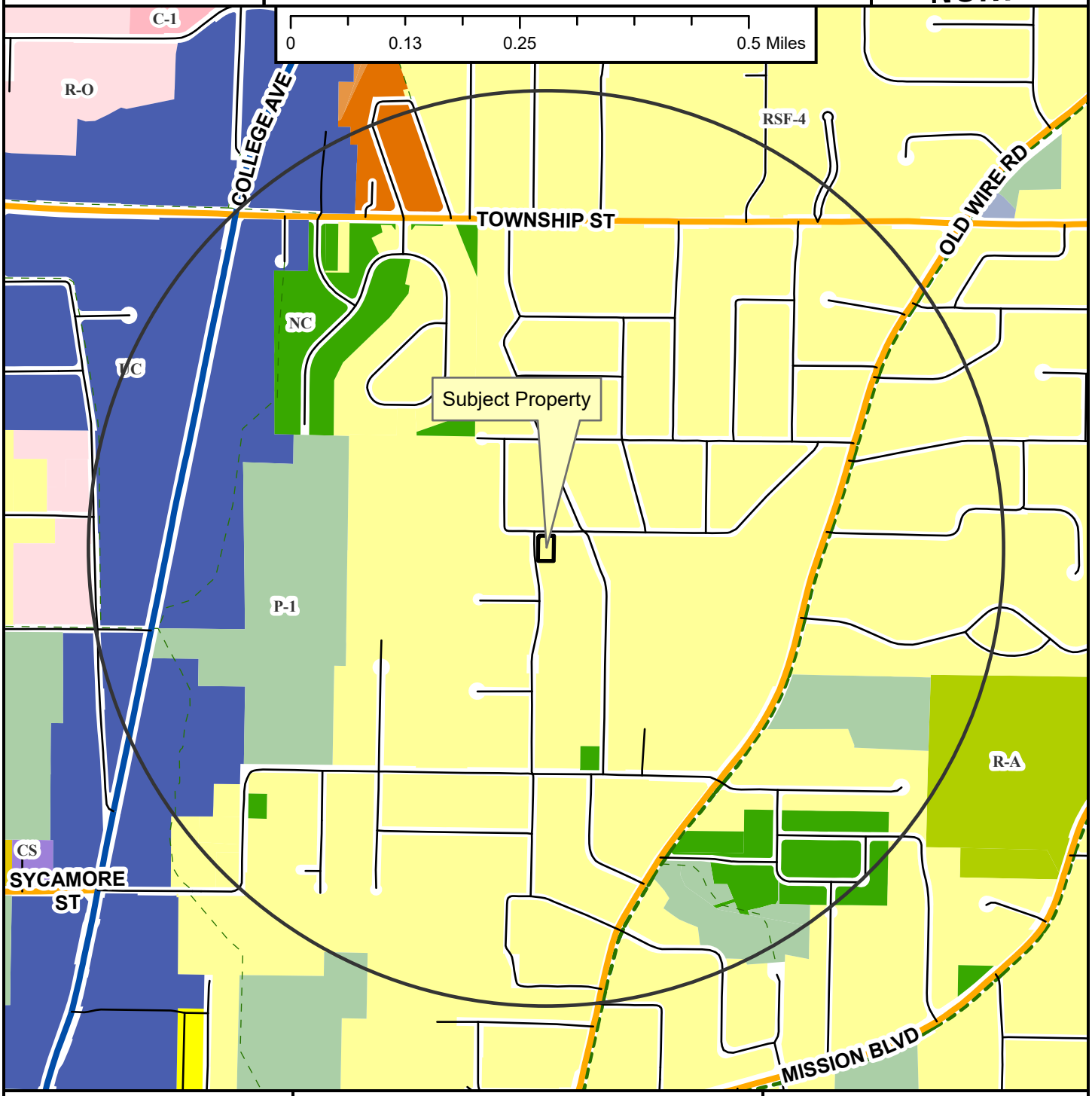
Clark Trucks ADU 2nd Revision Floor Plan 3-21-2025

CUP-2026-0027

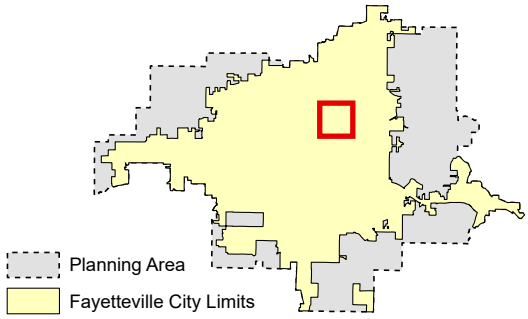
One Mile View

2072 N AUSTIN DR Unit B

NORTH



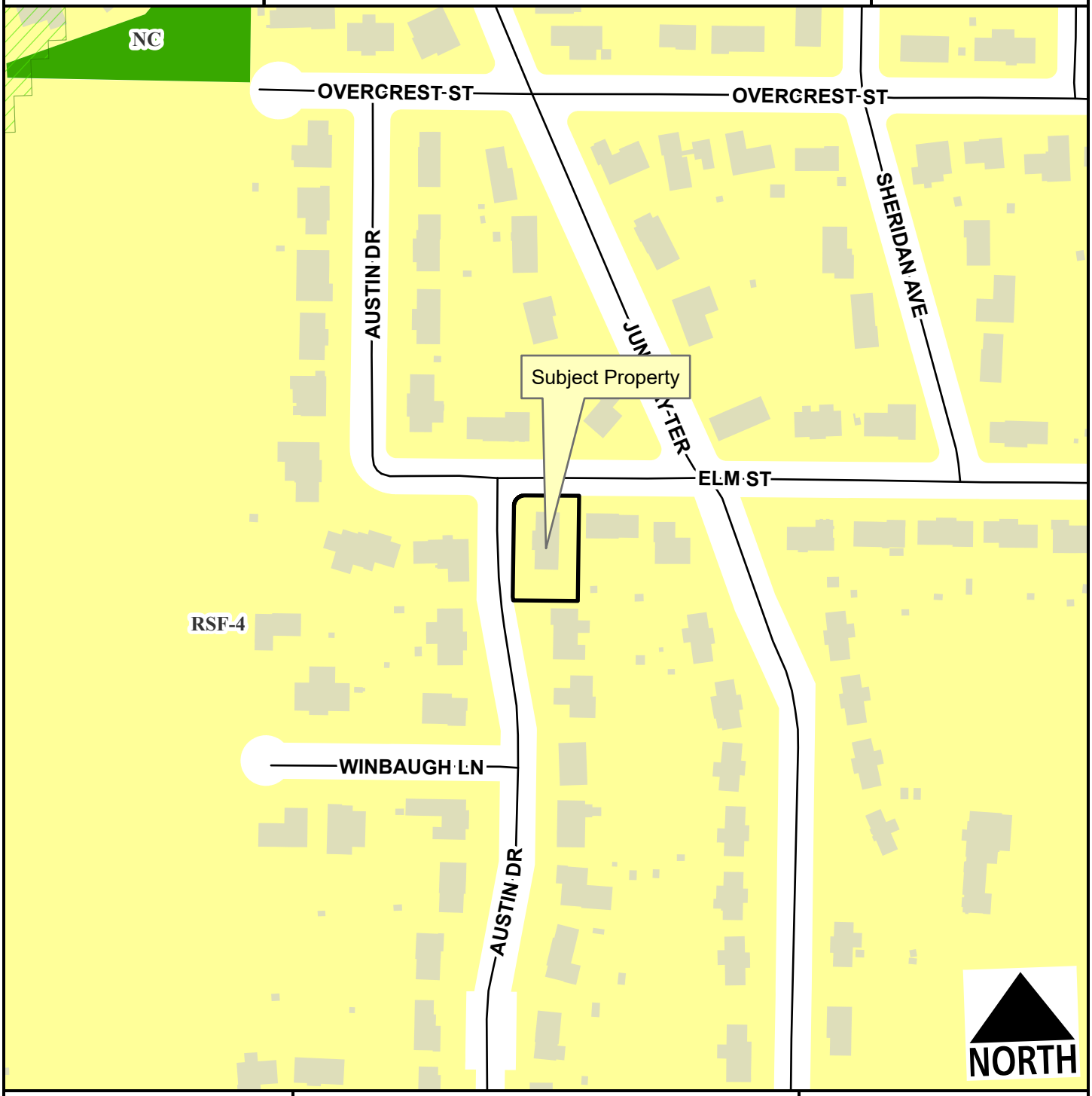
- Neighborhood Link
- Regional Link - High Activity
- Unclassified
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



CUP-2026-0027

Close Up View

2072 N AUSTIN DR Unit B



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

Feet

0 75 150 300 450 600

1:2,400

CUP-2026-0027

Current Land Use

2072 N AUSTIN DR Unit B

NORTH

Unclassified
Residential Link
Planning Area
Fayetteville City Limits

Feet

0 112.5 225 450 675 900

1:3,600

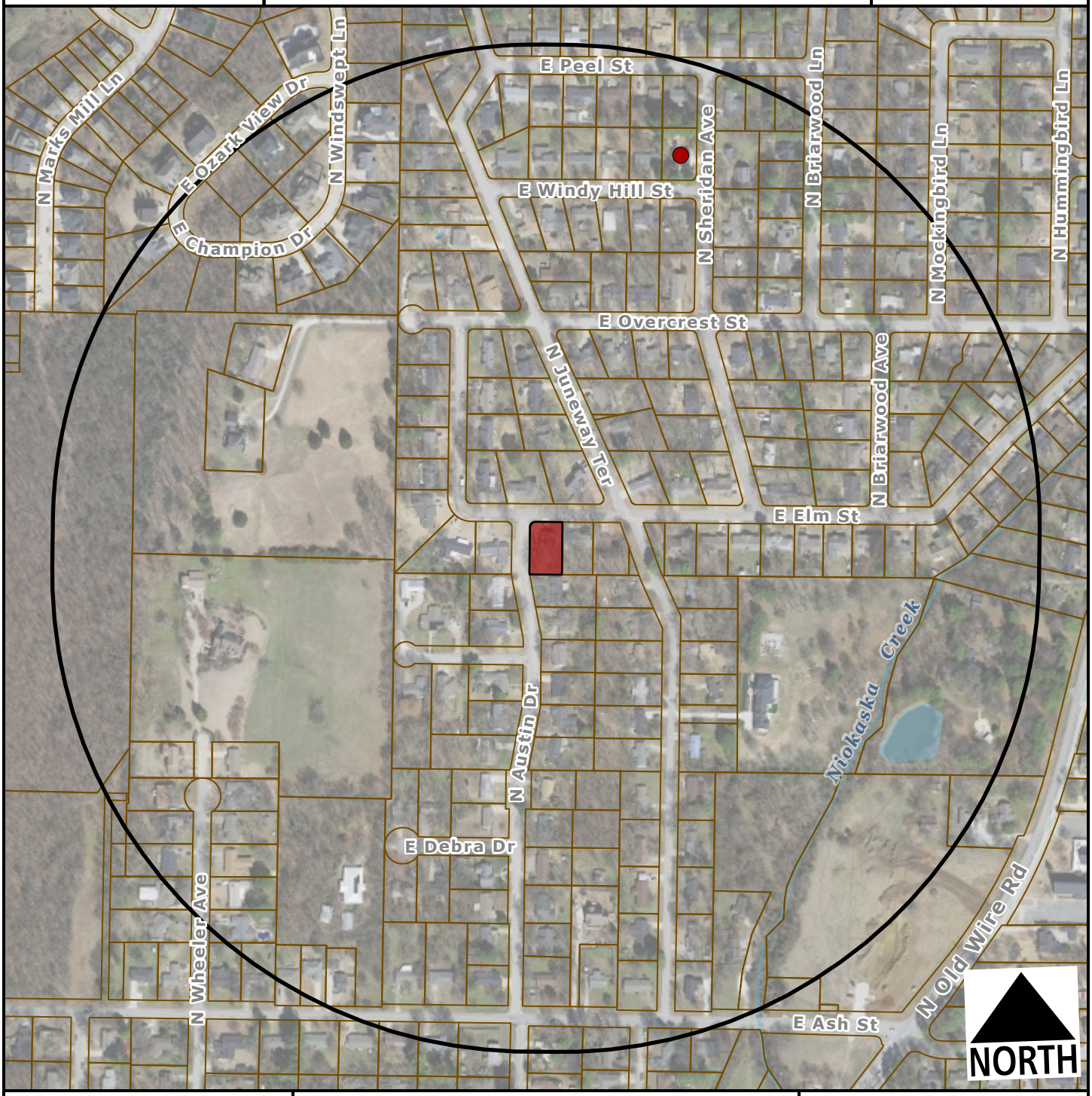
FEMA Flood Hazard Data

100-Year Floodplain
Floodway

CUP-2026-0027

STRs Within 1/4 Mile

2072 N AUSTIN DR Unit B



Subject Property

Short Term Rental, Type 2

Feet

0 200 400 800 1,200

1:4,800

Within 1/4 Mile

Type 2 STRs: 1

Occupiable Residential Addresses (Estimated Housing Units): 211

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 13, 2026

SUBJECT: **CUP-2026-0031: Conditional Use Permit (1919 N. BEAR TREE COURT/BEAR TREE BUILDERS LLC; STEVEN DAVID & CARYN LORETTA FINNEY, 369):** Submitted by COMMUNITY BY DESIGN for property located at 1919 N BEAR TREE COURT. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 3.34 acres. The request is for a cluster housing development

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RECOMMENDATION:
Staff recommends denial of **CUP-2026-0031.**

RECOMMENDED MOTION:
*"I move to approve **CUP-2025-0053** with conditions, determining:*

- *Against a variance to UDC 164.22(D)(1) Number of Cluster Housing Units Permitted;*
- *In favor of compatibility of Use Unit 44: Cluster Housing Development with adjacent properties; and*
- *In favor of all other conditions as recommended by staff."*

BACKGROUND:
The subject property is located in east Fayetteville approximately 380 feet west of the intersection of N. Old Wire Rd. and W. Ash St. The site totals approximately 3.34 acres and is zoned RSF-4, Residential Single-family, Four Units per Acre. The property is currently developed with two existing single-family dwellings constructed in 2003 which are proposed to remain. The parcels are heavily encumbered by streamside protection zones, floodplain, and floodway, and the northern parcel is almost entirely forested. 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	Streamside Protection Zone, Floodplain, Floodway	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 / Natural**

Proposal: The applicant requests conditional use permit approval to develop the property with a cluster housing development containing 14 detached single-family units within one cluster.

