

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Final Agenda

Monday, July 27, 2026

5:30 PM

City Hall Room 219

Planning Commission Members

Nick Werner, Chair

Andrew Brink, Vice Chair

Ashlyn Holeyfield, Secretary

H. Rice Brewer

Matthew Cabe

Nick Castin

Fred Gulley

Mary Madden

Mary McGetrick

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 861 5094 6530

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_6etC6rYTSCqhjefpr--geQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the July 13, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. VAR-2026-0025: Planning Commission Variance (3089 E MISSION BLVD/JEFFREY M WARD LLC, 372):

Submitted by GOODWIN ENGINEERING, LLC for property located at 3089 E MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.97 acres. The request is for a variance from the minimum improvements. - Donna Wonsower, Senior Planner

3. LSD-2026-0007: Large Scale Development (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):

Submitted by BATES AND ASSOCIATES for a property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL & RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for an approximately 75,000 square foot mini storage facility. - Jessica Masters, Planning Director

4. VAC-2026-0009: Vacation (324 S BUCHANAN AVE/RICH CATRES LLC, 522):

Submitted by RICHARD GRUBBS for property located at 324 S BUCHANAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.32 acres. The request is to vacate 0.02 acres of existing right-of-way. - Citlali Samano, Planner

Unfinished Business

5. 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

New Business

6. VAR-2026-0026: Planning Commission Variance (2862 N BOB YOUNKIN DR UNIT:B/STERLING HOLDINGS LLC, 251):

Submitted by COMMUNITY BY DESIGN for property located at 2862 N BOB YOUNKIN DR UNIT:B. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 1.23 acres. The request is for a variance from the dimensional requirements for parking. - Donna Wonsower, Senior Planner

7. CUP-2026-0033: Conditional Use Permit (1138 S SHERMAN AVE/CHANTEL MARTHA HINTON, 565):

Submitted by CHANTEL HINTON for property located at 1138 S SHERMAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district. - Donna Wonsower, Senior Planner

8. CUP-2026-0034: Conditional Use Permit (1766 S SMOKEHOUSE TRL/JIMMY J JR HERRING & ROBERT WRIGHT, 595):

Submitted by FAYETTEVILLE E-BIKE COMPANY for property located at 1766 S SMOKEHOUSE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.42 acres. The request is for the use of a bike shop business in a single-family residence.

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

9. CUP-2026-0032: Conditional Use Permit (568 E REBECCA ST/STI VENTURES LLC, 446):

Submitted by KARRIE NUCKOLS for property located at 568 E REBECCA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district. ***WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.*** - Donna Wonsower, Senior Planner

Items Administratively Approved by Staff

10. LSP-2026-0016: Lot Split (3105 N. OLD WIRE RD/OWEN, 255):

Submitted by JASON APPEL for property located at 3105 N. OLD WIRE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 9.71 acres. The request is to split the property into two lots containing 3.53 and 6.18 acres. - Citlali Samano, Planner

11. LSP-2026-0028: Lot Split (1417 N ADDINGTON AVE/BAUER HAUS LLC, 404):

Submitted by BLEW & ASSOCIATES for property located at 1417 N ADDINGTON AVE. The property is zoned RSF-18, RESIDENTIAL SINGLE-FAMILY, EIGHTEEN UNITS PER ACRE and contains approximately 0.30 acres. The request is to split the property into two lots containing 0.08 and 0.24 acres. - Citlali Samano, Planner

12. LSP-2026-0039: Lot Split (1090 S WASHINGTON AVE/DONALD WESTON MOORE & RICKY ANDY GUTIERREZ, 563):

Submitted by BLEW & ASSOCIATES for property located at 1090 S WASHINGTON AVE. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains 0.16 acres. The request is to split the property into two lots containing 0.16 and 0.34 acres. - Donna Wonsower, Senior Planner

13. LSP-2026-0040: Lot Split (315 S SCHOOL AVE/CCJC LLC; SCOTT PURYEAR, 523):

Submitted by BATES & ASSOCIATES for property located at 315 S SCHOOL AVE. The property is zoned MSC, MAIN STREET CENTER and contains 0.16 acres. The request is to split the property into two lots containing 0.08 and 0.08 acres. - Citlali Samano, Planner

14. SIP-2026-0005: Site Improvement Plan (NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE/CINQUEFOIL LLC, 523):

Submitted by COMMUNITY BY DESIGN for property located NORTHWEST OF E. MARTIN LUTHER KING JR BLVD & S. COLLEGE AVE. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 0.60 acres. The request is for a 2,500-square-foot commercial space with 11 residential units and associated parking. - Jessica Masters, Planning Director

15. SIP-2026-0008: Site Improvement Plan (SOUTHWEST OF W. CENTER ST & S. GREGG AVE/REINDL INVESTMENTS LLC, 522):

Submitted by PRISM DESIGN STUDIO for property located SOUTHWEST OF W. CENTER ST & S. GREGG AVE. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.71 acres. The request is for a 5 story mixed-use development and parking garage. - 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, July 13, 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 ☐ Mark Veasey ☐ Alan Pugh ☒ Fire Marshal ☐ City Attorney						
	Roll Call	1) Minutes June 22, 2026	2) LSD-2026-0012 (VCH RENTALS)	3) PZD-2025-0006 (FOXTAIL)	4) ADM-2026-0026 (WILLOW BEND OPTIONCO)	5) ADM-2026-0027 (FAYETTEVILLE COUNTRY CLUB)
McGetrick	1	1	1	1	1	1
Cabe	1	1	1	0	1	1
Castin	1	1	1	1	1	1
Brewer	1	1	1	0	1	1
Gulley	1	1	1	0	1	1
Madden	0					
Brink	1	1	1	0	1	1
Werner	1	1	1	0	1	1
Holeyfield	1	1	1	1	1	1
Agenda		Consent	Consent	Unfinished	New	New
Action		Approve	Approve	Forward	Approve	Approve
Motion By		Brink	Brink	Gulley	Cabe	Brink
Motion 2nd		Cabe	Cabe	Castin	Castin	Cabe
Vote		8-0-0	8-0-0	3-5-0	8-0-0	8-0-0
Time		5:32 pm	5:32 pm	6:40 pm	6:42 pm	6:45 pm
Motion Detail				With a recommendation of approval, Failed/Denied.		
Public Comment		0	0	2	0	0

(pg. 2) Planning Commission			Monday, July 13 2026					
	6) VAR-2026-0021 (PARK AVENUE COTTAGES LLC)	7) VAR-2026-0023 (AFT DEVELOPMENT)	8) VAR-2026-0024 (JORDAN GROUP)	9) CUP-2026-0027 (TRUCKS FAMILY TRUST)	10) CUP-2026-0031 (BEAR TREE BUILDERS/STEVEN & CARYN FINNY)			11) RZN-2026-0023 (WARREN MISSION)
McGetrick	1	1	1	1	1	1	1	1
Cabe	1	1	1	1	1	1	1	1
Castin	1	1	1	1	1	0	0	1
Brewer	0	1	1	1	1	0	0	1
Gulley	1	1	1	1	1	0	1	1
Madden								
Brink	Recuse	1	1	1	1	1	1	1
Werner	0	1	0	1	1	0	0	1
Holeyfield	1	1	1	1	1	1	1	1
Agenda	New	New	New	New	New			New
Action	Approve	Approve	Approve	Approve	Approve	Failed	Approve	Table
Motion By	Cabe	Brink	Brink	Brink	Cabe	Brink	Castin	Brink
Motion 2nd	Gulley	Brewer	Castin	Cabe	Brink	Cabe	Cabe	Cabe
Vote	5-2-1	8-0-0	7-1-0	8-0-0	8-0-0	4-4-0	5-3-0	8-0-0
Time	6:57 pm	7:11 pm	7:21 PM	7:24 pm	8:30 pm			8:33 PM
	Approved with all conditions as recommended by staff.	Against EIFS for glazing.	Approved with all conditions as recommended by staff.	Approved with all conditions as recommended by staff.	Approved with all conditions as recommended by staff. To Divide the question.	Approval of variance, no variance.	Approved the development.	July 27, 2026 Planning Commission meeting.
Public Comment	0	0	0	0	5			0



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 27, 2026

SUBJECT: **VAR-2026-0025: Planning Commission Variance (3089 E MISSION BLVD/JEFFREY M WARD LLC, 372)** Submitted by GOODWIN ENGINEERING, LLC for property located at 3089 E MISSION BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.97 acres. The request is for a variance from typical street sections.

RECOMMENDATION:

Staff recommends approval of **VAR-2026-0025** with conditions.

RECOMMENDED MOTION:

"I move to approve VAR-2026-0025, recommending:

- In favor of a variance to §166.04(B)(4)(f)(i), and*
- In favor of all conditions as recommended by staff."*

BACKGROUND:

The subject property is in east Fayetteville directly south of McNair Middle School on E. Mission Blvd. The parcel is about 0.96 acres and is zoned C-2, Thoroughfare Commercial with no applicable overlays. It is currently developed with a 3,180-square-foot pediatric dentist office. A site-improvement plan for a 1,554-square-foot addition and associated parking is currently under review (SIP-2026-0002). Variances to access management standards and the maximum number of parking spaces permitted were approved by Planning Commission on November 12, 2024 (VAR-2024-0043). Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	McNair Middle School	P-1, Institutional
South	Vacant (Commercial)	C-2, Thoroughfare Commercial
West	Medical Office	C-2, Thoroughfare Commercial RMF-24, Residential Multifamily, 24 Units per Acre
East	Childcare Facility	R-O, Residential Office RSF-4, Residential Single-Family, 4 Units per Acre

Request: The applicant is requesting a variance to UDC §166.04(B)(4)(f)(i) in order to provide street improvements that vary from typical master street plan standards.

DISCUSSION

UDC §166.04(B)(4)(f)(i), Minimum Improvements by Application Type. Sidewalks shall be installed along the property street frontage and along new interior streets according to existing city standards and the Master Street Plan as adopted by the City Council. The applicant is requesting to vary from this standard to provide a wider green space along N. Hunters Ridge where the typical street section would require 6 feet.

Staff recommendation: Staff is supportive of this request. The applicant is requesting to provide a wider than typical green space (approximately 9 feet from the edge of the ROW, 19 feet from the edge of the curb) in order to preserve existing trees and accommodate shifting an existing water line further into the site as part of broader city work to establish a new pump station and complete water line improvements in the area.

As the proposal provides greater green space rather than less and was prompted by efforts to work with city staff to address larger city concerns, staff finds the applicant is acting in good faith and that the request is unlikely to result in adverse impacts to the general public. Accordingly, staff recommends in favor of the request with conditions. Staff recommends that a public access easement shall be placed over any portion of the sidewalk located outside of public right-of-way and that the sidewalk shall be located and constructed so that tree preservation fencing is installed at least ten feet from the trunks of the existing street trees along N. Hunters Ridge.

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

RECOMMENDATION: Staff recommend approval of VAR-2026-0025 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §166.04(B)(4)(f)(i), Minimum Improvements by Application Type.** Staff recommends approval of the requested variance with conditions:
 - a. *A public access easement shall be placed over any portion of sidewalk located outside of public right-of-way.*
 - b. *Sidewalk shall be located and constructed so that tree preservation fencing is installed at least ten feet from the trunks of the existing street trees along N. Hunters Ridge.*
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	<u>YES</u>		
Date: <u>July 27, 2026</u>	☐ Tabled	☐ Approved	☐ Denied
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:
 - §166.11 Conformance to Plans and Regulations
 - Residential Link Section
- Project Maps
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
- Staff Exhibits
 - Existing Street Trees
 - Urban Forestry Memo
 - Water Line Improvement Plans
- Applicant Exhibits
 - Cover Letter
 - Site Plan

166.11 Conformance To Plans And Regulations

(A) *Conform to Plans and Regulations.* The subdivision shall conform to the official plans and regulations that make up the Comprehensive Land Use Plan including the Future Land Use Plan, the Master Street Plan, access control, setback ordinances, the Community Facilities Plan and Zoning, Chapters 160 through 164.

(B) *Reserve Sites for Public Use.*

- (1) For a period of six (6) months after submitting application for approval of a preliminary plat with the Planning Commission, the Planning Commission may require the subdivider to reserve sites for public use that are indicated within the boundaries of the proposed subdivision which are indicated on an officially adopted plan, to permit the public board, commission, or body having jurisdiction, or financial responsibility, the opportunity to acquire said sites.
- (2) The subdivider at his or her option may provide such areas or may be required to make them available for acquisition by the city under statutory procedure. All such areas shall be maintained at the expense of the city or other body which may be involved.

(C) *Future Acquisition.* The Planning Commission may require the subdivider to establish building lines to allow for future acquisition of right-of-way for streets on the Master Street Plan.

(Code 1965, App. A., Art. 8(10.1); Ord. No. 1747, 6-29-70; Ord. No. 3073, 3-19-86; Code 1991, §160.119; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4919, 9-05-06; Ord. No. 6350, §5(Exh. D), 8-18-20)

Residential Link Street - Design Service Volume: <4,000 vpd - Desired Operating Speed: 15-20 mph

The residential link street section is intended to be the standard in neighborhoods and low-volume areas outside of the downtown. Generous greenspace and a comfortable sidewalk are coupled with on-street parking to create a safe environment for all modes and abilities. Most residential link streets will have a design service volume <1,500 vpd allowing bicycles to intermix with traffic safely. On-street protected bike facilities should be considered where traffic volumes or speeds exceed thresholds for all ages and abilities. Residential links should be designed and proposed meeting block length, connectivity, and access management codes. Storm drainage infrastructure should have adequate depth or be offset to avoid conflicts with street tree plantings. Low-Impact Development (LID) features in green spaces are recommended best practices to incorporate alternative stormwater treatment techniques.

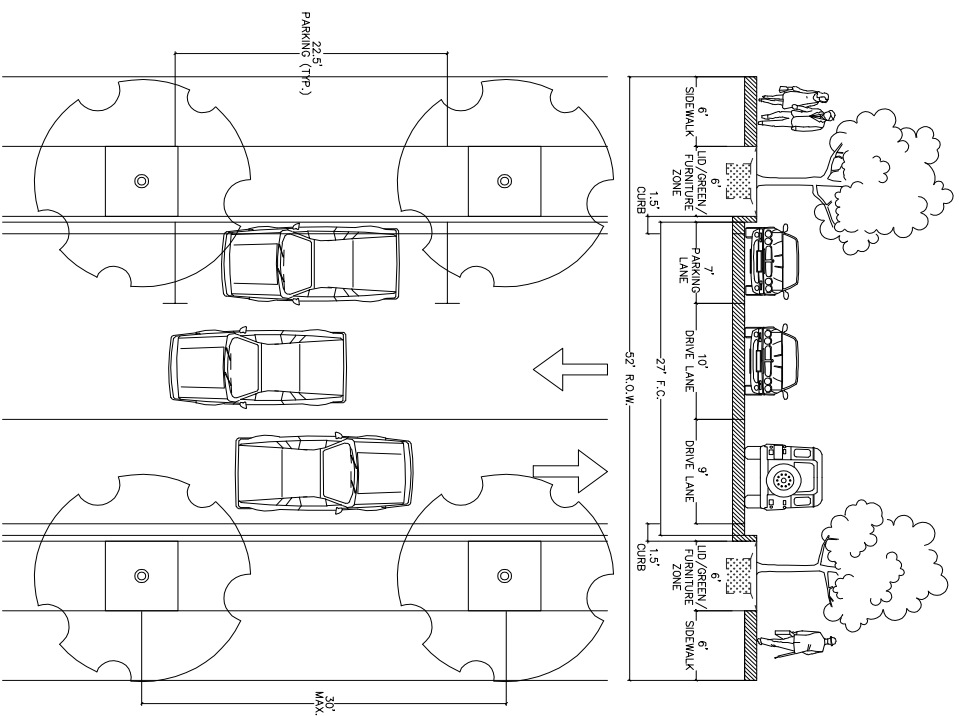


Figure 12.8 - Residential Link Street

- As determined by city staff, additional roadway elements may be required and include:
- An additional 2-ft frontage zone where buildings abut right-of-way. This may be accomplished with setbacks or additional right-of-way.
 - Streets planned with on street bike facilities as shown on the Active Transportation Plan, shall accommodate one 10-ft sidewalk, as determined by the Zoning and Development Administrator, by increasing right-of-way by 4-ft.

Alternative design elements may be approved administratively and include:

- Removal of the 7-ft parking lane will be considered when adequate parking is provided elsewhere.

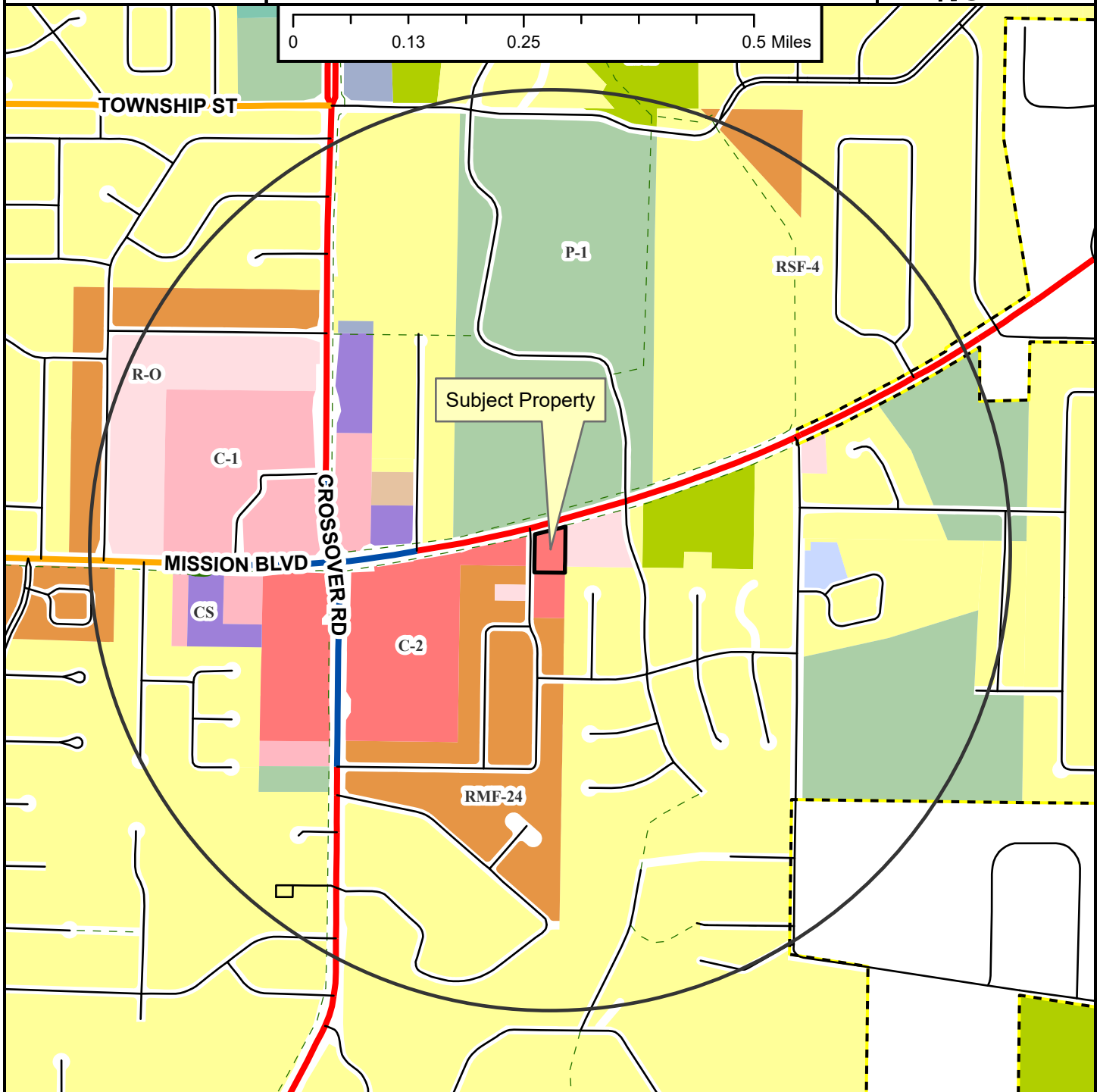
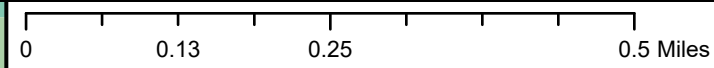
Minimum Right-of-Way: 45-feet
Maximum Right-of-Way: 52-feet



