City of Fayetteville, Arkansas

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

City Council Final Agenda

Tuesday, August 4, 2026

5:30 PM

City Hall Room 219

City Council Members

Council Member Robert B. Stafford Ward 1
Council Member Dr. D'Andre Jones Ward 1
Council Member Sarah Moore Ward 2
Council Member Mike Wiederkehr Ward 2
Council Member Scott Berna Ward 3
Council Member Sarah Bunch Ward 3
Council Member Teresa Turk Ward 4
Council Member Min. Monique Jones Ward 4

Mayor Molly Rawn
City Attorney Kit Williams
City Clerk Treasurer Kara Paxton

Meeting Information:

1. Webinar ID: 873 8175 1285

Public Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_DEa4NpI5ROuv3yqyMEAdmg

Public Comment:

1. You may submit a public comment regarding an upcoming City Council agenda item using the below options:

1) You can email your comment to AgendaItemComment@fayetteville-ar.gov
2) You can attend the meeting in person and speak during the public comment period on the item.
3) You can attend the meeting via Zoom and raise your virtual hand during the public comment period on the item.

Call to Order

Roll Call

Pledge of Allegiance

Mayor' s Announcements, Proclamations and Recognitions

City Council Meeting Presentations, Reports and Discussion Items

1. Recognition Awards Presentation for Fire Department Personnel for Meritorious Service to the Citizens of Fayetteville

2. Fayetteville Youth Advisory Council - Oaths of Office Administered by Judge Terra Stephenson

3. Sales Tax & Monthly Financial Report - Chief Financial Officer

Proposed Agenda Additions

A. Consent

A.1. Approval of the July 7, 2026 City Council Meeting Minutes

A.2. Approval of the July 21, 2026 City Council Meeting Minutes

A.3. Container Truck Replacement Purchase:
A resolution to approve the purchase of a Peterbilt Container Carrier in the amount of $202,350.00.00 from TLG Peterbilt Northwest Arkansas, pursuant to a Sourcewell Cooperative Purchasing Contract, plus any applicable surcharges, freight charges and delivery fees up to 10% of the original purchase price. (2026-2139)

A.4. Work Truck Replacement for the Water Sewer Department through National Auto Fleet Group:
A resolution to approve the purchase of a work truck from National Auto Fleet Group in the amount of $55,155.32, pursuant to a Sourcewell Cooperative Purchasing Contract, plus any applicable surcharges, freight charges, and delivery fees up to 10% of the original purchase price. (2026-2336)

A.5. Hydro-Seeder Replacement for the Transportation Department through Vermeer Midsouth Inc.:
A resolution to approve the purchase of a Hydroseeder trailer from Vermeer Midsouth Inc. in the amount of $45,523.00, pursuant to a Sourcewell Cooperative Purchasing Contract, plus any applicable taxes, surcharges, freight charges, title, licensing, and delivery fees up to 10% of the original purchase price. (2026-2337)

A.6. OPW Commercial Services of Arkansas, LLC (Amendment No. 1):
A resolution to approve Amendment No. 1 to the contract with OPW Commercial Services of Arkansas, LLC in the amount of $47,000.00 for additional fire hydrant painting services. (2026-2333)

A.7. Adoption of Updated Emergency Operations Plan:
A resolution to approve and adopt the updated City of Fayetteville Emergency Operations Plan. (2026-2335)

B. Unfinished Business

B.1. Raze and Removal of a Dilapidated and Unsafe Structure at 20 N. School Ave.:
A resolution to order the razing and removal of a dilapidated and unsafe structure on property owned by Stephen and Gretta Smith located at 20 North School Ave. in the City of Fayetteville, Arkansas. (2026-1187)

At the April 21, 2026 City Council meeting, this resolution was tabled to the June 2, 2026 City Council meeting.

At the June 2, 2026 City Council meeting, this resolution was tabled to the August 4, 2026 City Council meeting.

B.2. Ordinance to Amend the Definition of "Through Lot" Unified Development Code §151.01:
An ordinance to amend the definition of a “through lot” in § 151.01 Definitions of the Unified Development Code. (2026-2147)

At the July 21, 2026 City Council meeting, this ordinance was tabled to the August 4, 2026 City Council meeting before going through any readings.

B.3. An Ordinance to Modify Lot Width Minimums in Some Zoning Districts from 18-foot to 12-foot:
An ordinance to reduce the minimum lot width for residential dwellings from 18 feet to 12 feet in the Residential Intermediate-Urban (RI-U), Community Services (CS), Urban Thoroughfare (UT), Main Street/Center (MSC), and Downtown General (DG) Zoning Districts by amending §§ 161.12, 161.22, 161.24, 161.27, and 161.28 of the Unified Development Code. (2026-2148)

At the July 21, 2026 City Council meeting, this ordinance was tabled to the August 4, 2026 City Council meeting before going through any readings.

B.4. An Ordinance to Amend Residential Parking Requirements:
An ordinance to allow the Planning Commission to grant additional parking reductions for residential uses by amending § 172.05 Standards for the Number of Spaces by use of the Unified Development Code. (2026-2149)

At the July 21, 2026 City Council meeting, this ordinance was tabled to the August 4, 2026 City Council meeting before going through any readings.

B.5. ADM 2026-0024 West Center St & South Gregg Ave:
An ordinance to amend Ordinance 6957 regarding the conditional removal of 279 linear feet of Tanglewood Branch from the Streamside Protection Zone and allow the developer to submit a revised site plan for the property located South of 576 West Center Street. (2026-2209)

At the July 21, 2026 City Council meeting, this ordinance was left on the first reading.

B.6. RZN 2026-0021 North Hughmount Road:
An ordinance to rezone the property described in rezoning petition RZN 2026-21 for approximately 3.78 acres located at 2445 North Hughmount Road in Ward 4 from R-A, Residential, Agricultural and NS-G, Neighborhood Services - General to RSF-8, Residential Single-Family, eight units per acre. (2026-2210)

At the July 21, 2026 City Council meeting, this ordinance was left on the first reading.

B.7. RZN 2026-0018 West Wedington Dr. (Appeal of Planning Commission Denial):
An ordinance to rezone the property described in Rezoning Petition RZN 2026-18 for approximately 0.55 acres located at 1845 West Wedington Drive in Ward 4 from RSF-4, Residential Single-Family, Four Units Per Acre, to RI-U, Residential Intermediate-Urban. (2026-2260)

At the July 21, 2026 City Council meeting, this ordinance was left on the first reading.

C. New Business

C.1. ADM 2026-0021 Amending the Oak Grove Local Historic District:
An ordinance to add the property located at 515 North Park Avenue to the Oak Grove Historic District by amending § 33.321 Historic Districts of the Fayetteville City Code. (2026-2391)

C.2. ADM 2026-0022 Establishment of the Fayetteville Black Historic District:
An ordinance to establish the Fayetteville Black Historic District by amending § 33.231 Historic Districts of the Fayetteville City Code. (2026-2392)

C.3. ADM 2026-0023 Establishment of the South Fayetteville Historic District:
An ordinance to establish the South Fayetteville Local Historic District in § 33.231 Historic Districts of the Fayetteville City Code. (2026-2393)

C.4. VAC 2026-0004 South Skyline Drive:
An ordinance to approve VAC-26-04 for property located at 200 South Skyline Drive in Ward 1 to vacate 0.015 acres of right-of-way. (2026-2395)

C.5. Amend A.7.C. Consent Agenda of the Rules of Order and Procedure:
A resolution to amend A.7.c. Consent Agenda of the Rules of Order and Procedure of the Fayetteville City Council to provide that the City Council may dispense with the reading of the Consent Agenda and approve it in a single vote. (2026-2344)

C.6. An Ordinance to Amend § 155.04 Council Member Appeal on Behalf of Residents:
An ordinance to amend § 155.04 Council Member Appeal on Behalf of Residents to exempt any appeal fee for all appeals required to be sponsored by and in fact are sponsored by council members including this section; § 155.05 (a)(3); § 155.06 (a)(1)(b)(1); § 155.09, and to amend § 155.06 (c)(1)(a), (c)(2)(a), and (c)(3), and to declare an emergency. (2026-2489)

D. City Council Tour

E. Announcements

F. Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested persons may appear and address the City Council on Unfinished Business, New Business, and Public Hearings at City Council meetings. If you wish to address the City Council on an agenda item, please wait for the Mayor or Chair to request public comment. When the Mayor or Chair recognizes you, please start your public comment by giving your name and address. Comments are to be addressed to the Mayor or Chair. The Mayor or Chair will direct your comments to the appropriate elected officials, staff, or others for response. Keep your comments respectful, brief, to the point, and relevant to the agenda item being considered. Each speaker from the public will be allowed one turn to speak for discussion of an agenda item.

Below is a portion of the Rules of Order and Procedure of the Fayetteville City Council pertaining to City Council meetings:

Agenda Additions: A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

Consent Agenda: Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If a Council Member wishes to comment upon or discuss a Consent Agenda item that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

Unfinished Business and New Business:

Overview Period: Agenda items at a City Council meeting shall be introduced by the Mayor and, if an ordinance, read by the City Attorney. City staff shall then present a report. An agenda applicant (city contractor, rezoning or development applicant, appellant from a final decision of the Planning Commission or City Staff, etc.) may present its proposal only during this presentation period but may be recalled by a Council Member later to answer questions. City staff, Council Members and applicants may use electronic visual aids in the City Council meeting as part of the presentation of the agenda item. City staff’s presentation and an Applicant’s presentation whether presented by one or more than one presenter shall each be limited to a maximum of ten (10) minutes unless the City Council by unanimous consent or majority vote allows additional time.

Public Comments: Public comment at a City Council meeting shall be allowed on all items of unfinished and new business and subjects of public hearings. Amendments may receive public comments only if approved by the City Council by unanimous consent or majority vote. Speakers present in the City Council Chambers shall be recognized before speakers participating by electronic means. Speakers shall be limited to a maximum of three (3) minutes to discuss the agenda item or amendment being considered by the City Council. The City Council may allow a speaker additional time by unanimous consent or majority vote. As part of a person’s public

comments allowed above, the speaker may use electronic visual aids during their three (3) minutes presentation period concerning the agenda item being considered by the City Council.

Courtesy and Respect: All members of the public, all city staff and elected officials shall accord the utmost courtesy and respect to each other at all times. All shall refrain from comments that are harassing or amount to a personal attack against any identifiable individual including abusive comments and derogatory remarks about integrity or offer any other comments that are also not limited to the discussion of the specific agenda item being considered by the City Council. Any member of the public who violates these standards shall be ruled out of order by the Mayor, must immediately cease speaking and shall leave the podium.

Cell Phones and Pagers: Cell phones must be turned off or put in silent mode and not used within the City Council Chambers during City Council meetings. Pagers must be turned off or put in silent mode within the City Council Chambers during City Council meetings. These restrictions also apply during Agenda Sessions.

Smoking Prohibited: There will be no smoking allowed in the City Council Chambers during City Council meetings.

Interpreters or Telecommunications Devices for the Deaf (TDD), for hearing impaired are available for all City Council meetings, a 72-hour advance notice is required. For further information or to request an interpreter, please call 479-575-8330.

A copy of the complete City Council agenda is available on our website at www.fayetteville-ar.gov or in the Office of the City Clerk, 113 W. Mountain, Fayetteville, Arkansas (479) 575-8323.

City of Fayetteville Staff Review Form

2026-2346

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Brad Hardin	7/9/2026	FIRE (300)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommend a brief time to recognize Fayetteville Fire Department employees who have demonstrated meritorious service to the citizens of Fayetteville.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2139

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Terry Gulley, Asst Public Works Director - Ops

FROM: Ross Jackson, Fleet Operations Superintendent

SUBJECT: **Recycling and Trash Department container truck replacement through TLG Peterbilt Northwest Arkansas.**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF ONE PETERBILT 536 CONTAINER CARRIER IN THE AMOUNT OF $202,350.00 FROM TLG PETERBILT NORTHWEST ARKANSAS PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE, PURSUANT TO A SOURCEWELL COOPERATIVE CONTRACT (032824-PMC)..

BACKGROUND:
Asset 4043 (SWST_F002) is approaching replacement eligibility based on both replacement points and accumulated utilization, with approximately 356,084 equivalent miles. While this unit is currently scheduled for replacement in FY27, Fleet recommends advancing the replacement to FY26.

DISCUSSION:
This recommendation is intended to avoid anticipated cost increases associated with upcoming 2027 heavy-duty emissions regulations, which are expected to increase vehicle acquisition costs beginning in FY27. Replacing the unit in FY26 provides an opportunity to secure the vehicle before these additional regulatory costs are incorporated into OEM pricing.

BUDGET/STAFF IMPACT:
Sufficient funds are budgeted for the purchase of this truck.

ATTACHMENTS: 3. Staff Review Form, 4. TLG Peterbilt NWA - Quote, 5. Container Carrier Specs, 6. Truckcare Basic Vehicle Extended Warranty

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

File #: 2026-2139

A RESOLUTION TO APPROVE THE PURCHASE OF A PETERBILT CONTAINER CARRIER IN THE AMOUNT OF $202,350.00.00 FROM TLG PETERBILT NORTHWEST ARKANSAS, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a Peterbilt container carrier in the amount of $202,350.00 from TLG Peterbilt Northwest Arkansas, pursuant to a Sourcewell cooperative purchasing contract, plus any applicable surcharges, freight charges and delivery fees up to 10% of the original purchase price.

City of Fayetteville Staff Review Form

2026-2139

Item ID

7/21/2026

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Ross Jackson		FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF ONE PETERBILT 536 CONTAINER CARRIER IN THE AMOUNT OF $202,350.00 FROM ARKANSAS MUNICIPAL EQUIPMENT PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE. NEW UNIT TO BE 4091 (SWST_002)

Budget Impact:

9700.770.1920-5802.00	SHOP
Account Number	Fund
97001.5500.750	RECYCLING & TRASH REPLACEMENTS
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	4,289,380.00
		Expenses (Actual+Encum)	$	3,781,102.32
		Available Budget	$	**508,277.68**
Does item have a direct cost?	Yes	Item Cost	$	202,350.00
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	**305,927.68**

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

Proposal Letter

Ross Jackson
City of Fayetteville AR
113 West Mountain St
Fayetteville AR 72701
479-444-3464
City of Siloam Springs, AR

07/06/26

To Ross and Whom it May Concern:

TLG Peterbilt Northwest Arkansas is pleased to provide a quote for a quantity of one 2027 Peterbilt 536 as follows:

Complete quotation including truck, body, extended warranties, and delivery: $202,350 each
Peterbilt Sourcewell contract #032824-PMC; City of Fayetteville AR Sourcewell #34143
#VD853044 New 2027MY Peterbilt 536 under-CDL with 325hp/750 Paccar PX7, Allison 3500RDS, 86" CA
Price includes Peterbilt Vehicle Layout process
Price includes TLG Denton Delivery Center MD PDI including floor mats
Price includes drop-shipment to bodyco, delivery from bodyco to TLG, and final delivery to City of Fayetteville, AR
Price includes EPA emissions and ARKANSAS State of Registry
Price includes the following extended warranties:
- Cummins B6.7 / Paccar PX7 Plan 1 5/200 #9486449
- Cummins B6.7 / Paccar PX7 Aftertreatment 5/200 #9486459
- Allison 3500RDS Refuse 5yr/Unlimited ETC from Allison
- Peterbilt TruckCare Medium Duty 5yr/Unlimited #9485098
- Peterbilt Towing 5yr/Unlimited #9402421

Price does NOT include FET or any state or local taxes or fees

Price includes Arkansas Municipal Equipment 8000 Container Body:
Model 8000 - Container Carrier
8000LB Capacity
Hoses ISO 18752
Complete Hydraulic Kit - Bi-rotation Pump, 2 Spool Valve,
10 Gal. Hydraulic Tank, Filter, Hoses, and Fittings
Inside Cab Controls - Cable
Rolled Poly Fenders
Counter Balance Valves
Conspicuity Tape
Back Up Alarm
Rotating Head (Lifts 8000# Rotates 6000#
Inside Air Controls & LED Work Lights Mounted on Top of
Carrier Frame
Hot Shift PTO
Rear Controls
LED Lights (Tail, Signal, Back Up, and Side Marker)
24" Side Mount Steel Tool Box
Safety Prop & Strobe Lights & no Pintle
Rear Load Container Attachments

Additional Terms:
All pricing and delivery dates are subject to change due to build and material constraints and any pricing adjustments or surcharges implemented or adjusted by Peterbilt Motors Company
Any change in componentry due to engineering review may result in a change in price and delivery date.
To be invoiced and funded within 10 days of arrival at TLG Peterbilt – Northwest Arkansas.
TLG is not responsible for any non-warrantable repairs directly related to the delay of chassis in-service.

TLG Peterbilt – NW Arkansas
Phone: 417-988-4879
Email: syancey@tlgtrucks.com
TLGTRUCKS.COM
715 N. Bloomington
Lowell, AR 72745

Thank you for the opportunity to earn your business as your truck equipment partner. TLG and Peterbilt Motors Company consider City of Fayetteville AR to be a highly valued customer, and we look forward to the opportunity to meet your transportation needs!

Presented By:

Shawn A. Yancey

Shawn A. Yancey
National Accounts Manager, TLG Peterbilt

Accepted By:

Ross Jackson, Agent
City of Fayetteville, AR

8000 Container Carrier

G&H Manufacturing
ISO Registered 9001:2000
ISO CERTIFIED

Since 1978, G&H Manufacturing has engineered exceptional products for the waste and recycling industry. We manufacture the #1 most requested hoist in the industry.

Innovative designs are combined with cutting edge technology and genuine craftsmanship, exceeding all industry standards and providing unsurpassed quality and assurance.

Self Leveling Forks with 8000 lbs. capacity. Optional G & H Rotator has a 6,000 lb capacity and rotates to empty containers.

Behind the Cab Tool Box or Side Mount Tool Box Option



Safety Latch & Prop

Counter Balance Valves

Standard interchangeable Poly Fenders

Optional Pintle Hook for towing an 8500 Container Trailer

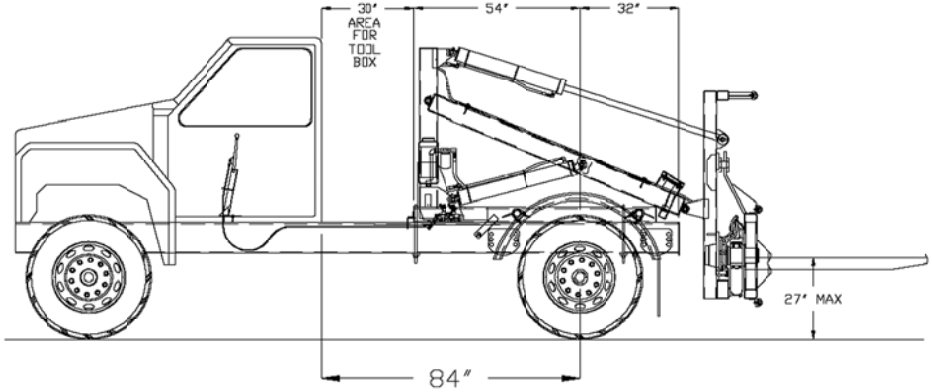
The optional Rear Controls enable Fork operation from outside the Cab. These controls can also be used to hook and unhook an 8500 Container Trailer from the 8000.

Available Options

- Rear Controls
- Back up Alarm
- Rotating Head
- Spare Tire Rack
- Side Mount Tool Box
- Behind Cab Tool Box
- Pintle Hitch
- Air Brake Controller
- Fire Extinguisher Rack
- Electric Brake Controller
- Rear Loader Attachment
- Side Loader Attachment
- Hot Shift P.T.O. (with automatic transmission)

Standard Features

- Rolled Fenders
- Two Spool Valves
- Inside cab Controls
- ISO 18/15/13 Certified
- Belt driven-clutch pump
- 10 gallon Hydraulic Oil Tank
- ISO 18/15/13 Oil Cleanliness Standard



8000 Container Carrier Specifications

Capacity	2 Thru 10 Cubic Yard Containers
Self Leveling Forks	1 1/4 in. X 4 in Bar, Front Loader Containers with Rotator 1 1/2 in. X 4 in.
Tilt Cylinders	Two: 4 in. Bore X 20 1/2 in. Stroke
Lift Cylinders	Two: 4 in. Bore X 32 in Stroke Two: 4 in. Bore X 32 in. Stroke with Rotator
Fenders	Rolled Fenders 1/8 in. Steel
Hydraulic Tank	10 Gallon Capacity
Controls	Inside of Cab
Pivot Points	Aluminum Bronze Bushings
Grease Fittings	At All Wear Points
Pump	9 GPM
Pump Clutch	Belt Driven 12 Volt
Valve	20 GPM 2 Spool
Filter	20 GPM
Operating Pressure	1200 PSI

8000 Container Carrier Chassis Specifications	
Minimum Capacity	1 Ton
Recommended Capacity	2 Tons
Cab-to-Axle	60 in. Minimum
After Frame	32 in.

8000 Container Carrier Rotator Patent Number: 4921389

GH Manufacturing
ISO CERTIFIED
ISO Registered 9001:2000
1015 Commercial Blvd. South
Arlington, Texas 76001
817-467-9883
1-800-654-5291

ISO 9001:2000
Registered QMS

2026 TRUCKCARE® Basic Vehicle Extended Warranty Plans

Quick Reference Guide

Peterbilt offers a wide selection of extended warranty plans for Peterbilt vehicles to meet your business and application needs. A Peterbilt Basic Vehicle Extended Warranty Plan delivers peace of mind by providing coverage for key vehicle components for up to six years.



Terms and Conditions: Peterbilt extended warranty plans can be purchased in yearly and in 50,000 miles (80,000 KM) increments. Consult with your Peterbilt dealer at time of ordering for details. This document is to be considered a summary of coverages to be used for reference only and is not a binding document. For full warranty coverage details, the respective legal document should be referenced.

Basic Vehicle Extended Warranty

COMPONENT	
ABS Module	•
Accelerator Pedal (Lever Position) Sensor	•
Air Cleaner Assembly, Plumbing (Exc. Filter Element)	•
Air Conditioner System - Actuators, HVAC	•
Air Conditioner System - Blend, Mode, Fresh Air Doors	•
Air Conditioner System - Blower Motor, Wheel	•
Air Conditioner System - Heater Core (Coil)	•
Air Conditioner System - Compressor	•
Air Conditioner System - Condenser	•
Air Conditioner System - Control, HVAC	•
Air Conditioner System - Drain Valve, Hose	•
Air Conditioner System - Evaporator	•
Air Conditioner System - Expansion Valve	•
Air Conditioner System - Freeze Control Switch	•
Air Conditioner System - Hardlines, Refrigerant	•
Air Conditioner System - Heater Hoses, Clamps	•
Air Conditioner System - Low/High Pressure Switches	•
Air Conditioner System - Resistor	•
Air Dryer, Purge Valve	•
Air Governor	•
Air Inlet Clamps, Hose/Pipe (Before, After Turbocharge) – Chassis Components Only	•
Air System - Lines, Fittings, clamps	•
Airshield	•
Air Tank & Drain Valve	•
Auxiliary Heater Assembly	•
Battery - Box Assembly	•
Battery - Hold Downs	•
Brake Disc - Caliper	•
Brake Disc - Chamber	•
Brake Disc - Rotor (Excludes Scored or Heat Checked)	•
Brake Disc - Torque Plate	•
Brake Drum - Camshaft	•
Brake Drum - Chamber	•
Brake Drum - Drum (Excludes Scored or Heat Checked)	•
Brake Drum - Slack Adjuster	•
Brake Drum - Spider	•
Brake Pedal Position Switch	•

Peterbilt Standard Vehicle Warranty

Class 8: 12 Months/100,000 miles (160,000 KM)

Class 6/7: 12 Months/Unlimited Miles

Standard Coverages

Vehicle Major Components

Class 8: 36 Months/300,000 miles (480,000 km)

Class 6/7: 24 Months/Unlimited miles

Emissions Base Warranty

EPA Class 8: 60 Months/100,000 miles (160,000 km)

CARB Class 8: 60 Months/350,000 miles (560,000 km)

EPA Class 6/7: 60 Months/100,000 miles (160,000 km)

CARB Class 6/7: 60 Months/150,000 miles (240,000 km)

Frame Rail, Gusset, Crossmember, Cab, Hood, Sleeper Corrosion

Class 8: 60 Months/500,000 miles (800,000 km)

Class 6/7: 36 Months/Unlimited miles

Frame Paint

Black Only: 12 Months/100,000 miles (160,000 km)

All Colors Except Black: 6 Months/50,000 miles (80,000 km)

Logger, Mixer, Dump, Refuse, Oil Field, and Construction: 3 Months/25,000 miles (40,000 km)

NOTE: Peterbilt does not warrant metallic frame paint.

COMPONENT	
Bumper	•
CAB - Heater, Duct	•
CAB - Height Control Valve	•
CAB - Height Control Valve Bracket	•
CAB - Height Control Valve Linkage	•
CAB - Side Extender	•
CAB - Skirt	•
CAB - Spring, Air	•
CAB - Tilt Mechanism (Includes Pump)	•
CAB - Water Leak	•
CECU	•
Charge Air Cooler	•
Charge Air Cooler - Hoses, Clamps	•
Chassis Fairings	•
Chassis Node	•
Clock (Analog/Digital)	•
Clutch, & Clutch Release Bearing - Non-PACCAR Branded	•
Clutch, & Clutch Release Bearing - PACCAR Branded	•
Collision Avoidance System	•
Control Cable	•
Coolant Reservoir/Surge Tank	•
Cooling Module	•
Cruise Control	•
Cylinder Block Heater	•
Deck Plate Lamp	•
Diesel Exhaust Fluid (DEF) - Coolant Valve	•
Diesel Exhaust Fluid (DEF) - Engine Coolant Lines & Clamps	•
Diesel Exhaust Fluid (DEF) - Heated Lines (Tubing) & Clamps	•
Diesel Exhaust Fluid (DEF) - Heater Control Relay	•
Diesel Exhaust Fluid (DEF) - Heating Elements	•
Diesel Exhaust Fluid (DEF) - Heating Fittings (3 on Supply Module)	•
Diesel Exhaust Fluid (DEF) - Lamp	•
Diesel Exhaust Fluid (DEF) - Level / Quality Sensor	•
Diesel Exhaust Fluid (DEF) - Tank Assembly	•
Door Latch, Lock, Hinge	•
Door Panel and Soft Trim (Excludes Wear & Deterioration)	•
Driveline - Midship Plate	•
Driveline Assembly (U-Joint, Center Bearing & Driveline Yoke)	•
Electrical Power Distribution Box	•
Electrical Printed Circuit, Harness (Excludes Fuse)	•

COMPONENT	
Engine Brake - (PACBrake - Exhaust Mounted)	•
Engine Mounts	•
Exhaust Piping, Clamps, Flex Pipes, Gaskets - Chassis Exhaust - Pre Aftertreatment	•
Exhaust Piping, Clamps, Flex Pipes, Gaskets - Chassis Exhaust - Post Aftertreatment	•
Exhaust Stanchion	•
Fairing	•
Fan Clutch	•
Fan Control Solenoid	•
Fan Control Switch	•
Fan Hub	•
Fan Pulley	•
Fan Shroud Assembly	•
Fuel - Gauge, Sending Unit	•
Fuel - Tank	•
Fuel - Tank Strap, Cap, Vent	•
Fuel - Water Separator, Heater	•
Fuel Lines Chassis - Low Pressure	•
Heat Shield	•
Heater Bypass Control Valve	•
Hood Components - Grille, Hinge/Pivot, Hood Strut, Hook, Latch, Spring, Vent Screen	•
Horn - Air or Electric	•
Hose, Fitting	•
Hub Assembly	•
Hub Caps	•
Hubometer	•
Ignition Timer	•
Interior Hard Trim Panels & Covers (Excludes Wear & Deterioration)	•
Instruments (Including Dash Instruments)	•
Light Fixture (Excludes Bulb)	•
Mirror	•
Mud Flap Bracket Assembly (Excludes Mud Flap)	•
Navigation System	•
Non-PACCAR Alternator	•
Non-PACCAR Starter	•
OEM Terminating Resistor	•
PACCAR Alternator	•
PACCAR Starter	•
Plating (Includes Chrome)	•
Power Steering – Pump	•
Power Steering - Reservoir	•

COMPONENT	
Pulleys -Accessory (A/C, Alternator, Power Steering)	•
Quarter Fender	•
Radiator – Hoses	•
Radiator - Tie Rods	•
Radiator Assembly	•
Relay	•
Seat Assembly	•
Seat Belt	•
Seat Structure	•
Sensor - Battery State of Charge Monitor	•
Sensor - Coolant Level	•
Sensor - Diesel Exhaust Fluid (DEF) - Level / Quality	•
Sensor - Outside Air Temperature (OAT)	•
Sensor - Vehicle Speed	•
Sensor - Fuel Filter Water Separator Assembly - Water In Fuel Sensor (WIF) - Chassis Mounted	•
Shifter - Shift Controller or Stalk Shifter	•
Shutdown System	•
Sleeper - Height Control Valve	•
Sleeper - Height Control Valve Bracket	•
Sleeper - Height Control Valve Linkage	•
Sleeper - Spring, Air	•
Sleeper Boot	•
Sleeper Extender	•
Smart Air	•
Speaker	•
Steering - Drag Link	•
Steering - Gear Mounting Bracket	•
Steering - Pitman Arm	•
Steering - Shaft, U-Joint	•
Steering Wheel, Column	•
Step	•
Supplemental Restraint System	•
Suspension - Beams	•
Suspension - Cab	•
Suspension - Dowl Pin	•
Suspension - Height Control Valve	•
Suspension - Height Control Valve Bracket	•
Suspension - Height Control Valve Linkage	•

COMPONENT	
Suspension - Sleeper	•
Suspension - Spring, Air	•
Suspension - Spring, Bracket	•
Suspension - Spring, Leaf	•
Suspension - Spring, Pin	•
Suspension - Spring, Saddles	•
Suspension - Spring, Shackle, Pins	•
Suspension - Suspension Bushings (When NOT Serviceable Separately i.e. Bushing is Integral to the Assembly)	•
Suspension - Torque Rods	•
Suspension - Tracking Rods, Brackets	•
Suspension - U-Bolts, U-Bolt Saddles	•
Switches - Door Lock, Steering Wheel Control, Turn signal, Window, etc.	•
Throttle Linkage, Cable	•
Tire Pressure Monitor System (TPMS) - Antenna, Module (ECU), Sensor	•
Transmission Oil Cooler (Vehicle Mounted)	•
Upholstery (Excludes Wear/Tear Including Soft Trim)	•
Valve, All Valves (Lift/Tag/Pusher Axle Valves Excluded in Extended Basic Vehicle)	•
VECU	•
Vent - Fresh Air	•
Visor	•
Weather Seal/Stripping (Excludes Wear/Tear)	•
Window Defroster Fan	•
Window Regulator	•
Windshield Seal/Sealant	•
Windshield Washer Pump	•
Windshield Washer Reservoir	•
Windshield Wiper Arm (Excludes Wiper Blade)	•
Windshield Wiper Motor, Control Valve	•
Wiring Harness - ABS Electronic Stability Control Harness, Connectors	•
Wiring Harness - Chassis to Aftertreatment Harness, Connectors	•
Wiring Harness - Chassis, Connectors	•
Wiring Harness - Chassis to Engine Harness, Connectors (Chassis Mounted Harness)	•
Wiring Harness - ECU, Connectors	•
Wiring Harness - Gauges, Connectors	•
Wiring Harness - Transmission, Connectors	•

Class 8 Models Extended Coverage Basic Vehicle CARB & EPA						
Duration	CARB U.S. Option	U.S. Net Price	EPA U.S. Option	U.S. Net Price	Canadian Option	Canadian Net Price
2 Years / 200,000 mi / 320,000 km	**9485072**	$1,569	**9485000**	$1,641	**9485022**	$427
2 Years / 300,000 mi / 480,000 km	**9485073**	$2,541	**9485001**	$2,675	**9485023**	$1,296
3 Years / 100,000 mi / 160,000 km	**9485074**	$1,486	**9485002**	$1,708	**9485024**	$1,446
3 Years / 300,000 mi / 480,000 km	**9485075**	$2,956	**9485003**	$3,111	**9485025**	$3,300
3 Years / 400,000 mi / 640,000 km	**9485076**	$3,765	**9485004**	$3,971	**9485026**	$4,227
3 Years / 500,000 mi / 800,000 km	**9485077**	$4,451	**9485005**	$4,657	**9485027**	$5,154
4 Years / 100,000 mi / 160,000 km	**9485078**	$2,439	**9485006**	$3,252	**9485028**	$3,414
4 Years / 400,000 mi / 640,000 km	**9485079**	$4,247	**9485007**	$4,494	**9485029**	$6,237
4 Years / 500,000 mi / 800,000 km	**9485080**	$5,057	**9485008**	$5,305	**9485030**	$7,178
5 Years / 100,000 mi / 160,000 km	**9485081**	$3,680	**9485009**	$4,842	**9485031**	$5,442
5 Years / 150,000 mi / 240,000 km	**9485082**	$4,641	**9485010**	$4,932	**9485032**	$5,920
5 Years / 200,000 mi / 320,000 km	**9485083**	$4,905	**9485011**	$5,101	**9485033**	$6,397
5 Years / 250,000 mi / 400,000 km	**9485084**	$5,196	**9485012**	$5,428	**9485034**	$6,875
5 Years / 300,000 mi / 480,000 km	**9485085**	$5,525	**9485013**	$5,793	**9485035**	$7,353
5 Years / 400,000 mi / 640,000 km	**9485086**	$6,351	**9485014**	$6,670	**9485036**	$8,308
5 Years / 500,000 mi / 800,000 km	**9485087**	$7,497	**9485015**	$7,817	**9485037**	$9,263
5 Years / 600,000 mi / 960,000 km	**9485088**	$9,062	**9485016**	$9,381	**9485038**	$10,219
6 Years / 200,000 mi / 320,000 km	**9485089**	$6,700	**9485017**	$6,896	**9485039**	$8,501
6 Years / 300,000 mi / 480,000 km	**9485090**	$7,519	**9485018**	$7,802	**9485040**	$9,471
6 Years / 400,000 mi / 640,000 km	**9485091**	$8,629	**9485019**	$8,949	**9485041**	$10,441
6 Years / 500,000 mi / 800,000 km	**9485092**	$10,129	**9485020**	$10,448	**9485042**	$11,411
6 Years / 600,000 mi / 960,000 km	**9485093**	$12,175	**9485021**	$12,494	**9485043**	$12,380

Class 6/7 Models Extended Coverage Basic Vehicle CARB & EPA						
Duration	CARB U.S. Option	U.S. Net Price	EPA U.S. Option	U.S. Net Price	Canadian Option	Canadian Net Price
2 Years / 150,000 mi / 240,000 km	**9485095**	$628	**9480248**	$680	**9480252**	$850
3 Years / 200,000 mi / 320,000 km	**9485096**	$1,205	**9480249**	$1,360	**9480253**	$1,917
4 Years / Unlimited mi/km	**9485097**	$1,890	**9480250**	$2,209	**9480254**	$3,881
5 Years / Unlimited mi/km	**9485098**	$2,740	**9480251**	$3,059	**9480255**	$4,924

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2336

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Terry Gulley, Asst Public Works Director - Ops

FROM: Ross Jackson, Fleet Operations Superintendent

SUBJECT: **Work truck replacement for the Water Sewer Department through National Auto Fleet Group**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF ONE WORK TRUCK IN THE AMOUNT OF $55,155.32 FROM NATIONAL AUTO FLEET GROUP PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (081325-NAF) PLUS ANY ADDITIONAL SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE.

BACKGROUND:
2233 (WSEW_F024) has reached replacement according to our management software scoring criteria along with mileage equivalency (mileage and hours).

DISCUSSION:
This vehicle has accumulated 190,779 equivalent powertrain miles through both miles traveled and hours of use. Replacing the vehicle with a Ford F-150 Hybrid will improve reliability, reduce idle time and support the fleet's goals of supporting the City's Climate Action goals through reduced fuel consumption, lower emissions, and decreased operating costs.

Fleet Operations recommends replacement of this asset.

BUDGET/STAFF IMPACT:
Sufficient funds are available within the approved 2026 capital budget for this replacement.

ATTACHMENTS: 3. Staff Review Form, 4. NAFG 2233 Quote $55,155.32, 5. NAFG Price Hold

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

File #: 2026-2336

A RESOLUTION TO APPROVE THE PURCHASE OF A WORK TRUCK FROM NATIONAL AUTO FLEET GROUP IN THE AMOUNT OF $55,155.32, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, PLUS ANY APPLICABLE SURCHARGES, FREIGHT CHARGES, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a Ford F-150 hybrid work truck from National Auto Fleet Group in the amount of $55,155.32, pursuant to a Sourcewell cooperative purchasing contract, plus any applicable surcharges, freight charges, and delivery fees up to 10% of the original purchase price.

City of Fayetteville Staff Review Form

2026-2336

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Ross Jackson	7/9/2026	FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF ONE WORK TRUCK IN THE AMOUNT OF $55,155.32 FROM NATIONAL AUTO FLEET GROUP PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (081325-NAF) PLUS ANY ADDITIONAL SURCHARGES, FREIGHT CHARGES AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE.

Budget Impact:

9700.770.1920-5802.00	Shop
Account Number	Fund
97001.5400.720	Replacement Assets
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	2,712,518.00
		Expenses (Actual+Encum)	$	1,886,971.68
		Available Budget	$	**825,546.32**
Does item have a direct cost?	Yes	Item Cost	$	55,155.32
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	**770,391.00**

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

National Auto Fleet Group

A Division of Chevrolet of Watsonville
490 Auto Center Drive, Watsonville, CA 95076
(855) 289-6572 • (831) 480-8497 Fax
Fleet@NationalAutoFleetGroup.com

7/7/2026

Government Quote ID: **43854**

Order Cut Off Date: **6/5/2026**

ROSS JACKSON
City of Fayetteville Fleet Division
Fleet Division

1525 Happy Hollow

Fayetteville, AR, USA, Arkansas, 72701

Dear ROSS JACKSON,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration.
One (1) New/Unused (2026 Ford F-150 (W1F) XL Hybrid 4WD SuperCrew 6.5' Box 157" WB,) and delivered to your specified location, each for

	One Unit (MSRP)	One Unit	Total % Savings	Total Savings
Contract Price	$56,390.00	$54,855.32	2.722 %	$1,534.68
1 Additional Key(s)		$300.00		
Tax (0.0000 %)		$0.00		
Tire fee		$0.00		
Total		$55,155.32		

- per the attached specifications.

This vehicle(s) is available under the **Sourcewell Contract 081325-NAF** . Please reference this Contract number on all purchase orders to National Auto Fleet Group. Payment terms are Net 20 days after receipt of vehicle.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Jesse Cooper
Account Manager
Email: Fleet@NationalAutoFleetGroup.com
Office: (855) 289-6572
Fax: (831) 480-8497

Sourcewell
Awarded Contract
Contract # 081325-NAF

CHEVROLET FORD NISSAN TOYOTA BUICK CADILLAC GMC

Purchase Order Instructions & Resources

Once units are scheduled by OEM, no cancellations are accepted

In order to finalize your purchase please submit this purchase packet to your governing body for a purchase order approval and submit your purchase order in the following way:

Email: FIeet@NationalAutoFleetGroup.com

Fax: (831) 480-8497

Mail: National Auto Fleet Group

490 Auto Center Drive

Watsonville, CA 95076

We will send a courtesy confirmation for your order and a W-9 if needed.

Additional Resources

Learn how to track your vehicle:	**www.NAFGETA.com**
Use the upfitter of your choice:	**www.NAFGpartner.com**
Vehicle Status:	**ETA@NationalAutoFleetGroup.com**
General Inquiries:	**FIeet@NationalAutoFleetGroup.com**

For general questions or assistance please contact our main office at:

1-855-289-6572

Vehicle Configuration Options

ENGINE	
Code	**Description**
99D	Engine: 3.5L PowerBoost Full-Hybrid V6, (STD)
TRANSMISSION	
Code	**Description**
44H	Transmission: Hybrid Electronic 10-Speed Automatic, (STD)
TIRES	
Code	**Description**
___	Tires: 265/70R17 BSW A/T, (STD)
PRIMARY PAINT	
Code	**Description**
YZ	Oxford White
SEAT TYPE	
Code	**Description**
US	Black w/Medium Dark Slate, Cloth 40/Console/40 Front Seats, -inc: 8-way power driver seat, power lumbar, 2-way manual passenger seat, flow through console and steering column mounted shifter
ADDITIONAL EQUIPMENT	
Code	**Description**
53T	Tow/Haul Package, -inc: Integrated Trailer Brake Controller
18C	6" Angular Bright Anodized Step Bar
96W	Tough Bed Spray-In Bedliner
477	Pro Power Onboard - 7.2KW

2026 Fleet/Non-Retail Ford F-150 XL Hybrid 4WD SuperCrew 6.5' Box 157" WB

WINDOW STICKER

2026 Ford F-150 XL Hybrid 4WD SuperCrew 6.5' Box 157" WB

CODE	MODEL	MSRP
W1F	2026 Ford F-150 XL Hybrid 4WD SuperCrew 6.5' Box 157" WB	$50,475.00
	OPTIONS	
99D	Engine: 3.5L PowerBoost Full-Hybrid V6, (STD)	$0.00
44H	Transmission: Hybrid Electronic 10-Speed Automatic, (STD)	$0.00
___	Tires: 265/70R17 BSW A/T, (STD)	$0.00
YZ	Oxford White	$0.00
US	Black w/Medium Dark Slate, Cloth 40/Console/40 Front Seats, -inc: 8-way power driver seat, power lumbar, 2-way manual passenger seat, flow through console and steering column mounted shifter	$0.00
53T	Tow/Haul Package, -inc: Integrated Trailer Brake Controller	$1,010.00
18C	6" Angular Bright Anodized Step Bar	$635.00
96W	Tough Bed Spray-In Bedliner	$625.00
477	Pro Power Onboard - 7.2KW	$850.00

Please note selected options override standard equipment

	SUBTOTAL	**$53,595.00**
	Advert/ Adjustments	$0.00
	Manufacturer Destination Charge	$2,795.00
	TOTAL PRICE	**$56,390.00**

Est City: 22 MPG
Est Highway: 24 MPG
Est Highway Cruising Range: 734.40 mi

Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

Notes

Quote ID: 43854

Standard Equipment

MECHANICAL

Engine: 3.5L PowerBoost Full-Hybrid V6 -inc: Pro Power Onboard 2.4KW and removes 36 gallon fuel tank (STD)
Transmission: Hybrid Electronic 10-Speed Automatic (STD)

EXTERIOR

Tires: 265/70R17 BSW A/T (STD)

AXLE RATIO

Electronic Locking w/3.73 Axle Ratio

WHEELS

Wheels: 17" Silver Painted Aluminum

ADDITIONAL EQUIPMENT

Engine Auto Stop-Start Feature
Transmission w/Driver Selectable Mode and SelectShift Sequential Shift Control
Electronic Transfer Case
Part-Time Four-Wheel Drive
200 Amp Alternator
80-Amp/Hr 800CCA Maintenance-Free Battery w/Run Down Protection
Class IV Towing Equipment -inc: Hitch and Trailer Sway Control
Trailer Wiring Harness
1730# Maximum Payload
GVWR: 7,400 lbs Payload Package
HD Gas-Pressurized Shock Absorbers
Front Anti-Roll Bar
Electric Power-Assist Steering
Single Stainless Steel Exhaust
30.6 Gal. Fuel Tank
Auto Locking Hubs
Double Wishbone Front Suspension w/Coil Springs
Solid Axle Rear Suspension w/Leaf Springs

Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist, Hill Hold Control and Electric Parking Brake
Lithium Ion (li-Ion) Traction Battery 1.5 kWh Capacity
Regular Box Style
Steel Spare Wheel
Full-Size Spare Tire Stored Underbody w/Crankdown
Chrome Rear Step Bumper
Chrome Front Bumper w/Black Rub Strip/Fascia Accent and 2 Tow Hooks
Black Side Windows Trim
Black Door Handles
Black Power Heated Side Mirrors w/Manual Folding
Fixed Rear Window
Variable Intermittent Wipers
Rear Window Fixed Privacy Glass w/Defroster
Aluminum Panels
Black Grille
Tailgate Rear Cargo Access
Tailgate/Rear Door Lock Included w/Power Door Locks
Integrated Storage
Ford Co-Pilot360 - Autolamp Auto On/Off Reflector Led Low/High Beam Auto High-Beam Daytime Running Lights Preference Setting Headlamps w/Delay-Off
Cargo Lamp w/High Mount Stop Light
Perimeter/Approach Lights
Headlights-Automatic Highbeams
LED Fog Lamps
Radio w/Seek-Scan, Clock, Speed Compensated Volume Control, Steering Wheel Controls, Voice Activation, Radio Data System and External Memory Control
Radio: AM/FM Stereo w/SiriusXM 360L -inc: 6 speakers and auxiliary audio input jack, Note: includes a three (3)-month prepaid subscription, Service is not available in Alaska and Hawaii, Note: all SiriusXM services require a subscription, sold separately by SiriusXM after the trial period, Your SiriusXM service will automatically stop at the end of your trial unless you decide to subscribe, If you decide to continue service, the subscription plan chosen will automatically renew and be charged according to your chosen payment method at the then-current rates, Fees and taxes apply, See the SiriusXM customer agreement & privacy policy at http://www.siriusxm.com/ www.siriusxm.com for full terms and how to cancel, which includes online methods or calling 1-866-635-2349, Available in the 48 contiguous United States, D.C, and Puerto Rico (w/coverage limits and capable receiver), Visit http://www.siriusxm.com/FAQS for most current service area information, Availability of some services and features is subject to device capabilities and location restrictions, All fees, content and features are subject to change, SiriusXM, Pandora and all related logos are trademarks of Sirius XM Radio Inc, and its respective subsidiaries
Streaming Audio
Fixed Antenna
6 Speakers
2 LCD Monitors In The Front

Cloth 40/Console/40 Front Seats -inc: 8-way power driver seat, power lumbar, 2-way manual passenger seat, flow through console and steering column mounted shifter
Driver Seat
8-Way Power Driver's Seat w/Power Lumbar
Passenger Seat
60-40 Folding Split-Bench Front Facing Fold-Up Cushion Rear Seat
Manual Tilt/Telescoping Steering Column
Gauges -inc: Speedometer, Odometer, Oil Pressure, Engine Coolant Temp, Tachometer, Transmission Fluid Temp, Trip Odometer and Trip Computer
Power Rear Windows
Front Cupholder
Rear Cupholder
Compass
Remote Keyless Entry w/Integrated Key Transmitter, Illuminated Entry and Panic Button
Cruise Control w/Steering Wheel Controls
Dual-Zone Electronic Automatic Temperature Control -inc: (DEATC)
HVAC -inc: Underseat Ducts and Console Ducts
Voice Activated Automatic Air Conditioning
Locking Glove Box
Interior Trim -inc: Cabback Insulator and Chrome Interior Accents
Full Cloth Headliner
Urethane Gear Shifter Material
Day-Night Rearview Mirror
Passenger Visor Vanity Mirror
Full Floor Console w/Locking Storage, Mini Overhead Console w/Storage and 1 12V DC Power Outlet
Front Map Lights
Fade-To-Off Interior Lighting
Full Vinyl/Rubber Floor Covering
Cab Mounted Cargo Lights
Smart Device Remote Engine Start
SYNC 4 -inc: 12" center display, wireless phone connection, cloud connected, AppLink w/App catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owners manual
Ford Connectivity Package (1-Year Included) -inc: (features may vary by make and model) unlimited Wi-Fi hotspot, audio and video streaming, voice assistant and entertainment, Included for one-year from warranty start date, Requires activation via Ford app w/credit card authorization; customer may cancel at any time, Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features, Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations, If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan
Interior Work Surfaces
Instrument Panel Bin, Dashboard Storage, Interior Concealed Storage, Driver / Passenger And Rear Door Bins

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down
Delayed Accessory Power
Power Door Locks w/Autolock Feature
Driver Information Center
Redundant Digital Speedometer
Trip Computer
Outside Temp Gauge
Analog Appearance
Front Center Armrest
Seats w/Cloth Back Material
Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints
Perimeter Alarm
Securilock Anti-Theft Ignition (pats) Immobilizer
Air Filtration
1 12V DC Power Outlet
AdvanceTrac w/Roll Stability Control Electronic Stability Control (ESC) And Roll Stability Control (RSC)
ABS And Driveline Traction Control
Side Impact Beams
Dual Stage Driver And Passenger Seat-Mounted Side Airbags
Reverse Sensing System Rear Parking Sensors
BLIS (Blind Spot Information System) Blind Spot
PCA with AEB and Intersection Assist
Cross-Traffic Alert with Reverse Brake Assist
Lane Keeping Alert Lane Keeping Assist
Lane Keeping Alert Lane Departure Warning
Collision Mitigation-Front
Driver Monitoring-Alert
Tire Specific Low Tire Pressure Warning
Dual Stage Driver And Passenger Front Airbags
Airbag Occupancy Sensor
Safety Canopy System Curtain 1st And 2nd Row Airbags
Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners
Rear Child Safety Locks
Reverse Camera Back-Up Camera

Jackson, Ross

From: Fleet <Fleet@nationalautofleetgroup.com>
Sent: Wednesday, July 15, 2026 12:28 PM
To: Jackson, Ross
Subject: Re: NAFG Quote 43854

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

Hello Mr. Jackson,

We hope all is well. Please be advised that National Auto Fleet Group will fully honor the contract pricing established in your original quote. Furthermore, this unit will be transitioned to a 2027 model year configuration, as the order banks for the 2026 model year have closed, with this vehicle upgrade provided to your agency at zero additional cost.

Manufacturer production for this unit is scheduled to begin on July 28th. At this time, we project delivery lead times to remain within the **10 to 12-week range**.

Please let us know if you have any other questions, more than happy to help.

Best Regards,

Tony Maltez
National Auto Fleet Group
Sourcewell Vehicle Contract #081325-NAF
Office: 1-855-289-6572

NAFG Dept. Contacts
Quoting: Fleet@NationalAutoFleetGroup.com
Accounting: Office@NationalAutoFleetGroup.com
Vehicle ETA: ETA@NationalAutoFleetGroup.com
Website: www.NationalAutoFleetGroup.com

From: Jackson, Ross <rjackson@fayetteville-ar.gov>
Sent: Wednesday, July 15, 2026 10:22 AM
To: Fleet <Fleet@nationalautofleetgroup.com>
Subject: NAFG Quote 43854

Will you honor pricing through September of 2026 on quote #43854?

Thank you,

Ross Jackson Jr., CAFM
Fleet Operations Superintendent
Fleet Operations

Public Works Department
City of Fayetteville, Arkansas
479-444-3494
rjackson@fayetteville-ar.gov

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2337

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Terry Gulley, Asst Public Works Director - Ops

FROM: Ross Jackson, Fleet Operations Superintendent

SUBJECT: **Hydro-seeder replacement for the Transportation Department through Vermeer Midsouth Inc.**

RECOMMENDATION:
A RESOLUTION TO APPROVE THE PURCHASE OF ONE HYDROSEEDER TRAILER IN THE AMOUNT OF $45,523.00 FROM VERMEER MIDSOUTH INC. PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (070821-FNN) PLUS ANY APPLICABLE, TAXES, SURCHARGES, FREIGHT CHARGES, TITLE, LICENSING AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE.

BACKGROUND:
9248 (TRAN_F029) is a 2017 hydroseeder that has surpassed its life expectancy and is now in need of replacement.

DISCUSSION:

The current hydroseeder has exceeded its planned replacement cycle, having remained in service for 9 years despite a scheduled replacement life of 6 years. Extending the service life beyond its intended life cycle has increased maintenance costs and contributed to major component failures.

The replacement hydroseeder will improve operational efficiency, enhance employee safety through the purpose-built operator platform, and support current and future landscaping, erosion control, and restoration projects throughout the City. This unit is a shared asset utilized by both the Transportation and Parks divisions.

The replacement specification includes a body clean-out system, which will help operators to clean the tank at the end of each shift. This enhancement is expected to significantly reduce material buildup inside the tank, minimizing future maintenance costs, reducing the likelihood of premature component failures, and extending the overall service life of the equipment.

BUDGET/STAFF IMPACT:

Sufficient funds are available within the Fleet Operations vehicle replacement budget to complete this purchase.

ATTACHMENTS: 3. Staff Review Form, 4. FINN T60 Hydroseeder Sales Order, 5. FINN Series II Model T60 -

Spec Sheet, 6. Pricing Good Through Sept 2026

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

File #: 2026-2337

A RESOLUTION TO APPROVE THE PURCHASE OF A HYDROSEEDER TRAILER FROM VERMEER MIDSOUTH INC. IN THE AMOUNT OF $45,523.00, PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT, PLUS ANY APPLICABLE TAXES, SURCHARGES, FREIGHT CHARGES, TITLE, LICENSING, AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE

WHEREAS, the current hydroseeder has exceeded its planned replacement cycle and extending its intended life cycle has increased maintenance costs and contributed to major component failures; and

WHEREAS, the replacement will improve operational efficiency, enhance employee safety through the purpose-built operator platform, and support current and future landscaping, erosion control, and restoration projects throughout the City and will be utilized by both the Transportation and Parks divisions.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes the purchase of a hydroseeder trailer from Vermeer Midsouth Inc. in the amount of $45,523.00, pursuant to a Sourcewell cooperative purchasing contract, plus any applicable surcharges, freight charges, title licensing, and delivery fees up to 10% of the original purchase price.

City of Fayetteville Staff Review Form

2026-2337

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Ross Jackson	7/9/2026	FLEET OPERATIONS (770)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

A RESOLUTION TO APPROVE THE PURCHASE OF ONE HYDROSEEDER TRAILER IN THE AMOUNT OF $45,523.00 FROM VERMEER MIDSOUTH INC. PURSUANT TO A SOURCEWELL COOPERATIVE PURCHASING CONTRACT (070821-FNN) PLUS ANY APPLICABLE, TAXES, SURCHARGES, FREIGHT CHARGES, TITLE, LICENSING AND DELIVERY FEES UP TO 10% OF THE ORIGINAL PURCHASE PRICE.

Budget Impact:

9700.770.1920-5802.00	Shop
Account Number	Fund
97001.2100.410	Replacement Assets
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	2,259,295.00
		Expenses (Actual+Encum)	$	1,042,019.88
		Available Budget	$	**1,217,275.12**
Does item have a direct cost?	Yes	Item Cost	$	45,523.00
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	**1,171,752.12**

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

Vermeer MidSouth

Quote Number	00001047
Created Date	7/9/2026
Expiration Date	7/4/2026
Sales Person	Jimmy White
Sales Person Email	jwhite@vermeermidsouth.com

Location Address: 580 Jean Mary Ave.
Springdale, Arkansas 72762
United States

Address Information

Bill To Name	City of Fayetteville	Ship To Name	City of Fayetteville
Bill To	113WestMountianAdministrationBuildingRoom30 Fayetteville, Arkansas 72701 United States	Contact Name	Ross Jackson
		Ship To	113 West Mountian, Administration Building, Room 306 Fayetteville, Arkansas 72701 United States
		Phone	4794443494

Quote Items

Product	Line Item Description	Quantity	Total Price
Other	T60T (A7404-001) Tank Size 600 liquid capacity, 500 working capacity Engine 23.5 hp Kohler CH730 Gas Mount Trailer w/ electric brakes & DOT lights Hitch Standard pintle hitch Other Suction line valve.	1.00	$36,555.00
Other	A7832-003 Deluxe (Includes options 1 & 2) Operator platform, discharge boom, guard rails, [4] Tower Nozzles ([2] wide fan, [1] narrow fan, [1] long distance) & electric hose reel w/ 150' x 1-1/4" continuous hose (200 psi), remote valve & [3] Hose Nozzles	1.00	$9,785.00
Discount	SourceWell Discount	1.00	-$2,317.00

Totals

Subtotal	$44,023.00
Shipping and Handling	$1,500.00
Grand Total	$45,523.00

Notes

This Quote is Quoted By Using Sourcewell Pricing

Account # 070821-FNN

Account # 34143 -City Of Fayetteville

Customer is Responsible For Any Arkansas Sales Tax On This Unit..

If You Have Any Question Call Anytime

479-886-4982 Jimmy.

Thank You..

Terms & Conditions

This Sales Order ("Order"), including the beginning of this Order and these terms and conditions, constitutes a contract for the purchase of the equipment listed and described on the first page hereof (the "Equipment"), between Vermeer MidSouth, Inc., a Tennessee corporation

Vermeer MidSouth

Quote Number	00001047
Created Date	7/9/2026
Expiration Date	7/4/2026
Sales Person	Jimmy White
Sales Person Email	jwhite@vermeermidsouth.com

Location Address 580 Jean Mary Ave.
Springdale, Arkansas 72762
United States

("Dealer"), and the purchaser identified on the front side hereof ("Purchaser"). This Order is binding upon Dealer and Purchaser upon each party's execution on the front side hereof.

WARRANTY; DISCLAIMER OF WARRANTY:

NEW EQUIPMENT: EXCEPT FOR THE WARRANTY PROVIDED BY THE MANUFACTURER AS ATTACHED TO THIS ORDER, DEALER MAKES NO WARRANTIES, REPRESENTATIONS, CONDITIONS OR PROMISES EXPRESS OR IMPLIED AS TO THE QUALITY, PERFORMANCE OR FREEDOM FROM DEFECT OF THE EQUIPMENT. DEALER HEREBY DISCLAIMS AND EXCLUDES ALL WARRANTIES OF TITLE, EXPRESS WARRANTIES AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, INFRINGEMENT AND THOSE WARRANTIES ARISING OUT OF USAGE OF TRADE OR COURSE OF DEALING.

USED EQUIPMENT: EXCEPT AS SPECIFICALLY STATED ON THE FRONT PAGE OF THIS ORDER AND THOSE IMPLIED WARRANTIES THAT CANNOT BE DISCLAIMED UNDER APPLICABLE LAW, DEALER SELLS ANY USED EQUIPMENT AS IS WITH ALL FAULTS AND DEFECTS, AND DEALER DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, IN CONNECTION WITH THE SALE OF ANY USED EQUIPMENT. IF PURCHASER IS ASSIGNED THE REMAINING TERM OF ANY MANUFACTURER'S WARRANTY, PURCHASER HEREBY ACKNOWLEDGES, AGREES, REPRESENTS AND WARRANTS THAT DEALER HAS NOT IN ANY MANNER ADOPTED THE MANUFACTURER'S WARRANTY AS A WARRANTY OF DEALER AND THAT PURCHASER WILL LOOK SOLELY TO THE MANUFACTURER TO PERFORM OR SATISFY ANY OBLIGATION UNDER THE MANUFACTURER'S WARRANTY, IF ANY.

PRICE REVISION: The manufacturer of the Equipment ordered hereunder by Purchaser may change the price to Dealer of such Equipment after the date of this Order. If such price change occurs before delivery of the Equipment to Purchaser, Dealer shall have the right to change the price of the Equipment described on the first page hereof by providing notice of such change to Purchaser. If Purchaser does not agree to pay the changed price of the Equipment, Purchaser shall cancel this Order by providing Dealer with written notice of such cancellation within two (2) days of notice from Dealer of the change in the price of the Equipment. If Purchaser fails to timely provide Dealer with such written notice, Purchaser shall be bound to pay the changed cash price of the Equipment. If Purchaser cancels this Order pursuant to this Paragraph 2 and has traded in used equipment as part of the consideration for the Equipment purchased by Purchaser, such traded in equipment shall be returned to Purchaser upon payment of a reasonable charge for storage and repairs (if any) or, if such traded in equipment has been previously sold by Dealer, the amount received therefore less a selling commission of 15% and any expense for storing, insuring, conditioning, or advertising such equipment for sale shall be returned to Purchaser.

REAPPRAISAL OF TRADED IN EQUIPMENT: If Purchaser is trading in any equipment as a part of the consideration for the Equipment ordered by Purchaser hereunder and such equipment is delivered to Dealer on a date after the date Dealer and Purchaser agreed on the trade in allowance for such equipment, such traded in equipment shall be reappraised by Dealer upon delivery to Dealer and the trade in allowance will be deemed to be changed to reflect such reappraised value.

PURCHASER'S REPRESENTATIONS AND WARRANTIES: Purchaser hereby represents and warrants that: (a) the trade in equipment shall be delivered free and clear from any security interest or other lien or encumbrance of any third person at the time of transfer; (b) Purchaser has full power, right and lawful authority to dispose of the trade in equipment; (c) the trade in equipment is in good working order; and (d) while owned by Purchaser, the tachometer of the trade in equipment has not been replaced, tampered with or otherwise altered in any way and Purchaser has no reason to believe the trade in equipment's current tachometer reading, as represented on the front side hereof, does not reflect its actual hours.

INDEMNIFICATION: If Dealer retains title to the Equipment as set forth on the front side of this Sales Order, Purchaser agrees to indemnify, defend and hold harmless Dealer for any and all claims, damages, causes of action, losses, costs and expenses, including reasonable attorneys' fees, arising from or relating to, directly or indirectly, any use or operation of the Equipment, including without limitation, any property damage, injury or death caused by such use or operation.

TAX ADJUSTMENTS: Prices set forth herein include Dealer's estimate of all taxes, impositions, or charges in effect on the date of the execution of this Order imposed on or with respect to the Equipment by any governmental body or entity. All taxes, impositions, or charges, or any increase therein, applicable to the sale of the Equipment, which may, prior to the delivery of the Equipment, be levied, imposed, or required on Equipment which is subject to this Order, directly or indirectly, shall be borne by the Purchaser and paid by Purchaser to Dealer at the time of delivery of the Equipment to Purchaser.

FAILURE OR DELAY OF DELIVERY; FORCE MAJEURE: This Order is subject to Dealer's ability to obtain the Equipment from the manufacturer. Dealer shall not be liable for failure to deliver or delay in delivery of the Equipment, accessories, or other parts thereof covered by this Order where such failure to deliver or delay is due, in whole or in part, to any cause other than the gross negligence of Dealer. Neither Dealer nor Purchaser will have any liability for any other breach (except for breach of payment obligations) caused by extreme weather or other act of God, strike or other labor shortage or disturbance, fire, accident, war, terrorist act or civil disturbance, delay of carriers, failure of normal sources of supply, act of government or any other cause beyond such party's reasonable control.

Miscellaneous: This Order may not be changed, cancelled or waived except by a written document signed by Dealer and Purchaser. No waiver by either party of a breach or default hereunder will be deemed a waiver by such party of a subsequent breach or default of a like or similar nature. No waiver of any of these terms and conditions or any of the terms and conditions will be effective against Dealer unless it is in a writing signed by Dealer. No course of dealing or performance, usage of trade or failure to enforce any term or condition will be used to modify this Order. If any of these terms or conditions is unenforceable, such term or condition will be limited only to the extent necessary to make it enforceable, and all other terms and conditions will remain in full force and effect. This Order is deemed to have been entered into in the State of the location of Dealer that is checked on the first page hereof ("Dealer's Location"), and will governed by the laws of such state, without giving effect to the choice of laws provisions thereof; provided, that the laws of the State of Tennessee will govern if no specific location is checked. Any cause of action or other resolution of any dispute hereunder shall be subject to the exclusive jurisdiction of any state or federal court located in the county of Dealer's Location or Shelby County, Tennessee if there is no Dealer's Location. If Dealer prevails in any action against Purchaser to enforce the terms of this Order, Purchaser will reimburse Dealer for all of Dealer's reasonable attorneys' fees and

Vermeer MidSouth

Quote Number	00001047
Created Date	7/9/2026
Expiration Date	7/4/2026
Sales Person	Jimmy White
Sales Person Email	jwhite@vermeermidsouth.com

Location Address 580 Jean Mary Ave.
Springdale, Arkansas 72762
United States

other costs and expenses incurred in connection with such action. The remedies expressly provided for in these conditions will be in addition to any other remedies that Dealer may have under the Uniform Commercial Code or other applicable law. These terms and conditions are for the exclusive benefit of Dealer and Purchaser.

By signing below, the purchaser agrees that the terms and conditions of this sales order set forth on this page and subsequent pages, hereof constitute the complete and entire understanding and agreement of the parties, and supersede any prior written or oral agreement with respect to the subject matter covered hereby.

The new equipment warranty for Vermeer Industrial Products is attached to this Sales Order and is part of this contract. Please read it carefully before signing. No express warranty is made unless identified on this Sales Order. YOUR RIGHTS AND REMEDIES PERTAINING TO THIS PURCHASE ARE LIMITED AS INDICATED ON BOTH SIDES OF THIS PURCHASE ORDER. WHERE PERMITTED BY LAW, NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS IS MADE.

Customer Signature

Date

Vermeer MidSouth Signature

7-9-2026

Date

DESPITE PHYSICAL DELIVERY OF THE EQUIPMENT, TITLE WILL REMAIN IN THE NAME OF THE DEALER UNTIL THE PURCHASE PRICE, PLUS ANY ADDITIONAL AMOUNTS DUE HEREUNDER, ARE PAID IN FULL. TRANSACTIONS WITH CREDIT CARD MAY BE ASSESSED A TRANSACTION FEE.

HydroSeeder® | Series II | Model T60



The FINN T60 Series II is the ideal 600 gallon HydroSeeder for the landscaper or contractor that requires a fast and economical solution for seeding jobs. FINN developed HydroSeeder technology in 1953. We've been the industry leader in quality and innovation ever since. With the FINN T60, you don't have to settle for less than proven and reliable FINN quality to tackle a wide range of demanding hydroseeding applications.

Highly Efficient. Widely Applied.

Become a one-man seeding and mulching crew. The T60 Series II covers up to 7,200 square feet per load with seed, fertilizer, and mulch in a simple, one-step process. Residential and commercial properties, sports fields, apartments, condominiums, and golf courses are all ideal ground for a T60 Series II application.

Top Design & Performance.

The FINN T60 Series II HydroSeeder features a clean, operator-friendly design. For optimum mixing efficiency the T60 Series II features hydraulically controlled paddle agitation with convenient operator controls at both the front and rear of the unit. A low machine profile allows for easy material loading and excellent stability. A large tool box in the hitch can be used for storing hose and nozzles.

Models shown may include optional equipment.

Powerfully Driven.

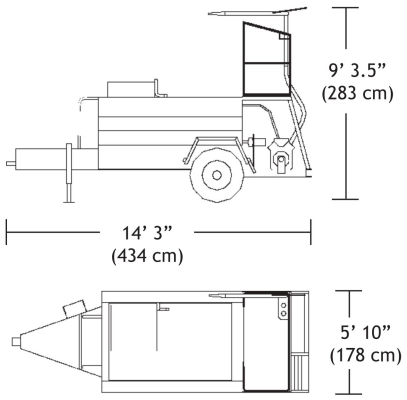
The T60 Series II boasts a powerful centrifugal slurry pump, driven by an in-line common shaft clutch with no high-cost maintenance couplings, drive belts or hydraulic components. This configuration dramatically increases output and operating pressure.

As the world leader for over 80 years in the design and manufacture of innovative, quality equipment for the green industry, and as the inventor of the HydroSeeder, FINN Corporation is committed to your complete satisfaction.

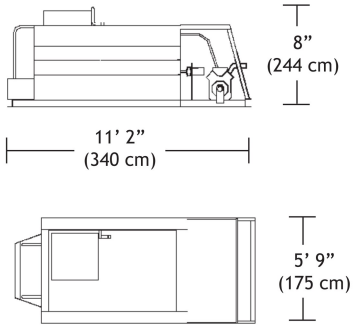


HydroSeeder® | Series II | Model T60

T60T TRAILER*



T60S SKID MOUNT



Tower is optional.

FINN MODEL T60 TECHNICAL SPECIFICATIONS

POWER	Kohler CH730, 23.5 hp (17.5 kw), 2 cylinder, OHV, air cooled gas
ENGINE SAFETY SYSTEM	Low oil pressure shutoff
TANK SIZE	600 gallon (2,270 liter) liquid capacity 500 gallon (1,890 liter) working capacity
LOADS PER ACRE*	6
FUEL TANK CAPACITY	8.2 gallon (31 liter)
PUMP	Centrifugal 3” x 1 1/2” (7.5 cm x 3.75 cm), 65 GPM @ 75 psi (245 lpm @ 5.3 kg/cm2), 3/4” (1.9 cm) solid clearance, adjustable
PUMP DRIVE	Direct drive through electric clutch, pump drive is independent of agitator operation
AGITATION	Mechanical paddle agitation and liquid recirculation
AGITATOR DRIVE	Reversible, variable speed hydraulic motor (0-110 rpm), with control lever at front and rear of unit
DISCHARGE DISTANCE	Up to 90 ft. (27 m) from end of discharge tower
MAX. MATERIAL CAPACITY	1,550 lbs. (703 kg) granular solids, 200 - 250 lbs. (91 - 113 kg) fiber mulch
NOZZLES	(1) narrow fan, (1) wide fan, (1) long distance
EMPTY WEIGHT	T60T 2,770 lbs. (1,257 kg) T60S 2,170 lbs. (985 kg)
WORKING WEIGHT*	T60T 7,770 lbs. (3,525 kg) T60S 7,170 lbs. (3,253 kg)
BRAKES	Electric with break-away switch
LIGHTS	D.O.T., including marker, identification lights, and license plate bracket
TIRES	ST225/90D16 bias ply tires, load range E
HITCH	2 5/16” (5.87 cm) ball or heavy-duty lunette eye Includes large storage area
HITCH WEIGHT	Approx. 1,300 lbs. (590 kg) max load

*Loads per acre based on an application rate of 1500 lbs. mulch/acre.

*Working weights are approximate and do not include stored materials.

FINN Corporation has a policy of continuous product improvement, and reserves the right to change design and specifications without notice.

HydroSeeder® and the FINN Design® Logo are registered trademarks of FINN Corporation.

9281 LeSaint Drive • Fairfield, OH 45014-5457
Toll Free 800.543.7166 / 513.874.2818
FINNcorp.com

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Voden, Chelsey

From: Jimmy White <jwhite@vermeermidsouth.com>
Sent: Tuesday, July 7, 2026 10:37 AM
To: Voden, Chelsey
Subject: Re: City of Fayetteville- FINN Hydro Seeder Quote

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

Good Morning, we can make that happen. Regarding availability, we have a unit available now that I can put on hold if you think that this will pass at City Council.

On Mon, Jul 6, 2026 at 3:25 PM Voden, Chelsey <cvoden@fayetteville-ar.gov> wrote:

> Hey Jimmy,
>
> Hope you had a good 4th of July!
>
> Quick question, I have finally received the go ahead on the FINN T60T, however, I will not be able to get it though City Council Till August. Can we hold the pricing through Mid Sept just to be safe?
>
> Also do you have an ETA of when one will be available?
>
> **Chelsey Voden**
>
> Fleet Operations Support Manager
>
> Fleet Operations
>
> Public Works Department
>
> City of Fayetteville, Arkansas
>
> 479-444-3485
>
> fayetteville-ar.gov

From: Jimmy White <jwhite@vermeermidsouth.com>
Sent: Thursday, June 4, 2026 11:36 AM
To: Voden, Chelsey <cvoden@fayetteville-ar.gov>
Subject: Re: City of Fayetteville- FINN Hydro Seeder Quote

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.

That's no problem. Just let me know if there's anything else that I can do for you guys.

Sent from my iPhone

> On Jun 4, 2026, at 11:24 AM, Voden, Chelsey <cvoden@fayetteville-ar.gov> wrote:
>
> That's great! Thank you for the quick response!
>
> **Chelsey Voden**
>
> Fleet Operations Support Manager
>
> Fleet Operations
>
> Public Works Department
>
> City of Fayetteville, Arkansas
>
> 479-444-3485
>
> fayetteville-ar.gov
>
> <image001.png>

From: Jimmy White <jwhite@vermeermidsouth.com>
Sent: Thursday, June 4, 2026 11:20 AM
To: Voden, Chelsey <cvoden@fayetteville-ar.gov>
Subject: Re: City of Fayetteville- FINN Hydro Seeder Quote

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.

Will This work for you? Yes pricing will be ok through July.

On Thu, Jun 4, 2026 at 10:35 AM Voden, Chelsey <cvoden@fayetteville-ar.gov> wrote:

> Good morning,
>
> I am working with Ross on the sourcing for a replacement hydro seeder, he forwarded your quotes to me and I have a couple of requests that we will need to be compliant with purchasing. Can you please include the following:
>
> 1. Full sourcewell contract number
> 2. MSRP
> 3. Discount
> 4. Pricing after discount
>
> Additionally, will this pricing be available through July?
>
> Thanks again for taking the time to meet with us today! I look forward to working with you!
>
> **Chelsey Voden**
>
> Fleet Operations Support Manager

Fleet Operations

Public Works Department

City of Fayetteville, Arkansas

479-444-3485

fayetteville-ar.gov

<image001.png>

--

Jimmy White
Sales Representative
580 Jean Mary Ave. | Springdale, AR 72762
O: 4793619110 | M: 4798864982
vermeermidsouth.com

--

Jimmy White
Sales Representative
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vermeermidsouth.com

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2333

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff

FROM: Tim Nyander, Utilities Director

SUBJECT: **OPW Commercial Services of Arkansas, LLC — Amendment No. 1 for Fire Hydrant Painting Services**

RECOMMENDATION:
Staff recommends approval of Amendment No. 1 to the contract with OPW Commercial Services of Arkansas, LLC for additional fire hydrant painting services in the amount of $47,000.00.

BACKGROUND:
On February 3, 2026, City Council awarded Bid 25-54 and authorized a contract with OPW Commercial Services of Arkansas, LLC (OPW) in the amount of $47,000.00 for the painting of approximately 1,000 fire hydrants in Fayetteville's water service area.

OPW has indicated its willingness to paint an additional approximately 1,000 fire hydrants for the same unit price and both the City and OPW desire to amend the contract to provide for this additional scope of work.

DISCUSSION:
The additional 1,000 fire hydrants would be painted at the cost of $47,000.00, for a total cost of $94,000.00 for the painting of approximately 2,000 fire hydrants. The same contract terms would apply for the additional scope of work. Exhibit A is attached to the proposed contract amendment showing the approximate hydrant locations.

Staff recommends approval of Amendment No. 1 in the amount of $47,000.00 to allow for an additional 1,000 fire hydrants to be painted by OPW.

BUDGET/STAFF IMPACT:
Funds are available in the Contract Services account within the Water & Sewer fund.

ATTACHMENTS: 3. Staff Review Form, 4. Amendment No. 1

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

File #: 2026-2333

A RESOLUTION TO APPROVE AMENDMENT NO. 1 TO THE CONTRACT WITH OPW COMMERCIAL SERVICES OF ARKANSAS, LLC IN THE AMOUNT OF $47,000.00 FOR ADDITIONAL FIRE HYDRANT PAINTING SERVICES

WHEREAS, on February 3, 2026, City Council passed Resolution 45-26, which authorized a contract with OPW Commercial Service of Arkansas LLC for the painting of approximately 1,000 fire hydrants in Fayetteville's water service area and OPW has notified staff that it is willing to paint an additional 1,000 fire hydrants for the same unit price.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Rawn to sign Amendment No. 1 to the contract with OPW Commercial Services of Arkansas, LLC in the amount of $47,000.000 for additional fire hydrant painting services.

City of Fayetteville Staff Review Form

2026-2333

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Tim Nyander	7/8/2026	WATER SEWER (720)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of Amendment No. 1 to the contract with OPW Commercial Services of Arkansas, LLC for additional fire hydrant painting services in the amount of $47,000.00.

Budget Impact:

5400.720.4000-5315.00	Water & Sewer
Account Number	Fund
N/A	N/A
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	213,400.00
		Expenses (Actual+Encum)	$	55,733.00
		Available Budget	$	**157,667.00**
Does item have a direct cost?	Yes	Item Cost	$	47,000.00
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	**110,667.00**

V20221130

Purchase Order Number: 2026-324

Previous Ordinance or Resolution # 45-26

Change Order Number: 1

Approval Date:

Original Contract Number: 2026-15

Comments: Bid 25-54

AMENDMENT #1
to the Contract Between the City of Fayetteville and the OPW Commercial Services of Arkansas, LLC

WHEREAS, on February 3, 2026, pursuant to Resolution 45-26, the City of Fayetteville (City) and OPW Commercial Services of Arkansas, LLC (OPW) entered into a Contract in the amount of $47,000.00 for the painting of approximately 1,000 fire hydrants; and

WHEREAS, OPW has indicated its willingness to paint an additional approximately 1,000 fire hydrants for the same price and both the City and OPW desire to amend the contract to provide for this additional scope of work.

NOW, THEREFORE, BE IT KNOWN TO ALL:

That the City of Fayetteville, Arkansas and OPW Commercial Services of Arkansas, LLC hereby agree that the Contract for Fire Hydrant Painting Services shall be amended, such that the City of Fayetteville shall provide the sum of $47,000.00 in addition to the $47,000.00 previously authorized in Section 7.b of the Contract. A map showing the locations of approximately 1,000 additional fire hydrants within the scope of this amendment is attached as Exhibit A.

The parties agree and understand that this Amendment is supplemental to their Contract and that it does not alter, amend or abridge any of the rights, obligations, or duties of the parties not expressly addressed herein. OPW agrees that it is and shall continue to be bound by the provisions of the Contract.

IN WITNESS WHEREOF, the parties hereto have caused their signatures to be set by their authorized representative effective the date set forth herein above.

OPW COMMERCIAL SERVICES OF ARKANSAS, LLC

By: Mike Flowers
MIKE FLOWERS, General Manager

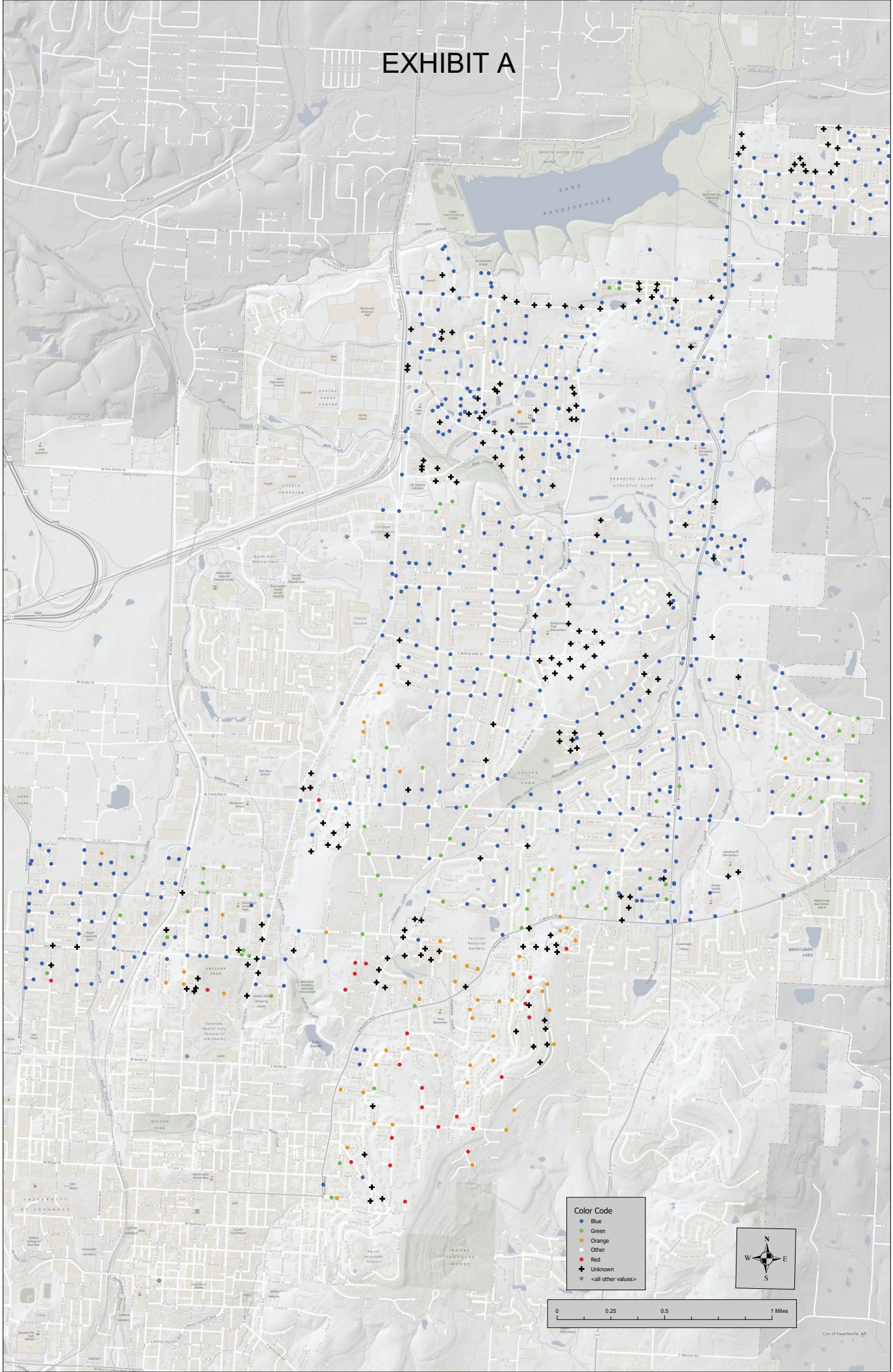
CITY OF FAYETTEVILLE, ARKANSAS

By: _____
MOLLY RAWN, Mayor

ATTEST:

By: _____
KARA PAXTON, City Clerk-Treasurer

EXHIBIT A


Color Code
Blue
Green
Orange
Other
Red
Unknown
<all other values>
N
W
E
S
0
0.25
0.5
1 Miles
LAKE FAYETTEVILLE
City of Fayetteville, AR

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2335

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Brad Hardin, Fire Chief

FROM: Granville Wynn, Fire Operations Manager

SUBJECT: **Adoption of Updated Emergency Operations Plan**

RECOMMENDATION:
Staff recommends City Council approval adopting the Updated City of Fayetteville Emergency Operations Plan.

BACKGROUND:

The original Emergency Operations Plan was approved by City Council on May 17, 2011, per Resolution #81-11. The Updated City of Fayetteville Emergency Operations Plan (EOP) has been developed to provide a comprehensive framework for how the City prepares for, responds to, and recovers from emergencies and disasters affecting the community. The Updated EOP establishes a coordinated, citywide approach to emergency management by outlining the responsibilities of City departments, partner agencies, and community stakeholders during incidents ranging from severe weather and flooding to hazardous materials incidents, wildfires, pandemics, and other large-scale emergencies. The plan follows the National Incident Management System (NIMS) and Incident Command System (ICS), ensuring that Fayetteville's response operations are consistent with state and federal emergency management standards.

The Updated EOP also establishes the operational structure for activation of the Emergency Operations Center (EOC), coordination of emergency resources, public information efforts, damage assessment, evacuation operations, sheltering, and recovery activities. In addition to the Basic Plan, the document includes multiple functional and hazard-specific annexes designed to address the unique operational challenges associated with different emergency scenarios. Adoption and continued maintenance of the EOP strengthens the City's ability to protect lives, preserve property, maintain continuity of government operations, and support rapid recovery following disasters.

DISCUSSION:
The proposed Updated Emergency Operations Plan (EOP) provides the City of Fayetteville with an updated, comprehensive framework for coordinating emergency preparedness, response, recovery, and mitigation activities during disasters and major incidents. The plan establishes clear roles and responsibilities for City departments, outlines Emergency Operations Center (EOC) activation procedures, and incorporates nationally recognized emergency management standards, including the National Incident Management System (NIMS) and Incident Command System (ICS). The Updated EOP also includes functional and hazard-specific annexes addressing severe weather, wildfires, mass evacuation, sheltering, damage assessment, public warning, pandemics, and other emergency operations. Adoption of the updated EOP strengthens the City's ability to protect life, property, infrastructure, and continuity of government operations while enhancing coordination with

county, state, federal, and community partners.

BUDGET/STAFF IMPACT:
There is no direct cost associated with this plan.

ATTACHMENTS: 3. Staff Review Form, 4. City of Fayetteville EOP Complete Document with Annexes

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

File #: 2026-2335

A RESOLUTION TO APPROVE AND ADOPT THE UPDATED CITY OF FAYETTEVILLE EMERGENCY OPERATIONS PLAN

WHEREAS, on May 17, 2011, the City Council passed Resolution 81-11 and approved the current Emergency Operations Plan; and

WHEREAS, an updated Emergency Operations Plan has been developed to provide a comprehensive framework for how the City prepares for, responds to, and recovers from emergencies and disasters affecting the community.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves and adopts the updated City of Fayetteville Emergency Operations Plan, a copy of which is attached to this Resolution.

City of Fayetteville Staff Review Form

2026-2335

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Brad Hardin	7/9/2026	FIRE (300)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends City Council approval adopting the Updated City of Fayetteville Emergency Operations Plan.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number:

Previous Ordinance or Resolution # 81-11

Change Order Number:

Approval Date:

Original Contract Number:

Comments:

CITY OF
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ARKANSAS

CITY OF FAYETTEVILLE
EMERGENCY OPERATIONS PLAN



CITY OF
FAYETTEVILLE
ARKANSAS

Table of Contents

Basic Plan Introduction 3
Purpose, Scope, Situation Overview, and Assumptions 4
- Purpose 4
- Scope 4
- Limitations 4
- Situation 5
- Planning Assumptions 5

Concept of Operations 6
- Mutual Aid 8

Phases of Emergency Management 9
- Mitigation 9
- Preparedness 9
- Response 13
- Recovery 14

Organization and Assignment of Responsibilities 15
- Emergency Management Organization 15
- City Organization 16
- Assignment of Responsibilities 16

Direction, Control, and Coordination 21
- Emergency Operations Center (EOC) 21
- EOC Activation and Deactivation 21
- EOC Activation Authority 21
- EOC Activation Levels 22
- EOC Organization 24
- City Department Responsibilities for EOC Staffing 23
- Emergency Powers 25

Other Powers 26

Information Collection, Analysis, and Dissemination 27
Information Collection 27
Internal Communications and Coordination 27
External Communications and Coordination 27
Coordination with the Field Responders 28
Coordination with the Washington County Operational Area 28
Administration, Finance, and Logistics 29
Administration and Finance 29
Logistics 29
Plan Development and Maintenance 30
Record of Changes 30
Authorities and References 31
Local 31
State 31
Federal 31
Acronym List 32
Functional Annexes (Published Separately) 33
Hazard Specific Annexes (Published Separately) 33

Basic Plan Introduction

This Emergency Operations Plan (EOP) Basic Plan outlines how the City of Fayetteville—its government, stakeholder agencies, community-based organizations, business community and residents—coordinate their response to major emergencies and disasters. The EOP identifies operational strategies and plans for managing inherently complex and potentially catastrophic events. City assets, resources, and departments are potentially vulnerable and may become overwhelmed. The EOP is designed to promote flexibility whenever possible and is not intended to limit the use of good judgment and common sense.

The city has adopted a "Whole Community" approach in which the inclusion and integration of community partners, neighbors, and other stakeholders are actively promoted in all phases of emergency management. Through these collaborative efforts, the city will be better prepared to meet the needs of its residents and daytime populace alike, especially those with disabilities and others with access and functional needs.

This plan also demonstrates how the City complies with and implements the requirement of the Arkansas Emergency Services Act of 1973 and the Americans with Disabilities Act (ADA) in order to protect the lives, property, and environment of the residents of Fayetteville.

The EOP is organized and defined as follows:

- Basic Plan: presents the planning assumptions, policies, and concept of operations that guide the responsibilities for emergency preparedness, response, recovery, and mitigation for the City of Fayetteville.
- Functional Annexes: outlines the scope and procedures utilized for specific technical functions of an emergency such as Care and Shelter (A), Alert and Warning (Annex B), and Damage Assessment (Annex C). Each Functional Annex is published separately.
- Hazard Specific Annexes: outlines the scope and procedures utilized for hazard-specific responses impacting the City such as Storm (Annex F), and Wildfire (Annex H). Each Hazard Specific Annex is published separately.

There are several City plans, procedures and other documents that support or relate to the EOP. These plans provide additional detail and guidance for specific hazards, functions, or operations.

- Continuity of Operations Plan/Continuity of Government (COOP/COG)
- Emergency Operations Center Manual (includes EOC Position Checklists)
- Washington County Pre-Hazard Mitigation Plan (WCHMP)
- Department Emergency Plans and other related procedures

The Emergency Operations Center (EOC) provides a centralized location for the implementation of the processes and procedures outlined in this plan. It is where emergency management coordination and decision making can be supported during a critical incident, major emergency, or disaster. When activated, the EOC provides support for several critical tasks related to communications, coordination, resource management, and executive leadership.

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Purpose, Scope, Situation Overview, and Assumptions

Purpose

The primary purpose of the EOP is to:

1) Provide the framework, concepts and policies that will ensure the effective management and coordination of the City's response to major emergencies and disasters.
2) Identify roles and responsibilities for City departments as they pertain to preparedness, response, recovery, and mitigation activities.
3) Codify the City's understanding and adoption of state and federal policies and guidance through which operational coordination, mutual aid, and other requests for support will be integrated.
4) Serve as a foundational document for supporting City plans, as well as support emergency plans of other governments and others (e.g., private businesses, etc.).
5) Comply with state and federal laws and regulations.

Scope

The EOP serves as the foundational document for the City's emergency management activities. While all City resources may be called upon as needed, specific departmental responsibilities are outlined in the EOP Basic Plan and associated annexes. To ensure the City is adequately prepared, all City departments are required to actively participate in preparedness and planning activities to include the development and review of departmental plans, policies, procedures, resource information and contact information as necessary to fulfill their assigned roles and obligations.

Limitations

While many of the elements outlined in the EOP are designed for flexibility and can be used as needed to address several emergency and non-emergency events, some activities require special activation or a formal disaster proclamation by the City Mayor. Similarly, the EOP is not meant to outline procedures for routine incidents or minor emergencies which are adequately addressed through existing processes.

The EOP identifies operational strategies and plans for managing inherently complex and potentially catastrophic events. City assets, resources, and departments are potentially vulnerable and may become overwhelmed. Deviations from the organizational and response structures outlined in the EOP may be required, based upon evolving needs and available resources. The EOP is designed to promote flexibility whenever possible and is not intended to limit the use of good judgment and common sense in matters not foreseen or adequately addressed by elements of the EOP and its associated annexes and supporting plans.

Situation

The city and surrounding region are susceptible to a number of hazards such as natural disasters and human-caused events, as well as technological failures and pandemics. Accordingly, the EOP uses an "all-hazards" approach to ensure the city is able to prepare for, respond to, recover from, and mitigate (to the extent possible) all potential hazards and critical incidents.

Emergency Management is based on an understanding of community risk. The City has undergone multiple hazard analysis processes per FEMA's "Comprehensive Preparedness Guide 201 (CPG 201).[1] This current best practice places risk into three categories: natural, technological (accidental), and human-caused (deliberate). Detailed information regarding Fayetteville's geography, demographics, and potential hazards are contained in the Washington County Pre-Hazard Mitigation Plan (WCHMP).