Classified under the UDC as Use Unit 44, a cluster housing development is a conditional use in the RSF-4 zoning district. Conformance with development requirements, including drainage, tree preservation, and fire apparatus access shall be fully reviewed with required development entitlement plans. As a component of the application, the applicant has also requested a variance for 14 dwelling units where 12 are permitted under the cluster housing development standards.

Public Comment: Four members of the public spoke against the request, expressing concern about drainage and flooding, emergency access, parking, the proposed number of units, potential for rentals and student uses, and lack of compliance with cluster housing standards. Additional inquiries and requests for information were also received.

RECOMMENDATION: Staff recommends denial of **CUP-2026-0031.** If approved, staff recommends the following conditions:

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 incompatible with the neighborhood based on the findings in this report;*

2. **Planning Commission determination of variance to UDC 164.22(D)(1) Number of Cluster Housing Units Permitted.** *Staff recommends denial of the requested variance to permit a cluster with 14 units. If approved, staff recommends the following conditions.*
   a) The applicant shall coordinate with Urban Forestry and Engineering to provide improvements to the floodplain / streamside area, such as invasive species removal, replanting of native species, or other work to improve the riparian buffer.

3. 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;

4. 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;

5. 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;

6. The maximum number of unrelated persons in any dwelling unit is three, pursuant to the underlying single-family zoning district;

7. Per UDC §166.20, Expiration of Approved Plans and Permits, conditional use permit approval is valid for one year; and

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

PLANNING COMMISSION ACTION: Required YES
Date: July 13, 2026 ❒ Tabled ❒ Approved ❒ Denied
Motion:
Second:
Vote:

FINDINGS OF THE STAFF

§163.02. AUTHORITY; CONDITIONS; PROCEDURES.

B. Authority; Conditions. The Planning Commission shall:

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

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

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

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

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

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

Finding: The applicant has submitted a written application requesting conditional use approval for Use Unit 44: Cluster Housing Development in the RSF-4 zoning district.

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

Finding: The applicant has paid the required filing fee.

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

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

Finding: **The Planning Commission is empowered under Unified Development Code §161.07 to grant the requested conditional use permit.**

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

Finding: **Staff finds that granting the requested conditional use permit may adversely affect the public interest. Of the 3.34-acre subject area included in the request, approximately 2.5 acres is designated as a natural area by City Plan 2040, likely due to overlapping floodplain, floodway and streamside protection considerations. City Plan 2040 encourages "development pattern[s] that require conservation and preservation, prevents degradation of these areas, and utilize the principles of low impact development stormwater infrastructure..." While the plan also states that natural areas are prime candidates for cluster development patterns, staff finds that the proposal is seeking a variance to allow more units than would be permitted by code, increasing the development intensity of the lot. Nearly half of the residential units, most of the driveway and all of the proposed common open spaces are shown within the future land use area designated Natural Areas rather than the areas designated as Residential Neighborhood. Additionally, portions of the driveway are shown within FEMA floodway.**

Staff also finds that the proposed design does not align with the intent of the cluster housing ordinance. The purpose of the cluster housing development ordinance is "to encourage innovation and variety in housing while ensuring compatibility with established neighborhoods, and to provide housing opportunities for a population diverse in age, income and household size." All proposed cluster housing units are three-bedroom, two story units nearing 2,500 square feet of conditioned area with additional space in garages that are prominent in the units' principal facades. The large size and high proposed number of these units further increases the impact on a sensitive site and limits the potential for the cluster to serve a variety of end users. Staff has also not been provided floor plans which correspond to the two units in the northwest corner and is not able to fully evaluate how the units comply with ordinance or meet their parking needs.

(c.) The Planning Commission shall certify:

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

Finding: **There are specific rules Use Unit 44: Cluster Housing Development, as follows:**

§164.22, CLUSTER HOUSING DEVELOPMENT

D. Dwellings Permitted.

1. *Number of Cluster Housing Units Permitted.* A cluster housing development shall contain a maximum of twelve (12) dwelling units. In multi-family zones where the proposed cluster housing development exceeds the minimum open space requirements of 164.22(G)(3)(a) by at least 20%, and in which at least 75% of the planned units are attached dwellings, there shall be no maximum number of dwelling units, except to conform to the density limitations herein.

Finding: **The proposal includes one cluster with fourteen residential dwellings (two existing, twelve new). A variance has been requested to UDC 164.22(D)(1) to permit fourteen units where twelve are permitted by right. Staff recommends against this request. Approximately 1.6 acres of the site, or about half the site, is encumbered by floodplain/floodway, streamside protection, or both, and the addition of units shifts necessary improvements into more sensitive areas of the site.**

While staff finds that some requirements such as common open space could be suitable within these areas, the unusual shape of the lot paired with the high percentage of the lot encumbered by environmental constraints make it difficult to support additional units without knowing how other portions of code will be met. No parking table has been provided and floor plans have not been provided that accurately reflect garage access for two units. No pedestrian system to the street is shown and it appears that the units do not comply with the requirement that at least 75% of the units shall be oriented around a common space, public trail, or street. Given these outstanding questions, the heavily limited development area of the site, and the increased difficulty created by adding additional units, staff recommends against the request.

If approved, staff recommends that the applicant shall coordinate with Urban Forestry and Engineering to provide improvements to the floodplain / streamside area, such as invasive species removal, replanting of native species, or other work to improve the riparian buffer in order to mitigate additional impact created from the encroachment into these areas.

2. *Existing Nonconforming Structures.* On a lot to be used for a cluster housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cluster density.

Finding: **Two existing single-family structures are located on the subject property which appear to be conforming with the standards of this section. Compliance with cluster housing requirements shall be further reviewed with development entitlement.**

E. Zoning Regulations.

1. *Permitted and Conditional Use.* Cluster housing development is permitted as identified in Chapter 161, Zoning Regulations, as a permitted or conditional use.

Finding: Use Unit 44 is conditional use in the RSF-4 zoning district.

2. *Density.* Cluster housing development permitted as a use by right shall be allowed a density in conformance with the underlying zoning district. Zoning districts that allow cluster housing developments as a conditional use shall be allowed a density not to exceed two (2) times the maximum density allowed in the underlying zoning district.

Finding: The subject property is 3.34 acres, which would allow 26 units as cluster housing. The applicant's proposal is for fourteen units (twelve new and two existing), which is within the permitted density allowance, but not within the individual cluster housing unit allowance, which is discussed further in the variance request.

3. Bulk and Area Regulations.
   (a.) Lot Width Minimum. There is no lot width requirement for individual cluster housing lots.
   (b.) Lot Area Minimum. The lot area minimum for cluster housing lots is 750 square feet.
   (c.) Land Area per Dwelling Unit. The land area per dwelling unit requirement is 750 square feet.

Finding: Lot widths, lot areas, and land area per dwelling unit will be considered with the associated development review. No associated lot split has been provided with this proposal.

4. Setback Requirements. All structures shall meet setback and separation requirements of the International Building Code, as applicable. For zoning purposes:
   (a.) In single family districts, all cluster housing units shall have a minimum separation from one another of ten feet measured from exterior wall to exterior wall, not counting eaves or other architectural projections.
   (b.) In multi-family districts, there are no separation requirements from one cluster housing structure to another.
   (c.) The setbacks from the exterior property lines of the original parent tract shall be set by the underlying zoning district.

Finding: Separation and setback requirements for the RSF-4 zoning district will apply along exterior property lines. Based on the conceptual site plan provided, the proposed cluster housing development may be compliant with required zoning setbacks. Separation and setbacks shall be fully reviewed with development entitlement.

5. Building Height Regulations. The height for all structures in a cluster housing development shall not exceed the permitted height requirement of the underlying zoning district.

Finding: **The RSF-4 zoning district permits three-story buildings; the applicant is proposing two-story dwellings.**

6. Building Area. None.

Finding: **N/A.**

7. Accessory Dwelling Units. Accessory dwelling units are permitted in cluster housing developments by conditional use. Where a cluster housing development is permitted as a conditional use, accessory dwelling units may be requested within the same application.

Finding: **No accessory dwelling units are proposed.**

F. **Common Property Maintenance.** Community buildings, parking areas and common open space shall be owned and maintained commonly by the cluster housing development residents, through a condominium association, a homeowners' association or a similar mechanism, and shall not be dedicated to the city unless accepted by the City Council.

Finding: **Proof of Common Property Maintenance regulations will be required during the development process.**

G. **Development Standards.** The UDC outlines specific development standards for Cluster Housing Developments.

Finding: **The proposal does not comply with the requirement that at least 75% of the units shall be oriented around a common space, public trail, or street. The six units along the southernmost portion of the property face a private driveway. The unit closest to the street could be oriented towards the street; however, a large water/sewer easement is currently located in this area and would be required to be vacated in order to place the easement as proposed. If the easement is not able to be vacated, the next unit is shown approximately 70 feet from the street. The unit located in the far northwest corner is also not oriented towards a common open space, public trail, or street. Given that approximately half of the site is encumbered by floodplain, floodway, and/or streamside protection, it is not clear how this requirement can be met under this current design.**

Generally, staff has concerns that the development will be able to fully comply with development standards such as the provision of open space, parking, bicycle racks, Fire Department access, pedestrian connectivity, utilities, and recycling and trash collection due to the number of units proposed and environmental constraints of the site. While staff acknowledges that these standards are more fully reviewed at the time of development and building permits, the extensive development proposed is

likely to create difficulties meeting standards, particularly if the variance for additional units is approved.

H. Building Design Standards.

1. *Variety in Detached Cluster Housing Units Floor Plans and Architectural Treatments.* These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cluster housing development. In cluster housing developments no two (2) structures shall be identical in terms of exterior finishes. All cluster housing units shall differ from each other by utilizing at least two (2) of the following options:
   (a.) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
   (b.) Variations in adjacent cluster housing unit floor plans that alter the location of exterior windows and doors;
   (c.) Variations in the size of main floor area and/or building height of adjacent structures; or
   (d.) A front porch with a minimum width no less than 50% of the front building façade. Front porches shall have a minimum depth of six feet. No structurally identical front porches shall be located on adjacent cluster housing units.
   (e.) Variations in roof shapes or gables between adjacent structures.
   (f.) Other variations as approved by the Zoning and Development Administrator.

Finding: **In cluster housing developments no two structures shall be identical in terms of exterior finishes and must vary in building height, main floor size, location of windows and doors, porches, and/or roof shape. Seven units are shown placed directly adjacent to an identical floor plan., and mirroring or other rotations that alter their exterior appearance are not generally shown between these repeated floor plans. The provided building elevations and site plan suggest that variations to roof shapes and materials will be utilized to meet these requirements; however, color variation must also be provided to comply fully meet the second proposed variation standard. Additional information is needed to fully verify compliance with these standards**

Of note, no unit appears to comply with the requirement that garage entries shall not protrude forward from the principal façade and all are very close to the maximum permitted square footage, limiting potential for modifications to comply with this standard. Additionally, the applicant has indicated an intent to subdivide the parcels, which would trigger compliance with UDC 164.23 Small Lot Design Standards. These standards require that each home shall have a clearly defined front door and windows on the façade facing the street, and that the garage opening shall be less than 50% of the principal façade length unless the house has a second story with windows facing the street or has a balcony, deck, or similar feature which projects at least flush with the garage opening toward the street. As shown, the proposed architectural designs do not comply with either standard. Full compliance with these architectural design standards will be reviewed for and determine at the time of building permit.

§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: **As proposed, the cluster housing development will have access onto E. Ash St., a Residential Link, by way of one driveway which is currently located partially within FEMA floodway. The proposed driveway appears to meet the required 50-foot separation standards as shown. The ITE manual shows 9.43 trips per day for detached single family housing, which could result in ~113 total new trips per day with the addition of 12 new units. No major accidents have been shown in the area immediately adjacent to the driveway based on city records. Compliance with the City's access management and public safety standards will be fully considered as part of the associated development review, but staff finds that the development is likely to be able to provide sufficient ingress and egress to the property.**

(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: **In cluster housing developments, the applicant may choose to supply 1 parking space per bedroom. Otherwise, parking will be required at a rate of 1.5 spaces per unit for dwellings less than 1,000 square feet in size, and at a rate of 2 spaces per unit dwellings greater than 1,000 square feet. No parking table has been provided and no bike rack parking is shown on the plans. The applicant has generally indicated two-car garage parking for each unit, though floor plans have not been provided which accurately reflect the two units in the northwest corner. Bike racks must be provided at a rate of one rack per cluster housing unit, meaning fourteen total racks are required. Where parking abuts adjacent properties or public right-of-way, screening shall be required per UDC 172.04.**

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

Finding: **The applicant has indicated the development is intended to be served with residential trash carts. The City's ability to serve the development will be fully reviewed at the time of development entitlement.**

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

Finding: **Utilities are currently available at or near the site. An eight-inch water main is available along the eastern property line and a 2.25-inch water line is available within N. Box Ave. An eight-inch sewer main is available approximately 430 feet to the south along E. Mission Blvd. Determinations of capacity or the need for improvements will be made with development submittal.**

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

Finding: **Given the single-family residential nature of the proposal and institutional use along most of the eastern property line, staff recommends limited buffering. Any parking areas such as those indicated at the northwest corner of the site would be required to be screened per the city's landscape ordinance.**

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

Finding: **All signage shall be reviewed separately in accordance with UDC Chapter 174.**

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

Finding: **Review of the submitted site plan indicates that the required open space of the overall property is being provided. All separation and setback requirements will be reviewed for compliance with development entitlement.**

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

Finding: **Staff finds the applicant's proposal to be incompatible with adjacent properties and those in the surrounding neighborhood. Cluster developments are intended to orient dwelling units around a common open space and foster a sense of community. While the design does indicate common open space, units are generally oriented around a private driveway and no pedestrian circulation system is shown throughout the development. The units are generally dominated by large garages with entries set far back from the principal façade, a design which does not meet the intent of cluster housing to foster community either within the development or surrounding neighborhoods. The property is heavily encumbered by floodplain and streamside protection and staff finds the intensity of the development could adversely affect the public interest.**

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

Finding: **Staff finds that the proposed development to be generally incompatible with the goals and intent of the City's adopted land use, transportation, and other strategic plans. The majority of the property is designated a Natural Area by City Plan 2040. The site is heavily encumbered by sensitive environmental features and the applicant is seeking a variance to provide more units than would be permitted by code, pushing structures, driveways, and other required elements into areas designated as preferred for conservation by the city plan. Staff finds this encroachment into the natural areas runs against city goals to preserve and protect environmental resources, and to conserve open space and protect areas of significant riparian benefit, and to the overall city goal to establish an enduring green network.**

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

- Unified Development Code
  - §161.07 – District RSF-4, Residential Single-Family, Four Units per Acre
  - §164.22 – Cluster Housing Development
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Exhibits
  - Request Letter
  - Variance Request Letter
  - Drainage Letter
  - Applicant Site Plan
  - Floor Plans & Elevations
- Public Comment

161.07 District RSF-4, Residential Single-Family - Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses*.

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses*.