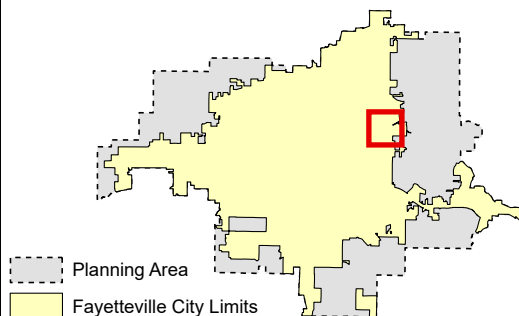
VAR-2026-0025

3089 E MISSION BLVD

One Mile View



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



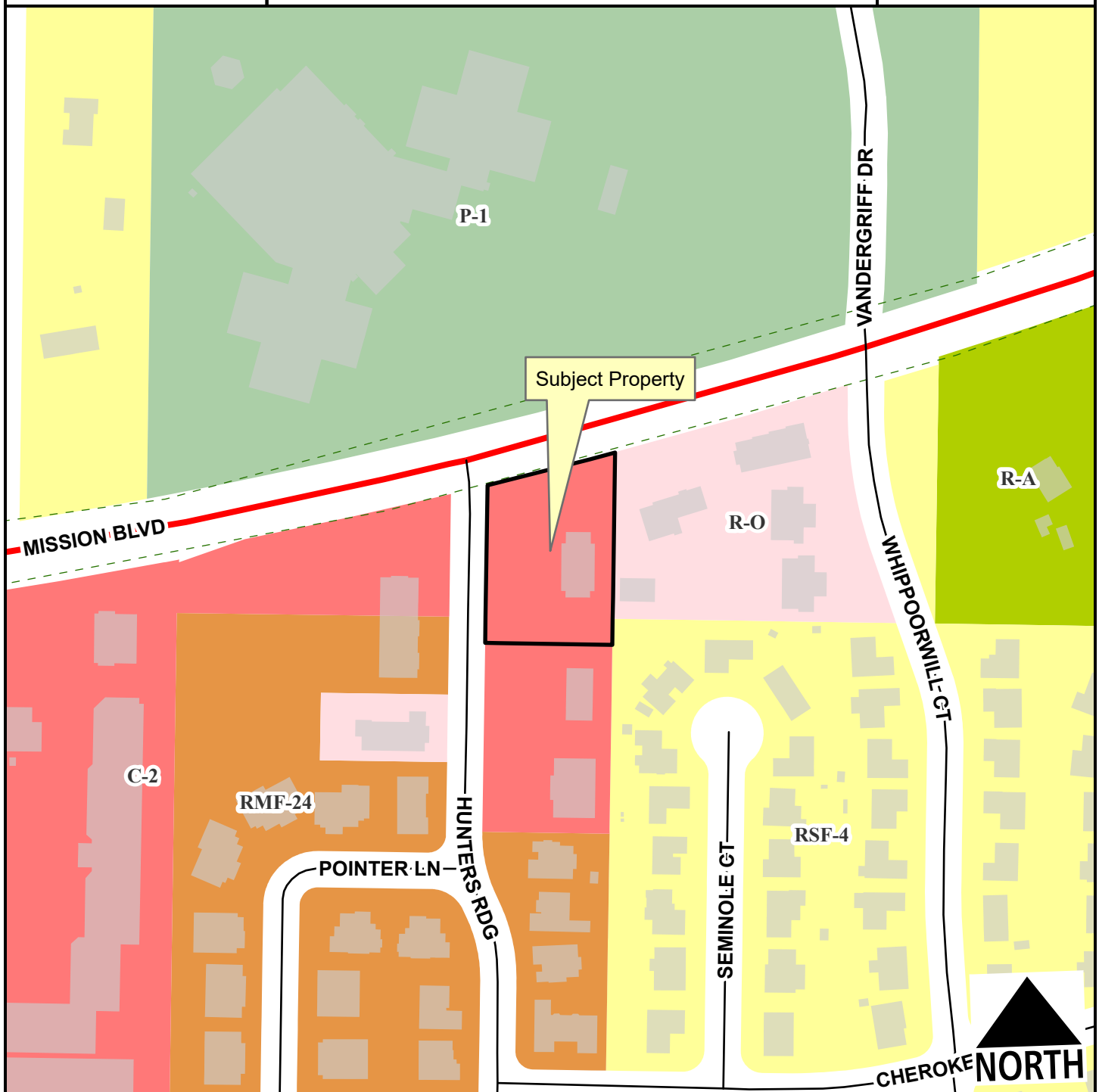
Planning Commission

July 27, 2026

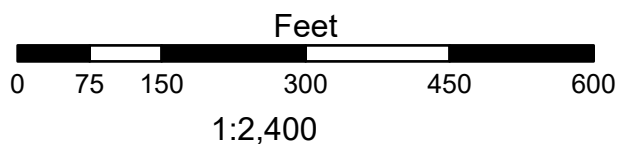
VAR-2026-0025

3089 E MISSION BLVD

Close Up View



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



Planning Commission

July 27, 2026

VAR-2026-0025 (JEFFREY M WARD LLC)Page 6 of 14

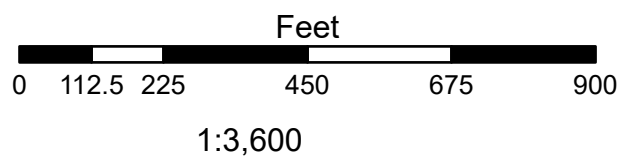
VAR-2026-0025

3089 E MISSION BLVD

Current Land Use



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



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



Planning Commission Memo

TO: Fayetteville Planning Commission

THRU: Donna Wonsower, Senior Planner

FROM: Bethany Douglas, Urban Forester

MEETING DATE: July 27, 2026

SUBJECT: **VAR-2026-0025: 3089 E Mission Blvd** - Submitted by Goodwin Engineering for property located on 3089 E Mission Blvd. The property is zoned C-2 and contains approximately 1 acre. The request is for a variance to the sidewalk placement standards.

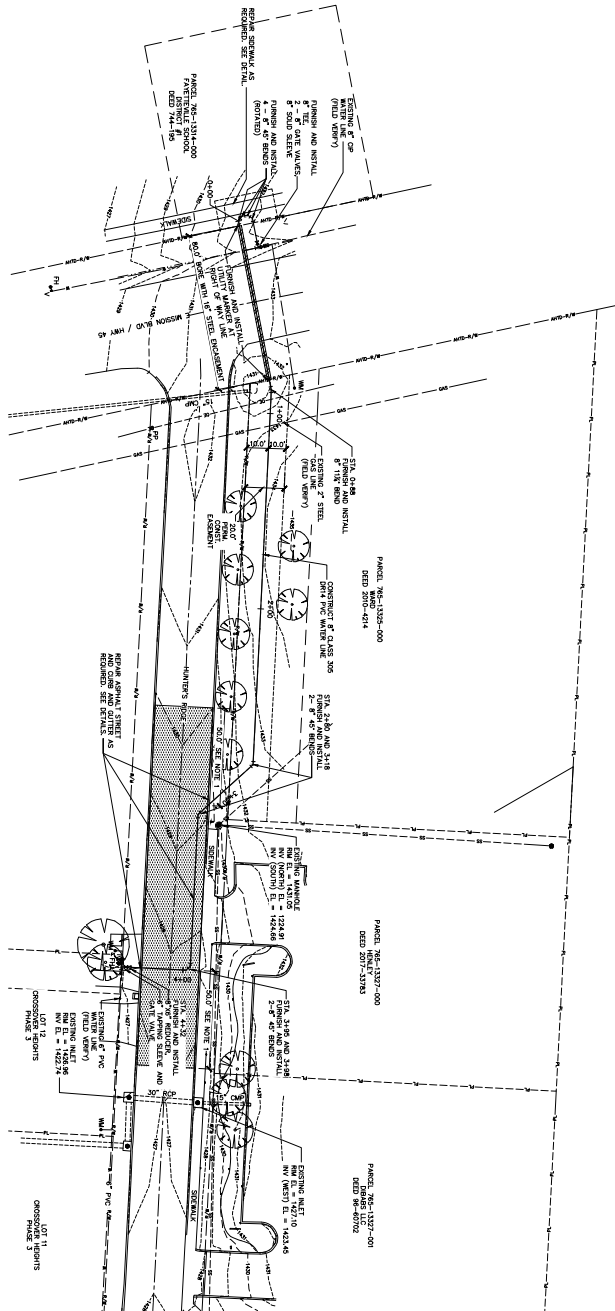
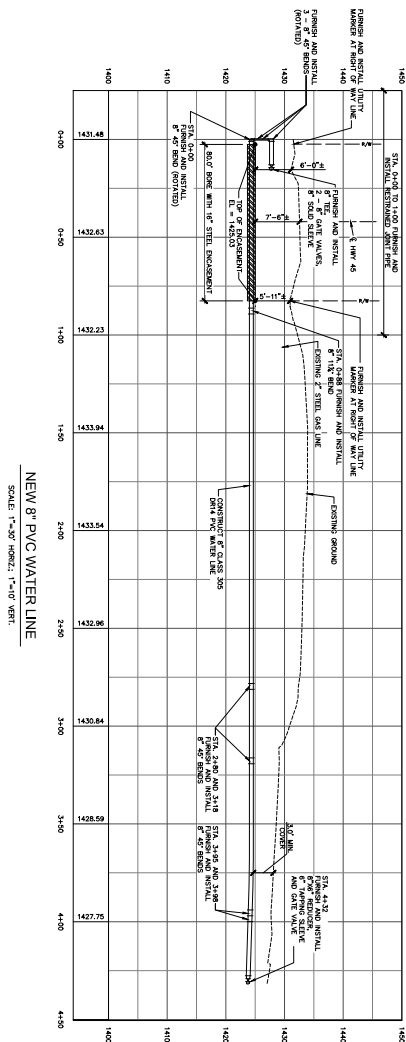
RECOMMENDATION: Urban forestry staff recommend conditional approval of VAR-2026-0025, a variance request to §166.11(A) Conformance to Plans and Regulations.

DISCUSSION: The applicant is requesting a variance to UDC §166.11(A) to allow the sidewalk to be 9' to 15' from the edge of N Hunters Ridge ROW. The revised sidewalk placement is intended to preserve four large maple trees located in the ROW. These would be the only preserved trees on site and therefore offer invaluable ecosystem and shade benefit to the site. Urban Forestry staff recommend conditional approval to the variance request to §166.11(A). The requested variance would achieve both pedestrian connectivity and long-term canopy preservation.

CONDITIONS OF APPROVAL: While §166 typically requires that sidewalks be built along the street frontage, adherence to this standard would necessitate the removal of four mature maple trees. Urban Forestry staff recommends approval with the condition that tree preservation fencing be installed a minimum of 10' from trunk of each tree, consistent with UDC §167 tree preservation standards, which require tree preservation fencing to be installed at least 10 feet from the trunk for that tree to qualify as preserved. As with all tree preservation fencing, the fencing shall remain in place for the duration of construction.

**Staff Exhibit:
Existing Street Trees**





LEGEND	
(EXISTING FEATURES)	
1" CONTAINS	
SANITARY SEWER	
UNDERGROUND ELECTRIC	
RAIL LINE	
RAIL CROSSING	
PROPERTY LINE	
ROAD FENCE	
RAIL FENCE	
CONSTRUCTION EASEMENT	
EXISTING CONSTRUCTION EASEMENT	
WM - WATER MAIN	CM - GAS MAIN
PH - FIRE HYDRANT	PP - POWER POLE
V - VALVE	DS - DOWN SPOT

- CONSTRUCTION NOTES:**
- CONNECTION TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING SANITARY SEWER AND WATER MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - CONNECTION TO EXISTING WATER MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - CONNECTION TO EXISTING GAS MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - ALL UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO CONSTRUCTION.
 - UNDERGROUND UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO CONSTRUCTION.
 - CONNECTION TO EXISTING SANITARY SEWER SHALL BE NOTED FOR ANY CONFLICTS.
 - CONNECTION TO EXISTING WATER MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - CONNECTION TO EXISTING GAS MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - ALL UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO CONSTRUCTION.
 - UNDERGROUND UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO CONSTRUCTION.
 - CONNECTION TO EXISTING SANITARY SEWER SHALL BE NOTED FOR ANY CONFLICTS.
 - CONNECTION TO EXISTING WATER MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - CONNECTION TO EXISTING GAS MAINS SHALL BE NOTED FOR ANY CONFLICTS.
 - ALL UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO CONSTRUCTION.
 - UNDERGROUND UTILITIES SHALL BE DEPTH VERIFIED PRIOR TO CONSTRUCTION.

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/14/24	ISSUED FOR PERMIT	RMCKEE
2	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
3	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
4	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
5	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
6	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
7	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
8	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
9	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
10	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
11	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
12	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
13	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
14	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
15	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
16	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
17	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
18	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
19	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE
20	03/14/24	ISSUED FOR CONSTRUCTION	RMCKEE

Planning Commission

3537 N Steele Blvd.
Suite 310
Fayetteville, AR 72703
797.443.6600
www.olson.com

July 27, 2026

2026-0025 (JEFFREY M. WARD LLC)

Page 10 of 14



Goodwin Engineering, LLC
jg@goodwin-engineering.com
479-926-6097

3503 Free Ferry Rd.
Fort Smith, AR 72903

7-6-2026

Nick Werner, Planning Commission Chari
City of Fayetteville Planning Commission
City Council Chambers (Room 219)
113 W. Mountain St. Fayetteville, AR 72701

Mr. Werner,

The proposed building expansion at 3089 East Mission Blvd. (Parcel #765-13325-000) requires sidewalk to be constructed along N Hunters Ridge due to City Code. There are existing trees located along N Hunters Ridge that the property owner has gone through great lengths to protect. This included allowing the City to shift a proposed 8" water line further into the property to ensure that the trees are protected.

Designing around the existing trees has resulted in the proposed civil plans showing the required sidewalk along N Hunters Ridge offset from the street. We are requesting a variance from udo section 166.11(A) to allow the sidewalk to be located outside of its required location. This will allow the property owner to protect the existing trees on-site while still installing sidewalk.

The specific request is as follows: "To allow sidewalk to be constructed 9' to 15' from the edge of N Hunters Ridge ROW in lieu of the requirements in section 166.04 (B)(C)(i)."

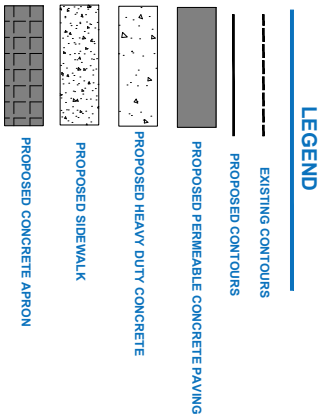
Thank you for your time and consideration. Let me know if you need additional information.

Thanks,

A handwritten signature in black ink, appearing to read 'Jackson Goodwin'.

Jackson Goodwin, P.E.

Goodwin Engineering, LLC



Horizontal Control Notes
Existing Building: 3,180 sf
Proposed Addition: 1,500 sf
Total Building: 4,680 sf
34 Total Parking Spaces
2 Accessible Parking Spaces
2 Motorcycle Parking Spaces
Approved through Variance: VAR-2024-0043



Goodwin Engineering, LLC
 info@goodwinengineering.com
 479-926-6097

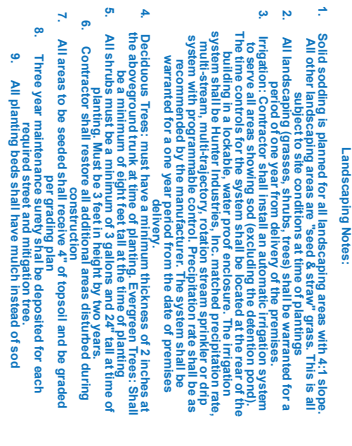


CT.2

No. 2024-016 ©



- Landscaping Calculations:
1. Landscape Requirements for Parking Lot Trees
32 parking stalls, 2 ADA spaces 1 ADA loading zone. Required trees 3-3 provided (P)
 2. Tree Preservation Requirements
0.96 acrs site, 6.22 acrs existing canopy, 0.04 removed as site
Required 62500 lbs of mungabeans, 6000 lbs of trees, 10000 lbs of trees
Required 12500 lbs of mungabeans, 12500 lbs of trees, 10000 lbs of trees
 3. Street Tree Requirements
Linear feet of or frontage 157.5 ft, 5 trees required - 6 trees provided (S)
 4. Storm Water Trees
Not required





TO: Fayetteville Planning Commission

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

MEETING: July 27, 2026

SUBJECT: **LSD-2026-0007: Large Scale Development (3264 S SCHOOL AVE/LEVI SELF STORAGE LLC, 717):** Submitted by BATES AND ASSOCIATES for a property located at 3264 S SCHOOL AVE. The property is zoned C-2, THOROUGHFARE COMMERCIAL & RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 7.01 acres. The request is for an approximately 75,000 square foot mini storage facility.

RECOMMENDATION:

Staff recommends approval of **LSD-2026-0007** with conditions.

RECOMMENDED MOTION: *"I move to approve **LSD-2026-0007**, finding:*

- 1. In favor of variance to 172.04(B)(1), Pedestrian Access;*
- 2. In favor of variance to 166.08(F)(2)(A), Curb Separation;*
- 3. In favor of variance to 166.25(D)(2), Cross Access*
- 4. In favor of recommended right-of-way dedication;*
- 5. In favor of recommended street improvements;*
- 6. All other conditions as recommended by staff."*

BACKGROUND:

The subject property is in south Fayetteville, approximately 1,000 feet south of the intersection of S. Fulbright Expy. and S. School Ave. According to Washington County records, this property was developed with a mini-storage facility in 1991. Most of the property is encumbered by the Hillside/Hilltop and partially by the I-540 Sign Overlay District. A conditional use permit for a mini-storage facility was reviewed and approved by the Fayetteville Planning Commission on June 8, 2026 (CUP-2026-0029). The property is located within the I-540 Overlay District. Surrounding land use and zoning are depicted in *Table 1*.

Table 1
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Commercial & Single-Family Residential	C-2, Thoroughfare Commercial; RSF-4, Residential Single-Family, 4 Units per Acre; RSF-8, Residential Single-Family, Units per Acre
South	Undeveloped & Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Low-Density Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
West	Industrial	I-1, Heavy Commercial and Light Industrial

Proposal: The applicant requests Large Scale Development approval to develop the subject property with an approximately 75,000 sq. foot mini storage facility. The applicant is requesting two variances to the Unified Development Code:

- **Variance #1: UDC §172.04(B)(1). Pedestrian access shall be provided from the street to the entrance of the structure by way of a designated pathway or sidewalk.** The applicant is requesting a variance to this standard, citing topographical challenges and utility conflicts.
 - *Staff recommendation: Staff recommends in favor of the request. Given the combination of steep topography, utility conflicts, and additional engineering considerations, staff finds that the request to vary from this standard is warranted. While one solution could be to provide a staircase, the applicant would begin to run into issues with ADA requirements for equal access and could run into issues with placing permanent structures within easements. In addition to site constraints, staff finds that the use is not likely to generate a substantial amount of pedestrian activity. While the intent of the ordinance is to ensure a safe, convenient route for pedestrians and to encourage walkability, it's not likely that many customers will be accessing this facility on foot to store their personal goods and will likely access this site with vehicles.*

- **Variance #2: UDC § 166.08(F)(2)(A). When necessary, curb cuts along regional links shall be shared between two (2) or more lots. Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.** The applicant is proposing a driveway that is 72.55 feet from another.
 - *Staff recommendation: Staff recommends in favor of the request. The site currently has an existing, non-conforming driveway access feature that is paved with gravel. Staff finds that while the separation distance is shorter than typically permitted, the location of the proposed driveway will have the lowest grade possible to still meet fire access. Cross access will be provided to the north and to the south, which can help promote shared access through this driveway in the future should adjacent properties ever redevelop. Further, staff does not anticipate that this use will generate a substantial amount of traffic.*

- **Variance #3: UDC §166.25(D)(2), Cross Access. Cross access shall be required to adjacent developed and undeveloped properties.** The applicant is requesting a variance to this standard to not supply cross access to the east.
 - *Staff recommendation: Staff recommends in favor of this request. While they have acknowledged that cross access will be provided to the north and south, the applicant has suggested that topography, the need for a retaining wall along the eastern side of the proposed development, and simply the distance to the eventual property line and the proposed development area make a connection to the each infeasible. Staff agrees, and supports the request.*

Right-of-Way to be Dedicated: The subject property has frontage along S. School Avenue, which has an existing ARDOT right-of-way width of approximately 46.86 feet from street centerline. This existing width exceeds the typical master street plan standard for a Regional Link Street, which currently falls at 46 feet from street centerline. Staff does not recommend any right-of-way dedication with this request.

Street Improvements: This property has frontage along S. School Avenue, a Regional Link Street. Typical improvements would require an 8-foot sidewalk, with a 10-foot greenspace. Staff recommends the applicant build 8-foot sidewalk along the property's street frontage in line with the master street plan standards.

Access Management/Connectivity: The applicant is requesting a variance to the typical access management standards for the proposed driveway close to the northern property line. Staff recommends in favor as noted above.

Design Standards: As required in chapter 166.25, even though this is an industrial use, this project is subject to architectural design standards due to its location within the I-540 overlay district. The applicant is largely compliant with these standards, though staff recommends that an additional awning or similar entryway feature be added to the western façade above the entryway to be in full compliance with these standards. The applicant is not seeking a variance, and intends to comply. The applicant complies with parking lot design standards.

Water and Sewer System: There is an existing 8" water line along the west side of the site along S. School Ave. The applicant proposes to connect to this line for their domestic and fire services. There is an existing 6" sewer line along the west side of the site along S. School Ave. The applicant proposes to connect to this line for their sewer service.

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

Parkland dedication or fee in-lieu: Nonresidential uses are not subject to parkland dedication.

Tree Preservation:

Canopy minimum requirement: 15% (C-2), 25% (RSF-4)

Existing canopy: 19% (C-2), 99% (RSF-4)

Preserved canopy: 13.9% (C-2), 99% (RSF-4)

Mitigation required: Three 2-inch caliper trees

Public Comment: Staff have not received public comment on the item.