Planning Assumptions

The following assumptions were used during the development of the EOP and are recommended for the readers' own plans:

1. The City of Fayetteville is susceptible to hazards and risks that may result in critical incidents.
2. Critical incidents include natural, technological, or human-caused emergencies and disasters.
3. Emergencies may occur at any time with little or no warning and may exceed capabilities of local, state, federal and the private sector in the affected areas.
4. The City of Fayetteville is committed to the preservation of life, property, and the environment.
5. All City departments will participate in planning and preparedness activities as required.
6. City personnel will be adequately trained to perform the roles in which they are assigned.
7. The City's EOC will be partially or fully activated to support operations during critical incidents.
8. City personnel may be unable or unavailable to report to work or as assigned.
9. Non-essential City operations may be reduced or cancelled in order to prioritize resources.
10. The city will commit its resources to a reasonable degree before requesting mutual aid assistance.
11. Emergencies may result in casualties, fatalities and displace individuals from their homes.
12. Communications equipment and infrastructure may be damaged or disrupted.
13. Transportation infrastructure may be disrupted and access to critical facilities may be blocked.
14. Critical infrastructure and utilities (natural gas, water, and electricity) may be severely impacted.
15. Residents, businesses, and other entities may need to be self-sufficient for one week or more.
16. Additional planning, resources, and support will be needed to support individuals with disabilities and others with access and functional needs.

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Concept of Operations

In accordance with state and federal laws, the City of Fayetteville has officially adopted and integrated the following emergency management, response, and coordination systems:

- Incident Command System (ICS)[2]
- National Incident Management System (NIMS)[3]

Together, these operational systems outline how critical incidents, emergencies, and disasters will be coordinated in the field, at the local level, and up through the county, region, state, and federal levels.

The five coordination levels expand outward from the impacted area at the field level, with each successive level representing a larger geographic area. The five coordination levels include: Field Response, Local Government, Operational Area, Regional, State, and Federal.

1. Field Response

    - As mandated by NIMS, the City utilizes ICS to manage response activities in the field and in the EOC. ICS provides for common terminology, processes, and position titles, while allowing the delegation of functions (or tasks) to subordinate positions in order to promote proper span of control and unity of command. ICS is applicable to any size incident and is designed to be expandable as the needs of an incident expand or contract.

    - Field response includes on-scene activities and coordination, consistent with ICS, and includes the use of an Incident Command Post (ICP). Resource requests and situation reports are routed from the field to the next organizational level, either through participating response agencies or the local EOC if activated.

2. Local Government

    - The City of Fayetteville, as the local government, retains the responsibility and authority for managing response activities within its jurisdiction. To support these efforts, the City may coordinate to open the Emergency Operations Center (EOC) and Department Operations Centers (DOCs). The EOC provides agency coordination, provides logistical support, establishes common operating procedures, identifies overarching priorities, and prioritizes available resources.

3. Operational Area (OA)

    - The OA provides response coordination for all political subdivisions within the county's geographic borders. The OA coordinates response activities within the county's geographic area through the County EOC, if activated. The OA also serves as a link to regional level and all other OAs within the region.

    - The City of Fayetteville is part of the Washington County OA and coordinates closely with the Washington County Department of Emergency Management (DEM). The City participates in Washington County OA planning and, during a critical incident, coordinates with the OA through either the Washington County DEM or the Washington County EOC, if activated.

4. State

    - When required, Arkansas's State Emergency Operations Center (SEOC) is activated to facilitate state agency response, mobilize mutual aid, and coordinate with other regions, states, and the federal government.

5. Federal

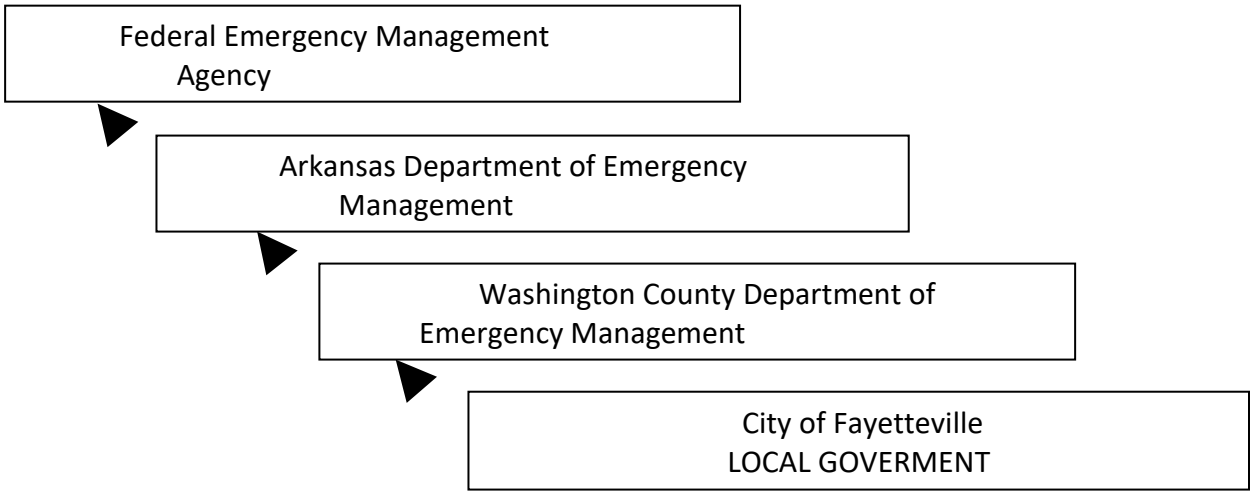
    - NIMS provides a comprehensive national framework for incident management applicable at all jurisdictional levels and across all functional disciplines. Additional elements of NIMS outline coordination between federal agencies and the use of federal assets and resources.

    - The National Response Framework (NRF) is built upon the premise that incidents are typically handled at the lowest jurisdictional level. The NRF provides the framework for federal interaction with state, local, tribal, private sector, and non-governmental entities in the context of domestic incident management to ensure timely and effective federal support.

Mutual Aid

The City will assume responsibility for the support of mutual aid personnel and their equipment. Not all requests for mutual aid will exceed the limits of the county or state.

Figure 1: Mutual Aid Request Process



Phases of Emergency Management

Mitigation

The mitigation phase includes actions and measures taken to reduce or eliminate the degree of long-term risk from natural and technological hazards. Whereas preparedness activities increase the City's ability to respond to the impacts of a hazard, mitigation activities reduce the potential for those impacts in the future, thereby reducing overall risk.

The City participates in local and regional mitigation activities such as the development of risk assessments and mitigation plans. The Washington County Pre-Hazard Mitigation Plan (WCHMP) contains detailed hazard assessments and potential mitigation strategies.

Preparedness

The preparedness phase of emergency management includes activities undertaken prior to an emergency in order to improve the City's ability to coordinate, respond, and recover from a critical incident. These activities focus on maintaining or improving capabilities that will be used in the response or recovery phases. The City's preparedness activities emphasize emergency planning, training, and exercises as well as public education and outreach. The City conducts drills and exercises regularly in order to validate ongoing activities, identify areas for improvement, and prioritize or justify future effort and funding.

- **Planning**

  Emergency planning includes a wide variety of plans at the strategic, operational, and tactical levels. Strategic plans include the EOP and many of its associated hazard-specific or functional annexes, while operational and tactical planning includes more detailed information such as standard operating procedures (SOP), checklists, personnel assignments, notification rosters, resource lists, and forms.

  All City departments are required to participate in the development of relevant strategic and operational plans while ensuring that internal tactical planning is sufficient to meet the needs of their outlined roles and assigned objectives. This includes the development of department-specific SOPs required to meet the objectives outlined for each department.

- **Training**

  Training is an essential component of preparedness and greatly impacts the City's ability to respond to, and recover from, a critical incident. The City works with City departments and other stakeholders to provide training for staff. The City actively manages training activities and allocates funding in relation to fluctuating needs, personnel turnover, and course availability. In addition, the City consistently prioritizes training that promotes staff understanding and familiarity with the following concepts:
  - ICS
  - NIMS
  - EOC functions

- **Exercises**

  Exercises are the primary tool for assessing preparedness activities and identifying areas for improvement while allowing all levels of personnel to simulate their response and recovery roles in a learning environment. The City follows the best practices of the Homeland Security Exercise and Evaluation Program (HSEEP), including the building block concept of seminars, small-scale tabletop exercises, functional exercises, and full-scale exercises.

- **Public Awareness and Education**

  The City and its partners actively promote public awareness and education in order to strengthen overall preparedness and community resilience. By providing community education, outreach, training, and coordination, the City increases the ability of community members and organizations to adequately prepare for and meet their own needs. In promoting self-reliance and individual preparedness, the City reduces the overall burden on limited resources and competing needs that emerge during critical incidents.

- **Whole Community Approach**

  The City's ability to respond and recover from significant emergencies and major disasters is highly dependent upon planning for the unique needs and specific requirements of the City's residents and non-resident commuters and visitors. To further identify and meet these needs, the City has adopted a "Whole Community" approach in which the inclusion and integration of community partners, neighbors, and other stakeholders are actively promoted in all phases of emergency management. Through these collaborative efforts, the City will become more resilient and better prepared to meet the needs of its residents and daytime populace alike, especially those with disabilities and others with access and functional needs.

  - <u>Residents</u>

    Residents of Fayetteville play a fundamental role in emergency management by ensuring that they are prepared for emergencies and disasters. In most disasters, City residents will be the first to respond—family members caring for one another, neighbor helping neighbor. In a major disaster, residents may not have access to City services for days. Individual preparedness will ensure that the City's limited resources can go where they are most needed.

    The City recommends that all residents prepare for disaster by taking first aid and CPR training, maintaining disaster supplies of food and water, and safekeeping personal documentation (e.g., personal identification and individual medical records). These actions will better prepare residents to evacuate or shelter-in-place for up to a week. Those families or residents with disabilities and others with access and functional needs may require additional personal planning before, during, and after an emergency to accommodate their need for assistance with communication, maintaining health and medical supplies, independence, support and safety, or transportation.

- Individuals with Disabilities

  Individuals with disabilities may require additional planning and support to ensure they receive equal access and services as required under the Stafford Act as well as other state and federal legislation such as the ADA of 1990. Covered disabilities are not always apparent and may include impairments of mobility, vision, and hearing as well as some cognitive disorders and mental illnesses.

  The City has a diverse population which includes a wide variety of individuals with disabilities. To meet the needs of these individuals, the City is committed to supporting efforts and activities designed to improve and develop capabilities in support of individuals with disabilities, including but not limited to:

  - Notification and warning procedures (ex. non-verbal communications for the deaf and hard of hearing community)
  - Evacuation, transportation, and sheltering considerations (ex. use of appropriate vehicles and transportation for those with mobility issues or special equipment)
  - Accommodations for service animals (ex. shelter or mass care settings when safety of others can be developed)
  - Accessibility to information (ex. use of existing community and social networks to extend communications beyond social and traditional media systems)

  The City requires vendors and third-party vendors providing services in an emergency to comply with Title II of the ADA. In addition, the City looks to integrate individuals with disabilities and their advocates directly into preparedness activities such as plan development and review. These efforts have included targeted outreach to publicize the development of this EOP and solicit input and participation in the subsequent development and review of associated operational annexes and appendices.

- Individuals with Access and Functional Needs

  In addition to individuals with disabilities, the City recognizes that supplementary or adjusted support may also be needed to support those individuals with access and functional needs. Access and functional needs are not necessarily related to a specific condition, diagnosis, or impairment and are based upon functional areas such as:

  - Maintaining independence
  - Effective communication
  - Transportation
  - Supervision
  - Medical care

  Individuals with access and functional needs (AFN) may face barriers that limit their ability to prepare for, respond to, or recover from emergencies independently. These individuals may not have reliable support systems beyond their immediate community and may require additional assistance during evacuations or other protective actions.

  Populations that may experience AFN considerations include, but are not limited to:

  - Individuals with disabilities
  - Individuals residing in congregate, institutional, or assisted living settings
  - Individuals from diverse cultural or linguistic backgrounds
  - Individuals with limited English proficiency (LEP)
  - Individuals without reliable access to transportation
  - Individuals experiencing economic hardship
  - Children, older adults, and visitors to the community

When the Emergency Operations Center is activated, the City may assign an Access and Functional Needs Liaison within the Planning Section to support coordination of services and ensure these considerations are integrated into operational decision-making.

The Public Information Unit (PIU) will prioritize:

- Delivering accessible, culturally appropriate, and multilingual communications
- Utilizing multiple formats (e.g., visual, auditory, digital, and print)
- Coordinating messaging with community-based organizations and trusted partners

When available, the City may utilize accessible and paratransit resources to assist with evacuation and transportation needs

- Considerations for Pets and Other Animals

As a result of deficiencies in emergency planning uncovered in the aftermath of Hurricane Katrina, the federal government passed the Pets Evacuation and Transportation Standards (PETS) Act in 2006 as an amendment to the Stafford Act. Recognizing the unwillingness of many displaced individuals to take advantage of evacuation or shelter resources without accommodating for their pets or companion animals, the PETS Act directs that state and local preparedness plans address the needs of individuals with pets and companion animals during a disaster or emergency.

The City works to include considerations for the needs of pets and companion animals in plans as appropriate. Furthermore, although not required under the PETS Act, additional resources for the evacuation of larger animals and livestock, such as horses, may be available through coordination and requests through the County.

- Private Sector

The City of Fayetteville is home to a diverse and vibrant business community including traditional retail, entertainment, technology, and agriculture sectors as well as many nationally recognized companies. Representing tens of thousands of employees, the business community swells the City's daytime population and serves as a foundation for economic prosperity.

The City actively engages with the private sector to better understand their needs, identify resources, and develop partnerships. Many of the City's private sector partners proactively address preparedness planning internally as a way to minimize business disruptions, to support the wellbeing of their employees and also offer their resources and technical capabilities to the larger community. The City acknowledges this valuable support and will continue collaborative efforts with the private sector as an integral component of the City's overarching emergency management program.
Much of the City's critical infrastructure is owned or maintained by businesses and must be protected during a response to ensure a quick and complete recovery from an emergency. This includes communications, utilities, medical care facilities, transportation, and food supplies. These businesses provide valuable resources before, during and after an emergency and play a critical role in meeting the needs of those impacted by an emergency. The City recommends that all businesses develop comprehensive emergency plans that include employee injury and illness prevention programs, business resumption and continuity of operations elements.

Response

The response phase includes any actions taken immediately before, during, or directly after a critical incident in order to minimize the potential or existing impacts of the incident.

- **Pre-Event Response**

  Some incidents may provide enough warning to allow for pre-event or precautionary measures. Depending upon the probability and likelihood of significant impacts, pre-event response activities may include:
  - Public Warning
  - Evacuations
  - Resource Mobilization
  - Staging
  - Mutual Aid Requests
  - Proclamation of a Local Emergency

- **Emergency Response**

  Emergency response activities are actions taken during, or in the immediate aftermath, of a critical incident to reduce actual impacts. While these activities are most often associated with traditional response agencies including law enforcement, fire protection, EMS, utilities, and public works, the size and complexity of an incident may require robust support from additional governmental agencies, NGOs, and other partners.

  When coordinating emergency response activities and addressing competing needs and objectives, the City has established the following broad response priorities:
  1. Support Life Safety
  2. Protect Property and Infrastructure
  3. Reduce Impacts to the Environment

  Emergency response may also include activities related to short-term recovery and often overlaps with long-term recovery operations.

Recovery

The recovery phase includes short-term activities focused on returning the community to pre-incident conditions. In some instances when a state or federal disaster declaration has been made, recovery activities include the critical task of identifying, documenting, and quantifying response, and recovery costs eligible for reimbursement.

Damage Assessment

Damage assessment activities involve identifying, recording, compiling, and analyzing damage information in order to determine the type of recovery assistance needed. Following major disasters, a process known as a Preliminary Damage Assessment (PDA) is used to determine preliminary eligibility for certain state and federal financial assistance and reimbursement programs. More information on Damage Assessment can be found in Annex C: Damage Assessment

Disaster Assistance Programs

If the disaster is significant enough to warrant a gubernatorial and a presidential federal disaster declaration, additional state and federal assistance may become available. If determined to be eligible, the City and its residents may be able to participate in state and federal disaster assistance programs for the following:

- Individuals - may be eligible for loans and grants for housing assistance programs (for homeowners and renters), and uninsured disaster-related necessities (including personal property, medical, dental, and transportation expenses). Other Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) programs including crisis counseling, disaster unemployment assistance, and legal services, may be available.
- Businesses - may be eligible for low-interest loans to assist with uninsured physical damage through the U.S. Small Business Administration (SBA).
- Government - assistance may be available through state assistance under the State Individual Assistance Program, as well as several federal programs including the FEMA Public Assistance (PA) Grant Program and the Hazard Mitigation Grant Program (HMGP).
- Non-profit Organizations - assistance may be available through the Arkansas Volunteer Organizations Active in Disasters (ARVOAD), as well as several federal programs including FEMA PA Grant Program for eligible non-profit organizations.

Recovery Documentation

Documentation is the key to recovering eligible emergency response and recovery costs. Damage assessment documentation will be critical in establishing the basis for eligibility of disaster assistance programs. Various state and federal assistance programs require different types of documentation for eligible costs and in addition to structural damage, may include staff time, equipment, and materials used in response to the incident. To support the maximum recovery of eligible reimbursement, City departments and agencies must identify and support internal mechanisms for tracking and documenting appropriate costs.

After Action Report

As part of the recovery phase the State of Arkansas requires any city and/or county proclaiming a local emergency for which the Governor proclaims a State of Emergency, to complete and transmit an after action report (AAR) to the Arkansas Division of Emergency Management (ADEM) within 90 days of the close of the incident period.

City Organization

All City Departments have a role in emergency response. Table 1 (below) details City department responsibilities for key response functions in the EOC, either as a Primary (P) or Secondary (S) responsibility.

Table 1: City Department Emergency Response Function Responsibilities

Emergency Support Function	City Attorney	Communications & Marketing	Housing & Comm Services	Finance/Purchasing	Fire	Development Services	Human Resources	Information Technology	Planning & Economic Development	Police	Sustainability	Parks & Recreation	Public Works	Utilities	Mayor
Transportation													P		
Communications										P					
Public Works/Engineering									S				P	S	
Firefighting					P										
Emergency Management					P					S					S
Mass Care/Sheltering												P			
Logistics/Resource Support				P				S					S		S
Public Health/Medical					P										
Search & Rescue					P										
Hazardous Materials					P						S				
Agri/Natural Resources			P												
Energy											P			S	
Law Enforcement										P					
Community Recovery				P											S
External Affairs		P					S	S							S

Additional Support Function	City Attorney	Communications & Marketing	Housing & Comm Services	Finance/Purchasing	Fire	Development Services	Human Resources	Information Technology	Planning & Economic Development	Police	Sustainability	Parks & Recreation	Public Works	Utilities	Mayor
Construction & Engineering													P	S	
Supply & Procurement				P											
Personnel							P								S
Finance & Administration				P											S
Damage Assessment						P									
Debris Clearance											S		P	S	

Assignment of Responsibilities

The following lists summarize the primary and significant disaster response roles and responsibilities for each City department and stakeholder organization. To the extent resources are available, departments may aid other departments.

City Attorney

- Support proclamations of local emergency.
- Assess City operations and provide legal counsel as needed.

City Clerk

- Facilitate and administer proclamations of local emergency.
- Oversee preservation of vital records.
- Monitor continuity of government.
- Administer loyalty oath to Disaster Service Worker volunteers as needed.

City Mayor's Office

- Coordinate incident management and response efforts.
- Establish response priorities.
- Authorize proclamations of local emergency.
- Direct resources and human capital.
- Develop and maintain communication with City Councilmembers.
- Lead emergency public information.
- Manage media and community relations.

City Council

- Support public information efforts as needed.
- Support community engagement.
- Attend public meetings as needed.
- Review potential or threatened litigation as needed.
- Serve as a liaison with other city, county, state and/or federal representatives as needed.
- Review and approve the Proclamation of Local Emergency.
- Visit impacted areas, shelters, and other temporary facilities.
- Review requirements for special legislation and development of policy.
- Consider short- and long-term recovery staff recommendations.

Communications and Marketing

- Support emergency public information.
- Develop and maintain communication with Mayor and City Councilmembers.

Housing & Community Services

- Support and facilitate community relations.
- Manage pet care and shelter operations.

Finance

- Provide emergency procurement support for lifesaving and emergency protective measures.
- Provide resource support (facility space, office equipment/supplies, contracting services, etc.).
- Provide parking support to police department for access and traffic control.
- Anticipate, obtain, and track resources for city staff, mutual aid resources, and volunteers.
- Develop financial mechanisms, procurement vehicles, and contracts to support procurement.
- Oversee staff timekeeping.
- Oversee compensation and claims.
- Provide fiscal oversight and track expenses.

Fire

- Conduct wildland, rural, and urban firefighting operations.
- Conduct EMS operations and liaison with County EMS regarding hospital functions.
- Lead mass casualty/fatality management.
- Conduct Search and Rescue operations.
- Conduct hazardous materials response operations.
- Support emergency public warning as needed.
- Activate and coordinate EOC operations.
- Conduct assessment of facilities with underground storage tanks with fuel.
- Conduct assessment of facilities with hazardous materials.
- Lead Fire and Rescue Mutual Aid coordination.
- Emergency Management Staff Lead Emergency Management Mutual Aid (EMMA) coordination.
- Support damage assessment efforts.
- Provide incident planning and management support as needed.

Community Development

- Coordinate and provide emergency assistance.
- Develop and coordinate interim and long-term disaster housing.
- Support damage assessment efforts.
- Coordinate social services.
- Lead initial planning for long-term recovery.
- Assist with damage assessment efforts.

Human Resources

- Protect, restore, and sustain City staff.
- Develop and coordinate human resources including contractors.
- Establish internal City staff communications.
- Identify any employee needs (ex. childcare, shelter).

Information Technology

- Protect, restore, and sustain City cyber and information technology resources.
- Oversee communications within the incident management and response structures.
- Coordinate with telecommunications service providers.
- Restore and repair telecommunications infrastructure.
- Provide GIS mapping support as needed.

Development Services

- Manage and conduct post-event city facility safety assessments.
- Manage structural safety assessment function and establish structure re-entry standards.
- Coordinate and direct Safety Assessment Program (SAP) resources.
- Lead damage assessment efforts.

Police

- Conduct law enforcement operations.
- Lead evacuation operations.
- Conduct emergency public warning as needed.
- Provide facility and resource security.
- Establish liaison with Coroner.
- Lead Law Enforcement Mutual Aid coordination.
- Conduct security planning and technical resource assistance.
- Impose and enforce curfew as directed.
- Provide public safety and security support.
- Provide traffic control.
- Provide support to access, traffic management, and crowd control at mass care facilities.
- Support damage assessment efforts.
- Provide incident planning and management support as needed.

Parks & Recreation

- Manage emergency shelter operations.
- Manage mass care operations.

CITY OF
FAYETTEVILLE
ARKANSAS

Public Works

- Conduct infrastructure protection and emergency repair.
- Conduct infrastructure restoration.
- Support evacuation operations including individuals requiring assistance.
- Establish and support movement restrictions.
- Conduct debris clearance and manage debris operations.
- Conduct flood fighting operations.
- Coordinate restoration/recovery of Electrical Infrastructure.
- Lead Public Works Mutual Aid coordination.
- Provide engineering services and construction management.
- Provide facility repairs and maintenance in support of mass care and emergency shelter operations.
- Coordinate with ARDOT regarding state and federal highways.
- Restore transportation infrastructure.
- Support damage assessment efforts.
- Manage City facilities and coordinate use of non-City facilities.
- Supervise transit safety and accessibility.
- Support transportation function.
- Provide tree clearance from public rights of way.

Sustainability Department

- Coordinate to disposal of waste and debris.

Utilities

- Coordinate potable water system resources for prioritized public safety operations.
- Monitor potable water quality and perform sampling/testing as needed.
- Restore/maintain water and wastewater infrastructure.
- Restore/maintain wastewater treatment plant operations.
- Provide potable water in support mass care operations as possible.
- Support damage assessment efforts.
- Ensure compliance with regulatory permits.

Direction, Control, and Coordination

Emergency Operations Center (EOC)

The EOC provides a centralized location where emergency management coordination and decision making can be supported during a critical incident, major emergency, or disaster. When activated, the EOC provides support for several critical tasks related to communications, coordination, resource management, and executive leadership.

EOC Activation and Deactivation

The EOC facility and equipment are maintained and used regularly by County/ City Emergency Manager(s) and other EOC staff and may be used for coordination and monitoring activities at any time without the need for a formal activation ("steady state"). However, depending upon the need and circumstances, an official EOC activation may be appropriate to support several activities, including:

- Field response
- Pre-planned events
- Local Proclamation of Emergency
- Governor's Proclamation of Emergency
- Presidential Declaration of a National Emergency
- State of War

Detailed EOC activation and notification criteria and procedures will be contained in the EOC Manual.

EOC Activation Authority

The EOC may be activated by the following City officials:

- City Emergency Manager
- Mayor
- Fire Chief
- Police Chief
- Other City department heads in consultation with the Emergency Manager(s).

EOC Activation Levels

EOC activation levels are scalable based on the nature of the incident and the evolving needs. Activation may include full or partial staffing as required. Activation and staffing levels are established by the EOC Director. The three levels of EOC activation include:

1. Full Activation: All Command and General Staff positions and support unit positions are filled.
2. Partial Activation: Command and General Staff positions are filled, based on incident need.
3. Monitor: City Emergency Management staff begin setup of the EOC and provide assistance as requested.

The City may also establish a Department Operations Center (DOC) for specific departments (e.g., Transportation/Public Works, Water, etc.), as required to support field operations and coordinate other functions within their respective departments.

Similarly, the deactivation of the EOC will be scaled based on the decreasing needs of the City. Appropriate EOC functions and roles will be demobilized as the situation permits.

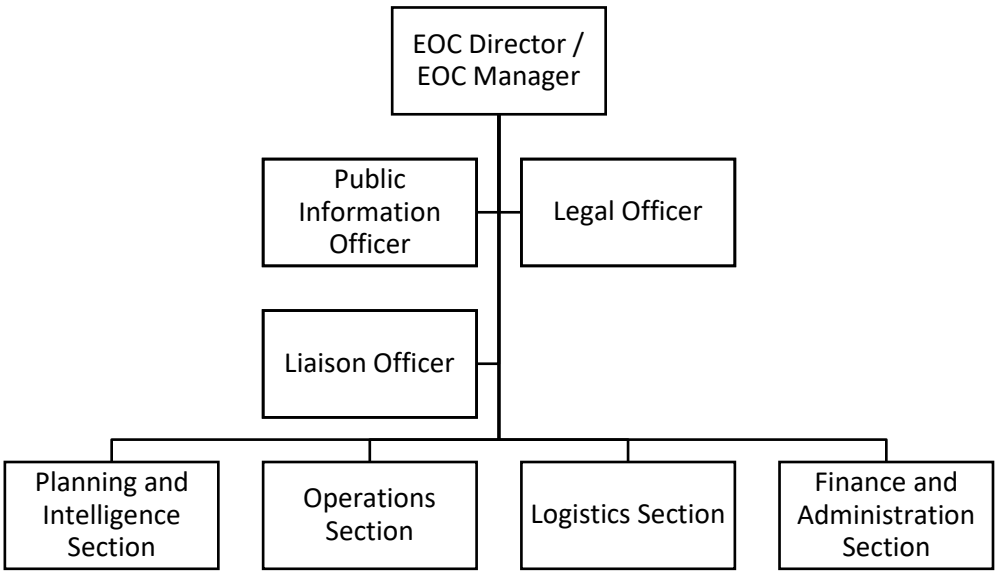
EOC Organization

The EOC is organized by the five major functional areas:

- Management
- Planning and Intelligence
- Operations
- Logistics
- Finance/Administration

See the "EOC Manual" for position descriptions. Key EOC positions are outlined in Figure 3 (Key EOC Positions) below.

Figure 3: Key EOC Positions



CITY OF FAYETTEVILLE ARKANSAS

City Department Responsibilities for EOC Staffing

Table 3 (City Department EOC Function Responsibilities) below summarizes City department responsibilities for staffing key EOC functions.

Position	Communications & Marketing	Housing & Comm Services	Develop Services	Environmental	Finance	Fire	Human Resources	Information Technology	Parks & Recreation	Police	Public Works	Sustainability	Utilities
Management Section													
EOC Coordinator						X							
Public Information Officer	X												
Liaison						X							
Safety Officer							X						
Security Officer										X			
Operations Section													
Operations Section Chief						X							
Fire & Rescue						X							
Law Enforcement										X			
Public Works											X		
Utilities													X
Care & Sheltering		X							X				
Planning & Intel Section													
Planning & Intel Section Chief						X							
Situation Analysis								X					
Damage Assessment			X										
Resource Status											X		
Documentation								X					
Advanced Planning											X		
Technical Specialist						X						X	

Position	Communications & Marketing	Housing & Comm Services	Develop Services	Environmental	Finance	Fire	Human Resources	Information Technology	Parks & Recreation	Police	Public Works	Sustainability	Utilities
Logistics Section													
Logistics Section Chief													
Supply/Procurement					X								
Transportation											X		
Communications/GIS/Mapping								X					
Personnel							X						
Resource Tracking								X					
Facilities					X								
Finance & Administration Section													
Finance & Admin Section Chief					X								
Purchasing					X								
Time Keeping/Claims					X								
Cost Accounting					X								
Compensation & Claims					X								
Recovery					X								

Emergency Powers

Local Proclamation of Emergency

The State of Arkansas Government Code allows a local emergency to be proclaimed by a city council, county, or by an official designated by ordinance adopted by the governing body.

If the City of Fayetteville determines that the effects of an emergency are, or may become, beyond the capability of local resources, a local emergency can be proclaimed. The Fayetteville City Council has empowered the Mayor to issue a proclamation of a local emergency when the City Council is not in session. Such a proclamation of local emergency is invalid after seven days, unless ratified by the City Council. Proclamations must be made within 10 days of occurrence to qualify for assistance and must be renewed every 30 days until terminated.

A local proclamation of emergency allows the Mayor to take measures necessary to protect and preserve public health and safety and supports requests for state and federal assistance. A local proclamation clearly communicates to City residents, staff and other stakeholders the severity of the emergency. A proclamation also provides City staff with additional powers and authorities to increase the speed and effectiveness of City response activities.

A local proclamation of emergency does not automatically make the City eligible for state or federal disaster assistance. The City may simultaneously proclaim a local emergency and request a gubernatorial (state) or presidential (federal) disaster proclamation/declaration.

Washington County can proclaim an emergency separately from the City. Their proclamation may also make the City eligible for future participation in state or federal disaster response/recovery efforts.

State of Emergency

After a proclamation of a local emergency, the governing body of the City, having determined that local resources are not sufficient to mitigate the situation, may request by letter or resolution that the Governor proclaim a state of emergency in the area to fully commit state and mutual aid assistance and provide resources to assist the local government.

To support its request for a gubernatorial proclamation, it is essential that the City forward an estimate of damage and financial loss to ADEM through Washington County DEM as quickly as possible. Estimates of loss are an important part of the criteria that ADEM considers when making a determination to proclaim a state of emergency and request a presidential declaration of emergency or disaster. A copy of the request for a Governor's proclamation, with the following supporting data, must be forwarded to the Washington County DEM Coordinator for transmission to the ADEM Director: Copy of the local emergency proclamation Initial Damage Estimate (IDE) summary that estimates the severity and extent of the damage.

ADEM prepares a recommendation as to the action that should be taken by the Governor. If the action recommends a Governor's proclamation, ADEM prepares the proclamation. The Governor may also proclaim a State of Emergency without a local request if the safety of persons and property in the state are threatened by conditions of extreme peril, or emergency conditions are beyond the emergency response capacity and capabilities of local authorities.

State of War Emergency

In addition to declaring a State of Emergency, the Governor can proclaim a State of War Emergency[17] whenever the state or the nation is attacked by an enemy of the United States, or upon receipt by the state of a warning from the federal government indicating that such an enemy attack is probable or imminent. The provisions of the Governor granted under a State of War Emergency are the same as those granted under a State of Emergency.

Presidential Declaration

Following the proclamation of a State of Emergency, and with or without the City's request to do so, the ADEM Director may recommend that the Governor request a Presidential Declaration[18] of a major disaster under the authority of Public Law 93-288. The Governor's request to the President is submitted through the FEMA. Supplementary justification data may be required to accompany the state and local proclamations and initial damage estimate. Note: A Presidential Declaration of Major Disaster is required in order to access the bulk of federal disaster assistance programs.

Other Powers

Other local, state, and federal authorities such as public health emergencies or quarantines may grant broad powers to certain government officials to restrict movement or impose other restrictions in proclaimed emergencies.

Information Collection, Analysis, and Dissemination

During emergencies and major disasters, physically having agency representatives—from responding agencies—in the EOC to actively facilitate communication is crucial. The EOC will incorporate agency representatives from City Departments to facilitate interagency communication. Each agency representative will coordinate between the EOC and their respective organizations at both the administration-level and/or with personnel in the field, as required.

The EOC has the equipment and capability to communicate and coordinate with a broad array of internal (field personnel, incident commanders, DOCs) and external stakeholders (response partners, critical infrastructure, and key resources, outside agencies).

Information Collection

Information collection is crucial for successful emergency operations, for both incident management in the field and the EOC. The EOC and other emergency operations/coordination centers need updated information to assess whether the needs of field personnel are being met. Without this information, those facilities are unable to assist or resupply the needs of an Incident Commander (IC). Conversely, ICs and other field personnel need to know when they can expect requested support. The EOC actively collects information concerning conditions observed throughout the City from all available sources, such as: phone calls from residents, updates from impacted communities, and reports from the news media. These information sources help with the initial response, delegating resources, assisting residents, and positioning damage assessment teams. Additionally, the EOC's Planning Section analyzes and compiles information regarding developing conditions and disseminates it to stakeholders in order to support the development of incident objectives and decision-making.

Internal Communications and Coordination

Coordination with field elements from the EOC may be coordinated through relevant DOCs or directly with an Incident Commander.

Additionally, the EOC will communicate and coordinate with other cities within Washington County. Each city, including Fayetteville, will provide situational awareness and relevant resource status to the EOC, and in turn the EOC will push aggregated county-wide information back to each city.
In some cases, mutual aid for disciplines with other established mutual aid systems (such as law enforcement) will use such systems while in other cases (commonly known as single-point ordering), the requests will go from the Logistics section to the Washington County EOC.

External Communications and Coordination

The EOC will also coordinate with outside agencies such as special districts, public utilities, volunteer organizations and/or private agencies. These agencies will communicate directly with the City and may provide a representative to the EOC, as outlined in the EOC manual. The level of involvement of special districts, public utilities, volunteer organizations, and private agencies will vary considerably depending upon the type of incident. EOC staff will make use of the existing voice and data systems as available.

The EOC also utilizes two systems called InformaCast and ReGroup to provide alert and warning messages to the public within the county limits in the event of an imminent threat requiring the public to take a specific action.
Details about public alerts and warning can be found in Annex B: Alert and Warning.

The Joint Information Center/Joint Information System (JIC/JIS) is the central distribution point for communicating with the news media and the public. News media channels on radio and television communicate public information provided the JIC, as does the City's Information Webpage that becomes active during incidents.

Coordination with the Field Responders

In a major emergency, the EOC may be activated to coordinate and support the overall response while field responders use ICS. The Incident Commander will initially be the most senior officer of the first responding agency. Responding agencies will determine the most appropriate agency and officer to assume Incident Command. Field coordination occurs under the leadership of the Incident Commander at the ICP.

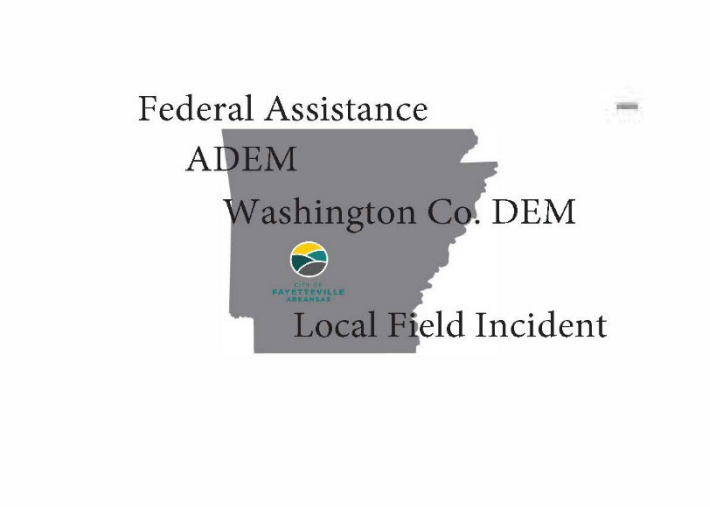
Incident Commanders for public works, utilities, fire, and police may communicate with their respective DOC, which in turn will coordinate with the EOC. Incident Commanders may also report directly to the EOC, usually to their counterpart in the Operations Section. When the EOC is directly overseeing Incident Command teams, the EOC is operating in a centralized coordination and support mode.

Coordination with the Washington County Operational Area

When and where possible, Washington County will include jurisdictional representatives in planning for jurisdictional support.

Figure 2 (Hierarchy of Disaster Response in Fayetteville, Arkansas) below shows the different levels of government emergency response during large-scale disasters and how they relate to one another (lines of communications and coordination).

Figure 2: Hierarchy of Disaster Response in Fayetteville, Arkansas



Administration, Finance, and Logistics

Administration and Finance

Any eligible entity desiring federal disaster assistance is responsible for tracking, compiling, and submitting accurate and complete disaster-related expenditures incurred during the incident period to the EOC Finance Section Chief. The City will add this information to the State's Preliminary Damage Assessment for requesting supplemental federal assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act).

During the disaster recovery process that follows a federal declaration approved under the Stafford Act, the Director of Emergency Services is designated as City of Fayetteville's "applicant agent." As applicant agent, the Chief Financial Officer is authorized to submit incident-related reimbursement requests from eligible entities of city government for federal disaster assistance provided under the Stafford Act.

Logistics

Resource acquisition and distribution is divided into pre-incident—which is usually preventative, although can also be in anticipation of a specific event—incident specific, and post-incident phases. Grant or FEMA procedures are implemented by centralized procurement staff, utilizing either federal/grant or City policy for procurement, whichever is more restrictive. Incident- specific acquisitions for an impacted entity typically begin with a localized declaration of emergency, resource requests from field personnel, such as an Incident Commander, or in anticipation of an event by an authorized official. Procurement of both incident specific (exigent) and post-incident resources may occur through processes allowed via City Code, either by quoted process, direct purchase (from a supplier/vendor) when appropriate, through local government mutual aid, or existing contracts if established with correct terms/conditions for the particular incident.

During EOC activations, the EOC's Logistics Section - under the direction of the EOC Manager - manages resources provided in support of emergency operations. When there are multiple competing resource requests for a limited supply of resources, the EOC Manager prioritizes resource acquisition and/or distribution according to the EOC Action Plan, and under advisement from the Operations Section Chief. The scale or complexity of incident, competing requests, ongoing threats to life safety or property and the environment, current or expected conditions (such as weather), location of the resource relative to the incident scene, and the means of distribution/delivery are several of the factors that can influence prioritization of resource requests.

The EOC will track all resources provided for responding to and recovering from emergencies and major disasters. Whenever possible, resources are returned to their original configuration/condition upon demobilization.

Plan Development and Maintenance

The City Emergency Manager is responsible for the review, revision, management, and distribution of the EOP. The EOP will be reviewed on a biennial basis but may be modified at any time as a result of a post-incident or post-exercise evaluation, and changes in responsibilities, procedures, laws, or regulations.

This EOP Basic Plan is subject to five-year formal review and approval by the City Council, whereas the Hazard Specific and Functional Annexes are revised as needed and are not subject to formal review. The annexes are considered an extension of this EOP. The EOP will be distributed to City staff, key stakeholder organizations, and will be posted on the City's website for public reference.

This shall be the official "Emergency Operations Plan for the City of Fayetteville" and shall supersede previous plans. Nothing in this plan shall be construed in a manner that limits the use of good judgment and common sense in matters not foreseen or covered by the elements of the plan or any appendices

Record of Changes

Change Number	Description of Change	Page Number

Authorities and References

Local

Per Fayetteville Municipal Code this EOP is promulgated under the authority of the Mayor and adopted by the City Council.

State

State authority is to be found, in part, in Arkansas Emergency Services Act of 1973. Arkansas Code Title 12, Subtitle 5 Chapter 75

The following authorities and references are also applicable:

- Orders and Regulations that may be promulgated by the Governor during a State of Emergency or a State of War Emergency

Federal

Federal authority is found in the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988 (Public Law 93-288), Homeland Security Presidential Directive 5, “Management of Domestic Incidents” and Homeland Security Presidential Directive 8, “National Preparedness”. The emergency management system used nationally is NIMS.

The following authorities and references are applicable:

- Robert T. Stafford Emergency Disaster Relief and Emergency Assistance Act (42 U.S.C.§5121 et seq., as amended)
- Code of Federal Regulations: Title 44, Part 206
- Homeland Security Presidential Directive 5, Management of Domestic Incidents, National Incident Management System, February 28, 2003
- National Response Framework, Second edition, U.S. Department of Homeland Security, July 2014

Acronym List

ADA	Americans with Disabilities Act
ADEM	Arkansas Division of Emergency Management
AFN	Access and Functional Needs
CBO	Community Based Organization
COOP/COG	Continuity of Operations Plan / Continuity of Government
DEM	Department of Emergency Management
DOC	Department Operations Center
DSW	Disaster Service Worker
EMMA	Emergency Management Mutual Aid
EMS	Emergency Medical Services
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
FEMA	Federal Emergency Management Agency
ICS	Incident Command System
ICP	Incident Command Post
JIC/JIS	Joint Information Center / Joint Information System
MJHMP	Multijurisdictional Hazard Mitigation Plan
NIMS	National Incident Management System
NRF	National Response Framework
OA	Operational Area
PSPS	Public Safety Power Shutoff
SOP	Standard Operational Procedure

CITY OF
FAYETTEVILLE
ARKANSAS

Functional Annexes (Published Separately)

A: Care & Shelter Annex
B: Alert & Warning Annex
C: Damage Assessment Annex
D: Mass Evacuation Annex
E: Debris Management Annex

Hazard Specific Annexes (Published Separately)

F: Storm Annex
G: Terror Annex
H: Wildfire Annex
I: Earthquake Annex
J: Pandemic Annex

Continuity of Operations Plan (Published Separately)

CITY OF
FAYETTEVILLE
ARKANSAS

Emergency Operations Plan (EOP)
Care and Shelter Annex

Purpose:

This Annex to the City of Fayetteville's Emergency Operations Plan (EOP) serves as a guide for the City of Fayetteville operations for the care and sheltering of individuals who have been displaced by a major emergency or disaster, including those persons with access or functional needs.

Mass care and shelter services are intended to address the immediate, disaster-caused needs of individuals and families (including household pets) through the provision of the following essential services:

- Sheltering.
- Feeding / Water / Sanitation.
- Distribution of emergency supplies.
- Family reunification services.
- Immediate health, behavioral health, social and spiritual care services.
- Access to information.

This plan is designed to accomplish the following:

- Identify City departments, allied agencies, and other stakeholders with roles in mass care and sheltering operations and define their responsibilities.
- Serve as a planning document to support further development of coordinating procedures and tools by City departments and agencies.

Scope:

The City of Fayetteville is charged with the responsibility to act on behalf of the health, welfare, and safety of its residents. In a major emergency or disaster, the City will expand the scope and level of services it provides to its residents. The City may partner with non-governmental and community-based organizations to ensure the best possible resources are quickly provided to those with the greatest need. Such groups may include the American Red Cross and the Salvation Army. However, the City retains the primary responsibility for the care of its residents.

The Parks, Natural Resources and Cultural Affairs Department is assigned the lead role in coordinating the provision of care and shelter services. A variety of other City staff, volunteers, community organizations and vendors will be engaged to identify needs and deliver resources. Care and shelter operations must integrate and provide resources for individuals with Access and Functional Needs.

The EOP defines the City's general emergency response organization, authorities, policies, priorities, and procedures. In the event of a major emergency or disaster event, this annex provides potential specific mass care and shelter objectives that the emergency response organization may integrate into its operations. This annex is primarily focused on response and short-term recovery operations.

The following issues related to mass care and sheltering are addressed in detail by the annex:

- Providing care and sheltering for people who have been displaced by the disaster.
- Providing care and sheltering for persons with access and functional needs.
- Transitioning displaced residents out of shelters into interim housing.

The Plan briefly describes the following mass care and shelter operations:

- Mass feeding.
- Bulk distribution of supplies and packaged goods to people outside of shelters.
- Providing animal care when people with animals present themselves at shelters.

This annex does not alter existing City department emergency response standard operating procedures (SOPs), processes, or resources. Emergency response agencies (such as fire, law enforcement, and emergency medical services) will adhere to existing department SOPs in accordance with all legal requirements.

Agencies, organizations, facilities, and individuals subject to statutory legal care and custody requirements are statutorily obligated to continue to provide care and custody in emergencies and disasters. When evacuation to a shelter is necessary, they retain those obligations and may not delegate them to shelter staff or residents. For example:

- Anyone having care or custody of an elder or dependent adult may not desert or willfully forsake that person. Anyone having such responsibilities must accompany the elderly or dependent adult and continue to provide care if evacuation to a shelter is necessary. Abandoned elder or dependent adults will be referred to the State Adult Protective Services program.
- Children under the age of 18 years are the responsibility of their custodial parents/legal guardians, who must accompany them and continue to provide care and supervision if evacuation to a shelter is necessary. Unaccompanied minors in a shelter will be referred to the State Children's Protective Services program.
- Licensed care facilities retain responsibility for the care of their clients and must provide staff to accompany them and continue to provide care if evacuation to a shelter is necessary. The Arkansas Department of Health requires licensed facilities to adopt and exercise a written emergency plan that addresses possible evacuation of their facility.

Planning Assumptions:

This Annex is based on a major emergency or disaster creating a significant demand for care and shelter services and resources. Each event is different and will result in a broad range of potential impacts and corresponding demands for services and resources. The following planning assumptions guide the concept of operations in this annex:

- Mass care and shelter services may be requested with little notice and some immediacy in an emergency or disaster situation.
- During evacuations, evacuees may opt for friends and relatives or commercial accommodations rather than a congregate shelter. This will vary based on the demographics, suddenness of the event, time of day, and other factors. However, in major events with extended power and water system outages, many will choose to relocate to an existing congregate shelter when their own resources are depleted.
- Hundreds of residents may require care and/or shelter services because of evacuations or damage to homes. Care and shelter services resources may also be needed by tourists, stranded travelers, and evacuees from areas outside the City.
- Approximately 25% of those seeking shelter will have functional and access needs. Every effort will be made to provide reasonable accommodation for those individuals. In the event that needed accommodations cannot be adequately addressed, the City may coordinate with the

Washington County Operational Area and/or the State of Arkansas to develop appropriate resources and services.

- Most people who will require sheltering will not arrive at the shelter with a 72-hour supply of essential life-sustaining items. Many may not have essential medication, prescriptions, and other items they need to maintain health, safety and independence.
- Some displaced residents will converge on public parks and open spaces, as an alternative to using indoor congregate care shelters.
- Many residents who suffer some structural damage to their home, following a major disaster, may choose to remain on their property (i.e., camp-out), versus going to a public disaster shelter. Yet, they will still have needs and expectations for disaster assistance from local government.
- If a major emergency or disaster generates large-scale care and shelter operations day-to-day activities at schools, community centers, churches and other facilities used for these operations may have to be curtailed.
- Additional shelter and respite centers may be needed to support responders and other workers.
- An emergency or disaster could damage government facilities and/or disrupt communication, transportation, and utilities. This could result in the loss of, or inaccessibility to, customary operating resources, including staff.
- Community based and faith-based organizations (CBOs) and private-sector organizations, e.g., local churches, civic clubs, local businesses, may respond spontaneously, outside of any organized response effort. These groups may be incorporated into mass care and shelter operations. However, they may not have the infrastructure, resources and/or capacity to sustain their operations and may need support to serve their communities.
- Some of these agencies, organizations and groups may subsequently request support and resources through the EOC.
- Sheltering-in-place, restriction of movement, and non-congregate sheltering are required to prevent the spread of contagious diseases during a pandemic incident which may occur concurrent to another natural or man-made disaster.
- Major disaster events could produce significant regional competition for resources. Local care and shelter resources will be limited as other jurisdictions face similar circumstances.
- The Governor may authorize the use of state agencies and military forces to support care and shelter operations if or when requested.
- State and Federal resources will take up to 72 hours to arrive and become operational.
- Inquiries regarding the welfare of individuals believed to be within the impacted area could begin immediately after the public is made aware of the emergency or disaster.
- The demand for emergency public information related to mass care and shelter services will be immediate and sustained. Social and traditional media coverage will be extensive.

- Interim housing needs will be driven by the timeline to restore damaged housing or construct new housing. Housing restoration timelines are highly dependent on the availability of financing; local, State, and Federal assistance; the availability of contractors; and local planning and permitting decisions.

Roles and Responsibilities:

The following lists summarize the primary and significant roles and responsibilities for each City department and stakeholder organization relative to the care and shelter function:

Parks, Natural Resources and Cultural Affairs Department– Primary

- Lead coordination of mass care and shelter operations.
- Assess status of critical Department facilities and potential shelter sites. Identify facilities suitable for emergency shelters, respite centers, mass feeding operations and Commodity Points of Distribution (C-PODs).
- Prepare and establish emergency shelters and other mass care facilities as needed.
- Assess shelter staff availability and assign teams.
- Maintain an inventory of shelters, shelter supplies and equipment.
- Conduct a twice-daily shelter census.
- Coordinate with the American Red Cross, Salvation Army and other non-profit or community-based organizations that are working in support of mass care and shelter operations.
- Develop and coordinate mobile feeding operations.
- Evaluate the need to activate or secure vendor agreements in support of sheltering activities.
- Coordinate with Housing & Community Services for the delivery of social and health services to impacted residents at shelter sites.
- Coordinate with the Washington County Operational Area for the care of unaccompanied minors.

City Mayor's Office

- Activate the EOP and EOC as needed.
- Implement COOP as needed.
- Establish and communicate policy regarding City staff reporting for assignments.
- Lead and manage proclamations of local emergency.
- Develop and maintain communication with City Councilmembers.
- Lead emergency public information.
- Assess City operations and provide legal counsel as needed.

Finance

- Provide emergency procurement support for mass care and shelter operations.
- Oversee staff timekeeping.
- Provide fiscal oversight and track expenses.

Fire

- Provide support to ensure fire safety in mass care and shelter facilities.
- Provide EMS support to large emergency shelters as available.

Community Resources

- Coordinate with the Washington County Health Department to provide social and health services including medical evaluations, behavioral health outreach, services for older adults, economic assistance, employment assistance, substance abuse education, domestic violence resources, and medical/health services.
- Coordinate with City of Fayetteville Animal Control for animal services.
- Coordinate with the Arkansas Department of Health for priority inspections of mass feeding and mass shelter facilities.
- Coordinate and support the transition of disaster survivors from emergency shelters into interim and/or permanent housing.

Information Technology

- Support communications with mass care and shelter facilities.
- Coordinate with telecommunications service providers.

Development Services

- Lead damage assessment efforts including critical facilities/infrastructure that supports mass care and shelter operations.
- Coordinate with Parks, Natural Resources and Cultural Affairs Department estimate the potential number of displaced/evacuated residents and others that may require mass care and shelter services.

Police

- Provide law enforcement and support for security at shelter facilities.
- Provide support for access, traffic, and crowd control at mass care facilities.

Public Works

- Manage City facilities and coordinate use of non-City facilities in support of mass care and shelter operations.
- Provide alternate or enhanced transportation services for displaced or evacuated residents.
- (Park Ops) Assist with setup of mas care and shelter sites, ensure that parking areas and access to the sites are cleared of debris etc. Provide personnel where needed.

Utilities

- Estimate duration, impacted area and number of affected households for any potable water or wastewater systems disruptions.
- Provide bulk or sourced potable water in support of mass care operations as possible.

City Council

- Support community engagement.
- Provide feedback on identified unmet community needs.

American Red Cross (ARC)

The ARC is federally mandated to provide mass care and shelter services in emergencies and disasters. ARC may establish and operate mass care and shelter services both independent of and in conjunction with other agencies and organizations. The City maintains an MOU with the local chapter. ARC maintains MOU's with predesignated shelter locations within the COF. ARC mass care and shelter services may include:

Emergency Shelter

- Fixed and Mobile Feeding.
- Emergency First Aid.
- Mental Health Support.
- Blood Drives.
- Disaster Welfare Inquiry Services.

- Vouchers for Clothing, Occupational Supplies, Basic Home Furnishings

Salvation Army

Through its various local organizations and with the assistance of divisional headquarters, the Salvation Army may provide the following services to individuals and families:

Mass care feeding (including mobile kitchen units)

- Sheltering.
- Clothing distribution.

Concept of Operations:

As the City responds to a potential or actual major emergency/disaster, City departments and allied stakeholder organizations will carry out the care and shelter function simultaneously with all other readiness, response, and recovery operations:

Preparedness

If conditions permit advance notice of a potential major emergency or disaster, City departments will increase their readiness to conduct mass care and shelter operations. These efforts may include:

- Enhanced staffing.
- Adjusting work hours.
- Readying equipment and supplies.
- Reducing non-critical operations.
- Updating plans, references, and points of contact.
- Reviewing MOUs and contracts with service providers.
- Providing just-in-time training.

The EOC may be activated to develop enhanced situational awareness, expedite decision making, conduct stakeholder notification and coordination, develop public information, and provide greater support to City departments.

These steps are to be used as initial activation steps to be taken by Care and Shelter staff during a no-notice incident.

For Care & Shelter Operations:	
□	Contact the American Red Cross and Washington County Emergency Operations Center (EOC) Care and Shelter Branch to discuss shelter options (congregate and non-congregate) should an evacuation take place.
□	Request that Emergency Management notify the Shelter Support Team of the incident and ensure they are ready to deploy to the shelter site immediately upon activation.
□	Provide any necessary just-in-time training for Shelter Support Team on their roles and responsibilities.
□	Determine any resource needs and submit requests to EOC: • Shelter supplies • Staff food & water • Evacuee food and water
□	Ensure supply kit is fully stocked and ready to be utilized when necessary.
□	Put out sandwich board signs on roadway to guide evacuees to shelter prior to opening.

Response

Once an actual major emergency or disaster strikes, the City will activate the EOC, and the Care and Shelter Branch Director will be established in the Operations Section. The City's EOC will provide support to field personnel, coordinate the efforts of other City departments, and collaborate with the Washington County Operational Area and other allied stakeholders.

Depending on the scope, severity and duration of the event, the City will assess the need for providing care and shelter services. Should the City decide to open a congregate shelter, the Parks, Natural Resources and Cultural Affairs Department shall lead the effort to locate, open, and manage care and shelter facilities. Other City departments will support these operations by providing staff, equipment, supplies, and transportation as directed. The American Red Cross, the Salvation Army, and other non-governmental organizations may provide support to City operations or directly to residents. Coordination – including allocation of resources - will occur via the EOC. Care and shelter are considered a critical function second only to life safety operations – resources will be allocated accordingly.

Emergency shelters will utilize management procedures and tools from either the American Red Cross or the FEMA Shelter Field Guide. Integration and support for persons with access and functional needs will take place in shelters in accordance with federal guidance or recommendations. The EOC Care and Shelter Branch Director will coordinate with the EOC Access and Functional Needs Coordinator to identify relevant issues and resources.

Independent, spontaneous shelters and mass care activities may also be established by community or faith-based organizations. The City will identify these and either monitor their status or integrate them into the care and shelter operation as appropriate.
In the event the City cannot support all care and shelter missions, the EOC will coordinate with the Washington County Operational Area EOC Care and Shelter Coordinator to procure sufficient personnel, resources, or supplies from the Operational Area, the State of Arkansas, or the federal government.
Note: the state and federal agencies may provide support through Emergency Support Function (ESF) #6 (Mass Care).

The following detailed procedures have been put in place for the activation and operation of the city-operated Congregate Shelter:

Congregate Shelter(s)

- The first staff that arrive onsite should follow the Shelter Manager checklist.
- Once the shelter is set up, begin registering evacuees for residing in the shelter using the Shelter Intake Form.

The Shelter Manager will provide regular updates to the Care and Shelter Branch Director in the EOC on the numbers of evacuees at each location, along with any resource needs.

Short-Term Recovery

As the City transitions to a phase in which recovery operations take precedence, impacted residents may

require continued or even enhanced services and resources. Rapid initiation of recovery operations is critical to restoring confidence in the community and ensuring that impacted residents maintain access to vital services and resources.

Key care and shelter activities in this phase include initial or follow-on structural safety assessments, utilities restoration, resident re-entry, rapid permitting, and repair of housing units, sustained public information, and coordination of non-governmental as well as local, state, and federal assistance programs.

The City may establish a temporary Local Assistance Center (LAC) to facilitate the ability of residents to access a broad range of community and government services. The LAC provides a “one-stop shop” for the consolidation and distribution of information and resources to residents and businesses affected by a disaster event. Representatives from many organizations meet with disaster victims and provide services at the LAC, which is in as close proximity as possible to the location of the disaster. This enables affected people to obtain a wide range of information and services without spending considerable time traveling to visit many different office locations.

Depending on the severity of the disaster and the damage or destruction of housing stock, a critical task will be transitioning shelter residents into interim and/or permanent housing. As residents leave the emergency shelters, some consolidation of shelters may occur as well as closing the shelters and demobilizing staff and resources.

Resources

FEMA Shelter Field Guide
Shelter Field Guide FEMA P-785 (nationalmasscarestrategy.org)

CDC Shelter Assessment Form and Guide
Environmental Health Assessment Form (cdc.gov)
Environmental Health Disaster Shelter Assessment Guide (cdc.gov)

American Red Cross Shelter Dormitory Registration Form
ShelterDormitoryRegistrationForm.pdf (nationalmasscarestrategy.org)

CITY OF
FAYETTEVILLE
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Emergency Operations Plan (EOP)
Alert and Warning Annex

Purpose:

This Annex establishes general and specific policies, procedures, and protocols for the use of Alert and Warning systems in the City of Fayetteville during actual or potential emergencies that pose a significant threat to life or property. This plan serves as a functional annex to the City of Fayetteville Emergency Operations Plan (EOP).

Timely and effective alerts and warnings are critical to life safety of Fayetteville residents, visitors, and first responders. Residents and visitors must be informed of threats and directed to take appropriate action as quickly and as accurately as possible.

Scope:

This Annex has been developed in accordance with the City EOP. In keeping with the EOP's "all-hazards" approach for local emergency management, the response policies and protocols for Alert and Warning will align with those established in the EOP. The Annex supplements the EOP by providing considerations for utilizing Alert and Warning tools in the City.

This annex does not alter existing City department emergency response standard operating procedures (SOPs), processes, or resources. Emergency response agencies (such as fire, law enforcement, and emergency medical services) will adhere to existing department SOPs in accordance with all legal requirements.

Planning Assumptions:

This Annex is based on the need to issue emergency alerts to the public. General assumptions include:

- Proactively warn the public of threats by providing timely, targeted, accurate, and actionable information.
- Use multiple, redundant and overlapping alerting systems to ensure the best possible dissemination of alerts and warnings.
- Incorporate social equity measures and ensure the ability to reach individuals with Access and Functional Needs (AFN) and those who are non-English speaking by identifying potential barriers and implementing mitigation strategies as required.
- Coordinate the delivery of alerts and warnings across jurisdictional boundaries to assure continuity of messaging.

CITY OF
FAYETTEVILLE
ARKANSAS

Roles and Responsibilities:

City Mayor's Office

- Activate the EOP and EOC as needed
- Implement COOP as needed
- Establish and communicate policy regarding City staff reporting for assignments
- Lead and manage proclamations of local emergency
- Develop and maintain communication with Mayor and City Councilmembers
- Lead emergency public information
- Assess City operations and provide legal counsel as needed

Communications and Marketing

- Work with Emergency Manager(s), Fire and Police to conduct regular public education and outreach on alert and warning systems.
- Lead for social media messaging on all city platforms, in coordination with response departments

Emergency Manager(s)

- Issue (through Central Dispatch Center) emergency alerts for the City as directed by Incident Command.
- Ensure emergency alerts are issued timely and efficiently, and in as many formats as reasonable to give the public as much time to evacuate as possible given the circumstances of the incident prompting evacuations, including those with limited mobility or other disabilities.
- Coordinate with Washington County Department of Emergency Management on timing of emergency alerts being issued to the City.

Fire

- Establish field Incident/Unified Command
- Coordinate public warning and evacuation functions, through CDC, when needed.
- Assist in evacuations when needed.
- Support public education efforts

Police

- Establish field Incident/Unified Command
- Prioritize and conduct law enforcement, evacuation, and security operations
- Develop and maintain perimeter and access control
- Support public education efforts
- Issue emergency alerts for the City as directed by Incident Command.

Washington County Department of Emergency Management

- Issue emergency alerts for the unincorporated County as directed by Incident Command
- Coordinate with jurisdictions in the Washington County Operational Area on timing of emergency alerts being issued to the City.
- Serve as a backup to City Emergency Manager(s) to issue alerts for the City as needed.

CITY OF
FAYETTEVILLE
ARKANSAS

Concept of Operations:

The City of Fayetteville uses multiple notification and warning systems to make sure emergency alerts are delivered to the people who need the information. Each of these systems has different benefits, limitations, and utilizes different types of technology to ensure there is redundancy in our ability to get emergency alerts to the public. To the extent possible, each of these systems are utilized during life-threatening situations. These systems include:

- Emergency Alert System (EAS)

  National public warning system that will interrupt local broadcast tv and radio programming to provide an alert in the event of a large-scale emergency. No registration required.

- Wireless Emergency Alerts (WEA)

  Urgent alerts sent as text-like messages to your mobile phone based on your location (you will only receive notification if you are in the area of the emergency). WEAs have three alert categories-- Imminent Threat, AMBER, Presidential. You must keep the factory settings on to your WEA- capable phone to receive a WEA. WEA can be sent by the City of Fayetteville, using InformaCast. The decision to send a WEA using InformaCast, can be made by the following COF designees:

  - Mayor
  - Chief of Staff
  - Fire Department Chief Officer
  - Police Department Command Staff
  - Emergency Manger

  No registration required.

- All Hazards NOAA Weather Radio

  All Hazards NOAA Weather Radio (NWR) is a low-cost home alerting tool that can be remotely activated by the National Weather Service (NWS) to broadcast life-saving warnings issued by first responders. NWRs include battery backups. For those residents that are hard of hearing, there is also bed-shaking devices and strobes that can be attached to the radio to ensure that the alert is received.

  To work, Washington County residents must tune their NWR to frequency WXJ52 162.475 (Fayetteville) or WNG643 162.400 (Springdale).

- Local Radio and Television

  The City communicates with local news broadcasters to provide updates during an emergency.

Alert and Warning System – Prioritization of Use

While use of warning systems is often thought of in terms of escalating incident severity, the City of Fayetteville will prioritize use of warning systems in the following order to maximize the timeliness and scope of warning efforts:

1. Wireless Emergency Alerts (WEA): for use in short-notice incidents with threat to life, health or property. WEA messages should be augmented with InformaCast messages to provide additional coverage and detailed information.

2. InformaCast: because of the additional time required to prepare an InformaCast, these will ordinarily be issued following a WEA to provide additional coverage and detailed information. For incidents that provide a long lead time (e.g., flood or power shutoffs), InformaCast should be the primary means of alerting. InformaCast messages may be requested by fire or police Incident Commanders, when needed, to notify the public.
3. NOAA Weather Radio (NWR): Alerts should be sent at the same time as a WEA, InformaCast and/or EAS message. The NWR should target challenging service areas, areas impacted by loss of power, as well as the deaf and hard of hearing community. Note: NWR messages may be vetoed for dissemination by the NWS.
4. Emergency Alert System (EAS): EAS messages go out to a majority of the area and cannot be limited to the Op Area, EAS should be limited to incidents that pose a threat to life, health or property over a significant area.
5. Social media (ex. Facebook, Twitter etc): These social media networks should be used aggressively and near-simultaneously if possible, with WEA/InformaCast/NWR. These networks are "passive" in that they don't activate devices or use an alarm tone - they should be used only after the primary warning systems are activated. Additionally, messaging should be consistent as possible across the platforms. All COF social media platforms should be used. This includes the COF Communications Division, FPD PIO and FFD PIO.

Preparedness

Successful alerting requires significant, continuous effort to identify and train key staff on procedures and technical systems. The alerting systems themselves must be regularly maintained and databases updated. Alert and warning efforts will only succeed if residents have been engaged and educated as to how the systems work, how to receive information and what actions should be taken. More specifically:

- Emergency Manager(s), in conjunction with IT, will maintain alert and warning templates built into the system to ensure timely notifications are issued during an emergency.

- Emergency Manager(s) will conduct periodic maintenance for alerting systems including updating/validating contact databases and address information. They will also conduct periodic tests of alerting systems to ensure functionality as well as operator proficiency.

- City staff will conduct continual public outreach to educate, encourage enrollment in alerting systems, and encourage personal readiness when receiving alerts, including those residents with any access or functional needs requiring additional time or assistance with receiving alert and warnings or with evacuations.

- Emergency Manager(s) will coordinate with Washington County Department of Emergency Management on the utilization of the Washington County Radio Amateurs network[1] to ensure that residents have the ability to report critical information to authorities during times of power or communications failures.

Response

CITY OF
FAYETTEVILLE
ARKANSAS

Alert and Warning Strategy

For all alerts, the following tactics are prescribed:

1. Go Big. Except in circumstances where a very narrow and defined alerting area is required, alert areas should cover the entire potential area that may be affected and neighboring communities. Disasters may expand rapidly, however even when they do not, neighboring communities may suffer secondary or tertiary effects of a disaster including supporting evacuation traffic, shelters, or limited transit into the affected area. In Fayetteville, the accepted rule-of-thumb is to make the alert area larger than the area directly impacted or threatened.

2. En Español. Simultaneously provide a fully interpreted Spanish language version of the message.

3. Verify transmission and receipt of alerts. Successful use of many alert and warning platforms may not result in successful public alerting. If the computer systems or transmission systems fail, the Alert Originator may falsely believe they have succeeded in issuing an alert, when in fact the alert has failed to reach the public. Where possible, the Alert Originator should contact known individuals in the alert area to confirm the alert has successfully launched. This could be the Incident Commander or other responders.

4. Review the system launch records to ensure that the FEMA message exchange has successfully received and relayed the message. Do not assume automatic successful dissemination of alerts.

5. Speed is essential in no-notice or fast-moving incidents. An alert that is incomplete or is not fully verified, while not optimal, is better than a completely accurate alert sent after it is no longer relevant.

6. Include Access and Functional Need (AFN) capabilities. Use every available method of alerting to ensure that persons with disabilities or other AFN get alerts with sufficient time to respond

There are several tasks that need to be accomplished for each alert and warning message that is distributed, summarized in Table 1 below. Following this checklist ensures that all critical notifications and coordination takes place. This checklist should be followed by the individual responsible for sending the alert.

Table 1: Alert and Warning Checklist

Zone:
Status (Circle One): Warning / Order
Time Ordered:
Time Requested:
Time Issued

- **WEA/EAS/NWEM (Circle All That Apply):**

	Tasks to Be Completed for Each Warning/Order Message
☐	Verify timing of evacuation zone going into Warning / Order with Incident Commander
☐	Verify with Police that they approve of messages and that traffic resources are in place
☐	Notify PIO's of timing of each Warning/Order and the message content so they can send out more detailed messages
☐	Edit public evacuation zone map
☐	Verify with WC DEM / NWS that NOAA weather radios will be activated (if applicable)
☐	Verify with WC DEM that EAS will be activated (if applicable)
☐	Contact WC DEM Duty Officer to coordinate Warning / Order messages
☐	Update EOC of status of Warning/Orders as delivered
	Task to be Completed When A City Zone Is Impacted
☐	Ensure bus resources are activated and are ready to be deployed to support evacuations
☐	Request status updates from Police, TPW, and Fire on evacuation progress

CITY OF
FAYETTEVILLE
ARKANSAS

Emergency Operations Plan (EOP)
Damage Assessment Annex

Purpose:
The purpose of this procedure is to outline how City of Fayetteville staff conduct damage assessment post disaster. This includes the different types of damage assessment, roles and responsibilities of City staff, the information collection process, role of the Department Operations Centers (DOCs), and integration into the Emergency Operations Center (EOC).

Scope:
This procedure will outline the damage assessment process as outlined by the Federal Emergency Management Agency (FEMA) and all the steps required for seeking reimbursement through disaster recovery programs. This includes the steps involved in the Preliminary Damage Assessment (PDA) process through eligibility for both Individual Assistance (IA) and/or Public Assistance (PA).

This procedure is primarily focused on damage inspections post-earthquake or severe storm, but the same process applies to other disasters such as fire, tornado, etc. but will be localized to the impacted area. For this procedure, damage assessment is broken into four categories:

1. Localized Damage Assessment: A disaster that is localized in nature requires both public and private infrastructure damage assessments be conducted within a defined geographic area.

2. City-Wide Windshield Surveys: A disaster that results in widespread damage to the community. Windshield surveys assist the EOC in determining the scope of the damage through preliminary assessments while driving through the city.

3. Private Infrastructure Assessments: A component of windshield surveys, private infrastructure assessments focus on privately-owned businesses and residents.

4. Public Infrastructure Assessments: A component of windshield surveys, public infrastructure assessments focus on government owned and operated infrastructure.

CITY OF FAYETTEVILLE ARKANSAS

Triggers for Activation:
A standard process for damage assessment promotes effective and timely coordination among city departments at all levels. Certain steps may be compressed, executed concurrently, or expedited, depending on the incident requirements and specific incident considerations. Not all aspects of this procedure need to be activated for each type of disaster. The following table outlines triggers that are used for determining which elements of this procedure are required.

Disaster Trigger	Plan Element Required			
	Localized Damage Assessment	City-Wide Windshield Surveys	Private Infrastructure Assessments	Public Infrastructure Assessments
A localized earthquake magnitude 5.0 or greater with damage reported.		X	X	X
A distant earthquake with localized damage reported, or as directed by Emergency Management.	X			
A winter storm/rain event significant enough to impact waterways and drainage systems due to heavy rain, flooding, or debris flow in creeks.	X			X
A large scale tornadic or wind event, causing widespread damage.		X	X	X
A localized structure/vegetation fire that doesn't require community evacuations.	X			

Phases of a Preliminary Damage Assessment (PDA)
The primary objective of the PDA process is to help disaster-impacted governments and the Federal Government determine whether the impacts of a disaster warrant a Presidential disaster declaration. Presidential disaster declarations specify whether jurisdictions are eligible for FEMA disaster assistance and what types of assistance are available.

PDA Process:

1. **Disaster occurs.**

2. Local government identifies damage through **Windshield Survey's** and **Initial Damage Assessments**.

    - Windshield surveys are a mechanism by which local authorities conduct initial damage assessments to collect data related to the extent of damage within a jurisdiction and to evaluate the availability of shelter based on impacts to homes within the impact area.

    - Initial Damage Assessment takes information from Windshield Surveys and begins compiling estimates of damage to public and private infrastructure. Simultaneously, continue to complete and document Windshield Surveys of damaged structures.

3. During the Initial Damage Assessment, structures are identified that require **Detailed Assessments**. Detailed assessments are used when damage is identified during the windshield survey and Initial Damage Assessments and require a more thorough assessment. This assessment is conducted by a team of experts which typically includes a building official, a structural and/or civil engineer, an architect, and other specialists as needed to address the specific situation. City Development Services will lead the completion of Detailed Assessments, with assistance from ADEM and WCDEM.

CITY OF
FAYETTEVILLE
ARKANSAS

4. **State verifies damage.** State emergency management should, in some manner, verify the information submitted by local or county emergency management is complete and consistent with programmatic assessment criteria prior to requesting a Joint Federal, State or Tribal Government Preliminary Damage Assessment (hereinafter referred to as Joint PDA).

5. **State government requests a joint Preliminary Damage Assessment (PDA) with FEMA.** The PDA is a coordinated effort by local, state, and federal authorities to validate damage data previously identified by state and local authorities to inform Presidential Disaster Declaration requests and federal disaster grant determinations.

6. **FEMA and state validate damage.** If the incident is of a severity and magnitude that resources needed to recover are expected to exceed local and State or Tribal Government capability, the Director of the State or Tribal emergency management agency will conduct a Joint PDA to validate damage and evaluate impact. Joint FEMA and State PDAs are intended to validate information - not to find damage.

7. Validated damage informs request and recommendation for Presidential Disaster Declaration in the **Individual Assistance (IA)** program, the **Public Assistance (PA)** program, and the resulting **Hazard Mitigation Grant Program (HMGP)**.

Three categories of Federal Disaster Assistance:

FEMA's disaster assistance programs help governments and survivors respond to and recover from federally declared disasters.

- **Individual Assistance (IA)** provides federal awards to individuals and households to support individual disaster survivors. Joint PDAs allow impacted governments to identify and assess disaster damages to determine whether jurisdictions will request an IA major disaster declaration.

- **Public Assistance (PA)** provides federal assistance to support communities' recovery from major disasters by providing them with grant assistance for debris removal and life-saving emergency protective measures and for restoring public infrastructure. Joint PDAs are conducted to identify disaster-related damage and determine whether jurisdictions are eligible for PA.

- **Hazard Mitigation Grant Program (HMGP)** assistance helps communities implement hazard mitigation measures following a major disaster declaration in the areas of the state, tribe, or territory to reduce the risk of loss of life and property from future disasters.

CITY OF FAYETTEVILLE ARKANSAS

Roles and Responsibilities:

Public

- Identify and report damage to City government.
- Report damage to homes and businesses through process identified by the EOC.

Fire Department

- Conduct windshield survey of public/private infrastructure damage throughout the city in coordination with the Damage Assessment Unit in the Planning Section of the EOC.
- Surveys will be secondary to any emergency and not take priority over providing aid or emergency services in the early stages of a disaster.
- Support Utilities and Public Works DOC in assessing public infrastructure damage.
- Based on direction from the DOC windshield surveys will be conducted of private and public infrastructure.
- Each station shall have responsibility for conducting damage assessments within their respective districts.
- Surveys will be recorded using the Survey 123 app/SARCOP.

Police Department

- Conduct windshield survey of public/private infrastructure damage throughout the city in coordination with the Damage Assessment Unit in the Planning Section of the EOC.
- Support Utilities and Public Works DOC in assessing public infrastructure damage.
- Based on direction from the DOC, windshield surveys will be conducted of private and public infrastructure.
- Each officer shall have responsibility for conducting damage assessments within their respective beats.

Utilities Department

- Report to the DOC for public water infrastructure windshield survey assignments.
- Conduct assigned public infrastructure windshield surveys and report information to the DOC.
- DOC will collect information from the field and will report information to the EOC.

Public Works Department

- Report to the DOC for public infrastructure windshield survey assignments.
- Conduct assigned public infrastructure windshield surveys and report information to the DOC.
- DOC will collect information from the field and will report information to the EOC.

Emergency Operations Center (EOC)

- Coordinate and facilitate windshield surveys of private infrastructure damage throughout the city in coordination with the Fire and Police DOCs.
- Collect damage information from DOCs
- Consolidate damage information from DOCs into an interactive map.
- Prioritize detailed damage assessments based off of reports from windshield surveys.
- Report initial damage information to council, the public, the State, and others as appropriate.
- More specifically:

City Mayor's Office

- Prioritize windshield surveys and detailed damage assessments.

Legal

- Produce a Declaration of Emergency

Public Information

- Provide pertinent information to council and the public on the damage assessment process and status.

Finance

- In coordination with the Damage Assessment Unit, begin to determine damage estimates based off of field reports.
- Gathers information required to submit PDA to State/FEMA.
- Assess damages to parking structures throughout the City.

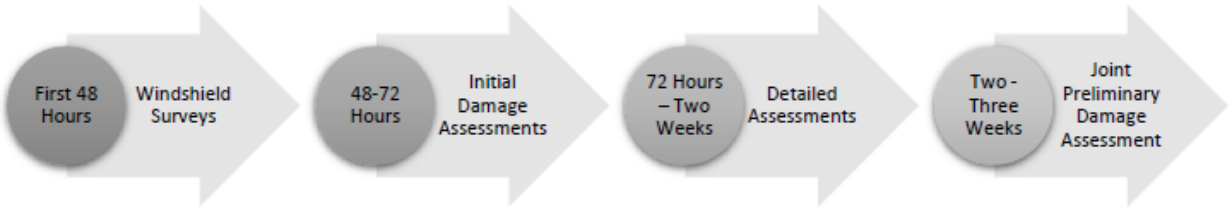
Planning Section (Development Services)

- Damage Assessment Unit will:
  - Conduct windshield surveys of damaged private infrastructure to determine if they can be occupied or not.
  - Will coordinate with Operations on the conduct of windshield surveys.
  - Will consolidate all damage reports.
  - Will facilitate initial and detailed damage assessments of homes that were identified as damaged during the windshield survey.

Information Technology

- Maintains app utilized for data collection.
- Provide technical support to field responders.
- Assess damages to IT infrastructure utilized by the City.
- GIS Unit will:
  - Produce an interactive map of damages reported.

Concept of Operations:



CITY OF FAYETTEVILLE ARKANSAS

First 48 Hours: Windshield Surveys

- Windshield Surveys prioritize life safety first and foremost. It provides the first description of the extent of damage following a destructive incident. Fire, Police, Utilities and Public Works departments with field personnel plan to conduct windshield surveys of the immediate area around their facilities as well as conduct a quick "drive-through" of the city to document and report from vehicles the status of streets, utilities, major external building damage, damaged or blocked roads, unattended fires, and medical emergencies. Details for these procedures are contained in separate departmental plans.

- The Windshield Survey is the basis for developing the incident action plan for the first few operational periods, and prioritizing assignments for the Initial Damage Assessment phase.

- During Windshield Surveys the EOC will rely in large part on information provided by emergency responders who are on-duty when the incident occurred, damage assessmentteams deployed from DOCs, media reports, information in the computer-aided dispatch (CAD) system, social media, and information from the Washington County EOC.

- The information from the Windshield Surveys will be collected by each Department's Operations Center (DOC) and reported to the City Emergency Operations Center (EOC).

- Survey 123/SARCOP will be used to log damage found during Windshield Surveys and search operations. This information is readily available in the EOC as it is entered by ground personnel. USAR Team personnel are trained to do this task when conducting searches.

48-72 hours: Initial Damage Assessment

- Information from Windshield Survey phase will be used to prioritize areas of requiring Initial Damage Assessments. The Initial Damage Assessment is the first step in applying for federal assistance. Information collected during the initial damage assessment phase is moredetailed than information from the Windshield Survey phase but is still an initial estimate ofdamages.

- The EOC will provide avenues for the public to report damage to homes and businesses requiring Detailed Assessments. During this phase, homeowners, businesses, and public entities may be encouraged to complete and submit an initial assessment of financial damage to their property. This is most likely in a large-scale event where the demand for damage assessments and safety inspections exceeds the number of available inspectors.

- Buildings are rapidly assessed for safety, taking about 10 to 20 minutes per building. Typically,a team of two building inspectors or a building inspector and an engineer or architect will assess the building.

- The purpose of this type of evaluation is to quickly identify and placard the obviously safe or unsafe structures. If access to the interior is available and the building is safe enough, the building can be entered for a quick walk-through to see if there are any potentially serious or interior falling hazards inside the building.

- In large scale disasters, where city and county resources for damage assessments are not sufficient, assistance will be requested from ADEM. ADEM will activated Arkansas INSPARK, to assist with damage assessments. INSPARK must be requested by Washington County DEM to ADEM.

- ArcGIS Solutions should be used when collecting assessments. The mobile application Survey 123 is used to collect data that is uploaded to FEMA and can still be accessed by the EOC.

- The Damage Assessment Unit will collect and report damages to city owned / operated facilities for Public Assistance. It will also record the number of residential properties damaged under the Individual Assistance category. FEMA categorizes damage to impacted residences into four categories:
    1. Destroyed – total loss of structure, structure is not economically feasible to repair, or complete failure to major structural components (e.g., collapse of basement walls/foundation, walls, or roof).
    2. Major Damage – substantial failure to structural elements of residence (e.g., walls, floors, foundation), or damage that will take more than 30 days to repair.
    3. Minor Damage – home is damaged and uninhabitable but may be made habitable in short period of time with repairs.
    4. Affected – some damage to the structure and contents, but still habitable.

72 hours – Two weeks: Detailed Assessments

- The EOC will compile a list of damaged homes and businesses requiring detailed assessments from reports during the windshield survey and Initial Damage Assessments.

- Buildings are assessed more thoroughly by conducting a more extensive investigation into the structural systems. Detailed evaluations can take anywhere from one to four hours depending on the size of the building. Typically, a team includes a building official, a structural and/or civil engineer, an architect, and other specialists as needed to address the specific situation. This level of evaluation is used most often for buildings where the safety of the building is controversial or is otherwise not clear.

- Detailed Assessments will begin estimating and compiling the financial costs of damages for the purposes of determining if the per-capita thresholds for FEMA IA or PA Presidential Disaster Declaration are met. If thresholds appear to be met, the city will submit for a joint Preliminary Damage Assessment with ADEM and FEMA.

Two-Three Weeks: Joint Preliminary Damage Assessment

- A joint PDA is conducted when the initial damage assessment indicates per-capita thresholds for Public Assistance or Individual Assistance grants have been met. ADEM and FEMA jointly conduct the PDA, visiting and assessing damages reported. FEMA uses the information from the PDA to decide whether a Presidential Disaster Declaration in Public Assistance or Individual Assistance is warranted.

CITY OF FAYETTEVILLE ARKANSAS

City of Fayetteville Damage Assessment Annex
Priority Windshield Survey Inspections Post-Disaster (first 72 hours)

Department	Priority 1	Priority 2	Priority 3	Priority 4
Public Works (Report to DOC)	Bridge Inspection – Route 1	Bridge Inspection – Route 2	Bridge Inspection – Route 3	Bridge Inspection – Route 4
Water & Sewer (Report to DOC)	Utility System Operators inspect freshwater distribution inspect routes to turn off water where losing it due to damage Paul R. Noland and WestSide Wastewater Treatment Plant – inspection areas	Wastewater lines –		
Fire – by District (Report to DOC)	Life Safety – calls for structure fires, vegetation fires, medical Fire Stations and other critical infrastructure.	Institutional occupancies such as hospitals, convalescent facilities, and senior care facilities which pose a high life loss potential. High hazard facilities as identified in the HazMat Area Plan	High/Mid Rise Buildings	Neighborhoods, private homes

Department	Priority 1	Priority 2	Priority 3	Priority 4
Police – by Beat (Report to DOC)	Life Safety – prioritize calls for service based on severity Traffic Control, as needed Police Station	Schools Institutional occupancies such as jails, and dormitories which pose a high life loss potential.	Grocery Stores (supply chain)	Neighborhoods, private homes
DA Team (Report to DA Unit in EOC)	Fire/Police Stations, as needed EOC/DOCs	Shelter facilities City Government Facilities – COOP	City Government Facilities - All	Priority Calls from Field Windshield Surveys

CITY OF FAYETTEVILLE ARKANSAS

Emergency Operations Plan (EOP)

Mass Evacuation Annex

Purpose

This Annex to the City of Fayetteville Emergency Operations Plan (EOP) establishes the framework for the coordinated evacuation, relocation, transportation, sheltering support, and re-entry of residents, visitors, and special populations during emergencies or disasters that threaten life, health, and public safety.

The purpose of this annex is to:

- Establish policies and procedures for the safe and orderly evacuation of threatened areas.
- Identify City departments, partner agencies, and stakeholders responsible for evacuation operations.
- Provide guidance for evacuation decision-making, warning, transportation, traffic management, temporary relocation, and re-entry operations.
- Identify predesignated temporary relocation sites and support facilities.
- Address the evacuation needs of individuals with access and functional needs.
- Support coordination between local, county, state, federal, non-governmental, faith-based, and private-sector partners.
- Provide a scalable framework that may be used for localized incidents or large regional disasters.

This annex is intended to support evacuations resulting from, but not limited to:

- Wildfires.
- Hazardous materials incidents.
- Extended utility failures or power outages.
- Terrorist acts or intentional attacks.
- Flooding.
- Severe weather.
- Civil unrest.
- Dam failures.
- Pipeline incidents.
- Transportation accidents.

- Public health emergencies.
- Any actual or imminent threat requiring movement of the public from a hazardous area.

Scope

The City of Fayetteville is responsible for protecting the life, health, safety, and welfare of residents and visitors within the City limits. This annex establishes the operational framework for coordinating evacuation activities involving large numbers of people during emergencies and disasters.

This annex applies to all City departments and supporting agencies participating in evacuation operations. It supports evacuation activities ranging from small neighborhood evacuations to large-scale regional evacuations requiring multi-jurisdictional coordination.

This annex addresses:

- Evacuation decision-making and authority.
- Emergency public warning and notification.
- Protective action recommendations.
- Evacuation routes and traffic management.
- Transportation support.
- Evacuation support for individuals with access and functional needs.
- Temporary relocation and reception operations.
- Coordination with schools, healthcare facilities, and care facilities.
- Security in evacuated areas.
- Resource management.
- Re-entry operations.
- Short-term recovery support.

This annex does not replace agency-specific standard operating procedures (SOPs), mutual aid agreements, or statutory responsibilities.

Agencies, facilities, organizations, and individuals with legal custodial responsibilities retain those responsibilities during evacuations and sheltering operations. This includes, but is not limited to:

- Hospitals and healthcare facilities.
- Nursing homes and assisted living facilities.
- Schools and childcare providers.
- Correctional facilities.

- Group homes.
- Residential treatment facilities.
- Organizations responsible for dependent adults or minors.

Facilities and organizations responsible for care and custody shall maintain transportation and staffing plans necessary to evacuate and continue caring for their populations.

Situation and Planning Assumptions

The following assumptions serve as the basis for this annex:

- Emergencies requiring evacuation may occur with little or no warning.
- Large-scale evacuations may overwhelm transportation infrastructure and available resources.
- Multiple hazards may occur simultaneously.
- Traffic congestion may significantly impact evacuation timelines.
- Residents may self-evacuate prior to official orders.
- Some residents may refuse evacuation orders.
- Communications systems may be degraded or overloaded.
- Weather conditions may complicate evacuation operations.
- Fuel shortages may occur during prolonged evacuations.
- Individuals with access and functional needs may require specialized transportation and support.
- Temporary relocation operations may need to continue for extended periods.
- Schools, churches, community centers, and other public facilities may be required for temporary relocation operations.
- Mutual aid resources may be delayed due to regional impacts.
- State and federal resources may take up to 96 hours to become fully operational.
- Law enforcement resources may be strained by simultaneous traffic control, security, and life safety missions.
- Large-scale evacuations may generate significant public information demands.
- Evacuated areas may require security patrols to prevent looting and unauthorized access.
- Re-entry operations may occur in phases based on safety assessments and restoration of critical infrastructure.

CITY OF FAYETTEVILLE ARKANSAS

Authorities

Evacuation operations may be conducted under the authority of:

- Arkansas Emergency Services Act.
- Applicable Arkansas statutes and regulations.
- City or County ordinances.
- Emergency declarations issued by the Mayor or County Judge.
- Emergency authorities established through the City Emergency Operations Plan.
- National Incident Management System (NIMS).
- Incident Command System (ICS).

The Mayor, or designee, may issue protective action recommendations, evacuation orders, curfews, and re-entry restrictions as conditions warrant.

Concept of Operations

General

Evacuation operations will be conducted using the National Incident Management System (NIMS) and Incident Command System (ICS).

The City will implement evacuation operations using a phased and scalable approach based on:

- Type of hazard.
- Speed of onset.
- Geographic impact.
- Population density.
- Available transportation routes.
- Weather conditions.
- Resource availability.
- Time available before impact.

The Emergency Operations Center (EOC) may be activated to coordinate evacuation support operations.

Evacuation operations may include:

- Voluntary evacuations.
- Recommended evacuations.
- Mandatory evacuations.

- Shelter-in-place protective actions.
- Traffic control operations.
- Transportation support.
- Temporary relocation operations.
- Reception and reunification operations.
- Re-entry operations.

Evacuation Levels

Evacuation Advisory

An evacuation advisory may be issued when conditions indicate a potential threat to public safety. Residents should prepare for possible evacuation by:

- Monitoring official information sources.
- Preparing emergency supplies.
- Identifying transportation options.
- Making arrangements for pets and livestock.
- Preparing medications and important documents.

Voluntary Evacuation

A voluntary evacuation may be recommended when conditions present a potential risk but immediate evacuation is not yet mandatory.

Mandatory Evacuation

A mandatory evacuation may be ordered when conditions present an immediate threat to life and safety. Residents in the affected area are directed to leave immediately.

Evacuation Priorities

Evacuation priorities may include:

1. Immediate life safety threats.
2. Hospitals and healthcare facilities.
3. Nursing homes and assisted living facilities.
4. Schools and childcare facilities.
5. Areas with limited evacuation access.
6. High-density residential areas.

7. Special populations.
8. Correctional and detention facilities.
9. Critical infrastructure support personnel.

Warning and Public Information

The City will provide emergency public information using all available communications systems.

Public warning methods may include:

- Wireless Emergency Alerts (WEA).
- Emergency Alert System (EAS).
- NOAA Weather Radio.
- Social media platforms.
- City website.
- Local television and radio.
- Door-to-door notifications.
- Reverse notification systems.
- Press conferences.
- Variable message boards.

Public information messaging should include:

- Nature of the threat.
- Areas affected.
- Protective actions.
- Evacuation routes.
- Temporary relocation sites.
- Transportation assistance information.
- Re-entry instructions.
- Pet and animal information.
- Safety instructions.

Information should be provided in accessible formats and multiple languages when feasible.

CITY OF FAYETTEVILLE ARKANSAS

Evacuation Routes and Traffic Management

Primary evacuation routes will be determined based on the hazard, impacted area, traffic conditions, and roadway availability.

Traffic management operations may include:

- Traffic control points.
- Contraflow operations.
- Road closures.
- Directional signage.
- Fuel support coordination.
- Coordination with Arkansas Department of Transportation.
- Coordination with neighboring jurisdictions.
- Coordination with law enforcement agencies.

The Police Department shall coordinate traffic control and route security operations.

Public Works may assist with:

- Barricades.
- Traffic signage.
- Debris removal.
- Route maintenance.
- Heavy equipment support.

Transportation Support

The City will coordinate transportation assistance for residents unable to self-evacuate.

Transportation support may include:

- Fayetteville Public School transportation assets.
- Public transit resources.
- Accessible transportation resources.
- Ambulance transportation.
- Mutual aid transportation assets.
- Volunteer transportation coordination.
- Arkansas Department of Emergency Management resources.

Priority transportation assistance may be provided for:

- Hospitals.
- Long-term care facilities.
- Individuals with disabilities.
- Individuals without transportation.
- Older adults.
- Medically dependent individuals.
- Individuals requiring oxygen or electrical medical devices.