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two (2) family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear

15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(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.

164.22 Cluster Housing Development

(A) *Purpose.* The purpose of the cluster housing development ordinance is to encourage innovation and variety in housing while ensuring compatibility with established neighborhoods, and to provide housing opportunities for a population diverse in age, income and household size.

(B) *Applicability.* The provisions of this section shall apply to proposed cluster housing development proposals, as defined in Chapter 162, Use Units, and authorized by Chapter 161, Zoning Regulations of the Unified Development Code, however zoning and development regulations such as density, bulk and area, building area, street frontage requirements, lot splits and other standards for cluster housing development are enforced subject to the criteria adopted in this chapter.

(C) *Development Review Process.* For the purpose of development review, cluster housing developments less than one (1) acre shall be processed as a site improvement plan. Cluster housing development on lots one (1) acre or larger shall be processed as a large scale development. If individual cluster housing unit lots are proposed and the proposal meets all of the requirements in this section, the subdivision shall be processed through the subdivision platting process as a lot split regardless of the number of lots created.

(D) *Dwellings Permitted.*

(1) *Number of Cluster Housing Units Permitted.* A cluster housing development shall contain a maximum of twelve (12) dwelling units. In multi-family zones where the proposed cluster housing development exceeds the minimum open space requirements of 164.22(G)(3)(a) by at least 20%, and in which at least 75% of the planned units are attached dwellings, there shall be no maximum number of dwelling units, except to conform to the density limitations herein.

(2) *Existing Nonconforming Structures.* On a lot to be used for a cluster housing development, existing detached single-family residential structures, which may be nonconforming with respect to the standards of this section, shall be permitted to remain, but the extent of the nonconformity may not be increased. Such nonconforming dwelling units shall be included in the maximum permitted cluster density.

(E) *Zoning Regulations.* The parent tract prior to development shall conform to the zoning criteria of the underlying zoning district.

(1) *Permitted and Conditional Use.* Cluster housing development is permitted as identified in Chapter 161, Zoning Regulations, as a permitted or conditional use.

(2) *Density.* Cluster housing development permitted as a use by right shall be allowed a density in conformance with the underlying zoning district. Zoning districts that allow cluster housing developments as a conditional use shall be allowed a density not to exceed two (2) times the maximum density allowed in the underlying zoning district.

(3) *Bulk and Area Regulations.*

(a) *Lot Width Minimum.* There is no lot width requirement for individual cluster housing lots.
(b) *Lot Area Minimum.* The lot area minimum for cluster housing lots is 750 square feet.
(c) *Land Area per Dwelling Unit.* The land area per dwelling unit requirement is 750 square feet.

(4) *Setback Requirements.* All structures shall meet setback and separation requirements of the International Building Code, as applicable. For zoning purposes:

(a) In single family districts, all cluster housing units shall have a minimum separation from one another of ten feet measured from exterior wall to exterior wall, not counting eaves or other architectural projections.
(b) In multi-family districts, there are no separation requirements from one cluster housing structure to another.
(c) The setbacks from the exterior property lines of the original parent tract shall be set by the underlying zoning district.

(5) *Building Height Regulations.* The height for all structures in a cluster housing development shall not exceed the permitted height requirement of the underlying zoning district.

(6) *Building Area.* None.

(7) *Accessory Dwelling Units.* Accessory dwelling units are permitted in cluster housing developments by conditional use. Where a cluster housing development is permitted as a conditional use, accessory dwelling units may be requested within the same application.

(F) *Common Property Maintenance.* Community buildings, parking areas and common open space shall be owned and maintained commonly by the cluster housing development residents, through a condominium association, a homeowners' association or a similar mechanism, and shall not be dedicated to the city unless accepted by the City Council.

(G) *Development Standards.* All cluster housing developments are subject to the following standards:

(1) *Floor Area.* The total conditioned floor area of any individual cluster housing unit shall not exceed 2,500 square feet.

(2) *Building Orientation.* A minimum of 75% of dwelling units in a cluster housing development shall be oriented around and face the common open space, a public trail or towards the street, having pedestrian access to the common open space and the street. Where a cluster housing unit fronts onto a public trail, the façade facing the public trail shall be considered a principal façade for the purposes of meeting design standards.

(3) *Open Space.*

(a) For units up to 1,500 square feet, a minimum of 250 square feet of common open space shall be provided per unit. For units exceeding 1,500 square feet and up to 2,000 square feet, 500 square feet of common open space shall be required per unit. For units exceeding 2,000 square feet, 750 square feet of common open space shall be required per unit. Common open space is subject to the following performance criteria:
(i) No dimension of a common open space area used to satisfy the minimum square footage requirement shall be less than ten feet.
(ii) Required common open space shall be divided into no more than two (2) separate areas per cluster of dwelling units.
(iii) Common open space shall be improved for passive or active recreational use, garden/food production, social gathering spaces or landscaped areas. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, plazas or gardens. A detailed site plan of the common open space depicting the design and amenities of the space shall be reviewed with the site plan for approval.
(iv) Amenities such as permanent or movable seating, landscaping, trails and paths, barbeque or eating facilities, covered shelters or water features shall be included within the common open space. Low Impact Development stormwater management facilities may be placed within the common open space when they are integrated with the amenities listed above.
(b) Each cluster housing unit shall be provided with a private open space of 250 square feet with no dimension of less than ten feet. Private open space should be contiguous to each dwelling unit, for the exclusive use of each respective resident. In multi-family zones in which at least 75% of the planned units are attached dwellings, private open space shall not be required where the development exceeds the minimum open space requirements of (G)(3)(a) by at least 20% and it can be demonstrated that each unit has easily available access to open space amenities.
(c) Parking areas and driveways shall not be counted as open space.

(4) *Fences.* Fencing located between a cluster housing unit and a public street or trail or the common open space shall not exceed 48 inches in height.

(5) *Parking Requirements and Standards.* Parking areas should be located within the cluster housing development in such a way as to maintain the character along the public street and to minimize the noise and light impacts on private residences and public spaces. Reductions in parking space allowances are permitted in cluster housing developments as described in Chapter 172, Parking and Loading. Permitted on-street parking spaces adjacent to a project's frontage may count towards the parking requirements of the development. Parking standards for cluster housing developments shall be as follows:

(a) The owner/developer may choose to supply one (1) parking space per bedroom for his or her entire cluster housing development. Otherwise, the required number of parking spaces shall be determined according to the square footage of the cluster housing unit as described below:
(i) Dwelling units less than 1,000 square feet shall have one and one-half (1.5) parking spaces provided.
(ii) Dwelling units over 1,000 square feet shall have two (2) parking spaces provided.
(b) Shared covered parking shall be designed to be similar and compatible to the design, materials and roof pitches used for the cluster housing units.

(6) Cluster housing developments shall provide at least one (1) bicycle parking rack per cluster housing unit.

(7) *Fire Department Access.* Fire Department access shall be determined at the time of development review.

(8) *Pedestrian Connectivity.* All buildings and common spaces shall be served by a pedestrian circulation system that connects to an existing or planned sidewalk or trail system.

(9) *Utilities.* Individual cluster housing lots shall have a unique connection to the main water and sewer lines. Main water and sewer lines on private property servicing cluster housing unit developments shall be located in a dedicated easement.

(10) *Community Buildings.* Indoor or covered common areas less than 2,000 square feet are permitted by right in cluster housing development. These structures shall be architecturally integrated with the architectural style of the cluster housing development.

(11) *Recycling and Trash Collection Service.* For the purposes of recycling and trash collection cluster housing developments are considered a residential use and should receive residential recycling and trash collection service (individual carts and recycling bins) where possible. In certain instances, it may be necessary to service cluster housing developments with commercial trash collection equipment (dumpsters). This may occur when a project is located in a predominately commercial area serviced by commercial trash pickup. It is incumbent on the developer to design recycling and trash collection facilities into the cluster housing development plan early in the process. The final determination of recycling and trash collection service and pick-up areas will be made at the time of development review by the city. Specific requirements for residential and commercial trash and recycling pick-up shall be as follows:

(a) Residential trash and recycling collection service requires a designated location near the street curb for trash carts and recycling bins. This location shall be kept clear of obstructions on the designated pick-up day. If this location is also used for on-street parking it shall be clearly marked and a sign posted restricting use for the designated pick-up day. An appropriate linear distance is required to accommodate each cluster housing unit's trash cart and recycling bin, subject to city approval.
(b) Commercial trash collection service requires a dumpster location that is freely accessible for front end loading and screened from public view.
(c) Recycling and trash facilities shall be located behind the front building setback line and shall be screened from the right-of-way and adjacent property owners by either architectural treatments or vegetative screening.

(H) *Building Design Standards.*

(1) *Variety in Detached Cluster Housing Units Floor Plans and Architectural Treatments.* These standards are intended to avoid the overly repetitive use of the same building design, structural features, detailing or finishes among detached units within the cluster housing development. In cluster housing developments no two (2) structures shall be identical in terms of exterior finishes. All cluster housing units shall differ from each other by utilizing at least two (2) of the following options:

(a) Variations in building material finishes such as clapboard, shake shingles, stone, brick, etc., and building color;
(b) Variations in adjacent cluster housing unit floor plans that alter the location of exterior windows and doors;
(c) Variations in the size of main floor area and/or building height of adjacent structures; or
(d) A front porch with a minimum width no less than 50% of the front building façade. Front porches shall have a minimum depth of six feet. No structurally identical front porches shall be located on adjacent cluster housing units.
(e) Variations in roof shapes or gables between adjacent structures.
(f) Other variations as approved by the Zoning and Development Administrator.

(2) All attached cluster housing units shall comply with §166.23, Urban Residential Design Standards. Where a cluster housing unit fronts onto a public trail or open space, the façade facing the public trail or open space shall be considered a principal façade, for the purposes of meeting this section.

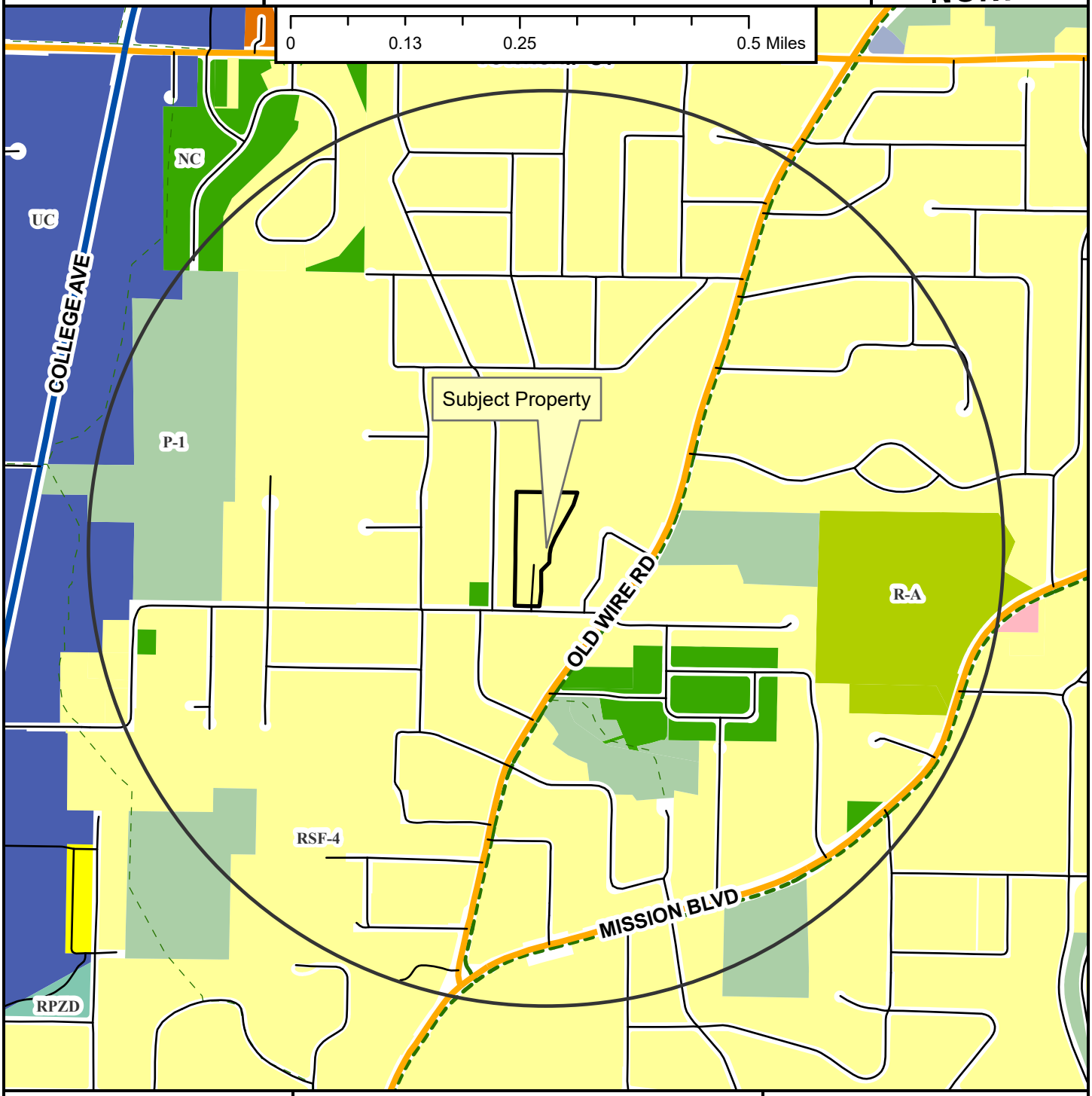
(I) *Variances From the Minimum Cluster Housing Development Requirements.* Variances of this section, Cluster Housing Development, shall be administered as normal development regulations for variances of General Design Standards, except that (E) Zoning Regulations shall be administered as zoning regulations for variance purposes.