RECOMMENDATION: Staff recommends approval of **LSD-2026-0007** with the following conditions:

Conditions of Approval:

1. **Planning Commission determination of a variance to 172.04(B)(1), Pedestrian Access.** Staff recommends in favor for the reasons outlined above.
2. **Planning Commission determination of a variance to 166.08(F)(2)(A), Curb Separation.** Staff recommends in favor for the reasons outlined above.
3. **Planning Commission determination of a variance to 166.25(D)(2), Cross Access.** Staff recommends in favor for the reasons outlined above.
4. **Planning Commission determination of right-of-way dedication.** *Staff recommends no additional right-of-way dedication.*

5. **Planning Commission determination of street improvements.** *Staff recommends the following street improvements:*
 - a. *Construction of 8-foot sidewalk along property's frontage with S. School Avenue in line with typical Master Street Plan standards for Regional Link Streets.*
6. All comments from Planning staff must be addressed prior to grading permit approval;
7. Conditions of approval from Engineering and Urban Forestry are included in the official conditions of approval, attached hereto;

Standard Conditions of Approval:

8. Impact fees for fire, police, water, and sewer shall be paid in accordance with City ordinance. Water and sewer impact fees will be based on the proposed meter size and charged at the time of meter set.
9. 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 Electric, SWEPCO, and Cox Communications);
10. 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;
11. 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;
12. All existing utilities below 12kv shall be relocated underground. All proposed utilities shall be located underground;
13. Staff approval of final detailed plans, specifications and calculations (where applicable) for grading, drainage, water, sewer, fire protection, streets (public and private), sidewalks, and tree preservation. The information submitted for the plat review process was reviewed for general concept only. All public improvements are subject to additional review and approval. All improvements shall comply with the City's current requirements;
14. All exterior 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;
15. All freestanding and wall signs shall comply with ordinance specifications for location, size, type, number, etc. Any proposed signs shall be permitted by a separate sign permit application prior to installation;
16. Large scale development shall be valid for one calendar year;
17. Contact the City's Emergency 911 Address Coordinator for addressing prior to building permit. The coordinator has noted that a separate street name is required;

18. Prior to building permit, a cost estimate for all required landscaping is to be submitted to the Landscape Administrator for review. Once approval is gained, a guarantee is to be issued (bond/letter of credit/cash) for 150% of the cost of the materials and installation of the plants. This guarantee will be held until the improvements are installed and inspected, at the time of Certificate of Occupancy; and
19. Prior to the issuance of a building permit the following is required:
- a. Grading and drainage permits;
 - b. Separate easement plat for this project that shall include 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.
20. Any damage to existing public streets caused by construction shall be repaired or replaced at the owner/developer's expense.
21. All sidewalks, curb ramps, curb & gutter, and driveway aprons must meet ADA guidelines and be free of damage. Non-compliant or damaged infrastructure must be replaced. Coordinate with Engineering for inspection.
22. The following items will typically be reviewed at construction plan stage (unless otherwise requested):
- a. Storm sewer sizing, gutter spread, profiles, utility conflicts
 - b. Sanitary sewer sizing, profiles, utility conflicts
 - c. Waterline fittings and conflicts
 - d. Street profiles
 - e. Fine grading/spot elevations

Planning Commission Action: ☐ Forwarded ☐ Tabled ☐ Approved

Meeting Date: July 27, 2026

Motion:

Second:

Vote:

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- UDC Sections:
 - 166.08 Street Design And Access Management Standards
 - 166.25 Commercial, Office and Mixed-use Design And Development Standards
 - 172.04 Parking Lot Design Standards
 - Project Maps
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
 - Staff Memos
 - Engineering Memo
 - Urban Forestry Memos
 - Applicant Exhibits
 - Request Letter
 - Site Plan
 - Elevations
-

166.08 Street Design And Access Management Standards

...

- (F) *Access Management.* Safe and adequate vehicular, bicycle, and pedestrian access shall be provided to all parcels. Residential link streets and driveways shall not detract from the safety and efficiency of bordering arterial routes. Property that fronts onto more than one (1) public street shall place a higher priority on accessing the street with the lowest functional classification, e.g., residential and neighborhood links. In a case where the streets have the same classification, access shall be from the lower volume street, or as determined by the City Engineer.
- (1) *Curb Cut Separation.* For purposes of determining curb cut or street access separation, the separation distance shall be measured along the curb line from the edge of curb cut to the edge of curb cut/intersection. The measurement begins at the point where the curb cut and intersecting street create a right angle, i.e., the intersection of lines drawn from the face-of-curb to face-of-curb. The measurement ends at the point along the street where the closest curb cut or street intersection occurs; again, measured to the point where the curb cut or intersecting streets create a right angle at the intersection of face-of-curb. In all cases curb cuts shall be a minimum of 5 feet from the adjoining property line, unless shared.
- (2) Separation for two-family, three- and four-family, multi-family and nonresidential development.
- (a) *Regional and Regional High Activity Links.* Where a street with a lower functional classification exists that can be accessed, curb cuts shall access onto those streets. When necessary, curb cuts along regional links shall be shared between two (2) or more lots. Where a curb cut must access the regional link, it shall be located a minimum of 250 feet from an intersection or driveway.
- (b) *Neighborhood Links.* Curb cuts shall be located a minimum of 100 feet from an intersection or driveway. When necessary, curb cuts along neighborhood links shall be shared between two (2) or more lots.
- (c) *Residential Links.* Curb cuts shall be located a minimum of 50 feet from an intersection or driveway. In no case shall a curb cut be located within the radius return of an adjacent curb cut or intersection.

...

(Code 1965, App. C., Art. IV, §§C, D, F—H; Ord. No. 1750, 7-6-70; Ord. No. 1801, 6-21-71; Ord. No. 2196, 2-17-76; Ord. No. 2353, 7-5-77; Code 1991, §§159.45, 159.58, 159.51—159.53; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4757, 9-6-05; Ord. No. 4919, 9-05-06; Ord. No. 5156, 8-5-08; Ord. No. 5296, 12-15-09; Ord. No. 5546, 12-04-12;

Ord. No. 5642, 12-03-13; Ord. No. 6179, §1, 4-16-19; Ord. No. 6207, §§1—4, 7-16-19; Ord. No. 6244, §1, 10-1-19; Ord. No. 6350, §4(Exh. C), 8-18-20; Ord. No. 6658, §9, 5-2-23)

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

...

- (B) *Applicability.* These design and development standards apply to commercial developments, office developments, small scale production, those parts of a planned zoning district or other mixed-use developments with commercial and office elements and to industrial developments within the I-540 Overlay District.

...

- (D) *Site Development and Design Standards.*

- (1) *Site Coverage.* A maximum of 80% of the development site may be covered by the ground floor of any structure, parking lots, sidewalks, and private streets and drives or any other impermeable surface. Properties located within the Downtown Master Plan boundary are exempt from this requirement.
- (2) **Cross Access.** Cross access shall be required to adjacent developed and undeveloped properties.
- (3) Mechanical and utility equipment and refuse containers shall be screened if visible from the highway/street right-of-way or from residential property as set forth below:
- (6) *Mini-Storage.* At the expense of the owner of the property, all storage units and storage yards for mini-storage created under Use Unit 38 shall be required to be screened by view obscuring vegetation when the storage yards or the storage units have common property lines with any residential use or zone and when they have frontage on any public street. Vegetation used for screening purposes shall be planted at a density sufficient to become view obscuring within two (2) years from the date of planting and it shall be the responsibility of the property owner to maintain the screening throughout the life of the use of the property as mini-storage.

...

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

172.04 Parking Lot Design Standards

(See: Illustration: Parking Dimension Factors)

- (A) *Maneuvering.* Parking lots shall be designated, maintained, and regulated so that no parking or maneuvering incidental to parking will encroach into the areas designated for sidewalks, streets, or required landscaping. Parking lots shall be designed so that parking and un-parking can occur without moving other vehicles, unless a valet service has been approved as part of the development plans. Vehicles shall exit the parking lot in a forward motion.
- (B) *Pedestrian Access.*
- (1) **Pedestrian access shall be provided from the street to the entrance of the structure by way of designated pathway or sidewalk.**
 - (2) Parking lots may be utilized by restaurants, cafes, and similar uses where pedestrian seating, access, or service does not interfere with safe and functional circulation. If a parking lot utilized for outdoor service is determined to represent a hazard to pedestrian or vehicular use, sites may be required to include an implied or physical barrier with landscaping elements, gated fencing, changes in ground surface texture, material or color, or similar treatments.

...

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

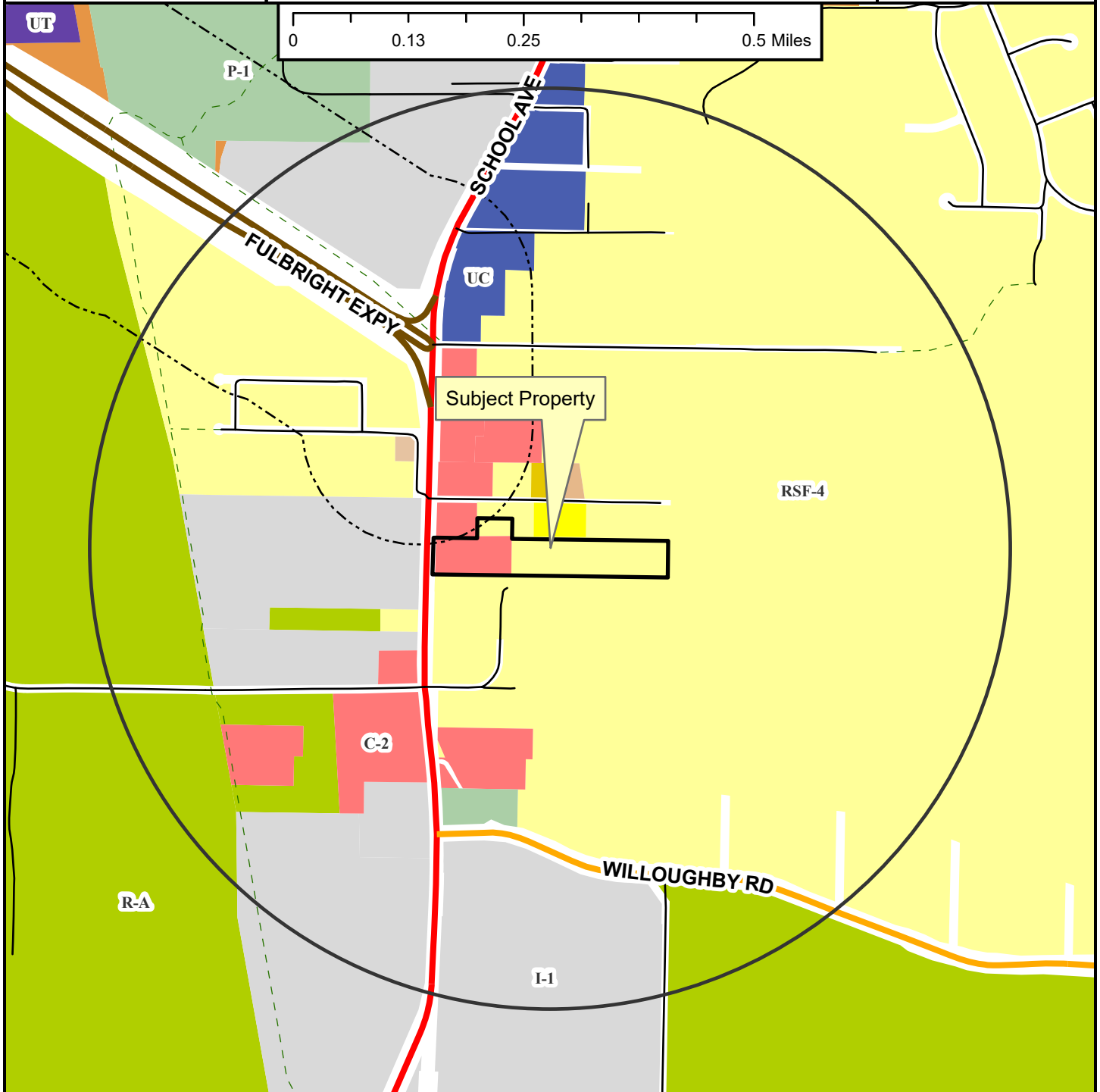
LSD-2026-0007

3264 S SCHOOL AVE

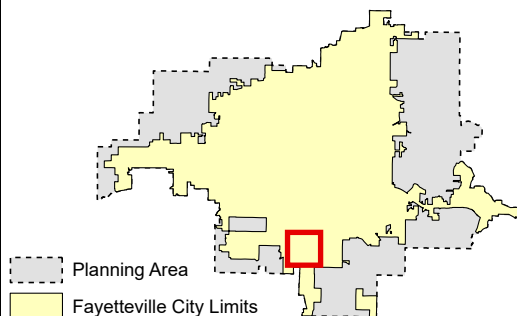
One Mile View



0 0.13 0.25 0.5 Miles



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



Planning Commission

July 27, 2026

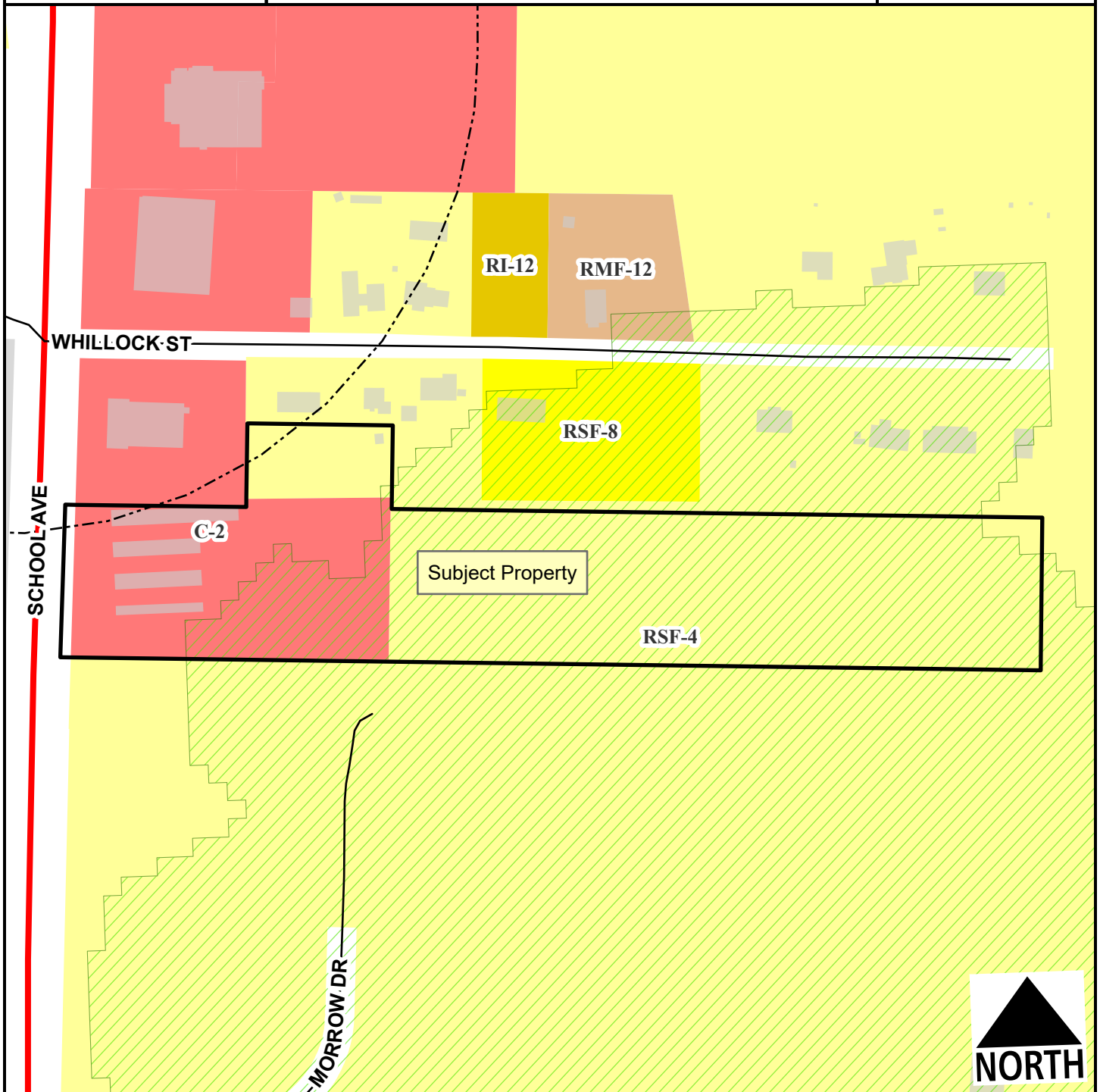
LSD-2026-0007 (LEVI SELF STORAGE LLC)

Page 8 of 26

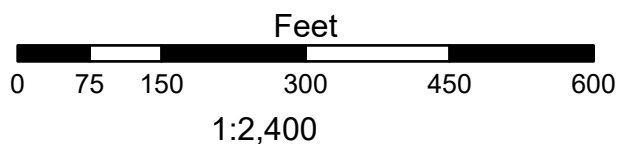
LSD-2026-0007

3264 S SCHOOL AVE

Close Up View

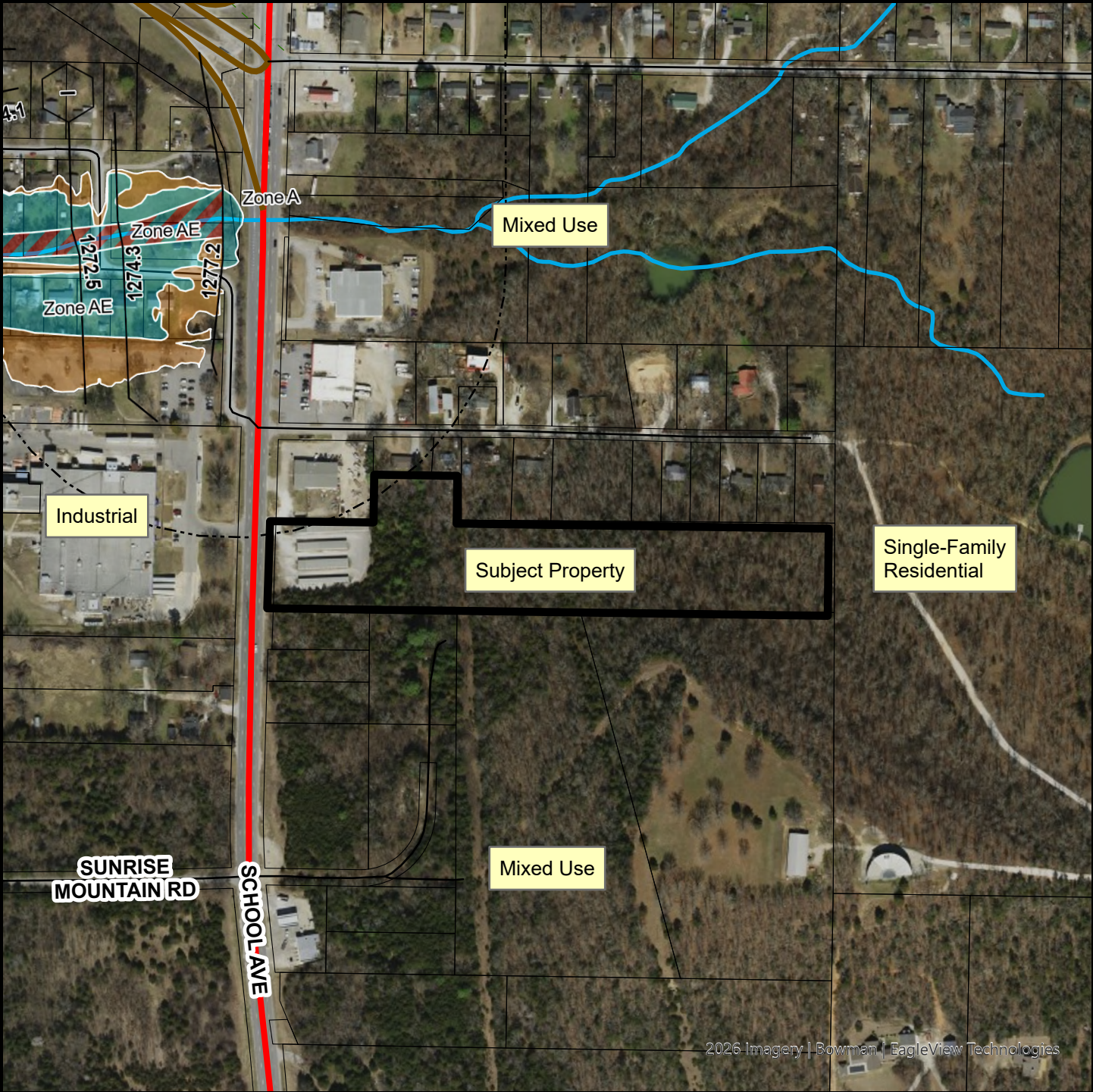


- Regional Link
- Unclassified
- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- Design Overlay District



LSD-2026-0007
<i>Current Land Use</i>

3264 S SCHOOL AVE



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

Feet

0 125 250 500 750 1,000

1:4,200

1:4,200

FEMA Flood Hazard Data

 100-Year Floodplain

 Floodway

-  100-Year Floodplain
 Floodway



TO: Jessie Masters, Planning Director

FROM: Justin Bland, City Engineer

DATE: June 17, 2026

SUBJECT: **Planning Commission Engineering Comments for
LSD-2026-0007**

Water: There is an existing 8" water line along the west side of the site along S. School Ave. The applicant proposes to connect to this line for their domestic and fire services.

Sewer: There is an existing 6" sewer line along the west side of the site along S. School Ave. The applicant proposes to connect to this line for their sewer service.

Streets: The western frontage of the property is improved with curb and gutter and sidewalk that is directly behind the curb. The applicant is proposing to demolish this existing sidewalk and construct a new 6' sidewalk at the back of the existing ArDOT right-of-way.

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

Standard Comments:

1. All designs are subject to the City's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
2. Any damage to the existing public street due to construction shall be repaired/replaced at the owner/developers expense
3. All public sidewalks, curb ramps, curb & gutter, and driveway aprons along this project frontage must meet ADA guidelines and be free of damage. Any existing infrastructure that does not conform to ADA guidelines or is otherwise damaged must be removed and replaced to correct the issue. Coordinate with the engineering department for inspection of existing facilities to determine compliance.
4. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the proposed meter size and will be charged at the time of meter set.