Pickup points may be established in affected areas when conditions permit.

Access and Functional Needs

The City is committed to integrating access and functional needs support into evacuation operations.

Evacuation planning will address:

- Mobility limitations.
- Medical support needs.
- Communication needs.
- Language barriers.
- Transportation needs.
- Durable medical equipment.
- Service animals.
- Personal care attendants.

The City will coordinate with healthcare providers, social service agencies, and community organizations to support impacted individuals.

CITY OF
FAYETTEVILLE
ARKANSAS

Temporary Relocation and Reception Sites

The following facilities have been identified as potential temporary relocation and reception sites for evacuees. Site activation will depend on incident conditions, availability, accessibility, and operational needs.

Primary Temporary Relocation Sites

Fayetteville Boys and Girls Club

Potential uses include:

- Reception center.
- Temporary relocation site.
- Feeding operations.
- Family reunification.
- Cooling or warming center.

Central United Methodist Church

Potential uses include:

- Congregate shelter support.
- Temporary relocation site.
- Feeding operations.
- Volunteer coordination.
- Donations management.

Yvonne Richardson Center

Potential uses include:

- Large-scale temporary relocation operations.
- Medical support operations.
- Resource distribution.
- Community assistance operations.

Washington County Fairgrounds

Potential uses include:

- Large-scale evacuation support.
- Livestock and animal sheltering.
- Staging area.
- Temporary relocation operations.
- Commodity distribution.

Christian Life Cathedral

Potential uses include:

- Congregate shelter support.
- Feeding operations.
- Faith-based support services.
- Family reunification.

Fayetteville Public School Campuses

Potential uses include:

- Reception centers.
- Temporary relocation operations.
- Family reunification.
- Mass feeding.
- Bus staging.
- Overnight shelter support.

School facilities may be used based on:

- Availability.
- Incident location.
- School operational status.
- Facility condition.
- Utility availability.

Additional facilities may be identified and activated as needed.

Animal Care

The City recognizes that residents may be unwilling to evacuate without pets or service animals.

Animal support operations may include:

- Pet sheltering.
- Animal reunification.
- Veterinary coordination.
- Livestock relocation support.
- Coordination with animal welfare organizations.

Service animals will remain with their owners in accordance with applicable laws.

The City will coordinate with:

- City Animal Services.
- Veterinary providers.
- Humane organizations.
- Agricultural agencies.
- Volunteer animal response groups.

Security Operations

Security operations may include:

- Patrols in evacuated areas.
- Access control.
- Traffic enforcement.
- Curfew enforcement.
- Critical infrastructure protection.
- Security at relocation sites.
- Crowd management.

Law enforcement agencies may restrict access to evacuated areas until hazards are mitigated.

CITY OF
FAYETTEVILLE
ARKANSAS

Re-entry Operations

Re-entry operations will be coordinated to ensure public safety and orderly return of residents.

Re-entry decisions will consider:

- Hazard mitigation.
- Infrastructure stability.
- Utility restoration.
- Air quality.
- Structural safety.
- Debris conditions.
- Public health concerns.
- Security conditions.

Re-entry may occur in phases including:

1. Emergency responders and utility crews.
2. Critical infrastructure personnel.
3. Business owners.
4. Residents.
5. General public.

The City will provide public information regarding:

- Re-entry timelines.
- Safety precautions.
- Restricted areas.
- Available assistance.
- Debris removal.
- Utility restoration.

CITY OF
FAYETTEVILLE
ARKANSAS

Short-Term Recovery

As evacuation operations transition toward recovery, the City will coordinate with local, state, federal, nonprofit, faith-based, and private-sector partners to support impacted residents.

Recovery support may include:

- Disaster assistance information.
- Temporary housing coordination.
- Debris management.
- Utility restoration.
- Mental health support.
- Donations management.
- Volunteer coordination.
- Local Assistance Center operations.
- Public information.

The City may establish a Local Assistance Center (LAC) to provide a centralized location for disaster recovery services.

CITY OF
FAYETTEVILLE
ARKANSAS

Roles and Responsibilities

Mayor's Office

- Activate the Emergency Operations Plan.
- Issue emergency declarations.
- Authorize evacuation orders.
- Coordinate policy decisions.
- Support emergency public information.
- Coordinate with City Council.

Emergency Management

- Coordinate evacuation planning and operations.
- Maintain situational awareness.
- Coordinate EOC operations.
- Coordinate resource requests.
- Support mutual aid coordination.
- Coordinate with Washington County Emergency Management.
- Support public information operations.

Communications

- Make notifications to the public, via city platforms.
- Coordinate press briefings to media.
- Keep city staff and the public informed on current situations.

Police Department

- Coordinate evacuation traffic control.
- Conduct route security operations.
- Support warning and notification.
- Secure evacuated areas.
- Provide crowd control.
- Coordinate access control.
- Assist with re-entry operations.

Fire Department

- Support hazard assessment.
- Conduct rescue operations.
- Support evacuation notifications.
- Provide EMS support.
- Coordinate hazardous materials response.
- Support wildfire evacuation operations.

Public Works

- Support route maintenance.
- Provide barricades and signage.
- Remove debris.
- Assist with traffic operations.
- Support temporary relocation site setup.
- Coordinate infrastructure assessments.

Parks and Recreation

- Coordinate temporary relocation site operations.
- Support shelter coordination.
- Coordinate facility support.
- Assist with logistics and resource management.

Information Technology

- Support communications systems.
- Support information technology infrastructure.
- Coordinate technology support for relocation sites.
- Provide support for WEA/EAS notifications.

Housing & Community Services

- Coordinate human services support.
- Coordinate behavioral health resources.
- Coordinate access and functional needs services.
- Coordinate volunteer and donations support.

Utilities

- Coordinate utility restoration information.
- Assess impacts to utility systems.
- Support infrastructure restoration priorities.

Finance

- Track disaster-related expenditures.
- Support emergency procurement.
- Maintain documentation for reimbursement.

Fayetteville Public Schools

- Coordinate use of school facilities.
- Provide transportation support when available.
- Support family reunification operations.

American Red Cross

- Support sheltering operations.
- Support feeding operations.
- Support reunification services.
- Coordinate disaster assistance services.

Salvation Army

- Support feeding operations.
- Provide mass care support.
- Assist with distribution of emergency supplies.

Washington County Emergency Management

- Coordinate county-wide evacuation support.
- Coordinate mutual aid requests.
- Support resource coordination.
- Coordinate with state agencies.

CITY OF
FAYETTEVILLE
ARKANSAS

Preparedness Activities

Preparedness activities may include:

- Evacuation planning.
- Route identification.
- Training and exercises.
- Public education campaigns.
- Coordination meetings.
- Resource inventories.
- Facility inspections.
- Memorandums of understanding.
- Communications testing.
- Access and functional needs planning.

The City should regularly evaluate and update:

- Transportation resources.
- Temporary relocation sites.
- Contact lists.
- Public messaging templates.
- Resource lists.

Direction, Control, and Coordination

Evacuation operations will be coordinated through the Emergency Operations Center utilizing ICS and NIMS principles.

The EOC may establish an Evacuation Group or Branch within the Operations Section to coordinate:

- Public warning.
- Transportation.
- Traffic management.
- Temporary relocation.
- Resource support.
- Law enforcement coordination.
- Public information.
- Re-entry planning.

The City will coordinate with:

- Washington County.
- Neighboring jurisdictions.
- Arkansas Division of Emergency Management.
- Arkansas Department of Transportation.
- Arkansas State Police.
- Federal agencies.
- Non-governmental organizations.
- Private-sector partners.

CITY OF FAYETTEVILLE ARKANSAS

Administration and Logistics

The City will maintain records associated with evacuation operations including:

- Resource requests.
- Personnel assignments.
- Cost tracking.
- Shelter populations.
- Transportation missions.
- Situation reports.
- Damage assessments.
- Mutual aid documentation.

Emergency procurement procedures may be implemented during disaster operations.

Mutual aid agreements and vendor contracts may be utilized to support evacuation operations.

Resources

- FEMA Comprehensive Preparedness Guide (CPG) 101.
- FEMA National Incident Management System (NIMS).
- FEMA Evacuation Planning Guides.
- FEMA Shelter Field Guide.
- Arkansas Emergency Operations guidance.
- American Red Cross Shelter Operations guidance.
- CDC emergency sheltering and evacuation guidance.
- National Response Framework.
- National Mass Care Strategy.

CITY OF
FAYETTEVILLE
ARKANSAS

Annex Maintenance

The Emergency Management Division is responsible for coordinating review and maintenance of this annex.

This annex should be reviewed:

- Annually.
- Following exercises.
- Following actual incidents.
- Following organizational or operational changes.
- Following changes to laws or regulations.

Participating departments and agencies are responsible for maintaining internal procedures consistent with this annex.

CITY OF
FAYETTEVILLE
ARKANSAS

Emergency Operations Plan

Emergency Debris Management Annex

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CONTENTS

1. Introduction 4
2. Hazard 4
3. Notification and Communications 4
4. Potential Impacts 5
5. Response Priorities 5
   A. Debris Removal 5
   B. Temporary Debris Storage 5
   C. Debris Disposal 6
   D. Debris Monitoring 7
6. Resources 7

1. INTRODUCTION

This Annex of the Emergency Operations Plan (EOP) was created to give guidance in the removal of debris after a disaster. Massive amounts of debris can be left in the wake of a disaster. These disasters can be man-made or natural, such as a tornado or ice storm event. Without preplanning of clearing and removal of this debris, needed services and recovery from the event can be impossible.

2. HAZARD

The natural and man-made disasters precipitate a variety of debris that includes, but is not limited to, such things as trees, sand, gravel, building/construction materials, vehicles, personal property, etc. Potential disasters that may precipitate in a large accumulation of debris in the City of Fayetteville include but are not limited to:

- Fire
- Flood
- Earthquake
- Severe Weather: Tornadoes, Heavy Rains, Snow & Storms
- Manmade disaster

Additional hazard related information is detailed in the Washington County Hazard Mitigation Plan.

3. NOTIFICATION AND COMMUNICATIONS

In the event of an incident, the Emergency Operations Center (EOC) will assign a Debris Manager, generally the Operations Section Chief. The Debris Manager will supervise, and coordinate debris management operations as outlined in this plan and will report to the Incident Commander/Unified Command if established for the incident. The Sustainability Department and Recycling and Trash Collections Division will support the Debris Manager and the debris management operations as needed, utilizing the Emergency Operations Center as necessary.

In the event of an emergency that does not necessitate activation of the EOC, this plan may be implemented under the direction of the Environmental Director, in coordination with the Emergency Manager.

4. Potential Impacts

The quantity and type of debris generated from any disaster is a function of the location and kind of event experienced, as well as its magnitude, duration, and intensity. The quantity and type of debris generated, its location, and the size of the area over which it is dispersed directly impacts the type of collection and disposal methods used to address the debris problem, associated costs incurred, and the speed with which the problem can be addressed. In a major or catastrophic disaster, government agencies may have difficulty locating staff, equipment, and funds to devote to debris removal, in the short as well as long term. Private contractors play a significant role in the debris removal, collection, reduction, and disposal process.

The Emergency Operations Plan Emergency Debris Management Annex implemented by the City of Fayetteville will be based on the waste management approach of reduction, reuse, recycle, recovery, and landfilling.

5. Response Priorities

A. Debris Removal

During and immediately following an emergency or disaster, field forces (police, fire, medical, road department and utilities workers) will advise of debris accumulations that may hamper the provision of life safety or emergency services throughout the areas impacted by the emergency.

Debris is typically pushed to the shoulders of the roadway during the emergency opening of key routes, as there is little time or concern for sorting debris at that time. The objective is to provide for the safe movement of emergency and support vehicles into and out of the disaster area.

Any material that is found to be classified as hazardous or toxic waste shall be reported immediately to the designated coordinating agency representative. At the coordinating agency representative's direction, this material shall be segregated from the remaining debris in such a way as to allow the remaining debris to be loaded and transported.

B. Temporary Debris Storage

Initially, debris will be placed in temporary holding areas, locations for which should be determined as quickly as possible following the onset of the disaster to match the needs of the debris, until such time as a detailed plan of

debris collection and disposal are prepared. This is not anticipated until after the local traffic has been restored. Temporary debris collection sites should be readily accessible by recovery equipment and should not require extensive preparation or coordination for use. Criteria for selecting these temporary sites will include such factors as ownership of property, size of parcel, surrounding land uses and environmental conditions, and transportation facilities that serve the site.

Collection sites will be on public property when feasible to facilitate the implementation of the mission and mitigate potential liability requirements. Activation of sites will be under the control of the involved jurisdiction and will be coordinated with other recovery efforts through the Emergency Operations Center.

C. Debris Disposal

To the greatest degree possible, local resources for debris collection and disposal will be used. Emphasis will be placed on actions that the public can perform to expedite the cleanup process, such as separating vegetative and non-vegetative debris; segregating Household Hazardous Waste; placing debris at curbside; keeping debris piles away from fire hydrants and valves; reporting locations of illegal dump sites or incidents of illegal dumping; and segregating recyclable materials.

The City of Fayetteville Sustainability Department will map out collection zones and consolidation points. Copies of the debris removal map will be distributed to contracted clean-up crews and volunteers. The Sustainability Department will assist the local government agencies to identify priority areas to begin the road clearance process.

Clean fill material may be stockpiled on-site or hauled to the nearest approved clean fill site. Green waste (clean woody debris) will be transported to the nearest designated temporary debris storage and reduction site. Destination priority is given to available composting facilities and, only as a last resort could be transported for burning or grinding. Mixed debris will be collected and hauled to a designated landfill.

City of Fayetteville Recycling and Trash Collections Division will continue to collect refuse in accordance with current procedures, routes, and removal schedules. They will not haul disaster debris unless expressly authorized by the involved jurisdiction.

D. Debris Monitoring

Debris activities require monitoring in order to ensure reimbursement for State or Federally funded debris removal efforts. Furthermore, debris monitoring assists in identifying, evaluating, and resolving debris issues.

There are several monitoring considerations that are critical to effective monitoring of debris activities. These include:

- Responsibilities
- Staff to perform tasks
- Documentation and reporting requirements
- Monitoring activities and techniques

A debris field monitor (or multiple monitors if necessary) will monitor specific activities at loading sites, debris management site inspection sites or landfills, as well as prepare a quantitative report of activities completed. For State/Presidentially declared disasters, it is necessary to provide sufficient documentation to support that the scope of the work performed meets eligibility criteria. Quantities (cubic yards of debris, hours of operation, etc.) must be adequately verified and will serve as the basis of this documentation.

6. Resources

If the disaster and associated debris are outside of the capabilities of the City of Fayetteville, debris removal contractors that are already established with Washington County Emergency Management may be used. Washington County keeps RFP's on file with various disaster relief companies for debris removal, clean-up and other disaster services. Below are the companies that Washington County has current RFP's with for debris removal until the year 2028, with contacts:

- SLS
    - Stan Ledbetter
    - (832)413-5938
- Garner Environmental Services, Inc.
    - Danny Maldonado
    - (281)930-1200

- Looks Great Services of MS
    - Sean Hunt
    - (901)910-8560
- Lipsey Logistics
    - Michael Knaby
    - (423)708-7167

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Emergency Operations Plan (EOP)
Storm Annex

Purpose:

This Annex to the City of Fayetteville's Emergency Operations Plan (EOP) is intended to ensure an effective and coordinated response to a significant storm or flooding event. This annex provides direction for city departments, community groups and allied stakeholders ensuring interagency coordination in accordance with the City's EOP and the National Incident Management System (NIMS).

Scope:

This Annex has been developed in accordance with the City EOP. In keeping with the EOP's "all-hazards" approach for local emergency management, the response policies and protocols for a storm or flooding event will align with those established in the EOP. The Annex supplements the EOP by providing considerations for a response to a major storm or flooding event in the City of Fayetteville.

This Annex is primarily focused on response and short-term recovery operations. Elements related to preparedness, long-term recovery, and mitigation are addressed in the City's EOP and Washington County Pre-Hazard Mitigation Plan (WCPHMP).

This annex does not alter existing City department emergency response standard operating procedures (SOPs), processes, or resources. Emergency response agencies (such as fire, law enforcement, and emergency medical services) will adhere to existing department SOPs in accordance with all legal requirements.

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Planning Assumptions:

This Annex is based on a developing storm causing significant rainfall, high winds, downed trees, tornados and flooding. General impacts include:

- Hundreds of residents may require shelter because of evacuation or damage to homes.
- Electrical service and communications may be interrupted due to downed lines.
- Structural damage to transportation and transit infrastructure may take weeks or months to repair. These systems may be damaged or disrupted including:
    - Major bridges and highways
    - Bus systems
    - City streets and roads
- Damage in wastewater collection systems and treatment facilities may cause disruption of vital services and could result in uncontrolled releases of untreated sewage.
- A major flood event could generate tons of debris including vegetative, construction & demolition, and hazardous waste.
- A major flood event could inundate multiple City critical facilities including Emergency Operations Center (EOC), multiple Department Operation Centers (DOC), Utilities Local Operation Center, City Hall, multiple Fire Stations, and Police Headquarters.
- Large winter storms or flood events will be preceded by weather forecasts and National Weather Service advisories, watches, and warnings. These will provide sufficient notice to notify local residents, prepare the City's emergency response organization and implement the City's Emergency Operations Plan.
- Major flood events could produce significant regional competition for resources. Local Mutual Aid fire, EMS, and law enforcement resources will be limited as other jurisdictions face similar circumstances.
- Damage and disruption may necessitate deployment of law enforcement resources to maintain public order, augment rescue operations, and secure dangerous sites.
- Resources to remove debris will initially be limited as the City mobilizes its own forces and available contractors.
- The demand for emergency public information will be immediate and sustained. Social and traditional media coverage will be extensive.
- Assistance in the form of spontaneous volunteers, donated goods, and monetary donations will begin to flow into the City. Although this may provide desperately needed resources, it will create coordination and logistical support challenges.
- Potential need to mobilize a multitude of critical functional groups including an alternate facility for EOC, DOC, and staging location of City mobile assets.

CITY OF
FAYETTEVILLE
ARKANSAS

Roles and Responsibilities:

The following lists summarize the primary and significant roles and responsibilities for each City department and stakeholder organization relative to a major winter storm or flood event:

City Mayor's Office

- Activate the EOP and EOC as needed
- Implement COOP as needed
- Establish and communicate policy regarding City staff reporting for assignments
- Lead and manage proclamations of local emergency
- Develop and maintain communication with Mayor and City Councilmembers
- Lead emergency public information
- Assess City operations and provide legal counsel as needed
- In the event of anticipated flooding, coordinate with Public Works Storm Water and Creeks Section to establish the anticipated scale and extent

Finance

- Provide emergency procurement support for lifesaving and emergency protective measures
- Oversee staff timekeeping
- Provide fiscal oversight and track expenses

Fire

- Prioritize and conduct firefighting, EMS, swift water rescue, Search & Rescue, and HazMat operations
- Inspect for potential damage to hazardous materials facilities
- Establish field Incident Command as needed
- Lead Fire and Rescue Mutual Aid coordination including Swift Water Rescue and Urban Search and Rescue Teams
- Provide incident planning and management support as needed

Community Resources

- Coordinate and provide emergency assistance
- Support damage assessment efforts
- Coordinate social services

Human Resources

- Account for all City staff
- Develop and coordinate human resources including contractors
- Establish internal City staff communications
- Identify any employee needs (ex. childcare, shelter)

Information Technology

- Protect, restore, and sustain City information technology resources
- Oversee communications within the incident management and response structures
- Coordinate with telecommunications service providers
- Restore and repair telecommunications infrastructure
- Launch mobile damage assessment resources

Development Services

- Manage and conduct post-flood safety assessments for critical City facilities

- Coordinate and direct Safety Assessment Program (SAP) resources
- Lead damage assessment efforts

Police

- Prioritize and conduct law enforcement, public warning, evacuation, and security operations
- Establish field Incident Command as needed
- Lead Law Enforcement Mutual Aid coordination
- Coordinate traffic safety and road closures

Parks

- Assess status of critical Department facilities and potential shelter sites
- Manage emergency shelter and mass care operations (see Care and Shelter Annex)
- Assist with clearing streets of debris

Public Works

- Conduct post-storm damage surveys/evaluations and report results to dispatch
- Conduct inspections of Lake Fayetteville Dam following the respective EAP Procedures
- Conduct infrastructure protection and emergency repair
- Clear blockages from storm water drains, culverts, ditches, swales, and creeks
- Lead clearing of streets of debris
- Support evacuation operations including individuals requiring assistance
- Conduct debris clearance and manage debris removal
- Lead Public Works Mutual Aid coordination
- Maintain sandbag stations as possible
- Provide engineering services and construction management
- Support damage assessment efforts
- Utilize support from Public Works Storm Water and Creeks Section for engineering support, storm drain infrastructure damage assessment, and watershed/slope stability
- Manage City facilities and coordinate use of non-City facilities
- Conduct enhanced maintenance and dispatch operations
- Provide pumping of critical infrastructure and flooded properties within capabilities

Utilities

- Assess life safety of employees at Paul R. Nolan and West Side Wastes Water Treatment Facility's and need for evacuations
- Monitor potable water quality and perform sampling/testing as needed
- Restore/maintain water and wastewater infrastructure
- Restore/maintain wastewater treatment plant operations
- Facilitate restoration/maintenance of storm drain infrastructure
- Provide potable water in support of mass care operations as possible
- Support damage assessment efforts
- Provide storm water and watershed stability, including slope stability as within current competencies, technical expertise and support to the Emergency Manager, Incident Command, EOC, and other departments as needed
- Storm water quality and environmental monitoring and reporting for various permit compliance and emergency functions

Environmental, Recycling & Trash

- Lead efforts to ensure a system is put into action for unsanitary trash to be removed
- Conduct debris removal where needed

City Council

- Support public information efforts as needed
- Lead community engagement
- Review and approve the Proclamation of Local Emergency
- Visit impacted areas, shelters, and other temporary facilities to spot problems and special issues
- Consider short- and long-term recovery staff recommendations

Concept of Operations:

The EOP defines the City's general emergency response organization, authorities, policies, priorities, and procedures. In the event of a significant winter storm or flooding event, this annex provides potential specific objectives that the emergency response organization may integrate into its operations.

Preparedness

Once weather forecasts indicate the potential for a significant winter storm, severe storm, tornadic storm or flooding, City departments will increase their readiness to conduct response operations. These efforts may include:

- Enhanced staffing
- Adjusting work hours (12-hour operational periods or shifts)
- Readying equipment and supplies
- Reducing non-critical operations
- Conducting flood fight and other protective operations
- Increased observation and monitoring of waterways and storm water systems
- Increased inspection of City owned dams
- Assess alternate staging and relocation of City equipment, vehicles, Emergency Operations Center, and Department Operations Centers
- Assess need for alternate evacuation centers

The EOC may be activated to develop enhanced situational awareness, expedite decision making, conduct stakeholder notification and coordination, develop public information, and provide greater support to City departments.

Response

Immediately following a major storm or flood event, and for as long as a state of emergency exists within the City, response to the event will be the priority of all City departments and agencies. All available City Divisions will be directed to achieve the following objectives:

- Save lives
- Reduce immediate threats to life, public health and safety, public and private property, and the environment
- Provide necessary care, shelter, and medical services to City residents and other members of the general public
- Restore the operations of facilities, whether public or privately owned, that are essential to health, safety, and welfare of the community, including critical City facilities, utilities, and transportation infrastructure
- Assess damage to infrastructure, public facilities, and the built environment

- Expedite the restoration of services, the economy, and the community at large; and begin the process of recovery
- Keep the public informed (Annex B Alert and Warning)

The City will provide immediate response via its public safety departments coordinating in the field via the Incident Command System (ICS). The EOC will provide support to field personnel, coordinate the efforts of other City departments and collaborate with the Washington County Operational Area and other allied stakeholders.

In the first few hours and days following a major storm event, the City will:

- Respond to the community's immediate life safety needs of warning and evacuation by making use of systems including the Wireless Emergency Alerts (WEA), Emergency Alert System (EAS), NOAA weather radios, and vehicle public address systems, as well as door-to-door notifications if needed (see Alert and Warning Annex).
- Conduct search & rescue, emergency medical services, hazard materials release, and law enforcement operations as needed.
- Assemble resources for a sustained response and for providing basic mass care, shelter, and information services to the community
- Restoration and establish confirmation of potable water quality
- Begin to transition from immediate emergency response efforts to sustained operations.
- Conduct sustained operations and begin to transition into recovery.

In addition to those tasks and objectives outlined in the EOP, the following specific operational objectives should be incorporated into initial response operations and planning:

- Direct and assist immediate life-saving rescue, warning and evacuation operations
- Deploy law enforcement resources to support response activities and maintain law and order
- Identify at-risk populations, notify them, and begin evacuation if warranted
- Relocate the EOC and DOC's as needed
- Activate the EOC and DOC's as needed
- Establish contact with the Operational Area and allied stakeholder agencies
- Conduct emergency evacuation and rescue operations as needed
- Assess:
    - Situation at critical facilities, including DOC's and utilities
    - Situation in areas not reporting
    - Condition of emergency communications systems
    - Implement recall of City staff as needed
- Begin public information messaging regarding recommended personal protective actions, evacuation centers, and community assistance needed.
- Complete an initial damage assessment of the city, identifying areas affected, major incidents, and operational status of critical services (see Damage Assessment Annex).
- Develop a consolidated situation assessment and declare a state of emergency
- Assess critical resource shortfalls and begin requesting support through Mutual Aid and the Operational Area. Consider resources needed for the next 14 days. Assess condition of transportation system and develop alternatives for moving critical resources into the city
- Establish perimeter control around unsafe areas

- Assess conditions at designated emergency shelter sites and begin to supply with beds, water, food, medical support, generators, sanitation, and facility security; and begin to open emergency shelters to residents and disaster relief workers.
- Identify people with special support requirements and transfer to appropriate care facilities
- Designate primary routes and implement debris clearance, route recovery, and traffic control
- Coordinate the receipt and deployment of incoming resources to prioritized missions
- Designate staging areas and begin planning to accommodate support personnel
- Ensure that an adequate system is in place to fuel and maintain generators providing power to critical facilities
- Conduct outreach for situation status and resource needs for affected facilities needing support from City, including transit sites, schools, commercial buildings, and sites of historic/cultural significance
- Implement elements of the City's Continuity of Operations Plan (COOP) as needed
- Initiate social and traditional media briefings to inform residents on City operations, steps they can take, services available to them, ongoing rumor control efforts, and ways in which the community can help
- Review and enhance security plans to maintain public order
- Begin deliberate program of safety assessment of homes and businesses
- Review incident status reports to prioritize incident commands that can begin suspending emergency response operations and transition to sustained response and recovery operations
- Ensure that air quality, hazardous materials spills, and other environmental situations are monitored, and risks addressed

Short-Term Recovery

The immediate response to a major storm event will focus on saving lives, providing resources to sustain City residents, and stabilizing the situation. At some point, however, the City will transition to a phase in which recovery operations take precedence. Rapid initiation of recovery operations is critical to restoring confidence in the community.

Activities in this phase include:

- Develop public information to address how to safely clean-up flood damage, deal with mold, dispose of debris, and access potential sources of assistance
- Work with the American Red Cross (ARC) and other organizations to provide information to support their Disaster Welfare Inquiry Program
- Establish a debris management plan and begin to gather and transport debris from critical sites or routes
- Coordinate with the business community regarding business resumption activities
- Produce, regularly update, and distribute a multi-lingual, multi-format, disaster "Fact Sheet" to the media, people in shelters, field response personnel, residents and businesses
- Implement a process to allow limited entry (where safe) for recovery of personal items
- Coordinate with the Operational Area to provide prioritized community behavioral health services (ex. those whose homes have been red-tagged, shelter residents, children, and individuals who have suffered significant loss
- Anticipate and support initial damage assessment visits by State and Federal officials wanting to confirm the immediate and long-term unmet recovery needs of the city
- Conduct Long-Term Recovery Planning to address issues of interim housing, debris management, expedited permitting, environmental safety monitoring, coordination with non-governmental and non-profit organizations, and state/federal disaster assistance programs

CITY OF FAYETTEVILLE ARKANSAS

Emergency Operations Plan (EOP)
Terror / Active Shooter Annex

Purpose:

This annex to the City of Fayetteville's Emergency Operations Plan (EOP) is intended to ensure an effective and coordinated response to a threatened or actual terrorist or active shooter incident. This annex provides direction for City departments, community groups, and allied stakeholders, ensuring interagency coordination in accordance with the City of Fayetteville's EOP and National Incident Management System (NIMS).

Scope:

This annex has been developed in accordance with the City of Fayetteville's EOP. In keeping with the EOP's "all hazards" approach for local emergency management, the response policies, and protocols for a terrorist or active shooter incident will align with those established in the EOP.

This annex is primarily focused on response and short-term recovery operations. Elements related to preparedness and long-term recovery are addressed in the City of Fayetteville's EOP and Washington County Pre-Hazard Mitigation Plan (WCHMP).

This annex does not alter existing City department emergency response standard operating procedures (SOPs), processes, or resources. Emergency response agencies (such as law enforcement, emergency medical services (EMS), and fire) will adhere to existing department SOPs in accordance with all legal requirements.

This annex does not address prevention and security measures undertaken by the City to reduce the threat or impact of terrorist or active shooter incidents.

Planning Assumptions:

This annex is based on a terrorist or active shooter incident that causes significant actual or potential loss of life. General impacts may include:

- A terrorist/active shooter threat or incident may occur at any time of day with little or no warning, may involve single or multiple geographic areas, and may result in mass casualties.
- A terrorism/active shooter incident, particularly an act directed against a large population center (or special event/target hazard) within the City that involves chemical biological, nuclear, radiological, and explosive (CBRNE) materials, will have major consequences that will overwhelm City capabilities to respond and may seriously challenge regional response capabilities.
- In the case of a biological attack, the effect may be temporally and geographically dispersed without a determined or defined incident site. Response operations may be conducted over a multi-jurisdictional, multi-state region.
- Injuries from a terrorist/active shooter incident may be both physical and psychological.
- Response will utilize all City department response protocols and the ICS. This may include establishing a unified command among law enforcement, fire, EMS, county, state, and federal

response agencies. The Washington County Emergency Operations Center (EOC) may be activated to coordinate incident support.

- Additional law enforcement resources will be needed to mitigate the threat, maintain public order, secure the crime scene, conduct investigations, and secure critical operations.
- In most cases, significant state and federal terrorist incident response support cannot be provided within the first few hours of an incident. Considerable state and federal response resources are available, but it may take 6 to 12 hours to activate and deploy such resources on a large scale.
- No one local, state, or federal agency has the authority or expertise to act unilaterally on issues that arise out of acts of terrorism, regardless of weaponry, equipment, or experience.
- If appropriate personal protective equipment (PPE) and capabilities are not available and the area is contaminated with CBRNE or other hazardous materials, it is possible that response actions into a contaminated area may be delayed until the material has dissipated to a level that is safe for emergency response personnel to operate or until appropriate PPE and capabilities arrive, whichever is sooner.
- The demand for emergency public information will be immediate and sustained. Social and traditional media coverage will be extensive.
- The response to a threat or actual incident will involve coordinated city, state, and federal law enforcement investigation.
- Recovery from a terrorist attack can be complicated by the presence of persistent (chemical, hazardous etc.) agents, additional threats, extensive physical damages, and mass casualties.
- Depending on the situation, economic consequence management and recovery will be addressed by local, state, and federal authorities in coordination with the private sector.
- It is possible to minimize terrorist/active shooter success by promoting public awareness and preparedness, training key personnel, and taking necessary actions to safeguard the community.

Roles and Responsibilities:

The following lists summarize the primary and significant roles and responsibilities for each City of Fayetteville department and stakeholder organization relative to a terrorist or active shooter incident.

City Mayor's Office

- Activate the EOP and EOC as needed
- Implement COOP as needed
- Establish and communicate policy regarding City staff reporting for assignments
- Lead and manage proclamations of local emergency
- Develop and maintain communication with the mayor and City councilmembers
- Lead emergency public information
- Assess City operations and provide legal counsel as needed

Finance

- Provide emergency procurement support for life-saving and emergency protective measures
- Oversee staff time-keeping
- Provide fiscal oversight and track expenses

CITY OF FAYETTEVILLE ARKANSAS

Fire

- Establish field Unified Command in coordination with the police department
- Implement Active Shooter Response Protocol as needed
- Prioritize and conduct EMS, search and rescue, and firefighting operations
- Coordinate victim rescue with the police department and EMS as needed
- Lead Fire and Rescue Mutual Aid coordination
- Establish EMS, fire, and hazardous materials staging areas as needed
- In the event of a suspected WMD, establish incident scene control zones (hot, warm, and cold), and conduct hazardous materials operations, including detection, agent identification, contamination modeling, decontamination, and prophylaxis
- Establish decontamination corridor and conduct emergency, full, and technical decontamination of casualties and first responders as needed
- Support the police department with PPE if needed
- Participate in Joint Information System or JIC
- Provide incident planning and management support as needed

Housing and Community Services

- Coordinate and provide emergency assistance
- Coordinate social services
- Coordinate with the Washington County Operational Area for opening a Victim / Family Assistance Center if needed

Human Resources

- Account for all City of Fayetteville staff
- Develop and coordinate human resources, including contractors
- Establish internal City staff communications
- Identify any employee needs (such as childcare and shelter)

Information Technology

- Protect, restore, and sustain City information technology resources
- Oversee communications within the incident management and response structures
- Coordinate with telecommunications service providers

Development Services

- Manage and conduct post-incident safety assessments for critical City facilities
- Lead damage assessment efforts

Police

- Conduct law enforcement interdiction and perimeter security operations
- Implement Active Shooter Response Protocol as needed
- Establish field Unified Command in coordination with the fire department
- Coordinate victim rescue with the fire department as needed
- Establish an exclusion zone

- Notify allied local, state, and federal law enforcement agencies as needed
- Establish law enforcement staging area
- Establish a family reunification location as close to the incident site as deemed safe
- Coordinate investigation, public warning, and evacuation operations
- Isolate and render devices safe as appropriate
- Lead Law Enforcement Mutual Aid coordination and consider requesting specialized response resources, including tactical teams, Civil Support Teams, and aviation
- Coordinate operations with other local, state, and federal law enforcement agencies
- Expand Unified Command as needed
- Coordinate traffic control and road closures
- Coordinate fatality management with the Washington County Coroner's Office
- Conduct initial public information functions, arrange an initial media briefing location, and participate in Joint Information System or JIC when established

Parks

- Manage emergency care and shelter operations (see Care and Shelter Annex)

Public Works

- Conduct post-incident damage surveys and evaluations and report results to dispatch
- Conduct infrastructure protection and emergency repair
- Conduct debris clearance and manage debris removal
- Lead Public Works Mutual Aid coordination
- Address potential hazardous materials contamination of storm water systems
- Provide engineering services and construction management
- Support damage assessment efforts
- Manage city facilities and coordinate use of non-city facilities
- Support transportation functions, including traffic control support and equipment
- Conduct enhanced maintenance and dispatch operations

Utilities

- Monitor potable water quality and perform sampling and testing as needed
- Restore and maintain water and wastewater infrastructure
- Address potential hazardous materials contamination of wastewater systems
- Provide potable water in support of mass care operations as possible

City Council

- Support public information efforts as needed
- Lead community engagement
- Review and approve the Proclamation of Local Emergency
- Consider short- and long-term recovery staff recommendations

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Concept of Operations:

The EOP defines the City of Fayetteville's general emergency response organization, authorities, policies, priorities, and procedures. In the event of a terrorist or active shooter incident, this annex provides potential specific objectives that the emergency response organization may integrate into its operations.

The Fayetteville Police Department will serve as the lead local agency for responding to and mitigating terrorist acts, terrorist threats, or active shooter incidents, as well as intelligence collection and criminal investigation activities. The Fayetteville Fire Department will serve as the lead local agency for addressing the consequences of a terrorist or active shooter incident, including providing and coordinating emergency medical services, rescue, hazard materials release containment and decontamination, and fire suppression.

Immediately following a terrorist or active shooter incident, and for as long as a state of emergency exists within the City of Fayetteville, response to the event will be the first priority of all City departments and agencies. All available City Disaster Service Workers (DSWs) will be directed to achieve the following objectives:

- Save lives
- Reduce immediate threats to life, public health and safety, public and private property, and the environment
- Provide necessary mass care, shelter, and medical services to City residents and other members of the general public
- Safeguard the health and safety of first responders
- Restore the operations of facilities, whether public or privately owned, that are essential to health, safety, and welfare of the community, including critical City facilities, utilities, and transportation infrastructure
- Assess damage to infrastructure, public facilities, and the built environment
- Expedite the restoration of services, the economy, and the community at large; and begin the process of recovery
- Keep the community informed

<u>Preparedness</u>

The sharing of threat information is fundamental to deterring or mitigating an attack and improving response capabilities. Upon receipt of credible threat intelligence from federal, state, and other local law enforcement agencies, the police department may notify selected City departments and allied agencies as necessary. The police department may possess information of a classified nature that cannot be immediately shared with other departments and agencies until they receive permission to do so.

Once intelligence indicates the potential for a terrorist or active shooter incident, City departments may be directed to increase their readiness to conduct response operations. These efforts may include:

- Enhanced personnel and facility security
- Enhanced staffing
- Reducing non-critical operations
- Adjusting work hours
- Readying equipment and supplies
- Conducting investigation and other protective operations

The EOC may be activated to develop enhanced situational awareness, expedite decision making, conduct stakeholder notification and coordination, develop public information, and provide greater support to City departments.

CITY OF FAYETTEVILLE ARKANSAS

Response

When an actual terrorist or active shooter incident occurs, the City of Fayetteville will provide immediate response via its public safety departments coordinating in the field by using the ICS.

Local, state, and federal law enforcement agencies will augment the response and investigation functions. Depending on the nature of the incident, specialized law enforcement resources could include tactical, negotiations, CBRNE, evidence response, surveillance, and other technical services.

Mass casualty management, including triage, treatment, and transportation, will follow the procedures established in the NWA Metro Chief's EMS Protocols. Fatality management, including incident scene preservation, investigation, reconstruction and the prevention of the commingling of remains, shall follow the procedures of the Washington County Coroner's Office.

In the event the attack involves the use of a WMD, the Incident Commander may direct the evacuation of impacted and threatened areas. The area to be evacuated will be based on the suspected material involved, amount involved, exposure limits, likely plume area, time available to evacuate, availability of better shelter, weather, vulnerabilities of the population at risk, and other factors. The Incident Commander will consider the options, including shutting down heating and ventilating systems, sheltering in place, vertical evacuation, partial evacuation, or total evacuation.

An Investigations Group may be established to provide oversight and direction to all investigative activity related to the threat, critical incident, or special event. The Investigations Group, composed of investigative personnel from agencies with specific jurisdiction or authority for investigating crimes related to the threat or incident, implements the strategy of the FBI by directing the collection and management of investigative information. Security of the crime scene and collection of evidence will be coordinated through the ICS.

The City of Fayetteville's EOC may be activated to provide support to field personnel, coordinate the efforts of other City departments, and collaborate with the Washington County Operational Area and other allied stakeholders.

In the first few hours and days following a terrorist or active shooter incident, the City of Fayetteville will:

- Conduct law enforcement, EMS, search and rescue, and hazard materials release containment and decontamination operations as needed
- Assemble resources for a sustained response and for providing basic mass care, shelter, and information services to the community
- Begin to transition from immediate emergency response efforts to sustained operations
- Conduct sustained operations and begin to transition into recovery

As a result of the significant public interest and media attention such an incident would generate, the City may establish a Joint Information Center (JIC) integrated into the Incident Command structure. The JIC is composed of the public affairs (media) officers from the participating local, state, and federal public safety agencies.

In addition to the tasks and objectives outlined in the EOP, the following specific operational objectives

should be incorporated into initial response operations and planning:

- Identify and counter the terrorist or active shooter threat.
- Determine and implement initial protective actions for emergency responders and the public in the vicinity of the incident site.
- Direct and assist immediate life-saving emergency medical, rescue, hazardous materials, warning, and evacuation operations.
- Deploy and coordinate law enforcement and fire and EMS mutual aid resources to support response activities.
- Establish security and operational perimeters.
- Identify at-risk populations, notify them, and begin evacuation if warranted.
- Establish contact with the Operational Area and allied stakeholder agencies.
- Activate the EOC and DOCs as needed and establish an EOC Liaison at the ICP.
- Activate the City's Temporary Evacuation Point (TEP) to accommodate displaced populations while emergency shelters are being opened.
- Establish a family reunification location as close to the incident site as deemed safe
- Assess the situation at critical facilities and the condition of emergency communications systems
- Implement recall of City staff as needed.
- Begin public information messaging regarding recommended personal protective actions, evacuation centers, and community assistance needed, and assess the need to activate the JIC
- Conduct mass care and shelter operations as needed, including family reunification.
- Complete an initial damage assessment of the City, identifying areas affected, major incidents, and operational status of critical services.
- Develop a consolidated situation assessment and declare a state of emergency.
- Assess critical resource shortfalls and begin requesting support through mutual aid and the Operational Area while considering resources needed for the next 14 days, assessing the condition of the transportation system, and developing alternatives for moving critical resources into the City.
- Designate primary routes and implement debris clearance, route recovery, and traffic control.
- Coordinate the receipt and deployment of incoming resources to prioritized missions.
- Designate staging areas and begin planning to accommodate support personnel.
- Implement elements of the City of Fayetteville's Continuity of Operations Plan (COOP) as needed.
- Review incident status reports to prioritize incident commands that can begin suspending emergency response operations and transition to sustained response and recovery operations.
- Ensure that air quality, hazardous materials spills, and other environmental situations are monitored, and risks addressed.

Short-Term Recovery

CITY OF FAYETTEVILLE ARKANSAS

The immediate response to a terrorist or active shooter incident will focus on saving lives, stabilizing the situation, conducting law enforcement investigations, ensuring a safe environment, and communicating with residents and the community. At some point, however, the City will transition to a phase in which recovery operations take precedence. Rapid initiation of recovery operations is critical to restoring confidence in the community.

In addition to the immediate effects on persons or the built environment, a terrorist or active shooter incident could produce significant long-term impacts, such as psychological trauma, disruption of the community's social infrastructure, and stress to community identity.

Activities in this phase include ensuring proactive community engagement and dialogue, identifying community needs, developing public and behavioral health resources, demobilizing and caring for first responders, conducting debris removal, structural safety assessments, and damage assessments, assisting with resident re-entry and the return of personal effects and overseeing the coordination of donations. In addition, the City will:

- Continue to conduct law enforcement security and investigation operations.
- Demobilize and care for first responders.
- Ensure safety of the environment, structures, and infrastructure systems.
- Work with the American Red Cross (ARC) and other organizations to provide information to support their Disaster Welfare Inquiry Program.
- Coordinate with the Operational Area to provide prioritized community behavioral health services (for example, impacted and affected residents, evacuees, children, individuals who have suffered significant loss, first responders, EOC staff, and other City employees).
- Consider the potential for opening a Victim / Family Assistance Center.
- Develop a sustained community engagement program to provide public information, develop public dialogue, identify community needs, and deliver information regarding access to potential sources of assistance.
- Establish a debris management plan and begin to collect, transport, and dispose of debris in coordination with law enforcement investigations and evidence collection.
- Coordinate with the business community regarding business resumption activities.
- Implement a process to allow limited entry (where safe) for recovery of personal items.
- Anticipate and support initial damage assessment visits by state and federal officials wanting to confirm the immediate and long-term unmet recovery needs of the City.
- Conduct Long-Term Recovery Planning to address issues of interim housing, debris management, expedited permitting, environmental safety monitoring, coordination with non-governmental and non-profit organizations, and state and federal disaster assistance programs.

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Emergency Operations Plan (EOP)
Wildfire Annex

Purpose:

This Annex to the City of Fayetteville's Emergency Operations Plan (EOP) is intended to ensure an effective and coordinated response to a significant wildfire event. This annex provides direction for city departments, community groups and allied stakeholders ensuring interagency coordination in accordance with the City's EOP and the National Incident Management System (NIMS).

Scope:

This Annex has been developed in accordance with the City EOP. In keeping with the EOP's "all-hazards" approach for local emergency management, the response policies and protocols for a wildfire event will align with those established in the EOP. The Annex supplements the EOP by providing considerations for a response to a major wildfire event in the City.

This Annex is primarily focused on response and short-term recovery operations. Elements related to preparedness, long-term recovery, and mitigation are addressed in the City's EOP and the Washington County Pre-Hazard Mitigation Plan (WCHMP).

This annex does not alter existing City department emergency response standard operating procedures (SOPs), processes, or resources. Emergency response agencies (such as fire, law enforcement, and emergency medical services) will adhere to existing department SOPs in accordance with all legal requirements.

Planning Assumptions:

This Annex is based on a developing wildfire causing significant actual or potential loss of property. General impacts may include:

- Hundreds of residents may need to be alerted and evacuated with little or no notice.
- Hundreds of residents may require shelter because of evacuation or damage to homes.
- Electrical service and voice/data/radio communications may be impacted due to downed lines or damage to transmitters/antennas.
- Damage or loss of power to water and wastewater collection systems may cause disruption of vital services.
- Smoke will present visibility issues for residents and responders as well as indirect public health risks.
- A major wildfire event could generate tons of debris including construction & demolition, damaged trees, and hazardous waste.
- Structural damage to transportation infrastructure may take weeks or months to repair. These systems may be damaged or disrupted including bridges, roads, signage, and barriers.
- Law enforcement will be significantly challenged to coordinate and conduct notification, evacuation, and traffic management missions.
- Additional law enforcement resources may be needed to maintain public order, augment rescue operations, and secure critical operations.

- A wildfire incident may impact the City with little or no warning. In a no-notice event, there may be insufficient notice to notify local residents, prepare the City's emergency response organization and implement the City's Emergency Operations Plan.
- The demand for emergency public information will be immediate and sustained. Social and traditional media coverage will be extensive.

Roles and Responsibilities:

The following lists summarize the primary roles and responsibilities for each City department and stakeholder organization relative to a major wildfire event:

City Mayor's Office

- Activate the EOP and EOC as needed
- Implement COOP as needed
- Establish and communicate policy regarding City staff reporting for assignments
- Lead and manage proclamations of local emergency
- Develop and maintain Communication Plan with City Councilmembers
- Lead emergency public information
- Assess City operations and provide legal counsel as needed

Finance

- Provide emergency procurement support for lifesaving and emergency protective measures
- Oversee staff timekeeping
- Provide fiscal oversight and track expenses

Fire

- Prioritize and conduct firefighting and EMS operations
- Advise and coordinate public warning and evacuation functions
- Establish field Incident/Unified Command as needed
- Lead Fire Mutual Aid coordination including hand crews, aviation, and incident support
- Provide incident planning and management support as needed
- Inspect for potential damage to hazardous materials facilities
- Support damage assessment efforts
- Lead repopulation efforts as the incident transitions to short-term recovery

Housing and Community Services

- Coordinate and provide emergency assistance to those displaced by the wildfire
- Support damage assessment efforts
- Coordinate social services

Human Resources

- Account for all City staff
- Develop and coordinate human resources including contractors
- Establish internal City staff communications
- Identify any employee needs (ex. childcare, shelter)

Information Technology

- Protect, restore, and sustain City information technology resources
- Coordinate GIS mapping of damage, evacuation areas and progress of firefighting efforts
- Oversee communications within the incident management and response structures
- Coordinate with telecommunications service providers
- Restore and repair telecommunications infrastructure

Development Services

- Manage and conduct post-fire safety assessments for critical City facilities
- Lead damage assessment efforts.

Police

- Prioritize and conduct law enforcement, evacuation, and security operations
- Develop and maintain perimeter and access control
- Establish field Incident/Unified Command as needed
- Lead Law Enforcement Mutual Aid coordination
- Coordinate traffic safety and road closures
- Support damage assessment efforts

Parks

- Assess status of critical Department facilities and potential evacuation and/or shelter sites
- Manage emergency shelter and mass care operations (see Care and Shelter Annex)
- Coordinate with the Washington County Operational Area for the care of unaccompanied

Public Works

- Conduct post-fire damage surveys/evaluations and report results to dispatch
- Conduct infrastructure protection and emergency repair
- Support evacuation operations including individuals requiring assistance
- Conduct debris clearance and manage debris removal
- Lead Public Works Mutual Aid coordination
- Provide engineering services and construction management
- Support damage assessment efforts
- Manage City facilities and coordinate use of non-City facilities
- Conduct enhanced maintenance and dispatch operations

Utilities

- Restore/maintain water and wastewater infrastructure to prioritize water supply for fire suppression
- Provide potable water in support of mass care operations as possible
- Support damage assessment efforts

City Council

- Support public information efforts as needed
- Lead community engagement
- Review and approve the Proclamation of Local Emergency
- Visit impacted areas, shelters, and other temporary facilities to identify potential issues
- Consider short- and long-term recovery staff recommendations

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Concept of Operations:

In a major wildfire, local fire, police and EMS agencies may form a Unified Command to manage the incident. This command structure addresses tactical operations, coordination of fire mutual aid resources, organizational logistics and public information.

Immediately following a major wildfire event, and for as long as a state of emergency exists within the City, response to the event will be the priority of all City departments and agencies. All available City Disaster Service Workers (any public employee or volunteer providing assistance during a disaster) and field responders will be directed to achieve the following objectives:

- Save lives
- Reduce immediate threats to life, public health and safety, public and private property, and the environment
- Provide necessary care, shelter, and medical services to City residents and other members of the general public
- Restore the operations of facilities, whether public or privately owned, that are essential to health, safety, and welfare of the community, including critical City facilities, utilities, and transportation infrastructure
- Assess damage to infrastructure, public facilities, and the built environment
- Expedite the restoration of services, the economy, and the community at large; and begin the process of recovery
- Keep the public informed

Preparedness

Once weather forecasts and fire conditions indicate a potential for a significant wildfire event, City departments may increase their readiness to conduct response operations. These efforts may include:

- Enhanced staffing (or Upstaffing)
- Adjusting work hours
- Readying equipment and supplies
- Reducing non-critical operations
- Conducting protective operations
- Increased observation and monitoring of areas at greatest risk

The Emergency Operations Center (EOC) may also be activated to develop enhanced situational awareness, expedite decision making, conduct stakeholder coordination, develop public information, and provide greater support to City departments.

Response

Wildfires can impact the city in two primary ways – a wildfire originating outside the City limits that is approaching the City, and a wildfire originating within the City limits.

- For an approaching wildfire, when the Fire Department receives intelligence of a wildfire either approaching or threatening to approach the City limits leadership from Fire, Police, Emergency Management, and Public Information will initiate a conference call to discuss the potential threat to the city, immediate needs, initiation of evacuation of city zones, activation of the EOC and/or Department Operations Center's (DOCs), and communication priorities.
- For a wildfire that originates within the City limits, initial response personnel will assess the ability to contain the fire. If they determine that the fire requires evacuations, Emergency Management will be notified to begin alert and warning messages for the evacuation of city zones, the EOC and DOCs will be immediately activated to support field personnel, and Public Information will provide updates through appropriate channels.

CITY OF FAYETTEVILLE ARKANSAS

The City will provide immediate response via its public safety departments coordinating in the field via the Incident Command System (ICS). The City's EOC will provide support to field personnel, coordinate the efforts of other City departments, and collaborate with the Washington County Operational Area

In the first few hours or days of a major wildfire event, the City will:

- Respond to the community's immediate life safety needs of warning and evacuation by making use of emergency notification systems including the Emergency Alert System (EAS), Wireless Emergency Alerts (WEA), NOAA Weather Radios and vehicle public address systems, as well as door-to-door notifications if needed (see Alert and Warning Annex).
- Conduct fire suppression, property protection, emergency medical services, and law enforcement operations as needed.
- Assemble resources for a sustained response and for providing basic mass care, shelter, and information services to the community.

In addition to those tasks and objectives outlined in the EOP Basic Plan, the following specific operational objectives will be incorporated into initial response operations:

- Direct and assist immediate life-saving warning and evacuation operations.
- Deploy law enforcement resources to support response activities and maintain law and order.
- Identify at-risk populations, notify them, and begin evacuation if warranted.
- Activate the EOC and DOCs as needed.
- Develop real-time situational awareness to guide public information efforts.
- Deploy an EOC liaison to the Incident Command Post (ICP) and Washington County EOC, as appropriate.
- Open the city-operated Temporary Evacuation Point (TEP).
- Conduct emergency evacuation and traffic management operations as needed.
- Begin public information messaging regarding recommended personal protective actions, evacuation centers, and community assistance needed. Assess the need to activate the Joint Information Center.
- Coordinate the receipt and deployment of incoming resources to prioritized missions.
- Designate staging areas and begin planning to accommodate support personnel.
- Assess the situation at critical facilities and the condition of emergency communications systems.
- Coordinate with the Washington Department of Health to identify and address the threat posed by degraded air quality.
- Assess critical resource shortfalls and begin requesting support through Mutual Aid and the Operational Area. Consider resources needed for the next 14 days.
- Establish perimeter control around unsafe areas.
- Designate primary traffic routes and implement debris clearance, route recovery, and traffic control.
- Conduct outreach for situation status and resource needs for affected facilities needing support from City, including transit sites, schools, commercial buildings, and sites of historic/cultural significance
- Implement elements of the City's Continuity of Operations Plan (COOP) as needed
- Initiate social and traditional media briefings to inform residents on City operations, steps they can take, services available to them, ongoing rumor control efforts, and ways in which the community can help.
- Review and enhance security plans to maintain public order.
- Review incident status reports to prioritize incident commands that can begin suspending emergency response operations and transition to sustained response and recovery operations.
- Complete an initial damage assessment of the city, identifying areas affected, major incidents, and operational status of critical services.

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ARKANSAS

Short-Term Recovery

The immediate response to a major wildfire event will focus on saving lives, providing resources to sustain City residents, and stabilizing the situation. At some point, however, the City will transition to a phase in which recovery operations take precedence. Rapid initiation of recovery operations is critical to restoring confidence in the community. Activities in this phase include mitigating life-safety hazards, enhanced security operations, utility restoration, limited debris clearance, resident re-entry, sustained public information, coordination of donations, and damage assessment.

When it is safe for residents to return to evacuated zones, reentry coordination and planning will be initiated by the Fire Department and other key organizations leading incident response (Police, TPW, Fire, etc.).

The EOC will facilitate the opening of a Local Assistance Center which will provide initial support and assistance with beginning the recovery process to those impacted by the fire. Community Points of Distribution will also be stood up for areas impacted by the fire, providing residents with appropriate safety equipment to be able to access their damaged properties.

Depending on the recovery needs in the City, task forces will be stood up to coordinate the various tasks that need to be completed (e.g., Debris Management, Economic Recovery, Housing, etc.).

CITY OF FAYETTEVILLE ARKANSAS

Emergency Operations Plan (EOP)
Earthquake Annex

Purpose:

This annex to the City of Fayetteville's Emergency Operations Plan (EOP) is intended to ensure an effective and coordinated response to a significant earthquake event. This annex provides direction for city departments, community groups and allied stakeholders ensuring interagency coordination in accordance with the City's EOP and the National Incident Management System (NIMS).

Scope:

This annex was developed in accordance with the City EOP. In keeping with the EOP's "all-hazards" approach for local emergency management, the response policies and protocols for an earthquake will align with those established in the EOP.

The annex supplements the EOP by providing considerations for a response to a major earthquake in Washington County or the Northwest Arkansas area that has a significant effect on the City. This plan does not change policies and direction provided in the EOP, such as policies for activating and managing the EOC. Rather, it provides additional guidance that may be used to complement the EOP.

Many variables govern the specific effects of an earthquake, from the amount of energy it releases and the location of its origin to the specific qualities of the soil and rock upon which a community is built. Given these variables, the complexity of earthquake effects, no plan can possibly identify all considerations for a response. Consequently, this annex is not intended to describe detailed procedures for tactical execution of response tasks. However, the plan does provide considerations that can be used to prepare for and guide the execution of response operations.

This annex is primarily focused on response and short-term recovery operations. Elements related to preparedness, long-term recovery, and mitigation are addressed in the City's EOP and the Washington County Pre-Hazard Mitigation Plan (WCHMP).

This annex does not alter existing City department emergency response standard operating procedures (SOP), processes, or resources. Emergency response agencies (such as fire, law enforcement, and emergency medical services (EMS) will adhere to existing department SOPs in accordance with all legal requirements.

Planning Assumptions:

This annex is based on a significant earthquake--either a localized incident or a larger regional event. The impact and associated effects will be determined by several variables including the magnitude, location, shaking intensity, duration and time of the event. General impacts include:

- Damage due to shaking may be severe.
    - Structural damage is likely to be worst in areas of soft soils or unconsolidated fill.
    - Some buildings may experience partial or total structural failure.
    - Nonstructural damage will be widespread and will cause a number of buildings to be unusable even if the structure is deemed sound.

  - Depending on the magnitude of the earthquake, people may be trapped in collapsed structures.

- The earthquake may cause immediate, simultaneous ignitions. Structure fires may ignite throughout the City. Fires will continue to ignite as power is restored.
- Fatalities and hundreds of injuries may occur. If the earthquake occurs during midday, the number of casualties will likely be greater as the working population is affected.
- Most fatalities will occur in the first 48 hours, but recovery of those buried in debris may continue for days.
- Hundreds of residents may require shelter because their dwellings are damaged.
- Water, power, and gas service will be interrupted.
  - Potable water shortages may occur due to pipeline breaks, loss of storage capacity, loss of power, or compromised water treatment. This may be a significant limiting factor for hospitals, medical care providers, 24-hour care facilities, and the business community as well as for the public.
  - Services may gradually decline due to leaks or as generators powering pumps run out of fuel or malfunction.
  - System restoration may take days (for electrical power) or weeks (for water and gas).
- Voice and data communications systems may be damaged, oversubscribed or disrupted due to loss of power and may take several weeks to fully restore.
- Major transportation facilities and systems may be damaged or disrupted including:
  - Major bridges and highways
  - Mass transit bus systems
  - City streets and roads
  - Structural damage to these facilities may take weeks or months to repair
- Breaks in wastewater collection and disruption in treatment may cause disruption of vital services and could result in uncontrolled releases of untreated sewage.
- Critical government facilities (emergency operation centers [EOC], department operation centers [DOC], fire and police stations, public works, and transit) may be damaged and require alternate facilities be established.
- Shelter facilities may be damaged, requiring the identification of alternate shelter facilities. The demand for shelters may exceed initial capabilities/capacity. Small businesses will likely close due to impacts to their facilities, loss of utilities, and/or lack of staff to continue operations.
- The earthquake will generate millions of tons of debris. Initially, collapsed buildings and other structures may block roads and limit movement for evacuees and response personnel and vehicles.
- Earthquake aftershocks, some almost as large as the main shock, will occur regularly and may cause additional damage. The frequency and magnitude of aftershocks will decrease over time.
  - The cumulative impact of large aftershocks will cause additional structural damage and necessitate additional safety assessment inspections (for aftershocks over M5.0).

  - The occurrence of aftershocks will also have a cumulative effect on the feeling of well-being or safety of residents and responders.

- Large earthquakes will produce intense regional competition for resources. Local mutual aid fire, EMS, and law enforcement resources will be limited as other jurisdictions face similar circumstances.
- The state and federal governments will immediately begin mobilization of resources. However, it may take time for resources to arrive. For example, FEMA Urban Search and Rescue (USAR) teams may take 24 to 48 hours to arrive in the affected areas.
- Disrupted communications systems, overwhelmed first responders, and the overall magnitude of the situation may slow the initial situation assessment.
- Damage to critical City facilities (ex. EOC, DOCs, fire stations) may require alternative arrangements for management of response services.
- Damage to water and communications systems may challenge fire-fighting operations.
- The number of people trapped in buildings may initially exceed capacity to respond.
- Damage in high-rise areas may require response to the following incidents:
  - Fires on upper floors
  - People trapped in elevators
  - People with mobility challenges who need to evacuate but cannot use steps
  - Injuries in high-rise areas caused by falling glass and other debris
- Damage and disruption may necessitate deployment of law enforcement resources to maintain public order, augment rescue operations, and secure dangerous sites.
- Local medical facilities may be damaged. Surviving hospital capacity may be inadequate to treat casualties and other medical emergencies, requiring that some severely injured patients be relocated to facilities outside Washington County. However, relocation may be limited by impacts to the transportation system.
- The demand for emergency shelter may initially exceed capacity to inspect buildings and provide the resources and staff required to open fully functional shelters.
- The capacity to shelter and care for displaced residents may be exceeded, forcing relocation to other areas outside the City.
- It may be necessary to quickly assess thousands of buildings (public and private) to determine whether they are safe for re-entry and occupancy (see Damage Assessment Annex).
- Resources to remove debris will initially be limited as the City mobilizes its own forces and available contractors.
- The demand for emergency public information will be immediate and sustained. Social and traditional media coverage will be extensive.
- The ability of residents to return to work or provide support will be affected by utility disruptions, infrastructure damage, affected transit systems, interrupted supplies of key commodities including fuel, closed schools, reduced childcare services, as well as other indirect impacts on social infrastructure.

- Response during the evening hours will be more challenging due to limited visibility.
- Assistance in the form of spontaneous volunteers, donated goods, and monetary donations will begin to flow into the City. Although this may provide desperately needed resources, it will create coordination and logistical support challenges.

Roles and Responsibilities:

The following lists summarize the primary and significant roles and responsibilities for each City department and stakeholder organization relative to an earthquake event:

City Mayor's Office:

- Activate the EOP and EOC as needed
- Implement the COOP as needed
- Establish and communicate policy regarding City staff reporting for assignments
- Lead and manage proclamations of local emergency
- Develop and maintain communication with City Councilmembers
- Lead emergency public information
- Assess City operations and provide legal counsel as needed

Finance

- Provide emergency procurement support for lifesaving and emergency protective measures
- Develop financial mechanisms, procurement vehicles, and contracts to support procurement
- Oversee staff timekeeping
- Provide fiscal oversight and track expenses

Fire

- Conduct company-level post-earthquake windshield surveys and report results to the EOC
- Activate emergency personnel recall procedures
- Prioritize and conduct firefighting, EMS, search & rescue, and HazMat operations
- Establish field incident command as needed
- Lead fire and rescue mutual aid coordination
- Deploy and manage City and mutual aid resources
- Lead mass casualty/fatality management
- Assess status of critical department facilities
- Lead Emergency Management Mutual Aid (EMMA) coordination
- Provide incident planning and management support as needed

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FAYETTEVILLE
ARKANSAS

Housing & Community Services

- Coordinate and provide emergency assistance
- Support damage assessment efforts
- Coordinate social services

Human Resources

- Account for all City staff
- Develop and coordinate human resources including contractors
- Establish internal City staff communications
- Identify any employee needs (e.g., childcare, shelter)

Information Technology

- Protect, restore, and sustain City information technology resources
- Oversee communications within the incident management and response structures
- Coordinate with telecommunications service providers
- Restore and repair telecommunications infrastructure

Parking

- Provide support to police department for access and traffic control
- Assist in establishing multipurpose staging areas

Development Services

- Manage and conduct post-earthquake safety assessments for critical City facilities
- Lead damage assessment efforts

Police

- Conduct beat-level post-earthquake windshield surveys and report results to the DOC
- Activate emergency personal recall procedures
- Prioritize and conduct law enforcement, public warning, evacuation, and security operations
- Establish field incident command as needed
- Establish liaison with Washington County Coroner
- Lead Law Enforcement Mutual Aid coordination
- Deploy and manage mutual aid resources
- Impose curfew as directed
- Provide traffic control
- Provide support for access, traffic, and crowd control at mass care facilities

Parks

- Assess status of critical department facilities and potential shelter sites
- Coordinate safety assessments of potential shelter sites
- Manage emergency shelter and mass care operations (see Care and Shelter Annex)
- Coordinate with the Washington County Operational Area for the care of unaccompanied minors

CITY OF FAYETTEVILLE ARKANSAS

Public Works

- Conduct post-earthquake damage surveys and report results to the DOC
- Conduct infrastructure protection and emergency repair
- Support evacuation operations including individuals requiring assistance
- Establish and support movement restrictions
- Conduct debris clearance and manage debris removal
- Coordinate restoration/recovery of energy infrastructure
- Lead Public Works Mutual Aid coordination
- Deploy and manage mutual aid resources
- Provide engineering services and construction management
- Support damage assessment efforts
- Conduct enhanced maintenance and dispatch operations

Utilities

- Coordinate potable water system resources for prioritized public safety operations
- Monitor potable water quality and perform sampling/testing as needed
- Restore/maintain water and wastewater infrastructure
- Restore/maintain wastewater treatment plant operations
- Provide potable water in support of mass care operations as possible
- Support damage assessment efforts

City Council

- Support public information efforts as needed
- Lead community engagement
- Review and approve the Proclamation of Local Emergency
- Visit impacted areas, shelters, and other temporary facilities to spot problems and special issues
- Consider short- and long-term recovery staff recommendations

Public Utilities (Gas, Water and Electric)

- Mitigate safety threats to responders and residents
- Coordinate prioritization of restoration of electrical, water and gas utility services

Concept of Operations:

Immediately following a major earthquake, and for as long as a state of emergency exists within the City, response to the earthquake will be the priority of all City departments and agencies. All available City Disaster Service Workers (DSW) will be directed to achieve the following objectives:

- Save lives.
- Reduce immediate threats to life, public health and safety, and public and private property.
- Provide necessary care, shelter, and medical services to City residents and other members of the general public.
- Restore the operations of facilities, whether public or privately owned, that are essential to the health, safety, and operational status of the community, including critical City facilities, utilities, and transportation infrastructure.
- Assess damage to infrastructure, public facilities, and the built environment.
- Expedite the restoration of services, the economy, and the community at large; and begin the process of recovery.
- Keep the public informed.

CITY OF FAYETTEVILLE ARKANSAS

Response

The EOP defines the City's general emergency response organization, authorities, policies, priorities, and procedures. In the event of a significant earthquake, this annex provides potential specific objectives that the emergency response organization may integrate into its operations.

The City will provide immediate response via its public safety departments coordinating in the field via the Incident Command System (ICS). The City's EOC will provide support to field personnel, coordinate the efforts of other City departments and collaborate with the Washington County Operational Area and other allied stakeholders.

If the City is unable to provide sufficient resources, requests will go first to the Washington County Operational Area, then the State and then potentially, the federal government. Arriving resources will be rapidly deployed, integrated into the City's operations, and tracked. The City will provide public information efforts as well as mass care and shelter services to impacted residents. Integrated disaster fiscal procedures will ensure any use of public funds is justified and cost-effective. Transitioning from immediate life safety to sustained community response, the City will simultaneously start short-term recovery efforts while developing a long-term recovery plan.

In the first few hours and days following the earthquake (E), the City will conduct a phased response to coordinate these operations. Please note that these timeframes are an estimate, and some operations may require additional time which would extend the timeframe of each phases:

- First 4 hours (E+4)
  - Respond to the community's immediate life safety needs of fire suppression, emergency medical services, search & rescue, hazard materials release, and law enforcement.
- First 12 hours (E+12)
  - Assemble resources for a sustained response and for providing basic mass care, shelter, and information services to the community. Develop initial situational awareness of earthquake impacts through the conduct of windshield surveys of damages (see Damage Assessment Annex).
- Through 24 hours (E+24)
  - Consolidate the system and resources for sustaining emergency response operations. Conduct outreach and public information efforts.
- Through 48 hours (E+48)
  - Stabilize support for affected areas, forecast potential resource requirements, and initiate damage assessment.
- Through 72 hours (E+72)
  - Begin to transition from immediate emergency response efforts to sustained operations. Develop Initial Damage Estimate.
- Sustained Operations (E+ 3 to 7 days)
  - Conduct sustained operations and begin to transition into recovery.

In addition to those tasks and objectives outlined in the EOP, the following specific operational objectives should be incorporated into initial response operations and planning:

First 4 hours (E+4)

- Respond to the community's immediate life safety needs of fire suppression, emergency medical services, search & rescue, hazard materials release, and law enforcement.
- Direct and assist immediate life-saving rescue operations.
- Direct fire suppression for existing structure fires and anticipate fire spread based on conditions and historic precedent.
- Deploy law enforcement resources to support response activities and maintain law and order.
- Deploy EMS to major incidents.
- Establish casualty collection points for initial treatment of the injured.
- Deploy hazardous materials response resources as needed.
- Activate the EOC and DOCs as needed.
- Establish contact with the Washington County Operational Area and allied stakeholder agencies.

- Activate the City's Temporary Evacuation Point (TEP) to accommodate displaced populations while emergency shelters are being opened.
- Identify at-risk populations, notify them, and begin to evacuate if warranted.
- Assess:
    - Situation at critical facilities, including DOCs and utilities.
    - Situation in areas not reporting.
    - Condition of emergency communications systems.
- Implement recall of City staff as needed.
- Begin public information messaging regarding recommended personal protective actions, safe congregation points, and community assistance needed.
- Complete an initial damage assessment of the City, identifying areas affected, major incidents, and operational status of critical services (see Damage Assessment Annex).

First 12 hours (E+12)

- Assemble resources for a sustained response and for providing basic mass care, shelter, and information services to the community. Develop initial situational awareness.
- Assess critical resource shortfalls and begin requesting support through mutual aid agreements and the Washington County Operational Area. Consider resources needed for the next 14 days. Assess condition of transportation system and develop alternatives for moving critical resources into the City.
- Develop a consolidated situation assessment and declare a state of emergency.
- Establish perimeter control around unsafe areas.
- Establish security at critical buildings, incident sites, work locations, infrastructure, and resource centers.
- Initiate safety assessment of critical City facilities.
- Assess conditions at designated emergency shelter sites and begin to supply with beds, water, food, medical support, generators, sanitation, and facility security.
- Begin to open emergency shelters to residents and DSWs.
- Identify people with special support requirements and transfer to appropriate care facilities.
- Designate primary routes and implement debris clearance, route recovery, and traffic control.
- Initiate a regular status reporting and resource requesting process between area commands (if established), major incident commands (if established), and state/federal counterparts offering coordinated assistance.
- Assess the need to activate the Joint Information Center (JIC).
- Determine if a curfew should be established.

Through 24 hours (E+24)

- Consolidate the system and resources for sustaining emergency response operations. Conduct outreach and public information efforts.
- Concentrate City emergency management efforts for supporting ongoing on-scene incident management at major incidents, reinforcing the logistical support being requested.
- Coordinate the receipt and deployment of incoming resources to prioritized missions.
- Designate staging areas and begin planning to accommodate support personnel.
- Ensure that an adequate system is in place to fuel and maintain generators providing power to critical facilities.
- Coordinate with the Washington County Operational Area regarding the process of collecting and handling fatalities.
- Conduct outreach for situation status and resource needs for affected facilities needing support from City, including transit sites, schools, commercial buildings, and sites of historic/cultural significance.

- Implement elements of the City's Continuity of Operations Plan (COOP) as needed.
- Initiate social and traditional media briefings to inform residents on City operations, steps they can take, services available to them, ongoing rumor control efforts, and ways in which the community can help.

Through 48 hours (E+48)

- Stabilize support for affected areas, forecast potential resource requirements, and initiate damage assessment.
- Process ongoing logistical resource requests for emergency services and mutual aid needs to support incident management.
- Evaluate the need for and implement an emergency drinking water plan.
- Establish a distribution network for drinking water and food for persons who are not residing in mass care facilities but are without basic services.
- Initiate damage assessment of City facilities, with priority for facilities critical to response operations. Determine approximate scope and severity of damage for key facilities only.
- Make arrangements for the EOC to assume responsibility for supporting incoming mutual aid and convergent resources, relieving field-level public safety workers to focus on providing sustained rescue, firefighting, paramedic, and law enforcement services.
- Conduct an ongoing review in the EOC of current situation reporting and resource requesting processes and revise as needed.

Through 72 hours (E+72)

- Begin to transition from immediate emergency response efforts to sustained operations. Develop Initial Damage Estimate.
- Support hospital and other medical facility re-supply efforts.
- Re-evaluate mass care needs in light of any ongoing aftershocks and subsequent damage.
- Establish shelter support coordinator teams and evaluate the shelter sites to identify:
- Site damage
- Critical support requirements, including shelter management personnel
- Site security
- Adequacy of feeding and medical care arrangements
- Shelter demographics (gender, children, medical needs, language barriers, disability needs)
- Establish plans for how to provide care for people with special support requirements that cannot be met in congregate care shelters.
- Coordinate with the Washington County Operational Area and consider establishing a JIC if not already established.
- Coordinate with the Washington County Operational Area to facilitate the handling of volunteers and donations.
- Review and enhance security plans to maintain public order.
- Begin deliberate program of safety assessment of homes and businesses.
- Assemble available damage assessment information and submit the ADEM Initial Damage Estimate (IDE).
- Review incident status reports to prioritize incident commands that can begin suspending emergency response operations and transition to sustained response and recovery operations.

Sustained Operations (E + 3 to 7 days)

- Conduct sustained operations and begin to transition into short-term recovery.
- Establish a plan and begin the comprehensive detailed damage assessment of all public infrastructure, such as public right-of-way (roads and sidewalks), bridges, facilities, utilities, and retaining walls.
- Establish teams to visit shelters to identify people that require special support that need to be relocated into other types of care facilities and to identify site modifications that should be made to better accommodate residents with sight, hearing, mobility or other limitations.
- Begin locating and opening relief supply and food distribution points other than the evacuation centers/shelters.
- Reinforce cost tracking guidance for City responders.
- Coordinate with the Washington County Operational Area and establish a responder mental health support program.
- Establish portable toilet sanitation stations around the City and related cleaning and pumping program.
- Work with the American Red Cross and other organizations to provide information to support their Disaster Welfare Inquiry Program.
- Establish a debris management plan and begin to gather and transport debris from critical sites or routes.
- Coordinate with the business community regarding business resumption activities.
- Begin widespread damage inspections of homes and businesses.
- Anticipate and support Preliminary Damage Assessment visits by state and federal officials seeking to confirm the scope and severity of damage as well as immediate and long-term recovery needs of the City.
- Produce, regularly update, and distribute a multi-lingual, multi-format, disaster “Fact Sheet” to the media, people in shelters, field response personnel, residents, and businesses.
- Ensure that air quality, hazardous materials spills, and other environmental situations are monitored, and risks addressed.
- Evaluate the need to designate specific routes into the City for critical relief supplies. Designating specific lanes for express bus service should also be considered.
- Coordinate with the Washington County Operational Area to survey all licensed food establishments, including the emergency shelter/evacuation centers, feeding sites, and disaster kitchens to ensure there are no unsafe food handling or other sanitation or safety concerns.
- Begin planning for the relocation of displaced City staff and departments.
- Implement a process to allow limited entry (where safe) for recovery of personal items.
- Coordinate with the Washington County Operational Area to provide prioritized community behavioral health services (for example, for those whose homes have been red-tagged, shelter residents, children, and individuals who have suffered significant loss).

Short-Term Recovery

The immediate response to a major earthquake will focus on saving lives, providing resources to sustain City residents, and stabilizing the situation. At some point, however, the City must transition to a phase in which recovery operations take precedence. Given the level of damage to housing, business, and infrastructure; the direct impact on the population; and the effect on the regional economy, full recovery from a major earthquake may take years. Nonetheless, rapid initiation of recovery operations is critical to restoring confidence in the community. Note: aftershocks may require a temporary transition back into the response phase.

This section describes key issues for initiating short-term recovery operations. The issues described below are among those that must be addressed most urgently. The magnitude of, and resources required to address these issues will require regional approaches with assistance from the state and federal governments.

CITY OF
FAYETTEVILLE
ARKANSAS

Utility Restoration

Public and private utility providers, including Blackhills Energy, Washington Water Authority, Ozarks Electric and SWEPCO, and telecommunications providers such as AT&T and Cox, will coordinate with the EOC Operations Section and the Washington County Operational Area to assess damage and restore utility services within the City.

Restoration of services will be affected by the following:

- Critical emergency response facilities will require backup power to continue operations on a temporary basis while utility service is being restored.
- Water service will be disrupted within the first several hours and could take two to three months to be fully restored. Water transmission and distribution pipes can often break days and weeks following the initial earthquake requiring continual monitoring and repair.
- Electrical power will be interrupted immediately and may take 7 to 15 days or longer to restore.
- Repair sites may be inaccessible temporarily due to debris, aftershocks, and damage to transportation infrastructure.
- Aftershocks may cause additional damage or require re-inspecting facilities and equipment.

The strategy for restoring utilities includes the following:

- Service providers will begin damage assessments immediately. Additionally, damage information will be provided to the City EOC Planning/Intelligence section from DOCs, first responders, and other sources, which will then work with the Operations Section to provide information to and coordinate operations with service providers.
- Emergency restoration of lifeline utility services will be the top priority for the first 1-7 days after the event.
    - Service providers may implement interim repairs and establish temporary delivery systems.
    - Utility providers will restore services in accordance with their pre-established restoration priorities. The City EOC Water Branch will convey incident-specific restoration priorities to utilities services providers, which will fold these priorities into their restoration plans.
    - The City EOC Water Branch will identify priorities for restoring services to facilities and services necessary for emergency response operations, hospitals and healthcare facilities, and continuity of government, as well as restoration of service to the greatest number of people.
- The City EOC Water Branch will coordinate with the Fayetteville Police Department (FPD), and Fayetteville Public Works Department to provide utility workers with access to repair sites.
- Utility service providers will assist each other through pre-established mutual assistance agreements. The Logistics Section will facilitate the provision of resources from within City and through emergency services mutual aid when requested.
- Permanent restoration of utility infrastructure will occur after critical services are restored on an interim basis and may continue for months after the earthquake.

CITY OF FAYETTEVILLE ARKANSAS

Debris Removal

- Prior to conducting debris removal, a thorough assessment and documentation of damages will be conducted (see Damage Assessment Annex). This includes collecting before and after photos and conducting inspections of damages.
- Debris must be removed to allow resumption of services and business and make way for rebuilding.
- Transition to the effort to remove material from damaged buildings and demolish unsafe structures.
- Establish procedures to expedite removal of unsafe structures, in accordance with City requirements and FEMA requirements for reimbursement.
- Develop a plan for transporting debris to staging sites; separating, reducing, and recycling debris; and trucking to a disposal site.
- Secure contracted or federal resources, such as the US Army Corps of Engineers (USACE), to support long-term debris removal operations.
- Collaborate with the Washington County Operational Area and the region to address movement and disposal of debris in a region with limited landfill space.

Interim Housing

- Emergency shelters are a short-term solution to the problem of displaced residents (i.e., no more than 30 days). Residents must quickly be transitioned to interim and, eventually, long-term housing arrangements.
- Establish a plan to determine interim and long-term housing needs, based on the needs of the shelter population.
- Utilize City resources, such as building inspectors, to work with shelter residents to determine whether they can move back into their homes.
- Streamline City processes for home repairs to expedite movement back to permanent residences.
- Establish a housing recovery team to act as the lead for coordinating Washington County Operational Area and regional housing planning efforts and immediately begin a working dialogue with FEMA and other federal agencies engaged in the housing issue.
- Collaborate with the Washington County Operational Area and regionally to reach consensus regarding what type of housing is needed and where it should be placed.

Disaster Assistance Programs

- Disaster assistance is available through a wide array of state and federal programs that can be leveraged in the first 90 days to promote short- and long-term recovery.
- Working with the Washington County Operational Area and Arkansas Department of Emergency Management, determine the appropriate number and location of local assistance centers that can be established to provide residents with information regarding recovery actions and assistance that is available.
- Establish a lead department and procedures for ensuring that City residents are fully engaged in state and federal individual assistance programs, including:
    - Disaster SNAP (food stamps) benefits.
    - Disaster unemployment assistance benefits.
    - Assistance to individuals and families, including temporary housing and grants for other uninsured disaster-related necessary expenses and serious needs.
    - State Supplemental Grant Program (SSGP), which provides assistance to families and individuals that still have unmet needs after receiving assistance from the federal government.
    - Crisis counseling.
    - Social Security assistance.

- Small Business Administration (SBA) Disaster Loan Program, which provides low-interest loans for real estate repairs and costs for businesses.

- Integrate private nonprofit assistance programs into recovery activities. These include:
  - The American Red Cross which offers emergency shelter, food, clothing, physical and mental health support, limited grants for household items, work-related and medical equipment, and minor home repairs following natural disasters. They also provide referrals to other local and national agencies that provide home clean-up, repair, and rebuilding assistance.
  - Habitat for Humanity which assists with repairing and replacing housing for low-income disaster victims.
  - The Salvation Army which provides emergency shelter, food, clothing and household items.
  - The Southern Baptist Convention Disaster Relief Program which provides assistance with food, home clean-up, and repairs.
- Establish a lead department to coordinate with ADEM and FEMA for application of the Public Assistance Program. Under this program, FEMA provides funding to state and local governments for extraordinary costs associated with debris removal, emergency protective measures, and permanent repair or replacement of disaster-damaged facilities. Extensive coordination with City departments will be necessary to track costs, facilitate inspections of damaged sites, and secure reimbursement.
- Establish a lead department for obtaining emergency relief funds from the Federal Highway Administration (FHWA). Under this program, FHWA provides funding through the Arkansas Department of Transportation (ARDOT) for costs to open and repair federal-aid routes.

Other Emergency Actions

Emergency actions may be taken to address specific short-term recovery conditions such as:

- Suspension of evictions
- Request utilities to provide bill relief
- Waiver of permit fees for damage repairs
- Expedited permitting and inspection processes to support rapid repairs
- Occupancy waivers to support temporary housing and business space
- Change or alter traffic patterns

City of Fayetteville Emergency Operations Plan Annex:

Pandemic Response

DEPARTMENT OF EMERGENCY MANAGEMENT



TABLE OF CONTENTS

I. INTRODUCTION 1

Purpose 1

Scope 1

Preparing and Responding with the Whole Community Strategy 1

II. SITUATION OVERVIEW 2

The WHO Pandemic Phases and the HHS-CDC Pandemic Intervals Framework 4

III. PLANNING ASSUMPTIONS 7

Impact and potential consequences in City of Fayetteville 7

Response 8

IV. CONCEPT OF OPERATIONS 10

Direction, Control and Coordination 10

Proclamation of Local Emergency 11

Activation of the Operational Area EOC 11

Phased Response Approach 11

City of Fayetteville OA Critical Response Focus Areas 14

Surveillance 14

Triage and Treatment 14

Hospital Operations 15

Alternate Care Sites (ACS) 15

Non-Pharmaceutical Interventions (NPIs) 15

Mass Care 18

Mass Fatality Management....18

Animal Care....19

Communications and Public Education....19

Continuity of Operations....20

Recovery....20

V. Operational Area Stakeholder Roles and Responsibilities....21

Appendix 1: Glossary....24

Appendix 2: CDC Recommended NPIs for Influenza Pandemic....25

I. INTRODUCTION

Purpose

This Annex outlines concepts, policies and procedures that will guide a collaborative response by local governments and allied agencies in the City of Fayetteville to the threat of, or actual outbreak of pandemic disease affecting the City of Fayetteville. This is a supporting annex to the City of Fayetteville Emergency Operations Plan (EOP). This Annex accomplishes the following objectives:

- Explain the pandemic threat and its potential to have a major impact in the community
- Define the various risk levels of a disease outbreak/pandemic and recommended actions
- Identify the partners involved and the critical operational response areas of coordination
- Limit the impact of a disease outbreak/pandemic in the community by:
  - reducing the potential morbidity and mortality rates
  - minimizing disruption of social and medical services
  - ensuring timely and appropriate information is disseminated to the public

Scope

This Annex will be activated as a functional component of the EOP based on the risk levels and epidemiological indicators identified through global, national and local disease surveillance systems. This Annex does not alter existing City department or other Operational Area jurisdiction emergency response standard operating procedures (SOPs), processes, or resources. Emergency response agencies (such as law enforcement, emergency medical services (EMS) and fire) will adhere to existing department SOPs in accordance with all legal requirements.

Preparing and Responding with the Whole Community Strategy

The City of Fayetteville strives to incorporate the Whole Community[1] perspective in its emergency planning. By planning with the Whole Community, the City of Fayetteville planning strategy incorporates the complexities in the diversity in City of Fayetteville.

[1] Whole Community is defined by FEMA as "a means by which residents, emergency management practitioners, organizational and community leaders, and government officials can collectively understand and assess the needs of their respective communities and determine the best ways to organize and strengthen their assets, capacities,

This Annex defines disabilities and those with access and/or functional needs as:

> *Populations whose members may have additional needs before, during, and after an incident in functional areas, including but not limited to: maintaining independence and the ability to perform the activities of daily living, communication, transportation, supervision, and medical care. Individuals in need of additional response assistance may include those who have disabilities; who live in institutionalized settings; who are elderly; who are children; who are from diverse cultures; who have limited English proficiency or are non-English speaking; or who are transportation disadvantaged.*

The City of Fayetteville and affiliated stakeholders are committed to maximizing compliance with the Americans with Disabilities Act and providing the best service to City of Fayetteville residents and visitors. As such, the City adheres to the guidelines outlined below:

- City services and facilities are equally accessible and available to all persons.
- All the benefits offered by the City are accessible and available to persons with disabilities and others with access and functional needs.
- The City will accommodate people with disabilities and those with access and/or functional needs in the most integrated setting possible.
- During all phases of disaster response, the City will make reasonable modifications to policies, practices and procedures, if necessary, to ensure programmatic and architectural access to all.
- The City will ensure that its shelters are accessible, both physically and programmatically, to afford people with disabilities and others with access and functional needs the opportunity to remain with family and friends in the most integrated setting possible.

II. SITUATION OVERVIEW

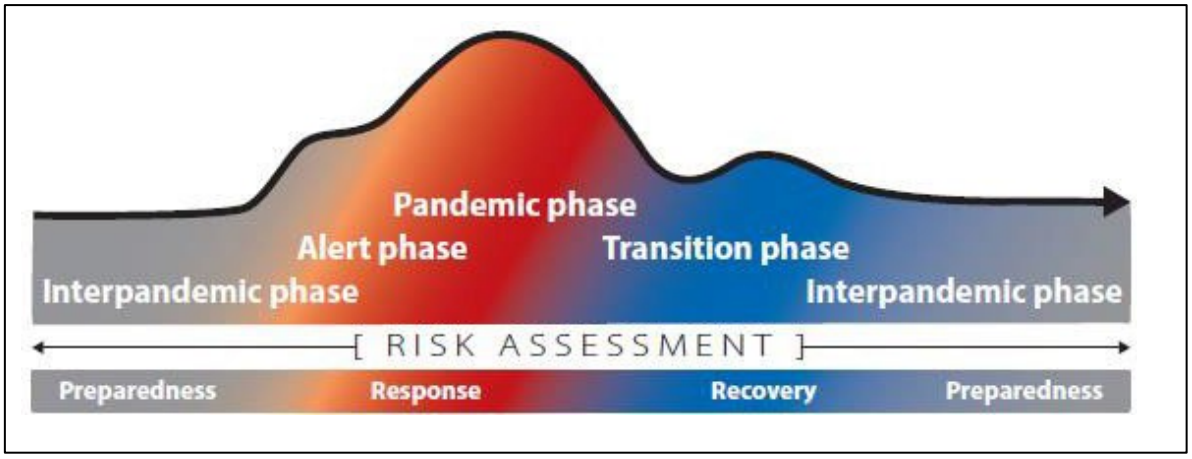
Despite a relatively modest population, the City of Fayetteville is not immune to a major disease outbreak or pandemic. Conversely, the economic base of the City - which includes the University of Arkansas, that draws thousands of students and visitors each year - creates a perfect system of rapid human-to-human disease transmission that requires timely and efficient precautionary measures and containment actions to be established early on.

and interests." FEMA, A Whole Community Approach to Emergency Management, 2011. Accessed at https://www.fema.gov/media-library-data/20130726-1813-25045-0649/whole_community_dec2011__2_.pdf

The WHO Pandemic Phases and the HHS-CDC Pandemic Intervals Framework

The World Health Organization (WHO) global influenza preparedness plan includes a classification or alert system based on a six-phase approach to help guide planning and response activities for an influenza pandemic. These phases were designed based on previous influenza statistics to address the global risk for a pandemic spread and provide benchmarks against which to measure global response capabilities. Over time, the WHO pandemic alert system has been revised, incorporating lessons learned from the recent 2009 H1N1 pandemic as well as recommendations from global experts to establish a pandemic alert system that would focus more on a potential disease risk assessment rather than its geographic spread.

The current WHO pandemic alert system referred to as the Continuum of Pandemic Phase comprises four phases[5]: *Interpandemic, Alert, Pandemic and Transition*. Each of these phases identify response measures and recommends actions for countries to follow. The risk assessment component incorporates three critical stages: *Preparedness, Response and Recovery* (See figure below).



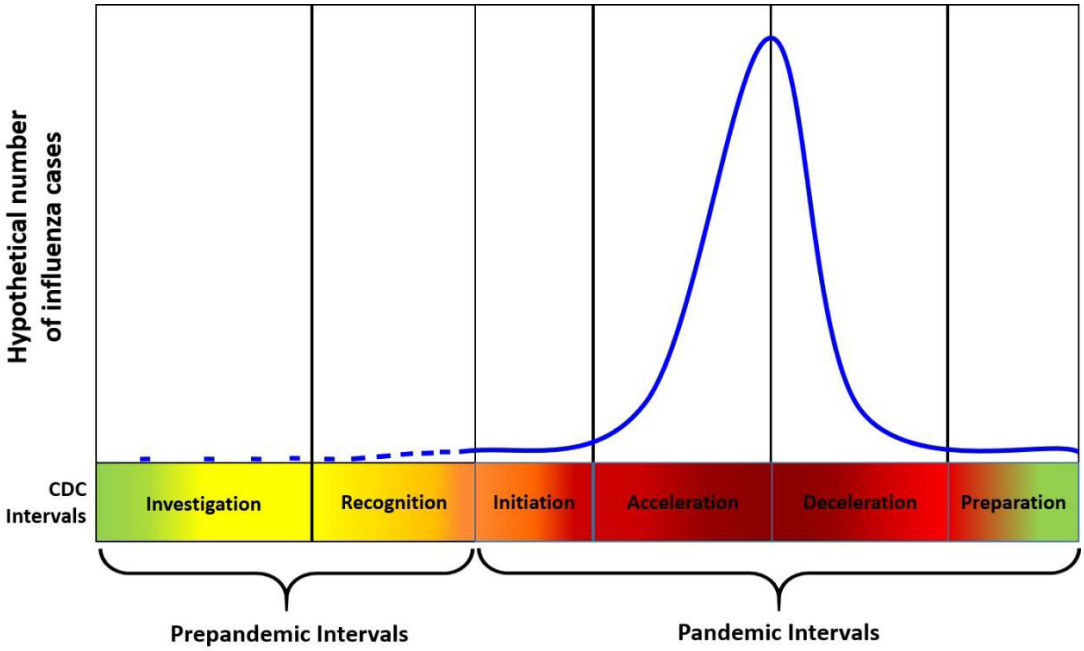
The global average of reported cases of infection greatly increase through the *Alert* and *Pandemic* phases, with the greatest global average of cases occurring in the *Pandemic* phase. Local planning efforts for a pandemic should anticipate and prepare for additional single or multiple waves of reported cases after the *Pandemic* phase or "peak" period. In the diagram above, this behavior is reflected with a short spike in the continuum curve during the *Transition* phase, indicating that – based on previous influenza analysis - the effect of influenza on communities has been relatively prolonged with multiple waves occurring.