CUP-2026-0031

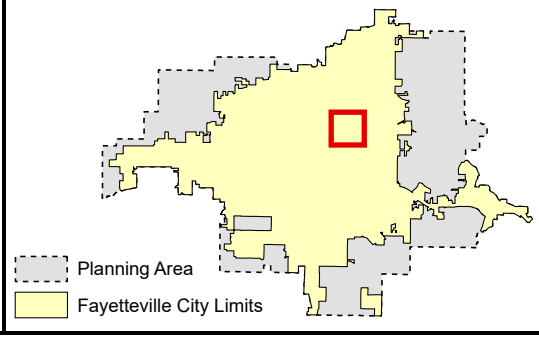
One Mile View

1919 N BEAR TREE CT

NORTH



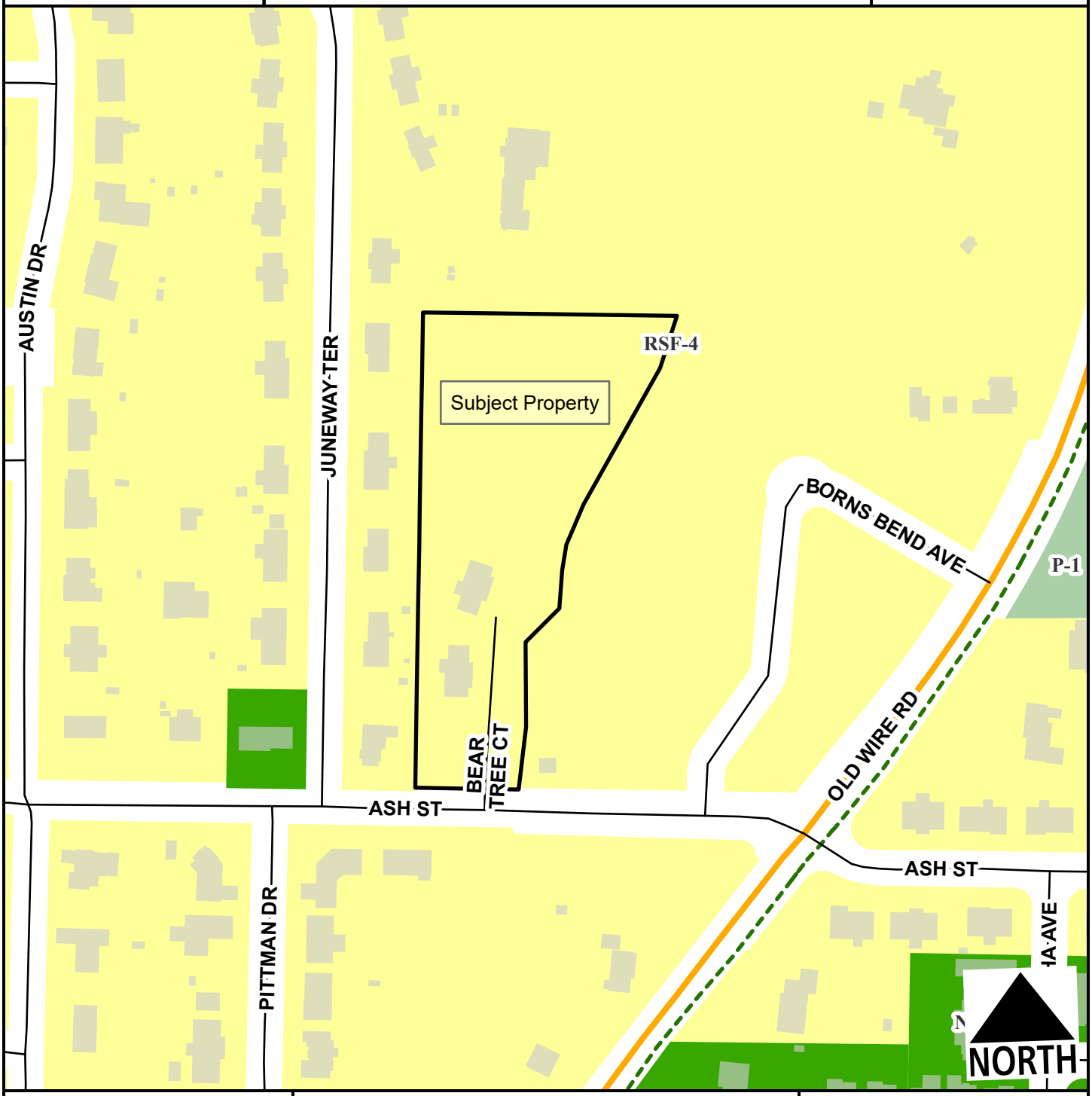
Neighborhood Link
Regional Link - High Activity
Unclassified
Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



CUP-2026-0031

Close Up View

1919 N BEAR TREE CT



Neighborhood Link
Unclassified
Residential Link
Planning Area
Fayetteville City Limits
Shared-Use Paved Trail

Feet

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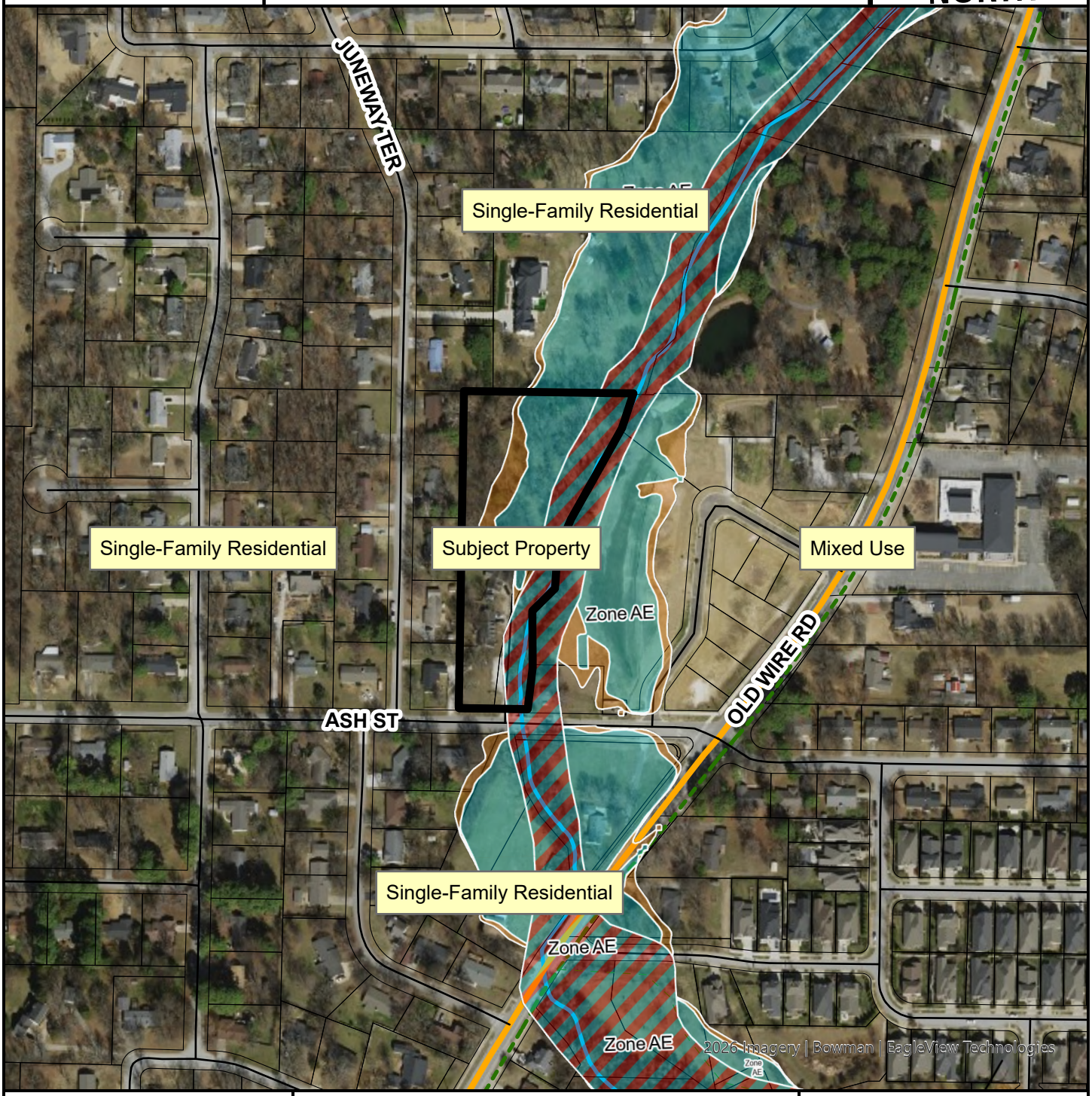
1:2,400

CUP-2026-0031

Current Land Use

1919 N BEAR TREE CT

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

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May 28, 2026
Via EnerGov

Mr. Wesley Frank - Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **1919 Bear Tree Court Cluster Development – Conditional Use Permit Application Submittal Package**

Mr. Frank,

As a follow up to our pre-application meeting on October 30, 2025, please find the attached Conditional Use Permit Application for the development of a cluster housing development on Washington County Parcels 765-13421-000 and 765-13419-001. The application includes the following supporting documents attached to this letter:

- One (1) copy of a written submittal letter describing the project
- One (1) copy of a consent of owner form
- One (1) copy of a annotated site or master plan
- One (1) copy of draft architectural floor plans and elevations

General - The property is zoned RSF4 and contains 2 existing houses on 3.30 acres. A master plan has been created which should present a proposal that meets the requirements of UDC 164.22 Cluster Housing Development. The request is for the zoning approval of a cluster housing development containing 12 new houses. Two large common open spaces are proposed, the central green and a pocket green. A third preservation green includes existing tree canopy and Niokaska Creek. The proposal is to avoid any new development in the streamside protection zone.

Fire, Solid Waste, Vehicular Access and Parking – Fire, solid waste, and vehicular access is proposed along a new looped drive. The drive will maintain a minimum clear width of 20' to meet requirements for fire and solid waste access. 2 garage spaces are proposed for each house with additional parking proposed along the drive.

Architectural Floor Plans and Elevations – Each of the new houses are proposed to be approximately 2,300 square feet and contain 3 bedrooms and 2.5 bathrooms. Floor plans and elevations are proposed that include 3 core floor plans with additional elevation variation. As proposed each house has a covered front porch and also a private courtyard / patio space. Common open space is provided in two locations, the central green and a pocket park. Elevation variation is provided focusing on roof structure massing, window and door placement, and siding type and color.

Compatibility and Traffic Impact - The proposal is compatible with adjacent properties and the neighborhood l primarily by maintaining a detached single- family house type and through preservation of trees and the Niokaska Creek area.

Thank you for your consideration of this request. Please let me know if you need additional information.

Sincerely,

Brian Teague - Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

June 29, 2026
Via Civic Access Portal

Ms. Donna Wonsower – Senior Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

RE: **1919 Bear Tree Court Cluster Development – CUP 2026 0031 – Variance Request**

Ms. Wonsower,

As a representative of Bear Tree Builders LLC and owners of Washington County Parcels 765-13421-000 and 765-13419-001, I am requesting a variance from UDC 164.22(D)(1) to allow a cluster housing development that contains 14 dwelling units when the maximum allowed by code is 12. There are 2 existing houses and 12 proposed houses.

The property contains 3.34 acres and is zoned RSF4. In accordance with UDC 164.22(E)(2), the density allowed shall not exceed two times the maximum density of the underlying zoning district or 8.00 dwelling unit per acre. The proposed density is 4.19 dwelling units per acre, a relatively low density compared to other cluster developments that I have designed.

There would likely be a way to break the project into two separate cluster developments. However, a variance for one cluster development containing 14 houses would be the most straight forward approach if the variance is granted. Specific benefits would include the requirement of more variation in the house plans and elevations.

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

Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775

July 1, 2026
Via Civic Access Portal

Ms. Donna Wonsower – Senior Planner
City of Fayetteville
125 West Mountain Street
Fayetteville, Arkansas 72701

1919 Bear Tree Court Cluster Development – CUP 2026 0031 – Drainage Concepts Supplemental Information

Ms. Wonsower,

Per your request please find the following supplemental information regarding potential drainage design concepts for the above referenced project.

The approximate west extent of AE floodplain and west extent of floodway has been shown on the revised and attached master plan document dated 6/29/26. Per our initial pre-application meeting, we have attempted to remove proposed significant vertical elements from the floodplain area. This included the removal of multiple proposed houses on the north end, east of the proposed drive. We plan to design the improvements to the property so that no fill is placed in the floodplain areas. If fill volumes are proposed in the floodplain area, compensatory storage will be provided. We understand that a flood study showing no increase in BFE, channel velocity, and flood flow may be required and that elevation certificates showing each structure at least 2' above BFE will be required.

To meet Drainage Criteria Manual (DCM) minimum standard 1, water quality features will be designed and incorporated into the plan so that all new impervious surfaces are treated. The use of permeable pavements will be explored for paved areas like driveways and / or sidewalks. Bio-retention areas could also potentially be proposed in green space areas. Adjustments to runoff curve numbers due to treatment by the water quality features will likely be proposed, which can significantly reduce detention volumes required by minimum standards 2, 3 and 4.