5. Note, the following portions of all projects will typically not be reviewed by the Engineering Division until time of construction-level review (unless specifically requested at plat review):
- Storm Sewer pipe/inlet sizing, gutter spread, profiles, or utility conflicts
 - Sanitary Sewer pipe sizing, profiles, or utility conflicts
 - Waterline fittings, callouts, or utility conflicts
 - Street profiles
 - Fine grading/spot elevations



URBAN FORESTRY LANDSCAPE PLAN COMMENTS

To: Bates Engineering

From: Willa Thomason, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: July 27, 2026

Subject: LSD-2026-0007: Levi Self Storage (3264 S School Ave)

1. General Landscape Plan Checklist		Yes	No	N/A
a.	Irrigation (notes either automatic or hose bib 100' o.c.) <i>UDC Chapter 177.03C7g, 177.04B3a</i>	X		
b.	Species of plant material identified <i>UDC Chapter 177.03C7d,e</i>	X		
c.	Size of plant material (minimum size 2" caliper for trees and 3 gal. shrubs) <i>UDC Chapter 177.03C7b,c</i>	X		
d.	Soil amendments notes include that soil is amended and sod removed <i>UDC Chapter 177.03C6b</i>	X		
e.	Mulch notes indicate organic mulching around trees and within landscape beds <i>UDC Chapter 177.03C6c,d</i>	X		
f.	LSD, LSIP, and Subdivisions (PPL & FPL) plans stamped by a licensed Landscape Architect, others by Landscape Designer <i>UDC Chapter 177.03B</i>	X		
g.	Planting bed contained by edging <i>UDC Chapter 177.03C6f</i>	X		
h.	Planting details according to Fayetteville's Landscape Manual <i>UDC Chapter 177.03C6g</i>	X		
i.	Provide information about 3-Year Maintenance plan. The owner shall deposit with the City of Fayetteville a surety for approved landscape estimate. <i>UDC Chapter 177.05 A2g</i>	X		
2. Parking Lot Requirements		Yes	No	N/A
1 Tree : 12 Parking Spaces				
a.	Wheel Stops/Curbs <i>UDC Chapter 177.04B1</i>	X		
b.	Narrow Tree Lawn (8' min. width, 37.5' length) <i>UDC Chapter 177.04C</i>			X
c.	Tree Island (8' min. width, 18.7' min length OR 150 square feet) <i>UDC Chapter 177.04C</i>			X

d. Placement of Trees (either side at entrances and exits) <i>UDC Chapter 177.04C2</i>	X		
3. Perimeter Landscaping Requirements	Yes	No	N/A
a. Front Property Line (15' wide landscape) and five on sides. <i>UDC Chapter 177.04D2a</i>			X
b. Side and Rear Property Lines (5' Wide Landscape Area) <i>UDC Chapter 177.04D1</i>			X
c. Shade trees planted on south and west sides of parking lots <i>UDC Chapter 177.04D2e</i>			X
d. Screening of parking lot from adjacent residential properties and the street.			X
4. Street Tree Planting Requirements	Yes	No	N/A
a. Residential Subdivisions 1 Large Shade Species Tree per Lot <i>UDC Chapter 177.05B1a</i>			X
b. Non-Residential Subdivisions 1 Large Species Shade Tree every 30' (planted in greenspace) <i>UDC Chapter 177.05B2a</i>	X		
c. Urban Tree Well – Urban Streetscapes Trees every 30' (8' sidewalk) <i>UDC Chapter 177.05B3a-f</i>			X
d. Structural Soil – Urban Tree Wells Include a note and/or detail of structural soil on Landscape Plan <i>UDC Chapter 177.05B3a-f</i>			X
e. Residential Subdivisions Timing of planting indicated on plans <i>UDC Chapter 177.05A4</i>			X
f. Residential Subdivisions Written description for method of tracking planting <i>UDC Chapter 177.05A4e</i>			X
5. Landscape Requirement Totals	Amount		
Mitigation Trees		3	
Parking Lot Trees		1	
Street Trees		6 (1 preserved, 5 planted)	
Detention Pond – Large Trees (1 Tree/3,000 square feet)		N/A	
Detention Pond – Small Tree/Large Shrub (4 small trees or large shrubs/3,000 square feet)		N/A	

Detention Pond – Small Shrubs/Large Grasses
(6 shrubs or grasses (1 gallon)/3,000 square feet)

N/A

6. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	6-30-26	7-14-26
Approved		
Tabled	5-13-26	
Denied		

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

Comments
1. Address items above marked “No” and all Redlines provided.
2. Tree protection fencing must be at the dripline or, for larger trees, a min. of 10' away from the trunk. Please adjust TPF accordingly, or create a 3rd category - to be preserved, but counted as removed due to disturbance which could potentially impact the tree's long-term health. Please update the mitigation calculations and indicate the location of additional required trees.

To: Bates Engineering

From: Willa Thomason, Urban Forester

CC: Jessie Masters, Planning Director

Meeting Date: July 27, 2026

Subject: LSD-2026-0007: Levi Self Storage (3264 S School Ave)

1. Submittal Requirements	Yes	No	N/A
Pre-Application Meeting with the Urban Forester	X		
Arborist Report Submitted	X		
Complete Tree Preservation Plan Submitted	X		
Tree Mitigation Table on Plans	X		
Tree Preservation Waiver 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	56,079	100%
Zoning Designation * Select Below with drop down arrow		
C-2, Thoroughfare Commercial	8,412	15%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	8,412	15.0%
Existing Tree Canopy * Minus Right of Way and Easements	10,663	19.0%
Tree Canopy Preserved	7,772	13.9%
Tree Canopy Removed *On Site	2,891	5.2%
Tree Canopy Removed *Off Site	84	
Tree Canopy Removed Total	2,974	5.3%
Removed Below Minimum	640	
Mitigation Requirements	723	

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	191,553	100%
Zoning Designation * Select Below with drop down arrow		
RSF-4 Single-Family Residential, Four Units Per Acre	47,888	25%
HHOD * Select Below with Drop Down Arrow		
Yes	9,578	5%
Total Canopy for Minimum Preservation Requirements	57,466	30.0%
Existing Tree Canopy * Minus Right of Way and Easements	189,608	99.0%
Tree Canopy Preserved	189,608	99.0%
Tree Canopy Removed *On Site	0	0.0%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	0	0.0%
Removed Below Minimum	0	
Mitigation Requirements	0	

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	20,579	100%
Zoning Designation * Select Below with drop down arrow		
RSF-4 Single-Family Residential, Four Units Per Acre	5,145	25%
HHOD * Select Below with Drop Down Arrow		
No	0	0%
Total Canopy for Minimum Preservation Requirements	5,145	25.0%
Existing Tree Canopy * Minus Right of Way and Easements	10,163	49.4%
Tree Canopy Preserved	10,163	49.4%
Tree Canopy Removed *On Site	0	0.0%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	0	0.0%
Removed Below Minimum	0	
Mitigation Requirements	0	

Tree Preservation Calculations Square Feet		
	Square Feet	Percent of site
Total Site Area *Minus Right of Way and Easements	32,010	100%
Zoning Designation * Select Below with drop down arrow		
C-2, Thoroughfare Commercial	4,802	15%
HHOD * Select Below with Drop Down Arrow		
Yes	1,601	5%
Total Canopy for Minimum Preservation Requirements	6,402	20.0%
Existing Tree Canopy * Minus Right of Way and Easements	16,848	52.6%
Tree Canopy Preserved	8,814	27.5%
Tree Canopy Removed *On Site	8,034	25.1%
Tree Canopy Removed *Off Site	0	
Tree Canopy Removed Total	8,034	25.1%
Removed Below Minimum	0	
Mitigation Requirements	0	

3. Mitigation Requirements		Canopy below requirement	Number of 2" caliper trees to be planted	
High Priority		723	3	
Low Priority				
Total Mitigation Trees Required				
4. Mitigation Type		Yes	No	N/A
On-Site Mitigation				X

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

5. Tree Preservation Plan Checklist <i>UDC Chapter 167.04H1 and 167.04L1</i>	Tech Plat	Planning Commission
a. 5 year Aerial Check on Existing Trees	Yes	Yes
b. Property Boundary	Yes	Yes
c. Natural Features (100ft beyond limits of disturbance)	N/A	N/A
d. Existing Topography and Proposed Grading	Yes	Yes
e. Soil Types	Yes	Yes
f. Significant Trees	Yes	Yes
g. Groupings of Trees	Yes	Yes
h. Table Inventory List (species, size, health, priority)	Yes	Yes
i. All Existing and Proposed Utilities	Yes	Yes
j. All Existing and Proposed Utility Easements and ROW's	Yes	Yes
k. All Streams (with approximate center line)	N/A	N/A
l. Floodplains and floodways	N/A	N/A
m. Existing Street, Sidewalk or Bike Path ROW	Yes	Yes
n. Submitted Arborist Assessment (if required)	Yes	Yes
o. Shows ALL Proposed Site Improvements	Yes	Yes
p. Delineates trees/canopy to be preserved and removed	Yes	Yes
q. Tree Preservation Easement/s shown for LSD, LSIP and Commercial PPL projects	No	No
Tree Protection Methods		
a. Tree Protection Fencing	Yes	Yes
b. Limits of Root Pruning	Yes	Yes
c. Traffic flow on work site	No	No
d. Location of material storage	No	No
e. Location of concrete wash out	No	No
f. Location of construction entrance/exit	Yes	Yes
6. Site Analysis Report (if required) <i>UDC Chapter 167.04H4</i>	Yes	No
a. Provide Arborist Report showing tree health and structure evaluation, feasibility of preservation, and recommendations and justification	X	N/A
7. Review Status (See Comments)	Tech Plat	Planning Commission
Conditionally Approved	6-30-26	7-14-26

Approved

Tabled

5-7-26

Denied

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

Comments

1. Address items above marked "No" and all Redlines provided.
2. LSD projects preserving tree canopy must dedicate a tree preservation easement to be agreed upon between the applicant and urban forester. Please indicate where a tree preservation easement will be dedicated. This should not include trees located on or overhanging property boundaries.
3. Please create a 3rd category delineating trees to be preserved but not meeting tree protection fencing specs per §167.05. The canopy associated with said trees must be included in the "removed" category, so you will need to update the calculations and required quantity of mitigation trees.



June 17th, 2026

Planning Staff
City of Fayetteville
113 West Mountain
Fayetteville, AR 72701

RE: Levi Self Storage

Dear Planning Staff,

Bates & Associates, Inc., on behalf of Levi Self Storage LLC, has applied for a Large Scale Development permit in Fayetteville. The location of the proposed commercial development is 3264 S School Ave (Washington County Parcel 765-15494-000) The total acreage of the development is 7.01 acres. The current zoning district is currently C-2 & RSF4, however the proposed development is to remain in C-2 zoning.

The development consists of commercial storage buildings.

The development is proposed to be served by a connection to S School Ave.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

Geoffrey Bates
President of Engineering

July 23rd, 2026

Planning Commission
125 West Mountain Street
Fayetteville, AR 72701

RE: Levi Storage Variance Request

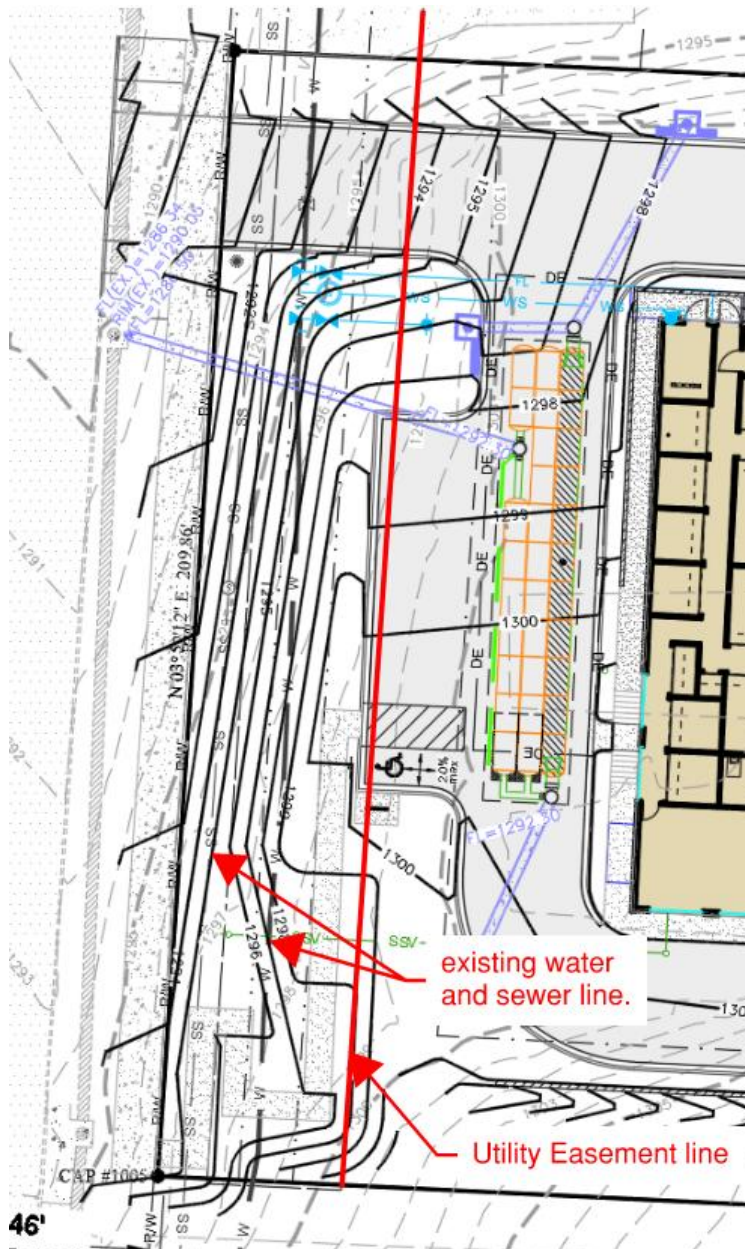
To whom it may concern,

Levi Self Storage LLC respectfully requests a variance from UDC 172.04(B)(1) – Parking Lot Design Standards Pedestrian Access for the large site improvement project located at the southeast corner of the intersection of South School Avenue and West Whillock Street.

Due to the existing topography along the west side of the development, as well as the utilities and utility easements located between the right-of-way and the front of the site, a pedestrian sidewalk connection cannot be reasonably accommodated. The existing driveway has an approximate 10% slope from the right-of-way to the building, which exceeds ADA accessibility requirements and would require the installation of stairs to provide a pedestrian connection. However, the existing water line and associated utility easement prohibit permanent structures in this area, making the construction of stairs infeasible. An alternative would be to construct an ADA-compliant pedestrian path by regrading the existing slope. However, this would require significant excavation into the existing terrain and could reduce or eliminate the required cover over the existing underground utilities, creating conflicts with utility infrastructure. As shown in the exhibit below, both potential alternatives present substantial engineering and utility constraints. Even if the stairs were relocated or reoriented, they would still encroach into the existing utility easement. For these reasons, a pedestrian connection at this location is not practical.

Additionally, we are requesting a variance from UDC 166.08(F)(2)(A) – Street Design and Access Management Standards, Curb Cut Separation. We are proposing to utilize the existing driveway location by removing and reconstructing it. The proposed driveway has a 10% grade, which is the maximum allowable grade due to fire access requirements. Relocating the driveway farther south to comply with the curb cut separation standard would result in a driveway grade exceeding 10%, making it infeasible while still meeting fire code requirements. Furthermore, due to the site's topography and existing constraints, it is not feasible to locate a driveway anywhere along the frontage while maintaining the required 250-foot curb cut separation.

We are also requesting a variance from Section 166.25(D)(2), Commercial, Office, and Mixed-Use Design and Development Standards – Cross Access. The requested variance is to allow the omission of a cross-access connection to the east. Due to the proposed site grading, a substantial retaining wall is required along the eastern property line, making a direct connection to the adjacent property infeasible. In addition, limiting improvements in this area allows for the preservation of existing vegetation.



This image depicts the existing ground cover being reduced by approximately 3 feet. Since most underground utilities are typically located within 3 to 4 feet of the surface, both the existing sewer and water mains will likely need to be relocated to accommodate the proposed grading for the sidewalk connection from the right of way to the parking lot.

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

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





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

LEVI SELF STORAGE
LARGE SCALE DEVELOPMENT
SITE PLAN - DEVELOPMENT AREA
FAYETTEVILLE, ARKANSAS

[illegible]

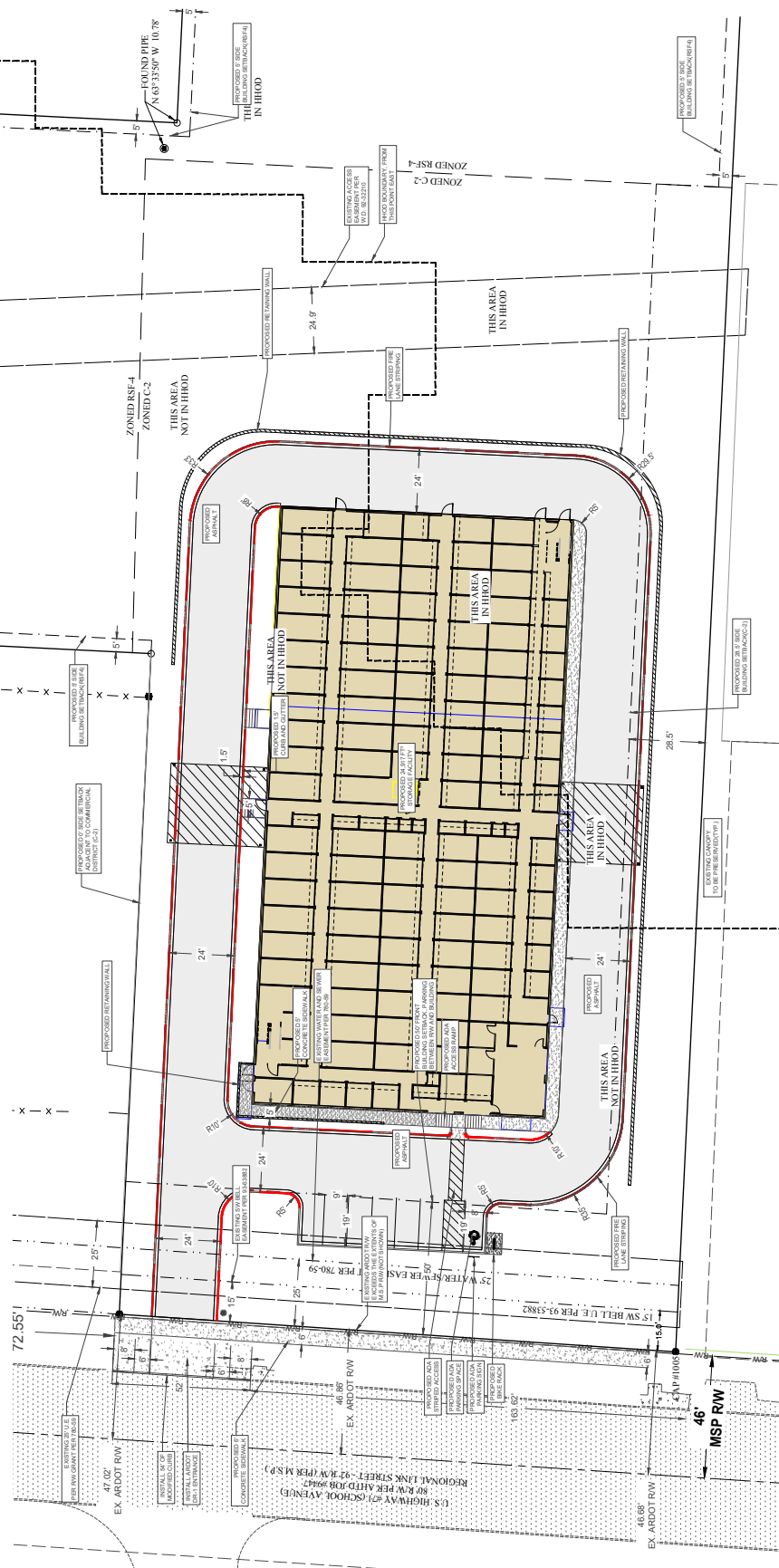
NOT FOR CONSTRUCTION



PLAT PAGE: 717



Street	Classification	Existing R/W	MSP R/W	Sidewalk Width	Greenspace Width
US 71/School Avenue	Regional Link	Var. Width	92'	8'	12.29'

[illegible][illegible][illegible]



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: July 27, 2026

SUBJECT: **VAC-2026-0009: Vacation (324 S BUCHANAN AVE/GRUBBS, 522):**
Submitted by RICHARD GRUBBS for property located at 324 S BUCHANAN AVE. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, 40 UNITS PER ACRE and contains approximately 0.32 acres. The request is to vacate 0.02 acres of existing right-of-way.

RECOMMENDATION:

Staff recommends forwarding **VAC-2026-0009** to the City Council with a recommendation of approval.

RECOMMENDED MOTION:

*"I move to forward **VAC-2026-0009** to City Council with a recommendation of approval, with all conditions as outlined by staff."*

BACKGROUND:

The subject area is in central Fayetteville approximately 125 feet south of the W. Bulldog Blvd and S. Buchanan Ave intersection. The subject property contains one parcel along S. Buchanan Ave which totals approximately 0.32 of an acre and has been developed with a single-family home since 1959. The subject area does not fall within any overlay districts or Master Plan areas. Surrounding land uses and zoning are depicted in *Table 1*.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Multi-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre
South	Multi-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre
East	Multi-Family Residential	RMF-40, Residential Multifamily, 40 Units per Acre
West	Fayetteville Public High School	P-1, Institutional

Proposal: The applicant proposes to vacate a portion of existing street right-of-way totaling 0.02 acres.

DISCUSSION:

Staff recommends approval of the request. The existing 35-foot right-of-way from the centerline of South Buchanan Avenue exceeds the Master Street Plan's 26-foot maximum for a Residential Link. To resolve this, the applicant requests to vacate the excess right-of-way.

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

<u>Utility</u>	<u>Response</u>
Cox Communications	No objections, provided that any damage or relocation of existing facilities will be at the property owner/developer's expense.
AEP/SWEPCO	No objections, an existing electric transmission and distribution easement granted to Southwestern Gas & Electric Company recorded in Book 308 and Page 35 in the Land Records of Washington County, Arkansas.
Black Hills Energy	No objections and no comments.
AT&T	No objections and no comments.
Ozarks Electric	No objections and no comments.
<u>City of Fayetteville</u>	<u>Response</u>
Water/Sewer	No objections, provided that a minimum 10-foot easement is retained on both sides of all existing water and sewer lines within the vacated right-of-way.
Solid Waste & Recycling	No objections and no comments.
Transportation	No objections and no comments.

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

RECOMMENDATION: Staff recommends forwarding **VAC-2026-0009** to City Council with a recommendation of approval, with the following conditions:

Conditions of Approval:

1. An existing utility easement for Southwestern Gas & Electric Company must be maintained per Book 308, page 35 as recorded with Washington County.
2. Any damage or relocation of existing facilities will be at the property owner/developer's expense;
3. Any existing water or sewer line within the vacated right-of-way shall be granted a 20-foot utility easement, centered on the location of the existing line;
4. Any easements required for future development shall be dedicated as necessary.