[4]WHO Pandemic Influence Risk Management: Interim Guidance, 2017 (page 19)
https://www.who.int/influenza/preparedness/pandemic/GIP_PandemicInfluenzaRiskManagementInterimGuidance_Jun2013.pdf?ua=1

[5] WHO Pandemic Influenza Risk Management: Interim Guidance, 2017.
https://apps.who.int/iris/bitstream/handle/10665/259893/WHO-WHE-IHM-GIP-2017.1-eng.pdf;jsessionid=FF0E44DE342CCEF9F0A31E1EFB14C8E8?sequence=1

In the United States, the Centers for Disease Prevention and Control (CDC), part of the Department of Health and Human Services (HHS), maintains the Pandemic Intervals Framework (PIF); one of three pandemic planning tools used to guide influenza pandemic planning that provides recommendations for severity-based risk assessment, decision-making and action at local/community level[6] . The other associated tools developed by the CDC include the Influenza Risk Assessment Tool (IRAT) and the Pandemic Severity Assessment Framework (PSAF)[7]

The CDC's PIF comprises six pandemic intervals: *Investigation*, *Recognition*, *Initiation*, *Acceleration* and *Deceleration*. These intervals provide a common method to describe pandemic activity, which can inform public health actions. The duration of each pandemic interval might vary depending on the characteristics of the virus and the public health response (See figure below).



[6] CDC Pandemic Intervals Framework (PIF)
https://www.cdc.gov/flu/pandemic-resources/national-strategy/intervals-framework.html
[7] Further information on the three tools can be found on the CDC Pandemic Influenza Plan – 2017 Update
https://www.cdc.gov/flu/pandemic-resources/pdf/pan-flu-report-2017v2.pdf

In accordance with the CDC's Pandemic Influenza Strategic Plan, the CDC will determine and communicate the pandemic interval for the U.S. The determination will be based on the global pandemic phase and the extent of disease spread throughout the country. The State and Local health authorities will abide by the CDC's recommendations. For the City of Fayetteville, local pandemic preparedness and response efforts will be guided by the protocols stated in this annex as well as disease-specific assessments informed by the WHO, the CDC, and the Arkansas Department of Health (ADH).

In the absence of preliminary pandemic severity assessments or data coming from the CDC, ADH, or WHO, City of Fayetteville Public Health and/or Emergency Management may develop an interim pandemic threat assessment and/or a set of potential pandemic planning scenarios to guide long-term planning, resource development, and public information efforts.

III. PLANNING ASSUMPTIONS

Impact and potential consequences in City of Fayetteville

- A pandemic will result in the rapid spread of infection with outbreaks in multiple countries
- Communities across the country and the state may be impacted simultaneously
- The health impact of a pandemic event will be significant; up to 25-35% of persons may become ill in a major pandemic influenza wave
- A pandemic may result in long-term and costly emergency response operations, thus coinciding with other seasonal threats in the City, such as winter weather
- Seasonal vaccination may or may not offer some level of protection against a novel pandemic influenza or coronavirus strain
- Vaccine is likely to be in short supply initially which will require prioritization
- Once a vaccine is available, it is expected that individuals will need an initial priming dose followed by a second dose approximately 30 days later in order to achieve optimal antibody response and clinical protections
- The number of infected people requiring outpatient medical care and hospitalization will overwhelm the local healthcare system. This will present significant and potentially overwhelming challenges:
    - There will be tremendous demand for urgent and significant medical intervention and care services
    - Healthcare workers will be at higher risk of exposure impacting the system's ability to care for patients in traditional hospital or clinic settings
    - The medical workforce itself will experience 25% to 35% absenteeism due to illness or caring for ill family members
    - Demand for inpatient beds and assisted ventilators could increase by ten-fold
    - Hospitals on divert will put a strain on services
    - Emergency Medical Service responders will face extremely high call volumes, causing a large strain on the ability to provide service. Available personnel for staffing will be an issue and staffing extra transport units will be an issue
    - Extended "On the Wall" times will put a large strain on Emergency Medical Services
    - Workforce impacts in general may be significant thereby interrupting public services, 911 call centers, law and fire response
    - The number of fatalities will overwhelm the resources of the Coroner's Office, morgues and funeral homes
    - The demand for home care and social services will increase dramatically

  - Supporting infrastructure for the health care delivery system i.e. supplies, services and transportation will be affected and impact the response capabilities of the system

- There will likely be significant disruption of public and privately owned critical infrastructure including transportation, commerce, utilities, public safety and communications; thus, planning for City continuity of operations is essential.
- High absenteeism levels may reduce available services within the community due to workers becoming ill, individuals staying home to care for sick family members, or those refusing to go to work due to fear of becoming ill
- Supply chain issues and shortages of medications, Personal Protective Equipment and mutual aid staff will occur when multiple Operational Areas across the state are impacted; in some cases, the resource needs identified by partners will be delayed or go unfilled
- The closure of schools and childcare facilities may impact the workforce related to childcare. Any impact upon the workforce may have a negative influence on local, regional, and State economic communities
- Current resources for mass fatality care at all levels, including healthcare facilities, the morgue and mortuaries, may be inadequate to meet the challenges posed by a pandemic
- The potential spread of disease and illness within correctional institutions is high due to the congregate nature of these facilities
- Homeless people generally live in crowded settings and suffer from chronic and acute health conditions putting them at a high risk of becoming infected
- Some individuals may not believe the reality of the threat posed by a pandemic influenza incident, and may take actions counterproductive to the government response efforts to contain and treat people infected with the disease
- Depending on the disease, there may be children orphaned by the death of their parents or caregivers
- Depending on the disease, there may be concerns regarding infection in or from pets, or exposure of pets to infected persons
- There will be a significant surge in the need for public communication and outreach
- Secondary events such as public demonstrations, looting, and civil unrest during a pandemic event or a concurrent disaster, may lead to an increased need for law enforcement
- Housing for exposed or quarantined employees, may be needed
- Initially fear to seek medical attention or call 911 may be high. Patients that are seen will likely show more severe symptoms

Response

- A pandemic presents significant challenges with scaling response up and down, with operational surge, and with the length of activation given several possible waves of occurrence/infection
- Pre-event planning is critical to ensure a prompt and effective response as a pandemic could also last for up to 12 to 24 months
- Hospitals and clinics will have to modify their operational structure to respond to high patient volumes and maintain functionality of critical systems
- The medical/healthcare system will have to respond to increased demands for service:
    - Enhanced hospital infection control measures specific to management of large numbers of infectious patients will need to be developed and implemented
    - The health system will need to develop alternate care sites to relieve demand at hospitals
    - Hospitals will be expected to maximize their medical surge capacity and capability, however, when hospital capacity is exceeded, specialized care centers will be needed for patients who can safely be managed outside of the acute care setting; hospitals will be reserved for patients needing the most sophisticated care
    - To maximize healthcare resources and achieve optimal benefit for the most people, traditional standards of care may need to be altered. "Sufficiency of Care," which is medical care that may not be of the same quality as that delivered under nonemergency conditions but that is sufficient for the situation, may be the standard of care during a pandemic.
    - Strategies for caring for low-acuity cases at home when possible should be implemented
    - Multi-Agency Coordination at local, regional and state levels will be required to develop process for scarce resource allocation of critical supplies and services that will be in high demand.
    - Increased communication and coordination between public safety, EMS, healthcare facilities, detention facilities, schools, and Board of Health (BOH) will be needed in order to focus on surveillance
- Timely and/or effective mutual aid resources as well as State or Federal assistance to support local response efforts will probably be extremely limited or unavailable
- Residents may be required to stay in their homes for a significant period during a pandemic
- Social distancing measures aimed at reducing the spread of infection, such as closing schools, community centers and other public gathering points and canceling public events, may be implemented during a pandemic
- Decontamination of public buildings may be necessary

- Schools or other City facilities may be needed during a pandemic for other purposes such as vaccine/prophylaxis point of dispensing sites (PODS), medical triage centers or mass care or mass feeding operations
- Emergency Risk Communication is critically important during all phases of planning and implementation of a pandemic response and therefore, information provided to the public from jurisdictions must come from a Joint Information Center and/or the EOC, if activated
- Dissemination of information must be a coordinated effort with consistent messaging
- Law enforcement activities that may occur outside of normal duties may include situations of quarantine and/or isolation enforcement as well as security provision and support at sites of distribution of vaccinations and medications.
- Law enforcement will face the same staffing impact as other emergency services sectors and may be challenged to perform extra duties
- Social programs that address homelessness may be impacted and will have to make adjustments in their outreach protocols
- Under specific emergency conditions, volunteers, retired healthcare professionals and trained unlicensed personnel may be used to provide patient care in a variety of healthcare settings
- Legal and/or labor issues will arise related to altered standards of care, credentialing and licensing of individuals and facilities and worker safety

IV. CONCEPT OF OPERATIONS

Direction, Control and Coordination

The City of Fayetteville Board of Health (BOH) will be the initial lead City agency for pandemic response. BOH will work closely with partners in coordinating the response and in consultation with Emergency Management. Emergency Management will have responsibility for activating the Pandemic Annex and, if needed, the Emergency Operations Center (EOC) at the level appropriate for the current risk assessment and phase of the pandemic.

The Director of Emergency Management and Washington County Health Department Director, in collaboration with regional/state health experts will determine when to implement this Annex. Considerations will include the current WHO pandemic phase, CDC pandemic phase/interval, rate of community transmission, potential severity of the virus in circulation, and the first laboratory confirmed cluster in Arkansas or the City of Fayetteville.

The following City partner plans support this Annex throughout a pandemic response:

- City of Fayetteville Emergency Operations Plan (EOP)
- City of Fayetteville Continuity of Operations (COOP) Plan

Proclamation of Local Emergency

As conditions warrant, the City of Fayetteville Mayor may proclaim a Public Health Emergency which is subject to ratification by the City Council. Under a proclamation of health emergency, the Mayor may exercise expanded authorities for preventing the spread of disease. The Mayor may order the closure of institutions or geographic areas in coordination and cooperation with law enforcement.

Issuance of a Proclamation of a Local Emergency falls under the authority of the Mayor. For a description of authorities and procedures associated with a local emergency, see the EOP.

Activation of the EOC

Activation of the EOC will occur in accordance with existing procedures described in the EOP.

Given the public health nature of a pandemic response, it is important to note that some functions within the EOC Sections would change/shift to ensure close coordination with the BOH functions. For instance, under the EOC Logistics Section, procurement of essential medical supplies would need to be loosely coordinated with the Supply Unit to avoid duplication of requests. Additionally, the EOC may have to modify its structure in order to operate on a "virtual" mode in response to any community measures put in

place at City level to prevent potential virus spread, i.e. social distancing.

Phased Response Approach

The City of Fayetteville will plan for and respond to a pandemic using a phased approach. This allows for more efficient coordination by phases based on continuous risk assessment, ensuring that the appropriate planning and response protocols and resources are implemented and rolled out based on triggers and potential risks to the community. This phased response approach has also been designed to incorporate the global (WHO) and national (CDC) paradigms of a pandemic sequence. The diagram below outlines the correlation between the City of Fayetteville phased approach and the WHO and CDC frameworks[8,9].

Phase 1: Prevention

Period of no new virus or pandemic threat reported globally

- Update and test/exercise pandemic, infectious disease and continuity of operations plans
- Strengthen local epidemiological surveillance systems
- Community outreach and promotion of seasonal flu vaccinations
- Community outreach and promotion of protective measures (hand-washing and respiratory etiquette) during flu season

Phase 2: Monitoring

An influenza or coronavirus disease caused by a new subtype has been identified in humans and the confirmed case is not in the U.S. or near City of Fayetteville

- Close monitoring of external surveillance systems and analysis of risk assessments
- If risk assessments indicate that the new virus is not developing into a pandemic strain, a de-escalation of activities may occur
- City briefings may take place
- Increased information sharing and coordination with local and state partners

Phase 3: Enhanced Readiness

A confirmed case could exist in in the U.S., particularly in Arkansas with the potential to spread throughout the regional area.

- Emergency Manager, with approval of the Mayor and City Council, activates Incident Management Team (IMT) and establishes coordination at regional, State and Federal level
- Public messaging and communication protocols are established
- Enhanced patient detection protocols for hospitals and medical service providers including EMS established
- Call screening protocols implemented at dispatch centers
- Briefings take place as needed
- Board of Health briefings take place as needed
- Local Health alert is issued
- Arkansas Division of Emergency Management (ADEM) will collect situational awareness to incorporate into regular statewide updates and planning efforts
- Coordinate with local funeral directors to prepare for increased client activity

- Provide translations of all public information into Spanish and other major languages as needed, using materials from ADH and CDC
- Issue guidance for first responders to increase protective measures

Phase 4: Activation

Confirmed cluster of community spread of a disease in the region or City of Fayetteville

- Pandemic Annex and EOC are activated to support City-wide response efforts
- City Continuity of Operations (COOP) Plan is activated
- Local Emergency and/or Public Health Emergency is proclaimed to facilitate coordination and prioritize public safety
- Treatment, isolation and voluntary home quarantine of those with confirmed cases
- Preparations for mass fatalities are in place
- Voluntary or mandatory closure of nonessential City businesses
- Community NPIs implemented as needed (social distancing, cancellation of public gatherings)
- Prepare for issuance of vaccine when available including prioritizing who will initially receive vaccine treatment
- Prepare for second wave

Phase 5: Deactivation

Number of reported cases have subsided significantly and/or outbreak has been contained

- De-escalation of response
- Return to normal procedures and protocols

Phase 6: Recovery

- Recovery operations based on City of Fayetteville Recovery Plan

City of Fayetteville Critical Response Focus Areas

Surveillance

Aggressive surveillance measures may ensure early detection and isolation of the pathogen responsible. Overall, surveillance data will drive the pandemic response. Surveillance activities may determine when pathogens are circulating, identify strains, assess the characteristics of circulating strains (such as transmissibility and virulence), detect changes in the micro-organisms, monitor influenza-like illness (ILI), and measure the impact of the disease.

Triage and Treatment

Effective triage will direct individuals to the appropriate level of care according to their needs. This will direct the flow of patients into the healthcare system and ensure that limited resources are used in the most efficient manner possible. Triage should be utilized to:

- Identify persons infected with the disease
- Isolate these persons from others to reduce the transmission
- Identify the type of care they require (home care or hospitalization)

Depending on the scope and severity of the incident, community-based triage includes on-site locations at healthcare facilities, off-site locations in close proximity to healthcare facilities, and other community locations determined during the incident (field treatment sites). Hospitals and outpatient facilities may need increased on-site triage/screening.

Home Care Providers may be unable to assist clients with disabilities, therefore, local health authorities should identify through In-Home Supportive Service, Home Health, Meals-on-Wheels, community-based organizations, etc., individuals that may need personal assistance services, access to medications and consumable medical supplies.

Central Dispatch Center may be directed to alter response plans for medical calls for service to limit exposure to responders

The Local EMS Agency may designate alternate destinations to receive ambulance transports or provide additional patient care treatment protocols based on consultation with Public Health experts within BOH, State and federal partners.

Hospital Operations

With an increased demand on resources, hospitals may need to implement their surge capacity plans. Bedding and staffing needs may be met by:

- Discharging current patients, as appropriate
- Transferring patients to long-term care facilities, as appropriate
- Eliminating elective admissions and canceling elective procedures
- Augmenting existing facility space
- Requesting that all ancillary staff report for duty
- Inventory critical supplies to identify anticipated shortages (gloves, safety needles, ventilators, etc.)

Alternate Care Sites

If hospital surge capacities are near or in excess of capabilities, Alternate Care Sites (ACS) may be created to enable healthcare providers to provide medical care for injured or sick patients or continue care for chronic conditions in non-traditional environments. These ACS may include locations that need to be converted (e.g., schools and stadiums) or they may include facilities like mobile field hospitals.

Should conditions in pandemic response operations in the City of Fayetteville require setting up an ACS, either through local arrangements or mutual aid/external support, the following must be considered in planning efforts:

- Basic care provision (basic nursing, medications, oxygen, etc.)
- Patient documentation
- Public information
- American Disabilities Act (ADA) compliance

Non-Pharmaceutical Interventions (NPIs)

NPIs (also known as community mitigation strategies) are actions, apart from getting vaccinated and taking medicine, that people and communities can take to help slow the spread of illnesses like pandemic influenza. NPIs are implemented at community level and are likely to be very effective in limiting the spread of the disease and reducing the number of deaths. NPIs are among the best ways of controlling a pandemic disease when vaccines are not yet available.

Depending on the severity of the virus and the level of exposure of the community to the virus, the following NPIs may be considered as community mitigation measures:

Individual Intervention

- Hygiene and respiratory etiquette
  - frequent handwashing
  - covering coughs and sneezes
- Personal Protective Equipment (PPE)
  - specialized clothing or equipment to prevent contact with hazardous substances (gowns, gloves, masks and goggles)
- Maintaining distance
- Isolation
- Quarantine

Community Intervention

- Social distancing - children
  - close of schools and childcare facilities
  - decrease children's social contacts outside of school
- Social distancing – adults at the workplace
  - allow/encourage sick employees to stay home
  - have employees work from home
  - hold conference calls instead of face-to-face meetings
  - modify work schedules

- Social distancing – adults in the community
  - cancel/postpone public gatherings
  - arrange for home delivery of food, medication or other goods
- Evacuation
  - immediate movement of individuals away from a particular building or geographic area

Environmental Intervention

- Environmental surface cleaning
- Cleaning and disinfection of patient-care areas

Isolation and Quarantine

Public health quarantine and isolation are legal authorities that may be implemented to prevent the spread of communicable diseases. Both measures are usually recommended by health officials on a voluntary basis; however, federal, state, and local officials have the authority to impose mandatory quarantine and isolation when necessary to protect the public's health.

Isolation is for people who are sick with a contagious disease. They are separated from others until they are no longer considered contagious. Hospitals isolate some patients, so they do not infect others with their illness. People in isolation may be cared for in their homes, hospitals, or in designated facilities.

Quarantine is for people who were exposed to a contagious disease but are not sick. They are separated from others as they could become sick and contagious. People may be asked to stay in their homes, so they do not possibly spread the disease to others.

Constitutional Considerations

Closures of public gatherings as well as the use of quarantine or isolation powers may create sensitive issues related to civil liberties (i.e. freedom of assembly, freedom of speech, due process and equal protection rights. Individuals have rights to due process of law, and generally, isolation or quarantine must be carried out in the least restrictive setting necessary to maintain public health.

Before proceeding with an order for involuntary isolation or quarantine, the following must be considered:

- Provision for due process of law and fundamental fairness principles
- Ensure that there is adequate justification that is clearly stated in plain language; the order cannot be "arbitrary, oppressive and unreasonable"
- Reasonable grounds for the proposed action
- Order should be narrowly drawn, and the process must provide for the constitutional safeguards of notice and an opportunity to be heard, e.g., pre- or post-confinement hearing
- The Health Officer order (i.e. quarantine, social distancing) serves as "notice". The order may be initially oral, but should be confirmed in writing at the earliest possible opportunity
- The procedures made available for subjects of the order will depend on the scale of the event (numbers of people subject to the order) and the degree to which individual liberties are restricted. Examples of available procedures:
    - Phone number where a person can register their objection
    - Pre- or post-confinement hearing

No single Non-Pharmaceutical Intervention (NPI) is sufficient on its own to limit the spread of a pandemic. It is most effective to use individual-level and community-level interventions together. NPIs can also be used together with vaccines and anti-viral drugs, if these are available.

Implementing certain NPIs (particularly social distancing policies) too early or before the pandemic has reached the community —or using them when the severity of the virus does not warrant their use, may result in unnecessary economic and social hardship without benefit to the public's health. These consequences may stem from the decision to close businesses, close schools and daycare facilities which in term, would negatively contribute to workplace absenteeism.

Appendix 5 serves as guidance for implementing NPIs by setting and pandemic severity based on the CDC's Pandemic Severity Assessment Framework.

Mass Care

An infectious disease may require residents and visitors to stay in their homes or lodging for significant periods, requiring advance preparations and/or accommodation to meet basic needs (e.g., food, water, prescription medications, and over-the-counter medications). Isolation and quarantine measures may also be in place to attempt to prevent further spread of the disease, even outside a hospital setting such as an ACS. Given these conditions, mass feeding and mass food distribution operations may be needed through public-private partnerships to ensure food delivery to the affected

population.

Mass Fatality Management

Infectious disease outbreaks have the potential to cause more deaths than what is normally expected. This increase in fatalities may exceed the capacity of the Coroner's Office, as well as those of hospital morgues and funeral homes.

There may be multiple unattended deaths, which may require modification of routine processing procedures, especially in situations of critical personnel shortages. Issues with identification of the deceased and transport of deceased out of the area may also be encountered. There may also be a need for temporary storage of deceased. Refrigerated trailers or trucks may need to be procured, to handle the additional influx of deceased. Preparations for a surge in fatalities will also be needed. Outreach to faith-based groups to confirm culturally sensitive protocols for addressing fatalities will be needed.

Animal Care

A severe disease outbreak could result in an increase in strays, an increase in individuals unable to care for pets, and increased ectoparasites (e.g., fleas). Animal shelter capacity in existing facilities will likely be exceeded and infection control risks from ill animals will limit the ability to shelter some animals. The Animal Services Division of the City of Fayetteville will coordinate any activity involving animal rescue, sheltering, quarantine, relocation and care during a pandemic response.

Communications and Public Education

When faced with uncertainty and unpredictability, early and transparent communication during a pandemic is critical to build trust and to ensure the credibility of public health advice. A common plan is needed to ensure consistent, coordinated and appropriate communication. For this reason, a virtual Joint Information Center (JIC) should be created to engage with regional partners and stakeholders to deliver consistent and factual information.

City of Fayetteville's diversity in terms of its size, geography, languages and culture also requires a multifaceted approach so that the right message is delivered at the right time to the right person in the right format. Additionally, there is consistent communication with media outlets including online and print news sources, regional radio outlets and television news. Media briefings will be conducted as necessary.

Key topics included in public messaging include:

- General information concerning the infectious disease (including transmission, case numbers, morbidity, and mortality)
- Disease control efforts, including the availability and use of vaccines, antibiotics and anti-viral medications
- Infection control measures for implementation by the public
- Self-care messaging to ease anxieties and calm fears

Continuity of Operations

In an emergency, City government services that are provided to the community may be heavily disrupted and it would be critical to identify the essential government functions that must be maintained should the City be affected by a disease outbreak or pandemic. Mechanisms to monitor staff and volunteer absenteeism due to illness of self or a family member should be established given the possibility of a high level of absenteeism.

The City of Fayetteville Continuity of Operations (COOP) plan will be activated with certain modifications as needed to support response operations and enable continuity of essential government functions during a pandemic.

Planning for continuity of operations should consider a potential 30 – 45% absenteeism of essential workers and therefore, the following should be taken into consideration for the City:

- Personnel
  - primary and alternate staff; telecommuting
  - protocols for ill employees
  - infection control in the workplace
- Vendors/suppliers
  - critical and alternate vendors
- Critical resources
  - Technology
  - Inventory/supply stockpiling
- Sustainable service delivery

Recovery

Transitioning from response to recovery to resiliency may be an on-going effort over several years. The local government may be inhibited in its ability to provide adequate services due to loss of revenues. Additionally, medical providers and private insurance policies and coverage may be impacted if there are substantial losses of life and of business operations. In a public health emergency such as a pandemic, the recovery will address both loss of life and property.

Pandemic recovery programs should: 1) reduce fear and reestablish a sense of security; 2) reassess vulnerability; and 3) Strengthen and sustain relief activities. Short-term recovery activities can be undertaken immediately following a pandemic. These activities should include those that will help reduce fear and reestablish a sense of calm. Long-term efforts take place once a sense of normalcy has returned. These activities should include those that strengthen the resiliency of households and communities so that they are better able to manage future events, including subsequent waves of the pandemic.

Post-pandemic recovery efforts in the City of Fayetteville will focus on three recovery activities

1. Short-term relief activities
   - Evaluate data from the medical/health community regarding the status of the event. This will establish if it is over or just going through periods of waves
   - Evaluate the efficiency of containment measures and emergency management strategies in the City
   - Prevent or minimize subsequent waves of influenza by using current vaccines or antiviral resources
   - Provide mental health messages to facilitate recovery with continuance of self-care messages

2. Community impact assessment
   - Track and report on the status of and impacts to critical community institutions such as government facilities, schools, and hospitals
   - Track and report on the status of and impacts to critical community infrastructure, including utilities, water, roads, drainage, garbage removal and sanitation

3. Long-term recovery and resilience building
   - Provide a detailed retrospective characterization of the pandemic in the City
   - Assess the total costs for losses, including workforce time, tourism, loss of product sales due to embargos, loss of infrastructure, etc.
   - Assess financial recovery needs for response and recovery costs to the City

V. Operational Area Stakeholder Roles and Responsibilities

Divison of Emergency Management (DEM)

- Acts as the lead coordinating entity during critical disease outbreak and pandemic response operations
- Staffs the Management section of the EOC, when activated
- Coordinates conference calls as appropriate
- Identify any regulatory or ordinance issues that may need to be suspended
- Determine protocols for succession at all levels of Emergency Management

Public Information Officer (PIO)

- Coordinate public information with impacted local jurisdictions
- Post updates to the City website
- Liaise with media partners and coordinate situational updates to elected officials

Law Enforcement

- Participate in conference calls
- Provide safety and security support to critical medical supplies and facilities, if received
- Enforce quarantine measures, if needed
- Staff the Law Enforcement Branch of the EOC

Fire/EMS

- Participate in conference calls
- Modify Fire/EMS dispatch protocols
- Respond to increased calls for medical assistance

Human Resource Department (HR)

- Participate in conference calls
- Support Logistics Personnel Unit
- Coordinate occupational health protocols for City employees as part of COOP operations
- Reassign employees to essential duties
- Track sick employees Citywide
- Establish protocols for telecommute job classifications

Animal Services

- Participate in conference calls
- Staff the Animal Care unit of the EOC Operations Section
- Provide guidance and coordination on animal care and shelter response as needed

Information Technology Department

- Expand VPN access capabilities

Public Works Department

- Participate in conference calls
- Supports City health advisories and regulations on public transportation to support pharmaceutical and non-pharmaceutical interventions (NPI)
- Facilitate health response operations in the City of Fayetteville Airport and facilities

Community Resources Department

- Coordinate modification of outreach protocols for social programs addressing homelessness in the City

Appendix 1: Glossary

Terminology	Definition
Acute respiratory illness (ARI)	A disease that typically involves the airways within the nose and throat and that may or may not include fever (measured by a thermometer) or feverishness (i.e., self-reported sense of fever).
Attack rate	A variant of an incident rate, applied to a narrowly defined population observed for a limited period of time, such as during an epidemic.
Avian influenza A virus	These viruses occur naturally among wild aquatic birds worldwide and can infect domestic poultry (such as chickens, ducks and turkeys) and other bird and animal species.
Case definition	A set of standard criteria for deciding whether a person has a particular disease or health-related condition, by specifying clinical criteria and limitations on time, place, and person.
Case Fatality Ratio (CFR)	Proportion of deaths among clinically ill persons
Case or person under investigation (CUI/PUI)	A patient who meets illness criteria for influenza (flu) but laboratory tests for influenza virus infection have not been performed. A CUI/PUI will have an exposure history that will prompt a public health investigation
Contact	Exposure to a source of an infection, or a person.
Close Contact	Someone who has come within about 6 feet of a confirmed case or case under investigation (CUI) while the case was ill.
Confirmed influenza case	A patient who tests positive for influenza virus (flu) infection by an approved laboratory test.
Droplet spread	The direct transmission of an infectious agent from a reservoir to a susceptible host by spray with relatively large, short-ranged aerosols produced by sneezing, coughing, or talking.
Epidemic	The occurrence of more cases of disease than expected in a given area or among a specific group of people over a particular period of time.
Hand hygiene	The cleaning of one's hands. This is usually done with soap and water, hand sanitizer, or hand wipes. To kill an influenza virus hands must be washed with soap and warm water for 15 seconds or cleansed with a hand gel or hand wipe that has an alcohol content of at least 60%.
Human-to-human transmission	The ability of an influenza (flu) virus to spread from one person to another (instead of from an animal to a person, for example). Seasonal influenza viruses spread easily from person to person, most commonly through large or small droplets containing influenza virus that are expelled when a sick person is coughing or sneezing.

Incubation period	A period of subclinical or inapparent pathologic changes following exposure, ending with the onset of symptoms of infectious disease.
Infection control	Measures designed to detect, prevent, and contain the spread of infectious disease. Some measures include hand washing, respiratory etiquette, use of personal protective equipment (PPE), prophylaxis, isolation, and quarantine.
Infectious disease	An infectious disease, or communicable disease, is caused by the entrance of organisms (e.g. viruses, bacteria, fungi) into the body, which grow and multiply there to cause illness. Infectious diseases can be transmitted, or passed, by direct contact with an infected individual, their discharges (e.g., breath, cough, sneeze), or with an item touched by them.
Influenza	A viral disease that causes high fever, sore throat, cough, and muscle aches. It usually affects the respiratory system but sometimes affects other organs. It is spread by infectious droplets that are coughed or sneezed into the air. These droplets can land on the mucous membranes of the eyes or mouth or be inhaled into the lungs of another person.
Influenza-like illness (ILI)	ILI is defined as fever (temperature of 100 °F or greater) and cough and/or sore throat. It is used for flu surveillance worldwide.
Isolation	The separation of infected persons from other persons for the period of communicability in such conditions as will prevent transmission of the agent.
Morbidity	Ratio of sick to well persons in a community during a stated period of time.
Non-Pharmaceutical Interventions (NPI)	Measures to limit the spread of infection that do not involve medication or treatment.
Oseltamivir	An influenza (flu) antiviral drug that is approved for use in the United States. Antiviral drugs are prescription medications that can be used to flu illness.
Pandemic	An epidemic occurring over a very wide area (several countries or continents) and usually affecting a large proportion of the population.
Personal Protective Equipment (PPE)	Specialized clothing or equipment worn to protect someone against a hazard including an infectious disease. It can range from a face mask or a pair of gloves to a combination of gear that might cover some or all of the body.
Prophylaxis	An infection control measure whereby antimicrobial, including antiviral, medications, are taken by a healthy individual (e.g., nurse, contact) to prevent illness before or after being exposed to an individual with an infectious disease (e.g. influenza).
Quarantine	The separation of people who may have been exposed to an infected person, but appear healthy, from the general public, until it can be determined that they have not been infected.

Respiratory etiquette	Good coughing and sneezing manners as a way of minimizing the spread of viruses, which are passed from human-to-human in the tiny droplets of moisture that come out of the nose or mouth when coughing, sneezing, or talking. Healthy and sick people should cover their nose and mouth when sneezing, coughing, or blowing their nose.
Severe acute respiratory infection (SARI)	SARI is an acute respiratory that results in severe clinical illness, typically requiring hospitalization and/or resulting in death.
Social distancing	An infection control strategy that includes methods of reducing the frequency and closeness of contact between people to limit the spread of infectious diseases. Generally, social distancing refers to the avoidance of gatherings with many people, which may include schools, sports events, cultural gatherings, use of mass transportation, etc.
Surveillance	The systematic collection, analysis, interpretation, and dissemination of health data on an ongoing basis, to gain knowledge of the pattern of disease occurrence and potential in a community, in order to control and prevent disease in the community.
Workplace absenteeism	Refers to time taken off work due to illness or other reasons, such as childcare or transportation issues.

Epidemiology & Data Unit

Appendix 2: CDC Recommended NPIs for Influenza Pandemic[10]

Setting	PANDEMIC SEVERITY		
	Low to moderate severity (mild to moderate pandemic)	**High severity (severe pandemic)**	**Very high severity (very severe to extreme pandemic)**
All	CDC recommends voluntary home isolation of ill persons, respiratory etiquette, hand hygiene, and routine cleaning of frequently touched surfaces and objects	CDC recommends voluntary home isolation of ill persons, respiratory etiquette, hand hygiene, and routine cleaning of frequently touched surfaces and objects	CDC recommends voluntary home isolation of ill persons, respiratory etiquette, hand hygiene, and routine cleaning of frequently touched surfaces and objects
Residences	CDC generally does not recommend voluntary home quarantine of exposed household members	CDC might recommend voluntary home quarantine of exposed household members in areas where novel influenza virus circulates.	CDC might recommend voluntary home quarantine of exposed household members in areas where novel influenza virus circulates.
	CDC generally does not recommend use of face masks by ill persons.	CDC might recommend use of face masks by ill persons when crowded community settings cannot be avoided.	CDC might recommend use of face masks by ill persons when crowded community settings cannot be avoided.
Childcare facilities, schools for grades K-12, and colleges and universities	CDC might recommend selective school dismissals in facilities serving children at high risk for severe influenza complications.	CDC might recommend temporary preemptive, coordinated dismissals of childcare facilities and schools.	CDC might recommend temporary preemptive, coordinated dismissals of childcare facilities and schools.
		If schools remain open, CDC may suggest social distancing measures.	
Workplaces	CDC generally does not recommend social distancing measures.	CDC might recommend social distancing measures	CDC might recommend modifications, postponements, or cancellations
Mass gatherings	CDC generally does not recommend modifications, postponements, or cancellations.	CDC might recommend modifications, postponements, or cancellations	CDC might recommend modifications, postponements, or cancellations

[10] CDC Community Mitigation Guidelines to Prevent Pandemic Influenza, 2017
https://www.cdc.gov/mmwr/volumes/66/rr/rr6601a1.htm#F5_down

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-1187

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Dennis Sanders, Building Safety Director

FROM: Billy Bryant, Code Compliance Supervisor

SUBJECT: **Order to Raze and Remove the structure at 20 N School Ave in Ward 2.**

RECOMMENDATION:
Staff recommends approval of a resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 20 N. School Ave.

BACKGROUND:
The subject property is located at 20 N. School Ave., located between W. Meadow St. to the north and W. Center St to the south. Staff was notified of the property's condition through an anonymous complaint. A subsequent inspection on November 12, 2025, found an unsecured, abandoned cinder block structure with signs of neglect, as evidenced by graffiti on several walls and significant interior and exterior disrepair. Staff started a raze and removal case on that date and mailed the owners, Stephen and Gretta Smith, a notice of violation. While postal delivery was unsuccessful, staff was able to contact the owner via telephone on January 5, 2026. That conversation served as notification of the violation and the property owner indicated an intent to demolish the building. Accordingly, staff afforded the property owner the opportunity to remove the structure; to date, this is not complete.

DISCUSSION:
This address consists of a single story, 2,261-square foot, commercial building. The roof is failing, and the building is covered in graffiti. Doorways are inoperable and rotted. Numerous windowpanes are broken, and the inside shows mass decay. The neglect of this structure is severe, and no longer a usable space. Staff auditing of utility services indicates that the structure does not have electricity, and no water service since 2013, which predates the current owners. To date, no demolition permit for removal or building permits for repair have been issued or applied for. Per 173.08 of the Unified Development Code, City Council may determine the subject building to be unsafe, dilapidated, unsanitary or a detriment to the public welfare. A budget adjustment will not be necessary for this raze and removal due to existing, allocated funds for this activity. The bid for demolition is $13,300.

BUDGET/STAFF IMPACT:
If the property owner does not comply with the Raze and Removal order, Raze and Removal costs will be expensed to the current budget. A lien will be placed on the property for the incurred costs.

ATTACHMENTS: 3. Staff Review Form, 4. Property Location Maps, 5. Property Photos, 6. Notice of Violation, 7. County Assessor Details and Legal Description, 8. Raze & Removal Documentation

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

File #: 2026-1187

st1\:*{behavior:url(#ieooui) }

A RESOLUTION TO ORDER THE RAZING AND REMOVAL OF A DILAPIDATED AND UNSAFE STRUCTURE ON PROPERTY OWNED BY STEPHEN AND GRETTA SMITH LOCATED AT 20 NORTH SCHOOL AVE IN THE CITY OF FAYETTEVILLE, ARKANSAS

st1\:*{behavior:url(#ieooui) }

WHEREAS, Stephen and Gretta Smith are the record owners of real property, legally described in attached Exhibit A which is located at 20 North School Avenue, City of Fayetteville, Washington County, Arkansas; and

WHEREAS, the City Council has determined that a structure located on said property with the address 20 North School Avenue is dilapidated, unsightly, unsafe, and detrimental to the public welfare; and

WHEREAS, Stephen and Gretta Smith, having been properly served by sending a Notice of Violation by Certified Mail, Return Receipt Requested to the owner's address of record, and, given thirty (30) days to correct said violations, has failed to repair, or raze and remove said dilapidated, unsightly, and unsafe structure.

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

Section 1: That, by the authority granted pursuant to A.C.A. §14-56-203, and in accordance with the provisions of Section 173.08 of the Fayetteville Code of Ordinances, Stephen and Gretta Smith are hereby ordered to raze and remove forthwith the dilapidated, unsightly, and unsafe structure located at 20 North School Avenue, Fayetteville, Arkansas. The manner of removing said structure shall be: dismantle by hand or bulldozer, and haul all debris to a landfill.

Section 2: That, if Stephen and Gretta Smith do not comply with this order, the Mayor is hereby authorized to cause the dilapidated, unsightly, and unsafe structure to be razed and removed; and a lien against the real property shall be granted and given the City, pursuant to A.C.A. §14-54-904, for the costs associated therewith.

City of Fayetteville Staff Review Form

2026-1187

Item ID

4/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Billy Bryant	3/31/2026	BUILDING SAFETY (640)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

Staff recommends approval of a resolution ordering the Raze and Removal of a dilapidated and unsafe structure located at 20 N School Ave.

Budget Impact:

1010.640.6400-5315.04	General
Account Number	Fund
50033.2601	Raze and Removal
Project Number	Project Title

Budgeted Item?	Yes	Total Amended Budget	$	83,000.00
		Expenses (Actual+Encum)	$	-
		Available Budget	$	83,000.00
Does item have a direct cost?	Yes	Item Cost	$	13,300.00
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	69,700.00

Purchase Order Number: _____

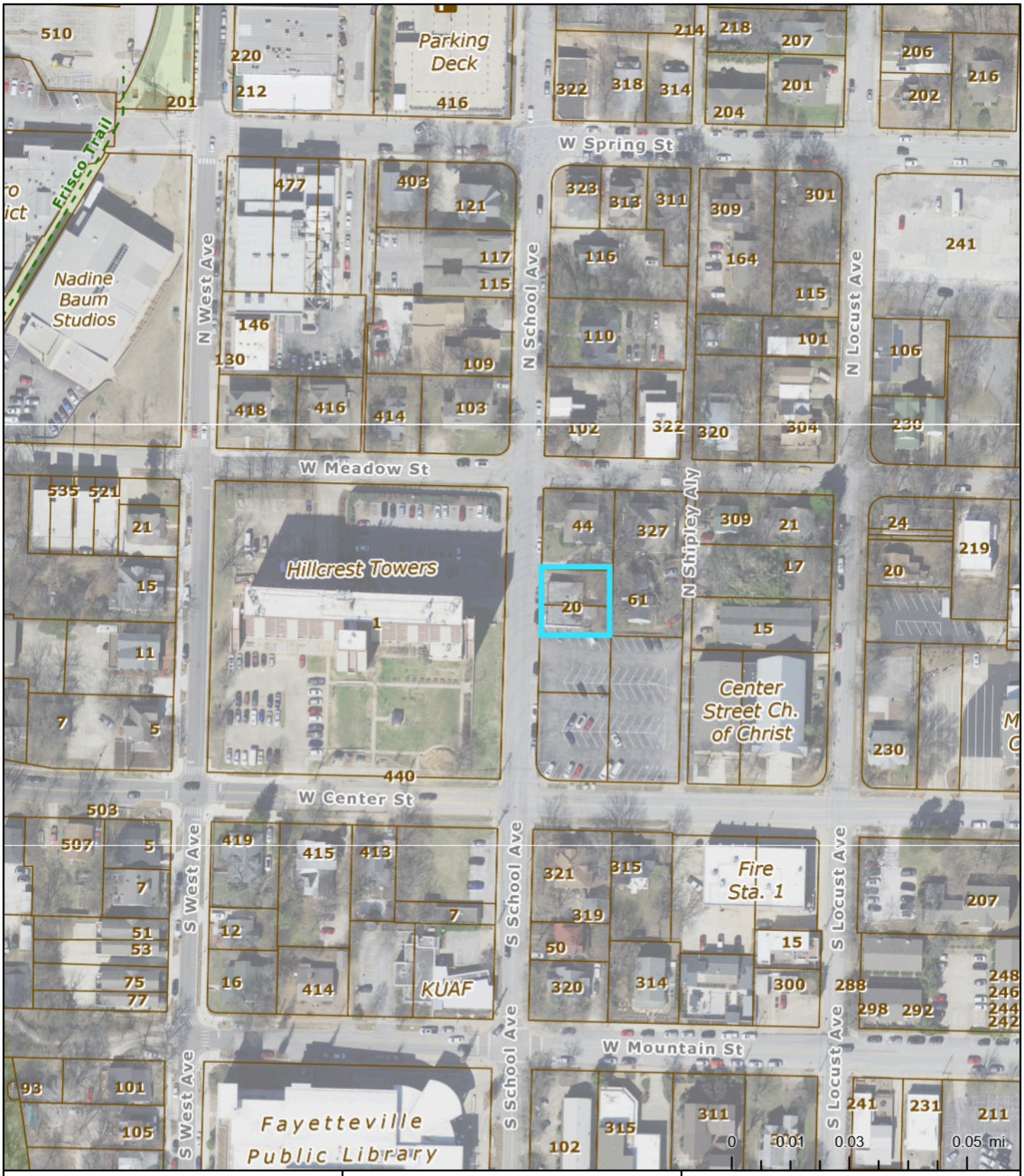
Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



20 N School Ave

Fayetteville, AR

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warrantees with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 3/11/2026
Credits: 2025 Imagery | EagleView Technologies | Surdex Corporation, City of Fayetteville, AR
Map Author:



20 N School Ave

Fayetteville, AR

The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warrantees with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 3/11/2026
Credits: 2025 Imagery | EagleView Technologies | Surdex Corporation, City of Fayetteville, AR
Map Author:


CLEANERS & LAUNDRY
SALEM
NO PARKING
11-12-2025 10:03 AM


NO PARKING
SUNDAYS ALL DAY
WEDNESDAYS AFTER 6PM
DURING SPECIAL EVENTS
VACATE LOTS BY 12AM SUNDAY TOW ZONE
479-966-4069
11-12-2025 10:02 AM


11-12-2025 10:06 AM


11-12-2025 10:06 AM


11-12-2025 10:07 AM


11-12-2025 10:02 AM


11-12-2025 10:05 AM


11-12-2025 10:04 AM


11-12-2025 10:03 AM


11-12-2025 10:06 AM


11-12-2025 10:05 AM


11-12-2025 10:06 AM


11-12-2025 10:11 AM


11-12-2025 10:12 AM


03-05-2026 10:51 AM


11-12-2025 10:16 AM


03-05-2026 10:47 AM


11-12-2025 10:16 AM


11-12-2025 10:10 AM

CITY OF FAYETTEVILLE
125 West Mountain Street
Fayetteville, AR 72701

Case Number: **CBLD-2025-0094**

Violation Notice

Case Type: **Building**

Date Case Established: **11/12/2025**

Owner: STEPHEN L AND GRETTA F SMITH

Mailing Address

STEPHEN L AND GRETTA F SMITH
83 S KESTREL DR
Fayetteville, AR 72701

Notice of Violation for the following location:

Address	Parcel
20 N SCHOOL AVE Fayetteville, AR 72701	**765-01875-000**

Dear Property Owner:
It appears that your property contains a violation of the Fayetteville Unified Development Ordinance. It is our goal to notify and assist property owners to correct violations of city ordinances before taking actual enforcement actions. If you need clarification of this notice or advice on how to correct the problem, please contact us.

Violation That Needs Correction: 173.08 - Unsafe Buildings - (Raze & Removal) - Unsafe Buildings - (Raze & Removal)
No person, partnership, corporation, or association, hereinafter referred to as "owner", shall keep or maintain any house or building within the corporate limits of the City which has become dilapidated, unsafe, unsanitary, or detrimental to the public welfare.

Possible Penalties:
If this violation is not corrected within thirty (30) days from the service of this notice, a Public Hearing will be held for the approval of a raze & removal determination by the City Council. The costs shall be charged to the owner(s) of the property and the city shall have a lien against such property for the costs. If you disagree with our conclusion that your property contains a violation of our ordinances, you have the right to an appeal. Please see Chapter 155 of the Unified Development Code.

How This Violation Can Be Voluntarily Corrected: By making repairs as needed or razing the structure and remove all debris from the lot. A building permit may be required, based on review of the Building Safety Director.

Sincerely,

Robert McKinney
Code Compliance Officer
479-601-6604
rmckinney@fayetteville-ar.gov

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEPHEN L. & GRETTA SMITH

83 S. KESTREL DRIVE

FAYETTEVILLE, AR 72701

9590 9402 9326 5002 0606 76

2. Article Number *(Transfer from service label)*

9589 0710 5270 2525 8156 16

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED

DEC 01 2025

CODE COMPLIANCE

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Delivery
- ☐ Signature Confirmation
- ☐ Signature Confirmatio Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 CBLD-25-94-RM Domestic Return Rec

12-01-2025 02:15 PM

20 N School Ave

Legal Description

PT W/2 NW BLOCK 19 (40/80) FURTHER DESCRIBED FROM 2014-29078 AS: A part of the W 1/2 of the NW 1/4 of Block 19, The Original Town (now City) of Fayetteville, Arkansas, and being more particularly described as follows: Beginning at a point 130.00 feet South of the NW Corner of said Block and running thence East 80.00 feet; thence North 40.00 feet; thence West 80.00 feet; thence South 40.00 feet, to the place of beginning.

PT W/2 NW BLOCK 19 (30/80) FURTHER DESCRIBED FROM 2014-29078 AS: A part of the W 1/2 of the NW 1/4 of Block 19, The Original Town (now City) of Fayetteville, Arkansas, and being more particularly described as follows: Beginning at a point of 160.00 feet South of the NW Corner of said Block, and running thence East 80.00 feet; thence North 30.00 feet; thence West 80.00 feet; thence South 30.00 feet to the point of beginning.

Parcel: 765-01874-000
Previous Parcel: 135781-000-00
As of: 3/10/2026 10:28:46 PM

ID: 36128

Washington County Report

Property Owner

Name:	SMITH, STEPHEN L & GRETTA F
Mailing Address:	83 S KESTREL FAYETTEVILLE, AR 72701
Type:	(CI) Comm. Impr.
Tax District:	(011) FAYETTEVILLE SCH, FAY
Millage Rate:	57.10

Property Information

Physical Address:	20 N SCHOOL AVE
Subdivision:	FAYETTEVILLE ORIGINAL
Block/Lot:	019 / N/A
S-T-R:	16-16-30
Size (Acres):	N/A
Legal:	See *Extended Legal*

Extended Legal

PT W/2 NW BLOCK 19 (40/80)
FURTHER DESCRIBED FROM 2014-29078 AS:
A part of the W 1/2 of the NW 1/4 of Block 19, The Original Town (now City) of Fayetteville, Arkansas, and being more particularly described as follows: Beginning at a point 130.00 feet South of the NW Corner of said Block and running thence East 80.00 feet; thence North 40.00 feet; thence West 80.00 feet; thence South 40.00 feet, to the place of beginning.

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	83,200	16,640	10,752
Building	167,700	33,540	19,908
Totals	**250,900**	**50,180**	**30,660**

Taxes Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Homestead Credit:	0	Note: The Estimated Tax amount shown includes the Homestead Credit amount listed.
Estimated Taxes:	1,919	

Land

Land Use	Size	Units
40X80=3200	3200.000	Sq.Ft
Total	**3,200.00**	

Deed Transfers
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester.

View Image	Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	11/7/2014	N/A	2014	29078	Warr. Deed	660.00	$200,000	SMITH, STEPHEN & GRETTA	Inc. Additional Prop.	Improved
	12/31/2004	N/A	2005	4264	Warr. Deed	1211.10	$367,000	TRUITT, GLENN A & VIVIAN	Additional Properties	Improved
	11/5/2002	N/A	2002	171596	Redem Deed	N/A	N/A	BROWN, DALLEN OR RUTH	N/A	N/A
	2/1/2000	N/A	2000	57498	Quit Claim	0.00	$0	GLENN, PEGGY	Inc. Additional Prop.	Improved
	2/1/2000	N/A	2000	11756	Warr. Deed	0.00	$0	BROWN, DALLAN & RUTH	Inc. Additional Prop.	Improved
	8/19/1993	N/A	93	48263	Warr. Deed	0.00	$0	MAERTENS, JACK	N/A	N/A
	1/7/1981	1/29/1981	1031	729	Warr. Deed	0.00	$0	GLENN, PEGGY E	N/A	Improved

Details for Commercial Card 1

Business Name(s):	VACANT		
Number of Units:	N/A	**Total Floor Area:**	1025
Site Work:	Prep;	**Floor Cover:**	N/A
Foundation:	N/A	**Ceilings:**	02
Floor Structure:	N/A	**Interior Finish:**	N/A
Structure Frame:	Conc.Blk	**Insulation:**	N/A
Exterior Walls:	N/A, Conc.Blk	**Appliances:**	00
Ext. Wall Load:	LoadBear	**Plumbing:**	None N/A N/A
Roof Structure:	N/A	**Electrical:**	Avg.B Qual.1
Roof Cover:	N/A	**Misc:**	02 08 09

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1945	Average	33	1	C3

Avg Floor Area:	1025	**Common Wall:**	N/A
Avg Perimeter:	132	**Total Floor Area:**	1025
No. Floors:	1	**Total Height:**	9
Avg Floor Height:	9	**Unit Multiplier:**	1

	Occupancy	Heating/Cooling
Primary	Dry Cleaner (100%)	Hot Water (100%)
Secondary	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2025	250,900.00	28,470.00
2024	250,900.00	26,280.00
2023	250,900.00	24,090.00
2022	109,500.00	21,900.00
2021	109,500.00	21,288.00
2020	109,500.00	19,514.00
2019	88,700.00	17,740.00
2018	88,700.00	17,740.00
2017	88,700.00	17,740.00
2016	88,700.00	17,740.00
2015	88,700.00	17,740.00

Not a Legal Document
Subject to terms and conditions
www.actDataScout.com

Parcel: 765-01875-000
Previous Parcel: 135782-000-00
As of: 3/10/2026 10:28:46 PM

ID: 36129

Washington County Report

Property Owner

Name:	SMITH, STEPHEN L & GRETTA F
Mailing Address:	83 S KESTREL FAYETTEVILLE, AR 72701
Type:	(CI) Comm. Impr.
Tax District:	(011) FAYETTEVILLE SCH, FAY
Millage Rate:	57.10

Property Information

Physical Address:	20 N SCHOOL AVE
Subdivision:	FAYETTEVILLE ORIGINAL
Block/Lot:	019 / N/A
S-T-R:	16-16-30
Size (Acres):	N/A
Legal:	See *Extended Legal*

Extended Legal

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FURTHER DESCRIBED FROM 2014-29078 AS:
A part of the W 1/2 of the NW 1/4 of
Block 19, The Original Town (now City)
of Fayetteville, Arkansas, and being
more particularly described as follows:
Beginning at a point of 160.00 feet
South of the NW Corner of said Block,
and running thence East 80.00 feet;
thence North 30.00 feet; thence West
80.00 feet; thence South 30.00 feet to
the point of beginning.

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	62,400	12,480	8,064
Building	220,900	44,180	26,194
Totals	**283,300**	**56,660**	**34,258**

Taxes Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Homestead Credit:	0	Note: The Estimated Tax amount shown includes the Homestead Credit amount listed.
Estimated Taxes:	2,144	

Land

Land Use	Size	Units
30X80=2400	2400.000	Sq.Ft
Total	**2,400.00**	

Deed Transfers
Document Images brought to you by your County Circuit Clerk, Kyle Sylvester.

View Image	Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
	11/7/2014	N/A	2014	29078	Warr. Deed	660.00	$200,000	SMITH, STEPHEN & GRETTA	Additional Properties	Improved
	12/31/2004	N/A	2005	4264	Warr. Deed	1211.10	$367,000	TRUITT, GLENN A & VIVIAN	Inc. Additional Prop.	Improved
	11/5/2002	N/A	2002	171596	Redem Deed	N/A	N/A	BROWN, DALLEN OR RUTH	N/A	N/A
	5/9/2000	N/A	2000	57498	Quit Claim	0.00	$0	GLENN, PEGGY	N/A	N/A
	2/1/2000	N/A	2000	11756	Warr. Deed	0.00	$0	BROWN, DALLAN & RUTH	N/A	N/A
	7/1/1991	N/A	1433	842	Warr. Deed	55.00	$25,000	MAERTENS, JACK	Valid	Improved
	1/7/1981	1/29/1981	1031	729	Warr. Deed	0.00	$0	GLENN, PEGGY E	N/A	Improved

Details for Commercial Card 1

Business Name(s):	VACANT		
Number of Units:	N/A	**Total Floor Area:**	1236
Site Work:	Prep;	**Floor Cover:**	N/A
Foundation:	N/A	**Ceilings:**	02
Floor Structure:	N/A	**Interior Finish:**	N/A
Structure Frame:	Conc.Blk	**Insulation:**	N/A
Exterior Walls:	N/A, BrickVen	**Appliances:**	00
Ext. Wall Load:	LoadBear	**Plumbing:**	Lavatory Water.Cl WaterHtr
Roof Structure:	N/A	**Electrical:**	Avg.B Qual.1
Roof Cover:	N/A	**Misc:**	08 09

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1945	Average	33	1	C3

Avg Floor Area:	1236	**Common Wall:**	N/A
Avg Perimeter:	166	**Total Floor Area:**	1236
No. Floors:	1	**Total Height:**	10
Avg Floor Height:	10	**Unit Multiplier:**	1

	Occupancy	Heating/Cooling
Primary	Dry Cleaner (100%)	WrmCl Air (100%)
Secondary	N/A	N/A

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Fence, Wood	SBOARD	6x30	N/A	N/A	N/A
Canopies	ALUM	36	N/A	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2025	283,300.00	31,811.00
2024	283,300.00	29,364.00
2023	283,300.00	26,917.00
2022	122,350.00	24,470.00
2021	122,350.00	22,800.00
2020	122,350.00	20,900.00
2019	95,000.00	19,000.00
2018	95,000.00	19,000.00
2017	95,000.00	19,000.00
2016	95,000.00	19,000.00
2015	95,000.00	19,000.00

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

FAYETTEVILLE
ARKANSAS

PROCESS SUMMARY
(RAZE & REMOVAL/LARGE SCALE CLEAN-UP)

Property Address 20 N School Ave

WC Parcel # 765-01875-000

Energov Case # CBLD-2025-0094

City Code: 173.08

- On 11/12/2025 Code Compliance received a Request for Service regarding the property located at 20 N School Ave
- A Notice of Violation was sent to the Owner of Record on 11/14/2025
- The signed Return Receipt Card was received on 12 /01/2025

  (or)

- The property was posted on ____
- On 1/05/2026 the property was re-inspected and was found to still be in violation of City Code 173.08

CITY OF
FAYETTEVILLE
ARKANSAS

RECEIPT OF BIDS

OWNER(S): **City of Fayetteville – Building Safety Division**

ADDRESS: 20 N School Ave

PROJECT No: **Bid#** 2025-0094

PROJECT TITLE: **Raze and Removal – Code Compliance Program**

BID CLOSING DAY/DATE/TIME: **March 9th @ 4:00 PM**

CONTRACTOR: Meyers Const. LLC BID AMOUNT: $14,916.00

CONTRACTOR: M & M Excavating BID AMOUNT: $13,300.00

CONTRACTOR: Arkansas River Valley Roofing & Restoration BID AMOUNT: $15,000.00

CONTRACTOR: _____ BID AMOUNT: _____

CONTRACTOR: _____ BID AMOUNT: _____

Certified by: _____ Date: 3-9-26

Witness: _____ Date: 3-9-26

CITY OF
FAYETTEVILLE
ARKANSAS

RAZE & REMOVAL PROJECT
BID# 2025-0094

ADMINISTRATOR: Billy Bryant [email: bbryant@fayetteville-ar.gov]

PHONE # 479.575.8232 or 479.601.6361 F A X **#** 479.444.3445

PROJECT LOCATION: 20 N School Ave

WC Parcel # 765-01874-000,

765-01875-000

CONTRACTOR'S SCOPE OF WORK

- **RAZE&REMOVAL**
  1. Completely tear down the entire dwelling.
  2. Haul all contents inside the structure(s), debris from the structure(s), and other debris from the parcel to a legal landfill. All concrete associated with the structure(s) shall be removed from the lot (footings and slabs).
  3. Mow and clean up parcel.

- **CLEANUP & DISPOSAL**
  1. Provide proof, such as receipts, that the debris was hauled to a legal landfill.
  2. The city encourages the bidder to consider all waste diversion methods for materials collected. Any methods of disposal, excluding a legal landfill, must be deemed acceptable by the city prior to bid submittal.
  3. The yard shall be semi-level and mow-able when the demo work is completed and before payment will be made.
  4. Contractor shall be responsible for capping wells, utilities and/or any other requirements pertaining to the demolition permit.

- **MISCELLANEOUS**
  1. A Demolition Permit from the City of Fayetteville must be obtained before work begins. Demolition Permits are obtained through the Building Safety Division, 479-575-8238.
  2. Proof of no less than $250,000 liability insurance shall be provided by the contractor before work begins.
  3. State Contractor License is required. A City Business License is required if your business is located in the city limits of Fayetteville.
  4. If the situation is resolved by the property owner during the 30 day notice & comment period bids may be considered null & void.

CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 25-0094

DATE ISSUED: February 22nd, 2026

ADMINISTRATOR'S NAME: Billy Bryant

PROJECT ADDRESS: 20 N School Ave

DATE OF OPENING: March 9th, 2026

My total bid price for the Raze & Removal Project is:
$ 13,300
(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 03/09/26

Complete Business Address

Name of Firm: M&M Excavating LLC Phone # 4798419285

Street address or P O Box # 377 Sulphur City

City / State/ Zip Code Fayetteville, AR

Printed Name: Misty Barker

Signature: Misty Barker Title: _____

Federal Tax ID # 26-0611207 or SSN _____

State Contractor # 0191780526 City Business License # _____

CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 25-0094

DATE ISSUED: February 22nd, 2026

ADMINISTRATOR'S NAME: Billy Bryant

PROJECT ADDRESS: 20 N School Ave

DATE OF OPENING: March 9th, 2026

My total bid price for the Raze & Removal Project is:
$ 14,916.00
(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 3/09/26

Complete Business Address

Name of Firm: Mayers Construction, LLC Phone # 479-249-7885

Street address or P O Box
13597 AR-12 Site 7

City / State/ Zip Code
Gravette, AR 72736

Printed Name: Jacob Roller

Signature: _____ Title: GM

Federal Tax ID # 81-2804016 or SSN _____

State Contractor # 042535426 City Business License # _____

Meyers Construction, LLC
P 479-249-7383
E jroller@meyersconstructionllc.com

Demo Quote

03/09/2026

Customer

City of Fayetteville

Project

20 N School Ave
Fayetteville, AR

Description	Amount
Residential Demo & proper disposal of debris	$13,566.00
Mobilization	$500.00
Mow & clean up parcel	$250.00
Utility retirement & project management	$500.00
Permit	$100.00

Meyers Construction is pleased to submit our proposal for the demolition and proper disposal of debris.

We propose to furnish all labor, equipment, supervision, materials and permits necessary to demolish the existing single-family home located at the project site listed above. Demo and removal of debris to include the entire vertical structure of the home and any porches, slabs or foundation below grade. Site to be left rough graded with excavator and ready for dirt work for new construction.

Total Lump Sum Price: $14,916.00

Meyers Construction has the personnel, equipment access, and experience necessary to complete this work safely, efficiently, and in accordance with accepted construction practices.

Sincerely,

Jacob Roller jroller@meyersconstructionllc.com 479-249-7383

CITY OF
FAYETTEVILLE
ARKANSAS

BID PROPOSAL FORM
BID 25-0094

DATE ISSUED: February 22nd, 2026

ADMINISTRATOR'S NAME: Billy Bryant

PROJECT ADDRESS: 20 N School Ave

DATE OF OPENING: March 9th, 2026

My total bid price for the Raze & Removal Project is:

$ 15,000.00

(Bid will be valid for 120 days from Date of Opening)

Upon signing this Bid, the bidder certifies that they have viewed the property, read and agree to the requirements set forth in this bid proposal, including specifications, terms and standard conditions, and pertinent information regarding the articles being bid on, and agree to furnish these articles at the prices stated.

Date: 03/09/2026

Complete Business Address

Name of Firm: Arkansas River Valley Roofing & Restoration Phone # 501-902-6053

Street address or P O Box
6005 Southwind Dr. NLR, AR

City / State/ Zip Code
North Little Rock, Arkansas 72118

Printed Name: Satchel Nash

Signature: _____ Title: Manager

Federal Tax ID # 47578 or SSN N/A

State Contractor # 040215026 City Business License # N/A

CITY OF
FAYETTEVILLE
ARKANSAS

Date: 3-10-2026

Property owner address:

Stephen L & Gretta Smith
83 S Kestrel Dr
Fayetteville, AR 72701

RE: Enforcement of Fayetteville Code 173.08
Arkansas Code Ann. 14-56-203

NOTICE TO PROPERTY OWNERS

Pursuant to A.C.A 14-56-203 as 173.08 of the Fayetteville Code, you are placed upon Notice that the Fayetteville City Council will conduct a public hearing to determine if the dwelling located at **20 N School Ave (WC Parcel # 765-01875-000)** should be Razed and Removed.

You are free to appear at this hearing to present any evidence or statements. If you need additional information concerning this process or if you have information that we are not aware of, please call the Code Compliance Office at (479) 575-8232.

The hearing will be part of a regular City Council meeting on **April 21st, 2026** beginning at 5:30pm at the City Administration Building, 113 W. Mountain St., Fayetteville, AR 72701. The City Council Meetings are advertised in local newspapers and will contain an item concerning this hearing. You may also call the Fayetteville City Clerk's Office (479-575-8323) for information confirming the date of the public hearing.

Sincerely,

Billy Bryant
Code Compliance Supervisor

9589 0710 5270 3813 0193 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com*®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $ _____
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- ☐ Certified Mail Restricted Delivery $ _____
- ☐ Adult Signature Required $ _____
- ☐ Adult Signature Restricted Delivery $ _____

Postage
$

Total Postage and Fees
$

CBLD-2025
0094

Postmark Here

Council Notice

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CITY OF
FAYETTEVILLE
ARKANSAS

Code Compliance Program
Unsafe Building Determination
UDC 173.08 (A)

Address / Location: 20 N School Ave

WC Parcel # 765-01875-000

UDC 173.08 (A)

☒ ***I recommend the raze and removal of the structure.***

☐ ***I recommend securing the structure.***

☐ ***I have determined that the structure above is NOT in violation of Subsection 173.08 (A) of the City of Fayetteville's Unified Development Code***

☐ ***I recommend presenting the structure to City Council as a Property Nuisance for Raze & Removal***

_____ **City Building Official** 11-12-25 **Date**

Observations: _____

Case # CBLD-2025-0094

_____ ***Building Safety Division Director***

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2147

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

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

SUBJECT: **ADM-2026-0006: Administrative Item (Unified Development Code Section 155.01): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Section 155.01. The proposed code change would modify the definition of a through lot such that lots with frontage on more than one street to meet utility requirements would not be considered a through lot.**

RECOMMENDATION:
City Planning Staff and the Planning Commission recommend approval of an ordinance to amend the definition of "Through Lot" in Chapter 151 of the Unified Development Code as described in Exhibit A.

BACKGROUND:
In tandem with the delivery of the 2026 Housing Assessment, staff is bringing forward a set of ordinances to continue to support housing production in response to current and anticipated demand. Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, meaning current housing production levels must be maintained for the next two decades or face the housing affordability challenges that resulted from limited supply from 2019-2024.

DISCUSSION:
To alleviate some burden on applicants, support housing production, and remove a barrier to some projects that are otherwise complying with development requirements, staff recommends an amendment to the definition of "through lot", which is a non-corner lot with frontage on more than one street. Concern about urban design outcomes with new through lots located along streets like Rupple Road led to the current standard, which is meant to address subdivision conditions where long stretches of privacy fence would face city streets. For infill lots however, through lots can present challenges to development as street frontage, access, and other standards must be applied to an atypical condition. There are times where access to existing or required utility service locations can only be achieved through the creation of a through lot. This amendment will remove the requirement for a Planning Commission variance when lots meet the technical definition of a through lots, but are only intended to make utility connections.

During an application process for subdivision such as a lot split, utility connections for the property or subdivided lot are reviewed for compliance with applicable standards. Notably, utility lines are not permitted to cross property lines and must be accessed directly from the City's right-of-way. "Flags" or narrow lot extensions may be necessary to convey utilities from a location along one public right-of-way to a lot that may already have frontage on another right-of-way. Under the current definition, those required utility connections can create a conflict. Section 166.08(E)(2) of the Unified Development Code (UDC) prohibits through lots, but

allows applicants to request a Planning Commission variance when site-specific issues merit consideration. These variances can add several weeks to the process of subdividing property. Adopting the proposed, revised definition of a through lot reduces development and zoning conflicts and can streamline the process to create additional housing.

The proposed amendment clarifies that lots with more than one frontage created due to *required* utility connections (also referred to as “flag lots”) shall not be considered through lots and would not require additional variance approvals from the Planning Commission. The proposed amendment reduces additional cost and time associated with a variance request for an otherwise straightforward lot subdivision, or the use of lots that were platted prior to these established requirements. It also supports the development of smaller scale infill housing, which often needs flexible lot configurations to meet a litany of other development requirements.

At the May 26, 2026 Planning Commission meeting, commissioners voted 8-0-0 to forward the amendment to City Council with a recommendation of approval. No public comment was received prior to the meeting or during the public hearing.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Strikethrough-Redline, 6. ADM-2026-0006 Planning Commission Staff Report

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

File #: 2026-2147

AN ORDINANCE TO AMEND THE DEFINITION OF A "THROUGH LOT" IN § 151.01 DEFINITIONS OF THE UNIFIED DEVELOPMENT CODE

WHEREAS, for infill projects, through lots can present challenges to development as street frontage, access, and other standards must be applied to an atypical condition and there are times in which access to existing or required utility service locations can only be achieved through the creation of a through lot; and

WHEREAS, an amendment to the definition of through lot will remove the requirement for a Planning Commission variance when lots meet the technical definition, but are only intended to make utility connections.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby repeals the definition of "through lot" in § 151.01 **Definitions** and enacts a new definition as follows:

"Lot, through (zoning). A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots. Lots with frontage on more than one street solely to meet utility connection requirements shall not be considered through lots and are exempt.

City of Fayetteville Staff Review Form

2026-2147

Item ID

7/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Britin Bostick	6/30/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ADM-2026-0006: Administrative Item (Unified Development Code Section 155.01): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Section 155.01. The proposed code change would modify the definition of a through lot such that lots with frontage on more than one street to meet utility requirements would not be considered a through lot.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

EXHIBIT 'A"

151.01 Definitions

L

Lot, through (zoning). A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots. Lots with frontage on more than one street solely to meet utility connection requirements shall not be considered through lots and are exempt.

151.01 Definitions

L

Lot, through (zoning). A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots. Lots with frontage on more than one street solely to meet utility connection requirements shall not be considered through lots and are exempt.

CITY OF
FAYETTEVILLE
ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Britin Bostick, Long Range Planning/Special Projects Manager
Kylee Cole, Long Range & Preservation Planner

MEETING DATE: May 26, 2026

SUBJECT: **ADM-2026-0006: Administrative Item (Unified Development Code Section 155.01):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Section 155.01. The proposed code change would modify the definition of a through lot such that lots with frontage on more than one street to meet utility requirements would not be considered a through lot.

MOTION TO FORWARD:
"I move to forward **ADM-2026-0006** with a recommendation of approval."

BACKGROUND:
In tandem with the delivery of the 2026 Housing Assessment staff is bringing forward a set of ordinances to continue to support housing production in response to current and anticipated demand. Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, meaning we will need to keep housing production levels at or above current volumes for the next two decades at least, or face deepening housing affordability challenges if supply is constrained below demand, as was the case from 2019-2024.

DISCUSSION:
To alleviate some burden on applicants, support housing production, and remove a barrier to some projects that are otherwise complying with development requirements, staff recommends an amendment to the definition of "through lot", which is a lot with frontage on more than one street. Concern about urban design outcomes with new through lots located along streets like Rupple Road led to the current standard, which is meant to address subdivision conditions where long stretches of privacy fence would face city streets. For infill lots, however, through lots can present challenges to development as street frontage, access, and other standards must be applied to an atypical condition. There are times when utility service locations may be required that create for the purposes of connection a "through lot". This amendment would remove the step of Planning Commission approval of a variance when lots are technically defined as "through lots" but are only meeting utility requirements.

During an application process for subdivision such as a lot split, utility connections for the property or subdivided lot are reviewed for compliance with applicable standards. Notably, utility lines are not permitted to cross property lines and must be accessed directly from the City's right-of-way. "Flags" or narrow lot extensions may be necessary to convey utilities from a location along one public right-of-way to a lot that may already have frontage on another right-of-way. Under the

current definition, those required utility connections can create a conflict. Section 166.08(E)(2) of the Unified Development Code (UDC) prohibits through lots, but allows applicants to request a Planning Commission variance when site-specific issues merit consideration. Reducing development and zoning conflicts is one way to streamline the process to create additional housing.

The proposed amendment clarifies that lots with more than one frontage created due to *required* utility connections (also referred to as "flag lots") shall not be considered through lots and would not require additional variance approvals from the Planning Commission. The proposed amendment reduces additional cost and time associated with a variance request for an otherwise straightforward lot subdivision, or the use of lots that were platted prior to these established requirements. It also supports the development of smaller scale infill housing, which often needs flexible lot configurations to meet a litany of other development requirements.

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

Date: **May 26, 2026** ❒ **Tabled** ☒ **Forwarded** ❒ **Denied**

Motion: Cabe

Second: Castin

Vote: 8-0-0

BUDGET/STAFF IMPACT:
None

Attachments:

- Amended UDC 151.01 Definitions - Strikethrough
- Amended UDC 151.01 Definitions - Clean

151.01 Definitions

L

Lot, through (zoning). A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots. Lots with frontage on more than one street solely to meet utility connection shall not be considered through lots and are exempt.

151.01 Definitions

L

Lot, through (zoning). A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots. Lots with frontage on more than one street solely to meet utility connection requirements shall not be considered through lots and are exempt.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2148

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

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

SUBJECT: **ADM-2026-0007: Administrative Item (Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28. The proposed code changes would modify the minimum lot width for dwellings from eighteen (18) feet to twelve (12) feet.**

RECOMMENDATION:
City Planning Staff and the Planning Commission recommend approval of an ordinance to amend the minimum lot width for residential dwellings from 18-foot to 12-foot in the Residential Intermediate – Urban (RI-U), Community Services (CS), Urban Thoroughfare (UT), Main Street/Center (MSC), and Downtown General (DG) zoning districts as described in Exhibit A.

BACKGROUND:
In tandem with the delivery of the 2026 Housing Assessment staff is bringing forward a set of ordinances to continue to support housing production in response to current and anticipated demand. Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, meaning current housing production levels must be maintained for the next two decades or face deepening housing affordability challenges that resulted from limited supply from 2019-2024.

DISCUSSION:
To increase flexibility for residential development, staff recommends a reduction of the minimum lot width for dwellings in urban residential and mixed use zoning districts including the Residential Intermediate – Urban (RI-U), Community Services (CS), Urban Thoroughfare (UT), Main Street/Center (MSC), and Downtown General (DG) districts.

This amendment reduces the minimum lot width in these districts from eighteen (18) feet to twelve (12) feet, providing greater flexibility for townhome and fee-simple lot development. The amendment also removes the limit on building area of 60% in the RI-U district, which is better managed by impervious area and stormwater requirements located elsewhere in the UDC. The Urban Neighborhood (UN) zoning district was introduced as a mixed use zoning district in 2025 and has since been the subject of a number of rezoning requests, with particular interest in the 12' lot width minimum. Staff has evaluated requests for the UN zoning district and considered ways to build upon its success. One way to do that is to allow 12' lot widths in residential-only zoning districts such as RI-U to limit commercial encroachment into residential neighborhoods. Another is to expand the more flexible lot width standard to mixed use zoning districts more typical of Fayetteville's denser urban center while retaining the width needed for utility connections. While staff did consider eliminating the lot

width minimum entirely, at this time the step is not considered prudent until broader changes to lot development standards can be coordinated with utility connection and access standards.

At the May 26, 2026 Planning Commission meeting, commissioners briefly discussed amending the minimum width proposed by staff from 12-foot to 10-foot, ultimately deciding to move forward with the 12-foot recommendation. Commissioners voted 8-0-0 to forward the amendment to City Council with a recommendation of approval. No public comment was received prior to the meeting or during the public hearing.

BUDGET/STAFF IMPACT:

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Strikethrough-Redlines, 6. ADM-2026-0007 Planning Commission Staff Report

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

File #: 2026-2148

AN ORDINANCE TO REDUCE THE MINIMUM LOT WIDTH FOR RESIDENTIAL DWELLINGS FROM 18 FEET TO 12 FEET IN THE RESIDENTIAL INTERMEDIATE-URBAN (RI-U), COMMUNITY SERVICES (CS), URBAN THOROUGHFARE (UT), MAIN STREET/CENTER (MSC), AND DOWNTOWN GENERAL (DG) ZONING DISTRICTS BY AMENDING §§ 161.12, 161.22, 161.24, 161.27, AND 161.28 OF THE UNIFIED DEVELOPMENT CODE

WHEREAS, to increase flexibility for residential development, staff recommends a reduction of the minimum lot width for dwellings in urban residential and mixed use zoning districts; and

WHEREAS, this amendment will reduce the minimum lot width in these districts from eighteen (18) feet to twelve (12) feet, providing greater flexibility for townhome and fee-simple lot development and removes the limit on building area of 60% in the RI-U district, which is better managed by impervious area and stormwater requirements located elsewhere in the UDC.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends §§ 161.12(D), 161.22(D), 161.24(D), 161.27(D), and 161.28(D) of the Unified Development Code by reducing the minimum lot width for residential dwellings from 18 feet to 12 feet in the Residential Intermediate-Urban (RI-U), Community Services (CS), Urban Thoroughfare (UT), Main Street/Center (MSC), and Downtown General (DG) zoning districts as shown in Exhibit A attached hereto and made a part hereof.

City of Fayetteville Staff Review Form

2026-2148

Item ID

7/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Britin Bostick	6/30/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ADM-2026-0007: Administrative Item (Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28. The proposed code changes would modify the minimum lot width for dwellings from eighteen (18) feet to twelve (12) feet.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

161.12 District RI-U, Residential Intermediate - Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	12 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

(Ord. No. 5945, §5(Exh. A), 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	12 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

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

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21; Ord. No. 6879, §2, 5-20-25)

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar

Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	12 feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

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

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	12 feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 0 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	12 feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.12 District RI-U, Residential Intermediate - Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	128 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

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

(Ord. No. 5945, §5(Exh. A), 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	1<u>2</u>~~8~~ feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

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

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21; Ord. No. 6879, §2, 5-20-25)

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar

Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	1~~28~~ feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

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

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	12~~8~~ feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 0 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	1~~28~~ feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

CITY OF
FAYETTEVILLE
ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Britin Bostick, Long Range Planning/Special Projects Manager
Kylee Cole, Long Range & Preservation Planner

MEETING DATE: May 26, 2026

SUBJECT: **ADM-2026-0007: Administrative Item (Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 161.12, 161.22, 161.24, 161.27, and 161.28. The proposed code changes would modify the minimum lot width for dwellings from eighteen (18) feet to twelve (12) feet.

MOTION TO FORWARD:
"I move to forward **ADM-2026-0007** with a recommendation of approval."

BACKGROUND:
In tandem with the delivery of the 2026 Housing Assessment staff is bringing forward a set of ordinances to continue to support housing production in response to current and anticipated demand. Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, meaning we will need to keep housing production levels at or above current volumes for the next two decades at least, or face deepening housing affordability challenges if supply is constrained below demand, as was the case from 2019-2024.

DISCUSSION:
To increase flexibility for residential development, staff recommends a reduction of the minimum lot width for dwellings in urban residential and mixed use zoning districts including the Residential Intermediate – Urban (RI-U), Community Services (CS), Urban Thoroughfare (UT), Main Street/Center (MSC), and Downtown General (DG) districts.

This amendment reduces the minimum lot width in these districts from eighteen (18) feet to twelve (12) feet, providing greater flexibility for townhome and fee-simple lot development. The amendment also removes the limit on building area to 60% in the RI-U district, which is better managed by impervious area and stormwater requirements located elsewhere in the UDC. The Urban Neighborhood (UN) zoning district was introduced as a mixed use zoning district in 2025 and has since been the subject of a number of rezoning requests, with particular interest in the 12' lot width minimum. Staff has evaluated requests for the UN zoning district and considered ways to build upon its success. One way to do that is to allow 12' lot widths in residential-only zoning districts such as RI-U to limit commercial encroachment into residential neighborhoods. Another is to expand the more flexible lot width standard to mixed use zoning districts more typical of Fayetteville's denser urban center while retaining the width needed for utility connections. While staff did consider eliminating the lot width minimum entirely, at this time the step is not considered

prudent until broader changes to lot development standards can be coordinated with utility connection and access standards.

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: May 26, 2026	❒ **Tabled**	☒ **Forwarded**	❒ **Denied**
Motion: Cabe			
Second: Gulley			
Vote: 8-0-0			

BUDGET/STAFF IMPACT:
None

Attachments:

- Amended UDC 161.12 – RI-U – Residential Intermediate – Urban – Strikethrough
- Amended UDC 161.22 – Community Services – Strikethrough
- Amended UDC 161.24 – Urban Thoroughfare – Strikethrough
- Amended UDC 161.27 – Main Street Center – Strikethrough
- Amended UDC 161.28 – Downtown General – Strikethrough
- Amended UDC 161.12 – RI-U – Residential Intermediate – Urban - Clean
- Amended UDC 161.22 – Community Services – Clean
- Amended UDC 161.24 – Urban Thoroughfare – Clean
- Amended UDC 161.27 – Main Street Center – Clean
- Amended UDC 161.28 – Downtown General – Clean

161.12 District RI-U, Residential Intermediate - Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	128 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

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

(Ord. No. 5945, §5(Exh. A), 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	1<u>2</u>~~8~~ feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

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

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21; Ord. No. 6879, §2, 5-20-25)

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar

Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	1~~28~~ feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

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

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	12~~8~~ feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 0 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	1~~28~~ feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.12 District RI-U, Residential Intermediate - Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 41	Accessory dwellings
Unit 44	Cluster housing development
Unit 46	Short-term rentals

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

	Dwelling (all types)
Lot width minimum	12 feet
Lot area minimum	None

(E) *Setback Requirements.*

Front	Side Other Uses	Side Single & Two (2) Family	Rear Other Uses	Rear, from centerline of an alley
A build-to zone that is located between the front property, line and a line 25 feet from the front property line.	None	5 feet	5 feet	12 feet

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

(Ord. No. 5945, §5(Exh. A), 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6245, §2, 10-15-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.22 Community Services

(A) *Purpose.* The Community Services District is designed primarily to provide convenience goods and personal services for persons living in the surrounding residential areas and is intended to provide for adaptable mixed use centers located along commercial corridors that connect denser development nodes. There is a mixture of residential and commercial uses in a traditional urban form with buildings addressing the street. For the purposes of Chapter 96: Noise Control, the Community Services district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood Shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation, trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 34	Liquor stores
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities*
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling	12 feet
All others	None

(2) *Lot Area Minimum.* None.

(E) *Setback regulations*.

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	5 stories

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

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6409 §1, 2-2-21; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6497, §1, 10-19-21; Ord. No. 6879, §2, 5-20-25)

161.24 Urban Thoroughfare

(A) *Purpose.* The Urban Thoroughfare District is designed to provide goods and services for persons living in the surrounding communities. This district encourages a concentration of commercial and mixed use development that enhances function and appearance along major thoroughfares. Automobile-oriented development is prevalent within this district and a wide range of commercial uses is permitted. For the purposes of Chapter 96: Noise Control, the Urban Thoroughfare district is a commercial zone. The intent of this zoning district is to provide standards that enable development to be approved administratively.

(B) *Uses*.

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two (2) family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor store
Unit 40	Sidewalk cafes
Unit 41	Accessory Dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 20	Commercial recreation, large sites
Unit 21	Warehousing and wholesale
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 33	Adult live entertainment club or bar

Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 38	Mini-storage units
Unit 42	Clean technologies
Unit 43	Animal boarding and training
Unit 48	Private dormitories

(C) *Density.* None

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family dwelling	12 feet
All other dwellings	None
Non-residential	None

(2) *Lot area minimum.* None

(E) *Setback regulations.*

Front:	A build-to zone that is located between 10 feet and a line 25 feet from the front property line.
Side and rear:	None
Side or rear, when contiguous to a single-family residential district:	15 feet

(F) *Building Height Regulations*.

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 10 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or portion of a building that is located greater than 15 feet from the master street plan right-of-way shall have a maximum height of seven (7) stories.

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

(G) *Minimum buildable street frontage.* 50% of the lot width.

(Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5353, 9-7-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7, 8, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.27 Main Street/Center

(A) *Purpose.* A greater range of uses is expected and encouraged in the Main Street/Center. The Center is more spatially compact and is more likely to have some attached buildings than Downtown General or Neighborhood Conservation. Multi-story buildings in the Center are well-suited to accommodate a mix of uses, such as apartments or offices above shops. Lofts, live/work units, and buildings designed for changing uses over time are appropriate for the Main Street/Center. The Center is within walking distance of the surrounding, primarily residential areas. For the purposes of Chapter 96: Noise Control, the Main Street/Center district is a commercial zone.

(B) *Uses.*

(1) *Permitted uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 14	Hotel, motel, and amusement facilities
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 34	Liquor stores
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 18	Gasoline service stations and drive-in/drive-through restaurants
Unit 28	Center for collecting recyclable materials
Unit 29	Dance halls
Unit 35	Outdoor music establishments
Unit 36	Wireless communication facilities
Unit 42	Clean technologies

Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	12 feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

(F) *Minimum Buildable Street Frontage.* 75% of lot width.

(G) *Building Height Regulations.*

Building Height Maximum	5 stories/7 stories*

* A building or a portion of a building that is located between 0 and 15 feet from the front property line or any master street plan right-of-way line shall have a maximum height of five (5) stories. A building or a portion of a building that is located greater than 15 feet from the master street plan right-of-way line shall have a maximum height of seven (7) stories.

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5042, 8-07-07; Ord. No. 5195, 11-6-08; Ord. No. 5312, 4-20-10; Ord. No. 5339, 8-3-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

161.28 Downtown General

(A) *Purpose.* Downtown General is a flexible zone, and it is not limited to the concentrated mix of uses found in the Downtown Core or Main Street/Center. Downtown General includes properties in the neighborhood that are not categorized as identifiable centers, yet are more intense in use than Neighborhood Conservation. There is a mixture of single-family homes, rowhouses, apartments, and live/work units. Activities include a flexible and dynamic range of uses, from public open spaces to less intense residential development and businesses. For the purposes of Chapter 96: Noise Control, the Downtown General district is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three (3) and four (4) family dwellings
Unit 13	Eating places
Unit 15	Neighborhood shopping goods
Unit 24	Home occupations
Unit 25	Offices, studios, and related services
Unit 26	Multi-family dwellings
Unit 40	Sidewalk Cafes
Unit 41	Accessory dwellings
Unit 44	Cluster Housing Development
Unit 45	Small scale production
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 14	Hotel, motel and amusement services
Unit 16	Shopping goods
Unit 17	Transportation trades and services
Unit 19	Commercial recreation, small sites
Unit 28	Center for collecting recyclable materials
Unit 36	Wireless communication facilities
Unit 48	Private dormitories

(C) *Density.* None.

(D) *Bulk and Area Regulations*.

(1) *Lot Width Minimum.*

Dwelling (all unit types)	12 feet

(2) *Lot Area Minimum.* None.

(E) *Setback Regulations*.

Front	A build-to zone that is located between the front property line and a line 25 feet from the front property line.
Side	None
Rear	5 feet
Rear, from center line of an alley	12 feet

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

(G) *Building Height Regulations.*

Building Height Maximum	5 stories

(Ord. No. 5028, 6-19-07; Ord. No. 5029, 6-19-07; Ord. No. 5312, 4-20-10; Ord. No. 5462, 12-6-11; Ord. No. 5592, 6-18-13; Ord. No. 5664, 2-18-14; Ord. No. 5735, 1-20-15; Ord. No. 5800, §1(Exh. A), 10-6-15; Ord. No. 5921, §1, 11-1-16; Ord. No. 5945, §§5, 7—9, 1-17-17; Ord. No. 6015, §1(Exh. A), 11-21-17; Ord. No. 6223, §1, 9-3-19; Ord. No. 6427, §§1(Exh. C), 2, 4-20-21; Ord. No. 6879, §2, 5-20-25)

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2149

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

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

SUBJECT: **ADM-2026-0009: Administrative Item (Unified Development Code Sections 172.05): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 172.05. The proposed code change would remove the limitation on the Planning Commission's ability to grant additional parking reductions for residential uses.**

RECOMMENDATION:
City Planning Staff and the Planning Commission recommend approval of an ordinance to reinstate a portion of the Planning Commission's authority to grant variances to residential parking minimums as described in Exhibit A.

BACKGROUND:
In tandem with the delivery of the 2026 Housing Assessment staff is bringing forward a set of ordinances to continue to support housing production in response to current and anticipated demand. Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, current housing production levels must be maintained at or above current volumes for the next two decades or face the housing affordability challenges that resulted from limited supply from 2019-2024.

On May 6, 2025 the City Council approved Ordinance 6864 to amend parking lot design standards and the number of parking spaces required for residential uses. Discussions regarding parking standards originated with the Planning Commission's Long Range Planning Committee in fall 2024 with an independent, councilmember amendment being proposed in early 2026. This amendment was assigned to the City Council's Ordinance Review Committee where consultation with staff and the City Attorney ultimately saw a proposal presented to and approved by Council. One of the changes approved was a limitation placed on the discretion of the Planning Commission to approve variances for parking. At the time, large student housing projects, ultimately classified as private dormitories, were allowed by right in many zoning districts as multi-family housing. As a by right use, the Planning Commission had limited discretion over parking reductions despite private dormitories having unique characteristics. Just two weeks later, on May 20, 2025 the City Council approved Ordinance 6879 creating a classification for private dormitories and establishing use conditions that include parking. Since then, the Planning Commission has had much greater discretion over this housing type and its associated parking. Their discretion over general parking variances has remained limited, however, which is currently blocking any path forward for housing projects, especially affordable and low-cost housing projects that would seek an adjustment to or reduction in parking requirements tailored to that development's particular circumstances and goals.

DISCUSSION:
To increase flexibility for residential development, staff recommends an amendment to the parking reductions that would amend the limitation on Planning Commission's ability to grant additional parking reductions for residential uses. Currently, Unified Development Code (UDC) Sec. 172.05(B)(2) limits the Planning Commission to granting a maximum of 35% of the required total, or four spaces, whichever is greater. Staff finds that the Planning Commission's current review authority does not adequately cover the types of proposals that warrant public consideration, which the variance process is designed to address. Without a clear path for applicants seeking alternative parking approaches, particularly affordable and small infill residential projects that are often aligned with the City Council's Housing goals, face disproportionate barriers. A more flexible mechanism is needed to ensure these projects can be reasonably evaluated on a case-by-case basis on their merits or hardships. Staff is proposing that the Planning Commission may grant up to a 35% reduction in the required number of parking spaces in addition to the reductions available by development size. This would total up to 70% for developments with 1-50 units and 45% for developments with 251+ units.

This amendment partially restores the Commission's discretion to determine when parking reductions are appropriate and by how much parking requirements may be reduced. The anticipated outcome is greater flexibility for residential developments that may be advantageously positioned near trails and bus stops or offer other alternative transportation amenities and opportunities, or which may propose to meet currently unmet or minimally met housing needs in the community. Should the City Council determine they would wish to review a parking variance themselves, they have the ability to sponsor their own appeal under the provisions of UDC Chapter 155.

At the May 26, 2026 Planning Commission meeting, one public comment was made in favor. No comments were received prior to the meeting. Commissioners voted 8-0-0 to forward the amendment to City Council with a recommendation of approval.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Strikethrough-Redlines, 6. Planning Commission Staff Report

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

File #: 2026-2149

AN ORDINANCE TO ALLOW THE PLANNING COMMISSION TO GRANT ADDITIONAL PARKING REDUCTIONS FOR RESIDENTIAL USES BY AMENDING § 172.05 STANDARDS FOR THE NUMBER OF SPACES BY USE OF THE UNIFIED DEVELOPMENT CODE

WHEREAS, Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, therefore current housing production levels must be maintained at or above current volumes for the next two decades or face the housing affordability challenges that resulted from limited supply from 2019-2024; and

WHEREAS, on May 6, 2025, the City Council approved Ordinance 6864 to amend parking lot design standards and the number of parking spaces required for residential uses; and

WHEREAS, on May 20, 2025, the City Council approved Ordinance 6879 creating a classification for private dormitories and establishing use conditions that include parking; and

WHEREAS, currently, § 172.05(B)(2) of the UDC limits the Planning Commission to granting a maximum reduction of 35% of the required total, or four spaces, whichever is greater and the Planning Commission's current review authority does not adequately cover the types of proposals that warrant public consideration, which the variance process is designed to address; and

WHEREAS, to increase flexibility for residential development, staff recommends an amendment that would amend the limitation on Planning Commission's ability to grant additional parking reductions for residential uses.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby repeals subsection (B)(2) of § 172.05 (B) Residential Parking Requirements and enacts a replacement § 172.05 (B)(2) as follows:

> "(2) *Criteria for Consideration of Additional Reductions for Residential Use by the Planning Commission*. Applicants may request parking space reductions for residential use in addition to those listed in § 172.05 (B)(1) subject to the requirements in § 156.03 (C)(5). In reviewing the requested parking variance, the Planning Commission shall utilize the criteria in § 172.05 (B)(1) to evaluate the request, and may consider factors such as proximity to transit stops, provision of covered and secured storage for bicycles, and other means of alternative transportation. The Planning Commission shall be limited to granting a maximum reduction of 35% total in addition to the reductions for developments described in § 172.05 (B)(1)."