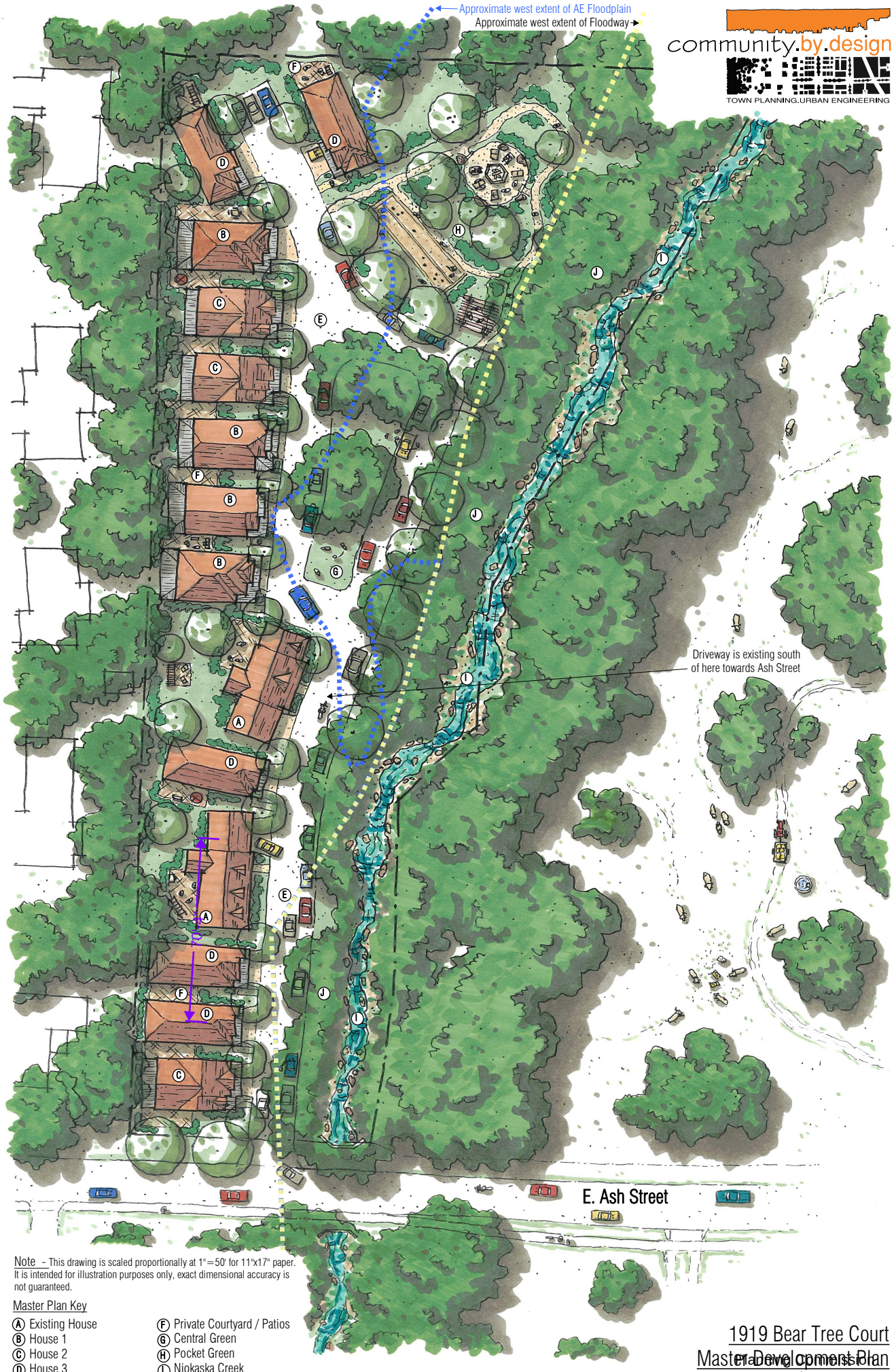
The site generally slopes to the north and to a somewhat lesser extent to the east towards Niokaska Creek. Contours in the area to the west of the existing houses appear to potentially be suitable for use as above ground detention facilities in order to meet DCM minimum standards 2, 3, and 4. Also the common green space areas could potentially be suitable for above ground detention facilities for some storm events while underground options will also potentially be explored under the existing / proposed driveways to the east of the existing houses and also under the proposed driveway towards the north / northwest end of the site. Section 7.5 of the Drainage Criteria Manual may also be studied in order to reduce detention facility requirements.

More detailed information will be provided at the time of development application.

Sincerely,

Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701
479.790.6775



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Note - This drawing is scaled proportionally at 1"=50' for 11"x17" paper. It is intended for illustration purposes only, exact dimensional accuracy is not guaranteed.

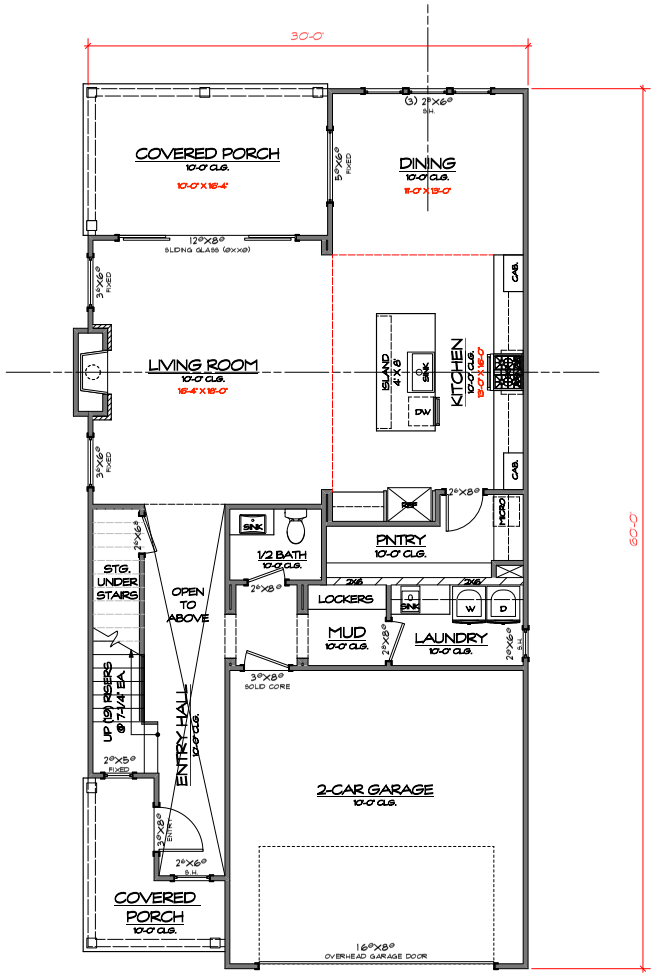
Master Plan Key

- (A) Existing House
- (B) House 1
- (C) House 2
- (D) House 3
- (E) Shared / Private Drive
- (F) Private Courtyard / Patios
- (G) Central Green
- (H) Pocket Green
- (I) Niokaska Creek
- (J) Tree Preservation

1919 Bear Tree Court
Master Development Plan

Planning Commission
July 13, 2026

HOUSE ONE



FLOOR PLAN B

NOTE:
ALL WALLS ARE 2X4 CONSTRUCTION UNLESS SPECIFIED OTHERWISE.

1 / A.3 FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES:

1ST FLOOR:	1,134 S.F.
2ND FLOOR:	1,106 S.F.
TOTAL:	2,240 S.F.
GARAGE:	416 S.F.
FRONT PORCH:	81 S.F.
REAR PATIO:	177 S.F.

REVISIONS | BY

Ken Westfall
P.O. Box 1026
Tontitown, AR. 72770
Phone (479) 841-6276
kenwestfall@sbcglobal.net

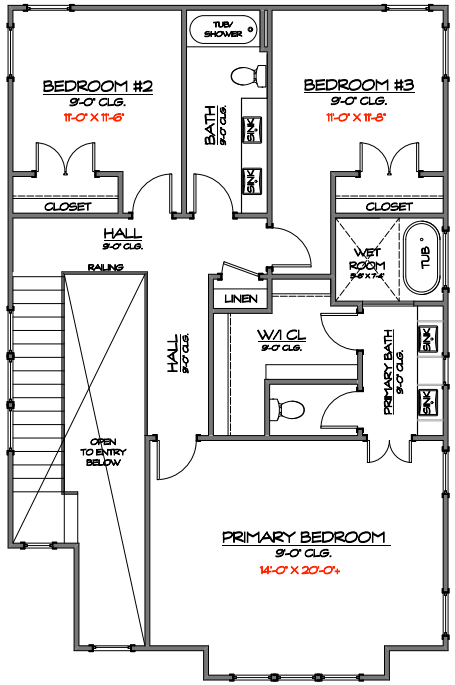
WESTFALL DESIGN STUDIO

SCHMITT BEAR TRE
FAYETTEVILLE (HOUSE ONE)
FIRST FLOOR PLAN
CUP-2026-0031 (BEAR TREE BUILDERS LLC, STEVEN DAVID & CARYN LORETTA FINNEY)

Planning Commission
July 13, 2026

DRAWN BY: KSW
SCALE: 1/4"=1'-0"
DATE: 02-20-26
JOB NUMBER: 2026-04
SHEET: A.3

HOUSE ONE



FLOOR PLAN B

NOTE:
ALL WALLS ARE 2X4 CONSTRUCTION UNLESS SPECIFIED OTHERWISE.

1 / A.4 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES:	
1ST FLOOR:	1,134 S.F.
2ND FLOOR:	1,106 S.F.
TOTAL:	2,240 S.F.
GARAGE:	416 S.F.
FRONT PORCH:	81 S.F.
REAR PATIO:	177 S.F.

REVISIONS	BY

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kenwestfall@sbcglobal.net

WESTFALL DESIGN STUDIO

SCHMITT BEAR TRE
FAYETTEVILLE (HOUSE ONE)
SECOND FLOOR PLAN
CUP-2026-0031 (BEAR TREE BUILDERS LLC, STEVEN DAVID & CARYN LORETTA FINNEY)

DRAWN BY:	KSW
SCALE:	1/4"=1'-0"
DATE:	02-20-26
JOB NUMBER:	2026-04
SHEET:	A.4

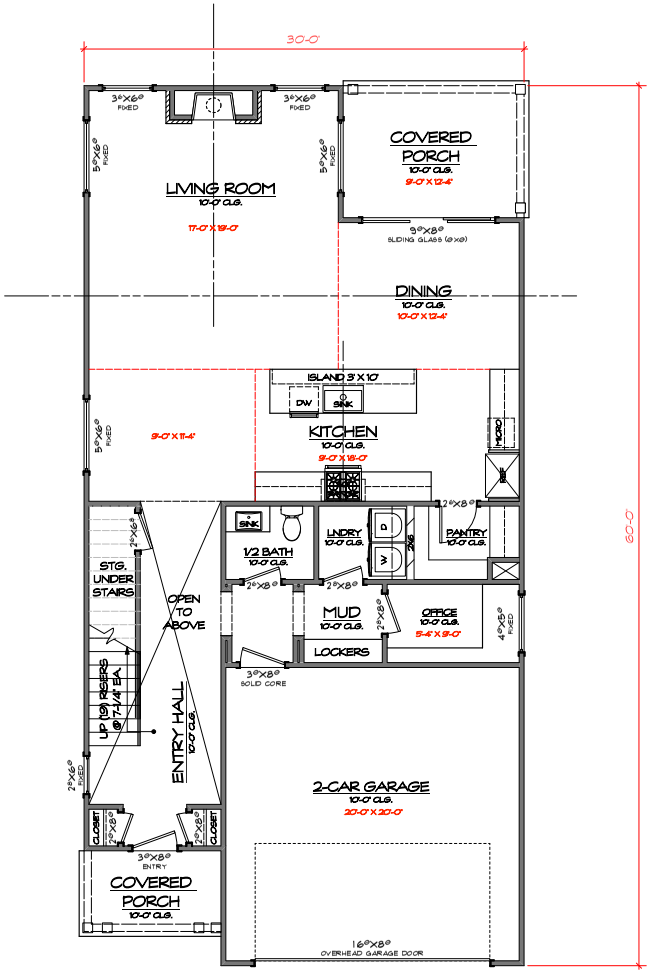
Planning Commission
July 13, 2026
Page 25 of 39

FLOOR PLAN B - ELEVATION 1
VARIATION 1 - GABLED ROOF
VARIATION 2 - BOARD AND BATTEN OVER BRICK

FLOOR PLAN B - ELEVATION 2
VARIATION 1 - HIPPED ROOF
VARIATION 2 - BOARD AND BATTEN OVER BOARD AND BATTEN

FLOOR PLAN B - ELEVATION 3
VARIATION 1 - JERKINHEAD / CLIPPED ROOF
VARIATION 2 - LAP OVER STONE

HOUSE TWO



FLOOR PLAN C

NOTE:
ALL WALLS ARE 2X4 CONSTRUCTION UNLESS SPECIFIED OTHERWISE.

1 / A.3 FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES:	
1ST FLOOR:	1,200 S.F.
2ND FLOOR:	1,129 S.F.
TOTAL:	2,329 S.F.
GARAGE:	416 S.F.
FRONT PORCH:	57 S.F.
REAR PATIO:	119 S.F.

REVISIONS	BY

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Tontitown, AR 72770
Phone (479) 841-6276
kenwestfall@sbcglobal.net

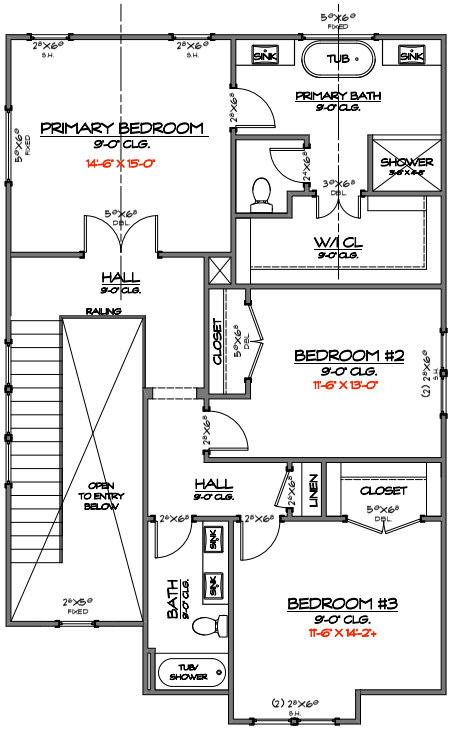
WESTFALL DESIGN STUDIO

Planning Commission
July 13, 2026

SCHMITT BEAR TREE
FAYETTEVILLE (HOUSE TWO)
FIRST FLOOR PLAN
CUP-2026-0031 (BEAR TREE BUILDERS LLC, STEVEN DAVID & CARYN LORETTA FINNEY)

DRAWN BY:	KSW
SCALE:	1/4"=1'-0"
DATE:	02-26-26
JOB NUMBER:	2026-04
SHEET:	A.3

HOUSE TWO



FLOOR PLAN C

NOTE:
ALL WALLS ARE 2X4 CONSTRUCTION UNLESS SPECIFIED OTHERWISE.

1 / A4 SECOND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGES:	
1ST FLOOR:	1,200 S.F.
2ND FLOOR:	1,129 S.F.
TOTAL:	2,329 S.F.
GARAGE:	416 S.F.
FRONT PORCH:	57 S.F.
REAR PATIO:	119 S.F.