PLANNING COMMISSION ACTION: Required <u>YES</u>			
Date: <u>July 27, 2026</u>	☐ Tabled	☐ Forwarded	☐ Denied
Motion:			
Second:			
Vote:			

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Project Maps
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
- Applicant Exhibits
 - Applicant Request Letter
 - Applicant Petition to Vacate
 - Survey – Right-of-way to be Vacated

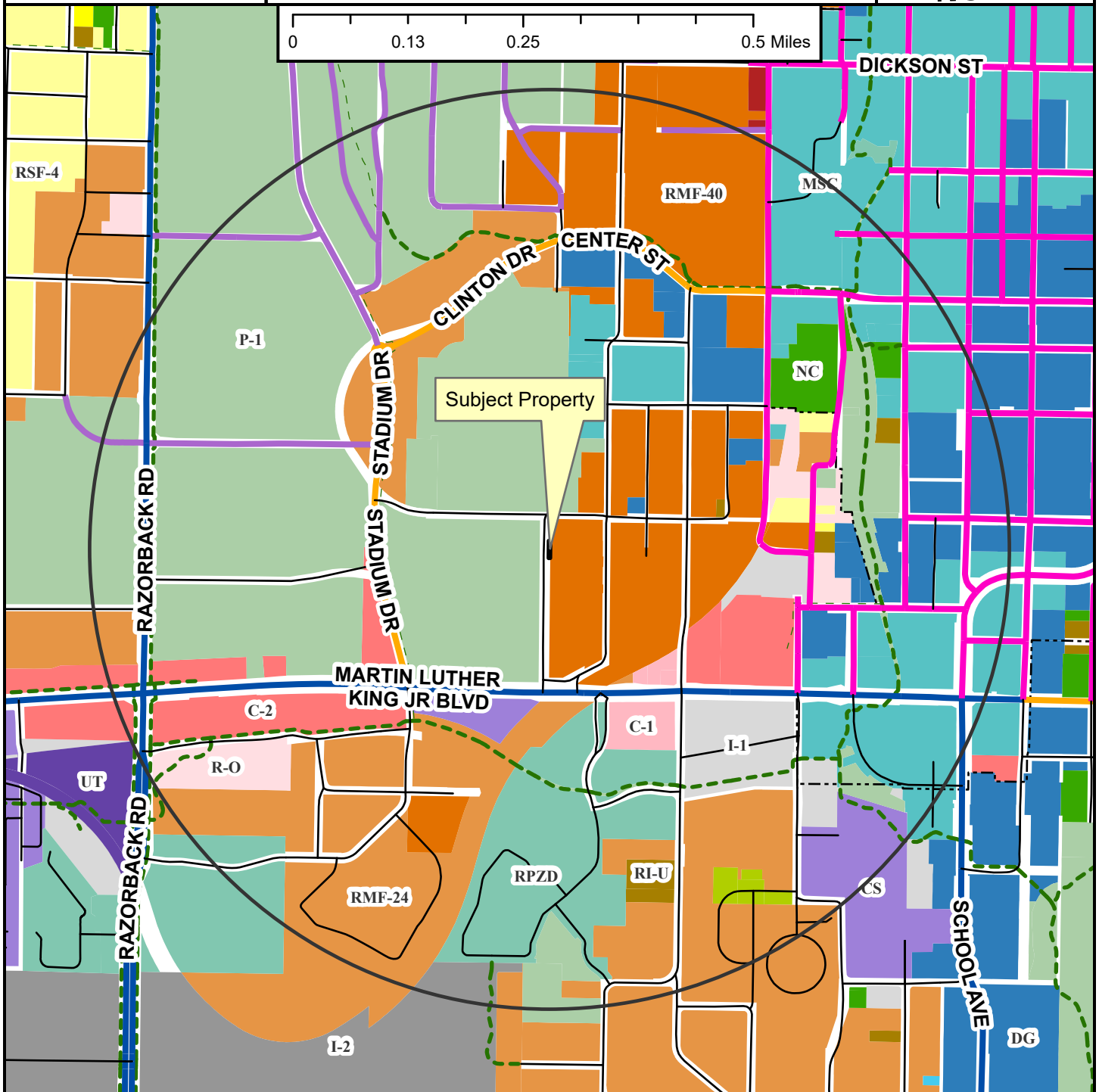
VAC-2026-0009

324 S BUCHANAN AVE

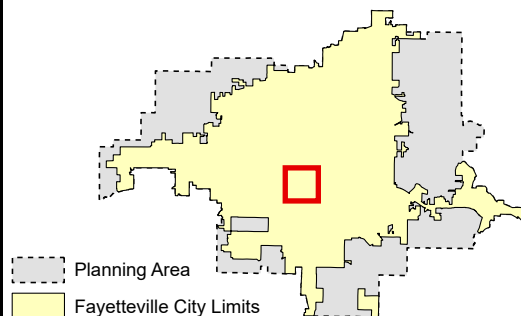
One Mile View



0 0.13 0.25 0.5 Miles



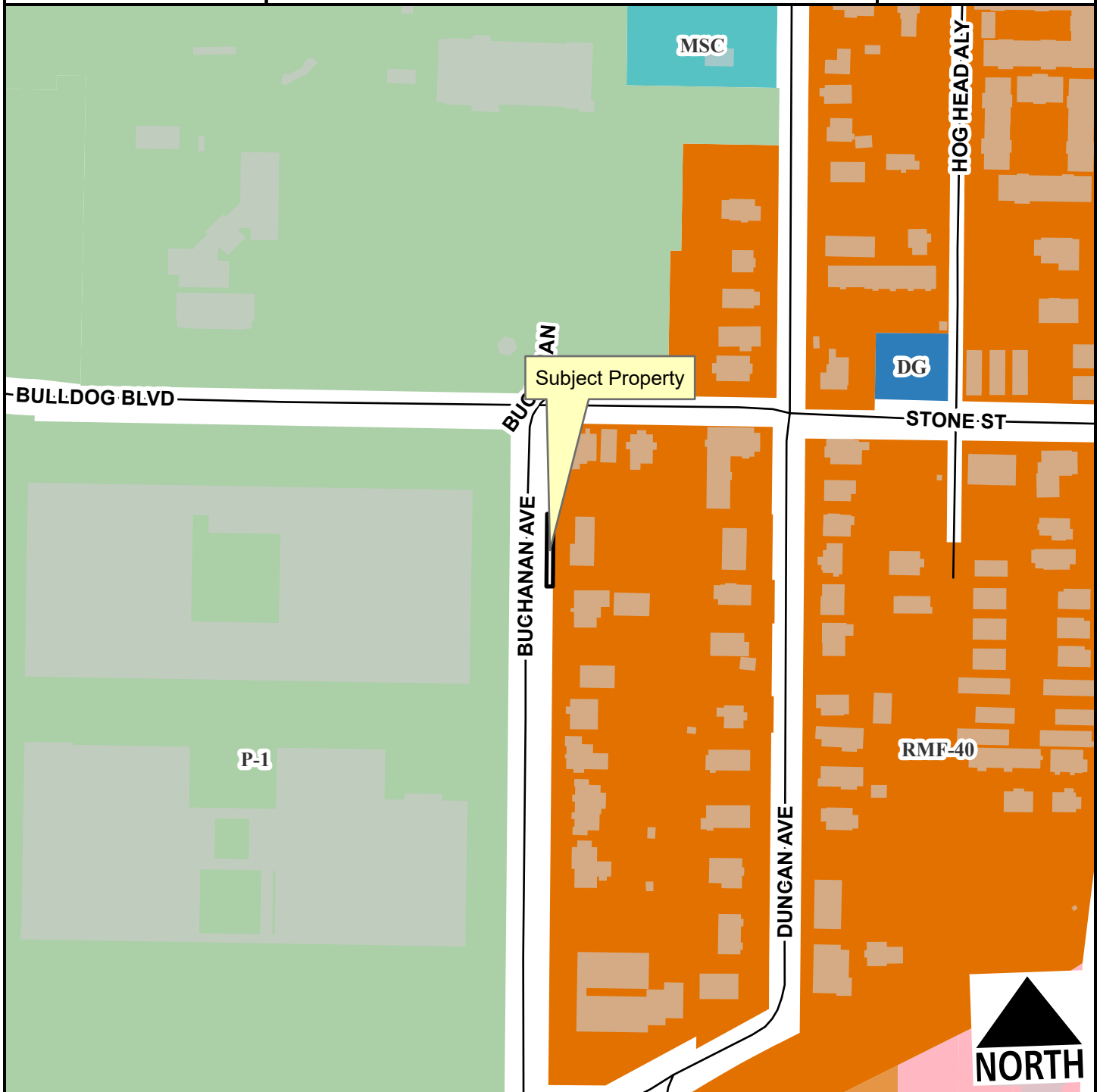
- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Design Overlay District
- Fayetteville City Limits
- Planning Area



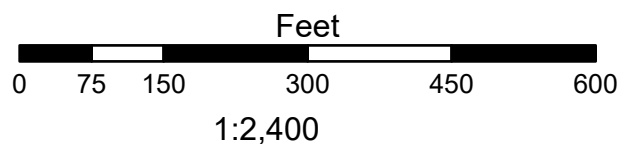
VAC-2026-0009

324 S BUCHANAN AVE

Close Up View



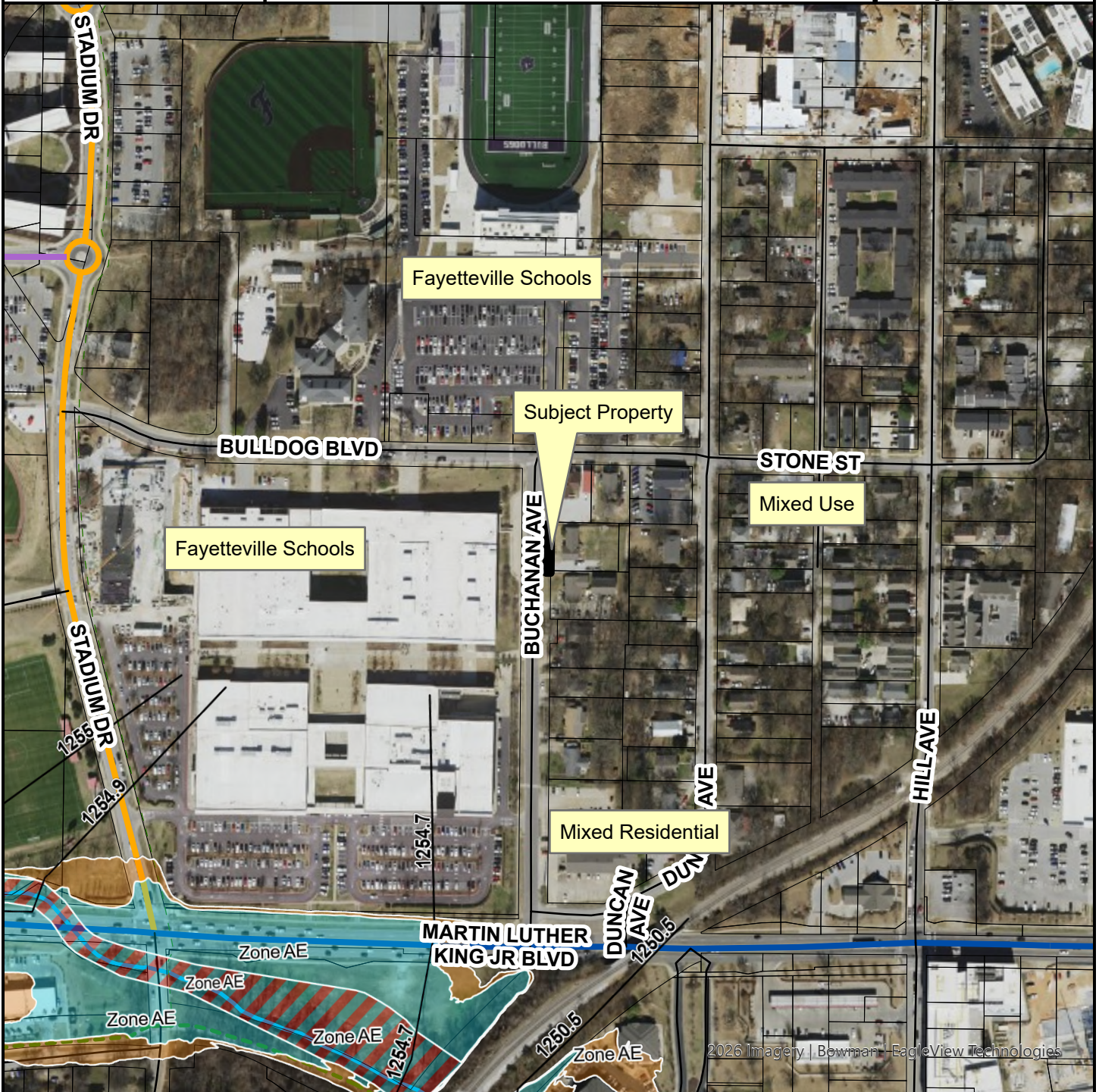
- Alley
- Residential Link
- Planning Area
- Fayetteville City Limits



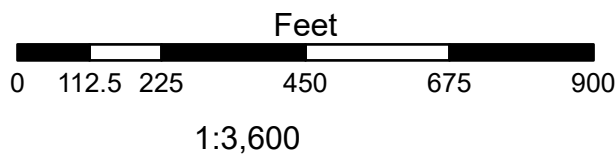
VAC-2026-0009

324 S BUCHANAN AVE

Current Land Use



- Neighborhood Link
- Institutional Master Plan
- Regional Link - High Activity
- Alley
- Residential Link
- Trail (Proposed)
- Planning Area
- Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

Dear Ladies & Gentlemen of the City of Fayetteville Planning Commission & City Council:

This letter shall outline the scope, nature and intent of the ROW vacation request.

The request is to vacate .02 acre from the street ROW along S Buchanan Ave in front of the residence located at 324 S Buchanan Ave. Please see the new survey including the ROW Vacation Exhibit that has been completed for your review. This vacation will move the property line to the City of Fayetteville's normal ROW distance and in an area maintained by the applicant.

All utility companies have been contacted and all have expressed no concern as you will see in the approvals.

Thank you so much for your time in reviewing this request. Please contact me at any time if you have any questions.

Richard L. Grubbs
479-619-5253

**PETITION TO VACATE A(N)
FAYETTEVILLE, ARKANSAS**

ROW

LOCATED IN

**16-16-30
Fayetteville
Out-lots**

CITY OF

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

We, the undersigned, being all the owners of the real estate abutting the *ROW* hereinafter sought to be abandoned and vacated, lying in **16-16-30 Fayetteville Out-lots**, City of Fayetteville, Arkansas, a municipal

corporation, petition to vacate a(n) *ROW* which is described as follows:

PROPOSED R/W VACATION DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 16 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N87°10'12"W 299.86' TO AN EXISTING REBAR, THENCE S02°27'25"W 130.10', THENCE N87°19'32"W 17.06' TO AN EXISTING REBAR ON THE EXISTING EAST RIGHT-OF-WAY OF SOUTH BUCHANAN AVENUE MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°37'17"W 99.76' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N87°17'09"W 8.86' TO THE EAST MASTER STREET PLAN RIGHT-OF-WAY OF SOUTH BUCHANAN STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°31'34"E 99.76', THENCE LEAVING SAID RIGHT-OF-WAY S87°19'32"E 9.02' TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

That the abutting real estate affected by said abandonment of the alley are **16-16-30 Fayetteville Out-lots** City of Fayetteville used by the public for a period of many years, and that the public interest and welfare would not be adversely affected by the abandonment of the portion of the above described

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

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

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

Dated this 17 day of June, 20 26.

Richard L. Grubbs

Printed Name



Signature



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 27, 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."*

JULY 12, 2026, PLANNING COMMISSION MEETING:

At the July 12, 2026 Planning Commission meeting, the Planning Commission voted to table the project to provide additional time for the applicant to coordinate with adjacent property owners. No changes to the request have been provided in the interim.

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 a 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 moderate with a weighted score of 8, indicating the property could likely support a wider range of uses than strictly single-family with an incremental increase in density. RSF-4 and RI-U have similar 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:	<u>YES</u>
Date: <u>July 27, 2026</u>	☐ 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

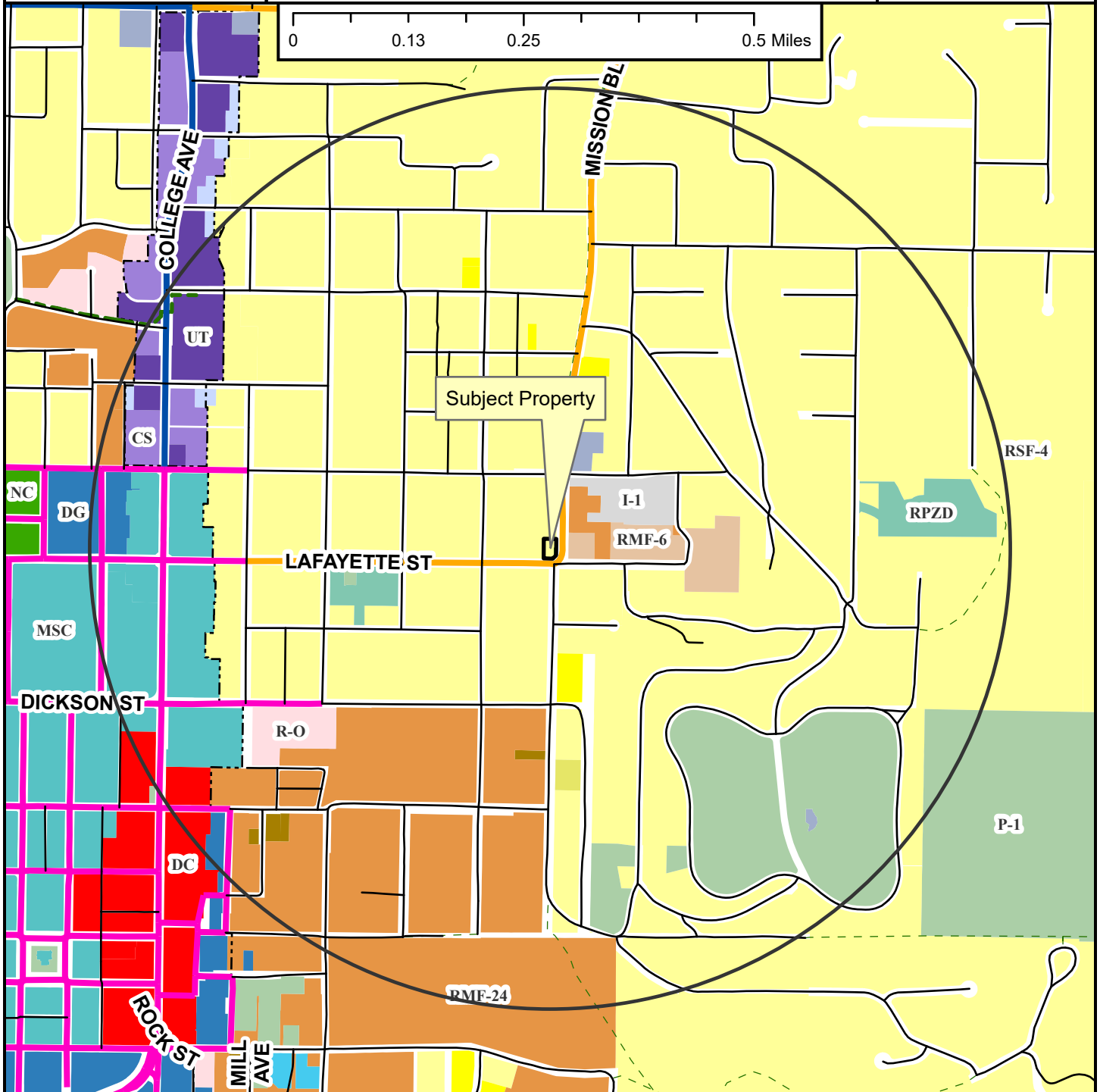
RZN-2026-0023

423 N MISSION BLVD

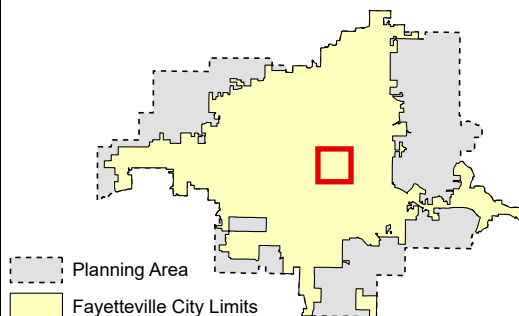
One Mile View



0 0.13 0.25 0.5 Miles



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

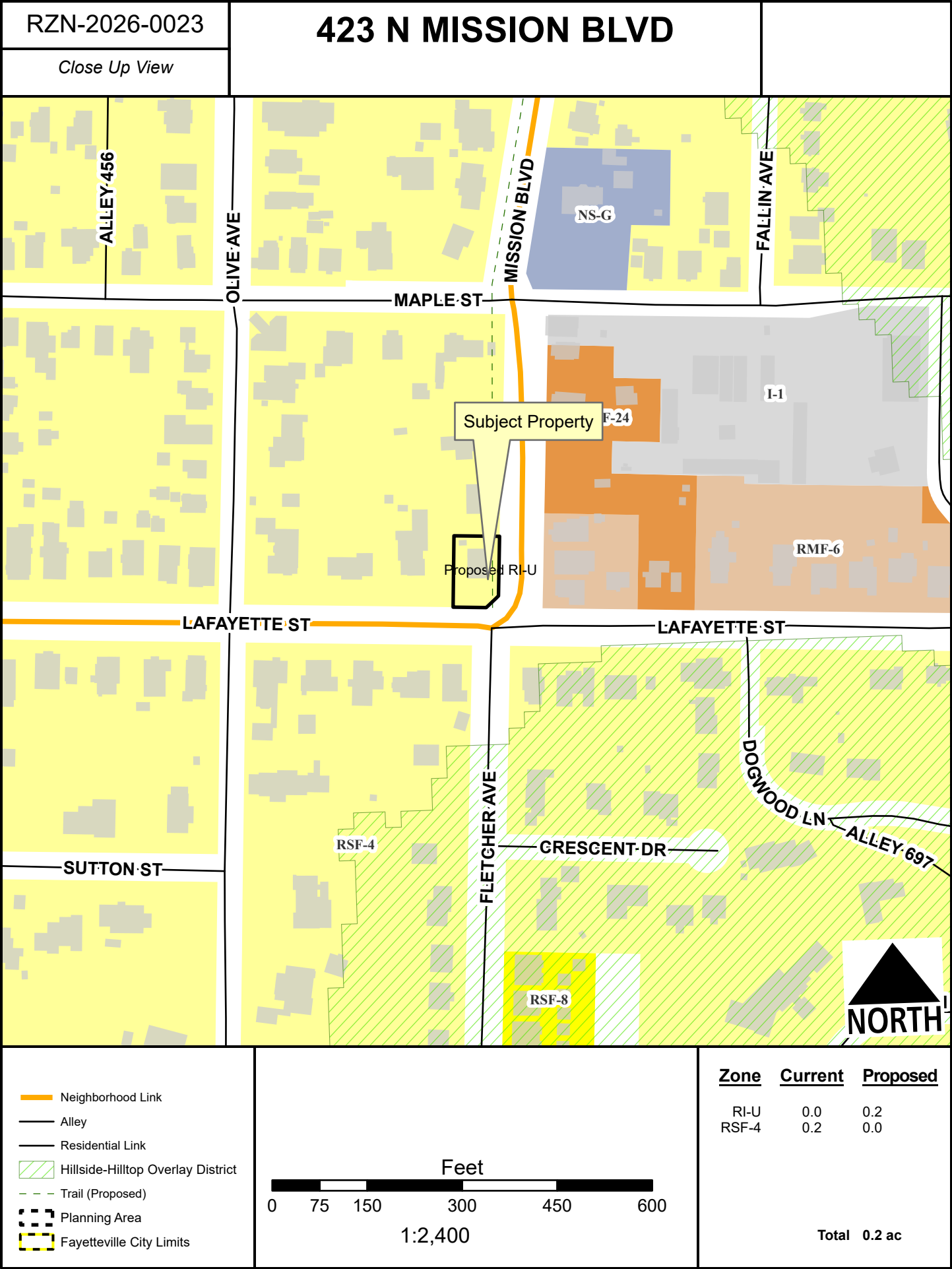


Planning Commission

July 27, 2026

RZN-2026-0023 (WARREN MISSION LLC)