City of Fayetteville Staff Review Form

2026-2149

Item ID

7/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Britin Bostick	6/30/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ADM-2026-0009: Administrative Item (Unified Development Code Sections 172.05): Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 172.05. The proposed code change would remove the limitation on the Planning Commission's ability to grant additional parking reductions for residential uses.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

172.05 Standards For The Number Of Spaces By Use

(A) *Non-Residential Parking Requirements.* There shall be no minimum number of spaces required for non-residential use. The maximum number of spaces provided shall be limited to the ratios in Table 3 and the allowable increases over the baseline ratio as described in §172.05(3). The applicant shall provide a statement or parking analysis indicating how they will provide adequate parking for the proposed non-residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition.

(B) *Residential Parking Requirements.* The minimum and maximum number of spaces required for residential use shall conform to the parking ratios listed in Table 3. The minimum and maximum number of spaces required for a use not specifically included in this section shall be as required for the most similar use listed or as otherwise determined by the Planning Division utilizing reference standards.

(1) *Reductions for Residential Use.* Residential uses may utilize the following reductions to the minimum number required off-street parking ratios listed in Table 3. If the applicant does not provide the number of parking spaces allowed by Table 3, the applicant shall provide for approval by the Zoning and Development Administrator relevant parking utilization data or a parking analysis demonstrating how they will provide adequate parking for the proposed residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition. The statement or analysis shall address factors such as abutting street widths, existing parking conditions, parking reductions already claimed by nearby residential and commercial developments, potential and compounding impacts on surrounding neighborhoods and commercial districts, existing use of on-street parking, capacity for additional on-street parking, density of existing buildings, emergency vehicle access, fire safety, and whether existing properties have off-street parking available.

(a) Developments with 1—50 bedrooms may be allowed a maximum reduction of 35% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(b) Developments with 51—100 bedrooms may be allowed a maximum reduction of 20% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(c) Developments with 101—250 bedrooms may be allowed a maximum reduction of 15% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(d) Developments with two hundred fifty-one (251) or more bedrooms may be allowed a maximum reduction of 10% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(e) Multi-family and mixed-use developments that include multi-family along N. College Ave. and S. School Ave. within the Urban Corridor (UC) zoning district may be allowed an additional reduction of 10% of the total spaces required without being required to apply for consideration and approval by the Planning Commission.

(2) *Criteria for Consideration of Additional Reductions for Residential Use by the Planning Commission.* Applicants may request parking space reductions for residential use in addition to those listed in §172.05(B)(1) subject to the requirements in §156.03(C)(5). In reviewing the requested parking variance, the Planning Commission shall utilize the criteria in §172.05(B)(1) to evaluate the request, and may consider factors such as proximity to transit stops, provision of covered and secured storage for bicycles, and other means of alternative transportation. The Planning Commission shall be limited to granting a maximum reduction of 35% total in addition to the reductions for developments described in §172.05(B)(1).

(C) *Review of Parking Plan.* If an application for a residential use was approved for a reduction in required parking and the project is being considered by the Planning Commission, a Planning Commissioner may move that the Planning Commission review the decision by the Zoning and Development Administrator concerning the adequacy and correctness of the applicant's proposed parking plan pursuant to the factors in §172.05(B)(1). If this motion passes, the Planning Commission may review and amend the Zoning and Development Administrator's decision. However, the Planning Commission may not reduce the mandatory minimum parking reductions granted by the Zoning and Development Administrator for a development of fifty (50) or fewer bedrooms.

(D) *Shared Parking.* Parking requirements may be shared where it can be determined that the peak parking demand of the existing or proposed occupancy occur at different times (either daily or seasonally). Such arrangements may be approved by the Zoning and Development Administrator if they meet the conditions below:

(1) *Shared Parking Between Developments.* Formal arrangements that share parking between intermittent uses with non-conflicting parking demands (e.g., a church and a bank) are allowed as a means to reduce the amount of parking required.

(2) *Shared Parking Agreements.* If a privately owned parking facility is to serve two (2) or more separate properties, then a "Shared Parking Agreement" is to be filed with the city for consideration by the Zoning and Development Administrator.

(3) *Shared Spaces.* Individual spaces identified on a site plan for shared users shall not be shared by more than one (1) user at the same time.

(E) *Maximum Number of Parking Spaces Allowed for Residential and Non-Residential Uses.* Residential and non-residential developments may utilize the following increases to the maximum number of allowed spaces listed in Table 3 when the following standards are met:

(1) Developments may increase the number of off-street parking spaces by up to 15% above the parking ratios listed in Table 3.

(2) Developments may increase the number of off-street parking spaces by up to an additional 10% when alternative stormwater treatment techniques are utilized, such as:

(a) Bioswales;

(b) Constructed wetlands;

(c) Pervious pavement; and

(d) Other such techniques that aid in improving water quality and quantity as approved by the City Engineer.

(3) Developments may increase the number of off-street parking spaces by up to an additional 5% when one (1), 2-inch caliper tree for every ten (10) additional parking spaces is planted on-site in addition to all other landscaping requirements.

(F) *Parking Ratio Calculation.* The number of spaces required for a use not specifically included in Table 3 shall be as required for the most similar use listed or as otherwise determined by the City Planning Division utilizing industry standards. For all parking space requirements resulting in a fraction, the fraction shall be:

(1) Rounded to the next higher whole number when the fraction is 0.5 or higher.

(2) Rounded to the next lower whole number when the fraction is less than 0.5.

(G) *On-Street Parking.* Each on-street parking space adjacent to a project frontage that complies with adopted fire code may count toward the parking requirements for all development. The approval of on-street parking is subject to approval by the Zoning and Development Administrator.

(H) Increases or reductions in excess of those identified herein shall be allowed only by the Planning Commission as a variance and shall be granted in accordance with Chapter 156.03.

TABLE 3 PARKING RATIOS
(Use and Required Minimum and Maximum Spaces)
Residential

Residential Use Type	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Single-family	2 per dwelling unit	None
Duplex, triplex, or quadplex	2 per dwelling unit	4 per dwelling unit
Townhouse	2 per dwelling unit or 1 per bedroom, whichever is greater	1 per bedroom
Multi-family	1 per bedroom	1 per bedroom

172.05 Standards For The Number Of Spaces By Use

(A) *Non-Residential Parking Requirements.* There shall be no minimum number of spaces required for non-residential use. The maximum number of spaces provided shall be limited to the ratios in Table 3 and the allowable increases over the baseline ratio as described in §172.05(3). The applicant shall provide a statement or parking analysis indicating how they will provide adequate parking for the proposed non-residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition.

(B) *Residential Parking Requirements.* The minimum and maximum number of spaces required for residential use shall conform to the parking ratios listed in Table 3. The minimum and maximum number of spaces required for a use not specifically included in this section shall be as required for the most similar use listed or as otherwise determined by the Planning Division utilizing reference standards.

(1) *Reductions for Residential Use.* Residential uses may utilize the following reductions to the minimum number required off-street parking ratios listed in Table 3. If the applicant does not provide the number of parking spaces allowed by Table 3, the applicant shall provide for approval by the Zoning and Development Administrator relevant parking utilization data or a parking analysis demonstrating how they will provide adequate parking for the proposed residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition. The statement or analysis shall address factors such as abutting street widths, existing parking conditions, parking reductions already claimed by nearby residential and commercial developments, potential and compounding impacts on surrounding neighborhoods and commercial districts, existing use of on-street parking, capacity for additional on-street parking, density of existing buildings, emergency vehicle access, fire safety, and whether existing properties have off-street parking available.

(a) Developments with 1—50 bedrooms may be allowed a maximum reduction of 35% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(b) Developments with 51—100 bedrooms may be allowed a maximum reduction of 20% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(c) Developments with 101—250 bedrooms may be allowed a maximum reduction of 15% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(d) Developments with two hundred fifty-one (251) or more bedrooms may be allowed a maximum reduction of 10% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(e) Multi-family and mixed-use developments that include multi-family along N. College Ave. and S. School Ave. within the Urban Corridor (UC) zoning district may be allowed an additional reduction of 10% of the total spaces required without being required to apply for consideration and approval by the Planning Commission.

(2) *Criteria for Consideration of Additional Reductions for Residential Use by the Planning Commission.* Applicants may request parking space reductions for residential use in addition to those listed in §172.05(B)(1) subject to the requirements in §156.03(C)(5). In reviewing the requested parking variance, the Planning Commission shall utilize the criteria in §172.05(B)(1) to evaluate the request, and may consider factors such as proximity to transit stops, provision of covered and secured storage for bicycles, and other means of alternative transportation. The Planning Commission shall be limited to granting a maximum reduction of 35% total ~~or four (4) spaces, whichever is greater, for~~ in addition to the reductions for developments described in §172.05(B)(1).

(C) *Review of Parking Plan.* If an application for a residential use was approved for a reduction in required parking and the project is being considered by the Planning Commission, a Planning Commissioner may move that the Planning Commission review the decision by the Zoning and Development Administrator concerning the adequacy and correctness of the applicant's proposed parking plan pursuant to the factors in §172.05(B)(1). If this motion passes, the Planning Commission may review and amend the Zoning and Development Administrator's decision. However, the Planning Commission may not reduce the mandatory minimum parking reductions granted by the Zoning and Development Administrator for a development of fifty (50) or fewer bedrooms.

(D) *Shared Parking.* Parking requirements may be shared where it can be determined that the peak parking demand of the existing or proposed occupancy occur at different times (either daily or seasonally). Such arrangements may be approved by the Zoning and Development Administrator if they meet the conditions below:

(1) *Shared Parking Between Developments.* Formal arrangements that share parking between intermittent uses with non-conflicting parking demands (e.g., a church and a bank) are allowed as a means to reduce the amount of parking required.

(2) *Shared Parking Agreements.* If a privately owned parking facility is to serve two (2) or more separate properties, then a "Shared Parking Agreement" is to be filed with the city for consideration by the Zoning and Development Administrator.

(3) *Shared Spaces.* Individual spaces identified on a site plan for shared users shall not be shared by more than one (1) user at the same time.

(E) *Maximum Number of Parking Spaces Allowed for Residential and Non-Residential Uses.* Residential and non-residential developments may utilize the following increases to the maximum number of allowed spaces listed in Table 3 when the following standards are met:

(1) Developments may increase the number of off-street parking spaces by up to 15% above the parking ratios listed in Table 3.

(2) Developments may increase the number of off-street parking spaces by up to an additional 10% when alternative stormwater treatment techniques are utilized, such as:

(a) Bioswales;

(b) Constructed wetlands;

(c) Pervious pavement; and

(d) Other such techniques that aid in improving water quality and quantity as approved by the City Engineer.

(3) Developments may increase the number of off-street parking spaces by up to an additional 5% when one (1), 2-inch caliper tree for every ten (10) additional parking spaces is planted on-site in addition to all other landscaping requirements.

(F) *Parking Ratio Calculation.* The number of spaces required for a use not specifically included in Table 3 shall be as required for the most similar use listed or as otherwise determined by the City Planning Division utilizing industry standards. For all parking space requirements resulting in a fraction, the fraction shall be:

(1) Rounded to the next higher whole number when the fraction is 0.5 or higher.

(2) Rounded to the next lower whole number when the fraction is less than 0.5.

(G) *On-Street Parking.* Each on-street parking space adjacent to a project frontage that complies with adopted fire code may count toward the parking requirements for all development. The approval of on-street parking is subject to approval by the Zoning and Development Administrator.

(H) Increases or reductions in excess of those identified herein shall be allowed only by the Planning Commission as a variance and shall be granted in accordance with Chapter 156.03.

TABLE 3 PARKING RATIOS
(Use and Required Minimum and Maximum Spaces)
Residential

Residential Use Type	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Single-family	2 per dwelling unit	None
Duplex, triplex, or quadplex	2 per dwelling unit	4 per dwelling unit
Townhouse	2 per dwelling unit or 1 per bedroom, whichever is greater	1 per bedroom
Multi-family	1 per bedroom	1 per bedroom

CITY OF
FAYETTEVILLE
ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Britin Bostick, Long Range Planning/Special Projects Manager
Kylee Cole, Long Range & Preservation Planner

MEETING DATE: May 26, 2026

SUBJECT: **ADM-2026-0009: Administrative Item (Unified Development Code Sections 172.05):** Submitted by CITY OF FAYETTEVILLE STAFF. The request is an amendment to Unified Development Code Sections 172.05. The proposed code change would remove the limitation on the Planning Commission's ability to grant additional parking reductions for residential uses.

MOTION TO FORWARD:
"I move to forward **ADM-2026-0009** with a recommendation of approval."

BACKGROUND:
In tandem with the delivery of the 2026 Housing Assessment staff is bringing forward a set of ordinances to continue to support housing production in response to current and anticipated demand. Fayetteville's population is currently expected to grow by up to 3,000 people or approximately 1,350 households per year over the next 25 years, meaning we will need to keep housing production levels at or above current volumes for the next two decades at least, or face deepening housing affordability challenges if supply is constrained below demand, as was the case from 2019-2024.

On May 6, 2025 the City Council approved Ordinance 6864 to amend parking lot design standards and the number of parking spaces required for residential uses. The ordinance originated with the Planning Commission's Long Range Planning Committee in fall 2024 and was revised through several meetings of the City Council Ordinance Review Committee in consultation with the City Attorney before being presented to the Council for their consideration. One of the changes approved was a limitation placed on the discretion of the Planning Commission to approve variances for parking. At the time, large student housing projects, ultimately classified as private dormitories, were allowed by right in many zoning districts as they were considered multi-family housing, and the Planning Commission had limited discretion over parking reductions for that particular housing type due to their classification under the umbrella of "multi-family". Just two weeks later on May 20, 2025 the City Council approved Ordinance 6879 creating a classification for private dormitories and establishing use conditions. Since then the Planning Commission has had much greater discretion over this housing type, including how parking will be provided. Their discretion over parking variances has remained limited, however, which is currently blocking any path forward for housing projects, especially affordable and low-cost housing projects, that would seek an adjustment to or reduction in parking requirements tailored to that development's particular circumstances and goals.

DISCUSSION:
To increase flexibility for residential development, staff recommends an amendment to the parking reductions that would amend the limitation on Planning Commission's ability to grant additional parking reductions for residential uses. Currently, Unified Development Code (UDC) Sec. 172.05(B)(2) limits the Planning Commission to granting a maximum of 35% total or four spaces, whichever is greater. Staff finds that the Planning Commission's current review authority does not adequately cover the types of proposals that warrant public consideration, which the variance process is designed to address. Without a clear path for applicants seeking alternative parking approaches, small infill projects – often aligned with the City Council's Housing goals – face disproportionate barriers. A more flexible mechanism is needed to ensure these projects can be reasonably evaluated. Staff is proposing that the Planning Commission may grant up to a 35% reduction in the required number of parking spaces in addition to the reductions available by development size. This would total up to 70% for developments with 1-50 units and 45% for developments with 251+ units.

This amendment partially restores the Commission's discretion to determine when parking reductions are appropriate and by how much parking requirements may be reduced. The anticipated outcome is greater flexibility for residential developments that may be advantageously positioned near trails and bus stops or offer other alternative transportation amenities and opportunities, or which may proposed to meet currently unmet or minimally met housing needs in the community. Should the City Council determine they would wish to review a parking variance themselves, they have the ability to sponsor their own appeal under the provisions of UDC Chapter 155.

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

Date: **May 26, 2026** ❒ **Tabled** ☒ **Forwarded** ❒ **Denied**

Motion: Holeyfield

Second: Cabe

Vote: 8-0-0

BUDGET/STAFF IMPACT:
None

Attachments:
- Amended UDC 172.05 – Standards for the Number of Spaces by Use – Strikethrough
- Amended UDC 172.05 – Standards for the Number of Spaces by Use - Clean

172.05 Standards For The Number Of Spaces By Use

(A) *Non-Residential Parking Requirements.* There shall be no minimum number of spaces required for non-residential use. The maximum number of spaces provided shall be limited to the ratios in Table 3 and the allowable increases over the baseline ratio as described in §172.05(3). The applicant shall provide a statement or parking analysis indicating how they will provide adequate parking for the proposed non-residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition.

(B) *Residential Parking Requirements.* The minimum and maximum number of spaces required for residential use shall conform to the parking ratios listed in Table 3. The minimum and maximum number of spaces required for a use not specifically included in this section shall be as required for the most similar use listed or as otherwise determined by the Planning Division utilizing reference standards.

(1) *Reductions for Residential Use.* Residential uses may utilize the following reductions to the minimum number required off-street parking ratios listed in Table 3. If the applicant does not provide the number of parking spaces allowed by Table 3, the applicant shall provide for approval by the Zoning and Development Administrator relevant parking utilization data or a parking analysis demonstrating how they will provide adequate parking for the proposed residential use to succeed without negatively impacting adjacent properties or creating or compounding a dangerous traffic condition. The statement or analysis shall address factors such as abutting street widths, existing parking conditions, parking reductions already claimed by nearby residential and commercial developments, potential and compounding impacts on surrounding neighborhoods and commercial districts, existing use of on-street parking, capacity for additional on-street parking, density of existing buildings, emergency vehicle access, fire safety, and whether existing properties have off-street parking available.

(a) Developments with 1—50 bedrooms may be allowed a maximum reduction of 35% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(b) Developments with 51—100 bedrooms may be allowed a maximum reduction of 20% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(c) Developments with 101—250 bedrooms may be allowed a maximum reduction of 15% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(d) Developments with two hundred fifty-one (251) or more bedrooms may be allowed a maximum reduction of 10% of the total required spaces without being required to apply for consideration and approval by the Planning Commission.

(e) Multi-family and mixed-use developments that include multi-family along N. College Ave. and S. School Ave. within the Urban Corridor (UC) zoning district may be allowed an additional reduction of 10% of the total spaces required without being required to apply for consideration and approval by the Planning Commission.

(2) *Criteria for Consideration of Additional Reductions for Residential Use by the Planning Commission.* Applicants may request parking space reductions for residential use in addition to those listed in §172.05(B)(1) subject to the requirements in §156.03(C)(5). In reviewing the requested parking variance, the Planning Commission shall utilize the criteria in §172.05(B)(1) to evaluate the request, and may consider factors such as proximity to transit stops, provision of covered and secured storage for bicycles, and other means of alternative transportation. The Planning Commission shall be limited to granting a maximum reduction of 35% total ~~or four (4) spaces, whichever is greater, for~~ in addition to the reductions for developments described in §172.05(B)(1).

(C) *Review of Parking Plan.* If an application for a residential use was approved for a reduction in required parking and the project is being considered by the Planning Commission, a Planning Commissioner may move that the Planning Commission review the decision by the Zoning and Development Administrator concerning the adequacy and correctness of the applicant's proposed parking plan pursuant to the factors in §172.05(B)(1). If this motion passes, the Planning Commission may review and amend the Zoning and Development Administrator's decision. However, the Planning Commission may not reduce the mandatory minimum parking reductions granted by the Zoning and Development Administrator for a development of fifty (50) or fewer bedrooms.

(D) *Shared Parking.* Parking requirements may be shared where it can be determined that the peak parking demand of the existing or proposed occupancy occur at different times (either daily or seasonally). Such arrangements may be approved by the Zoning and Development Administrator if they meet the conditions below:

(1) *Shared Parking Between Developments.* Formal arrangements that share parking between intermittent uses with non-conflicting parking demands (e.g., a church and a bank) are allowed as a means to reduce the amount of parking required.

(2) *Shared Parking Agreements.* If a privately owned parking facility is to serve two (2) or more separate properties, then a "Shared Parking Agreement" is to be filed with the city for consideration by the Zoning and Development Administrator.

(3) *Shared Spaces.* Individual spaces identified on a site plan for shared users shall not be shared by more than one (1) user at the same time.

(E) *Maximum Number of Parking Spaces Allowed for Residential and Non-Residential Uses.* Residential and non-residential developments may utilize the following increases to the maximum number of allowed spaces listed in Table 3 when the following standards are met:

(1) Developments may increase the number of off-street parking spaces by up to 15% above the parking ratios listed in Table 3.

(2) Developments may increase the number of off-street parking spaces by up to an additional 10% when alternative stormwater treatment techniques are utilized, such as:

(a) Bioswales;

(b) Constructed wetlands;

(c) Pervious pavement; and

(d) Other such techniques that aid in improving water quality and quantity as approved by the City Engineer.

(3) Developments may increase the number of off-street parking spaces by up to an additional 5% when one (1), 2-inch caliper tree for every ten (10) additional parking spaces is planted on-site in addition to all other landscaping requirements.

(F) *Parking Ratio Calculation.* The number of spaces required for a use not specifically included in Table 3 shall be as required for the most similar use listed or as otherwise determined by the City Planning Division utilizing industry standards. For all parking space requirements resulting in a fraction, the fraction shall be:

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172.05 Standards For The Number Of Spaces By Use

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(B) *Residential Parking Requirements.* The minimum and maximum number of spaces required for residential use shall conform to the parking ratios listed in Table 3. The minimum and maximum number of spaces required for a use not specifically included in this section shall be as required for the most similar use listed or as otherwise determined by the Planning Division utilizing reference standards.

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Multi-family	1 per bedroom	1 per bedroom

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2209

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

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

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

RECOMMENDATION:
City staff recommend denial and the Planning Commission recommend approval of a request to remove a portion of the Streamside Protection zone from the subject property as described and shown in the attached Exhibits 'A' and 'B'.

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

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

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

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

DISCUSSION:
At the June 22, 2026 Planning Commission meeting, a vote of 5-0-2 forwarded the request to City Council with a recommendation of approval, with conditions as recommended by staff. (Commissioners Brink and Cabe recused). Similarly to the previous item, staff recommended denial of the request. While staff acknowledges the potential benefits of new development near downtown, the proposal is inconsistent with the Streamside Protection Ordinance, which was passed in 2011. The intent of the ordinance is to prevent stream encroachment and degradation. The ordinance emphasizes preserving the natural functions of streams and their vegetated buffers, including water quality protection, erosion control, habitat support, floodwater storage, and ecological integrity. Because culverting a stream eliminates these essential functions, staff recommended denying the request.

Planning Commissioners discussed the item and came to the same conclusion in their recommendation as they had previously found. Commissioners expressed some disappointment that some of the previous water features that were proposed in the initial concept would be changed; however, they found in favor since the amount of stream to be culverted was staying the same. Commissioners recommended that the conditions as recommended by staff should remain in place with this re-approval.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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

File #: 2026-2209

AN ORDINANCE TO AMEND ORDINANCE 6957 REGARDING THE CONDITIONAL REMOVAL OF 279 LINEAR FEET OF TANGLEWOOD BRANCH FROM THE STREAMSIDE PROTECTION ZONE AND ALLOW THE DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR THE PROPERTY LOCATED SOUTH OF 576 WEST CENTER STREET

WHEREAS, on January 20, 2026, the City Council passed Ordinance 6957 and approved a developer's request to remove a 279 linear foot portion of Tanglewood Branch from the streamside protection zone, which would allow the developer to place the stream underground within a culvert system and build a parking structure/building on top of the stream; and

WHEREAS, Ordinance 6957 was conditioned upon the issuance of a permit to construct a building substantially similar to what was presented to the City Council by the developer; and

WHEREAS, the developer has submitted a revised site plan that will require an amendment to Ordinance 6957 because it has been determined by staff to be substantially different than the original request; and

WHEREAS, while acknowledging the potential benefits of new development near downtown, staff feels the proposal is inconsistent with the Streamside Protection Ordinance passed in 2011 and recommends denying the request; and

WHEREAS, the Planning Commission ultimately found that the applicant's requested project aligns with the City's broader land use goals and recommends approval of the request.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends Ordinance 6957 by affirming the amendment to the Streamside Protection Zone conditioned upon the issuance of a building permit for a mixed-use structure that is substantially similar to the new site plan submitted by the developer which is attached to the Planning Division's agenda memo. All other conditions in Ordinance 6957 shall remain in effect.

City of Fayetteville Staff Review Form

2026-2209

Item ID

7/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth	7/2/2026	DEVELOPMENT SERVICES (620)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

ADM-2026-0024: Administrative Item (W. CENTER ST & S. GREGG AVE/CAMDEN COURT, 522): Submitted by OLSSON for property located at SOUTH OF 576 W CENTER ST. in WARD 2. The property is zoned MSC, MAIN STREET CENTER and contains approximately 0.62 acres. The request is to modify a previously approved reduction of the streamside protection zone.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	-

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

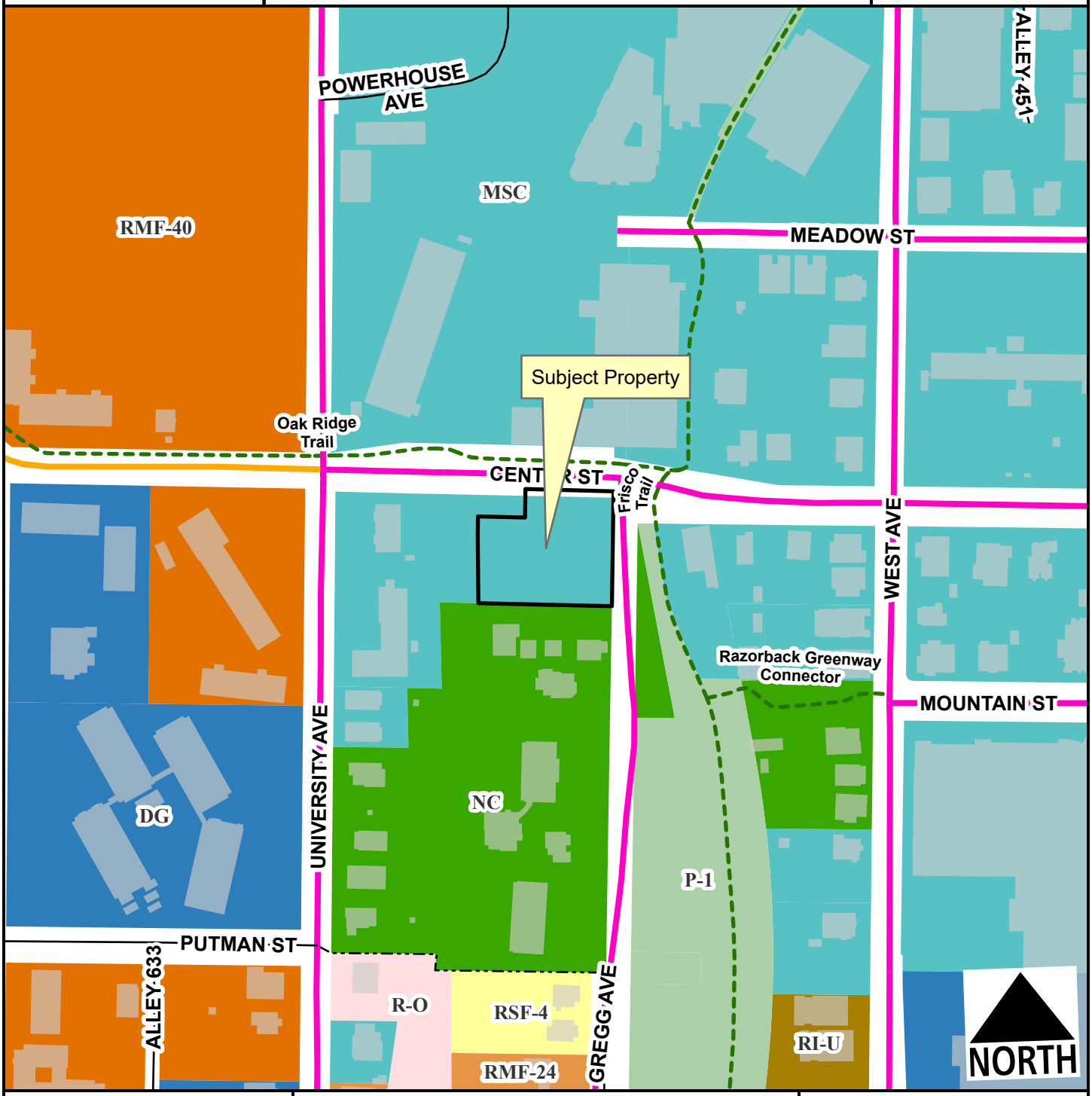
Comments:

ADM-2025-0048

Close Up View

W. CENTER ST & S. GREGG AVE

EXHIBIT A



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

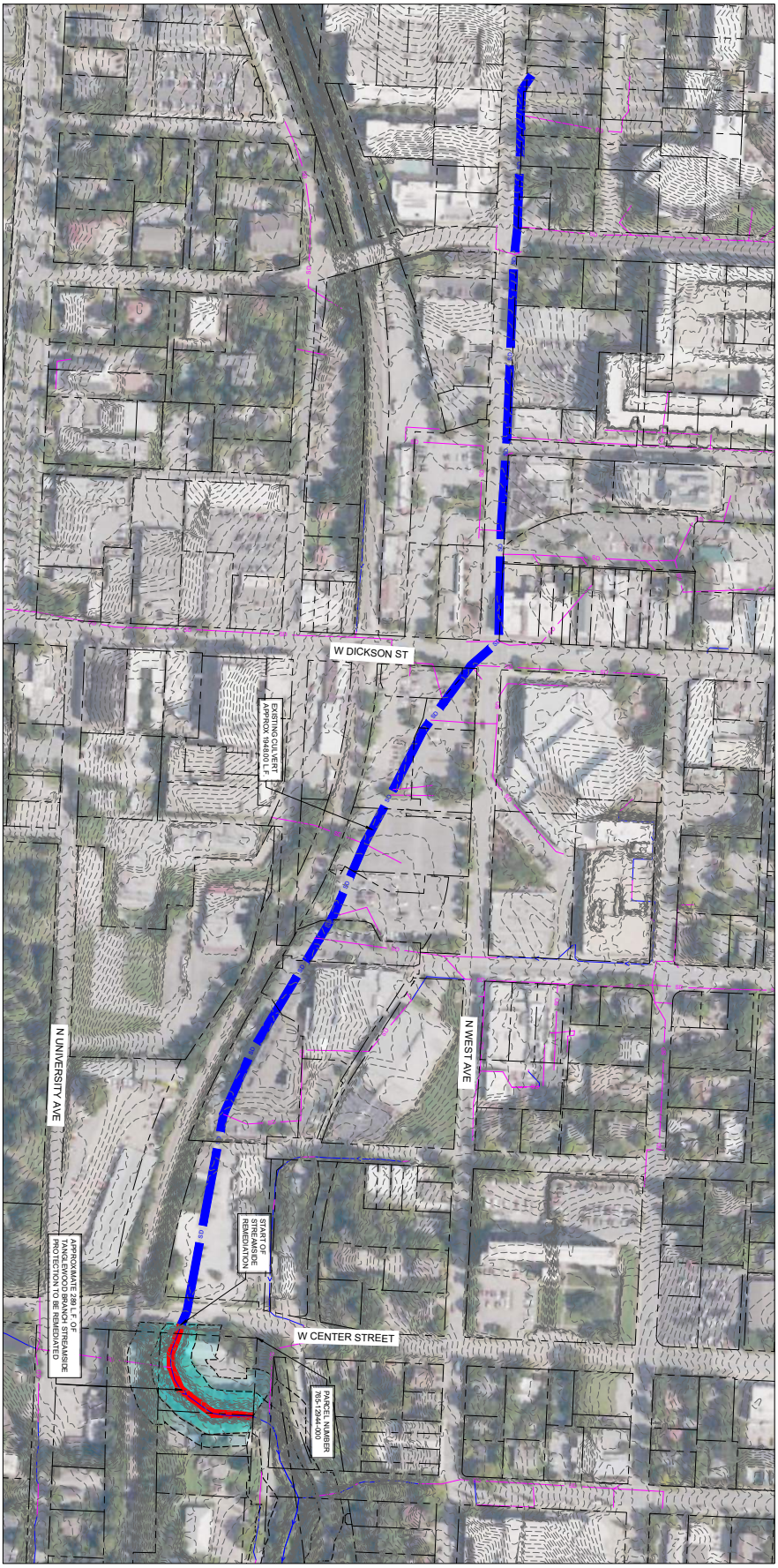
Feet

0 75 150 300 450 600

1:2,400

F:\2024\00001-00500\024-00286-Av40-Design\Exhibits\Streamside Protection\AutoCAD\2025.10.20_Streamside Protection Exhibit.dwg
DATE: Oct 28, 2025 1:40pm USER: cgsmith

EXHIBIT B



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

LEGEND

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

STREAMSIDE PROTECTION ZONE 1 - TO BE REMEDIATED

STREAMSIDE PROTECTION ZONE 2 - TO BE REMEDIATED

EXHIBIT A

drawn by: AEW
designed by: CGS
project no.: 024-00286
date: 10/28/2025

EXHIBIT A
OVERALL TANGLEWOOD BRANCH EXTENT

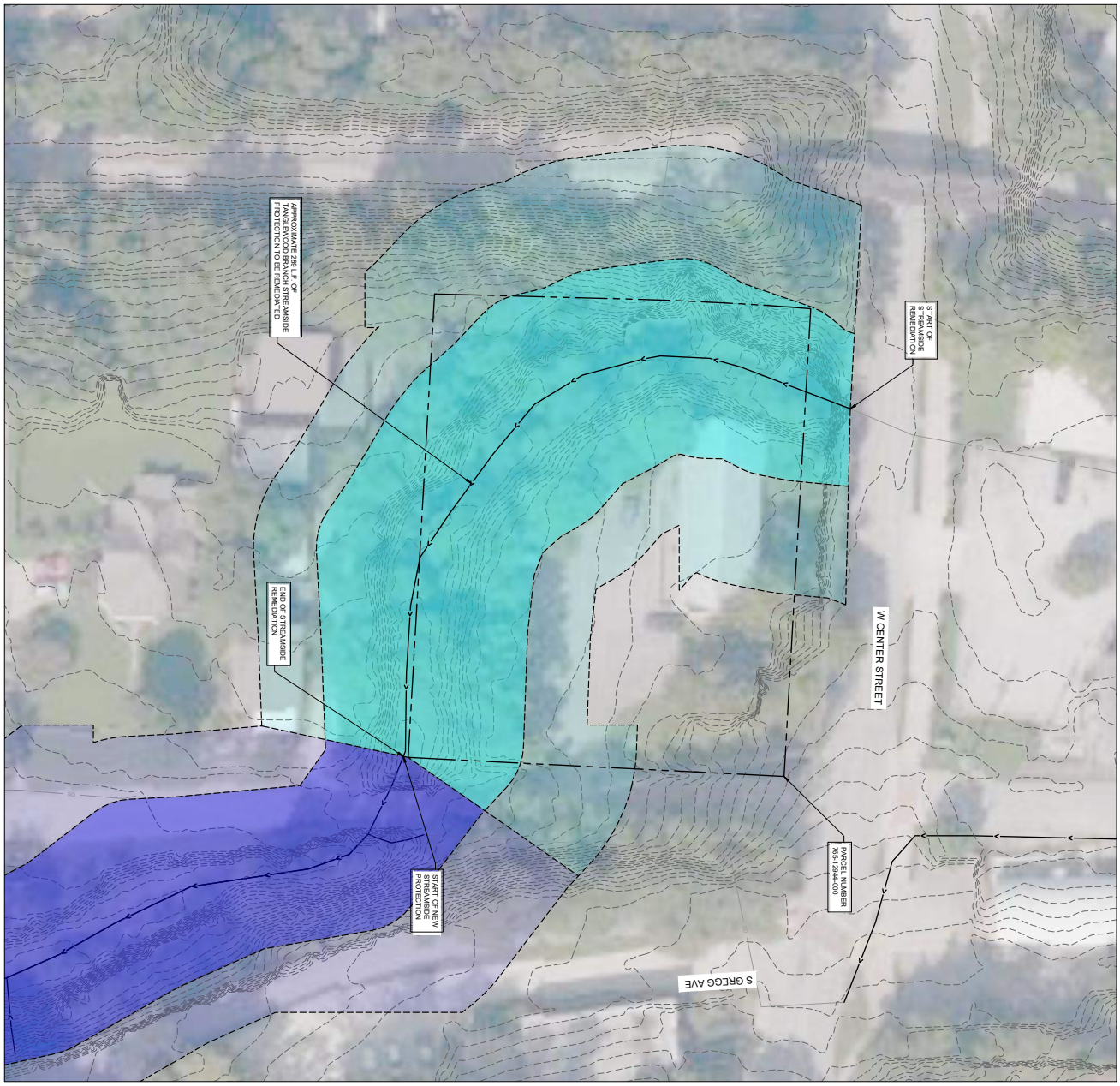
FAYETTEVILLE, AR | 2025

3537 North Steele Boulevard
Suite 101
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Oklahoma CoA #1010
Arkansas CoA #1010

olsson

EXHIBIT B

F:\2024\00001-00500\024-00286-AV40-Design\Exhibits\Streamside Protection\AutoCAD\streamside protection sheet.dwg
DATE: Oct 28, 2025 1:48pm USER: cgsmith



LEGEND

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

EXHIBIT B

drawn by: AEW
designed by:
project no.: 024-00286
date: 10/28/2025

EXHIBIT B
PROPOSED STREAMSIDE REDUCTION

FAYETTEVILLE, AR | 2025

olsson
1307 North Steele Boulevard
Suite 101
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.4340
Oklahoma COA #1010
Arkansas COA #1010

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

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

FROM: Justin Bland, City Engineer

MEETING DATE: June 22, 2026 Updated with results

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

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

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

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

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

Table 1:
Surrounding Land Uses and Zoning

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

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

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

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

This request was approved with the following conditions:

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

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

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

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

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

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

ecosystem;

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

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

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

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

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

Conditions of Approval:

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

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

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

Date: June 22, 2026 ❒ **Tabled** X FWD ❒ **Denied**

with all conditions as recommended by staff.

Motion: MADDEN

Second: MCGETRICK

Vote: 5-0-2 (Cabe and Brink recused)

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

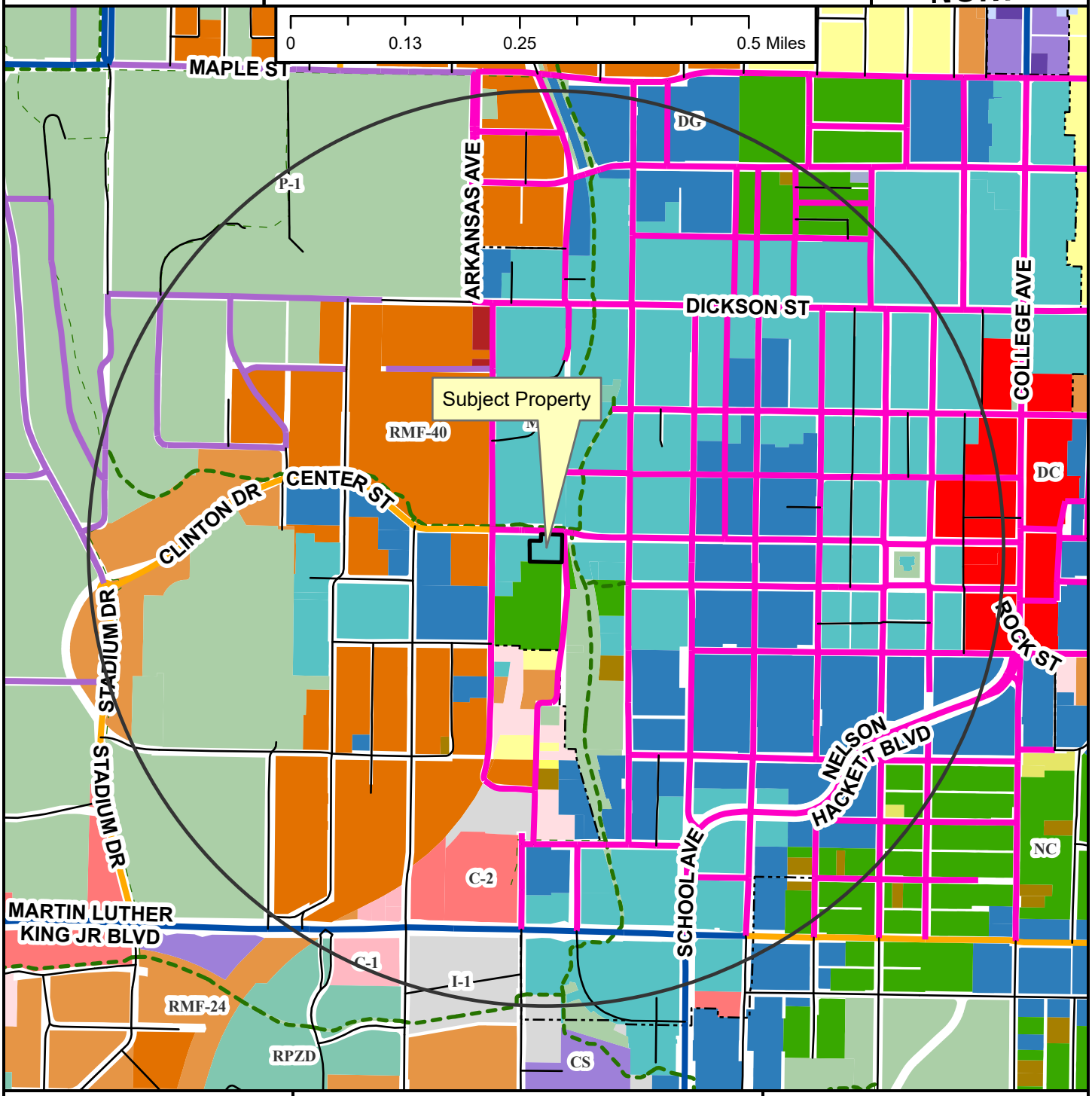
- One Mile Map
- Close-up Map
- Current Land Use Map
- Original Request Documents
- Applicant Request Letter and Exhibits

ADM-2026-0024

One Mile View

SOUTH OF 576 W CENTER ST

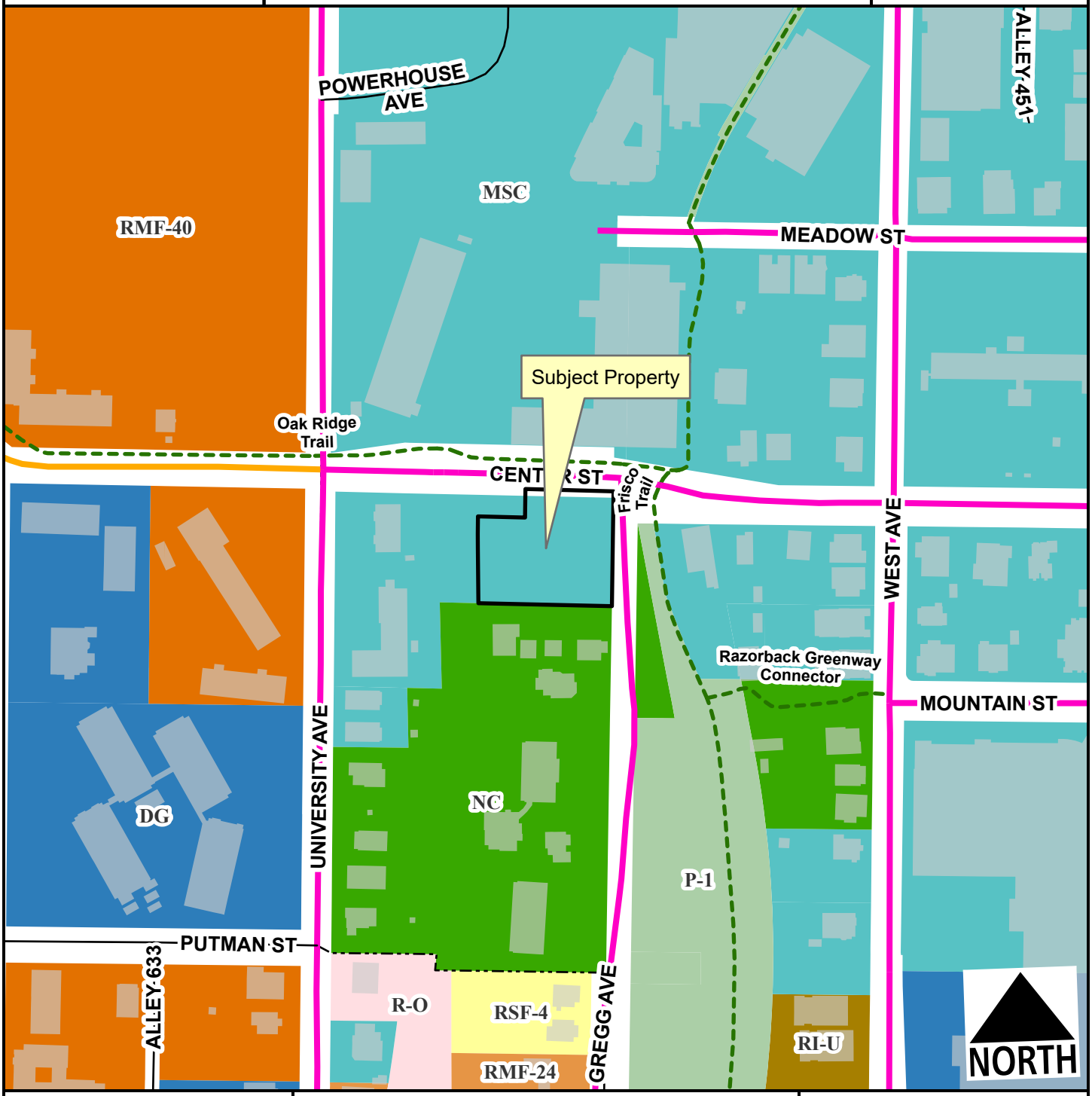
NORTH



ADM-2026-0024

Close Up View

SOUTH OF 576 W CENTER ST



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

Feet

0 75 150 300 450 600

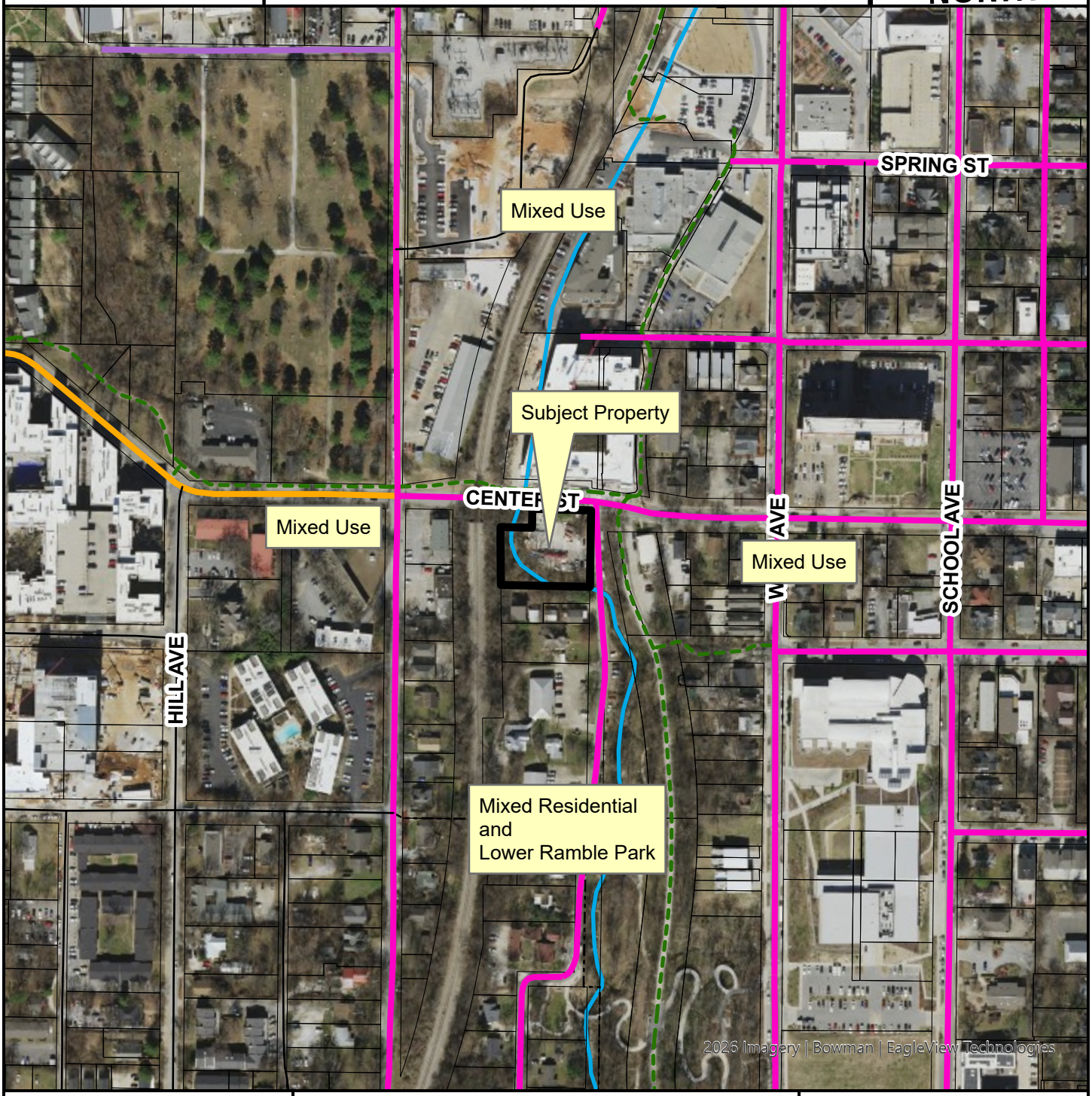
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ADM-2026-0024

Current Land Use

SOUTH OF 576 W CENTER ST

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

October 29, 2025

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

Dear Mr. Alan Pugh, PE:

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

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

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

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

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

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

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

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

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

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

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

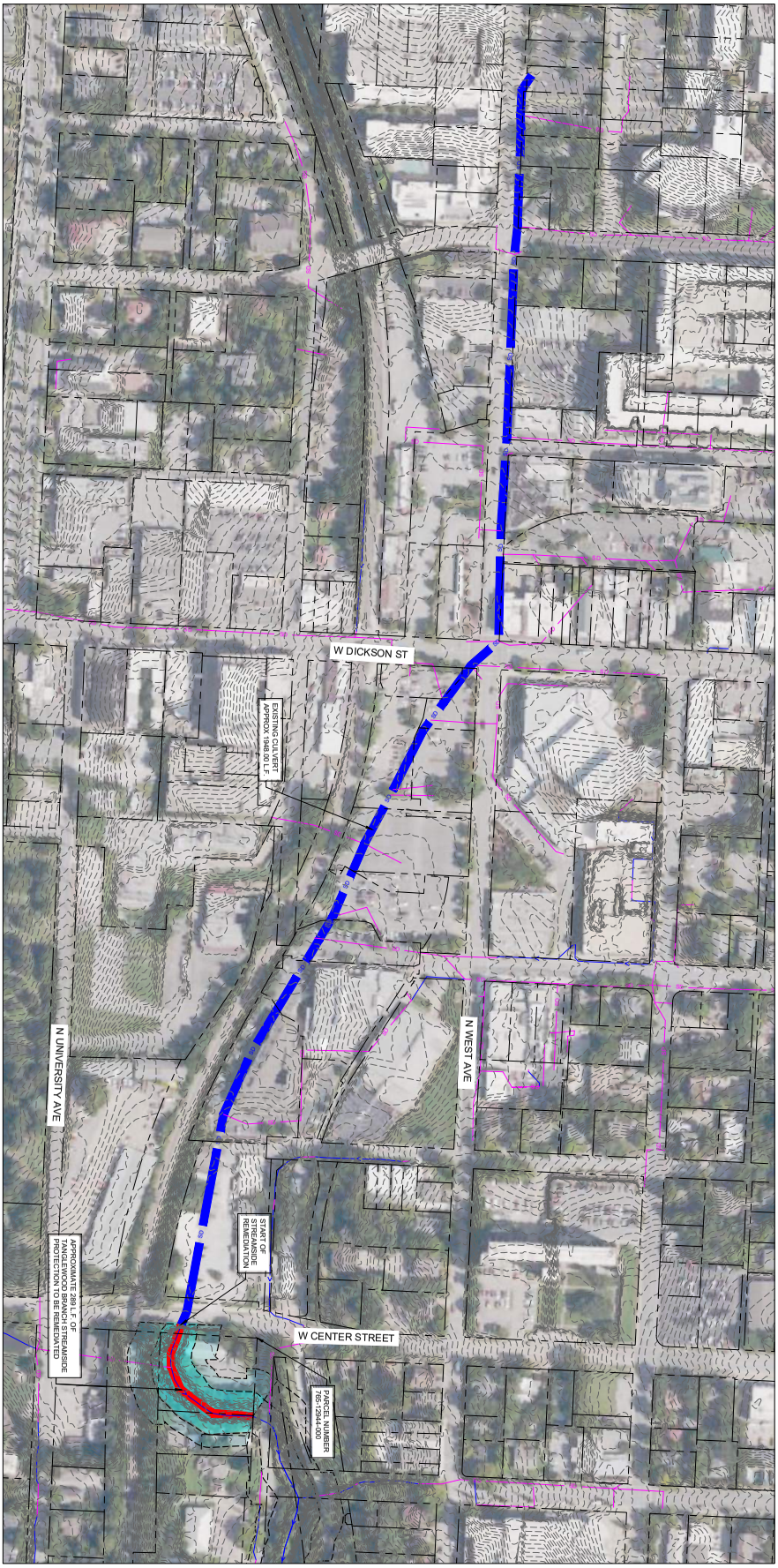
Thank you for your time and consideration of this request. We appreciate the City's commitment to thoughtful planning and environmental stewardship and look forward to continued collaboration. Should you have any questions, please contact me at 479.443.3404 or at mloos@olsson.com.

Sincerely,

Matthew Loos, PE
Olsson Vice President

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

F:\2024\00001-005\00024-00286-A\40-Design\Exhibits\Streamside Protection\AutoCAD\2025.10.20_Streamside Protection Exhibit.dwg
DATE: Oct 28, 2025 1:40pm USER: cgsmith



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

LEGEND

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

0 50 100 200
SCALE IN FEET

EXHIBIT A

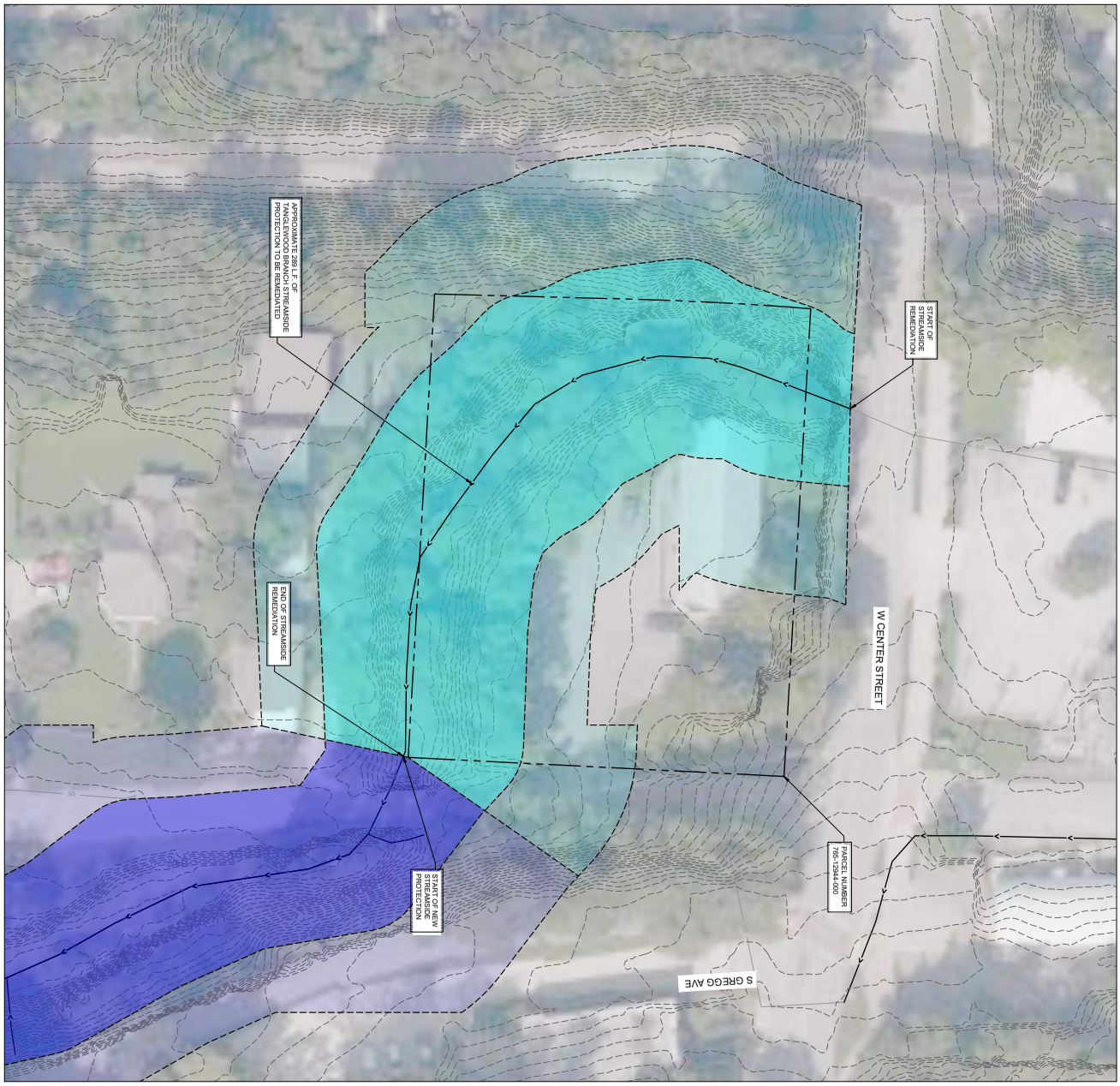
EXHIBIT A
OVERALL TANGLEWOOD BRANCH EXTENT

FAYETTEVILLE, AR 2025

3537 North Shiloh Drive, Suite 1
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.3040
Arkansas COA #1010

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)

F:\2024\00001-005\00024-00286-A\40-Design\Exhibits\Streamside Protection\AutoCAD\streamside protection sheet.dwg
DATE: Oct 28, 2025 1:48pm USER: cgsmith



LEGEND

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

EXHIBIT B

drawn by	CGS
designed by	CGS
project no.	00286
date	10.28.2025

EXHIBIT B
PROPOSED STREAMSIDE REDUCTION

FAYETTEVILLE, AR | 2025

olsson
Planning | Design | Survey
1597 North Starr Boulevard
Fayetteville, AR 72703
olsson.com
TEL 479.443.3404
FAX 479.443.3040
Oklahoma CoA #1010
Arkansas CoA #1010

ORIGINAL REQUEST DOCUMENTS
ADM-2025-0048

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)
Page 12 of 35



VIEW OF NORTHEAST CORNER

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



VIEW OF SOUTHEAST CORNER

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025



VIEW OF NORTHWEST CORNER

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

AERIAL VIEW OF GROTTO

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

ORIGINAL REQUEST DOCUMENTS
ADM-2025-0048



AERIAL VIEW OF STREAMSIDE APPRECIATION AREA

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

Planning Commission
June 22, 2026
ADM-2026-0024 (REINDL INVESTMENTS LLC)
Page 16 of 35

NORTH ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



SOUTH ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



EAST ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

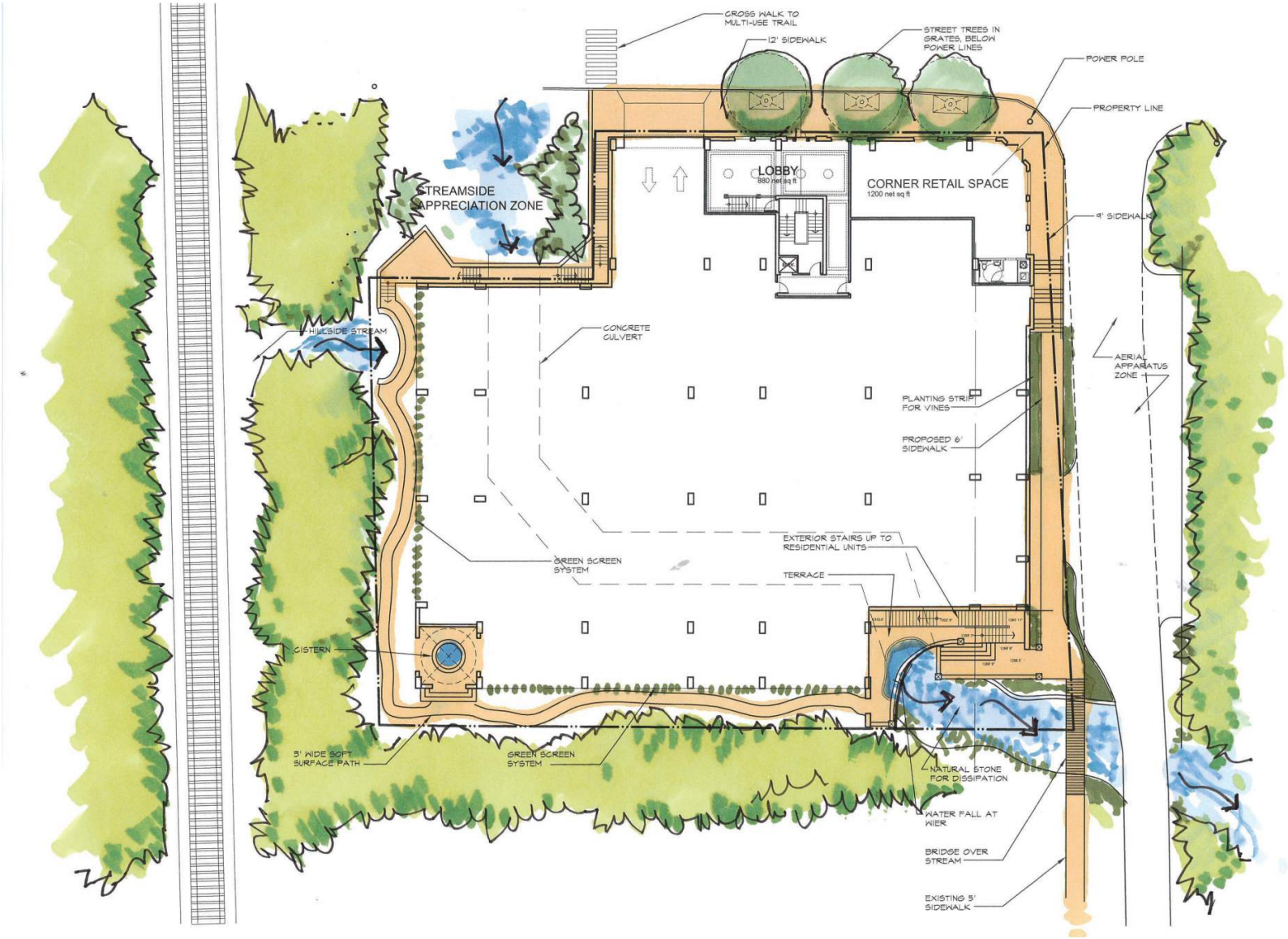
MAY 21, 2025

WEST ELEVATION

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025



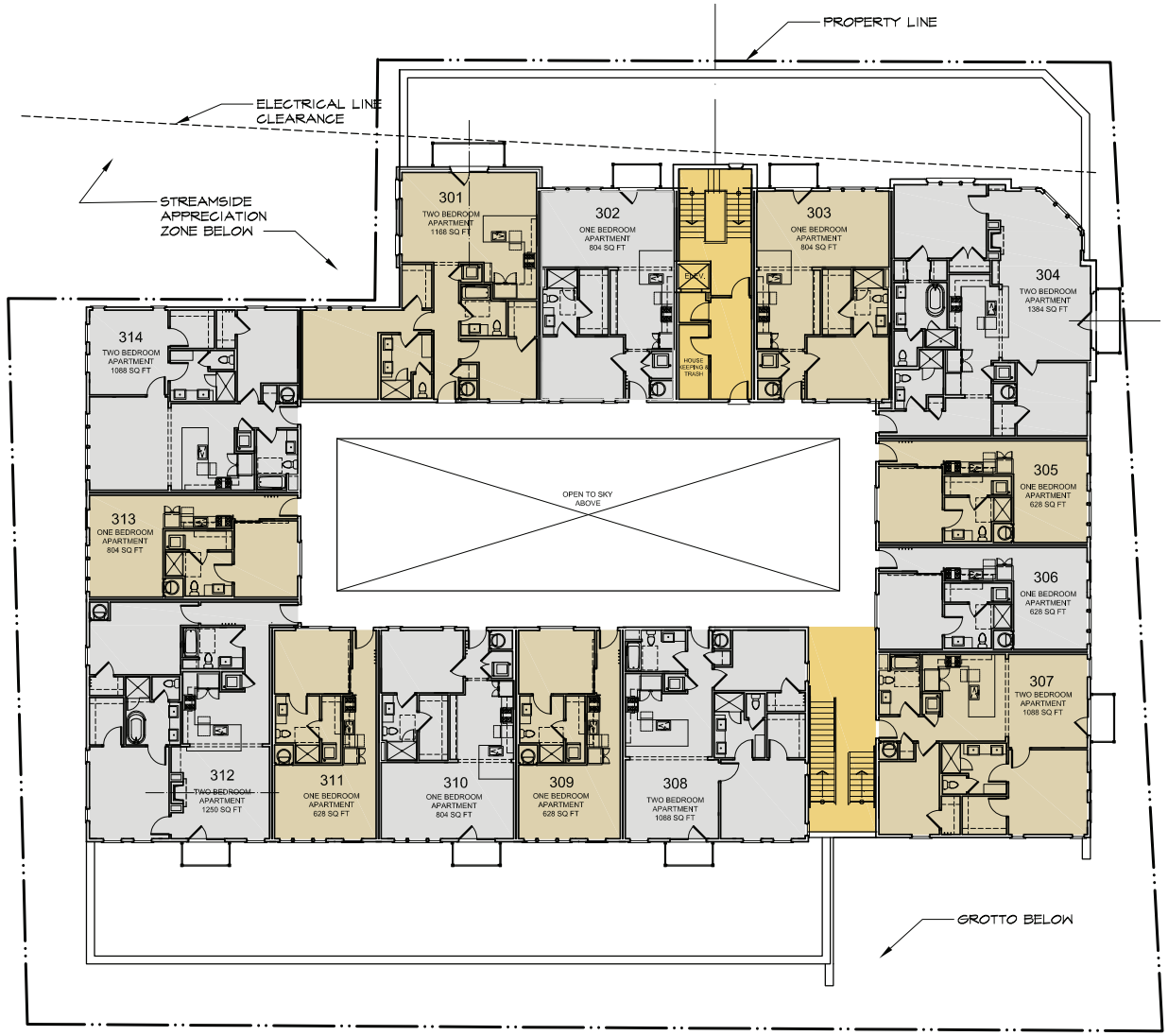
SITE PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

MAY 21, 2025

ORIGINAL REQUEST DOCUMENTS

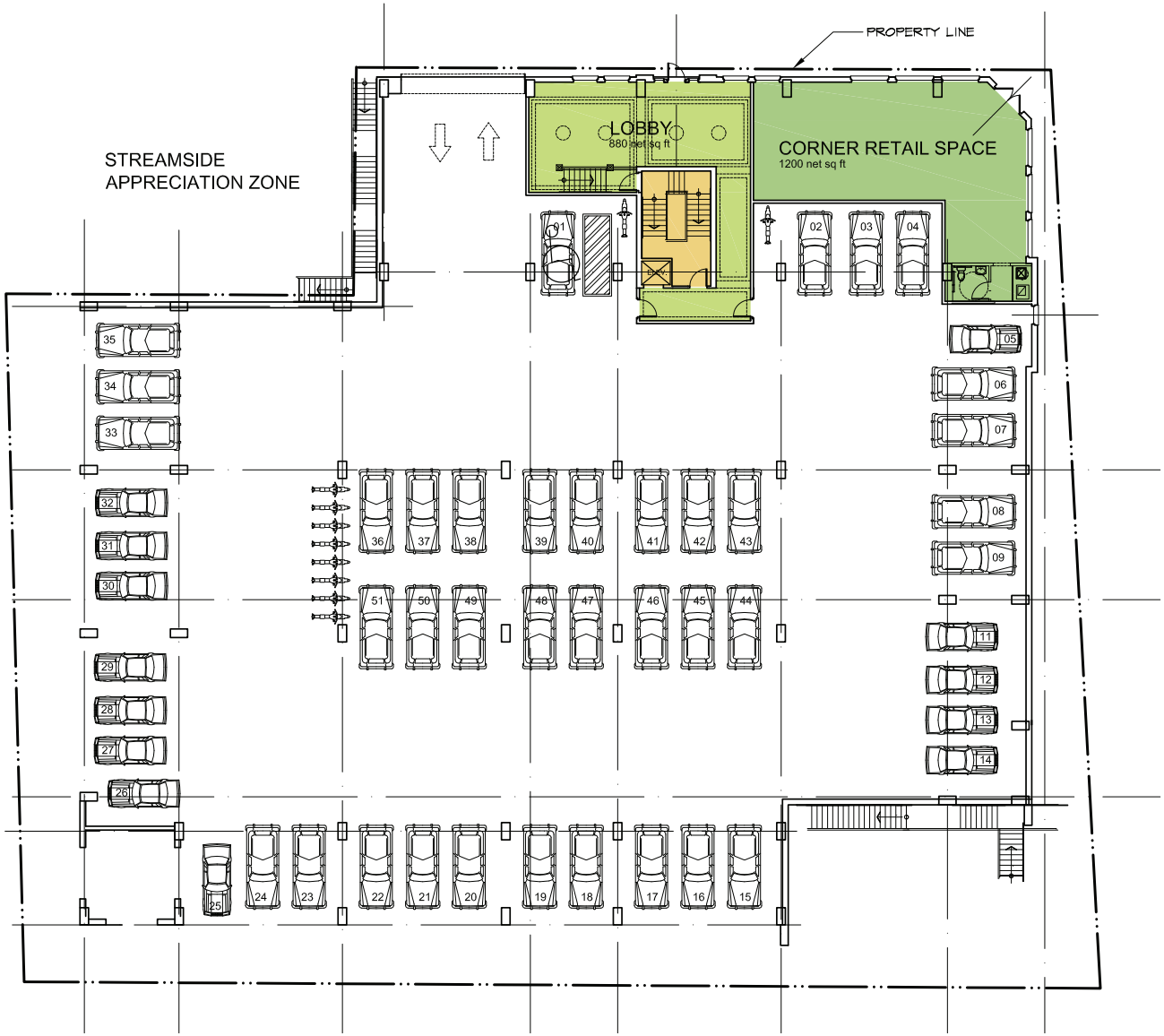


TYPICAL APARTMENT LEVEL PLAN

CAMDEN COURT

COURTYARD BUILDING & BLOCK LLC

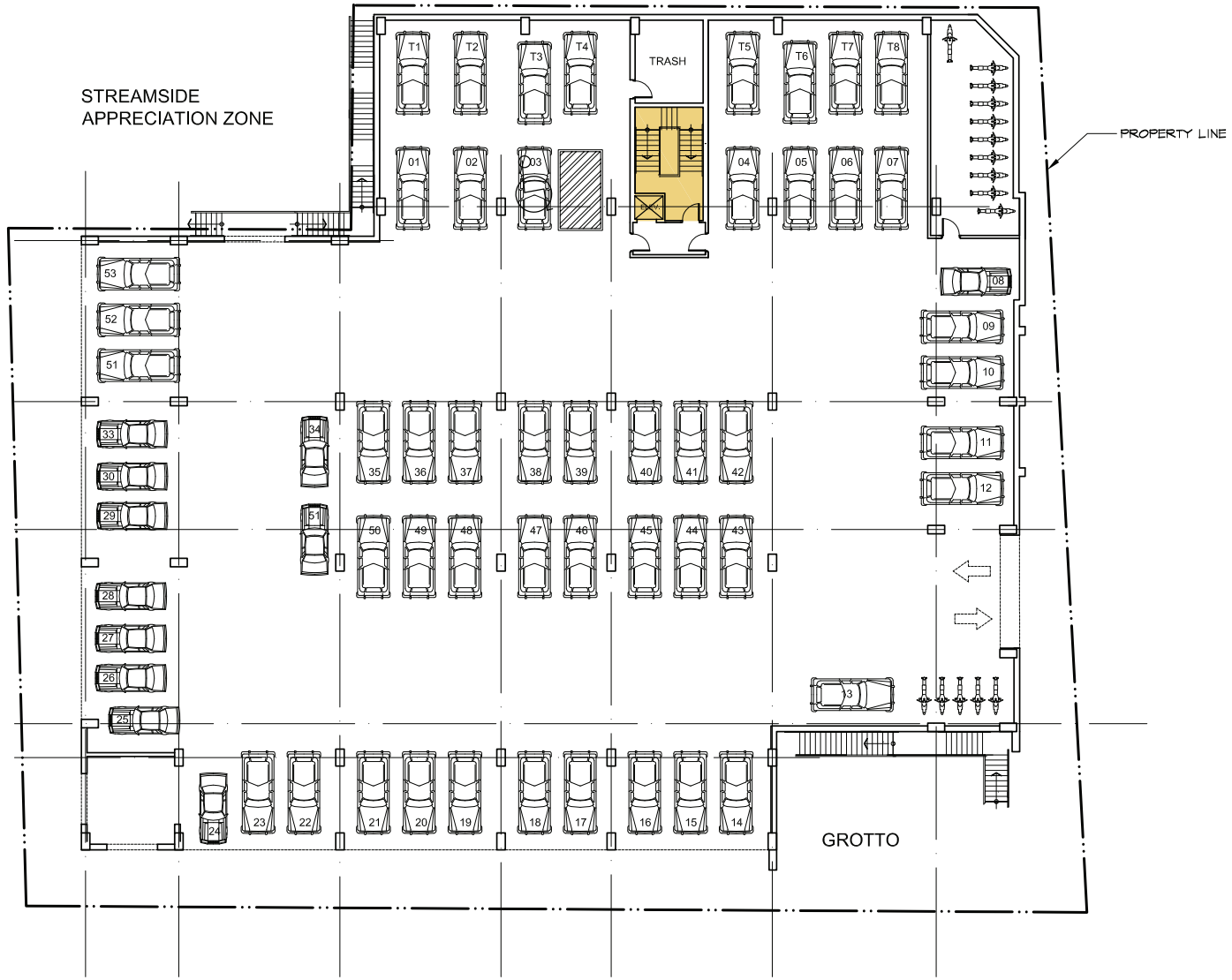
MAY 21, 2025



GROUND LEVEL PLAN

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

ADM-2025-0048
ORIGINAL REQUEST DOCUMENTS



LOWER PARKING LEVEL PLAN

CAMDEN COURT
COURTYARD BUILDING & BLOCK LLC
MAY 21, 2025

24 April 2026

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

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

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

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

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

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

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

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



Robert Sharp, Principal Architect
Range Co.



Brian Reindl, Reindl Properties

May 22, 2026

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

RE: Streamside Map Amendment - Camden Court

Dear Planning Division:

Purpose

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

Background

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

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

Effect of Proposed Building Revisions

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

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

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

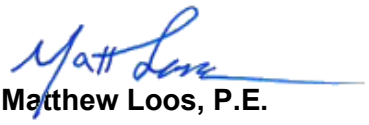
Conclusion

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

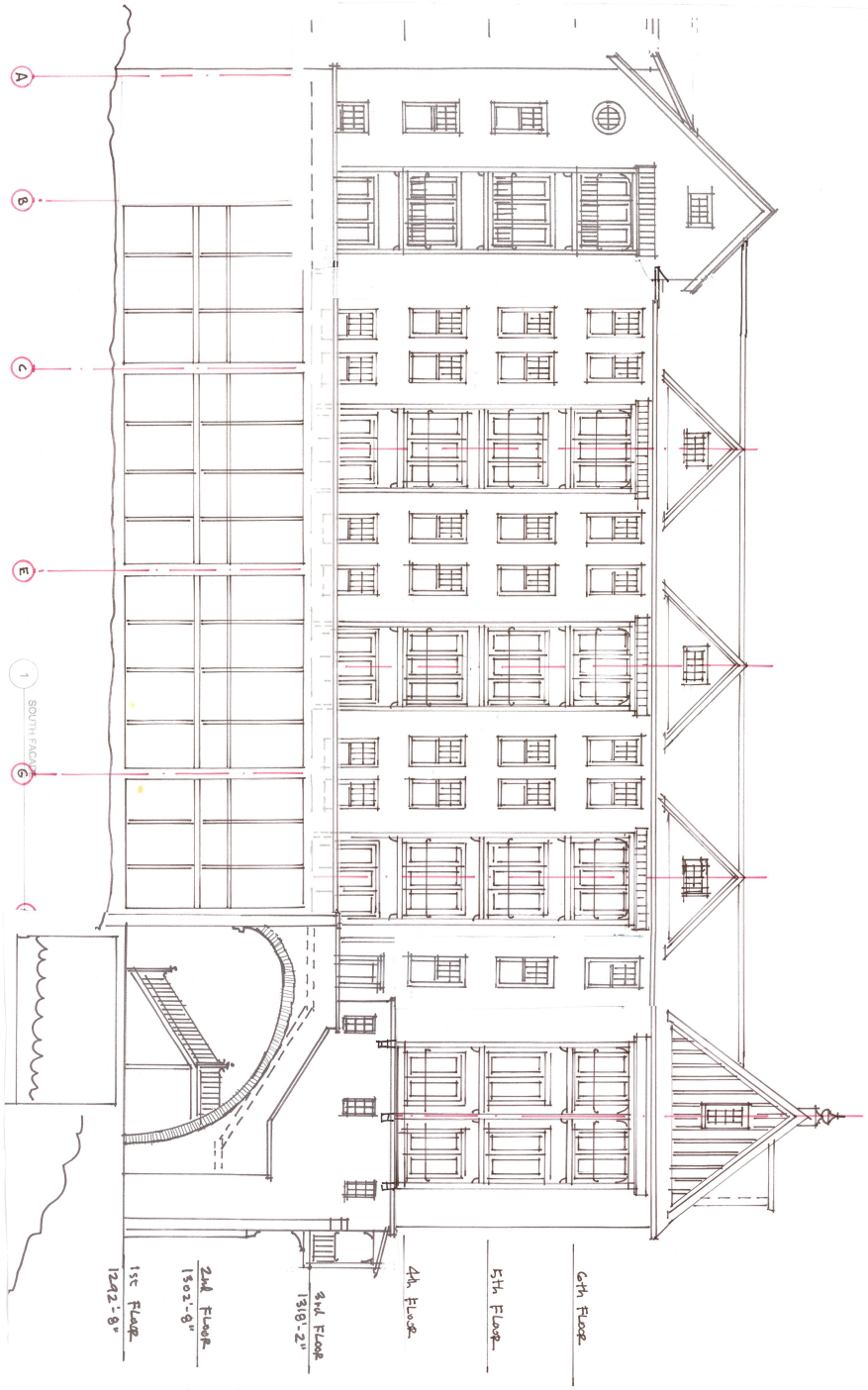
Accordingly, we believe the previously submitted justification for the requested map amendment remains valid and applicable, and we respectfully request that the City continue its review of the Streamside Protection Map amendment based on the original findings and supporting documentation.

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

Respectfully submitted,



Matthew Loos, P.E.
Vice President - Olsson



APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG

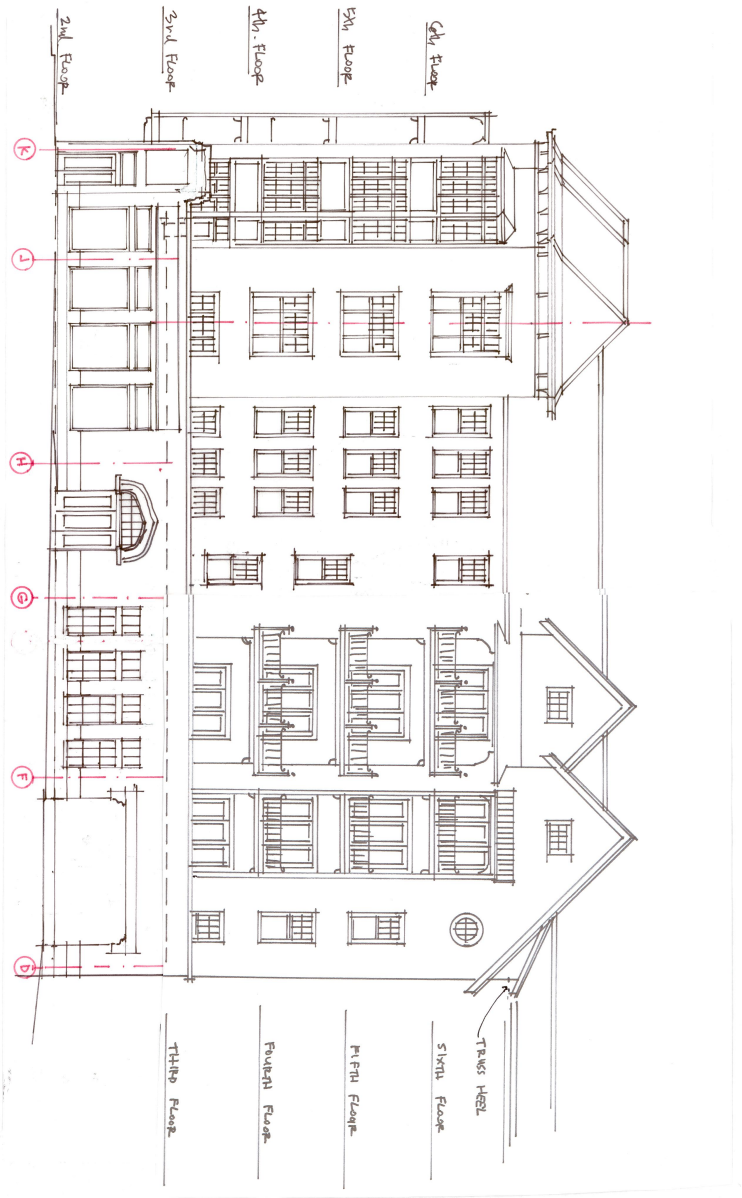
FAYETTEVILLE | AR

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

PRELIMINARY NOT FOR CONSTRUCTION



1 NORTH FACADE

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

APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND SOUTH GREGG

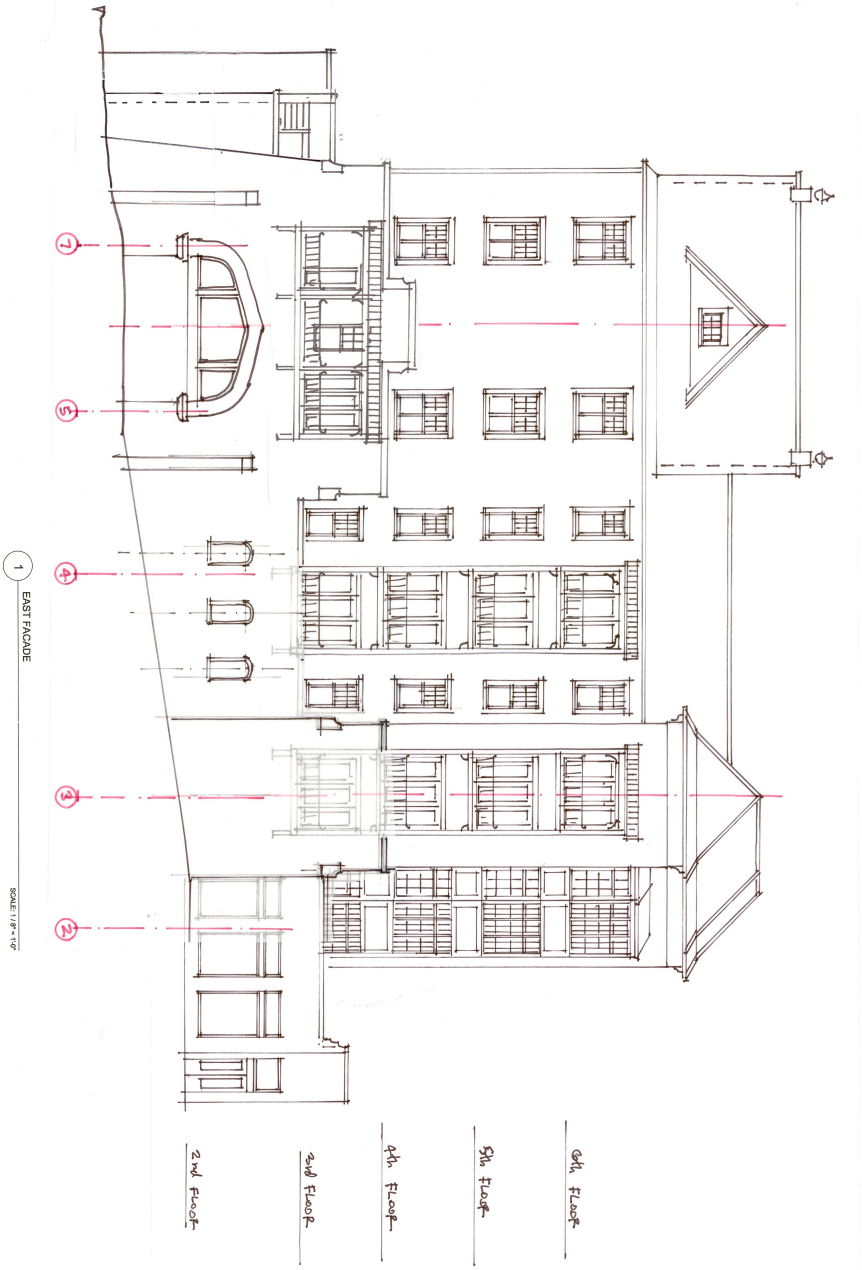
FAYETTEVILLE AR

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

PRELIMINARY NOT FOR CONSTRUCTION



APPRAISAL PACKAGE

A2.2	EAST FACADE	JOB NO. 2509	30 MAR 2026

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

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

PRELIMINARY NOT FOR CONSTRUCTION



APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND S GREGG

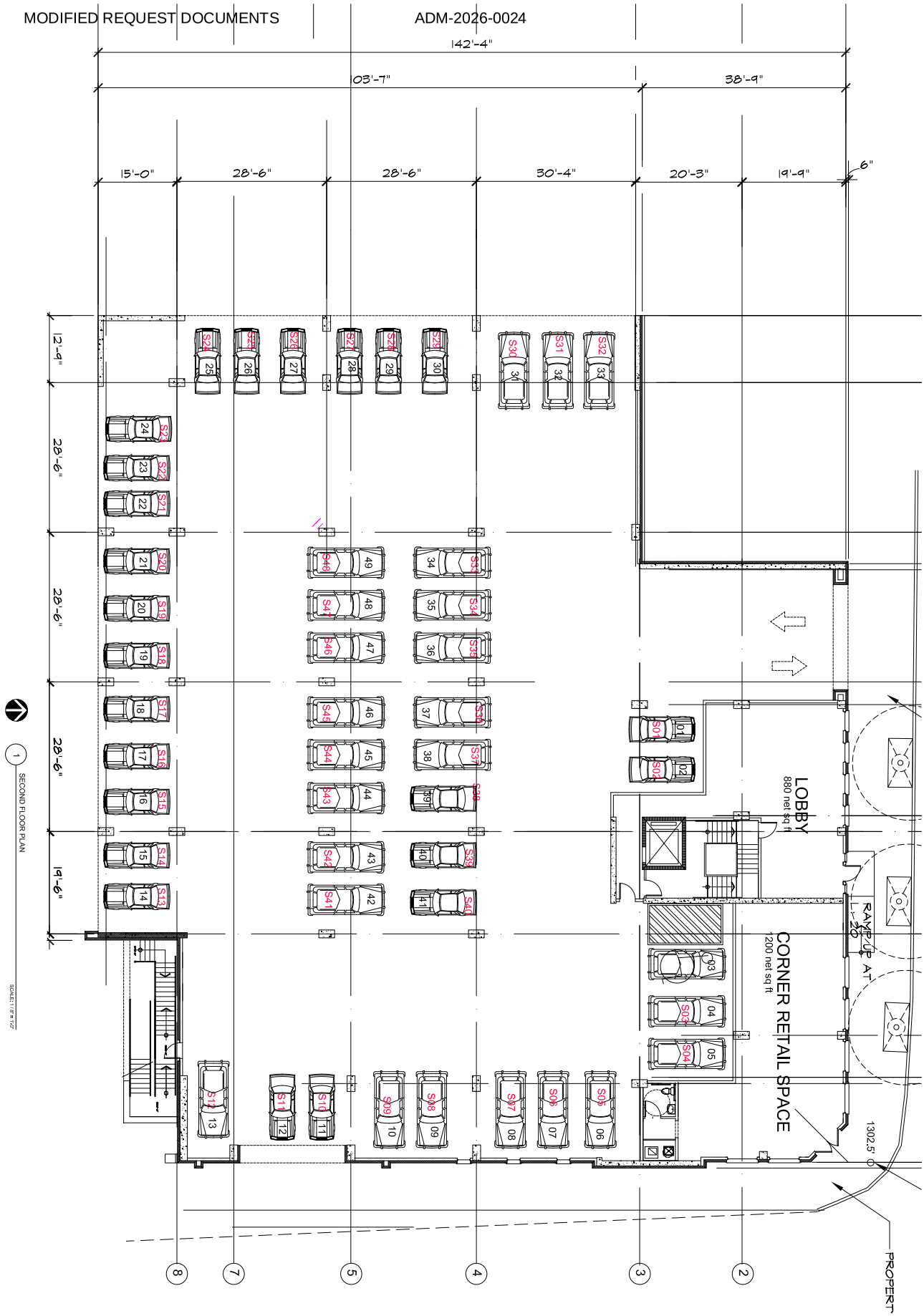
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COURTYARD BUILDING & BLOCK LLC
100 W. CENTER ST. STE 300
FAYETTEVILLE AR 72701
PHONE: 479.442.0229 E-MAIL: rob@sharparch.net

PRELIMINARY NOT FOR CONSTRUCTION



1 SECOND FLOOR PLAN

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

APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND S GREGG

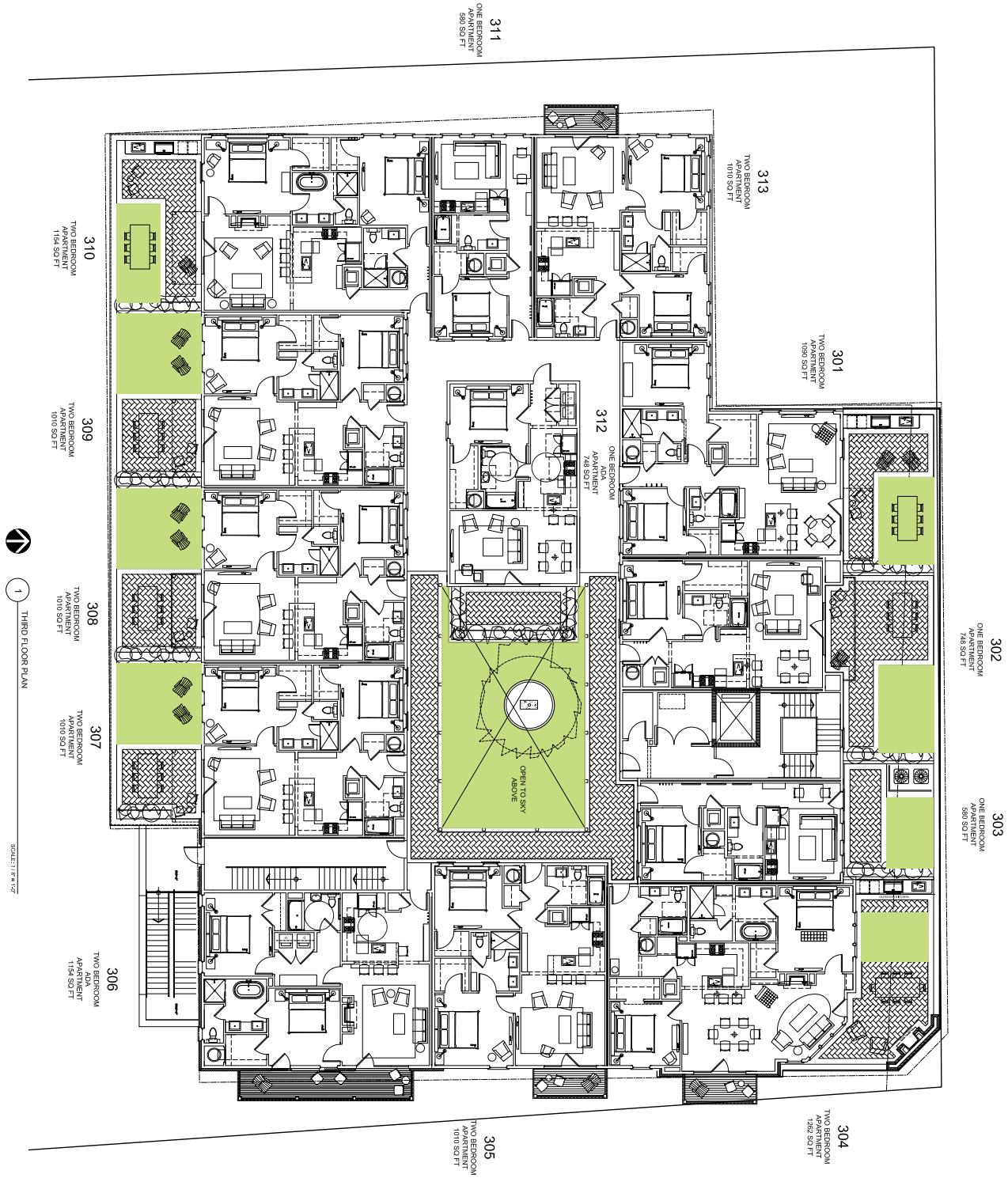
FAYETTEVILLE AR

REINDL PROPERTIES

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

PRELIMINARY NOT FOR CONSTRUCTION



1 THIRD FLOOR PLAN

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

APPRAISAL PACKAGE

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

CAMDEN COURT

CORNER OF CENTER AND S GREGG

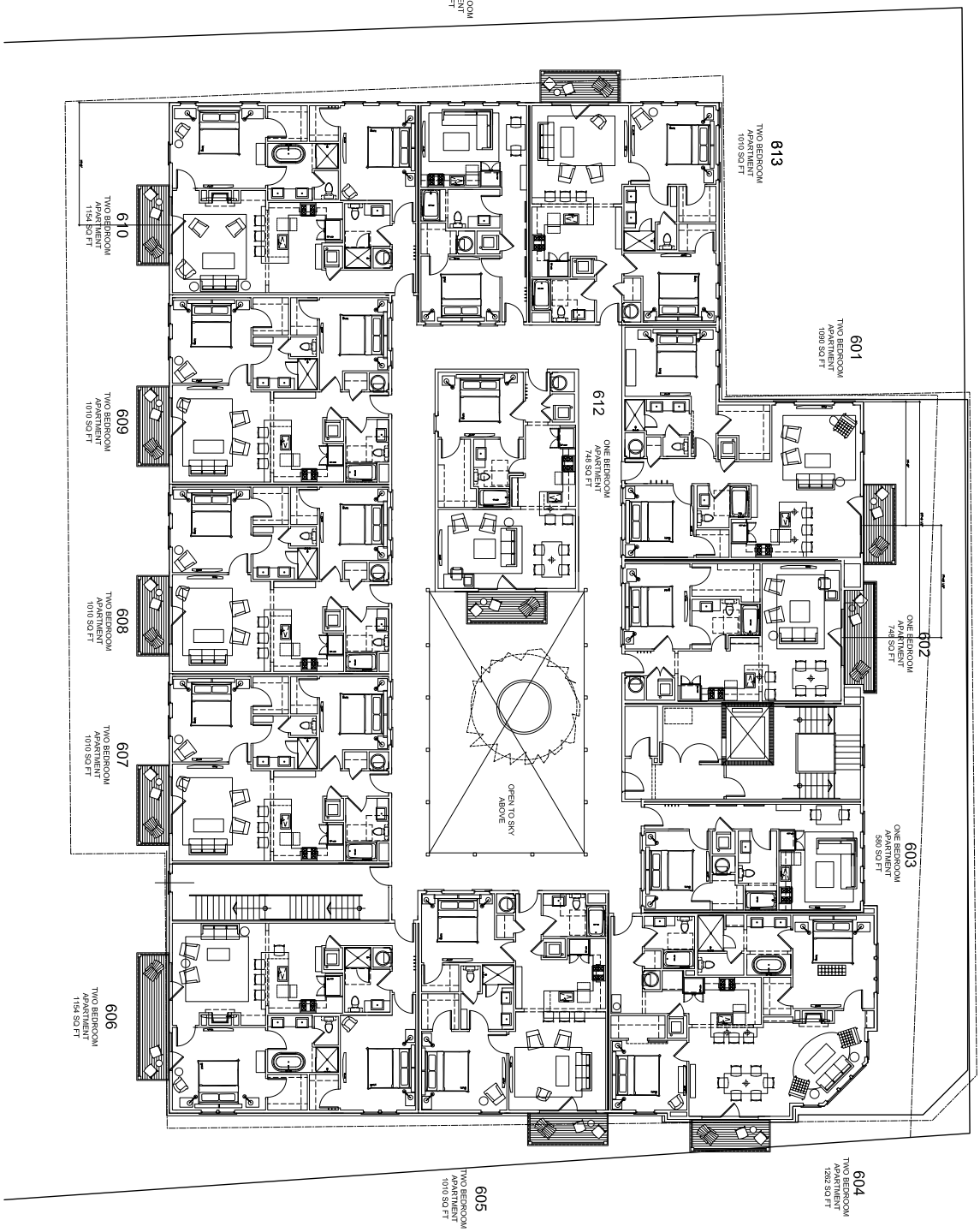
FAYETTEVILLE | AR

REINDL PROPERTIES

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PRELIMINARY NOT FOR CONSTRUCTION



1 SIXTH FLOOR PLAN (FOURTH & FIFTH SIMILAR)

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

APPRAISAL PACKAGE

	A1.4	SIXTH FLOOR PLAN FOURTH & FIFTH SIMILAR	JOB NO. 25001 30 MAR 2026

CAMDEN COURT

CORNER OF CENTER AND S GREGG

FAYETTEVILLE AR

REINDL PROPERTIES

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PRELIMINARY NOT FOR CONSTRUCTION

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2210

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **RZN-2026-0021: Rezoning (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282): Submitted by D.R. HORTON for property located at 2445 N HUGHMOUNT RD. in WARD 4. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.78 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.**

RECOMMENDATION:
City Planning staff recommend denial and the Planning Commission recommend approval of a request to rezone the subject property as described and shown in the attached Exhibits 'A' and 'B'.