REVISIONS	BY

Ken Westfall
P.O. Box 1026
Tontitown, AR 72770
Phone (479) 841-6200
kenwestfall@sbcglobal.net

WESTFALL DESIGN STUDIO

SCHMITT BEAR TREE
FAYETTEVILLE (HOUSE TWO)
SECOND FLOOR PLAN
CUP 2026-0031 (BEAR TREE BUILDERS LLC, STEVEN DAVID & CARYN LORETTA FINNEY)

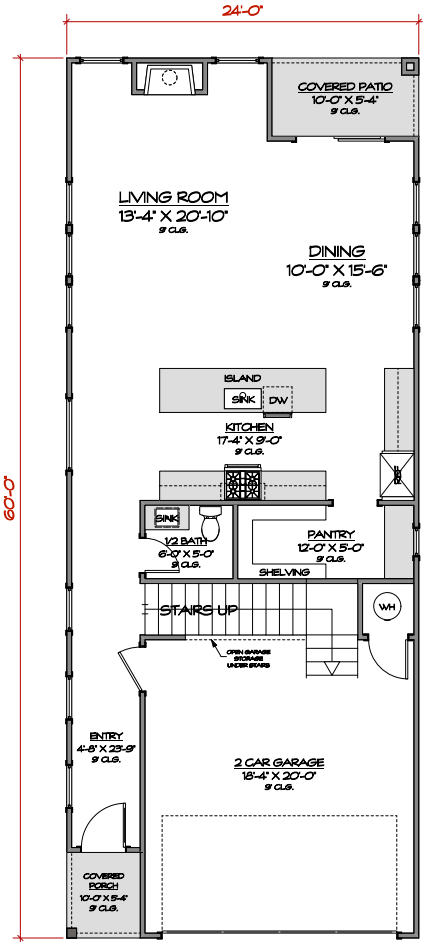
DRAWN BY:	KSW
SCALE:	1/4"=1'-0"
DATE:	02-26-26
JOB NUMBER:	2026-04
SHEET:	A.4

Planning Commission
July 13, 2026
Page 29 of 39

FLOOR PLAN C - ELEVATION 1
VARIATION 1 - GABLED DORMER
VARIATION 2 - LAP OVER STONE

FLOOR PLAN C - ELEVATION 2
VARIATION 1 - JERKINHEAD / CLIPPED DORMERS
VARIATION 2 - BOARD AND BATTEN OVER BRICK

FLOOR PLAN C - ELEVATION 3
VARIATION 1 - SHED DORMERS
VARIATION 2 - LAP OVER LAP



1 A.3 1ST FLOOR - FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN D

JKW DESIGN
209-300-4334
jkwdesign24@gmail.com
jkwdesign.net
@_jkwdesign_

BEAR TREE HOUSE

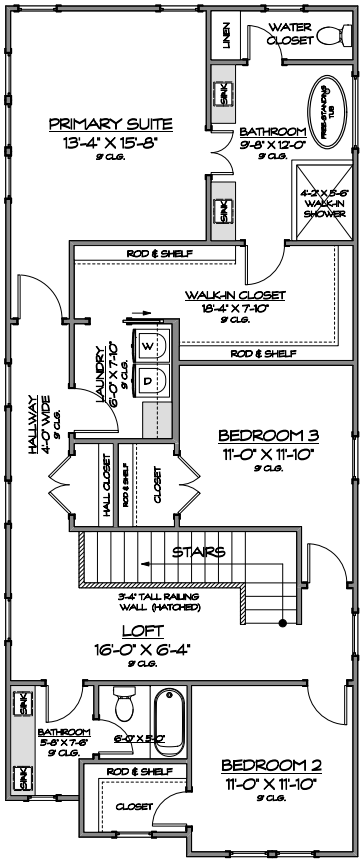
CONCEPTUAL FLOOR PLAN

CUP-2026-0031 (BEAR TREE BUILDERS LLC, STEVEN DAVID & CARYN LORETTA FINNEY)

Planning Commission July 13, 2026

PROJECT # 2026-10	DRAWN BY: JKW
DATE 3/2026	REVIEWED BY KEW

A.3



FLOOR PLAN D

1 / A.4 2ND FLOOR - FLOOR PLAN

SCALE: 1/4" = 1'-0"

JKW DESIGN

209-300-4334
jkwdesign24@gmail.com
jkwdesign.net
@_jkwdesign_

BEAR TREE HOUSE

CONCEPTUAL FLOOR PLAN

PROJECT # 2026-10	DRAWN BY: JKW
DATE 3/2026	REVIEWED BY KEW

A.4

Planning Commission
July 13, 2026
CUP-2026-0031 (BEAR TREE BUILDERS LLC, STEVEN DAVID & CARYN LORETTA FINNEY)
Page 33 of 39

FLOOR PLAN D - ELEVATION 1
VARIATION 1 - GABLE DORMERS (TO BE REVISED TO HIP)
VARIATION 2 - LAP OVER BRICK

FLOOR PLAN D - ELEVATION 2
VARIATION 1 - GABLE DORMERS
VARIATION 2 - BOARD AND BATTEN OVER BRICK

FLOOR PLAN D - ELEVATION 3
VARIATION 1 - GABLE DORMERS (TO BE REVISED TO SHED)
VARIATION 2 - LAP / BRICK OVER STONE / BRICK

Wonsower, Donna

From: Holcomb Development Group <hdgnwa@gmail.com>
Sent: Wednesday, July 8, 2026 3:27 PM
To: Planning Shared; Wonsower, Donna
Subject: COMM-2026-0031 Feedback

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

Good afternoon,

I wanted to send my feedback against the project moving forward for the following reasons:

--The current 2 apartments on the property have tenants that throw lots of parties and already make a great deal of noise, adding 14 more units will make this issue much worse. The neighborhood has lots of young families and this type of development would conflict with the family centered community.

--There are 2 high pressure gas lines (which they are replacing and upgrading this year) that run through the property and the proposed units are feet from those lines, against the utility easement, this creates safety concerns

--The width of the current driveway is limited by the creek at the edge of the driveway and the amount of cars that will be parked along the road to accommodate the additional tenants will make an unsafe situation for emergency vehicles trying to maneuver on the property. The amount of trash and recycling bins on the street for this many units may make this bad situation worse.

--They are proposing putting an additional unit in the flood zone and the drive and common areas are in the flood zone. This area does experience significant flooding when it rains and it is a risk for the many vehicles parked within the flood zone. If they are filling at all to raise the level of the house or road it will create a worse flooding situation for the many houses to the north of the property, which a number have flooded the past few years.

I think there are many great options for this property to be developed in a way with less density and more family friendly design. Please reject this CUP as it currently is.

Thank you,

Bhakti Holcomb
1966 N Juneway Terrace

Wonsower, Donna

From: Planning Shared
Sent: Wednesday, July 8, 2026 2:58 PM
To: Wonsower, Donna
Cc: Tyler Massey; Planning Shared
Subject: FW: CUP-2026-0031 — Adjacent homeowner floodplain and drainage concerns
Attachments: Screenshot 2026-07-08 at 8.45.18 AM.png; Screenshot 2026-07-08 at 8.45.03 AM.png

Tyler,

I'm forwarding your public comment to the Planner assigned to CUP-2026-0031, Donna Wonsower.

Bliss Hyke
Development Coordinator
Development Services
City of Fayetteville, Arkansas
479.575. 8267
www.fayetteville-ar.gov
Website | Facebook | Twitter | Instagram | YouTube

CITY OF FAYETTEVILLE ARKANSAS

Please note that Planning is currently hiring for three open positions and that communications and review times may increase as a result. Please bear with us in the interim.

From: Tyler Massey <tylermassey6@gmail.com>
Sent: Wednesday, July 8, 2026 8:50 AM
To: Planning Shared <planning@fayetteville-ar.gov>
Subject: CUP-2026-0031 — Adjacent homeowner floodplain and drainage concerns

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

Dear Planning Staff,

My name is Tyler Massey, and I live at 1936 N Juneway Terrace, directly adjacent to the area involved in **CUP-2026-0031 / 1919 N Bear Tree Ct**.

I am writing before the Planning Commission meeting to raise concerns about drainage, floodplain impacts, and code compliance. I am attaching two screenshots: one showing the City floodplain map in this area, and one showing the parcels I understand to be included in the CUP request.

There is an existing drainage ditch/creek between my house and 1920 N Juneway Terrace that drains toward this floodplain area. During heavy rain events, that ditch often runs completely full. On at least one occasion last year, it overflowed enough that my crawlspace flooded. Because of that history, I

am concerned that new structures, grading, fill, driveways, utilities, stormwater infrastructure, or other site changes in the floodplain could reduce flood storage, change drainage patterns, or cause water to back up toward existing homes.

Before the Planning Commission votes, I respectfully request that staff address the following:

1. Has a Floodplain Development Permit application or floodplain review package been submitted for this proposal, and is it available for public review?
2. Has the applicant submitted a drainage report or hydrologic/hydraulic analysis showing that the project will not increase flood elevations, flood flows, flood velocities, backwater, or off-site flood damage to nearby properties?
3. Does that analysis specifically evaluate the drainage ditch/creek between 1936 and 1920 N Juneway Terrace and how it drains into the floodplain?
4. Will any fill, grading, building pads, roads, driveways, utilities, or stormwater infrastructure be placed within the mapped floodplain? If so, how much flood storage would be displaced, and where would compensatory storage be provided?
5. Chapter 168 appears to state that any lot platted with a portion in a Special Flood Hazard Area must contain at least 6,000 square feet of buildable area, including setbacks, outside the Special Flood Hazard Area, or otherwise be platted to contain at least 1 acre. It also appears to state that any lot platted entirely within a Special Flood Hazard Area must contain at least 1 acre. Will this proposal create individual lots, unit lots, condominium units, or any later lot split? If so, please explain how each proposed lot or unit lot complies with those Chapter 168 floodplain lot standards.
6. The application description I saw refers to 14 residential units on approximately 3.34 acres in RSF-4 zoning. My understanding is that Fayetteville's cluster housing standards include a maximum of 12 dwelling units, except under specific circumstances, and that RSF-4 has density limits. Please explain how the proposed 14-unit cluster housing development complies with the applicable cluster housing and RSF-4 requirements.
7. Is Niokaska Creek, the drainageway, or any portion of this site subject to Fayetteville's Streamside Protection Zone requirements? If so, please explain what restrictions apply to buildings, grading, fill, crossings, stormwater conveyances, or other construction activity in that area.

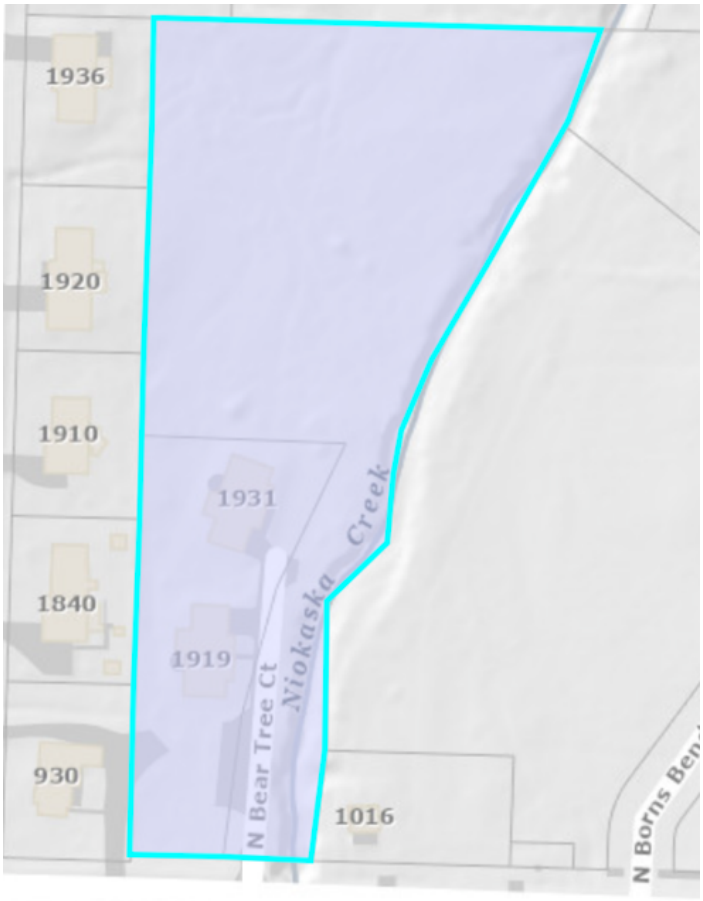
Because this site appears to function as floodplain and drainage storage for the surrounding area, and because my property has already experienced flooding from the drainage path leading into this floodplain, I respectfully ask that the Planning Commission table CUP-2026-0031 unless the floodplain, drainage, grading, flood-storage, lotting, and code-compliance materials are complete and available for public review before the vote.

If the Commission does not table the item, I ask that any approval be conditioned on a complete floodplain and drainage review before construction or floodplain permits are issued, including analysis of the ditch/creek drainage path affecting nearby homes, documentation that the project will not increase flooding or drainage impacts on adjacent properties, compensatory flood storage calculations for any displaced floodplain storage, and clear long-term maintenance responsibility for any drainage, detention, or flood-storage features.

Please let me know whether the full application packet and engineering materials are available for review, whether these concerns are appropriate for the CUP hearing, and whether they should also be raised through any separate City review process.

Thank you for your time and for reviewing these concerns.

Sincerely,
Tyler Massey
1936 N Juneway Terrace
Fayetteville, AR 72703



CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 13, 2026

SUBJECT: **RZN-2026-0023: Rezoning (423 N. MISSION BLVD/WARREN MISSION LLC, 485)** Submitted by GENERATIONS HEALTH & WELLNESS CENTER for property located at 423 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-U, RESIDENTIAL INTERMEDIATE-URBAN.

RECOMMENDATION:
Staff recommends forwarding **RZN-2026-0023** to City Council with a recommendation of approval.

RECOMMENDED MOTION:
*"I move to forward **RZN-2026-0023** to City Council with a recommendation of approval."*

BACKGROUND:
The subject property is in east Fayetteville at the northwest corner of the intersection of E. Lafayette St. and N. Mission Blvd. The property contains one parcel totaling 0.20 acres which is currently zoned RSF-4, Residential Single-Family, Four Units per Acre. It contains one single-family dwelling constructed in 1981 which is not of historic age. The property is not part of any overlay districts, sensitive environmental areas, or historic 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	RSF-4 Residential, Single-Family, Four Units per Acre
South	Single-Family	RSF-4 Residential, Single-Family, Four Units per Acre
East	Single-Family	RMF-6 Residential, Multifamily, Six Units per Acre
West	Single-Family	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.

Public Comment: Two members of the public expressed concerns about the proposed rezoning, citing the historic nature of the existing neighborhood, large existing homes, visibility concerns of a structure located closer to the street, decreased property values, the addition of rental units and maintenance concerns associated with renters, and traffic safety.