Page 6 of 19



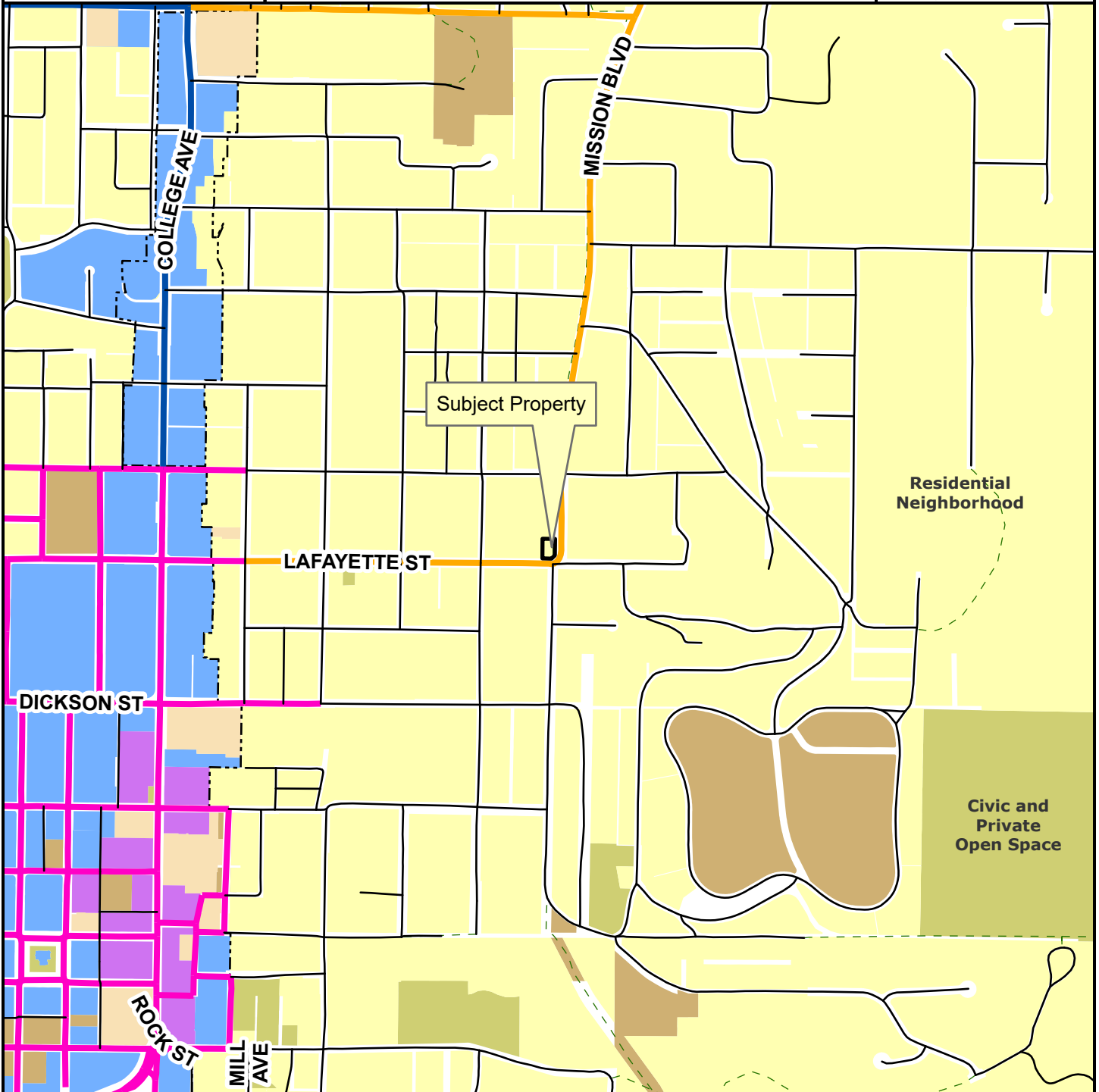


RZN-2026-0023

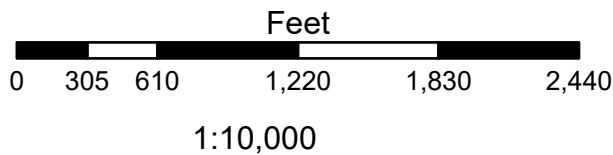
423 N MISSION BLVD



Future Land Use



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



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

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

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

Editor's note— 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)
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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*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories. Buildings or portions of the building 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)



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: Monday, July 13, 2026 10:49 AM
To: Wonsower, Donna
Cc: gcwc.drdenny@gmail.com; Anne Butt
Subject: 423 E. Mission Petition for Rezoning

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

Donna, thanks for your time and help last week understanding the zoning process and considerations. Denny Warren and I have been visiting regarding his Petition for Lot Split which has become a Petition for Rezoning on his rental property which abuts my residence. Denny and I have agreed to ask the Planning Commission to table the pending request this evening, while we work on a mutually acceptable outcome and this is my formal request for such tabling. He should be calling you today to mirror my request for tabling and has some questions for you.

We need your help, please.

The Warrens want to build a second, one-family residential structure on their 2/10 acre lot. The ADU provisions don't work for them because 1) Banks are unwilling to finance ADU's as a separate loan transaction; 2) the utilities cannot be separately metered for the separately tenanted ADU; and 3) they cannot sell the two dwellings separately. As I understand it from Denny Warren, this compelled their request for a lot split. And all they really want is a lot split to allow a single, additional dwelling unit on the split lot. And we as the owners/occupants of the neighboring residential lot have no objection to this.

You have advised both of us that because of the size of the lot (2/10 acre), even though legally it may have two, ADU's added, it cannot be split and the only way to split it is to rezone it to RI-U, and then request the split. That creates an entirely different set of regulations and dynamics from its existing zoning; differences which the Warrens don't need or want, and which I as the abutting neighbor strongly oppose. If I understand the Development Code correctly, those differences include these: zero lot line setbacks for structures (presently subject to both front, side and rear setbacks); development with structures covering up to 60% by area of the Lot (even with a second residence on this lot with footprint identical to the existing residence, the developed area would be only 30%); shrinkage of the minimum lot size from 50' street frontage to 18'; the number of residential units from 3 (including two ADU'S) to the maximum number of apartment units which can be squeezed onto a zero setback lot – 8? 10? 12?; the number of non-family members who can occupy a unit increases from three to four; the number and type of commercial activities that can occupy the premises increased from zero to a wide range of commercial office and activities, including offices, retail and service operations, eating places, and childcare facilities. These all result in a huge increase in density of structures, people and activities in what is presently a well-established RS-4 neighborhood zone.

Again, the Warren's don't need or want any of those vastly expanded criteria and have assured me that personally, they would not seek development of the lot to any of those ends. The stated purpose of RI-U zoning is to protect existing residential neighborhoods and their existing structures, while allowing infill consistent with those goals. While the Warrens don't really seek any benefits from RI-U Zoning, my wife and I, as 45 year homeowners of that neighborhood, see a worst case scenario, where the Warrens achieve their lot split via an otherwise unwanted and unneeded RI-U, build a second, modest house on the split lot, and then some time hence, sell the tract to a developer, who as a matter of right, not discretionary permission from the

city, bulldozes what the developer perceives as the two, economically inefficient houses, and builds an 8-plex with two small retail shops, up to the property lines on all sides, using the 40% remaining space for the required parking, and fills each unit with 4 university students. The formerly residential lot is now 100% covered with bricks and mortar and parking lot, and filled with 32 unrelated people.

The rezoning will have totally defeated its purpose of preserving our established residential neighborhood. The density is the problem, with 32 new, unrelated residents and their cars, their barking dogs, their happily loud cookouts and late night parties, not to mention the traffic coming and going from the storefront pizzeria and gift shop – it will not be the neighborhood RI-U was designed to protect, but in fact will have fully destroyed that neighborhood.

So the Warrens and our mutual goal is to get the lot split and allow the Warrens the construction of a second dwelling, under existing RS-4 Code, or under RI-U, or under some other zoning provision, however it can be done, through hopefully imposing sufficient limitations in the rezoning process, such that it cannot lead to the “worst case” scenario described above. **Bottom line, is there any way under the Development Code that can be done? And if not, can we enter private covenants with the Warrens, to limit the use of the property, despite the zoning provisions?**

In summary, I am optimistic that the Warrens and we with your help can resolve this. If not, the above concerns need to be put before the Planning Commission so please amend your original report which included my initial remarks, to include these.

Thanks very much for your help. I hope to call you this afternoon after you’ve talked to the Warrens and considered the above concerns to see what your thoughts are. Thanks, Jack Butt



WILLIAM JACKSON BUTT II

DAVIS, BUTT, TAYLOR
& CLARK, PLC

75 N. East Avenue, Suite 402

P.O. Box 1224

Fayetteville, AR 72702-1224

(479) 521-7600

(479) 521-7661 (fax)

www.dbtcfirm.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 applicable 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



WILLIAM JACKSON BUTT II

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& CLARK, PLC

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www.dbtcfirm.com



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 27, 2026

SUBJECT: **VAR-2026-0026: Planning Commission Variance (SE CORNER OF E. BISHOP DR AND N BOB YOUNKIN DR, STERLING HOLDINGS LLC, 251)** Submitted by COMMUNITY BY DESIGN for property located at the SE CORNER OF E BISHOP DR AND N BOB YOUNKIN DR. The property is zoned RMF-24, RESIDENTIAL MULTI-FAMILY – 24 UNITS PER ACRE and contains approximately 1.23 acres. The request is for a variance to parking lot construction and design standards.

RECOMMENDATION:
Staff recommends approval of **VAR-2026-0026**.

RECOMMENDED MOTION:
"I move to approve VAR-2026-0026, recommending:

- In favor of a variance to §172.04(E), Dimensional Standards, and*
- In favor of all conditions as recommended by staff."*

BACKGROUND:
The subject property is in north Fayetteville and contains approximately 1.23 acres in the Appleby Landing Subdivision. The property is surrounded by established single- and two-family neighborhoods to the east and west, a multi-family development to the south, and medical offices to the north. No environmentally sensitive areas are present on site and the property is not located within any zoning overlays. The property was successfully rezoned from R-O, Residential Offices to RMF-24, Residential Multi-Family, 24 units per Acre in early 2023. A large-scale development for thirty-two residential structures totaling sixty-four dwelling units for a larger 3.59-acre subject area (including this 1.23-acre subsection) was approved in September 2023 (LSD-2023-0009) with an associated grading permit approved in October 2023 (GRD-2023-0104). Building permits were issued in early 2025 and the development is currently under construction. Surrounding land use and zoning is depicted in Table 1.

Table 1:
Surrounding Land Use and Zoning

Direction	Land Use	Zoning
North	Medical Offices	R-O, Residential Office
South	Multi-family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
West	Single-family Residential	RMF-24, Residential Multi-Family, 24 Units per Acre
East	Undeveloped (Future Phase of Midtown Landing)	CS, Community Services

Request: The applicant is requesting a variance to UDC §172.04(E) in order to provide an atypical parking lot.

Parking Lot Design Standards, Dimensional Standards. Standard 90-degree parking spaces shall have a width of 9 feet, a curb length of 9 feet, a depth of 19 feet, and two-way drive-aisles of 24 feet. Compact 90-degree parking spaces shall have a width of 8 feet, a curb length of 7.5 feet, a depth of 15 feet, and two-way drive-aisles of 24 feet. The applicant is requesting to vary from this standard to provide standard parking spaces which are 17 feet deep and which encroach up to two feet into the sidewalk.

Staff recommendation: Staff is partially supportive of the request. The grading plans were originally approved with a three-foot sidewalk, 19-foot-deep parking spaces, and a 24-foot drive aisle that complies with ordinance. A later modification was submitted to the permit which increased the sidewalk width to 5 feet, removed the previously shown wheel stops, and shortened the parking spaces to 17 feet. This modification was not distributed to review to planning staff, the division which reviews parking design standards, and planning reviewed an alternate plan during building permits because of building footprint revisions. This revision did not include dimensioned parking lot layouts. The applicant ultimately constructed the shortened parking spaces.

Staff is not supportive of the request as presented. While landscape overhangs are permitted to compose up to two feet of a parking space, these landscape beds must be flat and level with the parking lot. Parked vehicles are prohibited from crossing over sidewalks, right-of-way and property lines per UDC 172.02(C), which the applicant has also requested to vary from, citing initially approved plans which showed only a three-foot sidewalk. However, the raised two-foot “vehicle overhang” described by the applicant is functionally part of the revised five-foot sidewalk. There is no visual or constructive difference between the proposed “overhang” area and the remaining sidewalk. This sidewalk functions as the primary and in some cases only, entry into the residential unit, and staff finds encouraging vehicles to utilize portions of it as parking is likely to create conflicts and potentially block necessary access.

However, while staff finds that vehicle overhangs onto the sidewalk are likely to create vehicle/pedestrian conflicts and that maintaining 17-foot-deep parking spaces would likely be insufficient given increasing vehicle lengths over time, it appears there is sufficient room to accommodate two rows of standard vehicle parking with a slightly narrower drive aisle. Accordingly, staff recommends that each parking space be deepened to 19 feet, creating a narrower two-way drive aisle of 20 feet. Staff also recommends wheel stops be installed to prevent vehicle overhangs onto the sidewalk.

Public Comment: One member of the public has expressed opposition to the request, citing the submittal at the certificate of occupancy stage, potential impacts on public services, and traffic and parking impacts to the surrounding neighborhood.

RECOMMENDATION: Staff recommend approval of VAR-2026-0021 with the following conditions.

Conditions of Approval:

1. **Planning Commission determination of a variance to §172.04(E), Dimensional Standards.** *Staff recommends approval of the requested variance with the following conditions:*
 - a. *Parking space striping shall be extended to 19 feet deep with a twenty-foot two-way drive aisle.*
 - b. *Wheel stops shall be provided at least two feet from the edge of the sidewalk. No portion of the concrete sidewalk may be counted as part of the parking space dimensions.*
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	<u>YES</u>
Date: <u>July 27, 2026</u>	☐ Tabled	☐ Approved ☐ Denied
Motion:		
Second:		
Vote:		

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code:
 - §172.04 Parking Lot Design Standards
- Project Maps
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
- Staff Exhibit
 - Approved Grading Permit Site Plan
 - Recommended Conditions
- Applicant Exhibits
 - Cover Letter
 - Site Plan
- Public Comment

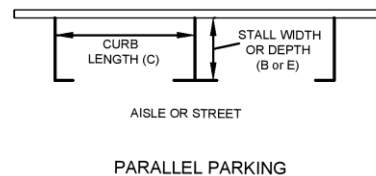
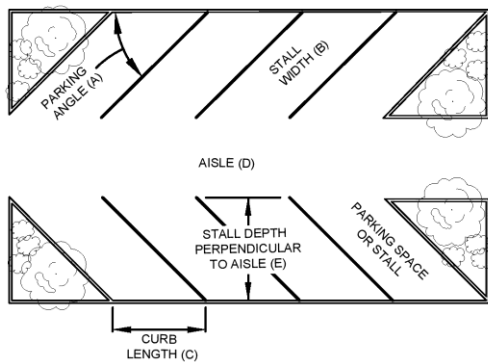
172.04 Parking Lot Design Standards

...

(E) *Dimensional Requirements.* (See Table 1)

TABLE 1
DIMENSIONAL REQUIREMENTS

Angle (A)	Type	Width (in ft.) (B)	Curb length (in ft.) (C)	One-way aisle width (in ft.) (D)	Two-way aisle width (in ft.) (D)	Stall depth (in ft.) E)
0°	Standard	8	22.5	12	24	8
Parallel	Compact	7.5	19.5	12	24	7.5
30°	Standard	9	18	12	24	17
	Compact	8	15	12	24	14
45°	Standard	9	12.5	12	24	19
	Compact	8	10.5	12	24	16
60°	Standard	9	10.5	18	24	20
	Compact	8	8.5	15	24	16.5
90°	Standard	9	9	24	24	19
	Compact	8	7.5	22	24	15
	Motorcycle/Scooter	3	3	12-24	24	7.5—9



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

....