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

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

Public Comment: Staff did not receive any public comment relating to the rezoning request.

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

the area; the R-A designation overlaps the floodplain on the site.

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

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of 4 for this site. The following elements of the matrix contribute to the score:

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

DISCUSSION:
At the June 22, 2026 Planning Commission meeting, a vote of 4-3-0 forwarded the request to City Council with a recommendation of approval (Commissioners Holeyfield, Madden, and Werner were opposed). Commissioners discussed the merits of the request and had conflicting reasoning for whether (or not) the site should maintain its existing zoning designation. The overall request represents a downzone, and Commissioners in favor of the request felt that residential services in this location would be far off in the distant future, arguing that there currently was not enough density to support it. Commissioners in opposition to the request found that keeping the zoning designation as is would enable more compact, complete, and connected development, and did not agree with the applicant's assertion that the build-to zone represented a hardship. No members of the public spoke at the meeting.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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

File #: 2026-2210

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2026-21 FOR APPROXIMATELY 3.78 ACRES LOCATED AT 2445 NORTH HUGHMOUNT ROAD IN WARD 4 FROM R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES - GENERAL TO RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from R-A, Residential, Agricultural and NS-G, Neighborhood Services - General to RSF-8, Residential Single-Family, Eight Units per Acre.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

City of Fayetteville Staff Review Form

2026-2210

Item ID

7/21/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth	7/2/2026	DEVELOPMENT SERVICES (620)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

RZN-2026-0021: Rezoning (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282): Submitted by D.R. HORTON for property located at 2445 N HUGHMOUNT RD. in WARD 4. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL AND NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 3.78 acres. The request is to rezone the property to RSF-8, RESIDENTIAL SINGLE-FAMILY, EIGHT UNITS PER ACRE.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	-

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

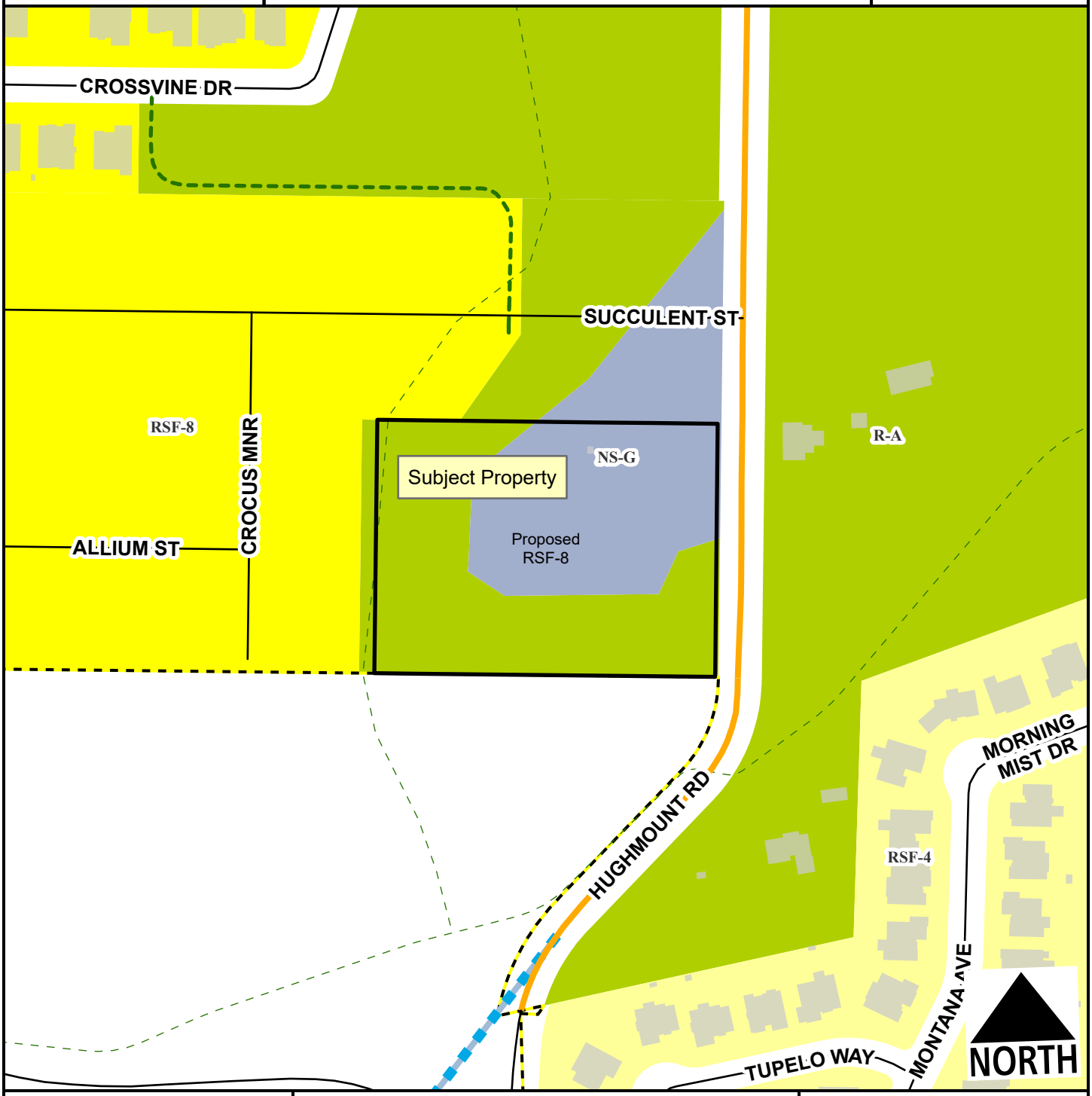
Comments:

RZN-2026-0021

Close Up View

2445 N HUGHMOUNT RD

EXHIBIT A



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NS-G	1.7	0.0
R-A	2.1	0.0
RSF-8	0.0	3.8

Total 3.8 ac

EXHIBIT B

Lot 52, Final Plat Hughmount South, Record Document Number 2026SP-99, Washington County, Arkansas

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: June 22, 2026 Updated with results

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

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

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

BACKGROUND:
The subject property is in northwest Fayetteville along N. Hughmount Rd. The property was annexed into the City in 2020 (Ord. 6317) when it also received its current split-zoned designation (Ord. 6326). To honor the existing floodplain on the property, a portion of the overall request at that time was downzoned to R-A, Residential Agricultural, while another portion was upzoned to NS-G, Neighborhood Services, General, to aid in the future development of compatible, nonresidential services in the area. The subject property was recently platted with the Hughmount South subdivision (FPL-2025-0007). The property is developed with a 2,100 sq. ft. single-family home that was developed in 1994, according to Washington County records. Surrounding land uses and zoning are depicted in *Table 1.*

Table 1:
Surrounding Land Uses and Zoning

Direction	Land Use	Zoning
North	Single-Family Residential (Under Construction)	R-A, Residential Agriculture; RSF-8, Residential Single-Family, 8 Units per Acre; NS-G, Neighborhood Services- General
South	Undeveloped	Washington County
East	Single-Family	R-A, Residential Agriculture
West	Single-Family Residential (Under Construction)	RSF-8, Residential Single-Family, 8 Units per Acre

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

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject area has street frontage along N. Hughmount Road, which is a partially improved Neighborhood Link Street with asphalt paving and open ditches. Any street improvements required in these areas would be determined at the time of the development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

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

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

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

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

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

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

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

Tree Preservation:

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

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

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

Natural Areas consist of lands approximating or reverting to a wilderness conditions, including those with limited development potential due to topography, hydrology, vegetation or value as an environmental resource. These resources can include stream and wildlife corridors, as well as natural hubs and cores, many of which are identified in the generalized enduring green network. A Natural Area designation would encourage a development pattern that requires conservation and preservation, prevents degradation of these areas, and would utilize the principles of low impact development stormwater infrastructure for all developments. Natural Areas are prime candidates for conservation subdivision design and/or clustered development patterns.

CITY PLAN 2040 INFILL MATRIX: City Plan 2040's Infill Matrix indicates a score of **4** for this site with a weighted score of **4**. The following elements of the matrix contribute to the score:

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

FINDINGS OF THE STAFF

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

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

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

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

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

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

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

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

Finding: **Staff finds that rezoning this property is not likely to undesirably increase the load on public services. However, the property's current entitlement allows for prioritizing improvements in a place where expensive infrastructure extensions have already been made, rather than placing that burden elsewhere.**

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

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

   b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

RECOMMENDATION: Planning staff recommends denial of RZN-2026-0021.

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

Date: **June 22, 2026** ❒ **Tabled** ☒ **Forwarded** with a recommendation of approval. ❒ **Denied**

Motion: Cabe

Second: Werner

Vote: 4-3-0 (Commissioners Holeyfield, Madden, Werner in opposition)

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

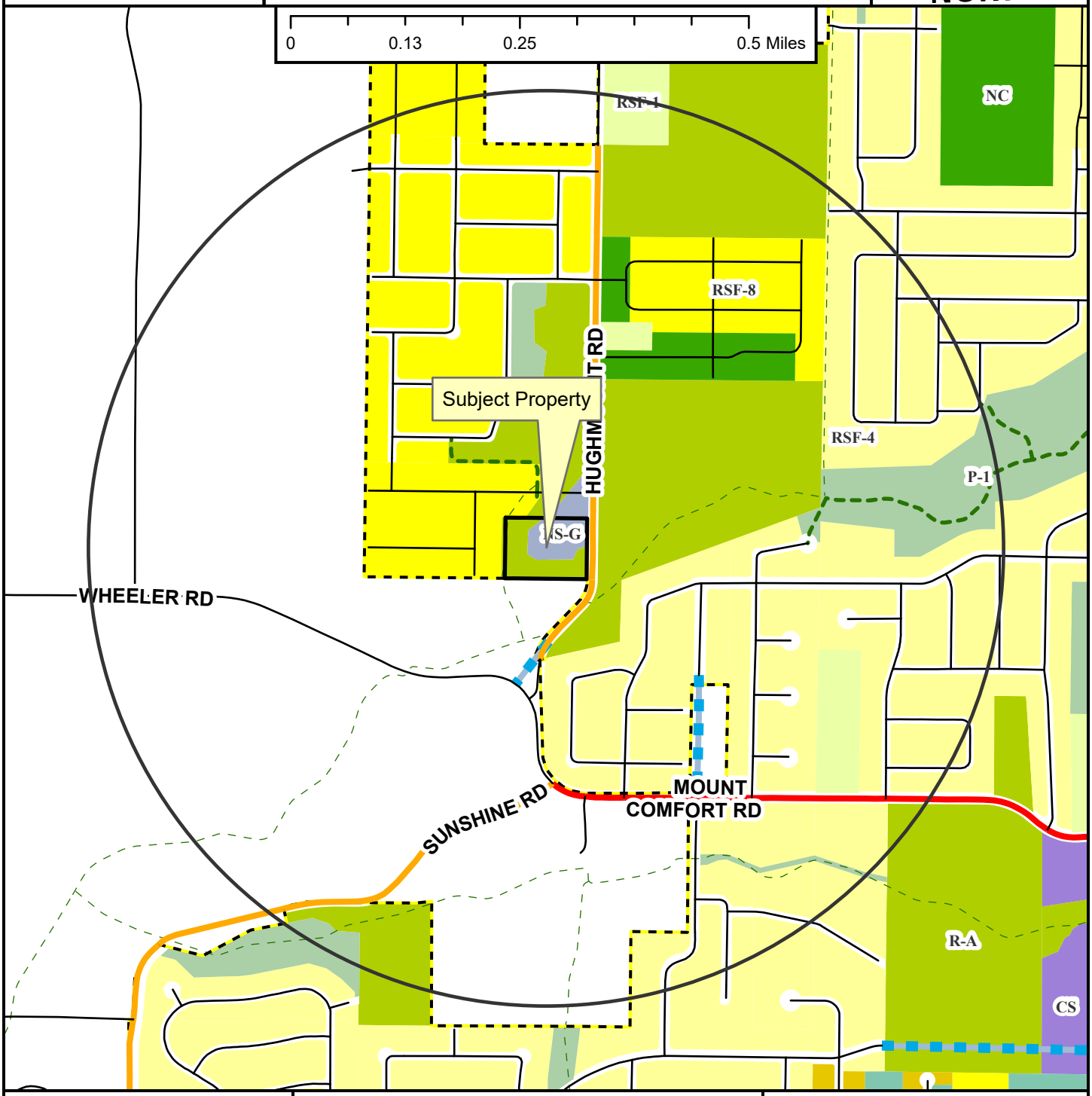
- One Mile Map
- Close-Up Map
- Current Land Use Map
- Future Land Use Map
- Unified Development Code
  - §161.09 District RSF-8, Residential Single-Family — Eight (8) Units Per Acre
  - §161.03 District R-A, Residential-Agricultural
  - §161.19 NS-G, Neighborhood Services — General
- Long-Range Planning Memo
- Request Letter
- Applicant Exhibit

RZN-2026-0021

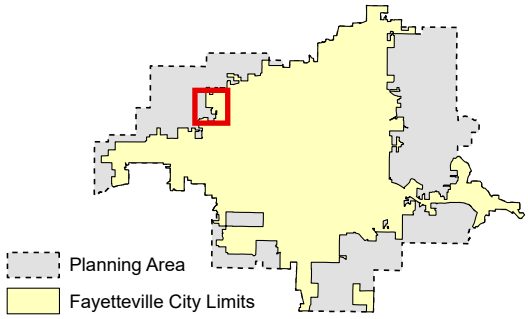
One Mile View

2445 N HUGHMOUNT RD

NORTH



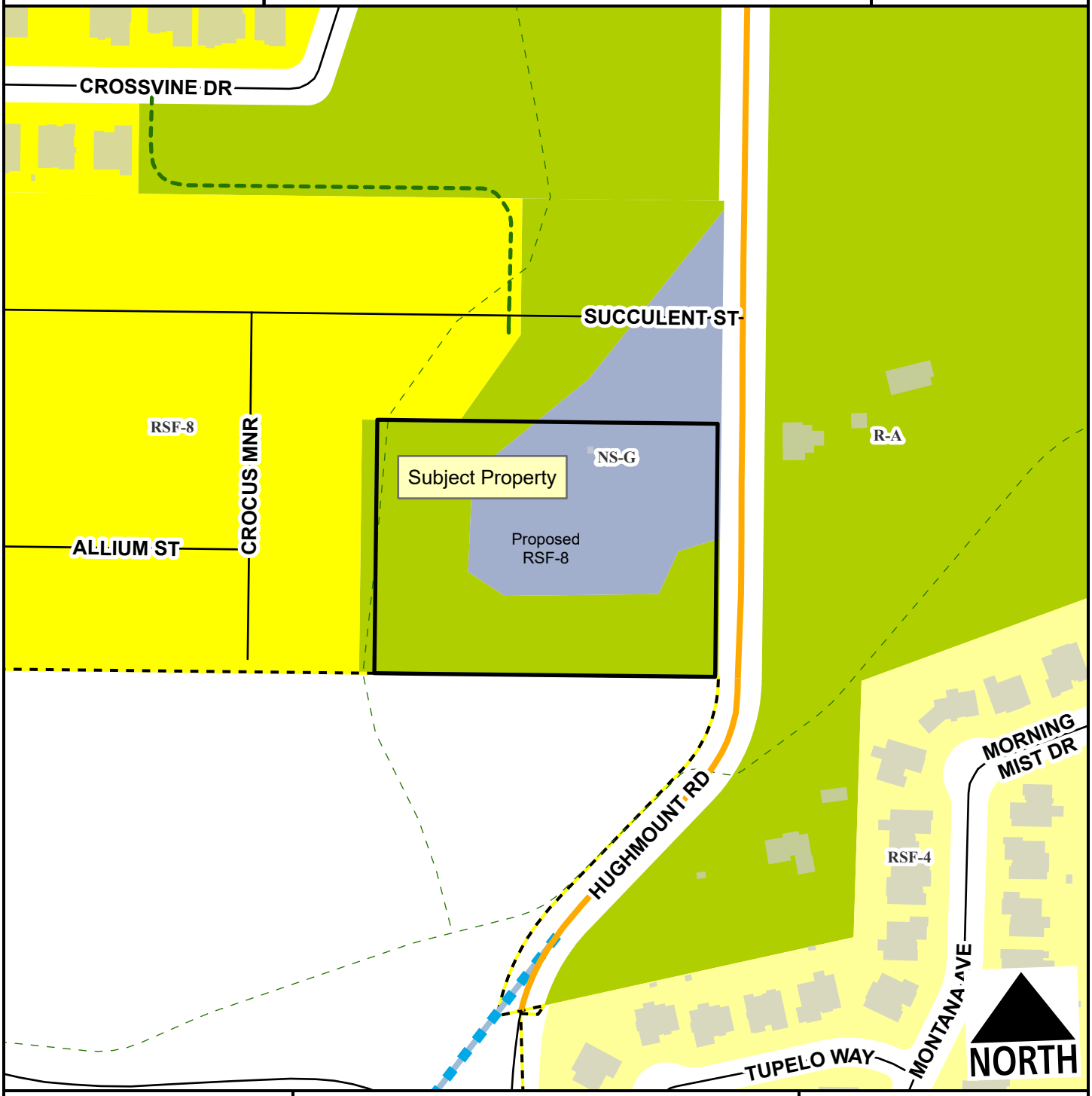
Regional Link
Neighborhood Link
Unclassified
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Fayetteville City Limits
Planning Area



RZN-2026-0021

Close Up View

2445 N HUGHMOUNT RD



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

Feet

0 75 150 300 450 600

1:2,400

Zone	Current	Proposed
NS-G	1.7	0.0
R-A	2.1	0.0
RSF-8	0.0	3.8

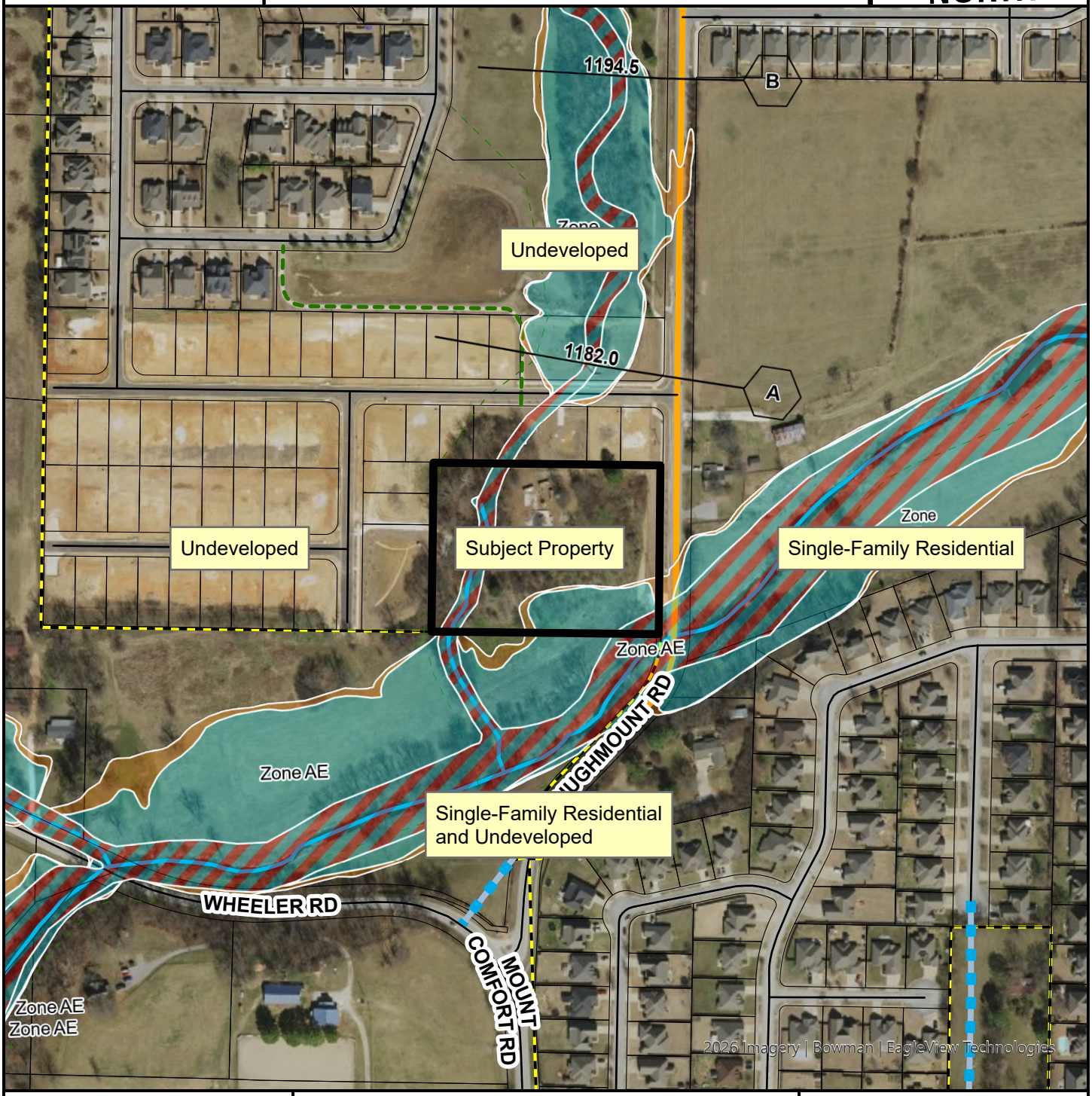
Total 3.8 ac

RZN-2026-0021

Current Land Use

2445 N HUGHMOUNT RD

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

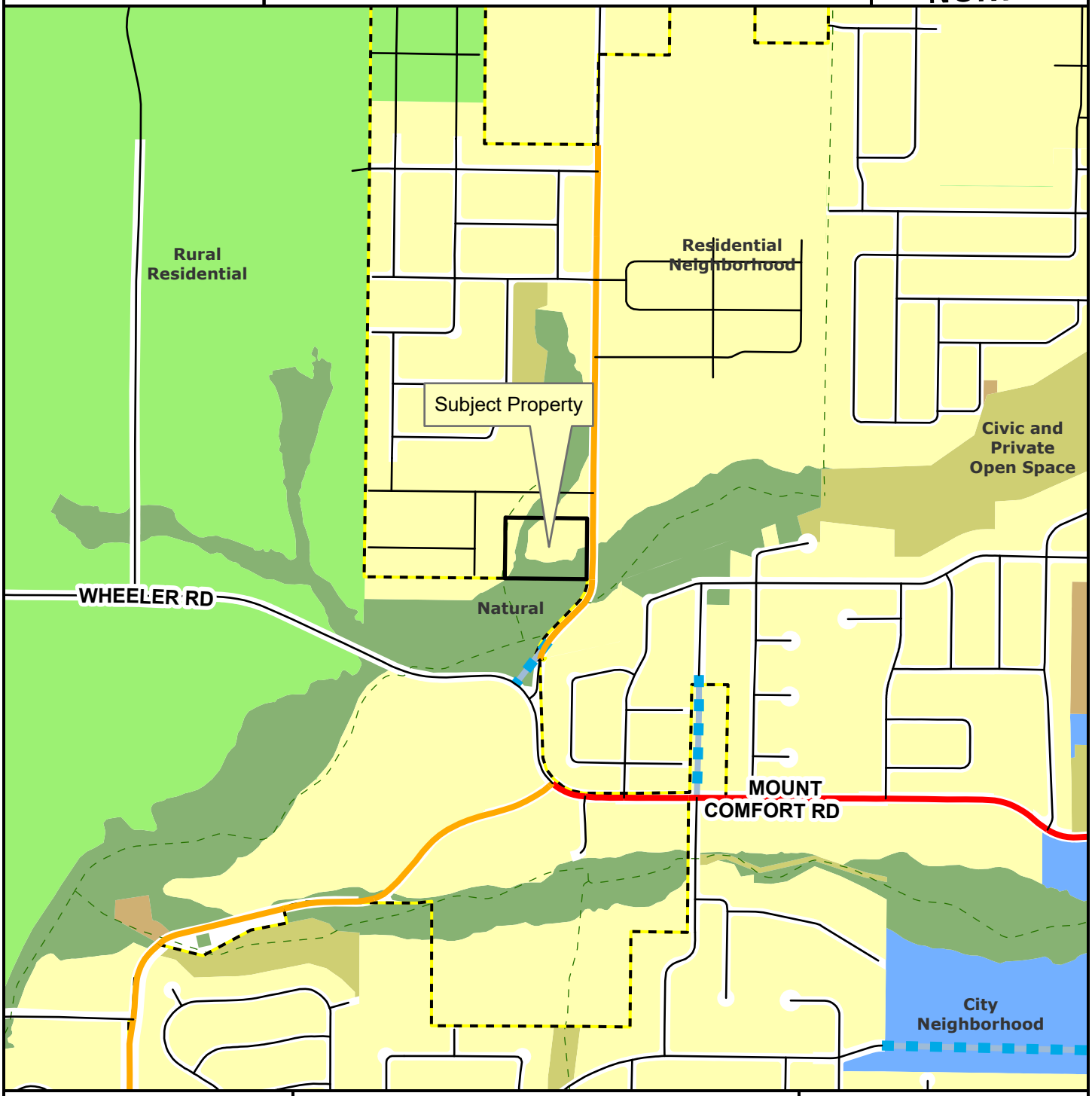
- 100-Year Floodplain
- Floodway

RZN-2026-0021

Future Land Use

2445 N HUGHMOUNT RD

NORTH



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

Feet

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

1:10,000

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

161.09 District RSF-8, Residential Single-Family — Eight (8) Units Per Acre

(A) *Purpose.* The RSF-8 Residential District is designed to bring historic platted development into conformity and to allow for the development of new single-family residential areas with similar lot size, density, and land use as the historical neighborhoods in the downtown area.

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

	By Right
Single-family dwelling units per acre	8 or less

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

Single-family	50 feet
Two-family	50 feet
Townhouse, no more than two (2) attached	25 feet

(2) *Lot Area Minimum.*

Single-family	5,000 square feet
Two-family	5,000 square feet

(3) *Land Area Per Dwelling Unit.*

Single-family	5,000 square feet
Two-family	5,000 square feet
Townhouse, no more than two (2) attached	2,500 square feet

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	5 feet

(F) *Height Regulations.*

Building Height Maximum	3 stories

(G) *Building Area.* The area occupied by all buildings shall not exceed 50% of the total lot area, except when a detached garage exists or is proposed; then the area occupied by all buildings shall not exceed 60% of the total lot area. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.03 District R-A, Residential-Agricultural

(A) *Purposes.* The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished; prevent wasteful scattering of development in rural areas; obtain economy of public funds in the providing of public improvements and services of orderly growth; conserve the tax base; provide opportunity for affordable housing, increase scenic attractiveness; and conserve open space.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 3	Public protection and utility facilities
Unit 6	Agriculture
Unit 7	Animal husbandry
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 37	Manufactured homes
Unit 41	Accessory dwellings
Unit 43	Animal boarding and training
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 20	Commercial recreation, large sites
Unit 24	Home occupations
Unit 35	Outdoor Music Establishments
Unit 36	Wireless communications facilities
Unit 42	Clean technologies

(C) *Density.*

Units per acre	One-half (½)

(D) *Bulk and Area Regulations.*

Lot width minimum	200 feet
Lot Area Minimum:	
Residential:	2 acres
Nonresidential:	2 acres
Lot area per dwelling unit	2 acres

(E) *Setback Requirements.*

Front	Side	Rear
35 feet	20 feet	35 feet

(F) *Height Requirements.* There shall be no maximum height limits in the R-A District, provided, however, if a building exceeds the height of one (1) story, the portion of the building over one (1) story shall have an

additional setback from any boundary line of an adjacent residential district. The amount of additional setback for the portion of the building over one (1) story shall be equal to the difference between the total height of that portion of the building and one (1) story.

(G) *Building area.* None.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.19 NS-G, Neighborhood Services — General

(A) *Purpose.* The Neighborhood Services, General District is designed to serve as a mixed-use area of medium intensity. Neighborhood Services, General promotes a walkable, pedestrian-oriented neighborhood development form with sustainable and complementary neighborhood businesses that are compatible in scale, aesthetics, and use with surrounding land uses. For the purpose of Chapter 96: Noise Control, the Neighborhood Services District is a residential zone.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 9	Two-family dwellings
Unit 10	Three- and four-family dwellings
Unit 12b	General business
Unit 24	Home occupations
Unit 40	Sidewalk cafes
Unit 41	Accessory dwelling units
Unit 44	Cluster housing development
Unit 46	Short-term rentals

Note: Any combination of above uses is permitted upon any lot within this zone. Conditional uses shall need approval when combined with pre-approved uses.

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 13	Eating places
Unit 16	Shopping goods
Unit 19	Commercial recreation, small sites
Unit 25	Offices, studios and related services
Unit 26	Multi-family dwellings
Unit 36	Wireless communication facilities
Unit 45	Small scale production
Unit 48	Private dormitories

(C) *Density.* Eighteen (18) or less per acre.

(D) *Bulk and Area Regulations.*

(1) *Lot Width Minimum.*

All dwellings	35 feet
All other uses	None

(2) *Lot Area Minimum.*

Single-family	4,000 square feet
Two-family or more	3,000 square feet per dwelling unit

All other uses	None

(E) *Setback regulations.*

Front	Side	Side-Zero Lot Line*	Rear	Rear when contiguous to a single-family residential district
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5 feet	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	None	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF FAYETTEVILLE ARKANSAS

STAFF MEMO

TO: Jessie Masters, Planning Director

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

SUBJECT: **Long Range Planning Comments Regarding RZN-2026-0021**

BACKGROUND:
The applicant requests to rezone approximately 3.78 acres from R-A, Residential Agricultural and NS-G, Neighborhood Services, General to RSF-8, Residential Single-Family, Eight Units per Acre. One long range planning documents is relevant when evaluating this request: *City Plan 2040.*

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

DISCUSSION:
Zoning History:
This property was annexed in 2020 (Ord. No. 6317) and assigned R-A zoning, a common approach for new annexation unless an alternative district is requested. The property was rezoned soon after to the current R-A and NS-G zoning (Ord. No. 6327).

City Plan 2040 and Future Land Use Plan:
This area is designated as a primarily a Residential Neighborhood area, which are "primarily residential in nature and support a wide variety of housing types of appropriate scale and context." There is a band of Natural area following the flood zone, roughly to the west and south, which are areas that "have limited development potential" and are "prime candidates for conservation subdivision design and/or clustered development patterns."[1]

[1] City Plan 2040, 126.

The Residential Neighborhood area designation also encourages the incorporation of low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail or offices[2] which is possible under the site's current NS-G zoning but not under the requested RSF-8 zoning. NS-G allows a variety of housing types and general business, meeting the area's goals and fulfilling goals 1,2,3 and 6 of City Plan 2040. Rezoning to RSF-8 would only accomplish a portion of the area's goals, as it would limit the area to only single-family development, moving us further away from goals.

While the applicant's letter cites that NS-G's requirement for a build-to zone is "technically and economically inefficient" due to "significant environmental constraints and the designated flood zone on the property," moving development east toward Hughmount Road within a BTZ would *avoid* the environmentally sensitive areas of the site.

A potential alternative would be to rezone the entire lot as NS-G to allow the potential for future street development mentioned by the applicant, keep diversity of housing and potential commercial uses, and allow other development and engineering regulations to control for what, if any, development occurs in the areas in a flood zone. This would unburden the applicant of navigating two zoning districts and still progress city goals 1, 2, 3, and 6 of City Plan 2040.

[2] City Plan 2040, 128.

To whom it may concern,

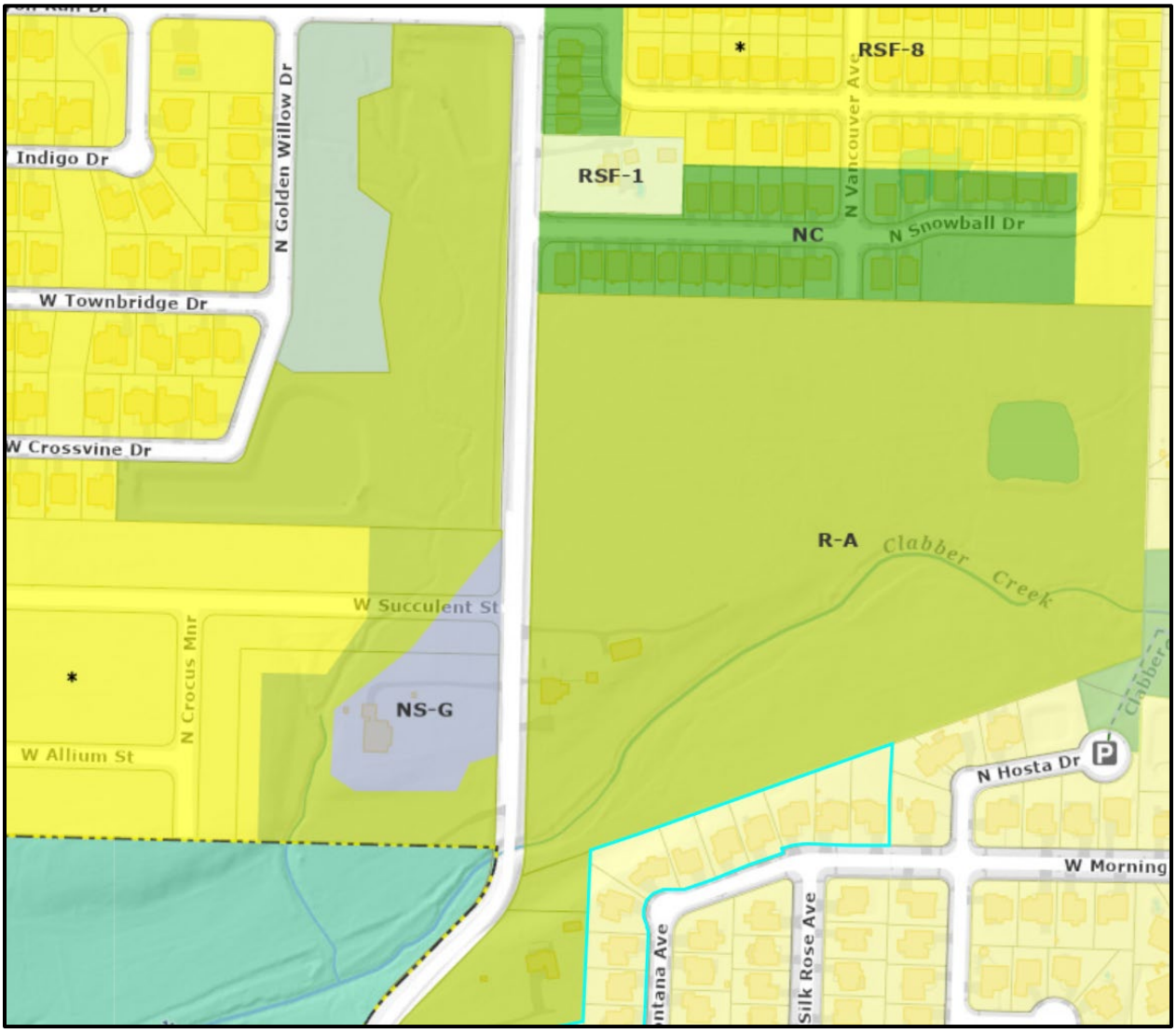
D.R. Horton is formally requesting a rezoning for the property located at Lot 52 in the Hughmount South subdivision (2445 N Hughmount Road). Currently, the parcel is split-zoned between Residential-Agricultural (R-A) and Neighborhood Services-General (NS-G), as illustrated in Exhibit A. We are seeking a rezone to Single-Family Residential (RSF-8) to bring the parcel into alignment with the established zoning of the surrounding subdivision. The current NS-G designation requires a Build-to-Zone (BTZ) along Hughmount Road. Given the significant environmental constraints and the designated flood zone on the property (see Exhibit B), the BTZ requirement is technically and economically inefficient. Transitioning the entire lot to RSF-8 would allow for a more cohesive development pattern, providing the necessary flexibility to accommodate a future entry street and optimized residential density. Should the Planning Department determine that the buildable area is insufficient for RSF-8 due to the flood zone constraints, D.R. Horton requests, in the alternative, that the property be rezoned entirely to R-A. This would resolve the current split-zoning issue while preserving the lot's existing conditions.

Best,

Nye Carnahan
Director of Construction, D.R. Horton

Exhibit A

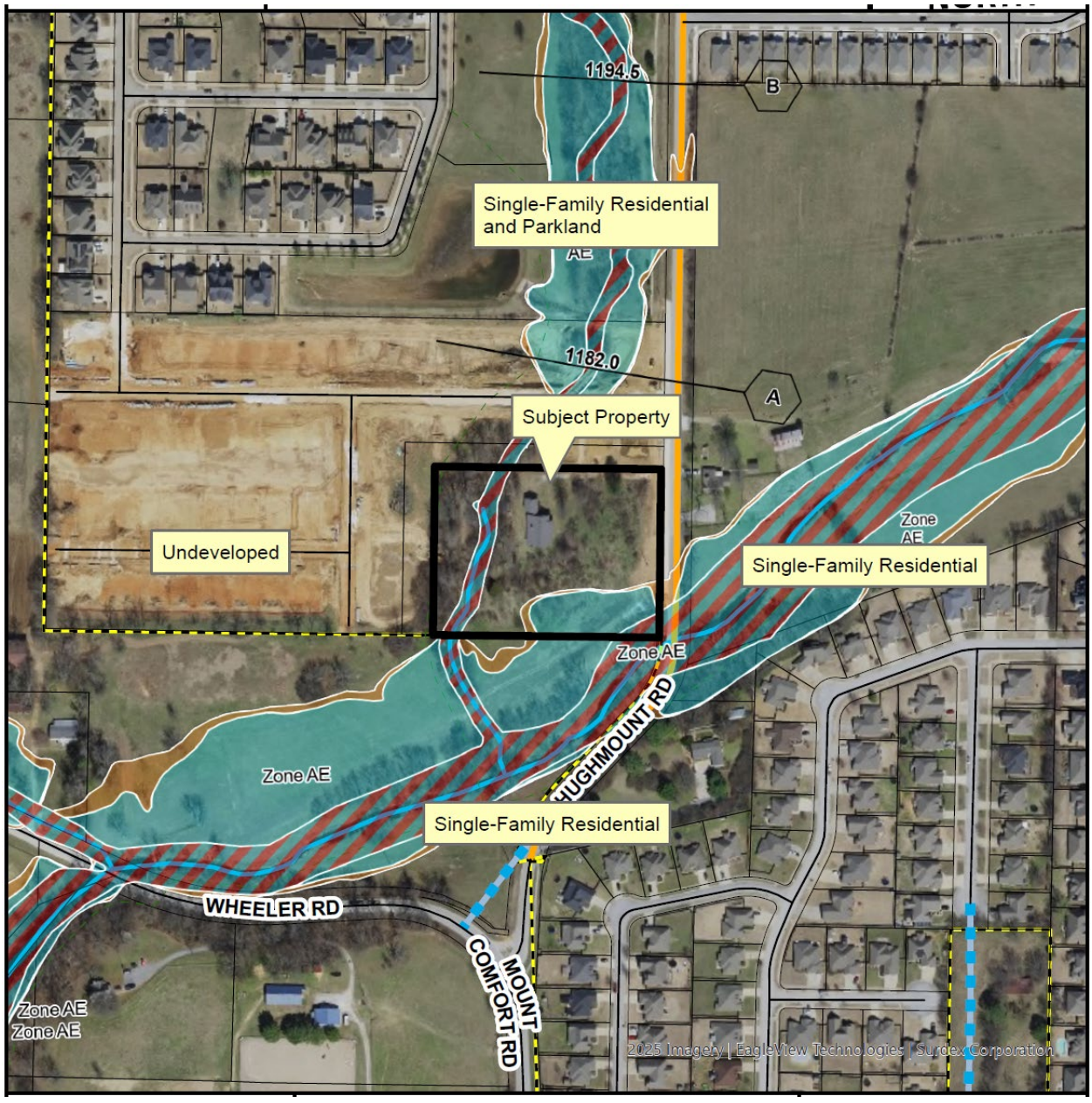
Zoning Map



2445 N Hughmount Road
Fayetteville, AR

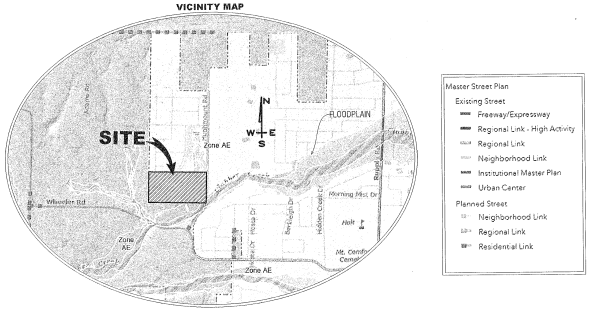
Exhibit B

Flood Zone



2445 N Hughmount Road
Fayetteville, AR

VICINITY MAP



FAYETTEVILLE, ARKANSAS

INDEX OF SHEETS

C0.0 - COVER SHEET
C1.1 - FINAL PLAT
C1.2 - MASTER RESIDENTIAL LOT GRADING PLAN
L1.0 - LANDSCAPE PLAN

FINAL PLAT FOR: HUGHMOUNT SOUTH

LOCATION:
FAYETTEVILLE, AR

OWNER/DEVELOPER:
D R HORTON - NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

Certificate of Approval of Water & Sewer System:

The water distribution system and sewage collection system installed in this subdivision are hereby approved and accepted by the City of Fayetteville.

2/23/26 — Date — City Engineer

Certificate of Approval of Streets, Sidewalks, and Drainage:

The streets, sidewalks, and drainage systems installed in this subdivision are hereby approved and accepted by the City of Fayetteville.

2/23/26 — Date — City Engineer

Certificate of Approval of Park Land Dedication or Money In-lieu:

I hereby certify that this final plat complies with Section 166.04(B)(4)(1) by dedicating — acres of Parkland or paying $52,272 fees in-lieu.

Warranty deed for park land recorded as follows:
Book #: — Page #: —

2/23/2026 — Date — Parks & Recreation Representative

Certificate of Approval of Building Set-back Dimensions:

I hereby certify that all building setback dimensions shown on this plat are in accordance with the current setback requirements.

2/23/2026 — Date — Zoning & Development Administrator

Certificate of Approval for Recording:

This plat was approved administratively by the Fayetteville Planning Division on FEB. 23, 2026.

2/23/2026 — Date — Zoning Development Administrator

Certificate of Survey and Accuracy:

I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as stated hereon as required by the subdivision regulations of the City of Fayetteville, Arkansas.

2/20/26 — Date — Registered Land Surveyor /Professional Land Surveyor

Certificate of Approval of Tree Protection & Preservation:

I hereby certify that this plat has complied with the requirements of the tree protection and preservation ordinance of the City of Fayetteville Unified Development Code.

2/23/25 — Date — Urban Forester

Certificate of Approval of Sidewalks:

Construction of all sidewalks shall be inspected by the city sidewalk and trails coordinator to comply with the city specifications. The developer shall be responsible for the construction and completion of all sidewalks shown on this final plat.

2/23/26 — Date — City Engineer

Certificate of Approval of Utility Easements:

We hereby certify that all utility easements, including cable television easements, platted in this subdivision are shown as requested and were approved by the undersigned utilities of the City of Fayetteville, Arkansas.

2-20-26 — Date — Electric

2/19/26 — Date — Gas Service

2/19/26 — Date — Telephone

2-19-26 — Date — Cable Television

2/23/26 — Date — City of Fayetteville

Certificate of Ownership & Dedication:

We, the undersigned owners, representing one hundred percent (100%) ownership of the real estate shown and described herein, do hereby dedicate for public ownership, all streets and alleys as shown on this plat for public benefit as prescribed by law. The owners also dedicate to the City of Fayetteville and to the public utility companies (including any cable television company holding a franchise granted by the City of Fayetteville) the easements as shown on this plat for the purpose of installation of new facilities and the repair of existing facilities. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings, structures, or fences within said easements, and the right to remove or trim trees within said easements.

2/20/26 — Date — Owner

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

LEGEND

Type: SURVEYS & PLATS Fee: $30.00 1 of 4
Rec: 02/25/2026 03:04:35 PM | B. REID
Kind: PLAT
WASHINGTON COUNTY, AR
KYLE SYLVESTER, CIRCUIT CLERK
File 2026SP-99

PROJECT DETAILS

PROJECT TITLE: HUGHMOUNT SOUTH

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 08/27/2025
DRAWN BY: CAZ
PROJECT # 2017109
FILE PATH: Z:\SUSD\2017109
SHEET SIZE: 22" x 34"

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

REGISTERED — STATE OF ARKANSAS — DAVID L. JORGENSEN — PROFESSIONAL LAND SURVEYOR

SHEET TITLE
COVER SHEET

SHEET NUMBER
C0.0

NOTES:

1. PLAT PAGE: #243.
2. 46 BUILDABLE LOTS, 3 NON-BUILDABLE LOTS & 1 TREE PRESERVATION / FUTURE DEVELOPMENT LOT.
3. CURRENT ZONING – RSF-8, R-A, NS-G
4. PARCEL NUMBER – 765-21247-706 & 765-21247-000
5. 1900 SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
6. ALL UTILITY CROSSING SHALL BE 6 - 8" PVC PIPES BURIED MINIMUM 48" DEEP.
7. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
8. A PORTION OF SOME LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
9. A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C0035F DATED MAY 16, 2008.
10. WHERE BUILDING SETBACKS (JOINT OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS), STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
11. TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY, PAID FOR BY THE OWNER.
12. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 kV SHALL BE RELOCATED UNDERGROUND.
13. SITE DEVELOPMENT WILL FOLLOW THE APPROVED MASTER RESIDENTIAL LOT GRADING PLAN. EACH LOT MUST FOLLOW THE APPROVED MRLGP PREPARED BY THE ENGINEER OF RECORD FOR THIS PROJECT.
14. RIGHT OF WAY TREES TO BE PLANTED FOLLOWING CONSTRUCTION OF INDIVIDUAL HOUSES.
15. CURB CUT SEPARATION STANDARDS DO APPLY TO ALL LOTS, INCLUDING REGULATIONS ABOUT DISTANCE FROM PROPERTY LINES, OTHER DRIVEWAYS, INTERSECTIONS AND CURB RADII.
16. FIRE LANE SIGNS, AS SPECIFIED IN 2012 AFPC SECTION D103.6, SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. SIGNS MUST ALSO MEET SPACING REQUIREMENTS IN 2012 AFPC SECTION 503.3.
17. ALL LOTS SHALL MEET ACCESS MANAGEMENT STANDARDS.
18. ALL SIDEWALKS INDICATED ALONG UNBUILDABLE OR OPEN SPACE LOTS SHALL BE CONSTRUCTED BY THE DEVELOPER.
19. THE BILL OF ASSURANCE ASSOCIATED WITH THE ZONING ORDINANCE (ORD 8329), PROPERTY IS LIMITED TO A DENSITY OF SIX UNITS PER ACRE.

LEGAL DESCRIPTION:

A part of the SW1/4 of the SW1/4 of Section 31, T17N, R30W in Washington County, Arkansas, and being described as follows: Commencing at the NW Corner of the NW 1/4 of the SW1/4 of said Section 31, thence S02°46'51"W 1,854.64 feet to the POINT OF BEGINNING, thence S87°18'47"E 1,283.73 feet, thence S02°38'17"W 657.90 feet, thence N87°24'25"W 1,285.37 feet, thence N02°46'50"E 660.00 feet to the POINT OF BEGINNING, Containing 19.43 acres, more or less, subject to easements and right of ways of record.

OWNER/DEVELOPER:
D.R. HORTON - NW ARKANSAS LLC
1341 HORTON CIR
ARLINGTON, TX 76011

STREET RIGHT-OF-WAY & SIDEWALK TABLE					
STREET	CLASSIFICATION	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
N Glenmoor Dr	RESIDENTIAL LINK	52'	29'	6'	6'
W Succulent St	RESIDENTIAL LINK	52'	28'	6'	6'
N Crocus Manor	RESIDENTIAL LINK	52'	28'	6'	6'
W Allium St	RESIDENTIAL LINK	52'	28'	6'	6'
Hughmount Rd	NEIGHBORHOOD LINK	67'	31'	8'	10'

RSF-8 BUILDING SETBACKS		
FRONT	SIDE	REAR
15'	5'	5'

R-A BUILDING SETBACKS		
FRONT	SIDE	REAR
35'	20'	35'

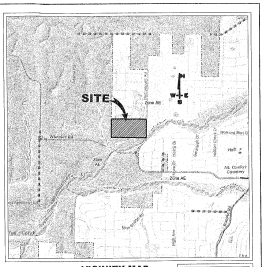
NS-G BUILDING SETBACKS			
FRONT	SIDE	SIDE-ZERO LOT LINE*	REAR	REAR WHEN CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT
A build-to zone that is located between the front property line and a line 25 feet from the front property line.	5'	A setback of less than 5 feet (zero lot line) is permitted on one interior side, provided a maintenance agreement is filed**. The remaining side setback(s) shall be 10 feet.	NONE	15'

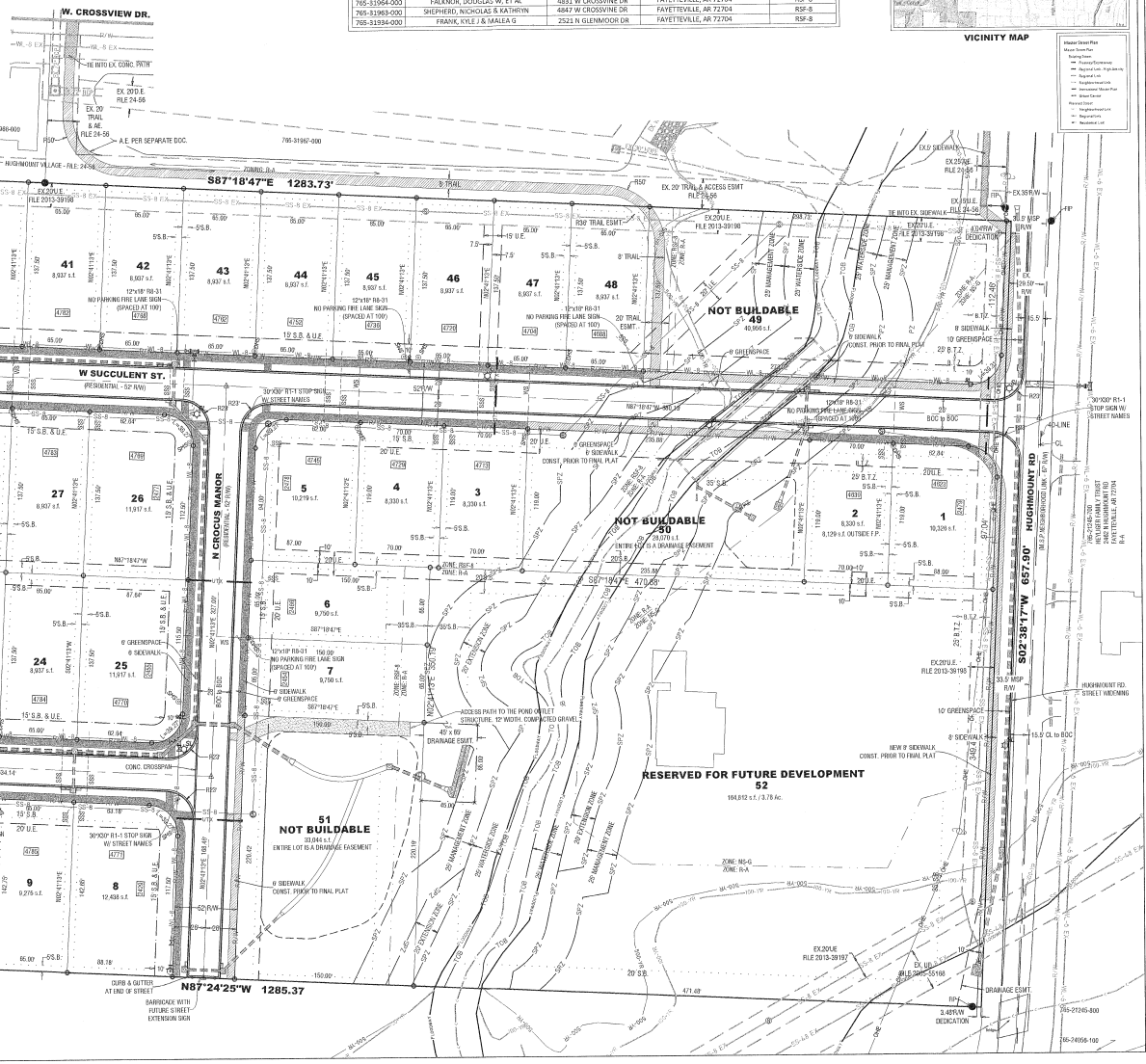
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PARCEL No.	OWNER NAME	MAILING ADDRESS		ZONING
765-24056-100	KILGORE, DARRELL SCOTT & NORMA CAROL	2360 N HUGHMOUNT RD	FAYETTEVILLE, AR 72704	R-A
765-21245-800	KILGORE, SCOTT & CAROL	2360 N HUGHMOUNT RD	FAYETTEVILLE, AR 72704	R-A
765-31967-000	HUGHMOUNT VILLAGE POA	1370 OLD MISSOURI RD	SPRINGDALE, AR 72764	R-A
765-31966-000	REBECCA E COMSTOCK	175 MOUNTAIN CREEK TRAIL	HOT SPRINGS NATIONAL PARK, AR 71913	RSF-8
765-31965-000	MEDLOCK, TRACEY & DEANNA	4813 W CROSSVINE DR	FAYETTEVILLE, AR 72704	RSF-8
765-31964-000	FALKNOR, DOUGLAS W, ET AL	4831 W CROSSVINE DR	FAYETTEVILLE, AR 72704	RSF-8
765-31963-000	SHEPHERD, NICHOLAS & KATHRYN	4847 W CROSSVINE DR	FAYETTEVILLE, AR 72704	RSF-8
765-31934-000	FRANK, KYLE J & MALEA G	2521 N GLENMOOR DR	FAYETTEVILLE, AR 72704	RSF-8

VICINITY MAP





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

LEGEND

- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE
- EXISTING 8" SEWER LINE EX. SS-8
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE EX. W-8
- PROPOSED 8" WATER LINE W-8
- OVERHEAD ELECTRIC OHE
- CENTERLINE STREET
- BUILDING SETBACK/BTZ
- UTILITY EASEMENT
- EXISTING SIDEWALK
- SIDEWALK (BUILT W/HOMES)
- SIDEWALK (BUILT W/STREETS)
- UTILITY CROSSING UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: HUGHMOUNT SOUTH

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 08/27/2025
DRAWN BY: CAZ
PROJECT # 2017109
FILE PATH: Z:\SUB\2017109
SHEET SIZE: 22" x 34"
SCALE: 1" = 50'

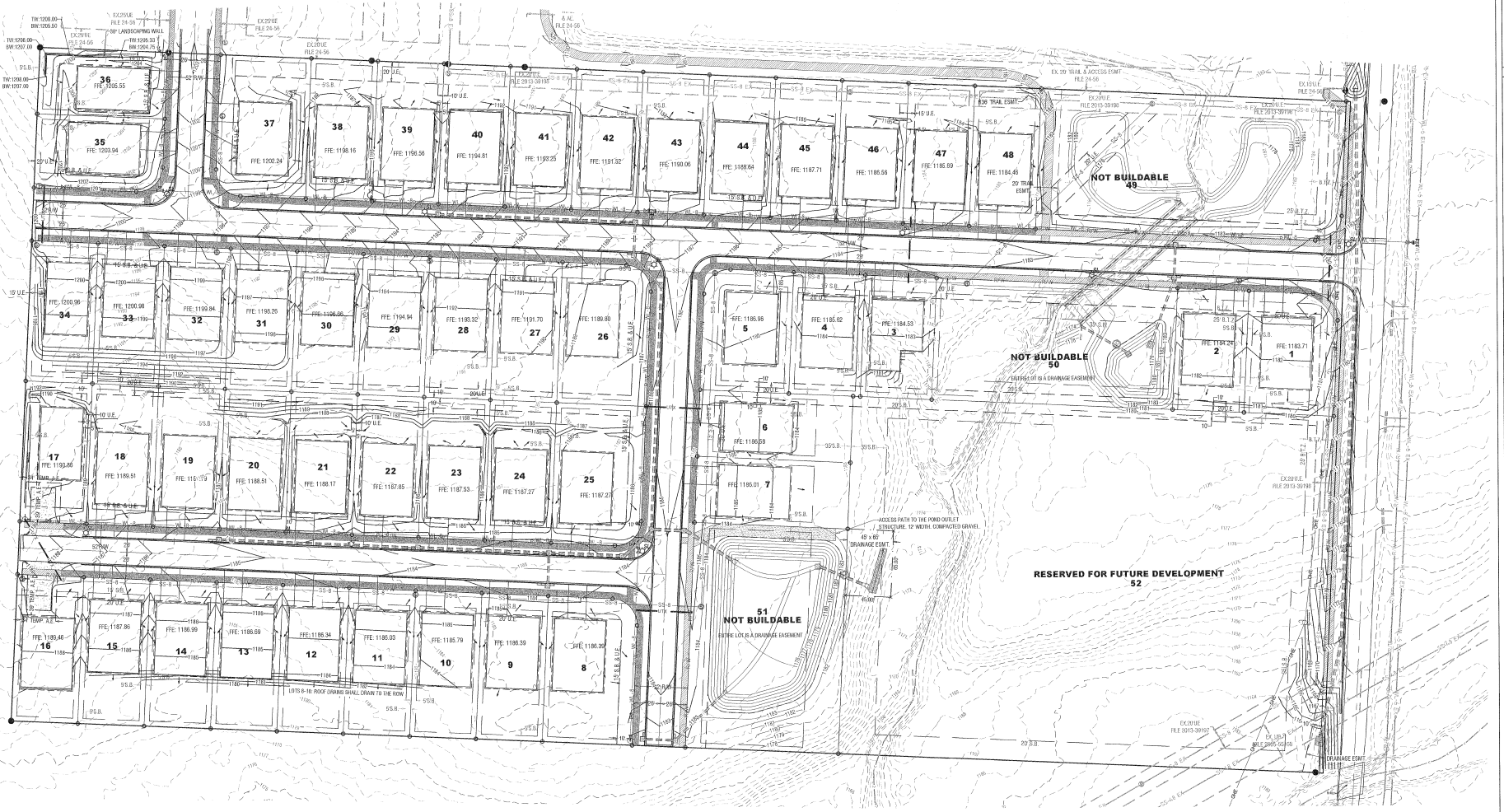
CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
ARKANSAS – ENGINEERING
No. 722

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
JOSEPH L. JORGENSEN
PRELIMINARY PLAT

SHEET TITLE
FINAL PLAT

SHEET NUMBER
C1.1

RZN-2026-0021 (D R HORTON - NW ARKANSAS LLC)
Planning Commission
June 22, 2026
Page 20 of 22



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

LEGEND

- CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
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- POWER POLE
- EXISTING 8" SEWER LINE
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- PROPOSED 8" WATER LINE
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CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEERING

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 18060
CHARLES A. ZARDIN
01/12/2026

SHEET TITLE
MASTER RESIDENTIAL LOT GRADING PLAN

SHEET NUMBER
C1.2

CITY OF FAYETTEVILLE LANDSCAPE NOTES:

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

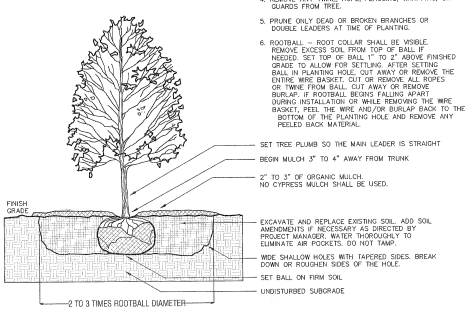
PLANT LIST (LOT, STREET & MITIGATION)

QTY	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
40	THORNLESS HONEY LOCUST 'SHADEMASTER' Gleditsia triacanthos 'Shademaster'	B&B	2.5" CAL.	
40	BLACK OAK Quercus velutina	B&B	2.5" CAL.	
40	TULIP POPLAR TREE Liriodendron tulipifera	B&B	2.5" CAL.	
37	LITTLE LEAF LINDEN Tilia cordata	B&B	2.5" CAL.	
38	FRONTIER ELM Ulmus x 'Frontier'	B&B	2.5" CAL.	
41	WILLOW OAK Quercus phellos	B&B	2.5" CAL.	

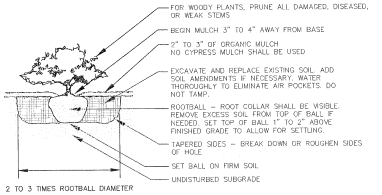
PLANT LIST (STORMWATER)

10	BALD CYPRESS Taxodium distichum	B&B	2.5" CAL.
40	VIBURNUM Viburnum species		3 GAL.
60	MILKWEED Asclepias syriaca		1 GAL.

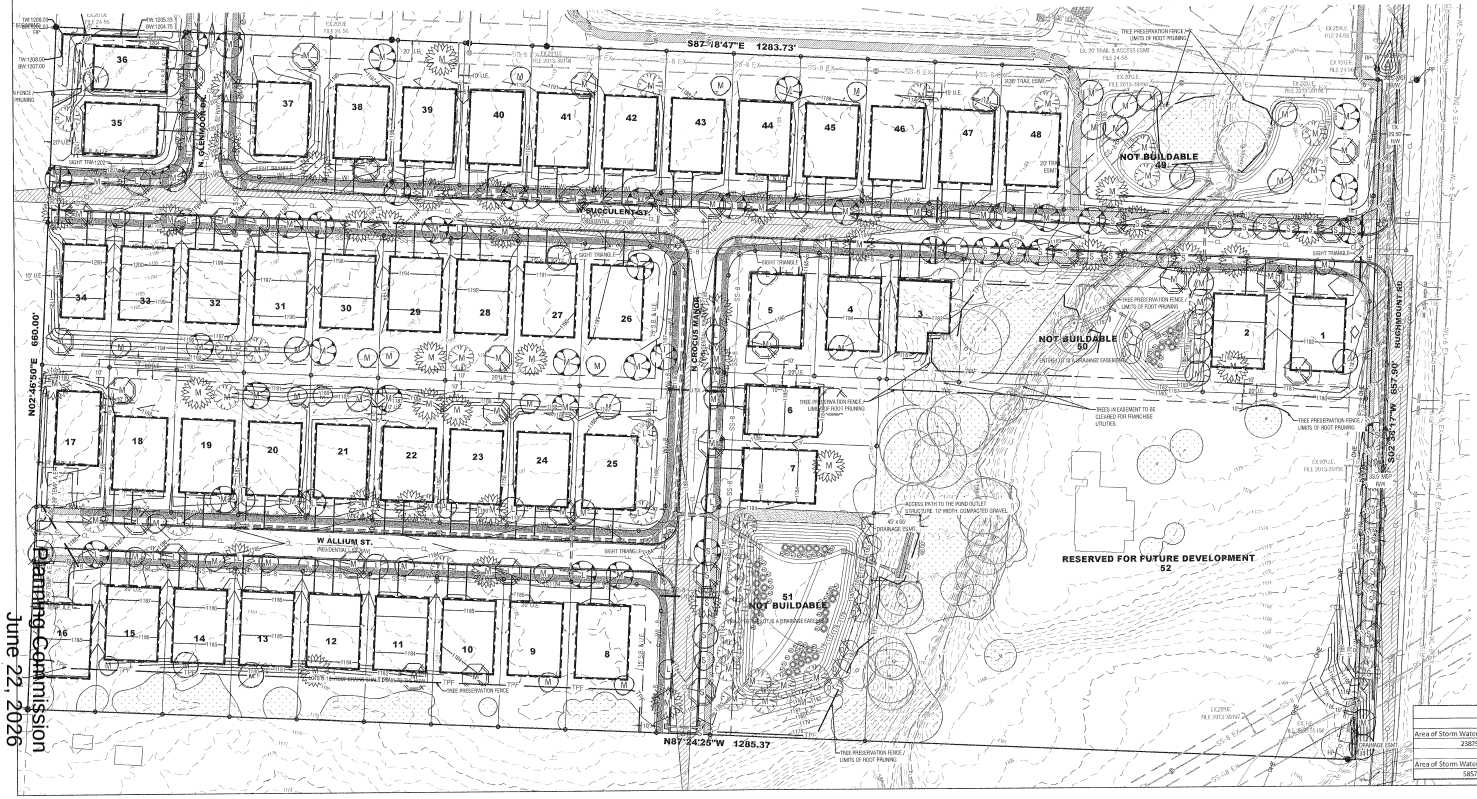
NOTES:
1. TREES SHALL BE 2" CALIPER MINIMUM.
2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR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



TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



D. R. HORTON (239-9881) IS RESPONSIBLE FOR CONTACTING JOHN SCOTT OR MELISSA EVANS, THE CIY OF FAYETTEVILLE URBAN FORESTER (444-3470/444-3496), EVERY 6 MONTHS TO UPDATE THE CITY ON WHAT TREES HAVE BEEN PLANTED AT THE TIME OF C OF O AS WELL AS 3-YEAR MAINTENANCE BOND INFORMATION.

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

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

CITY LANDSCAPE REQUIREMENTS

LOT TREE LANDSCAPING (LABELED WITH AN "L"):
REQUIRED: A MINIMUM OF ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT SHALL BE PLANTED. (CORNER LOTS REQUIRE TREES ON BOTH SIDES)
PROVIDED: ONE (1) TWO-INCH CALIPER, LARGE SPECIES TREE PER LOT
46 BUILDABLE LOTS + 7 CORNER LOTS = 55 LOT TREES

MITIGATION TREES (LABELED WITH AN "M"):
REQUIRED: 148 MITIGATION TREES (CALCULATIONS ON TREE PRESERVATION PLAN)
PROVIDED: 148 MITIGATION TREES TO BE PROVIDED

STREET TREES (LABELED WITH AN "S"
REQUIRED: 1 TREE PER 30 L.F.

LOT 49: 295 LINEAR FEET / 30=10 TREES
LOT 50: 236 LINEAR FEET / 30=8 TREES
LOT 51: 220 LINEAR FEET / 30=7 TREES
LOT 52 (MINUS EX. DRIVEWAY): 235 LINEAR FEET / 30=8 TREES

PROVIDED: 33 STREET TREES

Landscape Requirements for Stormwater Facilities (Detention Ponds)

Detention Pond 1			
Area of Storm Water Facility SQ. FT	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
23875	8	32	48
Detention Pond 2			
Area of Storm Water Facility SQ. FT	Trees Required (Deciduous or Evergreen)	Shrubs (Large Shrubs or Small Trees 3 gal.)	Grasses (Shrubs or Grasses 1 gal.)
5857	2	8	12

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

GRAPHIC SCALE
1" = 60'

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

PROJECT DETAILS

PROJECT TITLE: HUGHMOUNT SOUTH

PROJECT LOCATION: FAYETTEVILLE, AR

REVISIONS

DATE: 08/27/2025
DRAWN BY: CAZ
PROJECT # 2017109
FILE PATH: Z:\SUB\2017109
SHEET SIZE: 22" x 34"
SCALE: 1" = 60'

JAMES M. GIBSON 5004 STATE OF ARKANSAS
REGISTERED LANDSCAPE ARCHITECT
Date: 1/12/26

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0

RZN-2026-0021 (D R HORTON - NW ARKANSAS LLC)
Planning Commission
June 22, 2026
Page 22 of 22

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2260

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Jessica Masters, Planning Director

FROM: Citlali Samano, Planner

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

RECOMMENDATION:
City Staff recommend approval of the rezone request as described and shown in the attached Exhibits 'A' and 'B', whereas Planning Commission voted in denial of the rezone request.

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

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate - Urban. The applicant has indicated an intent to develop infill housing towards the south end of the parcel.

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

Findings: Staff finds the requested rezoning from RSF-4 to RI-U highly compatible with the surrounding neighborhood and the City Plan 2040 long-range goals. While the current RSF-4 zoning limits development to single-family homes, the proposed RI-U district allows a broader mix of housing types by-right, including single- to four-family dwellings, accessory dwelling units, cluster housing, and short-term rentals. This transition is well-suited for the site, which sits between single-family homes to the north, east, west, and south, and mixed-residential uses to northern side of Wedington Dr. Furthermore, the RI-U district's lot width, area, and building height standards are comparable to RSF-4. Both districts allow up to three stories, but the RI-U zone strictly requires a 10-foot setback from the Master Street Plan right-of-way for upper floors to preserve the existing neighborhood scale and urban form.

This rezoning directly aligns with the City Plan 2040 Future Land Use Map designation as a Residential Neighborhood Area, which promotes a wide variety of housing scales. Specifically, the change supports Goal #6 by expanding housing choices and increasing neighborhood density within highly walkable areas that have strong access to transit and active transportation networks. The site's location and the surrounding development patterns are ideal for supporting this diverse, transit-oriented residential growth. Finally, while shifting from RSF-4 to RI-U may cause a minor increase in local traffic, the physical size of the property naturally limits the overall density, ensuring that any new vehicular impact remains minimal and manageable for the area.

DISCUSSION:
At the June 22, 2026, meeting, the Planning Commission voted 1-6-0 to deny the rezoning request south of Wedington Drive, following a motion to approve by Commissioner Brewer and a second by Chair Werner. The majority of the commission, including Chair Werner and Commissioners Brewer, Brink, Madden, and McGetrick, voted in dissent due to concerns over drainage issues and potential spot zoning, especially given the unknown long-term plans for the area. In response, city engineering staff clarified that specific drainage requirements are always thoroughly reviewed during the site development process and noted that capital Improvement funds could potentially be available to address regional infrastructure. However, staff emphasized that such funding would require a neighborhood-led initiative since multiple surrounding residents would need to participate. Ultimately, the commissioners maintained their dissent, officially citing the city's drainage criteria and the risks of spot zoning as their primary reasons for denying the request. One member of the public spoke regarding drainage concerns on their property that is in relation to drainage issues in the vicinity along with neighborhood compatibility concerns.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Appeal Letter, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report, 7. Additional Information - Stormwater Presentation

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

File #: 2026-2260

AN ORDINANCE TO REZONE THE PROPERTY DESCRIBED IN REZONING PETITION RZN 2026-18 FOR APPROXIMATELY 0.55 ACRES LOCATED AT 1845 WEST WEDINGTON DRIVE IN WARD 4 FROM RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE, TO RI-U, RESIDENTIAL INTERMEDIATE-URBAN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby changes the zone classification of the property shown on the map (Exhibit A) and the legal description (Exhibit B) both attached to the Planning Department's Agenda Memo from RSF-4, Residential, Single-Family, Four Units per Acre, to RI-U, Residential Intermediate-Urban.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends the official zoning map of the City of Fayetteville to reflect the zoning change provided in Section 1.

FORMAL APPEAL REQUEST
RZN-2026-0018 | 1845 W Wedington Dr

Property: 1845 W Wedington Dr, Fayetteville, AR
Applicant: Sydnie Wilson
Property Owners: Khoa Thai and Stephen Shaw Wilson

Dear City Clerk's Office:

Pursuant to UDC §155.05(A)(1) and the form, time, and place requirements set forth in UDC §155.02(A), §155.02(B)(1), and §155.02(C)(1), I respectfully submit this written appeal of the Fayetteville Planning Commission's denial of RZN-2026-0018, heard on June 22, 2026. This appeal is filed with the City Clerk within ten working days of the Planning Commission's final action and sets out the reasons I contend the decision was in error. As the applicant, I am adversely impacted by the denial because it prevents the requested residential rezoning from moving forward to City Council despite staff's recommendation of approval and the findings in the record that the request is consistent with adopted City plans, compatible with surrounding land use patterns, and served by existing infrastructure.

RZN-2026-0018 requested rezoning of approximately 0.55 acres located at 1845 W Wedington Dr from RSF-4, Residential Single-Family, Four Units Per Acre, to RI-U, Residential Intermediate – Urban. The Planning Commission denied the request by a vote of 1-6-0.

I respectfully contend that the denial was in error because the staff report and record support approval of the requested rezoning. City staff recommended forwarding RZN-2026-0018 to City Council with a recommendation of approval. Staff found that the requested RI-U zoning is compatible with surrounding land uses and zoning patterns and is consistent with the City Plan 2040 Future Land Use Map designation of Residential Neighborhood.

The Residential Neighborhood designation supports a variety of housing types at appropriate scale and context, including single-family homes, duplexes, rowhouses, multifamily housing, and accessory dwelling units. The requested RI-U zoning remains residential in nature and does not introduce commercial zoning or an unrelated land use into the neighborhood.

The rezoning also supports City Plan 2040 goals related to infill, efficient use of existing infrastructure, discouraging suburban sprawl, and expanding housing choices. The Long Range Planning memo found that the request aligns with City Plan 2040 Goals 1, 2, and 6. The City Plan 2040 Infill Matrix further supports the request, with the property receiving a score of 8 and a weighted score of 9.5.

The subject property is served by existing public infrastructure and nearby civic amenities. Staff identified W Wedington Dr as a fully improved Neighborhood Link Street with asphalt paving, sidewalk, curb, and gutter. Public water is available through an existing 8-inch water line along W Wedington Dr, and sanitary sewer is available through an existing 6-inch sewer main along the south side of the property. The property is also near Fire Station 8, Asbell Elementary School,

the University of Arkansas campus, Eva Avenue Green Space, Lewis Soccer Complex, bicycle facilities, and Razorback Transit stops.

I acknowledge and respect the concerns raised by Planning Commissioners and the public regarding drainage, neighborhood compatibility, building form along W Wedington Dr, traffic, spot zoning, and long-term planning for the area. These are important issues that should be carefully reviewed before any development occurs.

However, I respectfully contend that those concerns do not support denial of the rezoning where staff found the requested residential district consistent with adopted plans, compatible with surrounding land use patterns, and served by existing infrastructure. Many of the concerns raised relate to future development design and technical review, not the rezoning request itself.

The rezoning request does not approve a final site plan, grading plan, drainage plan, stormwater design, building elevations, building permits, or any exemption from City development standards. Any future development would remain subject to applicable City review, including drainage, engineering, stormwater, environmental, access, parking, tree preservation, utility, and permitting requirements.

The hearing discussion also reflected that drainage concerns in the area may involve broader neighborhood infrastructure issues rather than impacts unique to this rezoning request. Staff noted that drainage improvements may involve neighborhood-led initiatives and potential Capital Improvement funds. That context supports addressing drainage through the City's infrastructure and development review processes, rather than denying a residential rezoning request that staff found consistent with adopted City policy.

The applicant's concept plan was illustrative only and showed small-scale residential infill consisting of two duplex structures, four total units, eight parking spaces, internal circulation, and access from W Wedington Dr. This concept does not constitute final development approval and does not bypass later review.

I further contend that the requested rezoning is not improper spot zoning. The City Plan 2040 Future Land Use Map already designates this area as Residential Neighborhood, which supports a variety of housing types at appropriate scale. RI-U is a residential district and is consistent with the City's adopted goals for infill, housing choice, and efficient use of existing infrastructure.

For these reasons, I respectfully request that City Council find that the Planning Commission's denial placed disproportionate weight on speculative future development concerns and broader neighborhood drainage issues, despite staff's findings that the requested rezoning is consistent with adopted plans and compatible with surrounding land use patterns.

I respectfully request that the City Clerk accept this appeal and forward the matter to the Fayetteville City Council for review pursuant to UDC §155.05(A)(1), UDC §155.02(A), UDC §155.02(B)(1), and UDC §155.02(C)(1). I ask that City Council reverse the Planning Commission's denial and approve RZN-2026-0018, consistent with staff's recommendation and the findings in the record.

Respectfully submitted,

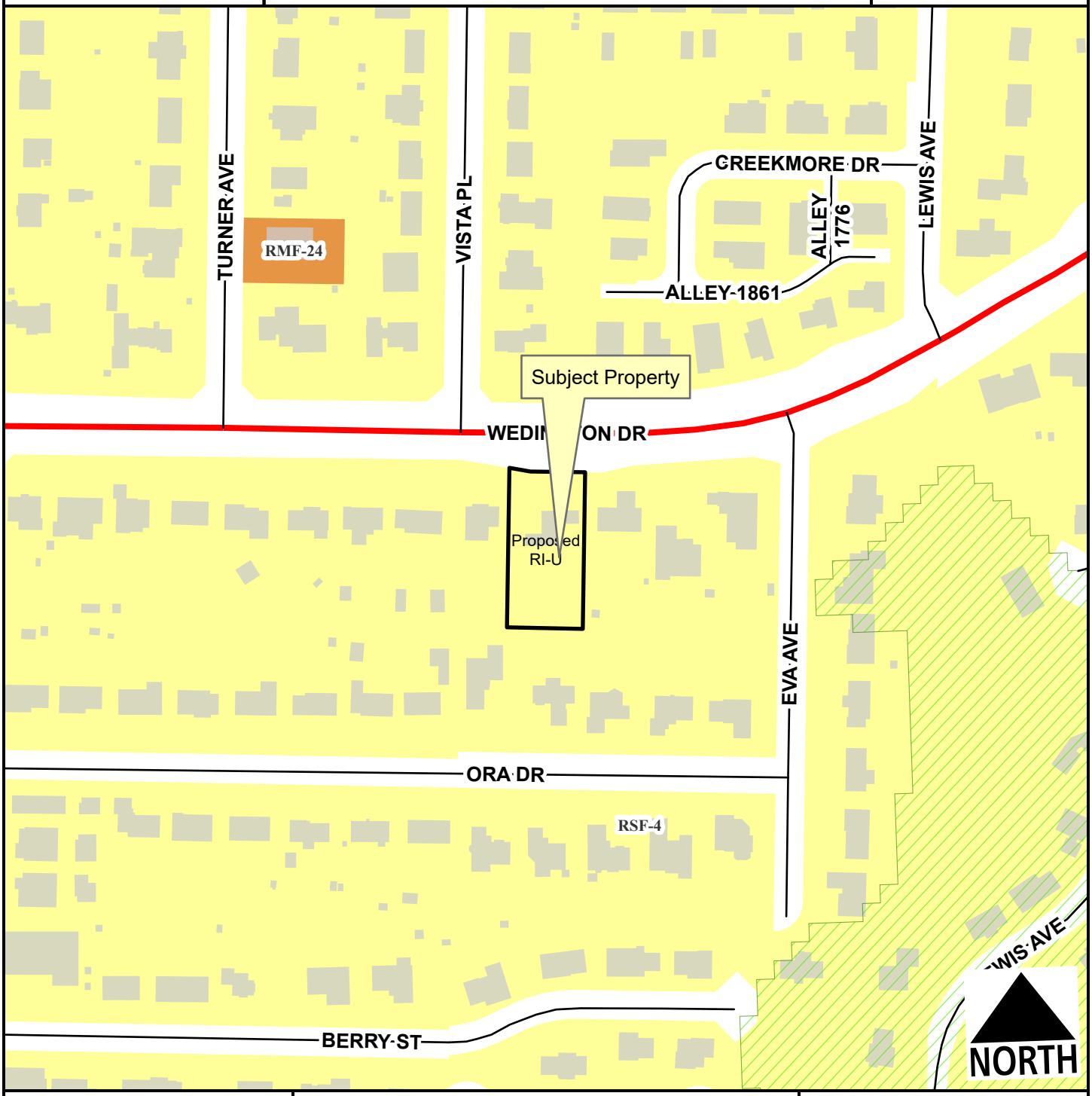
Sydnie Wilson

RZN-2026-0018

Close Up View

1845 W WEDINGTON DR

EXHIBIT A



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

Feet

0 75 150 300 450 600

1:2,400

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

Total 0.5 ac

EXHIBIT B

Legal Description:

FOR 1996: PT EAST 105 FT. LOT 2 FURTHER DESCRIBED FROM 2025-21801 AS: Lot 2, Prairie View Addition, to the City of Fayetteville, Washington County, Arkansas, as shown in Plat Record 5 at Page 66. Less and Except: 5 feet of equal width off the West side thereof. ALSO LESS AND EXCEPT: A Part of Lot 2, Prairie View Addition to the City of Fayetteville, Washington County, Arkansas, more particularly described as follows: Starting at the Northeast Corner of the NE/4 of the SW/4 of Section 8; thence South 00°18'23" West along the East line of said SW/4 of Section 8 a distance of 6.51 feet to a point; thence North 89°46'18" West a distance of 218.86 feet to a point on the existing Southerly right of way line of State Highway 112 S; thence continue North 89°46'18" along said existing right of way line a distance of 99.93 feet to a point; thence North 89°51'29" West along said existing right of way line a distance of 169.59 feet to a point on the east line of lot 2, Prairie View Addition for the point of beginning; thence South 00°07'43" West along said Lot line a distance of 26.21 feet to a point on the proposed Southerly right of way line of State Highway 112s; thence North 89°50'50" West along said proposed right of way line a distance of 73.27 feet to a point; thence North 81°00'34" West along said proposed right of way line a distance of 31.85 feet to a point; thence North 00°01'24" East a distance of 21.71 feet to a point on said existing right of way line of State Highway 112 S; thence South 89°37'55" East along said existing right of way line a distance of 104.80 feet to the point of beginning and containing 2,689 square feet more or less.

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

THRU: Jessie Masters, Planning Director

FROM: Citlali Samano, Planner

MEETING DATE: June, 2026 Updated with PC results

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

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

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

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

Table 1:
Surrounding Land Uses and Zoning

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

Request: The request is to rezone the subject property from RSF-4, Residential Single-Family, Four Units per Acre to RI-U, Residential Intermediate - Urban. The applicant has indicated an intent to develop infill housing towards the south end of the parcel.

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

INFRASTRUCTURE AND ENVIRONMENTAL REVIEW:

Streets: The subject property has frontage along West Wedington Dr. West Wedington Dr is a fully improved Neighborhood Link Street with asphalt paving, sidewalk, curb and gutter. Any street improvements required in these areas would be determined at the time of development proposal. Any additional improvements or requirements for drainage will be determined at time of development.

Water: Public water is available to the subject property. There is an existing 8-inch water to the south side of West Wedington Dr.

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

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

Fire: Station 8, located at 2266 W Deane St., protects this site. The property is located approximately 0.9 miles from the fire station with an anticipated drive time of approximately 2 minutes using existing streets. The anticipated response time would be approximately 4.2 minutes. Fire Department response time is calculated based on the drive time plus 1 minute for dispatch and 1.2 minutes for turn-out time. Within the City Limits, the Fayetteville Fire Department has a response time goal of 6 minutes for an engine and 8 minutes for a ladder truck.

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

Tree Preservation:

The current zoning district of zoned RSF-4, Residential Single-Family, Four Units per Acre, requires **25% minimum canopy preservation.** The proposed zoning district of zoned RI-U, Residential Intermediate - Urban, requires **15% minimum canopy preservation**.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    b. There are extenuating circumstances which justify the rezoning even though there are reasons under b (1) through (4) above why the proposed zoning is not desirable.

Finding: **N/A**

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

PLANNING COMMISSION ACTION:	**Required**	**YES**	
Date: June 22, 2026	❒ **Tabled**	❒ **Forwarded**	■ **Denied**
Motion: Brewer	-1 public comment particularly regarding drainage for the area and neighborhood compatibility.		
Second: Werner	-City staff noted City funds may be available through Capital improvement funds but would require a neighborhood-led initiative to include multiple neighbors in the vicinity.		
Vote: 1-6-0	-Commissioners Madden, McGetrick, Brewer, Werner, and Brink expressed concerns of drainage and spot zoning in connection to long-term plans for this area.		