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along E. Lafayette St. and N. Mission Blvd., both fully improved Neighborhood Links with asphalt paving, sidewalk and curb & gutter. Any street improvements required in these areas would be determined at the time of development proposal.

Water: Public water is available to the subject area. There is an existing 6-inch main along E. Lafayette St. and N. Mission Blvd.

Sewer: Sanitary Sewer is available to the subject area. There is an existing 8-inch main along E. Lafayette St. and an existing 6-inch main 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 directly north of the subject property.

Drainage: No protected streams, hydric soils, or FEMA Floodplain are present in the subject area, and the property is not part of the Hillside-Hilltop Overlay District. Any drainage improvements required would be determined at the time of development proposal.

Fire: Station 1, located at 303 W. Center St., protects this site. The property is located approximately 1.2 miles from the fire station with an anticipated drive time of approximately 4 minutes using existing streets. The anticipated response time would be approximately 6.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of 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 **8**. The following elements of the matrix contribute to the score:

- Adequate Fire Response (Station 1, 303 W. Center St.)
- Near Sewer Main (6", E. Lafayette St. and N. Mission Blvd.)
- Near Water Main (8", E. Lafayette St | 6", N. Mission Blvd.)
- Near Grocery Store (Ozark Natural Foods)
- Near City Park (Saint Joseph Park)
- Near Paved Trail (E. Lafayette St, Marked Shared Roadway)
- Near ORT Bus Stop (Lafayette and College)
- Sufficient Intersection Density

FINDINGS OF THE STAFF

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

Finding: ***Land Use Compatibility:*** **Staff finds the request to be compatible with the surrounding context. The property is located at the intersection of two neighborhood link streets and is directly across from a large cluster of higher intensity zoning ranging from multifamily zoning districts such as RMF-6 and RMF-24 to the mixed-use district Neighborhood Services, General (NS-G) to three acres of I-1, Heavy Commercial and Light Industrial. Additionally, while the parcel is located within a large area of single-family zoning, staff finds that there are large numbers of existing nonconforming lots and uses within the immediate vicinity. The vast majority of the lots within the blocks immediately adjacent to the subject do not meet bulk and area standards of the existing RSF-4 zoning, with many having lot widths of about 50 feet. There are large numbers of two-family dwellings and accessory dwelling units in the area, and many structures are built within 20'-30' of the existing ROW which is consistent with the build-to-zone standard in RI-U. Accordingly, staff finds that RI-U is consistent with the historic development pattern of the area and that the rezoning is not likely to facilitate development which is visually inconsistent with the neighborhood at large.**

Land Use Plan Analysis: **Staff finds that the request is consistent with adopted land use policies, the Future Land Use Map designation, and goals of City Plan 2040. The area is designated as a Residential Neighborhood Area, which recommends wide variety of housing types of appropriate scale and context, including single-family, duplexes, rowhouses, multifamily and accessory dwelling units. Rezoning to RI-U would permit additional housing types without permitting multifamily structures which could be out of scale with the surroundings. The infill score for this parcel is relatively high, with a weighted score of 8, indicating the property could likely support a wide range of uses and additional density. RSF-4 and RI-U have nearly identical conditional uses available, including limited commercial options, which would require additional planning commission approvals. Staff finds that 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.**

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

Finding: **Staff finds the proposed zoning is justified at this time. A rezoning to RI-U would establish more flexible allowances for creative redevelopment of the subject property that could ultimately enable homeownership of smaller, more attainable dwelling units in an area of town with a relatively high concentration of services, amenities, and employment opportunities. A redevelopment of the land under existing entitlements would have less flexibility, likely resulting in increased impact and costs, and could increase the likelihood of the existing home being demolished.**

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

Finding: **Staff finds that rezoning of RSF-4 to RI-U would not likely create or appreciably increase traffic danger or congestion given the property's location along a major corridor. While the property is adjacent to an offset intersection, any development or subdivision of land would be subject to the city's access management standards including separation between driveways and intersections. Additionally, staff finds that single-family homes are subject to less stringent access management standards. RI-U does not have a stated density limit; however, the relatively small size of the parcel, parking, drainage, tree preservation, and other city standards are likely to limit development potential for the site.**

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

Finding: **Rezoning the property from RSF-4 to RI-U has the potential to alter the population density of the area, though staff finds not likely to an undesirable degree. RSF-4 has a stated residential density maximum of four units per acre, while RI-U has no stated density limitation. However, given the presence of existing public infrastructure and proximity to nonresidential services such as grocery stores, transit and parks, staff finds that the proposed rezoning is not likely to increase the load on public services to an undesirable degree. While there are known wet weather sewer capacity issues that appear in the adjacent system, the relatively small size of the property is also likely to naturally limit development capacity. 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-2026-0023 to City Council with a recommendation of approval.

PLANNING COMMISSION ACTION:	**Required:**	**YES**	
Date: July 13, 2026	**❒ Tabled**	**❒ Forwarded**	**❒ Denied**
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

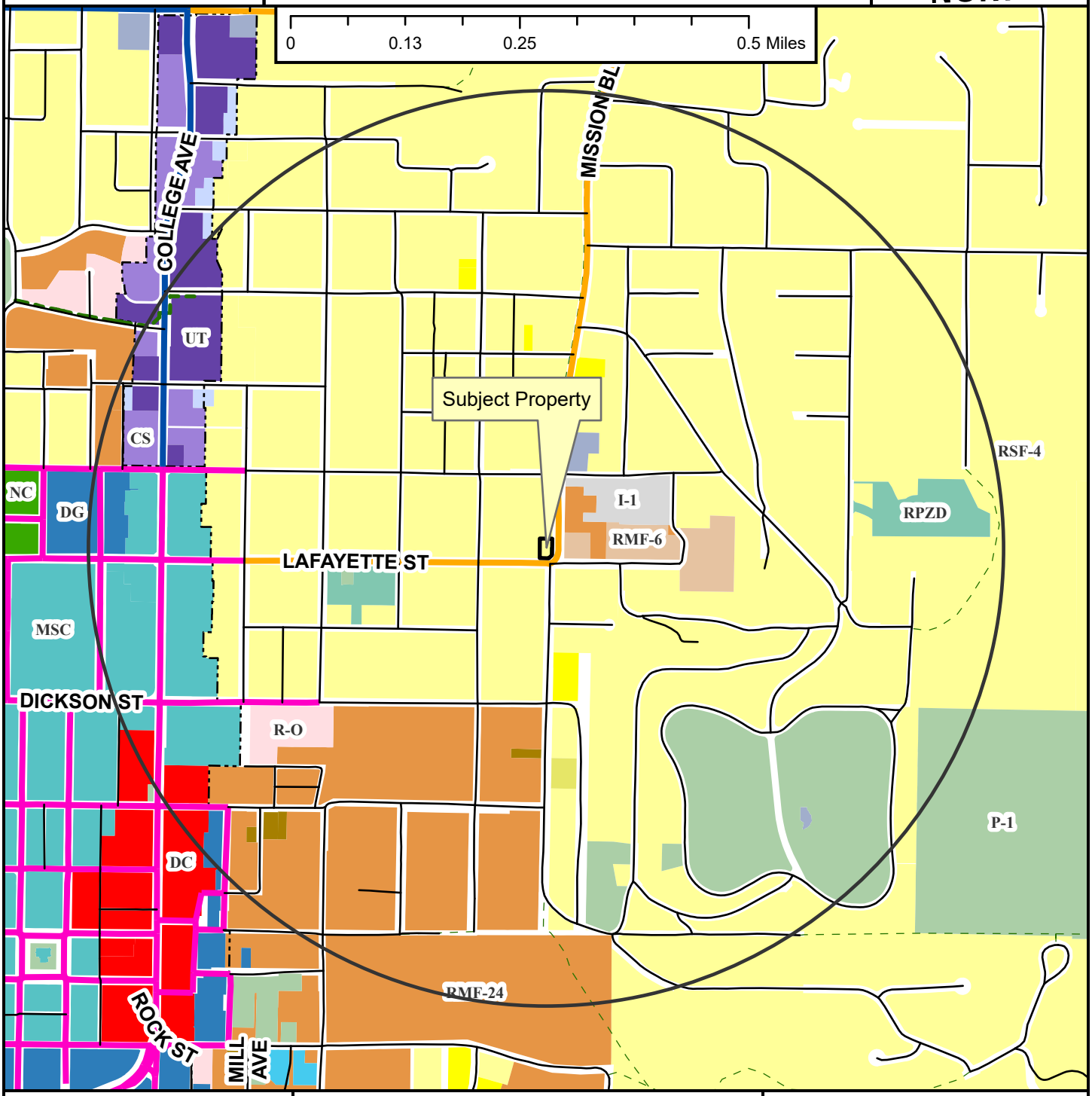
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.12 District RI-U, Urban Thoroughfare
- Staff Exhibits
  - Long-Range Planning Memo
- Applicant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

RZN-2026-0023

One Mile View

423 N MISSION BLVD

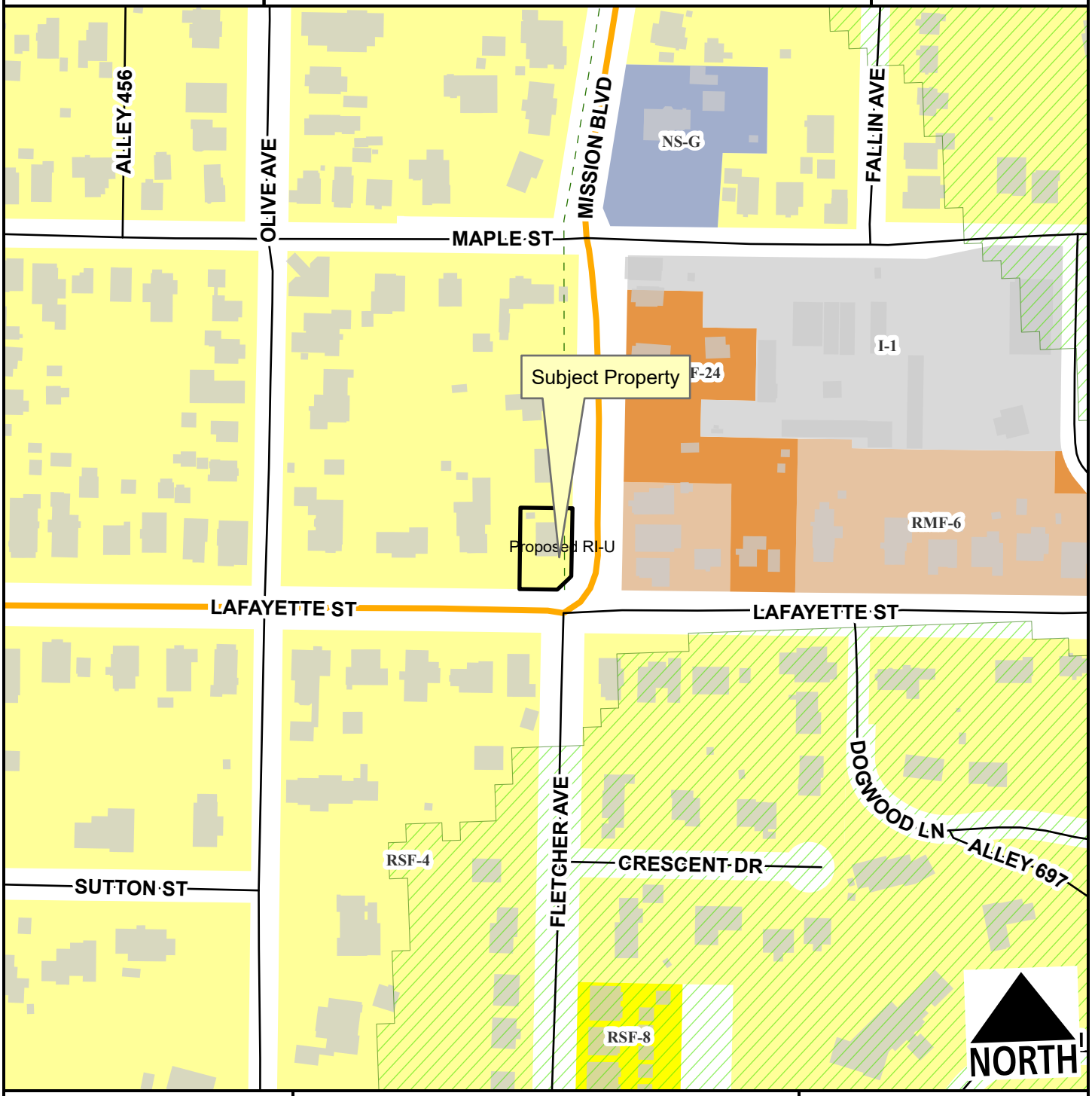
NORTH



RZN-2026-0023

Close Up View

423 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-U	0.0	0.2
RSF-4	0.2	0.0