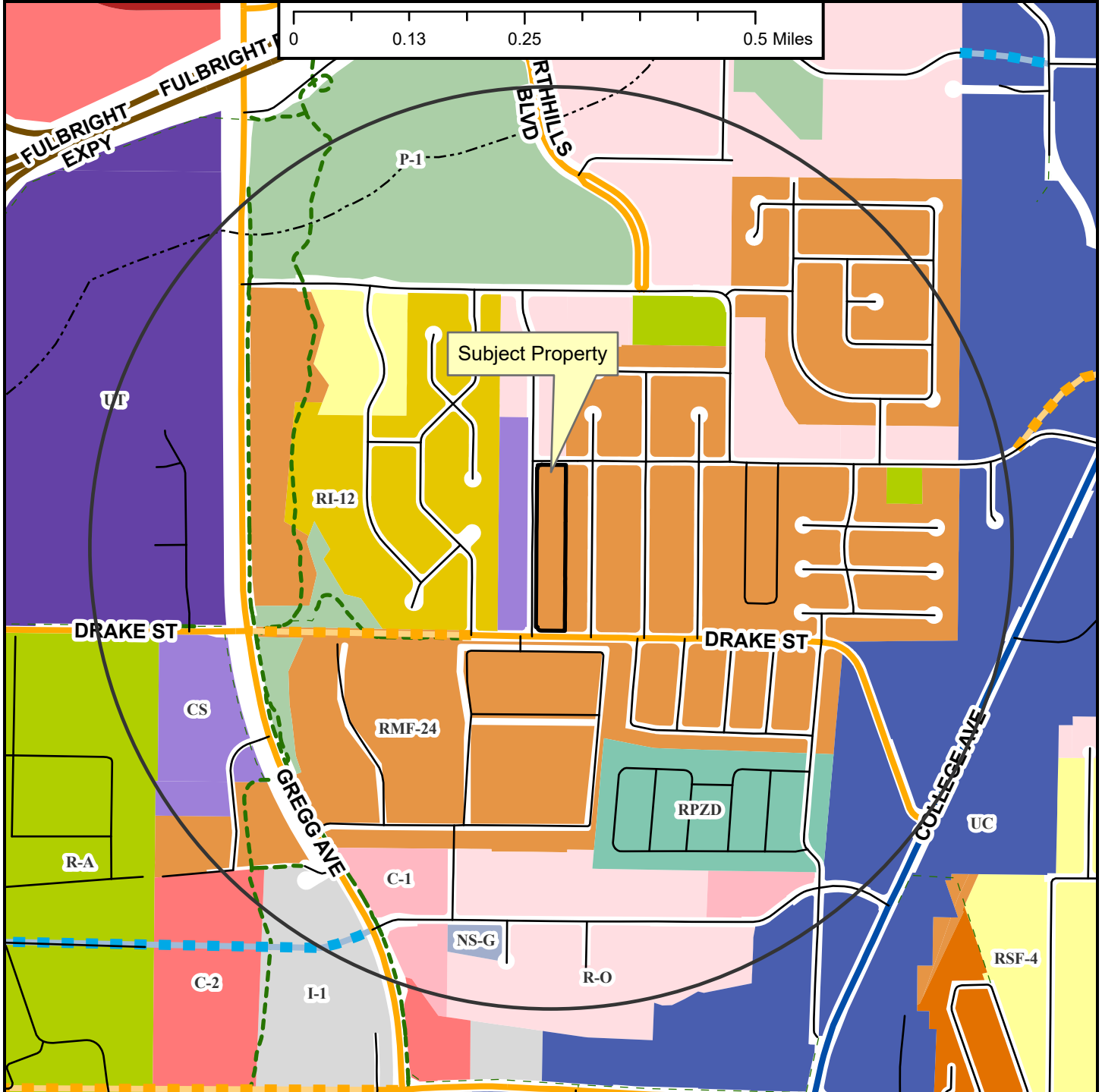
VAR-2026-0026

One Mile View

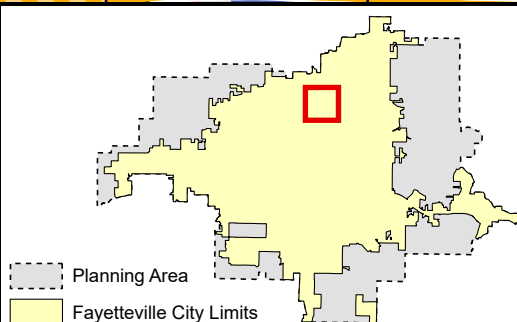
2862 N BOB YOUNKIN DR UNIT: B



0 0.13 0.25 0.5 Miles



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



Planning Commission

July 27, 2026

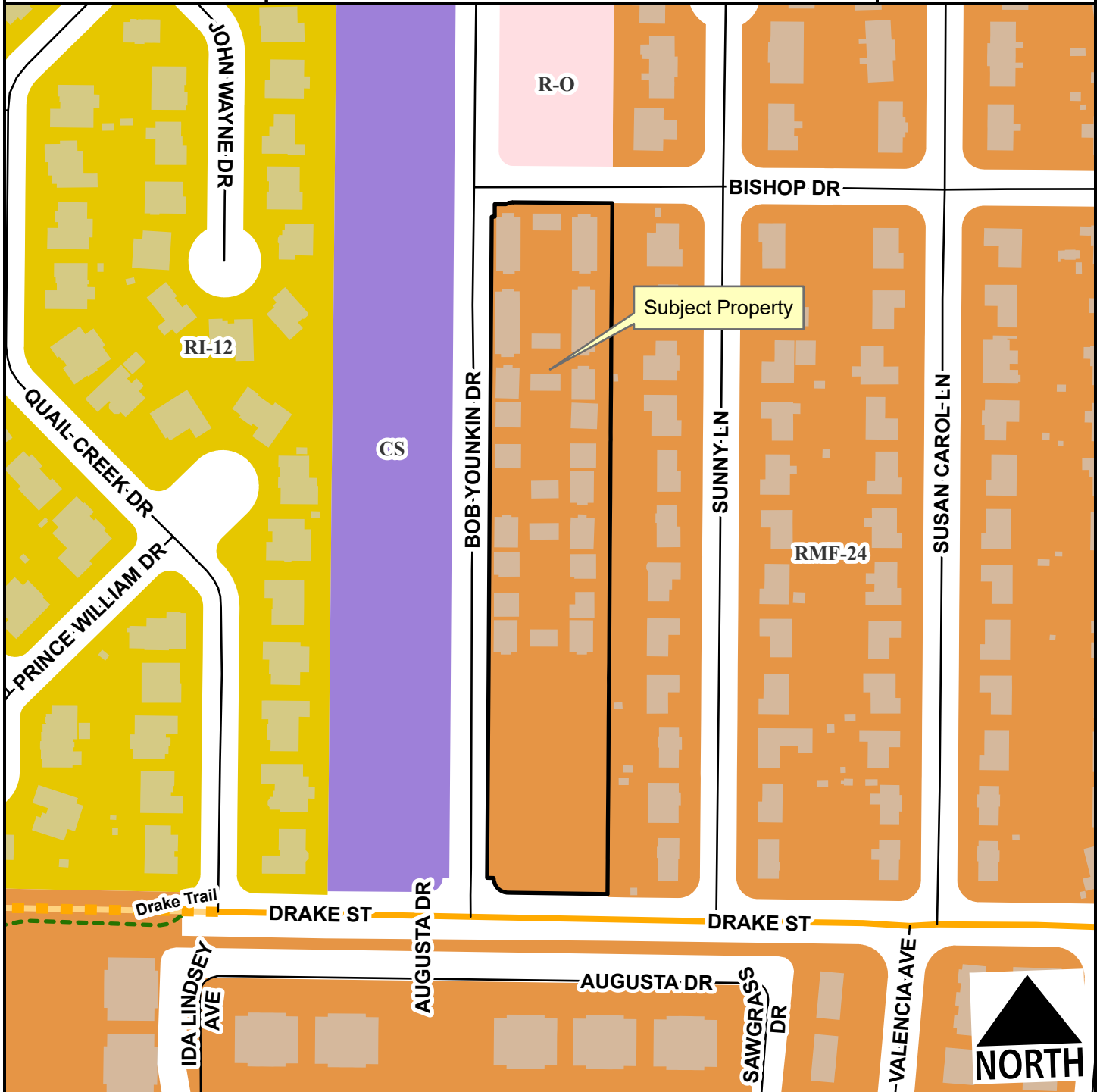
VAR-2026-0026 (STERLING HOLDINGS LLC)

Page 5 of 15

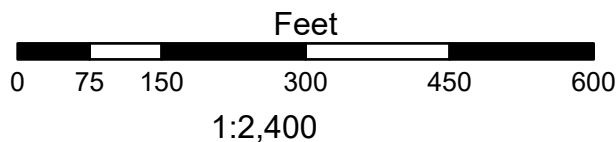
VAR-2026-0026

2862 N BOB YOUNKIN DR UNIT: B

Close Up View



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





MIDTOWN LANDING

GRADING PERMIT DRAWINGS

JANUARY 31, 2024

FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

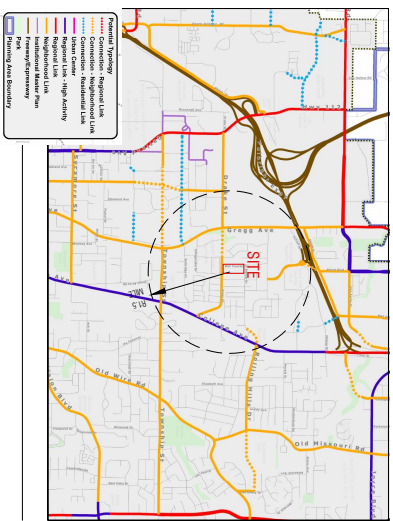
LEGEND

EXISTING	TYPE	PROPOSED
	SUBJECT PROPERTY	
	OTHER BOUNDARY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	BUILDING SETBACK	
	LINE OVERHEAD	
	ELECTRIC	
	STREET LIGHT	
	SIGN	
	UTILITY POLE	
	CURB LINE	
	ASPHALT	
	CONCRETE	
	SIDEWALK	
	WHEEL STOPS	
	STORM DRAIN	
	JUNCTION BOX	
	INLET BOX	
	SANITARY SEWER LINE	
	WASTEWATER (SANITARY)	
	DIRECTION OF WATER FLOW	
	UTILITY CLASS 200	
	GREEN SPACE	
	BED (90° 45°)	
	WATER METER	
	FIRE HYDRANT	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER SERVICE	
	CONDUIT	
	TREE PROTECTION	
	FENCE	
	PROPOSED STREET	

SHEET INDEX

1. COVER SHEET	14. EROSION CONTROL DETAILS
2. OVERALL SITE PLAN	15. EROSION CONTROL DETAILS
3. SITE PLAN 1	16. SITE DETAILS
4. SITE PLAN 2	17. MISCELLANEOUS DETAILS
5. UTILITY PLAN 1	18. DRAINAGE DETAILS
6. UTILITY PLAN 2	19. DRAINAGE DETAILS
7. GRADING PLAN 1	20. DRAINAGE DETAILS
8. GRADING PLAN 2	21. SANITARY SEWER DETAILS
9. TREE PRESERVATION PLAN 1	22. SANITARY SEWER DETAILS
10. TREE PRESERVATION PLAN 2	23. SANITARY SEWER DETAILS
11. LANDSCAPE PLAN 1	24. LANDSCAPE DETAILS
12. LANDSCAPE PLAN 2	25. LANDSCAPE DETAILS
13. NOTES	26. TREE MAINTENANCE

VICINITY MAP WITH MSP (N/S)



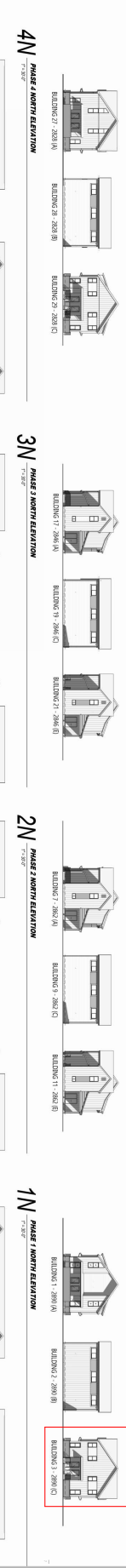
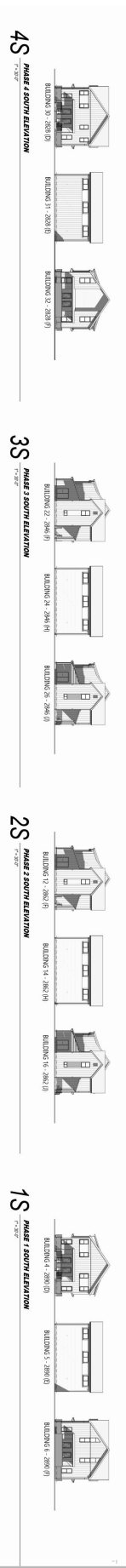
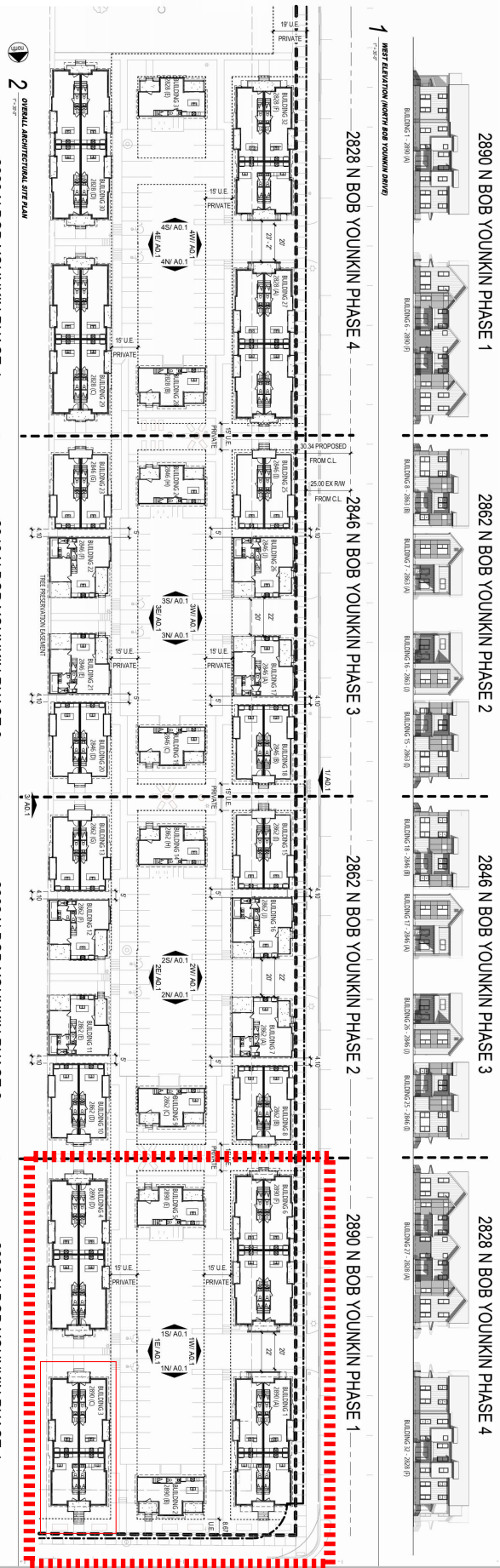
CITY OF FAYETTEVILLE STANDARD NOTES

BUILDING SHEET	DEAN SANDERS	5/15/2023
ENGINEERING	JOHN HARRISON	5/15/2023
DESIGN	JOHN HARRISON	5/15/2023
PERMITTING	JOHN HARRISON	5/15/2023
PLANNING	JOHN HARRISON	5/15/2023
CONSTRUCTION	JOHN HARRISON	5/15/2023
INSPECTION	JOHN HARRISON	5/15/2023
APPROVAL	JOHN HARRISON	5/15/2023

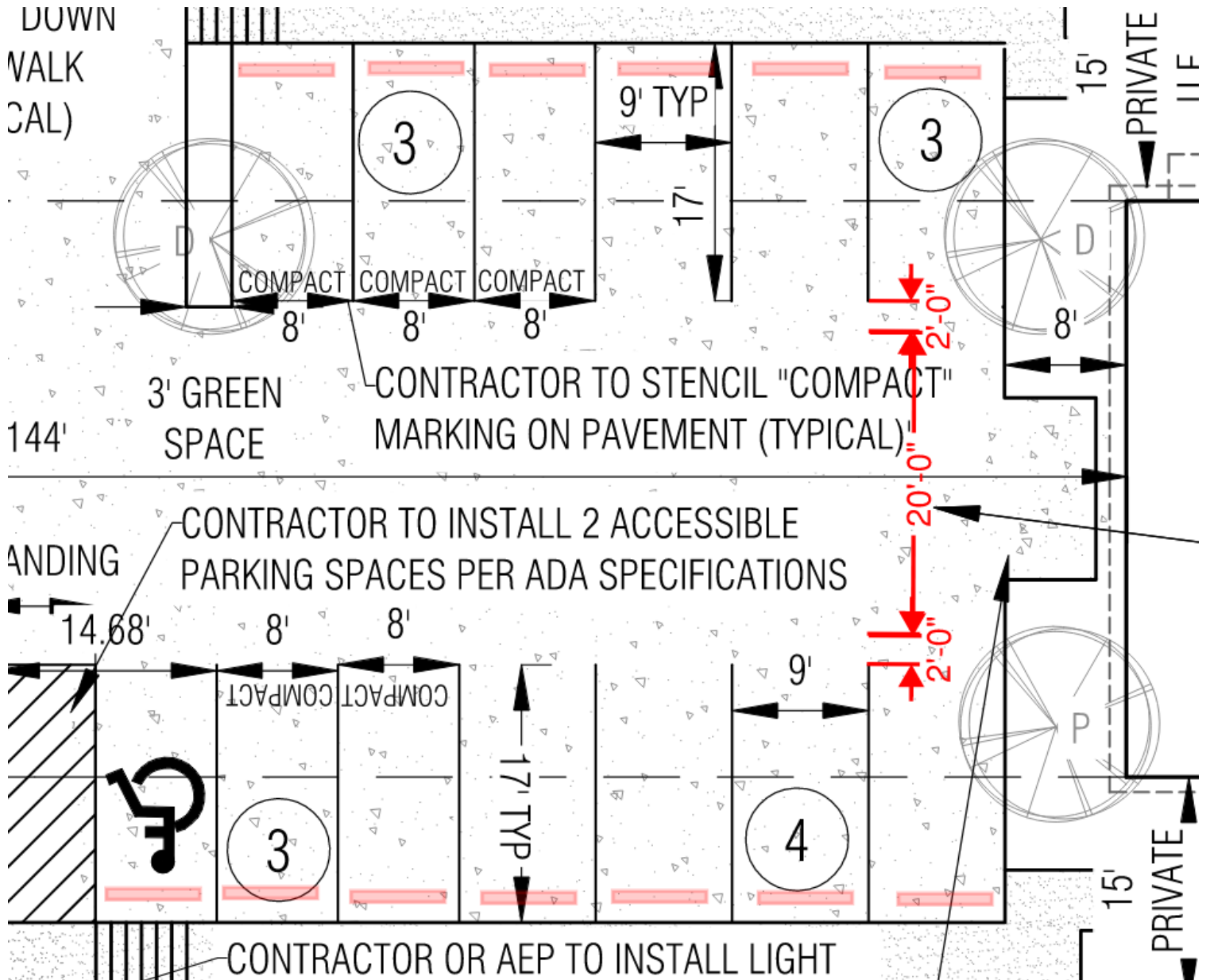
- THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT TOTAL DESIGN AND DOES NOT RELY ON THE OWNER FROM ANYTHING DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF THE ENGINEERING DIVISION IS NOT A GUARANTEE OF THE ACCURACY OF THE DESIGN OR THE RESULTS OF THE CONSTRUCTION. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- ALL UTILITIES, DEVICES, CONSTRUCTION, STAGING, AND WORKER PARKING MUST OCCUR ON YOUR SITE AND OUTSIDE THE PUBLIC STREETS/ALLEYS. ALL PHASES OF THE PROJECT MUST BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ANY DELAYS OR CHANGES TO THE PROJECT MUST BE APPROVED BY THE CITY OF FAYETTEVILLE.
- ALL PUBLIC SERVICES MUST BE MAINTAINED. ANY SERVICES THAT DO NOT COMPLY WITH CITY ORDINANCES MUST BE REMOVED AND REPLACED TO THE ORIGINAL CONDITION OR BETTER.
- THE PROJECT WORKS INSPECTION SHALL COMPLY WITH THE CITY OF FAYETTEVILLE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- THE PROJECT WORKS INSPECTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ANY DELAYS OR CHANGES TO THE PROJECT MUST BE APPROVED BY THE CITY OF FAYETTEVILLE.
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**STAFF EXHIBIT:
BUILDING PERMIT SITE PLAN**



STAFF EXHIBIT:
RECOMMENDED CONDITIONS



June 28, 2026 - Via Civic Access Portal

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

RE: **Midtown Landing – LSD 2023 0009 / GRD 2023 0104 – Variance Request**

Ms. Wonsower,

Per our recent correspondence I am writing to request that a variance be approved by the Planning Commission as required by the planning department for sign off on occupancy permits associated with newly constructed dwellings that are a part of LSD 2023 0009. The variance request is from code section 172.04(E) dimensional requirements. The planning department has determined that 17' deep parking stalls have been built where 19' parking stalls are required.

The parking lot in question was constructed with intent to meet the dimensional requirements of UDC 172.04(E) and contains parking spaces that measure 19' in total depth. The 19' total depth includes both a 17' area and an additional 2' area where a vehicle can overhang the wheel stop / curb for a total depth of 19'.

Please see attached Exhibit 1, which is taken from the Planning Commission approved large scale development plans. Exhibit 1 shows a 24' drive aisle, a 19' parking space, and a 3' sidewalk immediately adjacent to the front side of the parking space. The dimensions in red color have been added as a part of this correspondence for presentation clarity. The 19' parking space included a wheel stop so that the vehicle user will use the space properly and be forced to stop so that their vehicle actually parks in the 19' area and does not encroach the 3' sidewalk. The intent with the large-scale development plans was for the drive aisle, the parking, the parking overhang, and the sidewalk all to be one continuous concrete pavement. Please note that instead of a 15.4' parking area and a 3.6' parking overhang area as shown on Exhibit 1, the plans should have shown a 17' area and a 2' parking overhang area. It is typical on our plans for the wheel stop location to be adjusted with grading permit drawings / construction plans. In summary, this is a very typical way to construct a parking space, 17' with wheel stop and 2' parking overhang for a 19' total parking stall depth.

After approval of the large scale development, construction drawings were created and an associated grading permit was approved for construction by the engineering department. During this process, the wheel stop was removed and replaced with a continuous vertical curb and the pavement in the 2' parking overhang area and the 3' sidewalk itself was raised 6 inches higher than the parking lot. The grading permit drawings were approved by the engineering department and were constructed per the grading permit plans. See Exhibit 2, taken from the approved grading permit drawings.

Dimensionally, the parking lot functions as intended by the approved large scale development plans. A 24' drive aisle, a 19' parking space which includes a 2' parking overhang area, and a 3' sidewalk have all been constructed. The 19' parking space depth includes the vehicle overhang area like the approved large scale development depicted.

Please let me know if you need additional information in order to process this request.

Sincerely,



Brian Teague - Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701

479.790.6775
Planning Commission

July 27, 2026

VAR-2026-0026 (STERLING HOLDINGS LLC)

Page 12 of 15

July 21, 2026 - Via email to dwonsower@fayetteville-ar.com

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

RE: **Midtown Landing – LSD 2023 0009 / GRD 2023 0104 – Variance Request**

Ms. Wonsower,

I am writing in response to your email dated 7/20/2026 that states that the original variance request letter dated 6/28/2026 is written to also request permission for the vehicles to overhang the sidewalk as part of the UDC 172.04(E) Dimensional Requirements variance request. The email further states that in order to consider the vehicles overhanging the sidewalk, a variance request will also be needed from UDC 172.02(C) Barriers since this portion of code prohibits vehicles from overhanging the sidewalk and that the Planning Commission cannot grant variance approval for any section of code if such variance request is not made in writing.

UDC 172.02 (C) states that parking lots shall be provided with wheel guards or curbs so located that no part of a parked vehicle will extend into or over the sidewalks, property lines, or street right-of-way.

It is not our intent for the parking overhang area to be considered a part of the sidewalk as the parking overhang area depicted in the Planning Commission approved large scale development drawings was not considered a part of the 3' sidewalk (reference Exhibit 1 from original variance request letter dated 6/28/2026). A 3' sidewalk has been constructed to ADA minimum standards and next to it a 2' parking overhang area has been constructed in order to partly meet the dimensional requirements of UDC 172.04(E).

In summary, wheel guards or curbs have been constructed and located so that no part of a parked vehicle will extend into or over the sidewalk per UDC 172.02(C). In addition, a 19' parking space that includes the 2' overhang has been constructed to meet the requirements of UDC 172.04(E).

If necessary and because of this planning department determination I am writing to request that a variance be approved by the Planning Commission from UDC 172.02(C).

Please let me know if you need additional information in order to process this request.

Sincerely,



Brian Teague
Community By Design

100 West Center Street Suite 300
Fayetteville, AR 72701

479.790.6775
Planning Commission

July 27, 2026

VAR-2026-0026 (STERLING HOLDINGS LLC)

Page 13 of 15

Wonsower, Donna

From: James Lignell <jmz.lig@proton.me>
Sent: Friday, July 17, 2026 11:44 AM
To: Masters, Jessica; Wonsower, Donna; Samano, Citlali
Subject: VAR-2026-0026

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.

City Staff,

I'm writing in response to a Notification of Public Hearing that I received from Tim Brisiel of Legacy Ventures NWA, INC. RE: VAR-2026-0026. I have several concerns and questions about this request.

In the letter, Mr. Brisiel states that "the parking lot in question was constructed with intent to meet the dimensional requirements of UDC 172.04(E) and contains parking spaces that measure 19' total in depth". In the very next sentence he states that "The 19' total depth includes both a 17' area and an additional 2' area where a vehicle can overhang the wheel stop / curb for a total depth of 19'.

What is the vehicle overhanging? whether its sidewalk, landscaping, or anything else, by their own definitions, those spaces are not part of the required dimensional area. I do not agree that intent to follow the UDC requirements equals compliance.