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

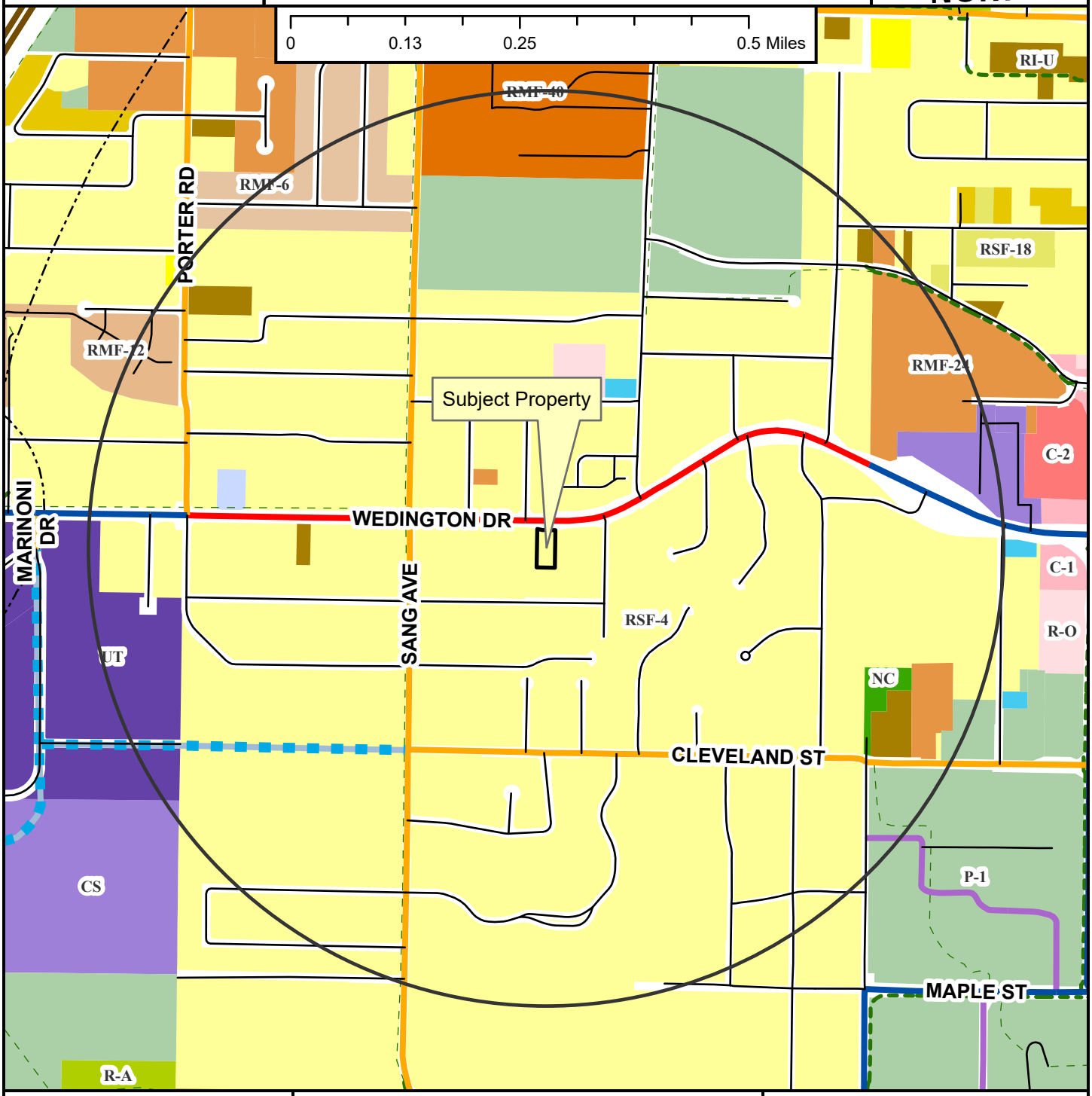
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
  - Future Land Use Map
- Unified Development Code
  - §161.07 District RSF-4, Residential Single-Family, Four Units per Acre
  - §161.12 District, RI-U, Residential Intermediate - Urban
- Staff Exhibits
  - Long-Range Planning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

RZN-2026-0018

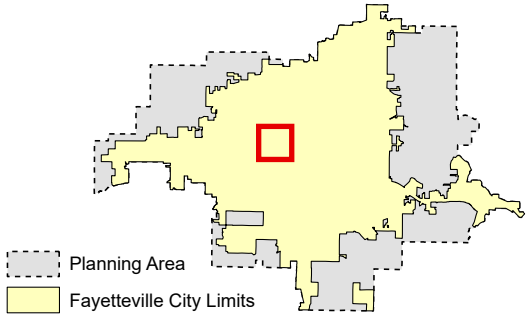
One Mile View

1845 W WEDINGTON DR

NORTH



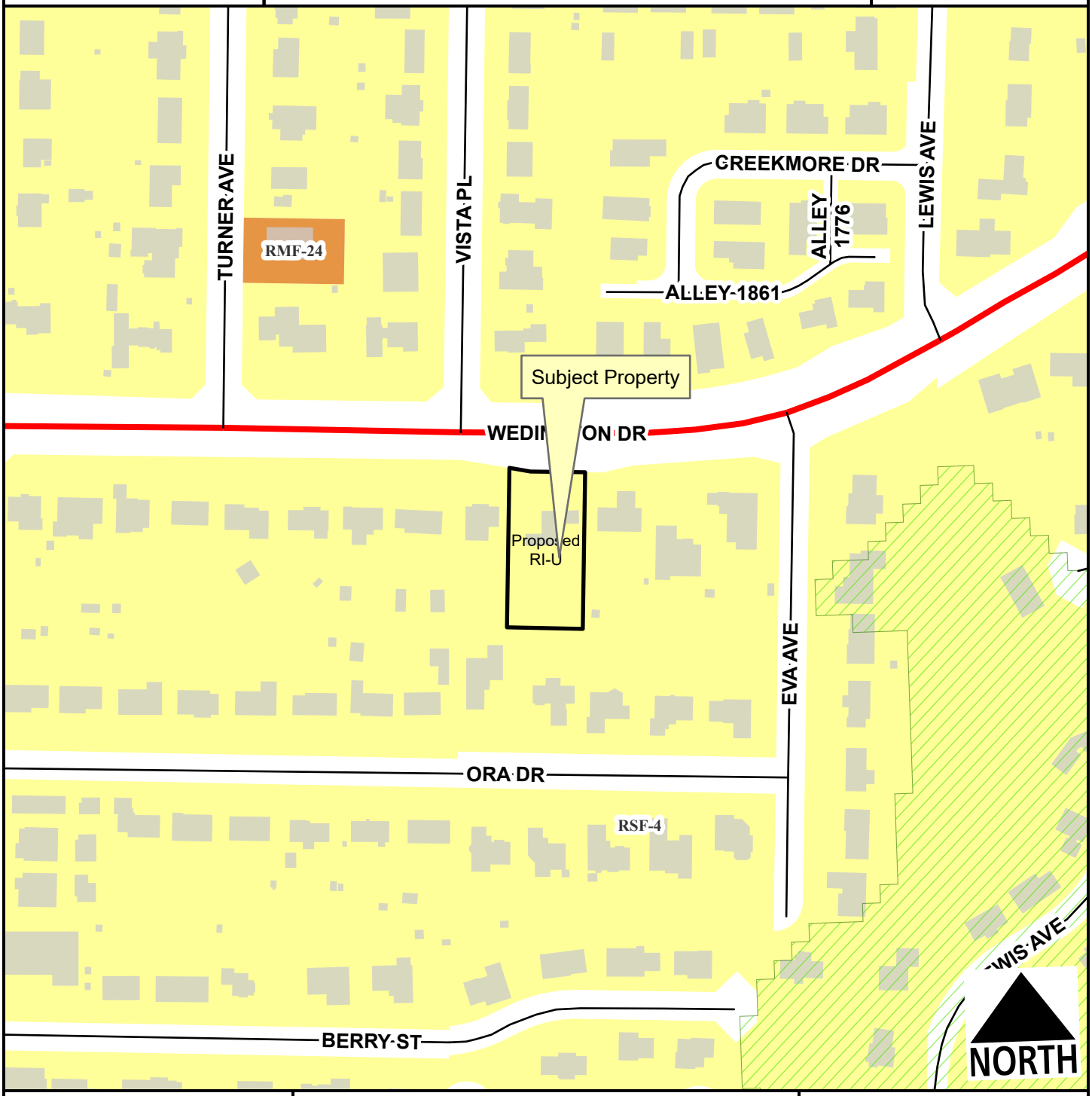
Regional Link
Neighborhood Link
Institutional Master Plan
Regional Link - High Activity
Freeway/Expressway
Unclassified
Alley
Residential Link
Planned Residential Link
Shared-Use Paved Trail
Trail (Proposed)
Design Overlay District
Fayetteville City Limits
Planning Area



RZN-2026-0018

Close Up View

1845 W WEDINGTON DR



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

Feet

0 75 150 300 450 600

1:2,400

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

Total 0.5 ac

RZN-2026-0018

Current Land Use

1845 W WEDINGTON DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

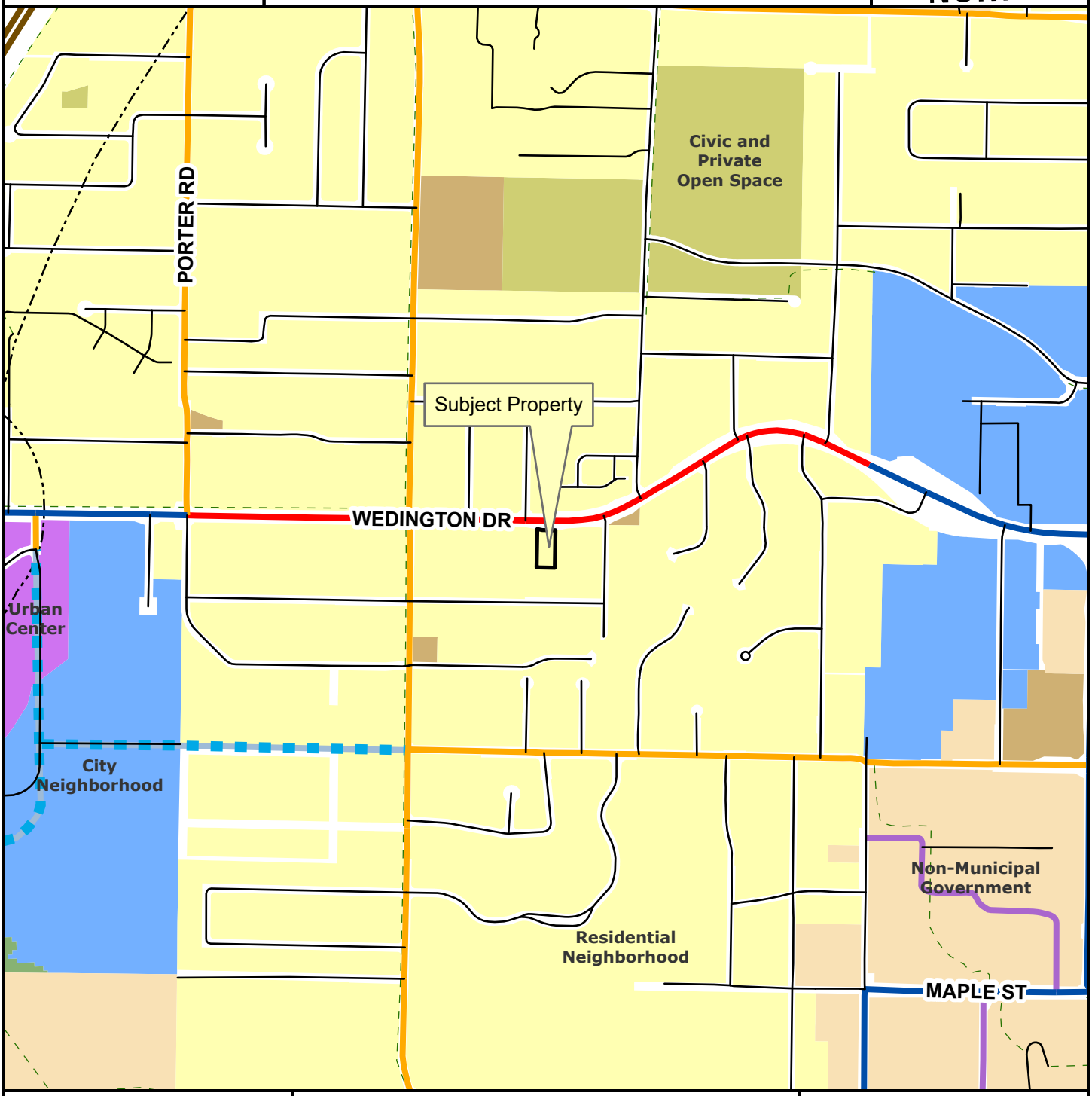
- 100-Year Floodplain
- Floodway

RZN-2026-0018

Future Land Use

1845 W WEDINGTON DR

NORTH



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

Feet

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

1:10,000

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

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

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.*

	Single-family dwellings
Units per acre	4 or less

(D) *Bulk and Area Regulations.*

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

(E) *Setback Requirements.*

Front	Side	Rear
15 feet	5 feet	15 feet

(F) *Building Height Regulations.*

Building Height Maximum	3 stories

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

161.12 - District RI-U, Residential Intermediate — Urban

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

(B) *Uses.*

(1) *Permitted Uses.*

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

(2) *Conditional Uses.*

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

(C) *Density.* None.

(D) *Bulk and Area Regulations.*

Lot width minimum	18 feet
Lot area minimum	None

(E) *Setback Requirements.*

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

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

(F) *Building Height Regulations.*

Building height maximum	2 stories/3 stories*

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

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

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

(Ord. No. 6945, §5(Exh. D), 12-16-25)

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Citlali Samano, Planner

FROM: Kylee Cole, Long Range & Preservation Planner

MEETING DATE: June 22, 2026

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

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

City Plan 2040 (2020):
City Plan 2040 includes several relevant plan goals and objectives:

- Goal 1 – We will make appropriate infill and revitalization our highest priority.
- Goal 2 – We will discourage suburban sprawl.
- Goal 3 – We will make compact, complete, and connected development the standard.
- Goal 6 – We will create opportunities for attainable housing.
    - 3.6.1 - Increase housing choices by encouraging a mixture of housing types and sizes dispersed throughout the city and in proximity to transit and active transportation networks. (p.45)

On its adoption in early 2020, *City Plan 2040* carried forward goals from prior comprehensive plans and organized them into six primary goals. The goals were meant to focus the City's efforts on appropriate infill that furthers a variety of transportation options, supports the creation of attainable housing, and limits the amount of land consumed by development on the City's periphery, often termed "suburban sprawl".

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

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

DISCUSSION:

Zoning History:

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

City Plan 2040 and Future Land Use Plan:

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

Property History:

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

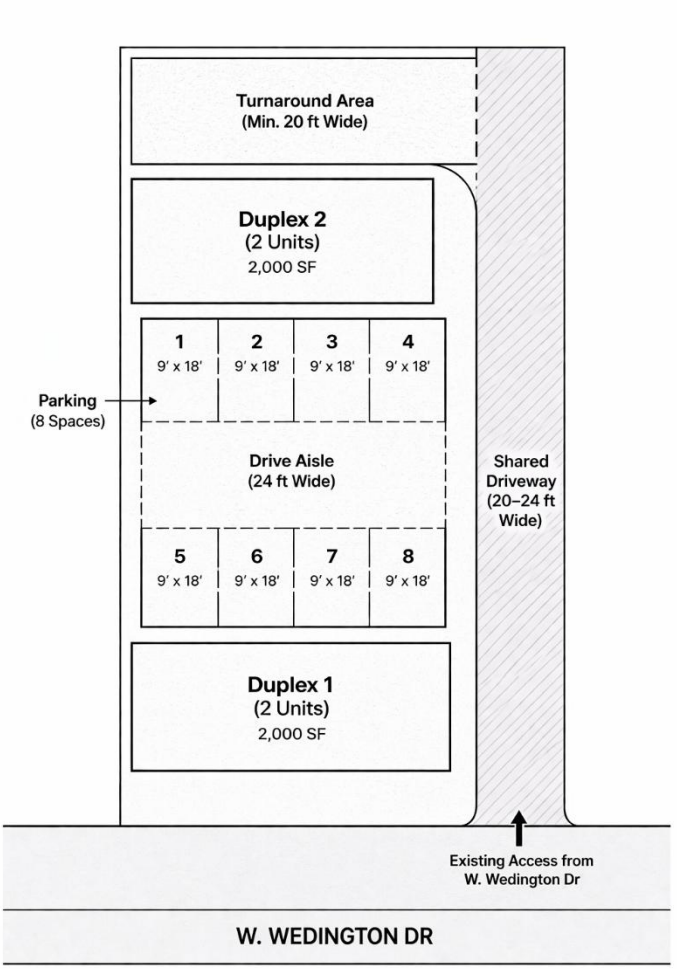
Since rezoning requests often precede redevelopment plans, the property owner and/or applicant should consult with Long Range & Preservation Planner prior to demolition or alteration of historic-age structures to capture photo documentation. Documentation of historic resources is an effective way to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

[1] City Plan 2040, 128.

EXHIBIT 1 – CONCEPTUAL SITE PLAN

Description:

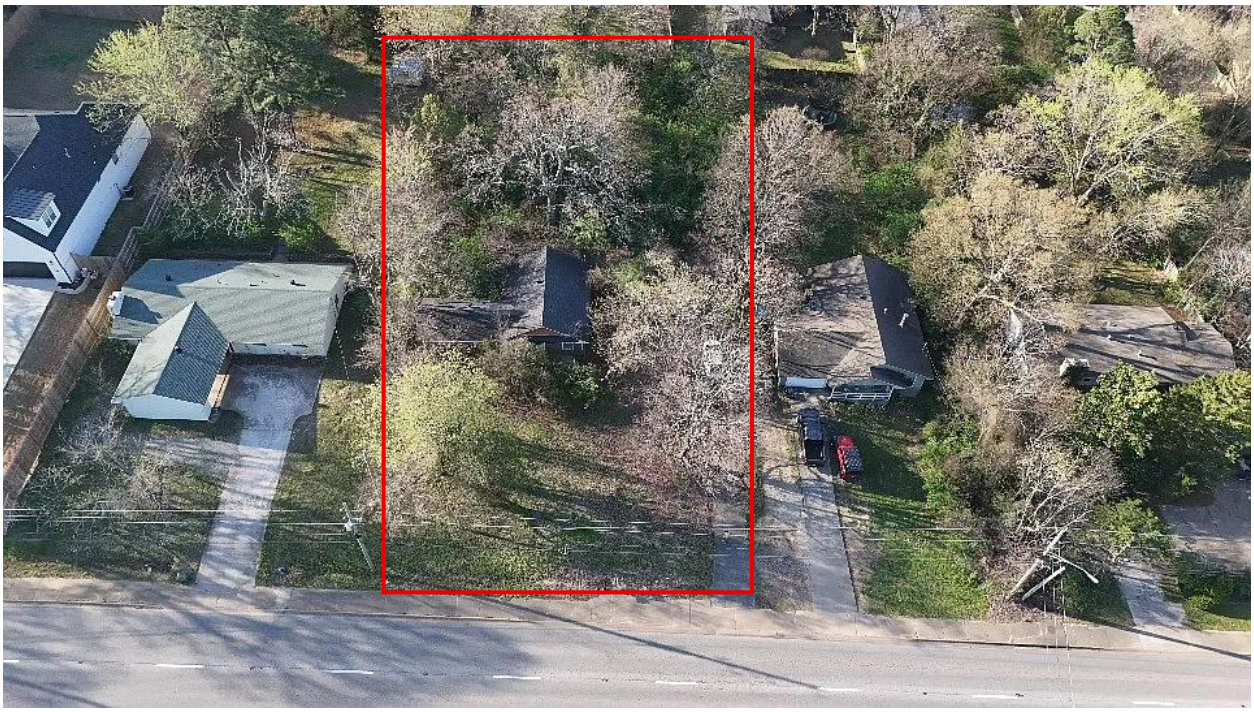
The following conceptual site plan illustrates the proposed layout of two duplex structures (four total units), including parking, internal circulation, and access from W. Wedington Drive.



Conceptual layout is shown for illustrative purposes only.

EXHIBIT 2 – AERIAL MAP (SUBJECT PROPERTY)

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



1845 W Wedington – Subject Property

06/12/2026

In-Person Comment

Neta Winston

1903 W Wedington Dr

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

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

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

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

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

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

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

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

Hello,

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

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

I oppose this rezoning.

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

Additional Information Received

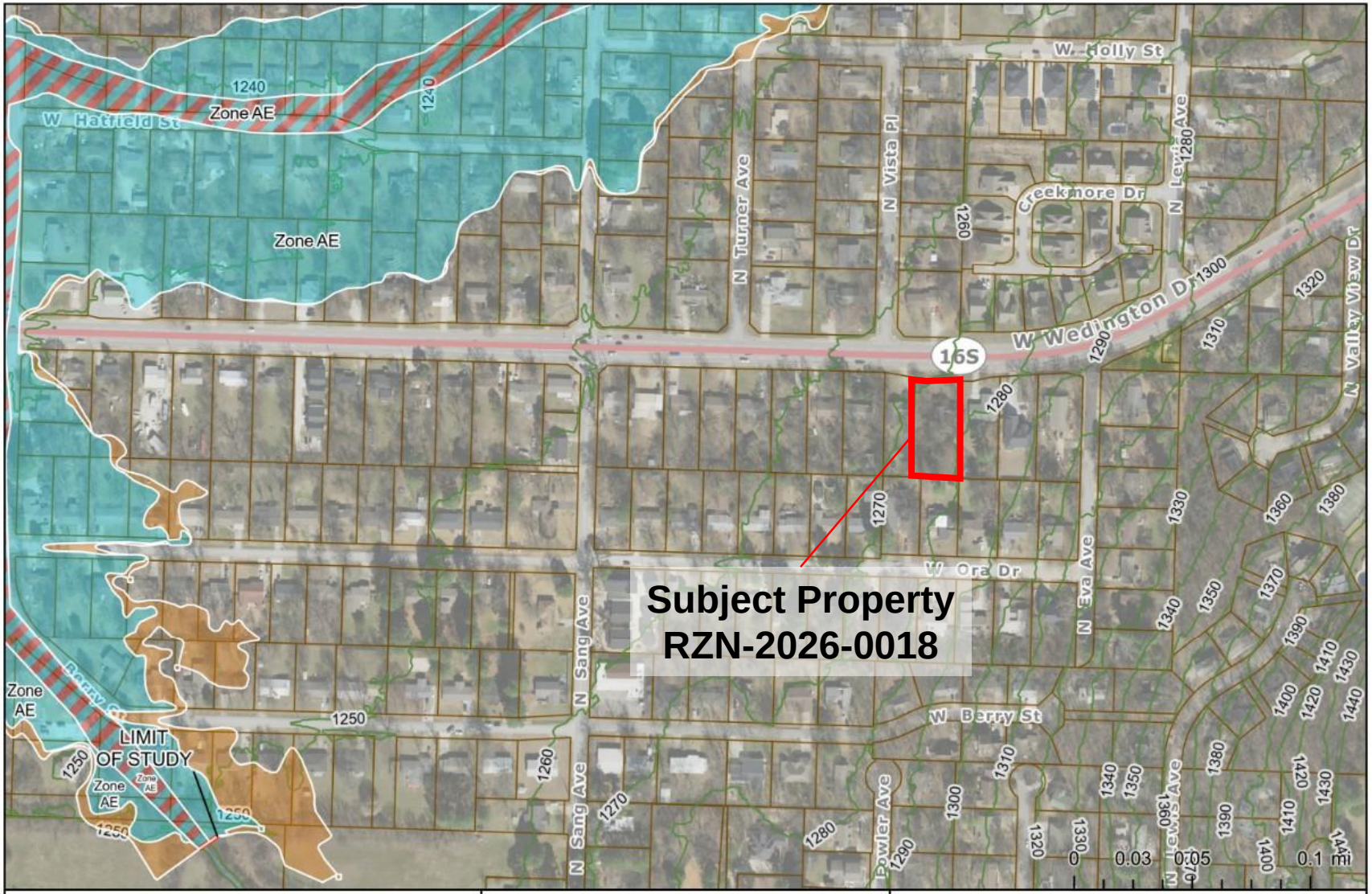
Date Received: MM/DD/YYYY	07/30/2026
Time: 00:00 (AM/PM)	1:33 PM
From: Name & Title	Jonathan Curth, Development Services Director
To: Name & Title	Office of the City Clerk Treasurer
Agenda Meeting Date: MM/DD/YYYY	08/04/2026
Civic Clerk Number: Ex. 2025-994	2026-2260
Forwarded to City Attorney's Office and Department Head	n/a

Wedington Drive

City Council Agenda Session

July 28, 2026

CITY OF
FAYETTEVILLE
ARKANSAS



1% Annual Chance Flood Hazard

Regulatory Floodway

0.2% Annual Chance Flood Hazard

Limit Lines

SFHA / Flood Zone Boundary

Contour 10'

Overall Drainage Area

Fayetteville, AR

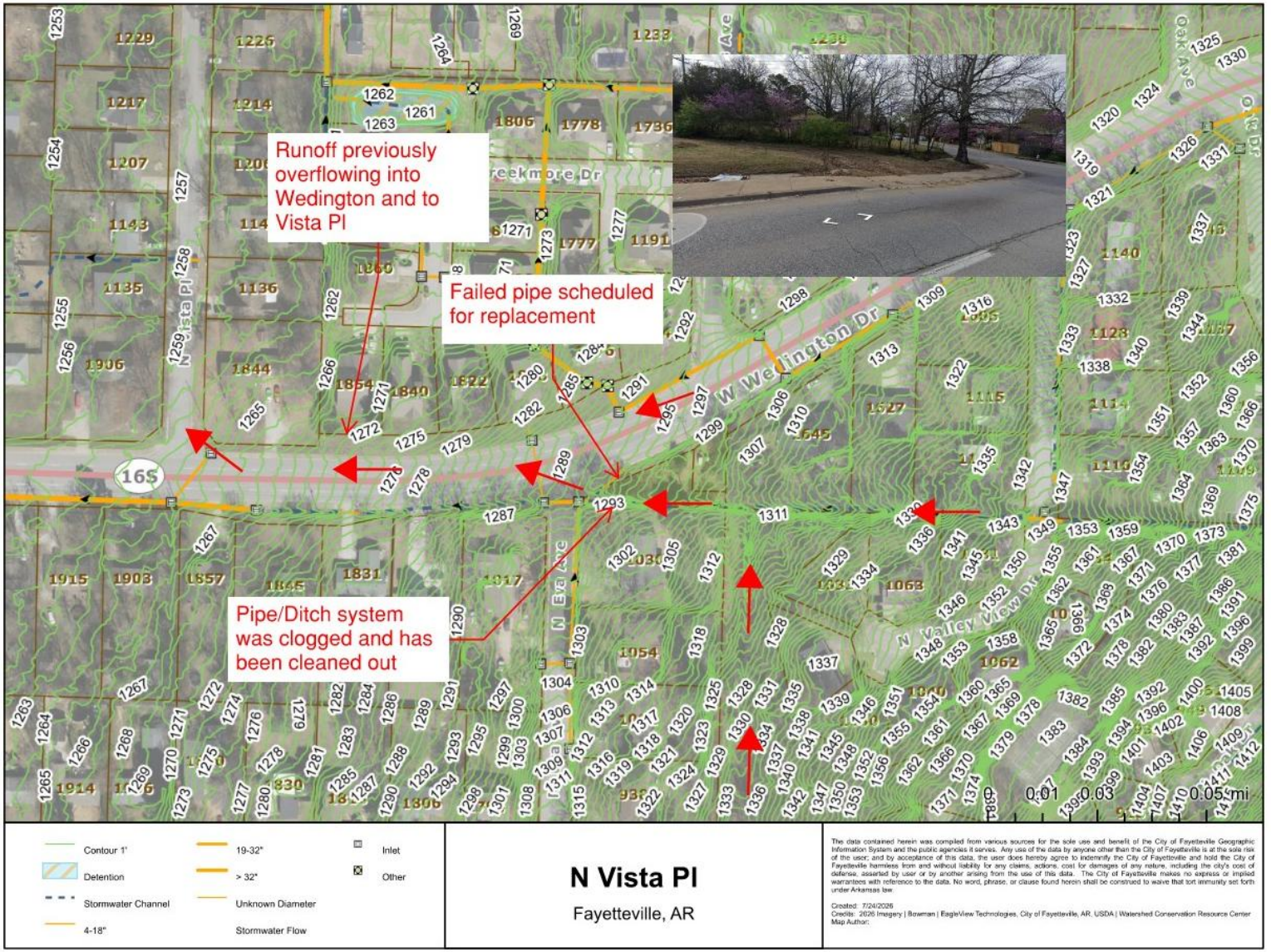
The data contained herein was compiled from various sources for the sole use and benefit of the City of Fayetteville Geographic Information System and the public agencies it serves. Any use of the data by anyone other than the City of Fayetteville is at the sole risk of the user; and by acceptance of this data, the user does hereby agree to indemnify the City of Fayetteville and hold the City of Fayetteville harmless from and without liability for any claims, actions, cost for damages of any nature, including the city's cost of defense, asserted by user or by another arising from the use of this data. The City of Fayetteville makes no express or implied warrantees with reference to the data. No word, phrase, or clause found herein shall be construed to waive that tort immunity set forth under Arkansas law.

Created: 7/24/2026

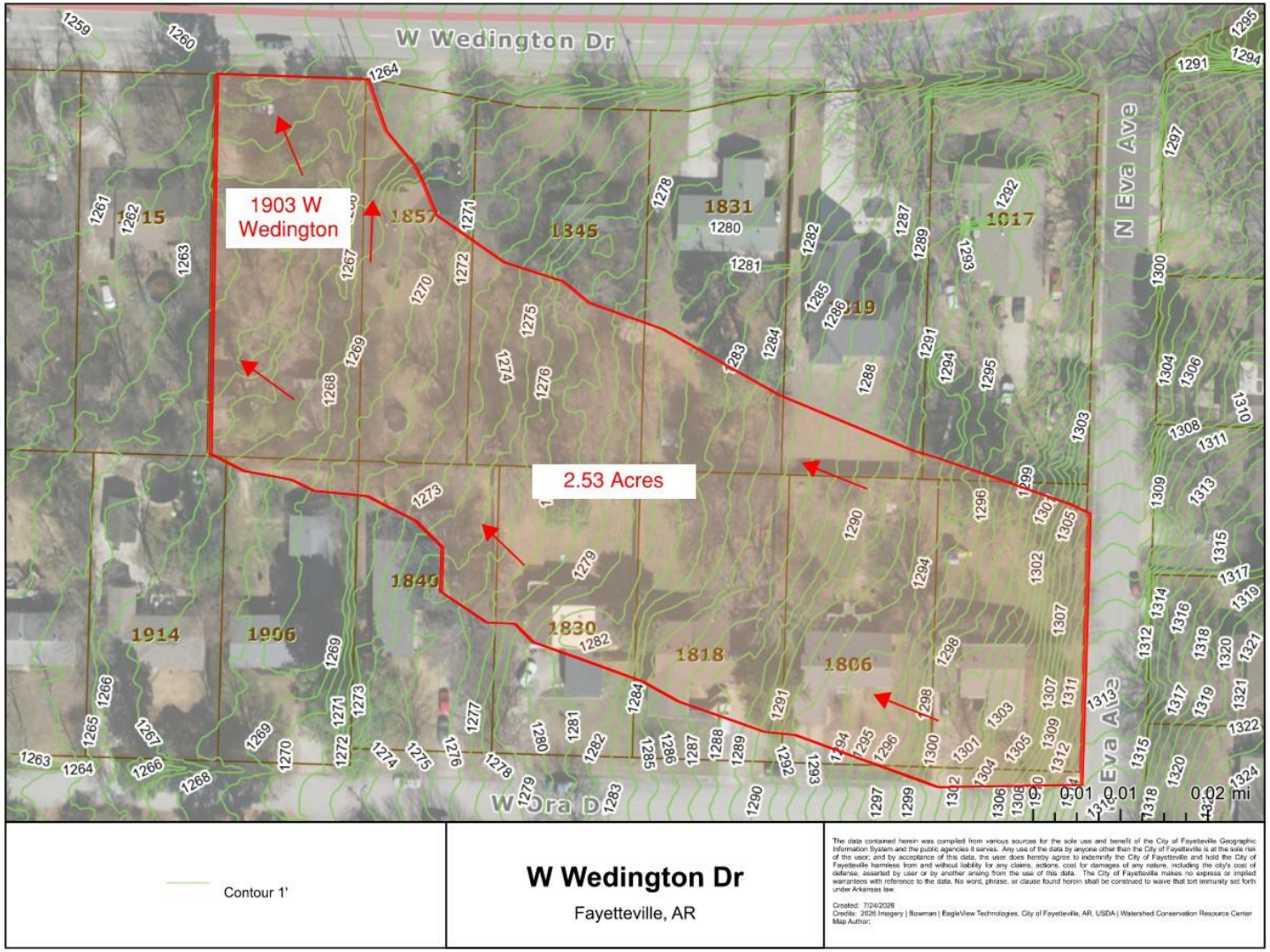
Credits: 2026 Imagery | Bowman | EagleView Technologies, City of Fayetteville, AR, USDA | Watershed Conservation Resource Center

Map Author:

N Vista Pl

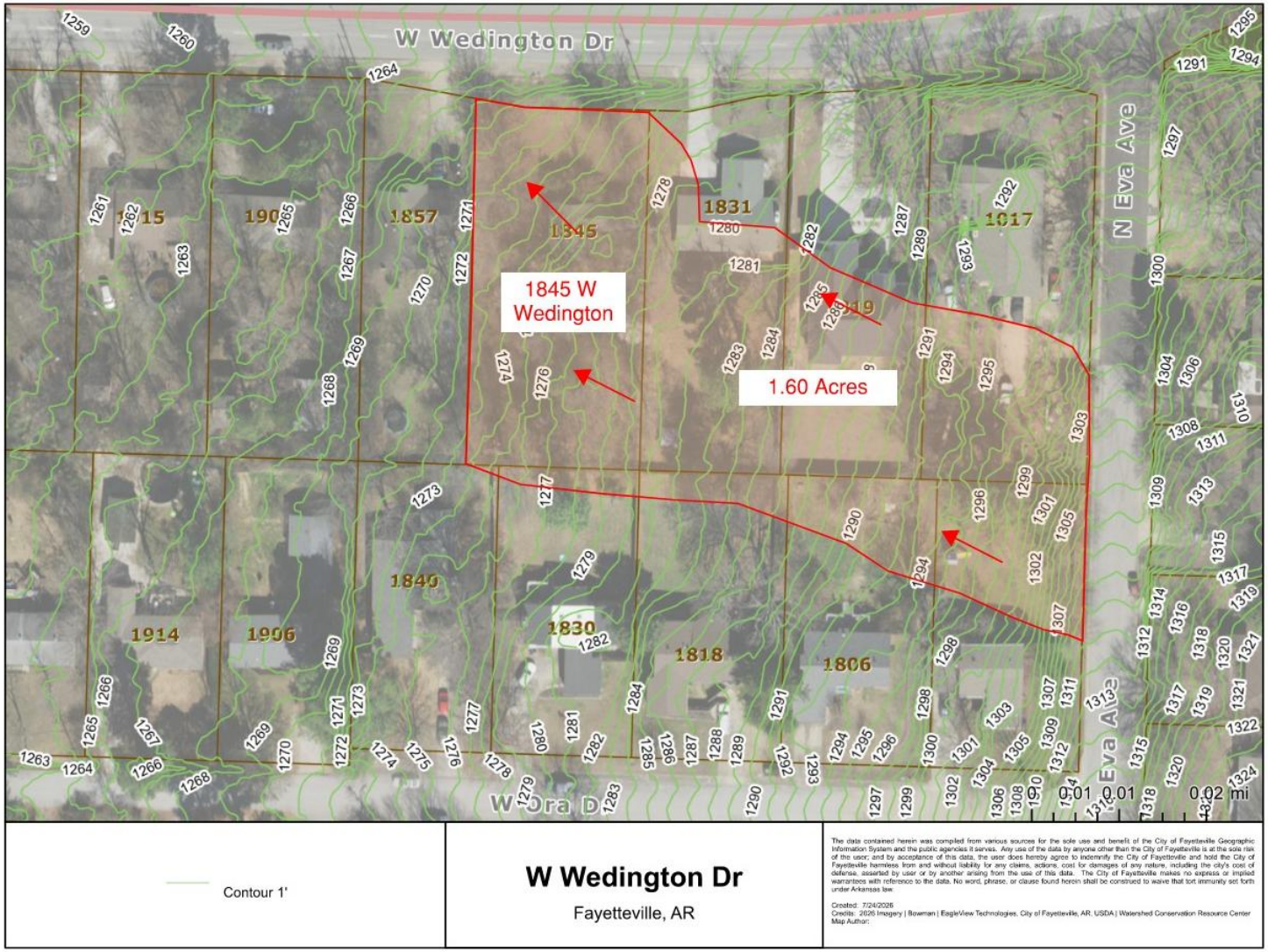

Runoff previously overflowing into Wedington and to Vista Pl
Failed pipe scheduled for replacement
Pipe/Ditch system was clogged and has been cleaned out
N Vista Pl
W Wedington Dr
N Valley View Dr
N Eastern Ave
16S
Contour 1'
Detention
Stormwater Channel
4-18"
19-32"
> 32"
Unknown Diameter
Stormwater Flow
Inlet
Other
N Vista Pl
Fayetteville, AR
0 0.01 0.03 0.05 mi

1903 W Wedington



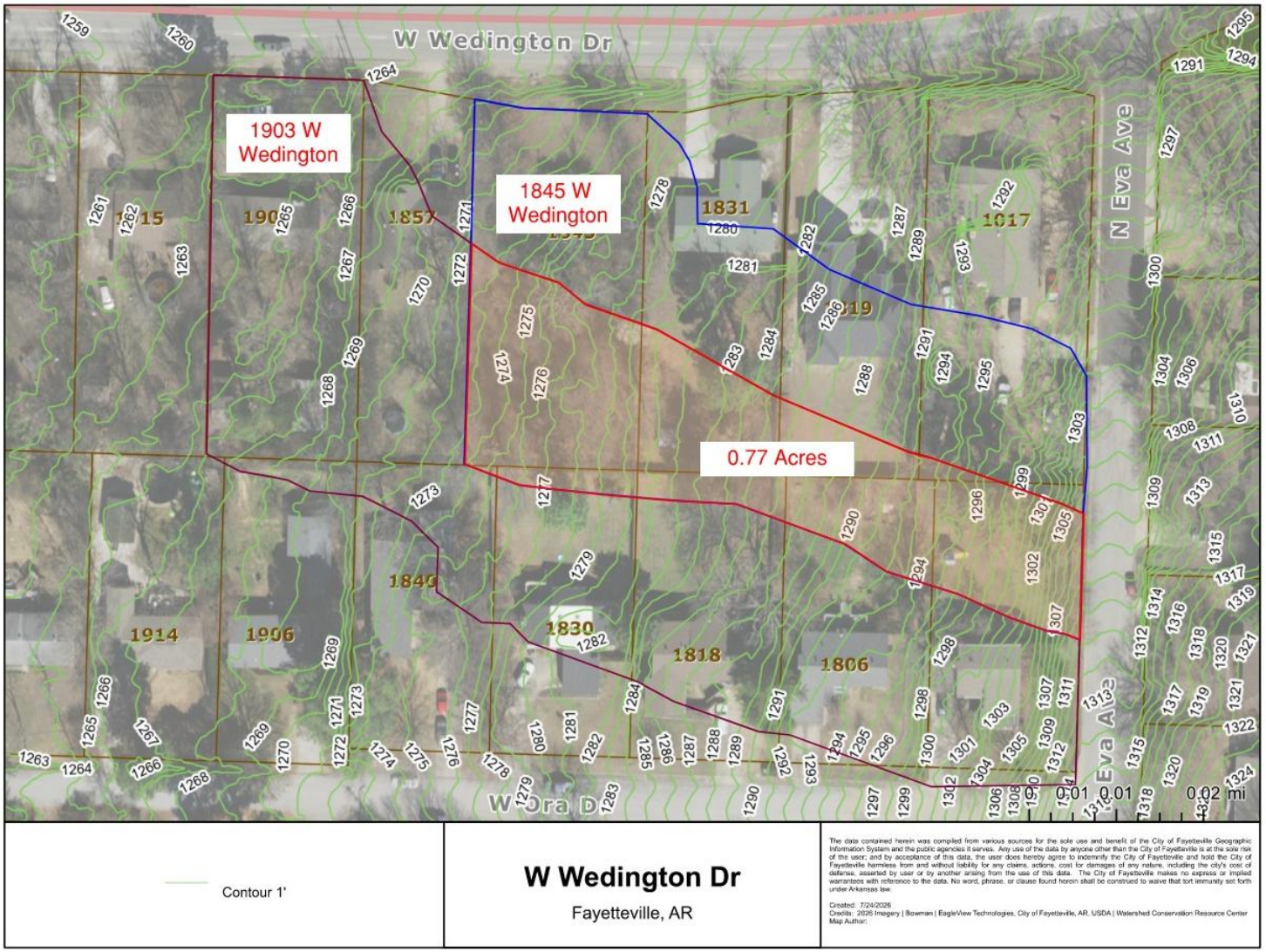
Drainage areas are approximate and estimated using GIS

1845 W Wedington



Drainage areas are approximate and estimated using GIS

Area of Drainage Overlap



Drainage areas are approximate and estimated using GIS

Thank you!

CITY OF
FAYETTEVILLE
ARKANSAS

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2391

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range Planning/Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **ADM-2026-0021: An ordinance amending the Oak Grove Local Historic District to add the property at 515 N. Park Avenue.**

RECOMMENDATION:
The Historic District Commission, Planning Commission, State Historic Preservation Office (SHPO), and Long Range Planning staff recommend approval of an ordinance to amend the Oak Grove Historic District as shown in 'Exhibit A'.

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

At their May 14, 2026 meeting, the Historic District Commission unanimously voted to forward this request to the Planning Commission for review. At the Planning Commission's June 8, 2026 meeting they unanimously recommended in support of the amended boundary and the Chair issued a letter of support (attached).

On June 2, 2026, the State Historic Preservation Office issued a letter concurring with staff's determination that "this amended boundary is appropriate" citing the residence's style and history as "an appropriate thematic match to Oak Grove's current configuration." The full letter is attached.

At the Planning Commission's June 8, 2026 meeting, commissioners recommended in favor of the amendment.

On July 9, 2026 the Historic District Commission held a public hearing (no public comment) and forwarded the item to City Council 5-0.

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

Under the Arkansas Historic Districts Act, property owners have the opportunity to petition a city for a local historic district with protections for properties within the district. The subject property was not included in the

original petition boundary and the property owner has requested in writing that the boundary be amended to include their property. This request has been reviewed by the Fayetteville Planning Commission, Arkansas State Historic Preservation Office, and Fayetteville Historic District Commission. Please see the attached staff memo for a detailed and illustrated explanation of the request. Should the Council choose to amend the Oak Grove Local Historic District, requests for exterior alterations that meet the threshold for a public hearing will be considered by the Historic District Commission.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Oak Grove Amendment Report

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

File #: 2026-2391

AN ORDINANCE TO ADD THE PROPERTY LOCATED AT 515 NORTH PARK AVENUE TO THE OAK GROVE HISTORIC DISTRICT BY AMENDING § 33.321 HISTORIC DISTRICTS OF THE FAYETTEVILLE CITY CODE

WHEREAS, on February 3, 2026 the property owners at 515 N. Park Avenue submitted a written request for inclusion in the Oak Grove Historic District; and

WHEREAS, both the Historic District Commission and Planning Commission voted unanimously to support the inclusion of this property in the district.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 33.321 **Historic Districts** to add the property located at 515 N. Park Avenue by repealing subsection (B)(1) and enacting a replacement (B)(1) and Exhibit A as follows:

"(1) Oak Grove Historic District shall consist of that area of the city as shown and legally described on Exhibit A attached hereto consisting of forty-one (41) parcels of land."

City of Fayetteville Staff Review Form

2026-2391

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Kylee Cole	7/16/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

An ordinance amending the Oak Grove Local Historic District to add the property at 515 N. Park Avenue.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

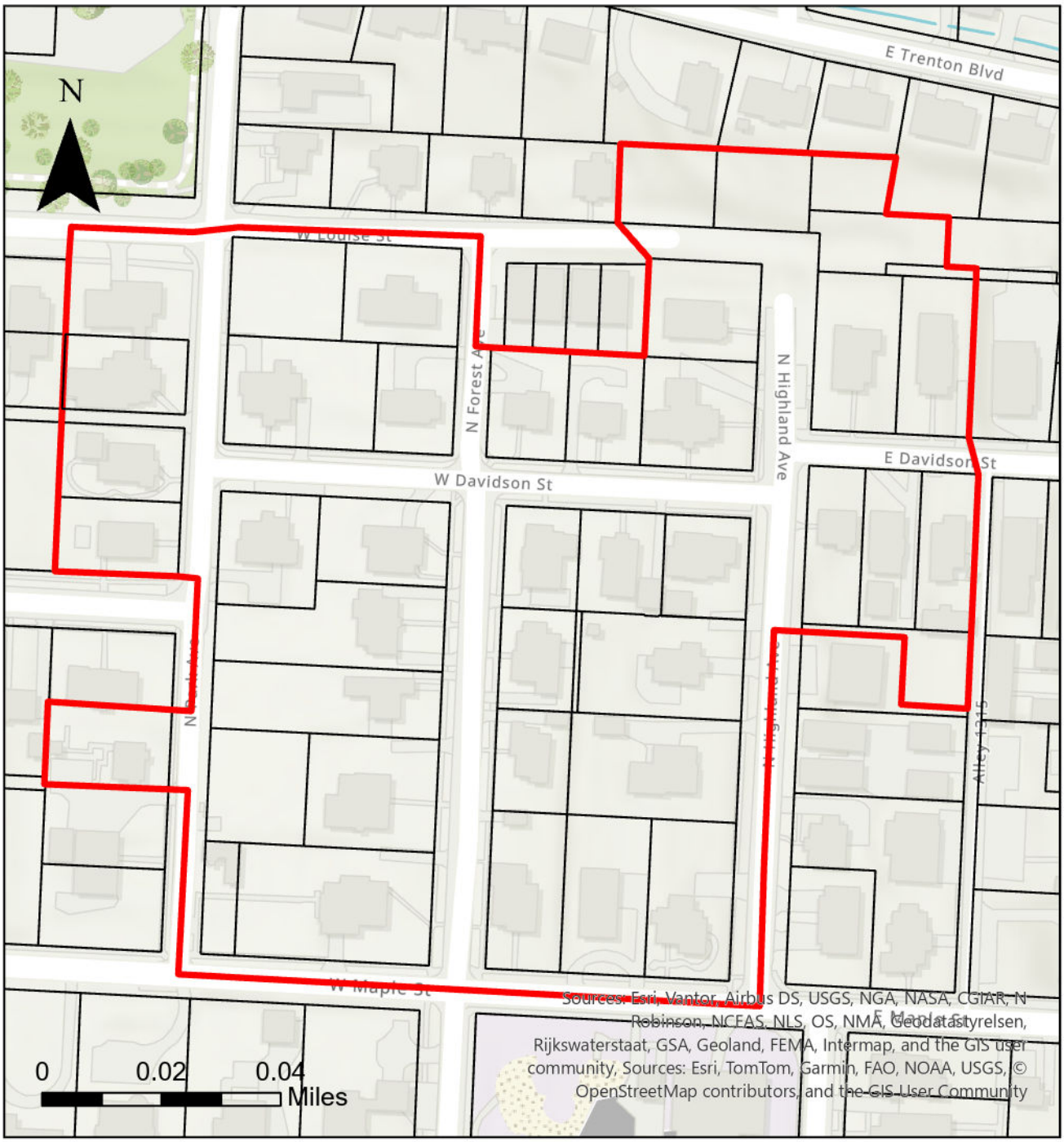
Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

Exhibit A

Oak Grove Historic District



Legend

Recommended Boundary

Parcels

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range & Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner
Historic District Commission

MEETING DATE: July 9, 2026

SUBJECT: **ADM-2026-0021: An ordinance amending the Oak Grove Local Historic District to add the property at 515 N. Park Avenue.**

Recommendation:
The Historic District Commission, Planning Commission, State Historic Preservation Office (SHPO), and long range planning staff recommend approval of an ordinance to create the Oak Grove Historic District as shown in 'Exhibit A'.

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

At the May 14, 2026 regular meeting, the Historic District Commission unanimously voted to forward this report to the Planning Commission for review. At the Planning Commission's June 8, 2026 meeting they unanimously recommended in support of the amended boundary and the Chair issued a letter of support (attached).

On June 2, 2026, the State Historic Preservation Office issued a letter concurring with staff's determination that "this amended boundary is appropriate" citing the residence's style and history as "an appropriate thematic match to Oak Grove's current configuration." The full letter is attached.

At the June 8, 2026 meeting, the Fayetteville Planning Commission recommended in favor of the amendment.

On July 9, 2026 the Historic District Commission held a public hearing (no public comment) and forwarded the item to City Council 5-0.

The proposed local historic district amendment has been evaluated following the procedure outlined in the Arkansas Historic Districts Act (attached). The Historic District Commission, Planning Commission, State Historic Preservation Office (SHPO), and long range planning staff

are in favor of the amendment to the Oak Grove Historic District as shown in ‘Exhibit A’.

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

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

Boundary:
The proposed amendment would modify the district’s western boundary along North Park Avenue to encompass the subject property. More specifically, the amended boundary is shown in ‘Exhibit A’.

History:
The Oak Grove Historic District, located just north of Fayetteville’s historic commercial downtown, extends roughly between Highland Avenue on the east, North Park Avenue on the west, West Louise Street on the north, and West Maple Street on the south. This area contains land originally incorporated into the city through the Oak Grove and Englewood Additions in the early 1900s (Figures 2 & 3).

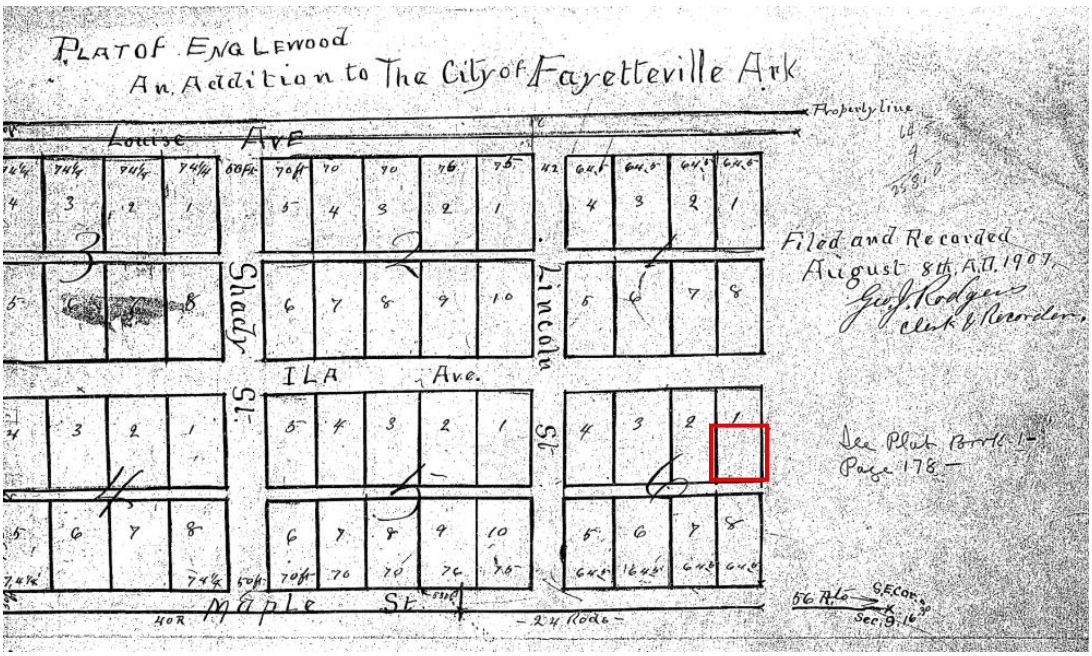


Figure 2. 1907 Plat Map of Englewood Addition. Portion of proposed district outlined in red.

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

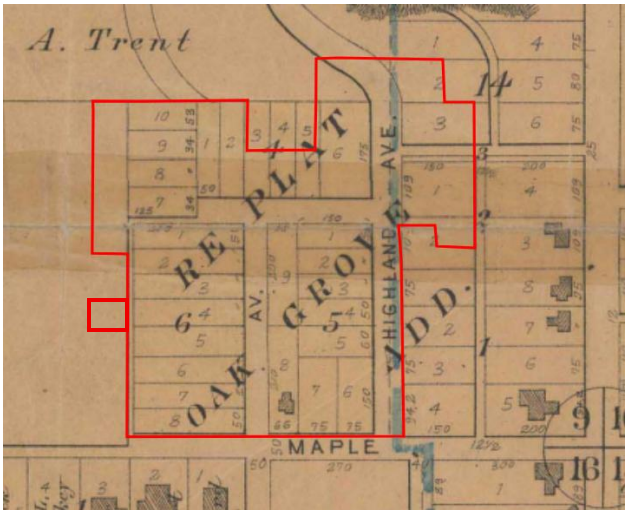


Figure 1. 1908 Plat Map of Oak Grove Addition. Portion in proposed district outlined in red.

After the construction of his family home at 501 N. Forest Ave., Drake tried his hand at residential and commercial real estate development. He purchased lots in the Oak Grove and Englewood additions, including the subject property, and revised the plats. Drake constructed eleven residences between 1925 and 1936, many of which are located in the Oak Grove Local Historic District.[3] Other lots within and around the neighborhood were sold and developed by owners, including the property at 515 N. Park Ave. which Drake sold to James Gordon Davis and Mildred H. Davis on February 2, 1945.

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

<u>Architecture of Oak Grove</u>

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

---

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

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

[3] He created Drake's Replat of Block IV of the Revised Plat of Gate's [sic] Subdivision to Oak Grove Addition and Drake's Replat of Blocks I and VI of Englewood Addition. Four of Drake's houses are located on Park Avenue, six of them on West Davidson Street and one on Highland Avenue. Dowling, "Building a Vernacular Neighborhood and Beyond."

[4] Story, "Wilson Park Historic District."

[5] Wappel and Garrison, *On the Avenue*, 9.

[6] Cyrus A. Sutherland with Gregory Herman, Claudia Shannon, Jean Sizemore Jeannie M. Whayne and Contributors, "Wilson Park and Rock Houses", [Fayetteville, Arkansas], SAH Archipedia, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/AR-01-WA20, accessed: October 6, 2025.

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

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

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

Public Comment:
Staff received one inquiry from an adjacent property owner. No public comment has been received or provided at public meetings.

Attachments:
- Excerpt from Arkansas Historic Districts Act
- SHPO Letter
- Planning Commission Letter
- Property Photos
- Chain of Title
- Property Owner Request

[7] Virginia Savage McAlester, *A Field Guide to American Houses*, (New York: Knoft, 2023), 567.

14-172-203. Applicability.

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

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

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

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

14-172-207. Establishment of historic districts.

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

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

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

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

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

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

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

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

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

(B) The report shall contain the following:

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

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

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

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

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

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

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

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

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

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

ARKANSAS HERITAGE

Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

June 2, 2026

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

This letter serves as the AHPP's official response to your May 15 submission of materials related to the proposed amendment of Oak Grove Historic District's current boundary. Based on the documentation provided in your cover letter and accompanying report, the AHPP concurs with the opinion that this amended boundary is appropriate. As you noted, the homeowners request inclusion within the district's limits in writing. The style and history of the residence are also an appropriate thematic match to Oak Grove's current configuration.

We thank you, your colleagues with the Fayetteville Historic District Commission, and city staff, for your continued dedication to the preservation of the Oak Grove Historic District. Please feel free to contact AHPP staff with any questions you may have.

Sincerely,

Scott Kaufman
AHPP Director &
State Historic Preservation Officer

CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

June 8, 2026

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

RE: Oak Grove Local Historic District Amendment

Dear Ms. Myres & Historic District Commissioners,

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

The Planning Commission gives its full support to this proposed amendment. As indicated in the report, it is evident that this property contributes to the historic significance of the district.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body which preserve the historic significance of the district.

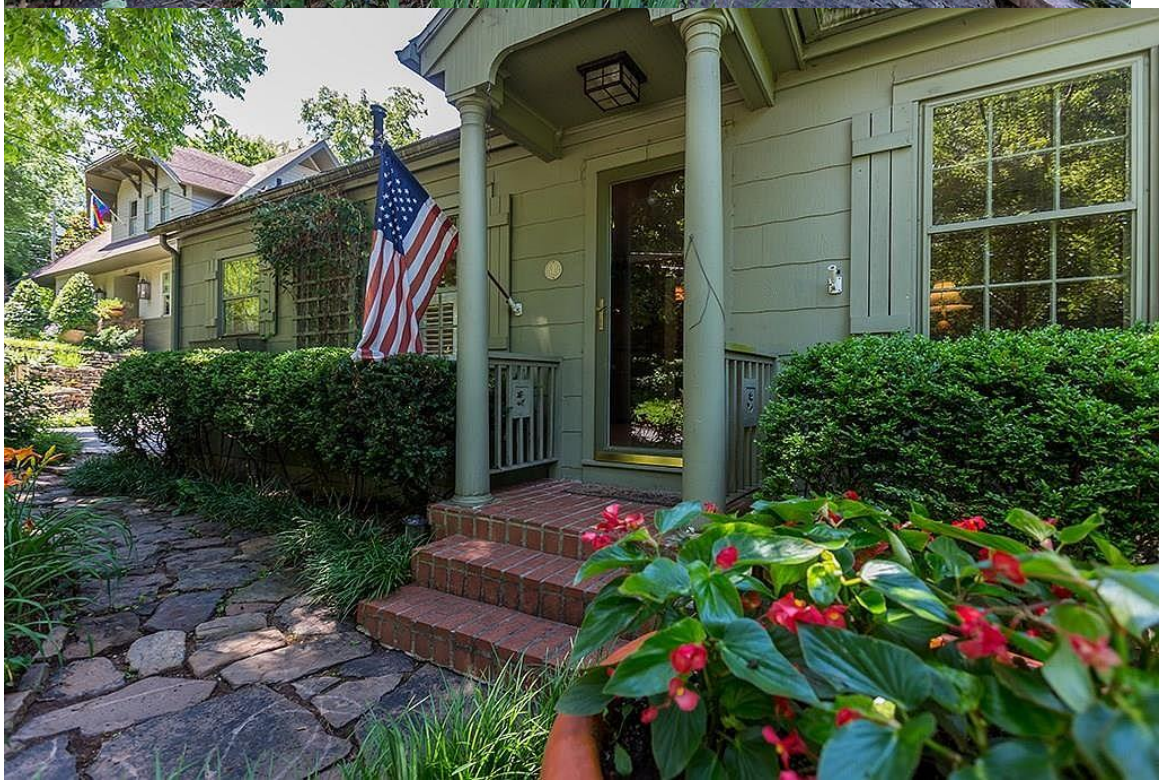
We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

Nick Werner
Chair, Planning Commission

Photos[8]





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

Chain of Title

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

Outlook

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

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

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

Thanks!

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

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

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

Dear Ms. Cole,

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

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

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

Best regards,

Karen and Max McAllister

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2392

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range Planning/Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **ADM-2026-0022: Establishment of the Fayetteville Black Historic District encompassing various properties along N. Washington Ave., N. Willow Ave., E. Center St., E. Mountain St., S. Washington Ave., and E. Rock St. containing approximately 20.8 acres.**

RECOMMENDATION:
The Historic District Commission, Black Heritage Preservation Commission, Planning Commission, State Historic Preservation Office (SHPO), and Long Range Planning staff recommend approval of an ordinance to create the Fayetteville Black Historic District as shown in 'Exhibit C'.

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

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

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

detail. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

May 14, 2026 Historic District Commission Meeting - Staff presented the revised report as requested by the HDC. The HDC unanimously voted to forward this report to the Planning Commission for review.

May 21, 2026 Black Heritage Preservation Commission Meeting – The Black Heritage Preservation Commission unanimously issued a statement of support for the creation of the district. See attached letter from Chair Lois Bryant.

June 8, 2026 Planning Commission Meeting – Staff presented the report and recommendations to the Planning Commission. At the meeting, four individuals participated in public comment, all in favor of the recommendation to create the district. The Planning Commission issued a unanimous statement of support (attached).

July 9, 2026 Historic District Commission Meeting – The HDC held a public hearing and one member of the public, a resident of the proposed district, commented in favor. The commission forwarded the item to City Council 5-0.

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

Under the Arkansas Historic Districts Act, property owners have the opportunity to petition a city for a local historic district, also called a local ordinance district, with protections for properties within the district. After more than two years of discussion, a majority of property owners within the proposed district have signed on to such a petition, which has been reviewed by the Fayetteville Planning Commission, Arkansas State Historic Preservation Office, and Fayetteville Historic District Commission in accordance with the process and timeline required. Additionally, the City's Black Heritage Preservation Commission has reviewed the petition and associated report. Please see the attached staff memo for a detailed and illustrated explanation of the proposed request. Should the Council choose to establish the proposed district, requests within the district for alterations to properties, new construction, and demolitions that meet the threshold for a public hearing will be considered by the Historic District Commission.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit C - Fayetteville Black Historic District, 5. Staff Report

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

File #: 2026-2392

AN ORDINANCE TO ESTABLISH THE FAYETTEVILLE BLACK HISTORIC DISTRICT BY AMENDING § 33.231 HISTORIC DISTRICTS OF THE FAYETTEVILLE CITY CODE

WHEREAS, on December 31, 2025, residents submitted a petition to the City Clerk Treasurer's office to propose a local historic district called Spout Spring Historic District and the City Clerk Treasurer's office verified that 51% of property owners are in support of the district; and

WHEREAS, staff presented an initial report to the Historic District Commission at its April 9, 2026 meeting and recommended splitting the proposed historic district into two separate districts; and

WHEREAS, the proposed Fayetteville Black Historic District is highly significant for its association with Black property occupancy and ownership as reflected in the historic record as early as 1910 to 1976 and beyond; and

WHEREAS, the proposed district has been evaluated following the procedures outlined in the Arkansas Historic Districts Act including review and recommendations of approval by the Historic District Commission, Planning Commission, and State Historic Preservation Office.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby establishes the Black Historic District by enacting § 33.231 (B)(3) as follows:

"(3) The Fayetteville Black Historic District shall consist of that area of the City as shown and legally described on Exhibit C attached hereto consisting of 78 parcels of land."

City of Fayetteville Staff Review Form

2026-2392

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Kylee Cole	7/16/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

An ordinance to establish the Fayetteville Black Historic District.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

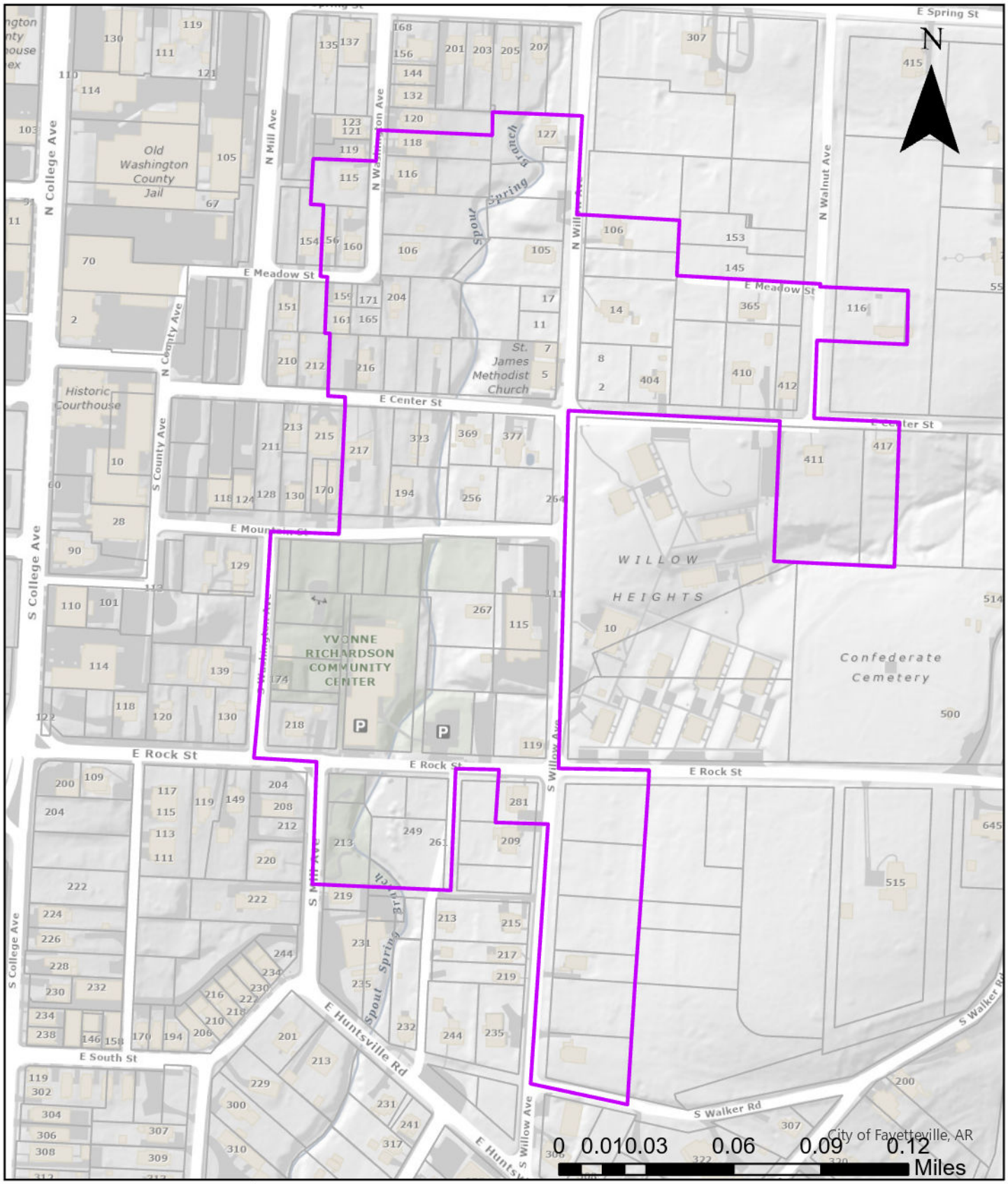
Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

Comments:

Exhibit C

Recommended Fayetteville Black Historic District



Legend

Parcels

Historic Black Community LHD

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range & Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner
Historic District Commission

MEETING DATE: August 4, 2026

SUBJECT: **ADM-2026-0022: An ordinance to establish the Fayetteville Black Historic District.**

Recommendation:
The Historic District Commission, Planning Commission, State Historic Preservation Office (SHPO), and long range planning staff recommend approval of an ordinance to create the Fayetteville Black Historic District as shown in 'Exhibit A'.

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

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

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

South Fayetteville Local Historic District.

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

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June 8, 2026 Planning Commission Meeting – Staff presented the proposal and recommendations to the commission. At the meeting, four individuals participated in public comment, all in favor of the recommendation to create the district. The planning commission issued a unanimous statement of support, attached.

July 9, 2026 Historic District Commission Meeting – The HDC held a public hearing and one member of the public, a resident of the proposed district, commented in favor. The commission forwarded the item to City Council 5-0.

Under the Arkansas Historic Districts Act, property owners have the opportunity to petition a city for a local historic district, also called a local ordinance district, with protections for properties within the district. After more than two years of discussion, a majority of property owners within the proposed district have signed on to such a petition, which has been reviewed by the Fayetteville Planning Commission, Arkansas State Historic Preservation Office, and Fayetteville Historic District Commission in accordance with the process and timeline required.

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

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

Boundary as Submitted:
The submitted boundary encompasses two areas located southeast of downtown (Figure 1). The northern section is roughly bound by East Spring Street, North Walnut Avenue, East Huntsville

Road, and North Washington Avenue. The southern section is roughly bound by South Willow Avenue, East 7th Street, South College Avenue, and East South Street/East Huntsville Road.

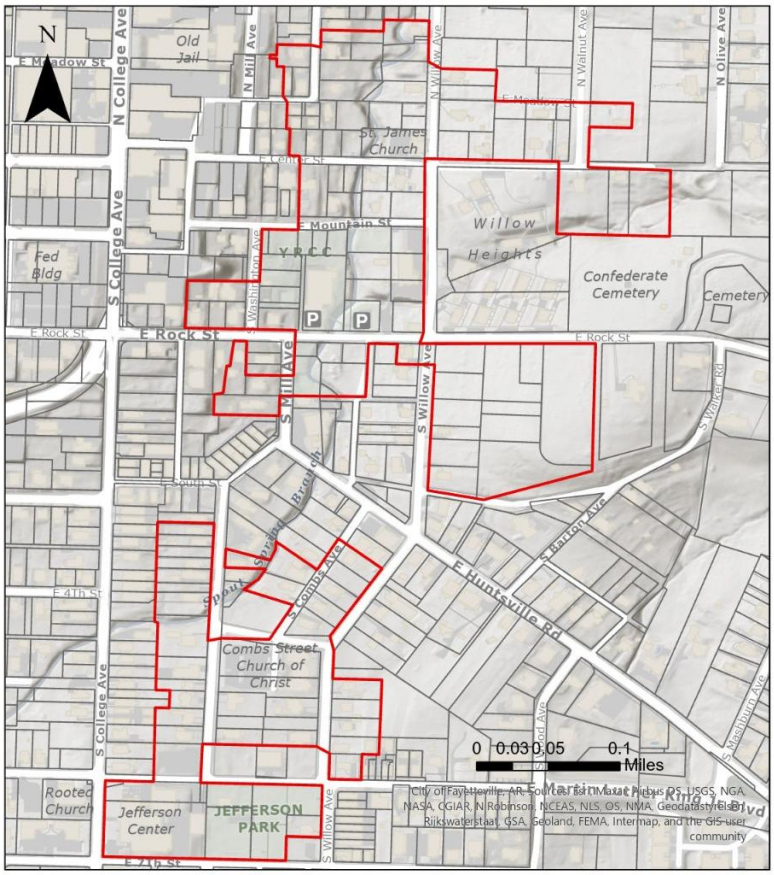


Figure 1. Proposed Local Historic District Boundary as submitted by petitioners shown in red.

Recommended Boundary:
Since the petition was submitted with the stated intent of creating a local historic district based on Black ownership, the boundary below (Figure 2) is recommended to reflect properties that were historically Black-owned. Importantly, the recommendation below does not reflect in anyway on the historic owners or their importance to the community. This boundary is solely intended to capture the highest proportion of extant historically Black owned properties and align with the intent of a local historic district as established by the Arkansas Historic Districts Act.

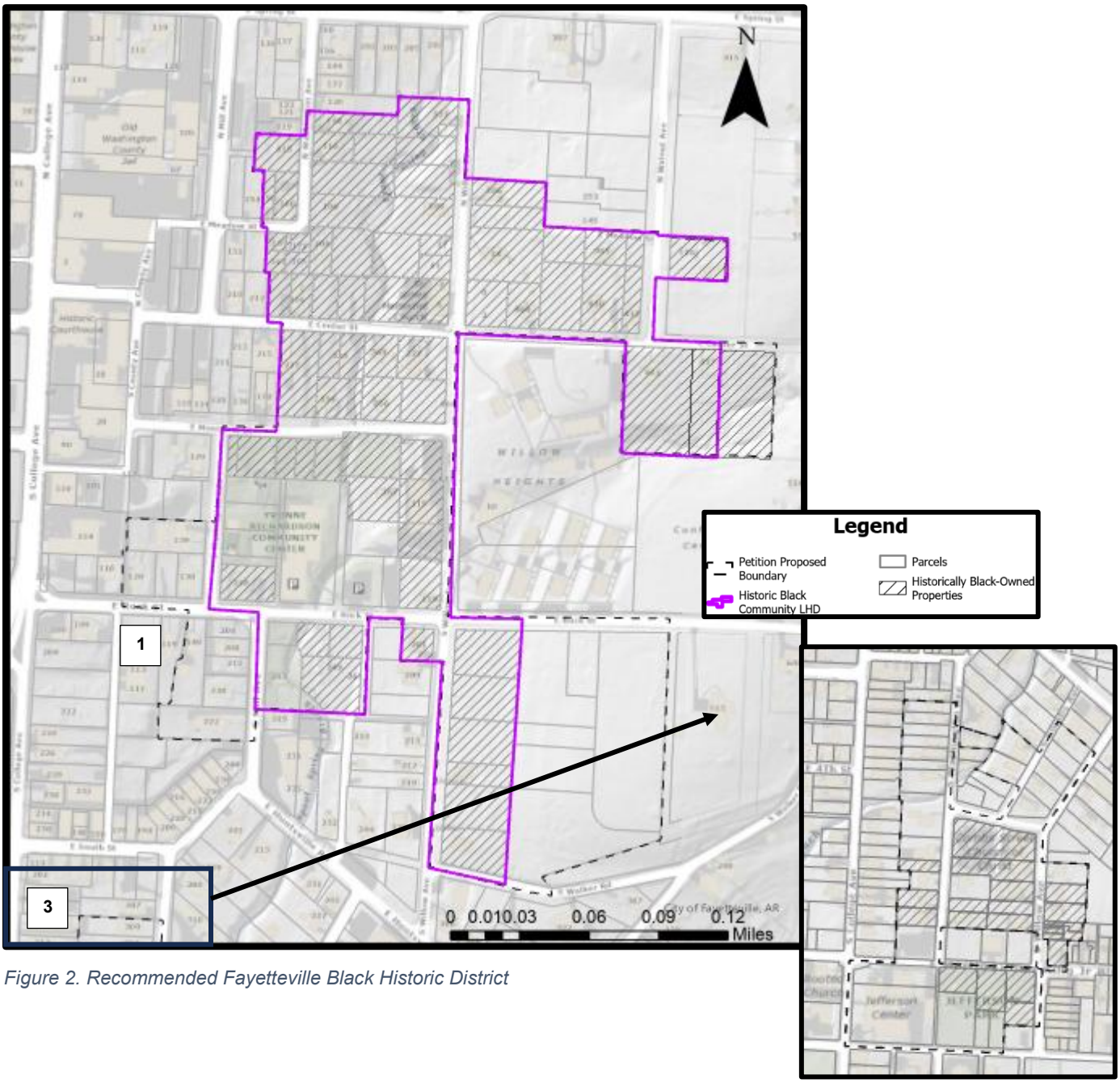


Figure 2. Recommended Fayetteville Black Historic District

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

1. This area does not have a documented history of Black ownership. Although at least one property is currently in Black ownership, to make a historic association with the Black community for the purposes of a local historic district, ownership would need to date to at least 1976 (50 years ago at time of writing). It is therefore recommended for inclusion in the South Fayetteville Historic District associated with 20th century working class history in Fayetteville.
2. This area did not have historic Black ownership as evidenced in deed records and was not historically improved. The properties are currently vacant.
3. This area represents an area more closely associated with 20th century working class Fayetteville's history and represents a racially diverse neighborhood from development

to 1976. Though Black ownership at various times from around 1923 to 1976 and beyond is evident in the historic record, 21 out of 47 or 44.6% of properties were at one time Black-owned. This is significantly less than the 73 out of 85 properties, or 85.8%, of properties within the recommended Black Historic District area to the north. Further, 9 of the historically Black-owned properties within this area are vacant or contain new construction that do not convey the association with historic owners. The Jefferson School is located within this area and represents the story of the integration of Fayetteville's public schools. As noted below, the Jefferson School was constructed as a white-only elementary and was integrated in 1965.

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

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

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

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

Black residential patterns became increasingly clear through the early 20th century as two areas emerged south of the Henderson School. The first, represented by the northern portion of the petition boundary was roughly bound by Spring Street to the north, the courthouse to the west, Huntsville Road to the south, and Mount Sequoyah to the east. The second, between Huntsville Road and 4th Street, was more sparsely populated and is not represented in this petition boundary.[5] The area would become more developed and densely occupied by Black and white

[2] Please see the full document on the City of Fayetteville website, https://www.fayetteville-ar.gov/4353/The-Historic-Black-Community-of-Southeas#docaccess-209b0e304faf6fbd29da1fc13588134416a21eb9d696c857a795637f8ae421e7.
[3] *Historic Black Community of Southeast Fayetteville Historic Context Statement,* 16.
[4] *Historic Context Statement,* 18.
[5] These two areas are sometimes referred to as the Hollow and the Valley, though consensus on this from neighbors is not present from our community meetings.

families in the mid-20th century as settlement generally moved south toward 7th Street. This trend was furthered when the Henderson School was replaced by the Lincoln School at the corner of East Center and South Willow in 1936.[6]

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

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

While many of the projects proposed in the 1945 plan did not come to fruition, the neighborhood was subjected to many of the proposals of the 1968 "Program for Community Renewal" written by consulting planner James Vizzier. Like many urban renewal plans of the mid-20th century, the plan was paid for in part by a grant from the federal Urban Renewal Administration under the Housing Act of 1954. The plan noted that Fayetteville's "general plan should be updated and expanded to include plans for community renewal.", and further explained that, "…about 65% of the housing supply [in the city] might be susceptible to blight…Most of these improvements are in older neighborhoods where the units that must be cleared are deficient or dilapidated rather than sound." Vizzier counted 1,327 families to be displaced by public improvements for University expansion, street construction, hospitals or schools and playgrounds, while at the same time noting an imbalance between the cost of housing and family income. He laid out an ambitious and costly ($47,615,400 in 1968 dollars) plan for urban renewal in Fayetteville, most of which was never accomplished.

The report also provided insight into demographics and the built environment of southeast Fayetteville's Black community. The report stated that there were approximately 600 non-white

[6] *Historic Context Statement*, 37.
[7] *Historic Context Statement*, 45-47.
[8] *Historic Context Statement*, 41-42.

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

Changes to the Built Environment of Southeast Fayetteville

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

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

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

Neighborhood Architecture

Much of the proposed district is dominated by vernacular forms, including some of the oldest extant homes in Fayetteville. This aligns with the neighborhood's development history, which prioritized function over high style and used local materials. The earliest known homes were single pen or wood frame houses, which were typically square, but overhanging shed roofs and shed roof rear extensions were common. There are several examples of single pen houses, including the house at 216 E. Center Street. Another vernacular form, the double pen, is present in the district with an example at 160 E. Meadow Street. Bent houses are also present, with

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

examples at 212 E. Center Street and 115 N. Washington Avenue. Gable front houses were a dominant folk form during the late 19th and early 20th centuries and several examples are present, including homes at 234 S. Willow Avenue and 256 E. Mountain Street.

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

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

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

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

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

[11] Please see the full document on the City of Fayetteville website, https://www.fayetteville-ar.gov/4353/The-Historic-Black-Community-of-Southeas#docaccess-209b0e304faf6fbd29da1fc13588134416a21eb9d696c857a795637f8ae421e7.
[12] It is important to note that Black individuals ownership may not be fully represented in the historic record through traditional means like mortgages and deeds. Individuals may have entered informal ownership contracts earlier than revealed by deed records. Reliance on typical historic documentary evidence has its limitations but is the most reliable source for understanding ownership patterns.

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

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

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

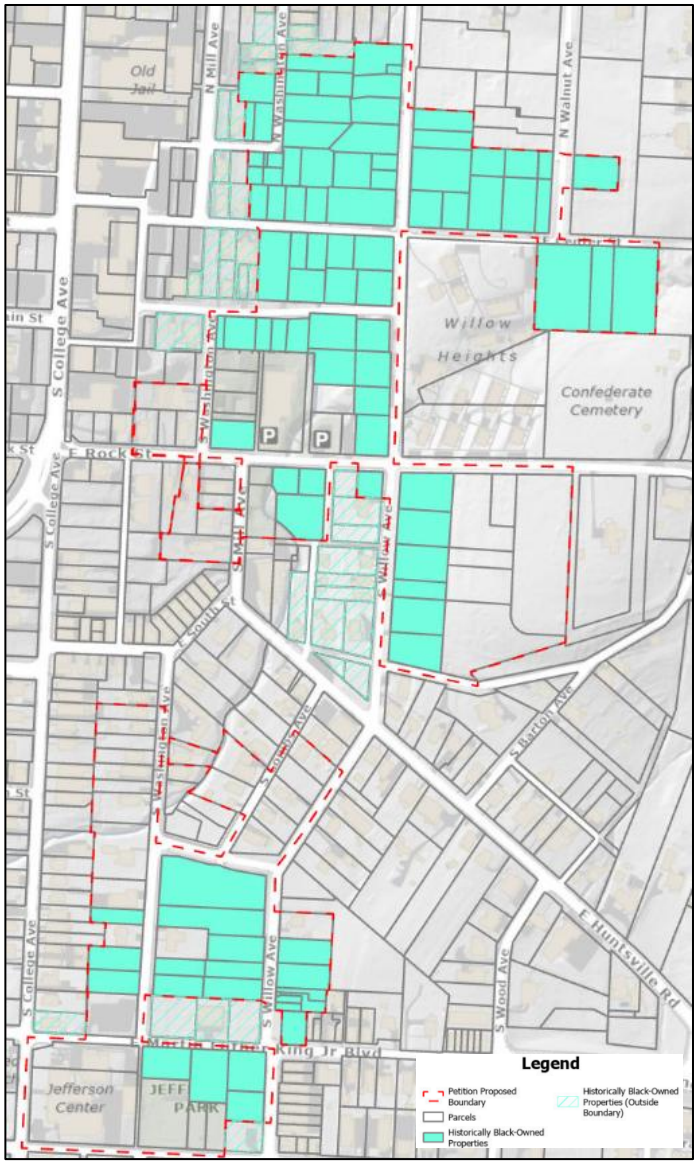


Figure 3. Historically Black-owned properties within and adjacent to the submitted boundary.

Property Regulations:

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

This area contains primarily vernacular architectural forms, which have undergone periodic alteration over time. Many homes in the area were originally small wood frame cottages with

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

rear additions. As families grew or finances improved, homes would be improved and expanded upon. Though some of these changes happened during the historic period (pre-1976), many occurred after this time, impacting the integrity of the buildings when considered through a traditional historic preservation lens. These normal changes during the lifecycle of a home should be considered in context of the people who lived there, who had deep roots in the neighborhood, strong ties to their own heritage, and perhaps lacked the financial resources or opportunity to move elsewhere but still took great pride in maintaining and improving their homes.

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

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

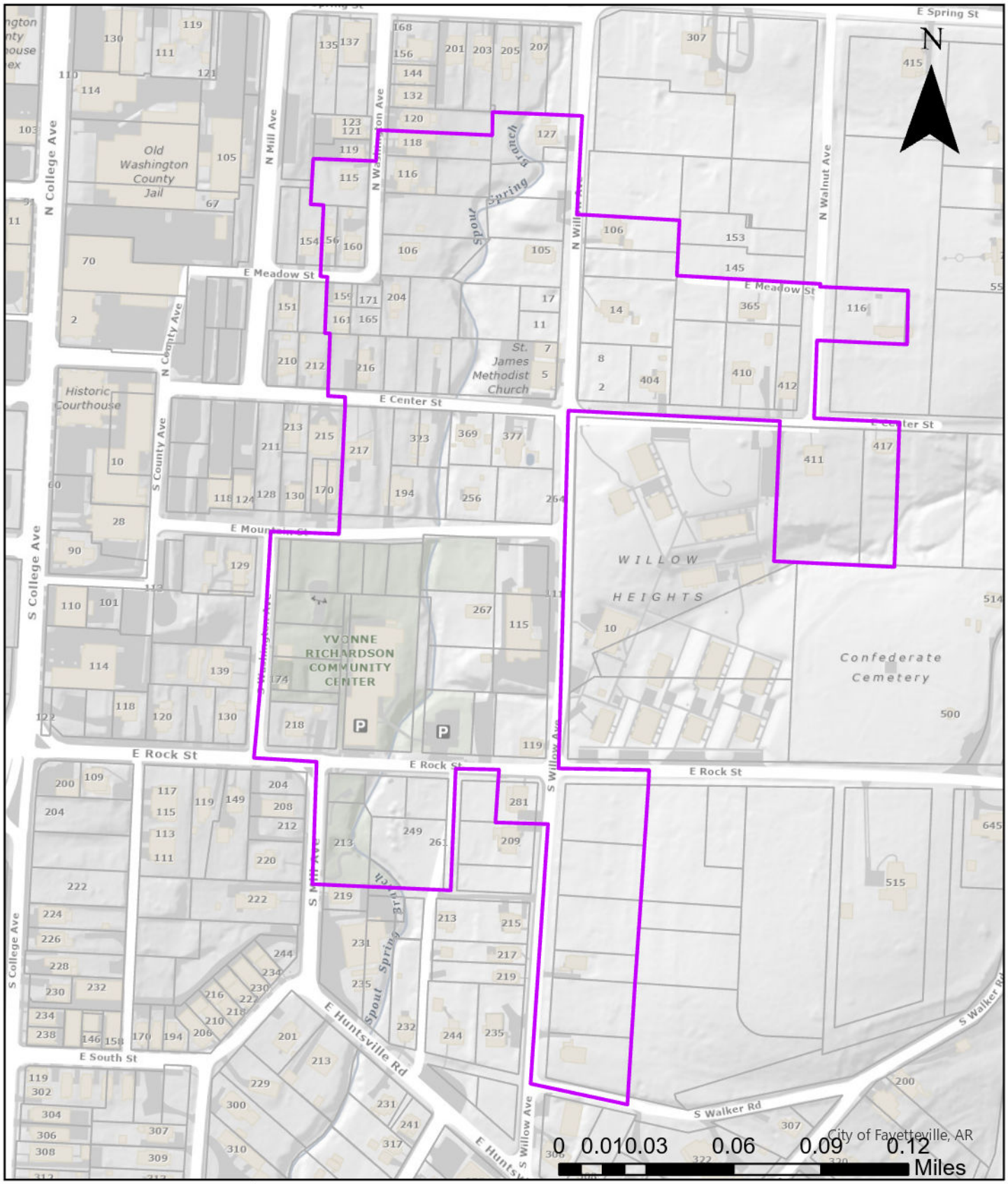
At the June 8, 2026 Planning Commission Meeting, which was functionally the first public hearing on this item, four individuals participated in public comment, all in favor of the recommendation to create the district.

At the July 9, 2026 Historic District Commission Meeting, one member of the public spoke in favor of creating the district.

Attachments:
- Exhibit A: Recommended Local Historic District Boundary
- Exhibit B: SHPO Letter
- Exhibit C: Planning Commission Letter
- Exhibit D: Black Heritage Preservation Commission Letter
- Exhibit E: Excerpt from Arkansas Historic Districts Act
- Exhibit F: City Clerk Treasurer Verification Letter
- Exhibit G: Inventory of Properties
- Exhibit H: Deed History

Exhibit A

Recommended Fayetteville Black Historic District



Legend

Parcels

Historic Black Community LHD

Exhibit B

Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

ARKANSAS HERITAGE

June 2, 2026

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

This letter serves as the AHPP's official response to your May 15 submission of materials related to the proposed creation of a Fayetteville Black Historic District and a South Fayetteville Historic District. As noted in your cover letters and accompanying reports for each, the City has verified that a majority of property owner signatures in the affirmative were collected as a part of a petition initiative. Also noted is the City's intent to regulate the proposed districts utilizing the applicable *Secretary of the Interior's Standards*. Each proposed district's accompanying report indicates thorough research, advocacy, and planning efforts on the part of the Fayetteville Planning Department, neighborhood residents, and the commission. Likewise, both reports demonstrate the level of social and architectural cohesiveness that each district currently maintains, the ways in which current conditions relate to those of the past, and the arguments in favor of locally regulating the districts as they stand currently. All of these factors are obligatory for Certified Local Government communities under state and federal law, and the AHPP deems these obligations to be fully met.

Therefore, the AHPP concurs in the decision of the commission and its staff to pursue the creation and appropriate regulation of these two important districts.

We thank you, your colleagues with the Fayetteville Historic District Commission, and city staff, for your continued work in support of preservation within your community. Please feel free to contact AHPP staff with any questions you may have.

Sincerely,

Scott Kaufman
AHPP Director &
State Historic Preservation Officer

CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

June 8, 2026

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

RE: Fayetteville Black Historic District

Dear Ms. Myres & Historic District Commissioners,

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

The Planning Commission is pleased to give its full support to this proposal.

The creation of a historic district as an important step toward honoring, protecting, and preserving the history and character of this neighborhood which was built and occupied historically by primarily Black individuals and families.

The Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

Nick Werner
Chair, Planning Commission

CITY OF
FAYETTEVILLE
ARKANSAS

Black Historic Preservation Commission
Fayetteville, Arkansas

May 21, 2026

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

RE: Fayetteville Black Historic District

Dear Ms. Myres & Historic District Commissioners,

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

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

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

Respectfully,

Lois D. Bryant

Lois Bryant
Chair, Black Heritage Preservation Commission

14-172-203. Applicability.

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

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

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

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

14-172-207. Establishment of historic districts.