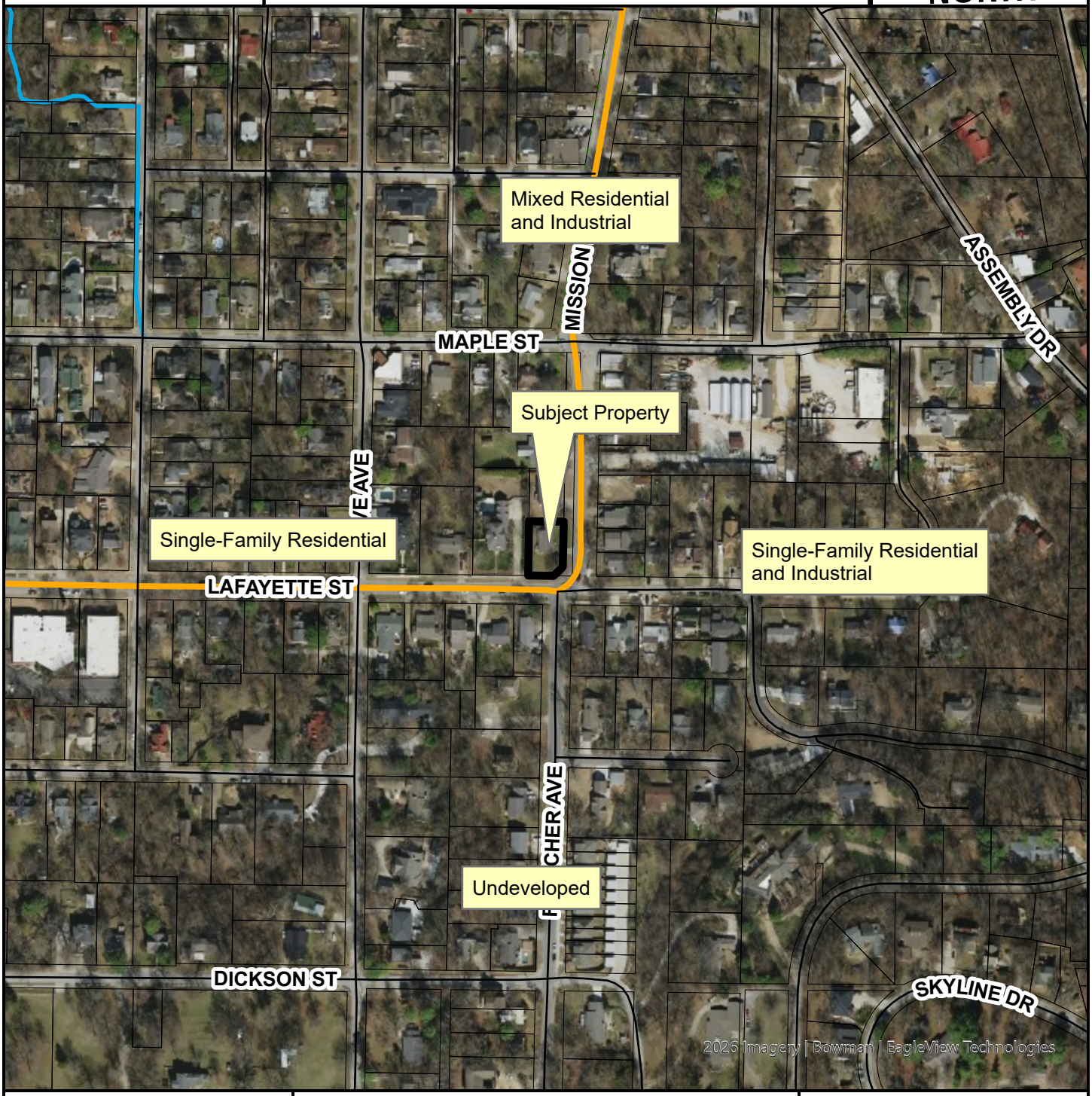
Total 0.2 ac

RZN-2026-0023

Current Land Use

423 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

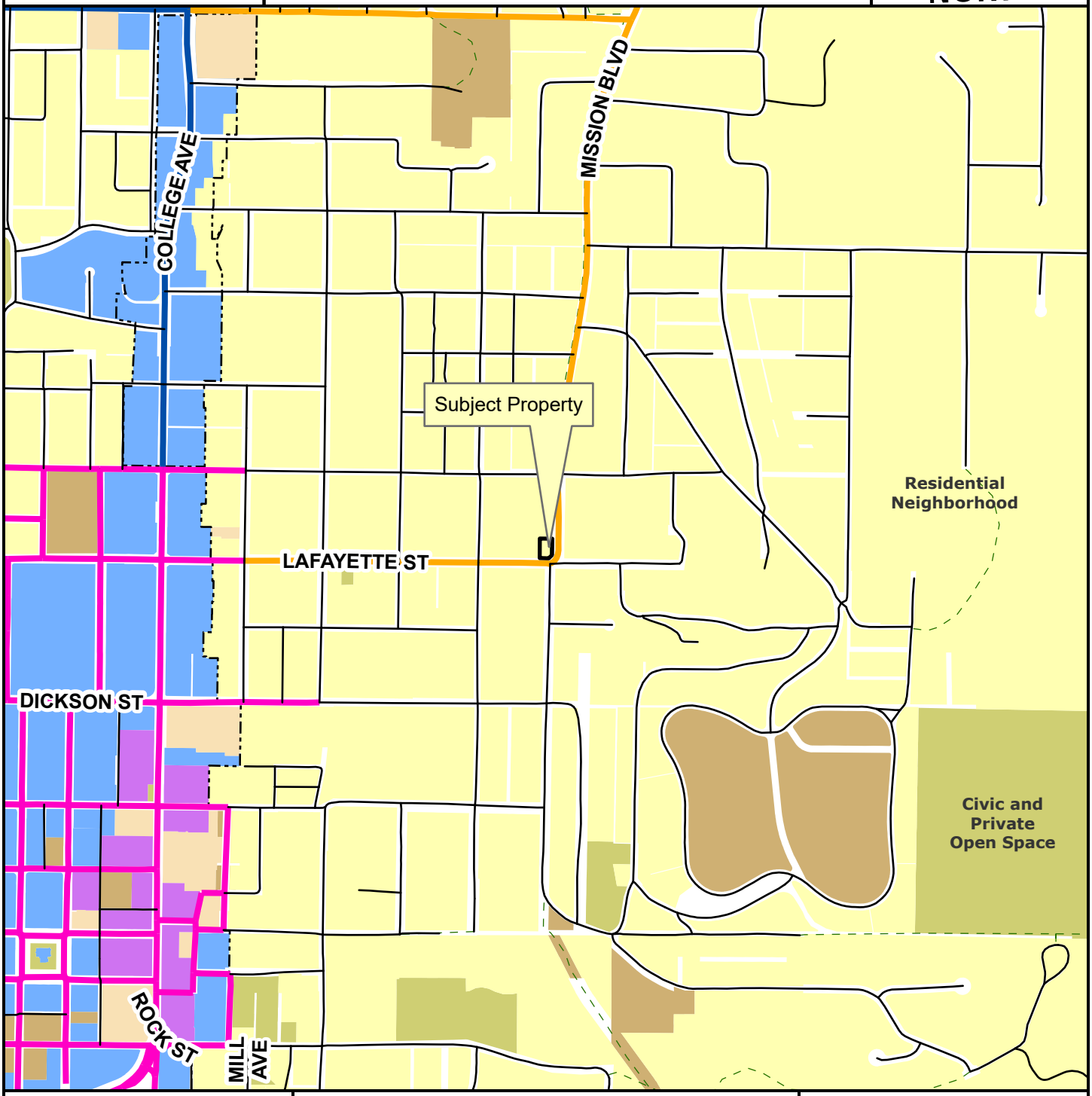
- 100-Year Floodplain
- Floodway

RZN-2026-0023

Future Land Use

423 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

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 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(C) *Density.*

	Single-family dwellings
Units per acre	4 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two (2) family dwellings
Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	3 stories

(G) *Building Area.* On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Code 1991, §160.031; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4178, 8-31-99; Ord. No. 4858, 4-18-06; Ord. No. 5028, 6-19-07; Ord. No. 5128, 4-15-08; Ord. No. 5224, 3-3-09; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21)

Editor's note— Ord. No. 6888, §1, adopted June 17, 2025 determines that Ordinance 6427 (Sunset Clause), Ordinance 6625 (extending Sunset Clause), Ordinance 6710 (extending the Sunset Clause), and Ordinance 6820 (extending the Sunset Clause) be amended so that Ordinance 6427 and all amendments to Code Sections ordained or enacted by Ordinance 6427 shall automatically sunset, be repealed and become void on November 30, 2025 unless prior to that time and date the City Council amends this ordinance to repeal or further amend this sunset, repeal and termination section.

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.*

	Dwelling (all types)

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 property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building 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: Donna Wonsower, Senior Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: July 13, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0023**

BACKGROUND:
The applicant requests to rezone approximately 0.20 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:

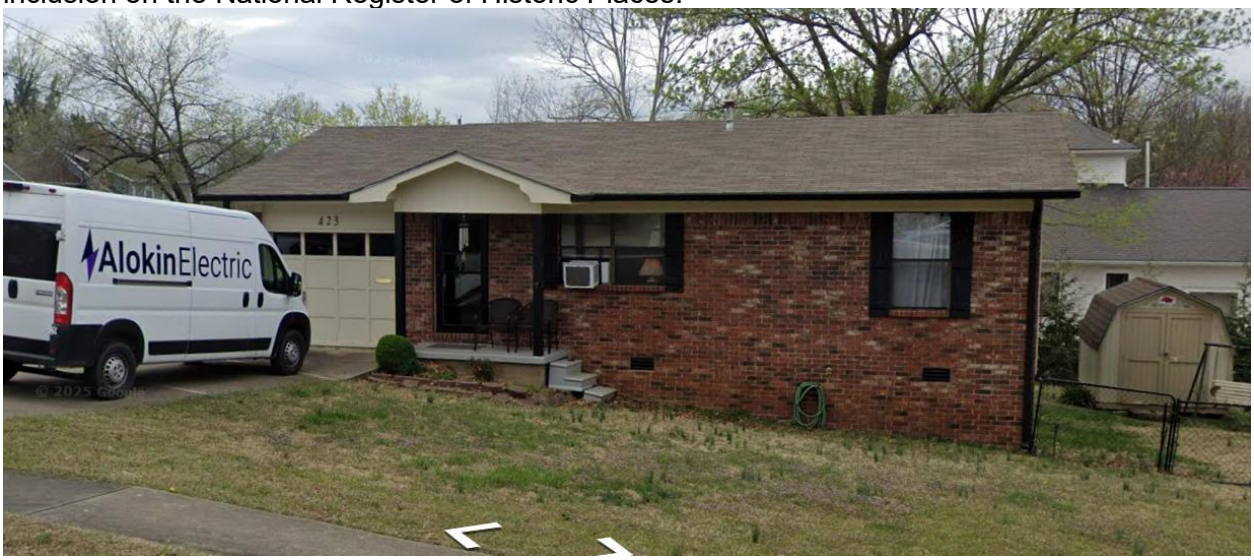
This property was included in the original town plat (1870). Ordinance 1747 approved on June 29, 1970 enacted a new zoning map and set of districts and zoning requirements for the city. This map shows the subject property as being zoned into the low-density "R-1" zoning district, which was subsequently translated to "RSF-4" with the adoption of the city's Unified Development Code in 2003.

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. 1981, according to Washington County Tax Assessor records. The property is not of historic age and ineligible for inclusion on the National Register of Historic Places.



[1] City Plan 2040, 128.

Date: 5/27/26

To: City Planning Staff and Planning Commission

RE: Lot Split / Rezone Request – 423 North Mission Blvd, Fayetteville, AR 72701. From Rsf-4 to RI-U

To Whom It May Concern,

We are requesting approval for a lot split and/or rezoning consideration for the property located at:

423 North Mission Blvd
Fayetteville, AR 72701

The rezoning would be from Rsf-4 to RI-U, a residential only district.

The property has previously received approval from the City for the construction of an Accessory Dwelling Unit (ADU). This request is intended to allow the existing approved residential use to be organized into separate lots for improved utility management, tax assessment, maintenance responsibilities, and long-term property administration.

The proposed lot split would allow:

- Separate utility services and meters
- Separate property tax assessments
- Independent property maintenance and management
- Improved clarity for future ownership and financing

The request does not substantially increase residential density beyond what has already been approved through the ADU process. The intent is to create a cleaner and more functional long-term property arrangement while maintaining compatibility with the surrounding neighborhood.

We are committed to maintaining the quality and character of the property and supporting responsible residential development within Fayetteville.

Thank you for your consideration.

Sincerely,

Dennis Warren and Amanda Warren
[479-283-6462]
[gcwc.drdenny@gmail.com]

Wonsower, Donna

From: Jack Butt <jbutt@dbtcfirm.com>
Sent: Tuesday, July 7, 2026 5:43 PM
To: Wonsower, Donna
Subject: 423 North MIssion Blvd: request to Rezone from RSF-4 to FI-U

Follow Up Flag: Follow up
Flag Status: Flagged

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

Donna thanks so much for your time and information this afternoon, and please accept my apologies for cutting the call short. I live at 526 East Lafayette, which shares a common boundary of about 100' with 423 North Mission Boulevard, the property for which re-zoning is sought.

As we discussed, the existing RSF-4 Zoning for 423 North Mission Boulevard has limitations which if released or altered by conversion to RI-U, in my opinion would be detrimental to safety, both pedestrian and vehicular; impede traffic; impair the quality/nature of the neighborhood; and correspondingly diminish property values. This is a very small lot for an RS-4 zone (2/10 acre), which has a small, short, single driveway which will only accommodate one car, with no proximate on-street parking. There are presently two cars "living" there, which because of the short driveway, regularly block the sidewalk in front of the house. The house fronts on both Mission and Lafayette/State Highway 45, a very busy corner for both pedestrian and vehicular traffic, that has no lights or crosswalks. The lot already has one accessory dwelling unit on it, in a neighborhood where relatively larger lots sizes and houses and correspondingly high market prices prevail. Thus the density of adding another unit, especially if it is not limited by RSF-4 setbacks and occupancy limits, and allows several unrelated occupants, all renting, and all with their own cars, is not going to be compatible with the neighborhood: lack of setbacks will affect the aesthetics and probably visibility and safety; the infusion of multiple vehicles of the occupants parked there, trying enter and exit the lot creates traffic flow and safety concerns for both traffic and pedestrians; and the "jam up" effect of three small dwellings, their several residents, and their several cars on this small lot will create a "trailer park" density and effect, diminishing market values in the adjacent neighborhood.

I am aware that the Planning Commission and City Board must follow various guidelines in making such zoning decisions, including any or all of the Zoning Ordinances, the City Plan 2040, applicable neighborhood plans, and any appliable overlay or special districts. Can you please help me wit those?

Can you please direct me to each of the particular sections of such documents which set out the applicable considerations that will be applied by the City in this decision process?

Also, can you please confirm whether the existing RSF-4 zone limits occupancy to 3 unrelated persons in a residence, and whether and how that applies when there is also a Accessory Dwelling Unit on the property? Are there any limitations to the number of unrelated persons living together in a residence in a RI-U dwelling?

Are there limits to the number of vehicles that can be parked at an RSF-4 lot? Is that different if it has ADU's, and if so how? How many vehicles can be parked at an RI-U lot? If the subject property were rezoned to RI-U, how many dwellings can be built on it?

Are there any surveys or drawings in your records that reflect where the existing Street/Highway ROW exists with respect to the existing street curb and sidewalks?

What onsite/offsite parking requirements are applicable to the development of RI-U dwellings?

If meeting in person would help you explain or demonstrate the rezoning process and considerations, I would be eager at your convenient to come to your office.

Thanks very much for providing information in this matter. I look forward to hearing from you. Thanks, Jack Butt

DAVIS, BUTT, TAYLOR & CLARK, PLC

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