When were the dimensions of the parking stalls changed from what was drawn in the plans that were approved by the city? More importantly, WHY were the plans changed without notifying the city? Who made that decision, and why was a variance not sought at the time? The delay is concerning to me. If brought to the attention of City Staff sooner, perhaps a workable solution could have been found. As it is, the construction is complete, the developer needs an occupancy permit, and any remedy to the situation would be too expensive, or perhaps more correctly stated, a fine would be less expensive than timely compliance.

How many other variance requests of this nature has Mr. Brisiel, and/or Legacy Ventures NWA, INC submitted in the past?

How will this impact sanitation collection, emergency response, and handicapped access?

I am concerned that approval of this request will negatively impact my neighborhood by forcing large vehicles that cannot fit in the smaller spaces to park on the street.

I did not oppose this LSD when it was proposed because I understand that density is the only solution to sprawl. As the city becomes more dense, I do expect my elected officials and City Staff to implement robust development guidelines, and then to enforce them. I oppose the approval of this request.

James A Lignell

Sent with [Proton Mail](#) secure email.



TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Donna Wonsower, Senior Planner

MEETING DATE: July 27, 2026

SUBJECT: **CUP-2026-0033: Conditional Use Permit (1138 S SHERMAN AVE/CHANTEL MARTHA HINTON, 565):** Submitted by CHANTEL HINTON for property located at 1138 S. SHERMAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTIFAMILY, TWENTY-FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district.

RECOMMENDATION:

Staff recommends approval of **CUP-2026-0033**.

RECOMMENDED MOTION:

*"I move to approve **CUP-2026-0033**, determining:*

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

BACKGROUND:

The subject property is located in east Fayetteville on the east side of S. Sherman Ave. approximately ¼ mile southwest of the intersection of E. Huntsville Rd. and S. Happy Hollow Rd. The property is zoned RMF-24, Residential Multifamily, 24 Units per Acre, and not encumbered in any overlay districts or master plan areas. The 0.20-acre parcel has been developed with a 1,100 sq. ft. single-family structure built in 2003 per the Washington County Assessor. 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	RMF-24, Residential Multifamily, 24 Units per Acre
South	Single-Family Residential	RMF-24, Residential Multifamily, 24 Units per Acre
East	Detention Pond	RMF-24, Residential Multifamily, 24 Units per Acre
West	Single-Family Residential	RMF-24, Residential Multifamily, 24 Units per Acre

City Plan 2040 Future Land Use Designation: City Neighborhood

Proposal: The applicant requests conditional use permit approval to use the property as a Type 2 short-term rental, which are those not occupied by a permanent resident. Type 2 short-term rentals are subject to density limitations, including a city-wide cap of 475 units, and restrictions on the number of units that may be used as a short-term rental in multi-family dwelling complexes.

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

RECOMMENDATION: Staff recommends tabling **CUP-2026-0033** to the August 12, 2026, Planning Commission meeting. If approved, staff recommends 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	<u>YES</u>		
Date: <u>July 27, 2026</u>	☐ 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 RMF-24 zoning district.

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

Finding: The applicant has paid the required filing fee.

3. The Planning Commission shall make the following written findings before a conditional use shall be issued:
 - (a.) That it is empowered under the section of this chapter described in the application to grant the conditional use; and

Finding: The Planning Commission is empowered under 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 as it is not apparent how parking needs would be met. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage and potential to utilize the street for overflow parking. Staff finds the size and scale of the property are aligned with the character of the surrounding area along N. Sherman Ave. and that the request is likely substantially similar to existing conditions. Applicable business license requirements, including a required building safety

inspection, and applicable density caps on Type 2 short-term rentals are likely to minimize additional negative impacts.

(c.) The Planning Commission shall certify:

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

Finding: There are specific rules governing short-term rentals, as follows:

§163.18. SHORT-TERM RENTALS.

A. Residential Zoning Districts. Type 2 short-term rentals may be permitted as a conditional use in the following residential zoning districts: R-A, RSF-.5, RSF-1, RSF-2, RSF-4, RSF-7, RSF-8, RSF-18, RI-12, RI-U, RMF-6, RMF-12, RMF-18, RMF-24, RMF-40, and NC. Short-term rentals may be permitted by right or by conditional use in planned zoning districts subject to the zoning regulations enacted by the City Council for each district. Short-term rentals in non-residential zoning districts, mixed use zoning districts, or other zoning districts not listed above are not required to apply for a conditional use permit.

Finding: The request is to operate a Type 2 short-term rental in the RMF-24 zoning district. 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 house contains a total of three bedroom which would limit occupancy to a maximum of six guests per ordinance. Occupancy limitations are confirmed by the applicant during licensing.

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

Finding: Parking for single-family dwellings is required to be provided at a rate of two spaces per unit and up to four vehicles are permitted to be parked outside on the property at any given time. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage and potential to utilize the street for overflow parking.

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 1138 S. Sherman Ave. 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 July 22, 2026, the City had issued 469 Type 2 short-term rental business licenses, with 443 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: City records indicate there is one other unit within a quarter-mile radius of the property has a business license to operate as a Type 2 short-term rental. The property complies with specific density or separation requirements outlined for single-family 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.

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. The applicant has indicated that two spaces will be available within the existing driveway for guests with an additional two spaces available within the garage. As the unit is limited to two-guests, staff finds on-site parking is likely sufficient.

§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 and two garage spaces available for guest parking. The use of the property would be limited to a maximum of six guests which would not be out of character with the use of the property for residential purposes.

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

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

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

Finding: The applicant proposes to utilize existing residential trash cart services. Staff recommends a condition confirming that the containers are stored in a location that is screened from public view when not placed at the curb for pick-up.

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

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

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

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

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

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

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

Finding: **Based on the applicant's submittal, the house appears to be meeting relevant setbacks.**

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

Finding: **Staff finds the proposed use to be compatible with surrounding properties as proposed. There is one other licensed Type 2 short-term rental within a quarter-mile radius and adequate 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

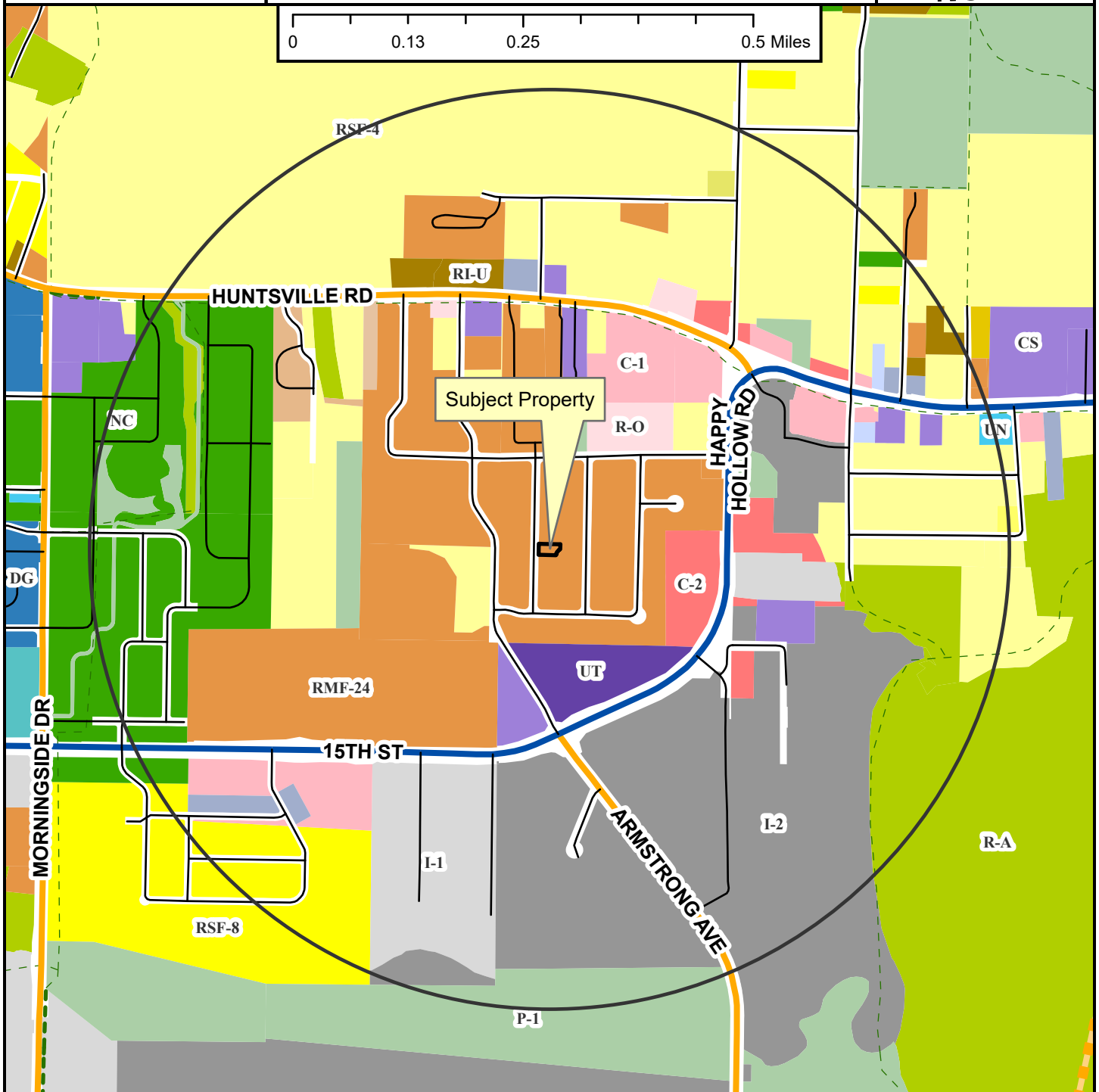
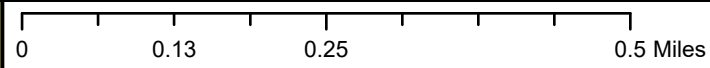
ATTACHMENTS:

- 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
 - §161.16 District RMF-24, Residential Multi-Family –Twenty-Four (24) Units Per Acre
- Applicant Exhibits
 - Applicant Request Letter
 - Building Elevations

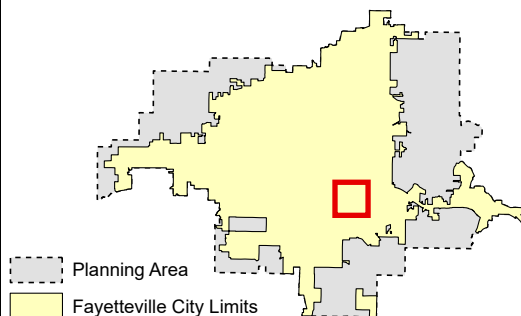
CUP-2026-0033

1138 S SHERMAN AVE

One Mile View



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



Planning Commission

July 27, 2026

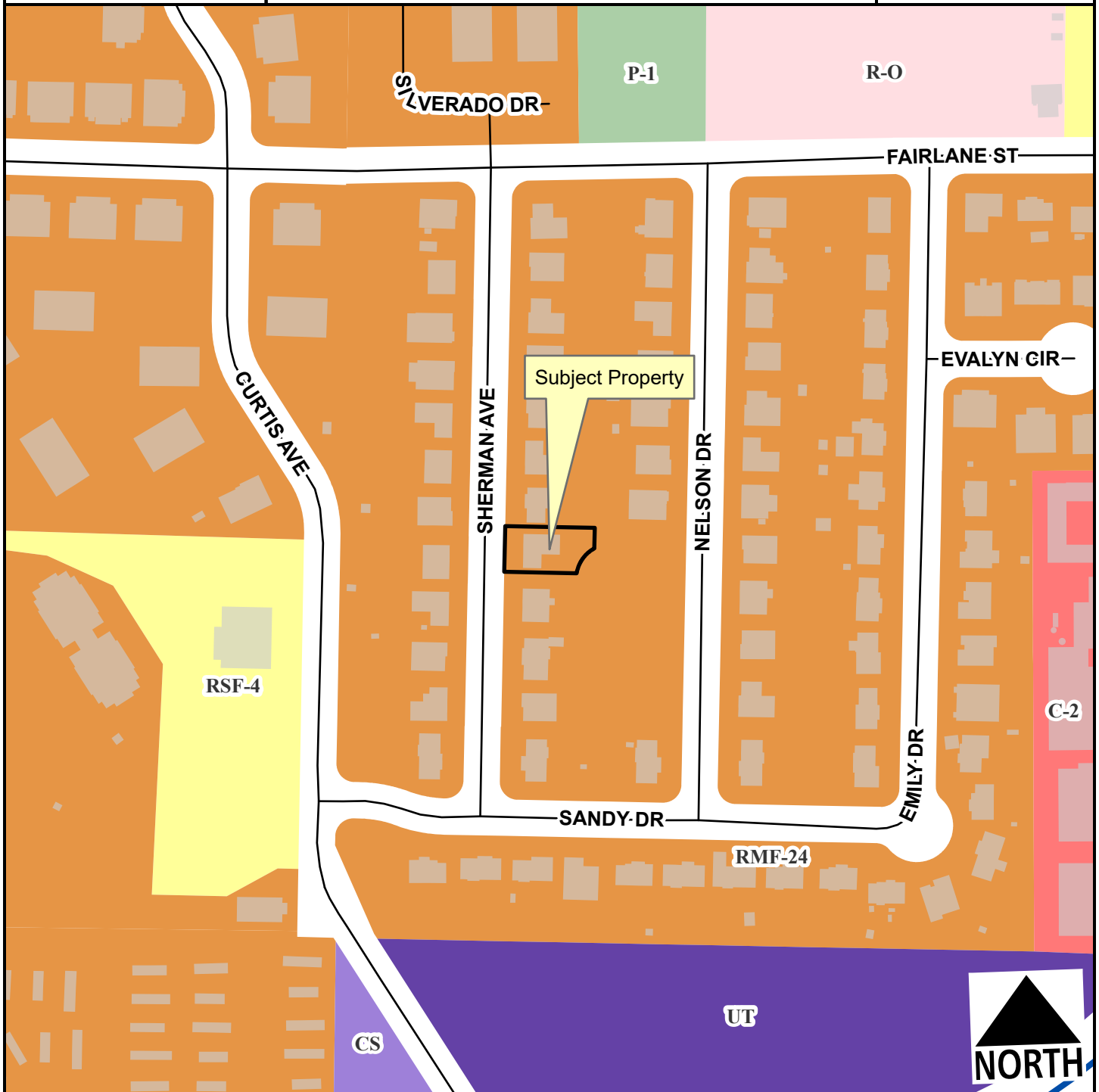
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Page 9 of 25

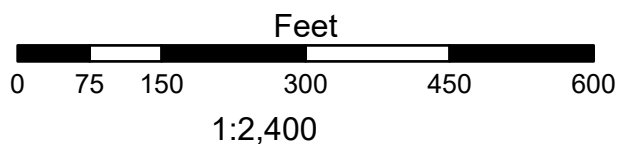
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1138 S SHERMAN AVE

Close Up View



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

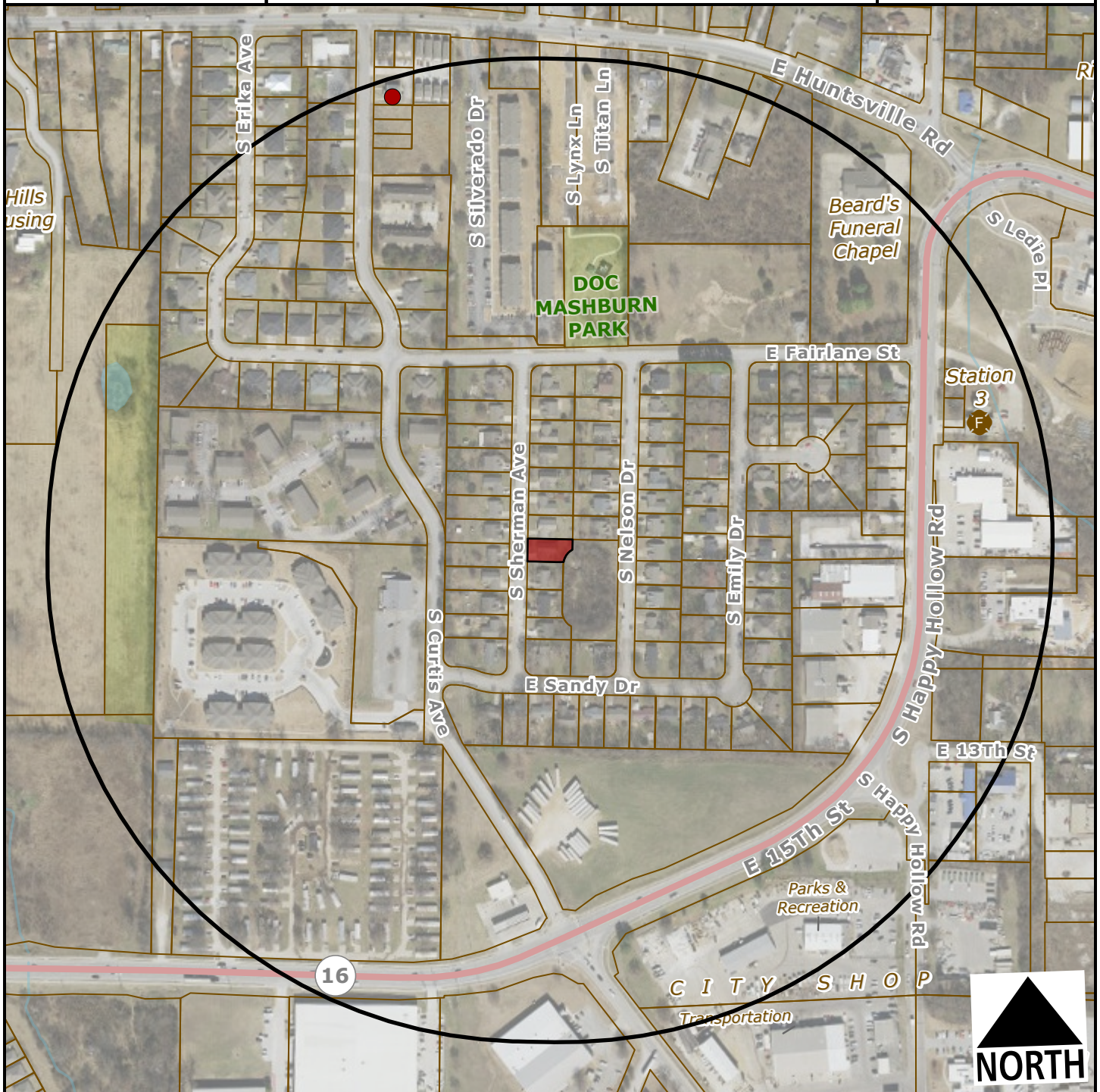




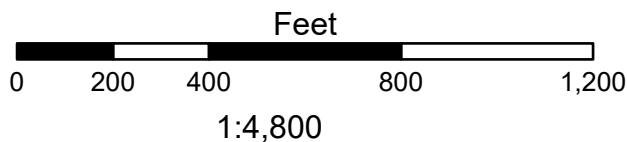
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1138 S SHERMAN AVE

STRs Within 1/4 Mile



-  Subject Property
-  Short Term Rental, Type 2



Within 1/4 Mile

Type 2 STRs: 1

Occupiable
Residential
Addresses
(Estimated
Housing Units): 571

§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 1 to ensure no adverse effects or problems are inflicted upon residential neighbors.

(2) *Short-Term Rental, Type 2.* If a desired short-term rental does not qualify as a short-term rental, Type 1, a property owner may seek to be approved as a short-term rental, Type 2. A new short-term rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of §163.18 and in non-residential and mixed-use zoning districts pursuant to §164.26. All short-term rentals, Type 2 must also comply with requirements of §118.01(E).

(3) *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

161.16 District RMF-24, Residential Multi-Family — Twenty-Four (24) Units Per Acre

(A) *Purpose.* The RMF-24 Multi-family Residential District is designed to permit and encourage the developing of a variety of dwelling types in suitable environments in a variety of densities.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 26	Multi-family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 11	Manufactured home park
Unit 12a	Limited business
Unit 24	Home occupations
Unit 25	Professional offices
Unit 36	Wireless communications facilities
Unit 48	Private dormitories

(C) *Density.*

Units per acre	24 or less
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(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Manufactured home park	100 feet
Lot within a Manufactured home park	50 feet
Single-family	35 feet
Two-family	35 feet
Three-family or more	70 feet
Professional offices	100 feet

(2) *Lot Area Minimum.*

Manufactured home park	3 acres
Lot within a mobile home park	4,200 square feet
Townhouses: Individual lot	2,000 square feet
Single-family	3,000 square feet
Two-family	4,000 square feet
Three-family or more	7,000 square feet
Fraternity or Sorority	2 acres
Professional offices	1 acre

(3) *Land Area Per Dwelling Unit.*

Manufactured Home	3,000 square feet
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(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two-family	Rear Other Uses	Rear Single-family
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	8 feet	5 feet	20 feet	5 feet

(F) *Building Height Regulations.*

Building Height Maximum	2 stories/3 stories/5 stories*
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* A building or a portion of a building that is located between 0 and 10 feet from the front property line or any master street plan right-of-way line shall have a maximum height of two (2) stories, between 10—20 feet from the master street plan right-of-way a maximum height of three (3) stories and buildings or portions of the building setback greater than 20 feet from the master street plan right-of-way shall have a maximum height of five (5) stories.

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

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

1. Request Letter

Complete written description of this request (what is proposed by the applicant) to include:

This is going to be used as a rental property.

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

1100 sq ft

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







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

2 driveway parking spots, 2 parking spots inside the garage, overflow parking on the street

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

-Hours of operation

24 hours

-Number of employees

1, cleaner

-Anticipated number of patrons, clients, children, customers, etc.

(average per day / peak hour)

Up to 6 patrons at one time in this 3 bedroom, 2 bathroom home

(e) Outdoor lighting

Standard street lighting, no additional lighting

(f) Noise

N/A

(g) Screening or buffering from adjacent properties

Wood fence separating from 1168 Sherman Ave, Fayetteville, AR 72701



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

Trash can and recycling bin in front of home managed by the city; put in the garage between visitors and city pickup

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

This neighborhood is currently used for several types of rentals due to its prime location and proximity to several landmarks including hospitals, colleges, and the downtown area.