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

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

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

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

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

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

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

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

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

(B) The report shall contain the following:

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

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

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

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

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

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

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

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

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

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

Exhibit F

Office of the City Clerk Treasurer

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

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

113 W. Mountain Street
Fayetteville, Arkansas 72701

December 31, 2025

Re: Proposed Historic District – SE Fayetteville Historic District

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

Respectfully,

Kara Paxton

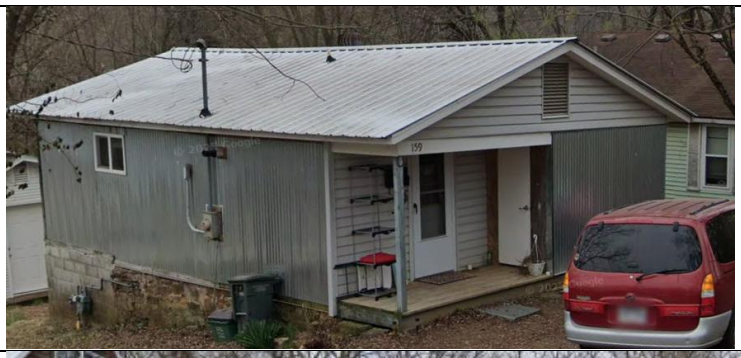
Kara Paxton, MMC, CAMC
City Clerk Treasurer

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

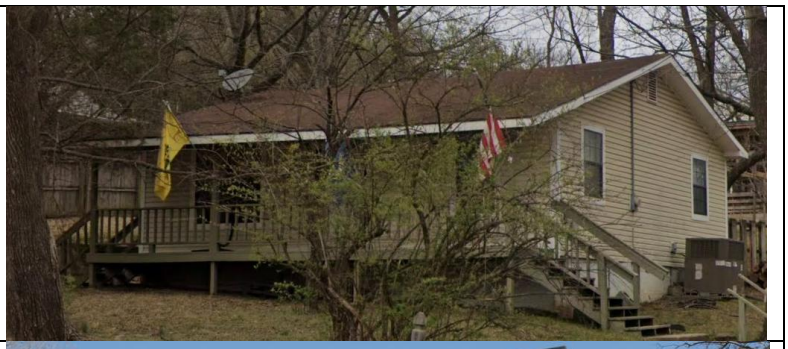
Address	Photo
216 E. Center Date of Construction: c.1910 Style/Form: Single Pen Association(s): Potentially one of the oldest buildings in the area depicted on early aerial photos. Charles Means, Laquita Perry Means Jake & Velma Perry, Esora Savage, Frank Whitney. Contributing to Local Historic District: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

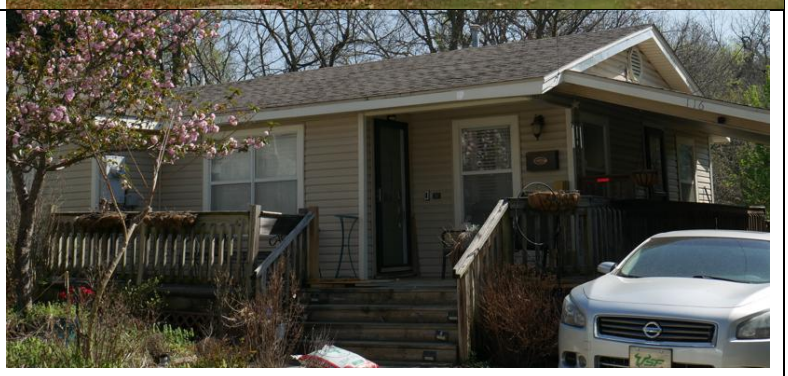
377 E. Center Date of Construction: c.1999 Contributing to Local Historic District: N Preservation Priority: N/A	
404 E. Center Date of Construction: c.1951 Style/Form: Gabled Ell/"Bent House" Association(s): Preston & Isabelle Lackey Contributing to Local Historic District: Y Preservation Priority: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

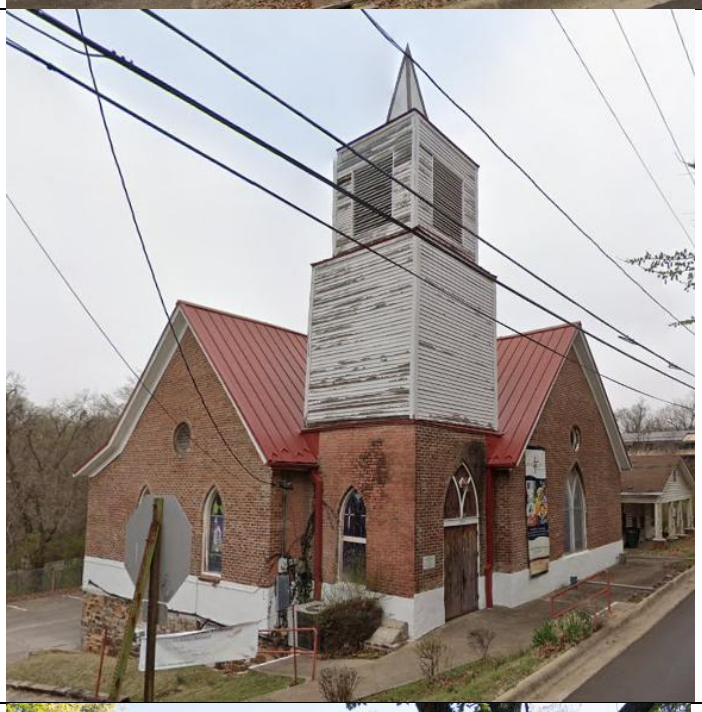
412 E. Center Date of Construction: c.1920 Style/Form: Front Gable Association(s): Home of Labe and Ballie Joiner, prominent early 20th century Black residents. On 1920 aerial. Jessie Bryant. Contributing to Local Historic District: Y Preservation Priority: High	
417 E. Center Date of Construction: c.1955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

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

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

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

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

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

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

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

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

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

District Deed Research

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Reuben parden listed as Fixer at Bear Brand Hosiery in 1959 city directory (W)
- Richard McChristian was Assistant manager and security officer at First National Bank West Branch and Fayetteville police officer (death certificate)
- Frank Kelly a farmer in 1950 census
- Lorraine Williams listed as Home Counciler at gas company living with parents at Summit drive in 1950 census, lived at 320 S. Washington in 1930 census

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

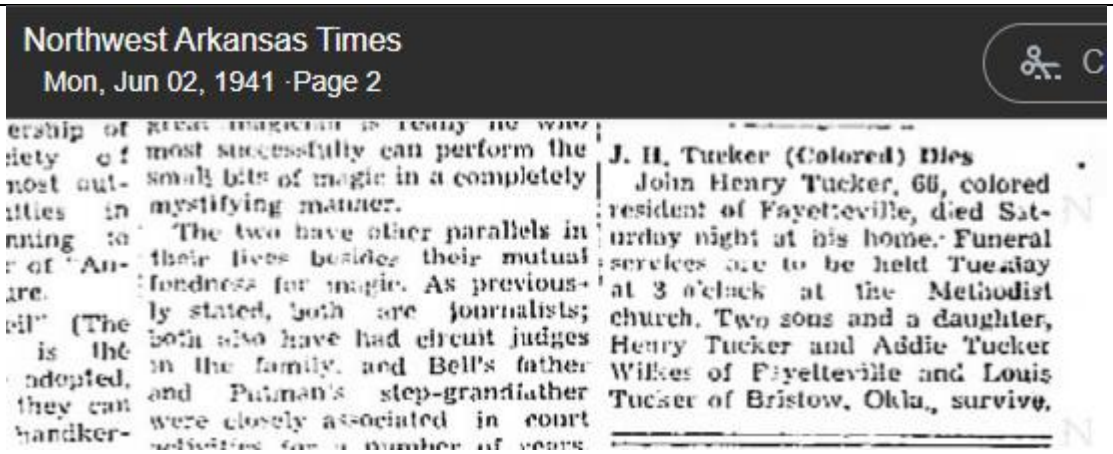
302 E. MLK			
Date	**Book/Page**	**Grantee**	**Grantor**
Martin Vasquez to 2003			
9.22.1999	99/82060	Drew & Shelly Lowrey	Mary Geraldine Wilks
1.2.1964	610/444	Mary Geraldine Wilks	Hal C. Douglas & Helen F. Douglas
10.14.1963	606/262	Hal C. Douglas & Helen F. Douglas	Herbert & Ida Boone
		Herbert &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

Vacant Property:

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

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

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

- 
Northwest Arkansas Times
Mon, Jun 02, 1941 · Page 2

ership of ciety of most outities in nning to of "Are. pil" (The is the adopted, they can handker-

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

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

J. H. Tucker (Colored) Dies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

765-06328-000

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

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

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

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

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

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

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

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

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2393

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range Planning/Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner

SUBJECT: **ADM-2026-0023: An ordinance to establish the South Fayetteville Local Historic District.**

RECOMMENDATION:
The Historic District Commission, Black Heritage Preservation Commission, Planning Commission, State Historic Preservation Office (SHPO), and Long Range Planning staff recommend approval of an ordinance to create the South Fayetteville Local Historic District as shown in 'Exhibit D'.

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

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

April 9, 2026 Historic District Commission Meeting - Staff presented the initial report and findings on the proposed district to the Historic District Commission (HDC) at their April 9, 2026 regular meeting. Staff's recommendations for splitting the proposed historic district into two separate districts based on ownership

history and recommendations from the Phase 1 Citywide Survey of Historic Properties were discussed in detail. The HDC requested that staff return to the May meeting with separate reports detailing the recommendations.

May 14, 2026 Historic District Commission Meeting - Staff presented the revised report as requested by the HDC, with the Commission then unanimously voting to forward this report to the Planning Commission for review.

May 21, 2026 Black Heritage Preservation Commission – The Black Heritage Preservation Commission unanimously issued a statement of support for the creation of the district. See the attached letter from Chair Lois Bryant.

On **June 2, 2026,** the State Historic Preservation Office (SHPO) issued a letter to the HDC concurring with the decision of the Commission and staff to pursue the creation of both the South Fayetteville Historic District and the Fayetteville Black Historic District. See letter from SHPO, attached.

June 8, 2026 Planning Commission Meeting – Staff presented the proposal and recommendations to the Planning Commission. Prior to the meeting, the Planning Commission received a letter in opposition to the district (attached). At the meeting, three individuals participated in public comment, all supportive of the district generally, but requesting the Potter's House property (previously the Jefferson School) be excluded from the boundary, citing concerns about plans for rehabilitation for the site. The Planning Commission issued a unanimous statement of support for the district boundaries, noting the comments from Potter's House and asking the HDC to consider the comments in their review and deliberation of the report, attached.

July 9, 2026 Historic District Commission Meeting – The HDC held a public hearing and two individuals, both representatives of Potter's House associated with the former Jefferson School, requested the boundary be amended to exclude their property. The HDC ultimately forwarded the item to City Council 4-1 with the Chair opposed as she wanted to support the concerns expressed by Potter's House about being included but was otherwise in favor of the proposed district boundaries.

DISCUSSION:

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

Under the Arkansas Historic Districts Act, property owners have the opportunity to petition a city for a local historic district, also called a local ordinance district, with protections for properties within the district. After more than two years of discussion, a majority of property owners signed on to such a petition, which has been reviewed by the Fayetteville Planning Commission, Arkansas State Historic Preservation Office, and Fayetteville Historic District Commission in accordance with the process and timeline required. As of the date of this memo, staff have received comments in favor, inquiries about adding to the district, a comment opposed, and a request to be excluded from the boundary. Please see the attached staff memo for a detailed and illustrated explanation of the proposed request. Should the Council choose to establish the proposed district, requests within the district for alterations to properties, new construction, and demolitions that meet the threshold for a public hearing will be considered by the Historic District Commission.

BUDGET/STAFF IMPACT:

N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit D - South Fayetteville, 5. Staff Report - South Fayetteville Local Historic District

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

File #: 2026-2393

AN ORDINANCE TO ESTABLISH THE SOUTH FAYETTEVILLE LOCAL HISTORIC DISTRICT IN § 33.231 HISTORIC DISTRICTS OF THE FAYETTEVILLE CITY CODE

WHEREAS, on December 31, 2025, residents submitted a petition to the City Clerk Treasurer's office to propose a local historic district called Spout Spring Historic District and the City Clerk Treasurer's office verified that 51% of property owners supported the establishment of the historic district; and

WHEREAS, staff presented an initial report to the Historic District Commission at its April 9, 2026, regular meeting and recommended splitting the proposed historic district into two separate districts; and

WHEREAS, the proposed South Fayetteville Local Historic District is highly significant for its association with the labor history of working-class Fayetteville; and

WHEREAS, the proposed district has been evaluated following the procedures outlined in the Arkansas Historic Districts Act including review and recommendations of approval by the Historic District Commission, Planning Commission, and State Historic Preservation Office.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby establishes the South Fayetteville Local Historic District by enacting § 33.231 (B)(4) as follows:

"(4) The South Fayetteville Local Historic District shall consist of that area of the City as shown and legally described on Exhibit D attached hereto consisting of 53 parcels of land."

City of Fayetteville Staff Review Form

2026-2393

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Kylee Cole	7/16/2026	LONG RANGE PLANNING (634)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

An ordinance to establish the South Fayetteville Local Historic District.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Amendment attached?	No	Budget Amendment	$	-
		Remaining Budget	$	-

Purchase Order Number:

Previous Ordinance or Resolution #

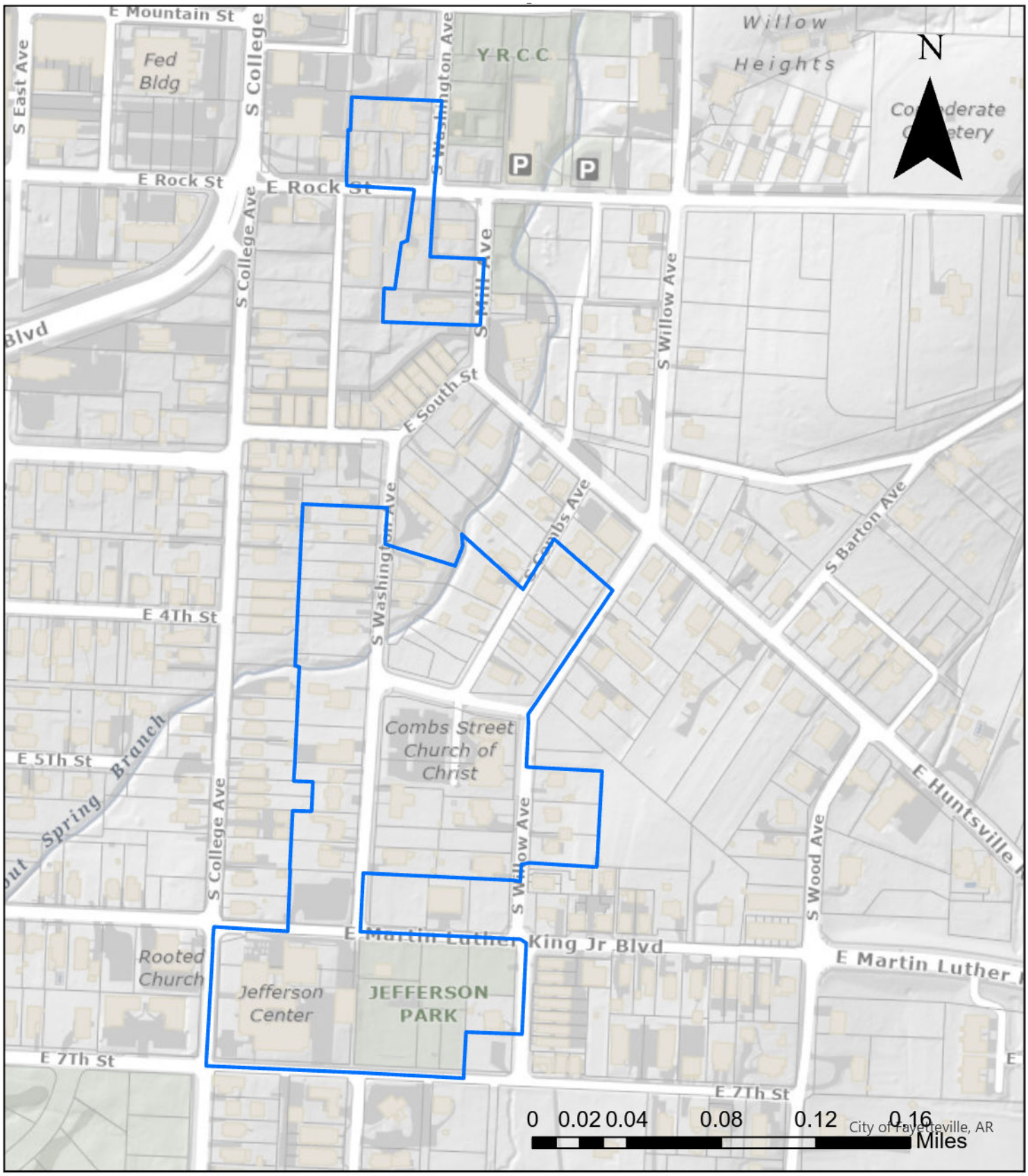
Change Order Number:

Approval Date:

Original Contract Number:

Comments:

South Fayetteville Local Historic District



Legend

South Fayetteville LHD

CITY OF
FAYETTEVILLE
ARKANSAS

STAFF MEMO

TO: Mayor Rawn and City Council

THRU: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director
Britin Bostick, Long Range & Special Projects Manager

FROM: Kylee Cole, Long Range & Preservation Planner
Historic District Commission

MEETING DATE: August 4, 2026

SUBJECT: **ADM-2026-0023: An ordinance to establish the South Fayetteville Local Historic District.**

Recommendation:
The Historic District Commission, Planning Commission, State Historic Preservation Office (SHPO), and long range planning staff recommend approval of an ordinance to create the South Fayetteville Local Historic District as shown in 'Exhibit A'.

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

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

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

recommended for inclusion in the South Fayetteville Local Historic District discussed below for their association with the 20th-century working-class residential neighborhood.

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

May 14, 2026 Historic District Commission Meeting - Staff presented the revised report as requested by the commission. The HDC unanimously voted to forward this report to the Planning Commission for review.

May 21, 2026 Black Heritage Preservation Commission – The commission unanimously issued a statement of support for the creation of the district. See letter from Chair Bryant, attached.

On **June 2, 2026,** the State Historic Preservation Office (SHPO) issued a letter to the Historic District commission concurring with the decision of the commission and staff to pursue the creation of both the South Fayetteville Historic District and the Fayetteville Black Historic District. See letter from SHPO, attached.

June 8, 2026 Planning Commission Meeting – Staff presented the proposal and recommendations to the commission. At the meeting, three individuals participated in public comment, all supportive of the district generally, but requesting the Potter's House property (Jefferson School) be excluded from the boundary, citing concerns about plans for rehabilitation for the site. The planning commission issued a unanimous statement of support noting the comments from Potter's House and asking the HDC to consider the comments in their review and deliberation of the report, attached.

July 9, 2026 Historic District Commission Meeting – The HDC held a public hearing and two individuals, both representatives of the Potter's House (Jefferson School property) requested the boundary be amended to exclude the Potter's House. The commission ultimately forwarded the item to City Council 4-1 with the Chair opposed as she wanted to support the concerns expressed by Potter's House about being included but was otherwise in favor of the proposed district.

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

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

4.9	Community Engagement: Transparency	Publish information about historic preservation reviews and demolitions of historic properties to increase transparency.

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

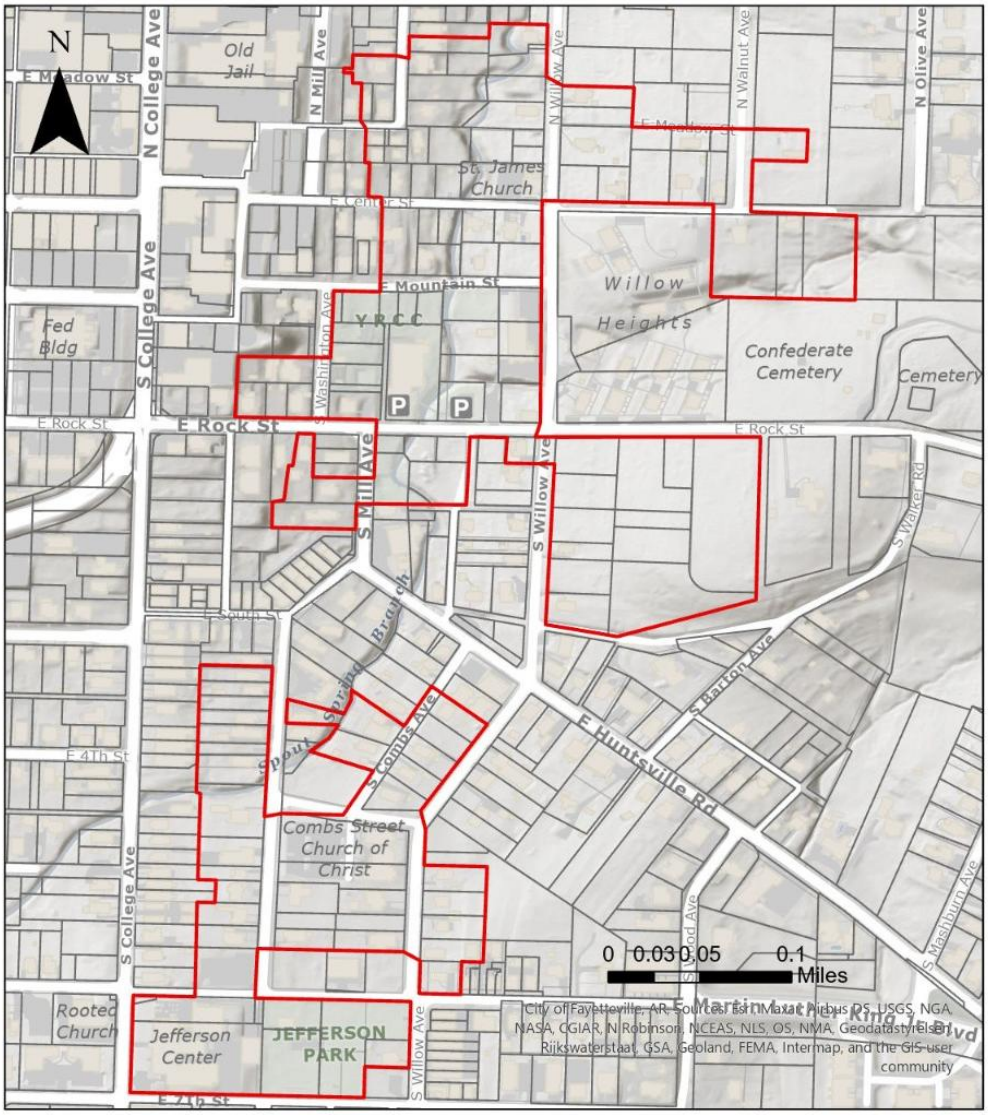


Figure 1. Proposed Local Historic District Boundary as submitted by petitioners shown in red.

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

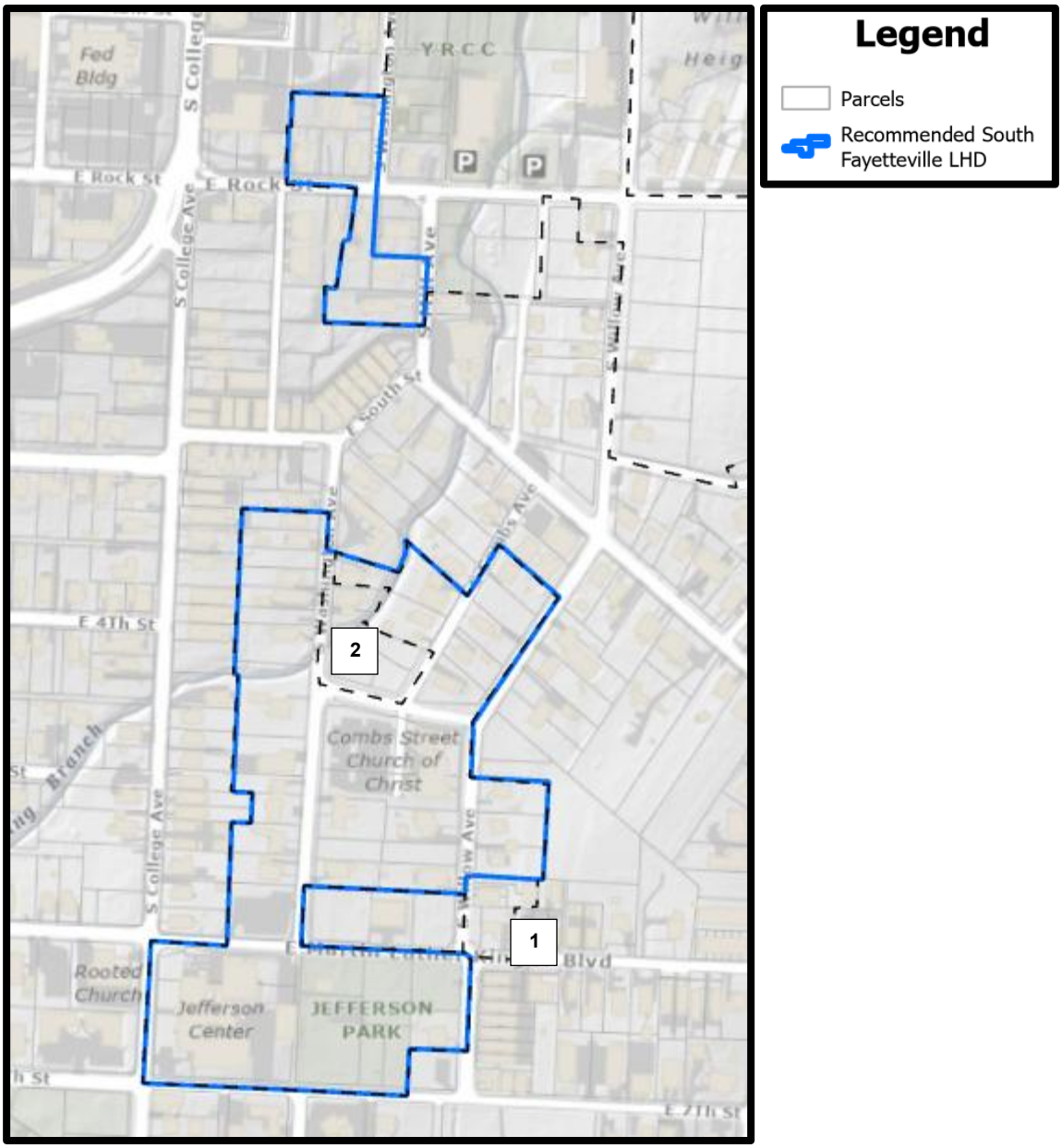


Figure 2. Recommended South Fayetteville Historic District

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

1. Three buildings are not recommended for inclusion in the district as it is on the periphery of the proposed district and contains two new construction residences and one historic-age residence with a moderate preservation priority that lacks adequate integrity of materials. This modification will also avoid creating an 'island' of properties along E. Martin Luther King Jr. Boulevard.
2. The properties at the interior of the district that were excluded from the proposed boundary are recommended for inclusion to avoid creating an 'island' and to provide regulatory standards for changes that could impact adjacent properties.

History:

Fayetteville was founded as Washington Courthouse in 1828. The original extents of Fayetteville were just 160 acres centered on the current downtown Square area, bounded by

College Avenue to the east, Gregg Avenue to the west, Dickson Street on the north, and South Street on the south. By the late 1830s, all the original plots of land had been purchased and development was well underway. In 1841, the town of Fayetteville incorporated with a population of 425.[2]

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

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

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

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

By the 1920s, additional manufacturing and industrial growth and the continued expansion of the University of Arkansas led to a growing middle- and working-class in Fayetteville. That year the population reached 5,362 residents, a 20 percent increase in ten years. During the same period, the city saw increased industrial and manufacturing growth. The Ely-Walker Dry Goods Company built a manufacturing plant large enough to hold "at least 200 electric shirt-sewing machines." The 1920s also birthed the automotive age in Fayetteville, where just a few years earlier in 1918, the city's first streets were paved, including West Lafayette, Rollston, Highland, St. Charles, Ida, and Dickson from St. Charles to Willow as part of the West Lafayette

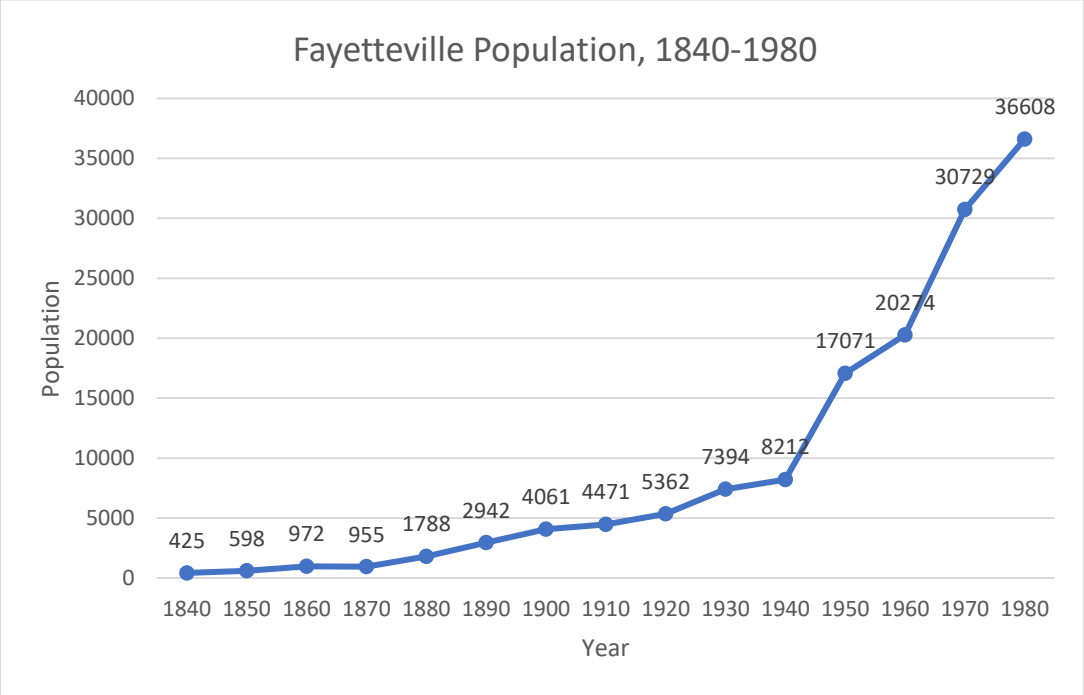
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[2] *Fayetteville Heritage & Historic Preservation Plan,* 29.
[3] 1904 city directory, 41. Sanborn Fire Insurance Map, 1904, pp1.https://fayettevillehistory.typepad.com/main/timeline/, accessed December 27, 2024.
[4] Washington County Arkansas, 1908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

Improvement District No. 1.[5] By 1927, Washington County had approximately 1,000 vehicles within its borders and several miles of paved roads.

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

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



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

A review of deeds, census records, and city directories sheds light onto the occupations and socioeconomic status of people within the area. Along Combs Avenue, individuals were identified as salesmen, bank employees, bakery workers, grocers, machinists at factories, and gas company laborers. Along South Mill Avenue lived machine operators, retail clerks, a carpenter, and the owner of a sheet metal shop. Rock Street was similar, home to a mail carrier, café owners, service station workers, the owners of the Brooks & Oliphant Grocery (no longer extant but formerly located at 230 S. Mill Ave), and employees of the local gas company and Chamber of Commerce. Cab drivers, cooks, lineman, a welder, police officer, firefighter, service station workers, and garment workers lived along S. Washington Avenue.

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

Neighborhood Architecture

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

Discussion:

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

"Opting Out" or Amending District Boundary:

Following the public comments at the Planning Commission meeting, staff requested guidance from the Arkansas Historic Preservation Program (AHPP) on provisions for a property to "opt out" of participation in a properly executed petition for a local historic district. As stated in the memo, "there are no legal avenues for a single property owner to unilaterally withdraw from participation in a locally regulated historic district which a majority of the owners therein voted to create." A request from a property owner to "opt out" does not automatically result in a change of the boundary, but the Historic District Commission may consider the property owner's request and justification for exclusion and direct a modification of the boundary if the Commission chooses. Alternatively, the City Council as the final decision maker in the process, may direct staff and or the Historic District Commission to amend the boundary after considering the property owner's request and justification. The full memo from AHPP is attached.

Public Comment:

Staff held two community meetings at the Yvonne Richardson Community Center on March 18th and April 12th. At the meetings, attendees (12 and 15 individuals, respectively) asked clarifying questions. We offered a dot voting exercise where attendees were asked whether they preferred property regulations only (5), a formal acknowledgement of history only (10), or both (12).

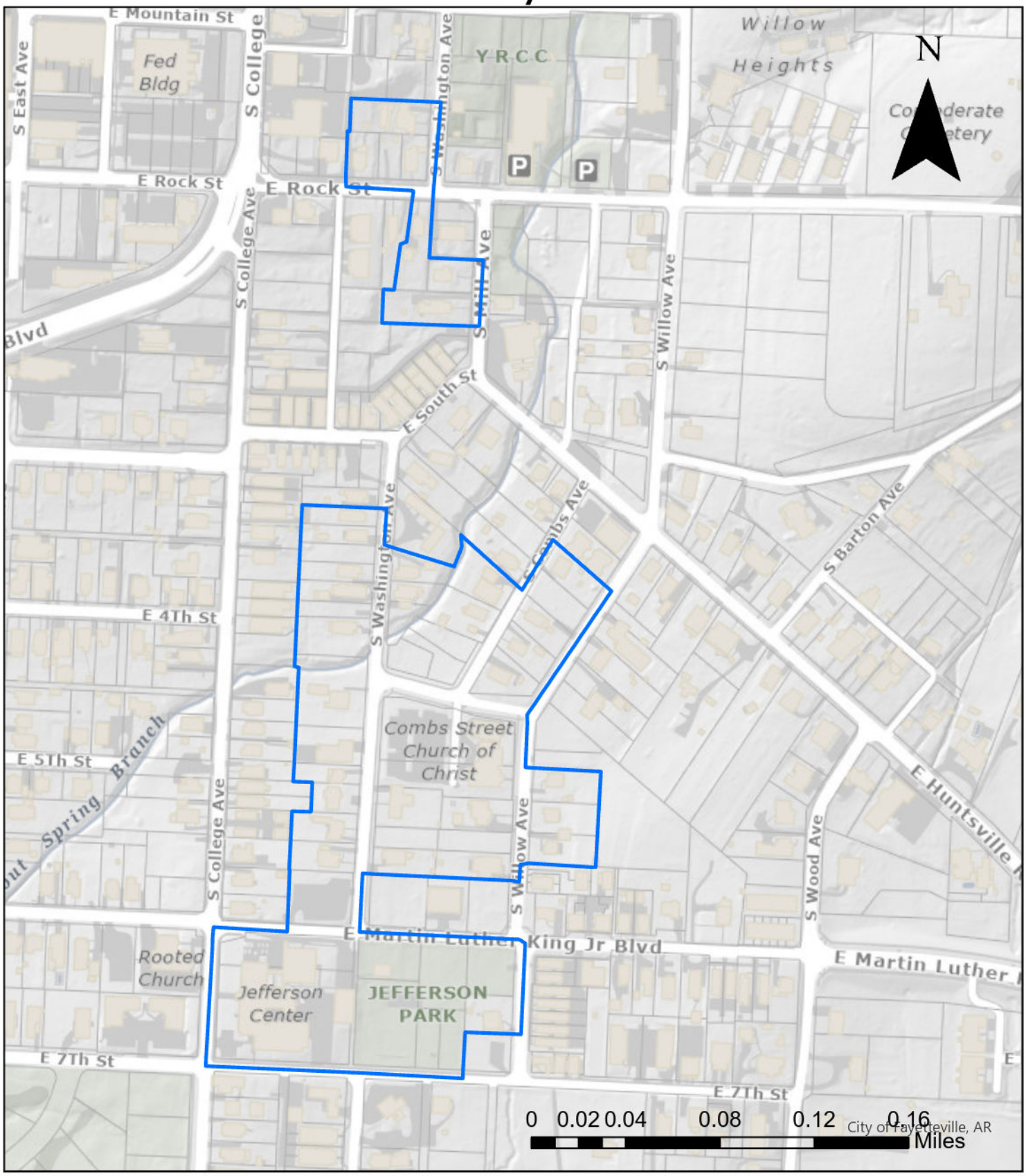
In advance of the June 8, 2026 Planning Commission meeting, Planning Commissioners received an email in opposition from a citizen (who does not live in or own property within the proposed area) in opposition to the creation of the district. At the June 8, 2026 Planning Commission Meeting, which was functionally the first public hearing on this item, three individuals, all representatives of the Potter's House (Jefferson School) spoke in favor of the district generally but requested that the Jefferson School property be excluded due to concerns about ongoing rehabilitation plans.

The HDC held a public hearing on July 9, 2026 and two individuals, both representatives of the Potter's House (Jefferson School property) requested the boundary be amended to exclude the Potter's House. The commission ultimately forwarded the item to City Council 4-1 with the Chair opposed as she wanted to support the concerns expressed by Potter's House about being included but was otherwise in favor of the proposed district.

Attachments:

- Exhibit A: Recommended Local Historic District Boundary
- Exhibit B: SHPO Letter
- Exhibit C: Planning Commission Letter
- Exhibit D: Black Heritage Preservation Commission Letter
- Exhibit E: Excerpt from Arkansas Historic Districts Act
- Exhibit F: City Clerk Treasurer Verification Letter
- Exhibit G: AHPP Letter Re: Proposed Withdrawal of Individual Properties from Locally Regulated Historic Districts
- Exhibit G: Inventory of Properties
- Exhibit H: Deed History

Recommended South Fayetteville Historic District



Legend

South Fayetteville LHD

Exhibit B

Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

ARKANSAS HERITAGE

June 2, 2026

Christine Myres, Chair
Historic District Commission
Fayetteville, AR

Dear Chair Myres:

This letter serves as the AHPP's official response to your May 15 submission of materials related to the proposed creation of a Fayetteville Black Historic District and a South Fayetteville Historic District. As noted in your cover letters and accompanying reports for each, the City has verified that a majority of property owner signatures in the affirmative were collected as a part of a petition initiative. Also noted is the City's intent to regulate the proposed districts utilizing the applicable *Secretary of the Interior's Standards*. Each proposed district's accompanying report indicates thorough research, advocacy, and planning efforts on the part of the Fayetteville Planning Department, neighborhood residents, and the commission. Likewise, both reports demonstrate the level of social and architectural cohesiveness that each district currently maintains, the ways in which current conditions relate to those of the past, and the arguments in favor of locally regulating the districts as they stand currently. All of these factors are obligatory for Certified Local Government communities under state and federal law, and the AHPP deems these obligations to be fully met.

Therefore, the AHPP concurs in the decision of the commission and its staff to pursue the creation and appropriate regulation of these two important districts.

We thank you, your colleagues with the Fayetteville Historic District Commission, and city staff, for your continued work in support of preservation within your community. Please feel free to contact AHPP staff with any questions you may have.

Sincerely,

Scott Kaufman
AHPP Director &
State Historic Preservation Officer

CITY OF
FAYETTEVILLE
ARKANSAS

Planning Commission
Fayetteville, Arkansas

June 8, 2026

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

RE: South Fayetteville Historic District

Dear Ms. Myres & Historic District Commissioners,

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

The Planning Commission is delighted to give its full support to this proposal. As indicated in the report, it is evident that the working-class history of South Fayetteville is worth recognizing and preserving as an important part of Fayetteville's story.

At our June 8th meeting, several representatives of the Potter's House at the Jefferson School spoke and requested that their property be excluded from the district at this time. Please consider their concerns about planned renovations in your continued review of the proposed district.

The Planning Commission wishes to offer our support now and in the future for development-related requests that may come before our body. We also want to express our support for waiving fees for variance applications associated with historic properties. We hope that this will incentivize the restoration and adaptive reuse of historic buildings and appropriate infill in Fayetteville's historic neighborhoods.

Respectfully,

Nick Werner
Chair, Planning Commission

CITY OF
FAYETTEVILLE
ARKANSAS

Black Heritage Preservation Commission
Fayetteville, Arkansas

May 21, 2026

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

RE: South Fayetteville Historic District

Dear Ms. Myres & Historic District Commissioners,

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

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

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

Respectfully,

Lois D. Bryant

Lois Bryant
Chair, Black Heritage Preservation Commission

14-172-203. Applicability.

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

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

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

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

14-172-207. Establishment of historic districts.

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

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

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

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

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

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

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

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

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

(B) The report shall contain the following:

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

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

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

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

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

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

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

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

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

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

Exhibit F

Office of the City Clerk Treasurer

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

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

113 W. Mountain Street
Fayetteville, Arkansas 72701

December 31, 2025

Re: Proposed Historic District – SE Fayetteville Historic District

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

Respectfully,

Kara Paxton

Kara Paxton, MMC, CAMC
City Clerk Treasurer

Exhibit G

Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

ARKANSAS HERITAGE

June 12, 2026

Ms. Kylee Cole,
Long Range & Preservation Planning
City of Fayetteville, AR
Delivered via email to:
kcole@fayetteville-ar.gov

RE: Proposed Withdrawal of Individual Properties from Locally Regulated Historic Districts

Dear Kylee:

In response to discussions concerning the proposed creation by local ordinance of the "South Fayetteville Historic District," the City of Fayetteville solicited the Arkansas Historic Preservation Program's (AHPP) opinion on what circumstances, if any, a single property owner could "opt out" of inclusion in the proposed district's boundaries. This letter serves as the AHPP's official response to this inquiry.

According to the plain language as set forth in the Arkansas Historic Districts Act (Arkansas Code § 14-172-201), local historic districts must be created using one of two procedures. The first is a district which has coterminous boundaries with an existing National Register Historic District. The second is a district in which a simple majority (50% +1) of real property owners have signed a petition to this effect in the affirmative. From all documentation reviewed internally by the city and presented to the AHPP and to the Fayetteville Planning Commission in May of 2026, this second alternative has been executed properly. The City Clerk has confirmed in writing that the signatures were sufficient to meet the majority threshold.

Under these circumstances, the AHPP is not aware of any provision within applicable state laws or regulations that allow *individual* property owners to "opt out" of participation in the regulation of their property if it falls within a contemplated or officially enacted historic district. If a majority of *all* real property owners in the proposed district had voted against the district's creation, that action would be a legal, legitimate path to stop the proposed district from moving forward. It is relevant to note that this entire effort was initiated and led by residents within the proposed historic district. The Fayetteville Historic District Commission and its city staff designees are working to make the neighborhood's wishes official.

In short, there are no legal avenues for a single property owner to unilaterally withdraw from participation in a locally regulated historic district which a majority of the owners therein voted to create.

Sincerely,

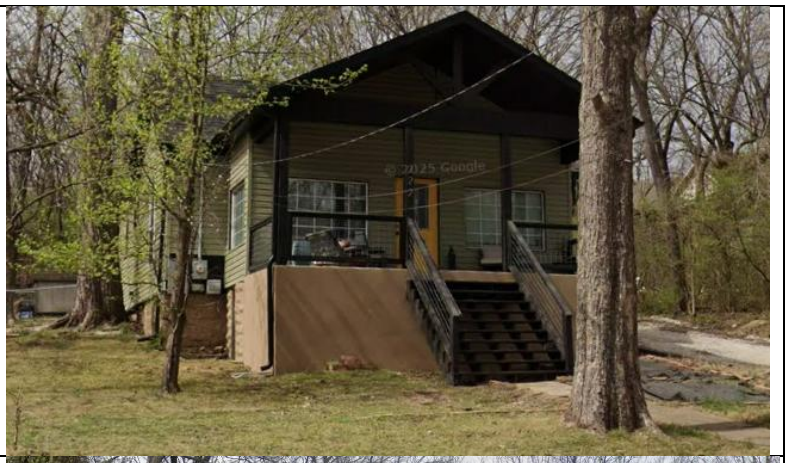
Iain Montgomery
Certified Local Government Coordinator

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

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

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

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

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

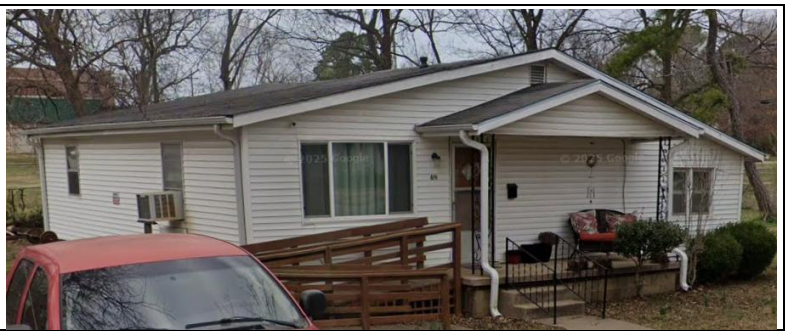
149 E. Rock Date of Construction: c.1941 Style/Form: Gable Front Association(s): Not associated with historic Black ownership. Contributing to Local Historic District: N Preservation Priority: Low	
139 S. Washington Date of Construction: c.1905 Style/Form: Bungalow Association(s): Contributing to Local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

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

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

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

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

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

Properties Not Recommended for Inclusion in the Local Historic District:

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

District Deed History

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

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

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

Sources:

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

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

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

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

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

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

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

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

220 S. Mill Ave.

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

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

222 S. Mill Ave.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

08 JUN 26

To: Andrew Brink
Ashlyn Holeyfield
H. Rice Brewer
Fred Gulley
Mary Madden
Mary McGetrick
Matthew Cabe
Nick Castin
Nick Werner

Re: Planning Commission Regular Meeting June 08, 2026

Subj: South Fayetteville Historic District

To Planning Commission Members,

The attempt to establish the South Fayetteville Historic District to this point is flawed and I believe has not followed the process as laid out by the Legislature in the Historic District Act. I am urging this Commission to recommend that this proposal should **not** be forwarded to the City Council for adoption and instead be sent back to the Historic District Commission to be started over for the reasons explained below.

It is possible that the property commonly known as Jefferson School was not included in the original petition and was added after the fact at the urging of Kylee Cole. There is e-mail traffic and cell phone screen shots indicating the boundary map was tampered with *post signatures*. The map referenced that did not meet the majority threshold was not included in the FOIA results even though all maps were requested. It is clear that Staff had the map, as it was referenced in the attached e-mail. This feels like it was directed and manipulated by City Staff to add additional bureaucracy and regulatory control over a property that was not included in the original petition. See attached e-mail.

It appears there was some collusion to obscure the true results of the petition between the Long Range Planning department (Kylee Cole, Britin Bostick), the Historic District Commission (Tommie Flowers Davis) and the citizens (Joe and Emma) that were submitting the petition. The map that was submitted *should* have been the map that was with the petition people signed. This looks like there was some manipulation of the map to meet the signature requirements. If it is not legal, it is certainly not ethical. See attached e-mail.

The possible proposed boundary (the record is not clear) that was included with the petition has been modified to be split into two smaller districts. Did the boundaries adjust to maximize the number of signatures? The number of signatures verified by the City Clerk for this proposed district is no longer accurate. Each distinct district must meet the petition threshold. In the proposed South Fayetteville Historic District, there are a total of 57 parcels with 77 listed property owners. The Historic District Act is clear, it has to be a majority of property owners *in*

the proposed district. Based on the signed petitions provided in a recent FOIA request, there are only 25 valid signatures inside the proposed South Fayetteville Historic District. It looks like the petition is 14 signatures short. This is based on the information available on the Washington County website using the map tool.

Three additional properties (not including Jefferson School) were added to the modified boundary, post signatures. If making drastic changes to the size of the proposed boundaries and splitting it into two districts did not invalidate the petition, then adding properties after the fact should certainly invalidate the original petition. Allowing boundary changes to add parcels *after* the petition is signed is a **very** dangerous precedent to set, if it is even legal.

As noted in the packet provided to you tonight, the Legislature has made this process clear. The Historic District Commission "… shall make an investigation and report on the historic significance of the buildings, structures, features, sites, or surroundings included in any such proposed historic district and shall transmit copies of its report to…the planning commission of the municipality…". It *does not* say the Long Range Planning Staff of the municipality shall make an investigation and create the report and submit it to the Historic District Commission for approval and then present it to the Planning Commission. Yet, if you read the Historic District Commission meeting minutes and internal communications provided through an FOIA request, this is exactly what happened. The Historic District Commission has had almost nothing to do with the investigation and reporting. The Legislature **specifically** put this burden on the Historic District Commission, *not the municipality*. If the municipality is doing all the work, what is the purpose of the Historic District Commission? I don't think the Long Range Planning Staff even has standing to present this item to the Planning Commission. The Historic District Act was not meant to be another path for a municipality to exert more regulation and control. Historic District Commissions are supposed to function as a separate entity creating their own work product, not rubber stamping whatever is put in front of them from the planning staff.

The FOIA document packet received on 02 JUN 26 contained a draft letter of full support from Planning Commission Chair Nick Werner **dated 08 JUN 26**. It is curious that the letter has already been written, like the fix is in. There was a letter of support from Black Heritage Preservation Commission Chair Lois Bryant dated 21 MAY 26. There was a *signed* letter of transmission from Historic District Commission Chair Christine Myres dated 15 MAY 26 to the Planning Commission. There was another *signed* letter of transmission from Christine Myres to the State Historic Preservation Officer dated 15 MAY 26. All four letters were created, and last modified by Kylee Cole. Who digitally signed the Christine Myres letters? Further evidence that this whole process was manipulated by City Staff. I sincerely hope that the Planning Commission's final recommendation will be made *after* tonight's public hearing.

The Staff Memo dated 14 MAY 2026 sent to the Historic District Commission about the Proposed South Fayetteville Local Historic District failed to justify the need for a historic district. There are only 5 homes with a Preservation Priority of High. That is only 6.49% of the total parcels. There are only 13 homes with a Preservation Priority of Moderate. That is only 22.81%. In fact, there are almost as many homes with a Preservation Priority of Low or N/A (13). So, what is this proposed district trying to protect? With only five homes with a high priority, this seems unreasonable to burden every other parcel with additional regulations when

there is not even a high priority. The memo fails to make the case, as set out by the Legislature, of why it should be preserved. There is no case for historic significance. Similar properties exist all over Fayetteville. It appears, based on the internal communications provided, this was always an attempt to gain more control over the Jefferson School building.

In closing, it is obvious that there are several problems with this proposed historic district in front of you tonight. The fairest thing to do is recommend against this proposal, require a new petition (with a correct map) for this proposed historic district, ask the Historic District Commission to create their own new work product separate from what was previously generated by the City Staff, and create a firewall between the Historic District Commission and City Planning Staff. I request that this letter be entered into the public record. Thank you for your time.

Sincerely,

Robert Williams
Ward 4 Resident

Cc: Kara Paxton
Kit Williams
Blake Pennington

Outlook

Local Historic District signatures & map

From Cole, Kylee <kcole@fayetteville-ar.gov>
Date Fri 8/15/2025 8:21 AM
To Tommie Flowers Davis <tflowersd@gmail.com>
Cc Bostick, Britin <bbostick@fayetteville-ar.gov>

2 attachments (419 KB)
Proposed District Parcels & Owners (version 1).pdf; ProposedLHD8.15.25.pdf;

Hi Tommie,
I wanted to run my final recommendation by you before we reconvene with the entire group. I've attached my spreadsheet showing properties, owners, and signatures, and my recommended boundary map.

The signatures for these two areas are at 57% of property owners signed in favor of the local historic district. If you add the Jefferson School property, which I recommend, that brings it to 56%.

Please review the map and make sure I haven't missed any properties that we discussed. I was sure to include the Smith's on S. Willow by the Jefferson School. 😊 After your review and blessing, I'm comfortable giving the greenlight to Joe to go ahead and submit the petitions with the attached boundary map. (I want to be clear that if he submits with his boundary map, it will not reach the 51% property owner threshold).

Thank you! Very excited for this to move forward!

Kylee Cole
Long Range & Historic Preservation Planner
Long Range Planning
City of Fayetteville, Arkansas
479-575-8327

Outlook

RE: Local Historic District

From Cole, Kylee <kcole@fayetteville-ar.gov>
Date Tue 8/26/2025 8:39 AM
To Lois Bryant <balliehi44@gmail.com>
Cc Bostick, Britin <bbostick@fayetteville-ar.gov>

Hi Lois,
These are great questions! I'll do my best to answer, but please feel free to give me a call if that will be easier.

1. Boundary at walnut and meadow – this boundary follows the property lines, not Meadow St. so the corner of your property is included within the district.
2. N. Walnut – Here's a zoomed in look at the boundary, could you show me the property you own across the street – I guess I'm not seeing it or I'm looking at the wrong area?
3. Individuals who didn't sign – the boundaries reflect our effort to get the highest number of people who did sign while capturing key historic properties. The boundary originally proposed by Joe/Emma did not have enough signatures to meet the 51% requirement and included areas of entirely new construction that would be difficult to justify including in the district (ex. Development on the north side of E. South Street and 511-529 E. Spring)
4. Jefferson School – nothing changes with the process by including this. Its just a property included without the property owner signing on and it is not the only one, they are sprinkled throughout the proposed boundary. I think it is very important that the Jefferson School be included in the district.

Hopefully that helps!
Kylee

Kylee Cole
Long Range & Historic Preservation Planner
Long Range Planning
City of Fayetteville, Arkansas
479-575-8327

From: Lois Bryant <balliehi44@gmail.com>
Sent: Tuesday, August 26, 2025 7:40 AM
To: Cole, Kylee <kcole@fayetteville-ar.gov>
Subject: Re: Local Historic District

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

One question about the boundary at the corner of walnut and meadow. The boundary stops st the end of the easement and I own 4 ft past my easement. Will that property be incorporated? There is also the issue of n. Walnut not only does the street go through my property but we also own property across the street.

Also, do the boundaries reflect individuals that did not sign? I ask because it now looks to be cut up. What does the addition of Jefferson area do to the process?

Sorry for all the questions.

On Fri, Aug 22, 2025, 8:09 AM Cole, Kylee <kcole@fayetteville-ar.gov> wrote:

> Hi Lois,
> Here's the scanned petitions I received from Joe and Emma (the originals will have to be submitted to the Clerk). Some signatures were collected that were outside of the recommended boundary. I've pulled the signatures that are within the recommended boundary and calculated the percentage of owners signed. I strongly recommend adding the Jefferson School area even though the owner did not sign, which would bring the total district to 63/111 owners or 56.75%. The map attached reflects the recommended boundary for the proposal.
>
> Let me know if you want to stop by and discuss or we can chat over the phone! Whenever folks are ready, I think this is ready to be submitted to the Clerk so the formal review process can begin.
>
> Thanks!
>
> **Kylee Cole**
> Long Range & Historic Preservation Planner
> Long Range Planning
> City of Fayetteville, Arkansas
> 479-575-8327





This will be my recommendation for Tommie. These boundaries will work with the signatures they've collected so far, and includes the Jefferson School and 115 N. Washington. Brings them to 57/103 property owners, or 55%.

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2395

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Keith Macedo, Chief of Staff
Jonathan Curth, Development Services Director

FROM: Jessica Masters, Planning Director

SUBJECT: **VAC-2026-0004: Vacation (200 S SKYLINE DR/ROY E HATCHER, 486): Submitted by CITY OF FAYETTEVILLE STAFF for property located at 200 S SKYLINE DR. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.13 acres. The request is to vacate 0.015 acres of existing right-of-way.**

RECOMMENDATION:
City Planning staff and the Planning Commission recommend approval of a request to vacate right-of-way as shown in Exhibits A and B with the following conditions:

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

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

BACKGROUND:
The subject property is at 200 S. Skyline Drive, at the southern edge of the Mount Sequoyah Center site. The property is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre, and contains approximately 0.10 acres.

In November of 2024, the homeowner notified the City that his home had been flooded due to the collapse of a private culvert under the structure, and the home was vacated for safety. On December 17, 2024, the City Council approved a new Stormwater Management Utility Fee, which was adopted and took effect in early 2025. This new funding mechanism allows for the City to make necessary stormwater improvements in areas to protect citizens' homes, businesses, and institutions from the increasing dangers of flooding. City officials determined that a stormwater improvement project in this area would qualify for the capital improvement plan and began to work through a design concept with Burns and McDonnell Engineering Company. The new storm drain inlets, pipes, and overland flow channels in the vicinity of Skyline Drive and E Texas Way will improve stormwater conveyance and reduce flooding of adjacent properties by relocating the storm drainage network. An associated re-plat of the lot in question was approved by the Planning Commission on June 22, 2026 (CCP-2026-0005). The Board of Adjustment also approved an allowance for the property owner to build back the existing structure within a time frame of 18 months from the time the associated drainage project has been completed.

Request: The applicant proposes to vacate a 0.015-acre portion of right-of-way that currently overlaps the

existing structure. The requested vacation will clear up title and return some property to 200 S. Skyline Drive in line with the master street plan allowances in the area.

Public Comment: Staff did not receive any public comment relating to the request.

DISCUSSION:
At the June 22, 2026 Planning Commission meeting, a vote of 7-0-0 forwarded the request to City Council with a recommendation of approval. Commissioners offered little comment, finding in favor of the request. No public comment was heard at the meeting.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Staff Review Form, 4. Exhibit A, 5. Exhibit B, 6. Planning Commission Staff Report

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

File #: 2026-2395

AN ORDINANCE TO APPROVE VAC-26-04 FOR PROPERTY LOCATED AT 200 SOUTH SKYLINE DRIVE IN WARD 1 TO VACATE 0.015 ACRES OF RIGHT-OF-WAY

WHEREAS, the City Council has the authority under Ark. Code Ann. § 14-54-104 to vacate public grounds or portions thereof which are not required for corporate purposes; and

WHEREAS, the City Council has determined that the following described portion of right-of-way is not required for corporate purposes.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby vacates the portion of right-of-way as described in Exhibit B attached to the Planning Department's memo.

Section 2: A copy of this Ordinance duly certified by the City Clerk along with the map attached as Exhibit A to the Planning Department's memo shall be filed in the office of the Washington County Circuit Clerk.

Section 3: This vacation approval is subject to the following conditions:

1. Any damage or relocation of existing facilities will be at the property owners/developer's expense.
2. Any easements necessary for utility provision or otherwise at this location shall be granted with the associated concurrent plat.

City of Fayetteville Staff Review Form

2026-2395

Item ID

8/4/2026

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jonathan Curth	7/16/2026	DEVELOPMENT REVIEW (630)
Submitted By	**Submitted Date**	**Division / Department**

Action Recommendation:

VAC-2026-0004: Vacation (200 S SKYLINE DR/ROY E HATCHER, 486): Submitted by CITY OF FAYETTEVILLE for property located at 200 S SKYLINE DR. in WARD 1. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRES and contains approximately 0.13 acres. The request is to vacate 0.015 acres of existing right-of-way.

Budget Impact:

Account Number	Fund
Project Number	Project Title

Budgeted Item?	No	Total Amended Budget	$	-
		Expenses (Actual+Encum)	$	-
		Available Budget	$	-
Does item have a direct cost?	No	Item Cost	$	-
Is a Budget Adjustment attached?	No	Budget Adjustment	$	-
		Remaining Budget	$	-

V20221130

Purchase Order Number: _____ **Previous Ordinance or Resolution #** _____

Change Order Number: _____ **Approval Date:** _____

Original Contract Number: _____

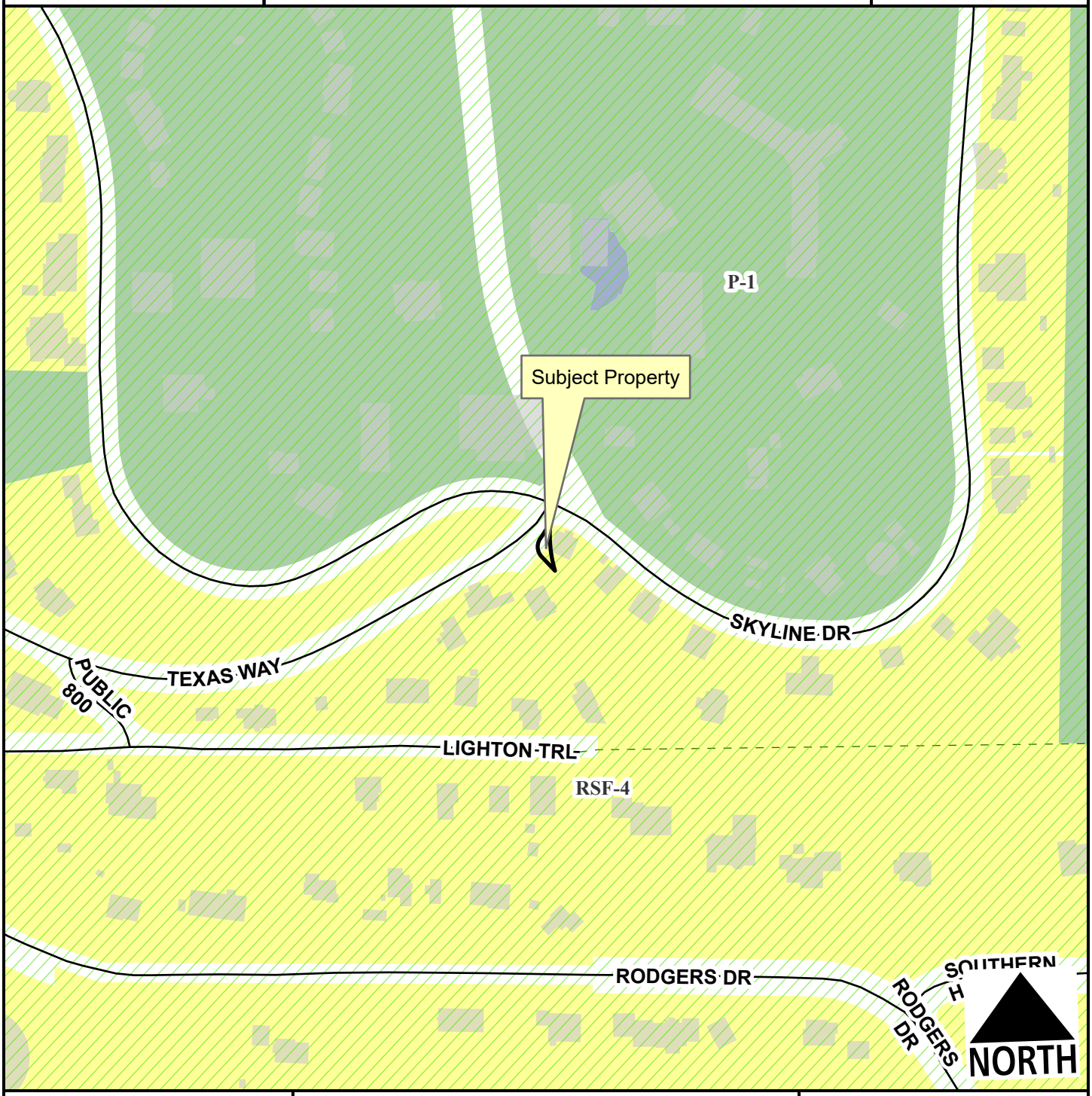
Comments:

VAC-2026-0004

Close Up View

200 S SKYLINE DR

EXHIBIT A



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

Feet

0 75 150 300 450 600

1:2,400

EXHIBIT B

RIGHT-OF-WAY VACATION LEGAL DESCRIPTION:

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

CITY OF FAYETTEVILLE ARKANSAS

PLANNING COMMISSION MEMO

TO: Fayetteville Planning Commission

FROM: Jessie Masters, Planning Director

MEETING DATE: June 22, 2026 Updated with results

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

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

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

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

Table 1:
Surrounding Land Uses and Zoning

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

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

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

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

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

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

Public Comment: No public comment has been received.

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

Conditions of Approval:

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

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

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

Date: **June 22, 2026** ❒ **Tabled** ☒ **Forwarded** ❒ **Denied**

Motion: Brink with all conditions as recommended by staff.

Second: Cabe

Vote: 7-0-0

BUDGET/STAFF IMPACT:
None

ATTACHMENTS:

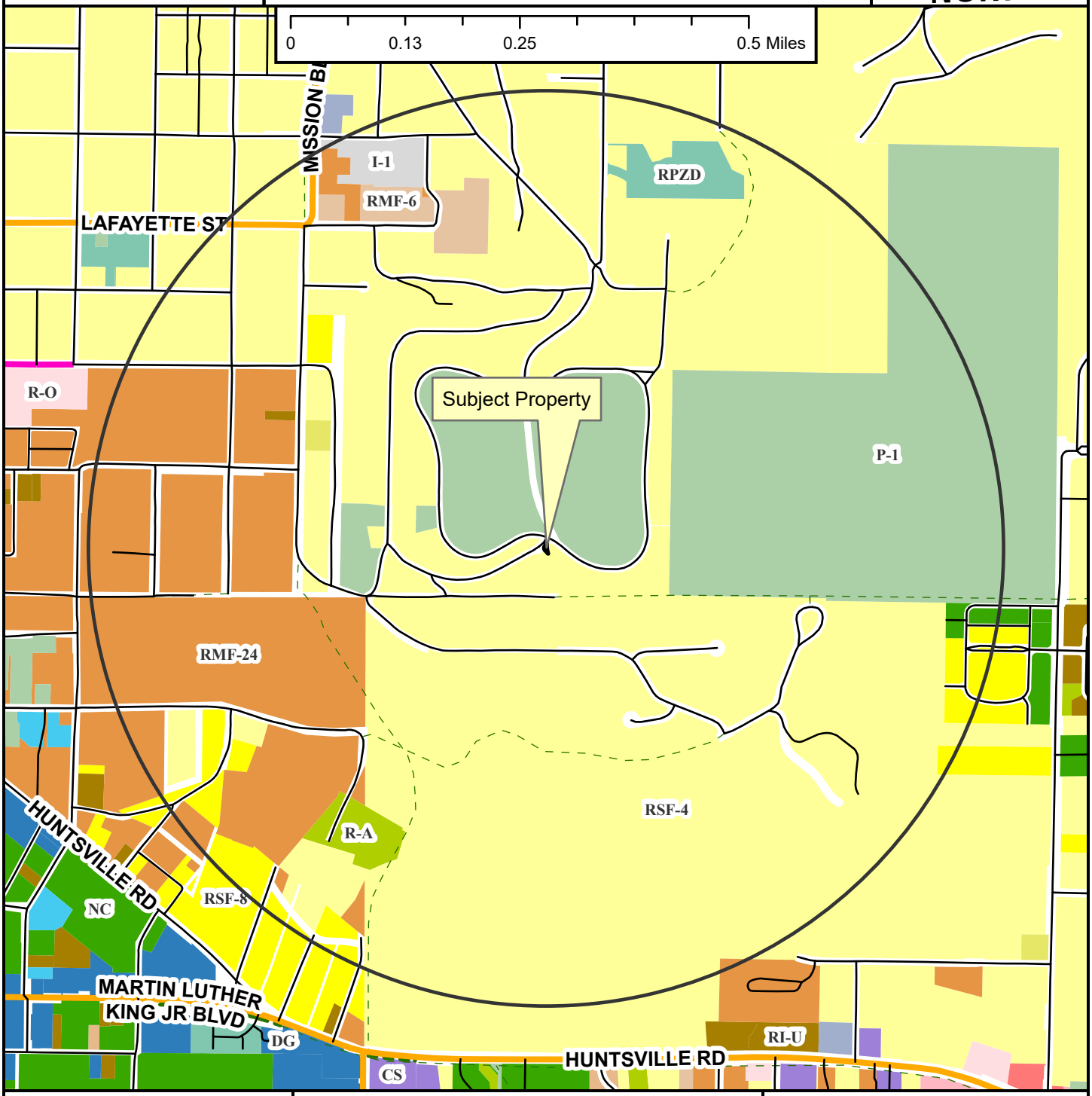
- Project Maps
  - One Mile Map
  - Close-Up Map
  - Current Land Use Map
- Applicant Request Letter
- Applicant Petition to Vacate
- Survey

VAC-2026-0004

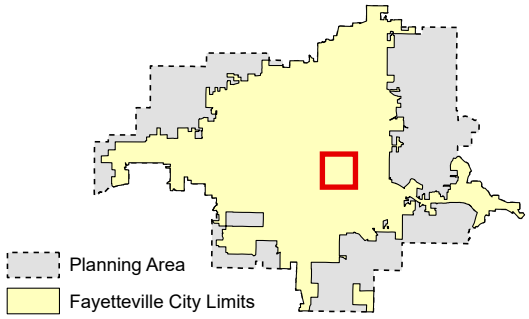
One Mile View

200 S SKYLINE DR

NORTH



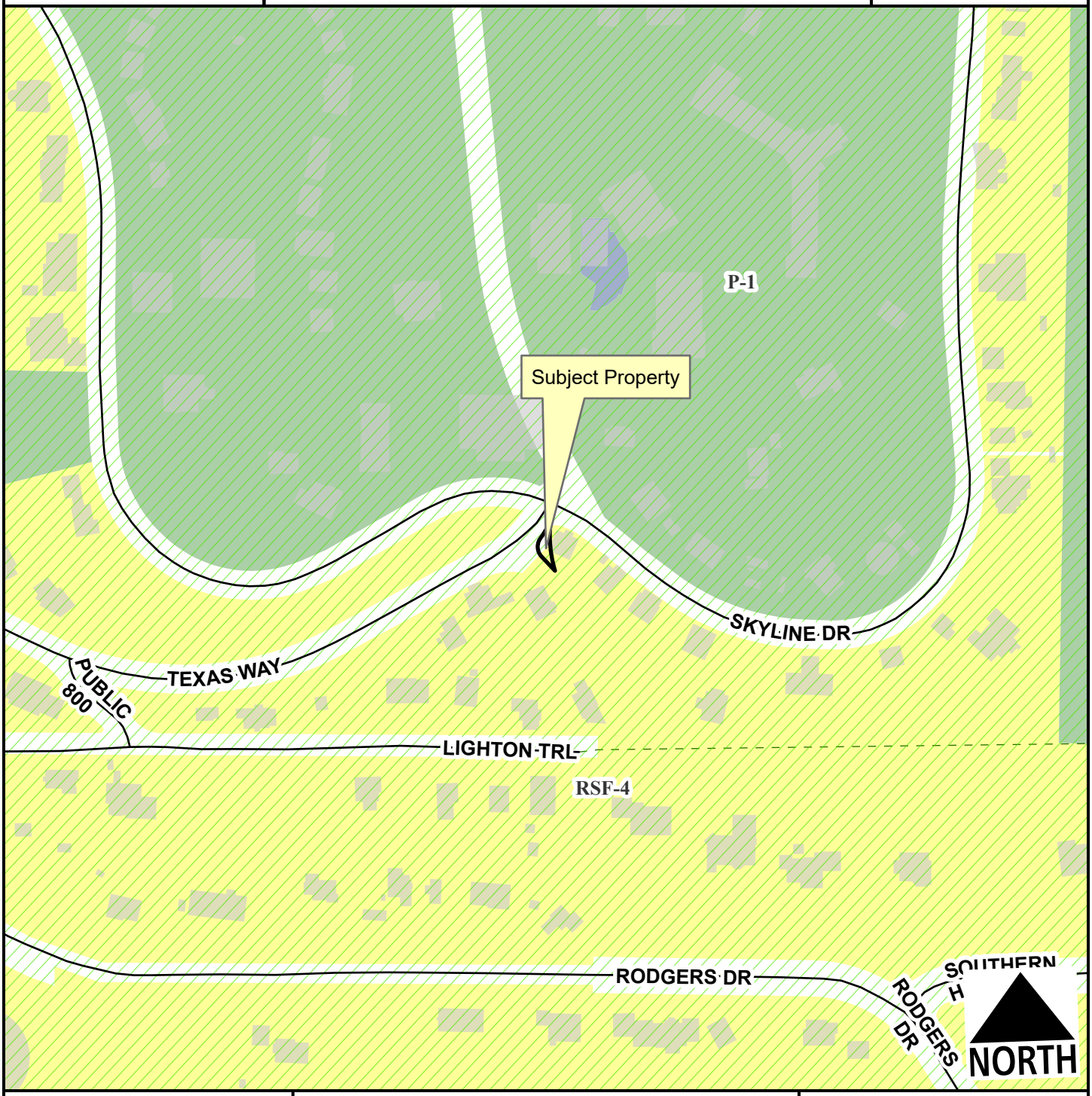
- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area



VAC-2026-0004

Close Up View

200 S SKYLINE DR



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

Feet

0 75 150 300 450 600

1:2,400

VAC-2026-0004

Current Land Use

200 S SKYLINE DR

NORTH



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

Feet

0 112.5 225 450 675 900

1:3,600

FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway

CITY OF
FAYETTEVILLE
ARKANSAS

June 15, 2026

Planning Staff,

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

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

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

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

Sincerely,

Amanda Swope
Stormwater Project Manager
Stormwater Department – Public Works Division

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

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

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

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

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

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

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

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

Dated this 5 day of June, 2026.

Roy Hatcher
Printed Name

Signature

Printed Name

Signature

EXHIBIT "A"

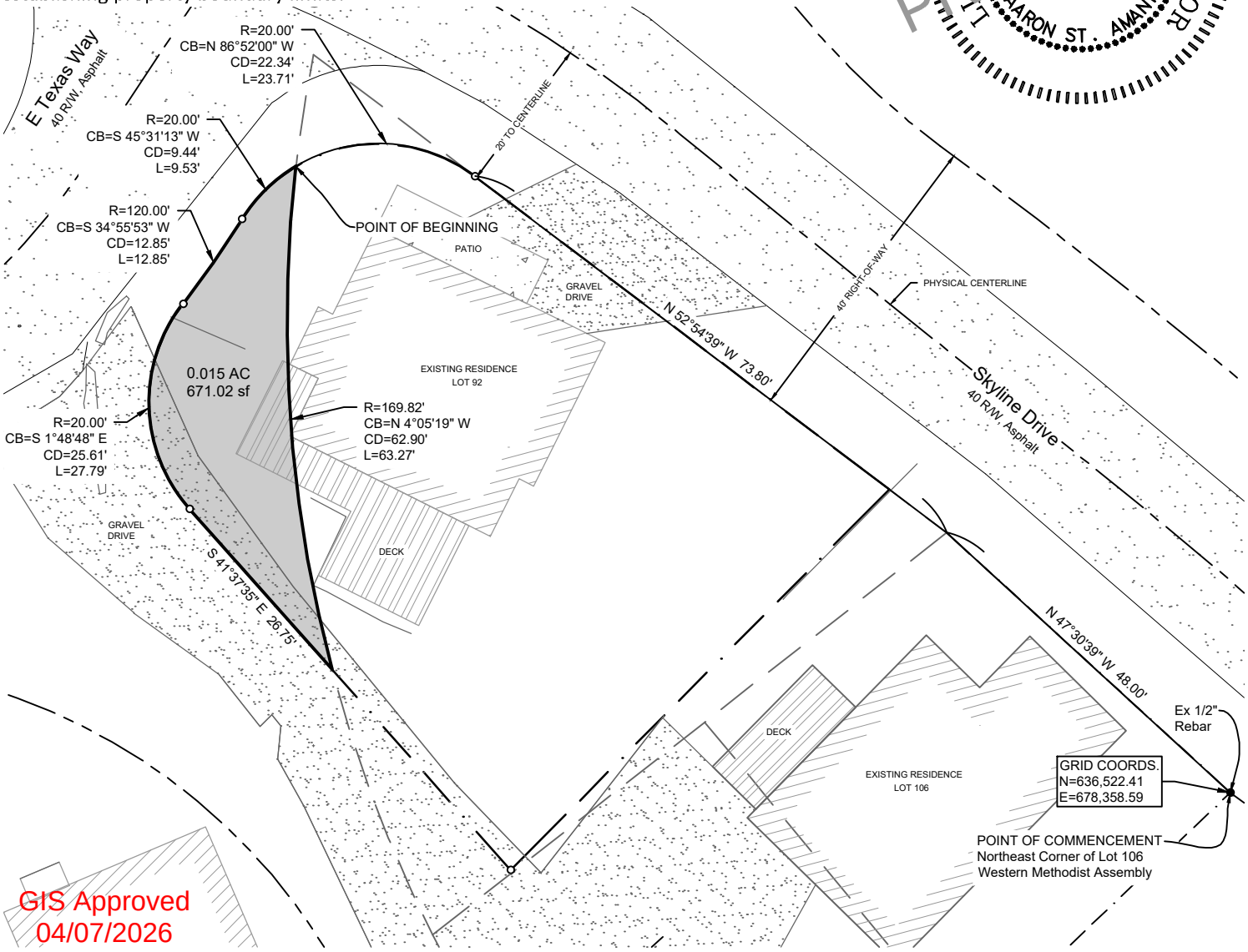
RIGHT-OF-WAY VACATION

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

0 20 30 40

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

PRELIMINARY



GIS Approved
04/07/2026

RIGHT-OF-WAY VACATION LEGAL DESCRIPTION:

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

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

RIGHT-OF-WAY VACATION

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

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

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

CITY OF FAYETTEVILLE ARKANSAS

CITY COUNCIL MEMO
2026-2344

MEETING OF AUGUST 4, 2026

TO: Mayor Rawn and City Council

THROUGH: Kit Williams, City Attorney

FROM: Scott Berna, Ward 3, Position 1

SUBJECT: **Amend A.7.c. Consent Agenda of the Rules of Order and Procedure**

RECOMMENDATION:

BACKGROUND:
The City Council can and has dispensed with the requirement for the Mayor to read the Consent Agenda by a Motion to Suspend the Rules and then by passing the Consent Agenda by a second vote.

DISCUSSION:
The City Council desires to both dispense with the reading of the Consent Agenda and to pass the Consent Agenda in a single vote.

BUDGET/STAFF IMPACT:
N/A

ATTACHMENTS: 3. Memo from Kit, 4. Current Rules, 5. Signed Agenda Request, 6. Berna Approval

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

File #: 2026-2344

A RESOLUTION TO AMEND A.7.C. CONSENT AGENDA OF THE *RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL* TO PROVIDE THAT THE CITY COUNCIL MAY DISPENSE WITH THE READING OF THE CONSENT AGENDA AND APPROVE IT IN A SINGLE VOTE

WHEREAS, the City Council can and has dispensed with the requirement for the Mayor to read the Consent Agenda by a Motion to Suspend the Rules and then by passing the Consent Agenda by a second vote; and

WHEREAS, the City Council desires to both dispense with the reading of the Consent Agenda and to pass the Consent Agenda in a single vote.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends section A.7.c. **Consent Agenda** by repealing it in its entirety and enacting a new c. **Consent Agenda** as follows:

> "c. **Consent Agenda**. If a Council Member wishes to comment upon or discuss a Consent Agenda item, that item shall be removed and considered separately immediately after the Consent Agenda has been voted upon. The Consent Agenda items may be read by the Mayor and then voted upon as a group without discussion by the City Council, or upon motion a majority of the City Council may dispense with the reading and approve the Consent Agenda items as a group in a single vote."

OFFICE OF THE
CITY ATTORNEY

DEPARTMENTAL CORRESPONDENCE

Kit Williams
City Attorney

Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Keith Macedo**, Chief of Staff

FROM: **Kit Williams**, City Attorney

DATE: **July 9, 2026**

RE: **Dispensing with Reading the Consent Agenda Items and Voting to Approve All Such Items in a Single Vote**

Council Member Scott Berna suggests that rather than having the City Council have to pass a Motion to Suspend the Rules and then separately vote to pass the Consent Agenda items, the Rules should be amended to allow dispensing with the reading and passing the Consent Agneda in a single vote.

Attached is a proposed Resolution which would amend A.7.c. **Consent Agenda** to authorize dispensing with the reading requirement and passing the Consent Agenda items in a single vote.

Current Rules

a local newspaper, special notice to citizens who have shown a direct interest in matters to be considered, Government Channel announcements and presentation, and agenda copies available at City Council meetings.

7. **Presentation of Agenda Items at City Council Meetings**

a. Agenda Items not Included Within the Tentative Agenda Packet.

(1) **Staff Agenda Items**. If the City staff requests to "walk-on" an agenda item for the City Council Agenda during the City Council Agenda Session, the memo from the City staff shall begin with a clear and compelling reason why this proposed agenda item could not have been included within the Tentative Agenda and cannot wait for City Council consideration at a later City Council meeting. Any member of the City Council including the Mayor can then place this item on the Final Agenda.

(2) **Council Member Agenda Items**. Council Members should also strive to include any agenda item a Council Member wishes the City Council to consider within the Tentative Agenda. If that is not possible, the Council Member should explain during the Agenda Session why the proposed agenda item should be included in the Final Agenda rather than postponed to the next meeting. Any member of the City Council including the Mayor can then place this item on the Final Agenda.

(3) **City Council Members Discussion and Question Procedures.** During initial staff and applicant presentations, each member may have one turn to ask either applicant and/or staff questions with no time limit. After public comments, council members are allowed two turns each to ask questions or make final comments. If a motion to amend the agenda item is seconded, each council member shall have one turn to comment on or ask questions about the proposed amendment. All city council turns for comments or questions are limited to five (5) minutes for each council member.

b. Agenda Additions. A new item which is requested to be added to the agenda at a City Council meeting should only be considered if it requires immediate City Council consideration and if the normal agenda setting process is not practical. The City Council may only place such new item on the City Council meeting's agenda by suspending the rules by two-thirds vote. Such agenda addition shall be heard prior to the Consent Agenda.

c. Consent Agenda. Consent Agenda items shall be read by the Mayor and voted upon as a group without discussion by the City Council. If a Council Member wishes to comment upon or discuss a Consent Agenda item that item shall be removed and considered immediately after the Consent Agenda has been voted upon.

CivicClerk No.: 2026-2344

AGENDA REQUEST FORM

FOR: Council Meeting of August 4, 2026

FROM: Scott Berna

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

A RESOLUTION TO AMEND A.7.C. **CONSENT AGENDA** OF THE *RULES OF ORDER AND PROCEDURE OF THE FAYETTEVILLE CITY COUNCIL* TO PROVIDE THAT THE CITY COUNCIL MAY DISPENSE WITH THE READING OF THE CONSENT AGENDA AND APPROVE IT IN A SINGLE VOTE

APPROVED FOR AGENDA:

Approved via email
Council Member Scott Berna — 7/9/26 Date

Kit Williams — July 9, 2026 Date
Approved as to form

Mayor Molly Rawn — 7/9/26 Date
Acknowledgement

From:	Berna, Scott
To:	Barnes, Stacy
Cc:	Williams, Kit
Subject:	RE: Amend Consent Agenda
Date:	Thursday, July 9, 2026 9:45:17 AM
Attachments:	image001.png

Approved. I also suggest just place this as the last item on the agenda.

Scott

From: Barnes, Stacy <sbarnes@fayetteville-ar.gov>
Sent: Thursday, July 9, 2026 9:40 AM
To: Berna, Scott <scott.berna@fayetteville-ar.gov>
Cc: Williams, Kit <kwilliams@fayetteville-ar.gov>
Subject: Amend Consent Agenda

Good Morning Council Member Berna!

Attached is an Agenda Request, a proposed Resolution, and a memo Kit has prepared on your behalf. If these items meet your approval, please let me know and I will get them entered in Civic Clerk and on the Agenda.

Stacy Barnes
City Attorney Paralegal
City of Fayetteville, Arkansas
113 W Mountain St., Suite 302
Fayetteville, AR 72701
T 479.575.8313 |
Website | Facebook | Twitter | Instagram | YouTube



CivicClerk No.: 2026-2489

AGENDA REQUEST FORM

FOR: Council Meeting of August 4, 2026

FROM: Teresa Turk & Sarah Moore

ORDINANCE OR RESOLUTION TITLE AND SUBJECT:

AN ORDINANCE TO AMEND § 155.04 **COUNCIL MEMBER APPEAL ON BEHALF OF RESIDENTS** TO EXEMPT ANY APPEAL FEE FOR ALL APPEALS REQUIRED TO BE SPONSORED BY AND IN FACT ARE SPONSORED BY COUNCIL MEMBERS INCLUDING THIS SECTION; § 155.05 (A)(3); § 155.06 (A)(1)(B)(1); § 155.09, AND TO AMEND § 155.06 (2)(a) AND (3), AND TO DECLARE AN EMERGENCY

APPROVED FOR AGENDA:

Approved by Email
Council Member Teresa Turk

7-26-26
Date

Approved by Email
Council Member Sarah Moore

7-26-26
Date

Kit Williams
Approved as to form

7-24-26
Date

Mayor Molly Rawn
Acknowledgement

7--27-26
Date

Outlook

Re: City Council Member appeal fees

From Moore, Sarah <sarah.moore@fayetteville-ar.gov>
Date Sun 7/26/2026 10:04 PM
To Williams, Kit <kwilliams@fayetteville-ar.gov>
Cc Turk, Teresa <teresa.turk@fayetteville-ar.gov>

Thanks Teresa for walking this on. I am happy to cosponsor this with you.

And, thank you Kit for seeing this was a hurdle and not the intention when the city did rate adjustments as it was already being shown to be a hurdle for residents being able to use their full due process.

Sarah Moore
Fayetteville City Council, Ward 2
sarah.moore@fayetteville-ar.gov
479.263.6629

CITY OF FAYETTEVILLE ARKANSAS

Report a concern with SeeClickFix:
https://www.fayetteville-ar.gov/4233/Report-a-Concern-with-SeeClickFix
Speak up on City projects:
https://speakup.fayetteville-ar.gov/
Voice your feedback to the entire Council and Mayor by emailing:
agendaitemcomment@fayetteville-ar.gov

From: Williams, Kit <kwilliams@fayetteville-ar.gov>
Date: Friday, July 24, 2026 at 4:48 PM
To: Moore, Sarah <sarah.moore@fayetteville-ar.gov>
Cc: Turk, Teresa <teresa.turk@fayetteville-ar.gov>
Subject: City Council Member appeal fees

Sarah and Teresa,

Attached is the proposed ordinance for code changes removing the new appeal fees from having to be paid by Council Members and some other purposes. It now is retroactive back to January 1, 2026.

Please let me know if you have further questions.

Have a nice weekend,

Kit Williams
City Attorney
City of Fayetteville AR
479-575-8313

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DEPARTMENTAL CORRESPONDENCE

Kit Williams
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Blake Pennington
Senior Assistant City Attorney

Hannah Hungate
Assistant City Attorney

Stacy Barnes
Paralegal

TO: **Mayor**
City Council
Kara Paxton, City Clerk/Treasurer

CC: **Keith Macedo**, Chief of Staff
Jonathan Curth, Development Services Director
Jessie Masters, Planning Director

FROM: **Kit Williams**, City Attorney

DATE: **July 27, 2026**

RE: **An Ordinance to Amend the Appeals Chapter to Again Authorize Council Members to Appeal Staff and Planning Commission Decisions on Behalf of Residents Without an Appeal Fee**

For decades, City Council Members would appeal decisions by the Planning Commission and City Staff on behalf of residents to the City Council without paying any appeal fee. Recently that changed when the City Council approved the Planning Department's wholesale increase in all development fees which included for the first time fees for appeals. I do not think that the City Council Members understood that the new appeal fees would impact anyone but developers whose projects were turned down by the Planning Commission.

For decades, the Appeals Chapter enacted by the City Council recognized that developers whose project or rezoning was rejected or not recommended by the Planning Commission should have the right to appeal to City Council. The Council also recognized that allowing just any resident to appeal on their own would be unfair to developers and so required that a Council Member would be required to appeal on behalf of a resident if the Council Member believed this would be a meritorious appeal, not done for delay or frivolous reasons. I believe this appeals system worked well and fairly for decades.

Instituting a brand-new appeal fee which is supposed to reach $1,000.00 next year will make any appeal much more difficult for anyone, especially a private citizen who has no direct financial interest in the project the citizen opposes. I should note that these appeal fees for an appeal from the Planning Commission to the City Council will cost over five times as much when fully implemented next year as the appeal fee when someone appeals a City Council decision to Circuit Court. It is also over five times as much as when a Circuit Court decision is appealed to the Supreme Court. Both of these appeal fees are normally under $200.00.

I had publicly opposed the institution of any appeal fees for internal city appeals, but the magnitude of One Thousand Dollar appeal fees would all but eliminate any possible appeals by residents of City Staff administrative approvals of development items. This does not appear to be consistent with Fayetteville's long tradition of welcoming and listening to citizen input concerning development issues.

The ordinance approved to be walked on at the Agenda Session tomorrow would not change the $1,000.00 appeal fees which will be fully phased in next year. This ordinance attached for your information would remove the requirement that Council Members would have to pay for any and all appeals that they would sponsor on behalf of residents. It would also remove residents from being able to appeal city staff approvals and decisions on their own (if they can afford the fee). This ordinance would make more uniform the position that only a Council Member may appeal a development approval on behalf of residents.

City Council Member sponsorship of appeals on behalf of residents has functioned for decades to allow consideration of controversial decisions without a "flood of appeals." There is no reason that going back to that system (but without the thousand dollar appeal fees) would now "open the floodgates" for appeals. If an unreasonable increase of City Council Member sponsored appeals ever does occur, the City Council can remedy that situation by raising the bar by requiring more than one Council Member to sponsor an appeal. Using One Thousand Dollar fees to limit appeals allows only the rich to enjoy appeal rights and is counter to what an appeal fee is supposed to be for.

Attached is the proposed ordinance which will probably be walked onto the agenda tomorrow.

AN ORDINANCE TO AMEND § 155.04 **COUNCIL MEMBER APPEAL ON BEHALF OF RESIDENTS** TO EXEMPT ANY APPEAL FEE FOR ALL APPEALS REQUIRED TO BE SPONSORED BY AND IN FACT ARE SPONSORED BY COUNCIL MEMBERS INCLUDING THIS SECTION; § 155.05 (A)(3); § 155.06 (A)(1)(B)(1); § 155.09, AND TO AMEND § 155.06 (C)(1)(a), (C)(2)(a), AND (C)(3), AND TO DECLARE AN EMERGENCY

WHEREAS, City Council Members are often used in the Appeals Chapter of the U.D.C. to be "gatekeepers" by only allowing an appeal to be made by a Council Member on behalf of a resident (but not by a resident) who seeks a meritorious appeal of an approved development proposal; and

WHEREAS, it is the Council Member's responsibility and duty not to appeal on behalf of residents if such appeal would be dilatory, frivolous, or lacking reasonable and meritorious justification for an appeal; and

WHEREAS, Council Members who are appealing on behalf of residents should not be required to pay an appeal fee.

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

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 155.04 **Council Member Appeal On Behalf Of Resident** by amending its final sentence to read: "Variances, compliance with applicable design standards, tree preservation plans, and conditions of approval for any development not requiring approval of the Planning Commission or administrative approval of the Planning Department may be appealed independently by a Council Member on behalf of a city resident."

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby amends § 155.04 **Council Member Appeal On Behalf Of Resident** by placing all of its language within a new subsection (A) and by enacting a new subsection (B) as shown below.

> "(B) After determining that an appeal on behalf of a resident or residents would not be dilatory, frivolous, nor lacking reasonable and meritorious justification, a Council Member who sponsors such appeal on behalf of a resident (not the developer or applicant) shall not pay any fee for such appeal. This waiver of any appeal fee applies to this section; and to § 155.05 ***Appeal From Planning Commission*** (A)(3); § 155.06 ***Appeal From Staff Interpretations and Actions*** (A)(1) (B)(1), (C)(2)(3) and to any other provision in the *Unified Development Code* in which a Council Member is authorized to evaluate and sponsor an appeal of a decision on behalf of a resident (not the developer or applicant) of Fayetteville."

Section 3: That the City Council of the City of Fayetteville, Arkansas hereby amends § 155.06 (A)(3) by repealing it and enacting a replacement (A)(3) as follows:

"(3) Stormwater Management Utility Fee Decision. If an appealing property owner or customer disagrees with the City Engineer's decision regarding their appeal concerning the application, assessment, legality, or constitutionality of the stormwater management utility fee to their property, that property owner or customer may appeal the City Engineer's decision to the City Council without payment of any appeal fee."

Section 4: That the City Council of the City of Fayetteville, Arkansas hereby amends § 155.06 **Appeals From Staff Interpretations and Actions** (C) *Appeals to the Planning Commission* (2) *Administrative Approvals and Interpretations by Zoning and Development Administrator* by enacting and adding at the start (C)(2)(a): "A Council Member on behalf of…." This amendment is to establish that a Council Member may sponsor an appeal for a resident concerning a decision by the Zoning and Development Administrator.

Section 5: That the City Council of the City of Fayetteville, Arkansas hereby amends § 155.06 (C)(3), (4) and (5) by adding the following introductory language to each subsection: "An owner of record of the property in question or a Council Member on behalf of a resident of the city may appeal the following matters."

Section 6: That the City Council of the City of Fayetteville, Arkansas hereby amends § 155.06 (C)(1) by enacting a new subsection (d) as follows:

"(d) No appeal fee shall be required or due for this appeal."

Section 7: Retroactive Effect to January 1, 2026. That the City Council of the City of Fayetteville, Arkansas hereby determines that the City Council never intended to require a City Council Member who sponsored an appeal on behalf of a city resident within Chapter 155 **Appeals** should pay a property development appeal fee. To correct this mistake, this clarifying ordinance should be and is made retroactive to January 1, 2026 so that any appeal fee paid by a Council Member after that date should be refunded.

Section 8: Emergency Clause. Since City Council Members are regularly being asked by concerned residents to sponsor appeals from approvals of the Planning Commission, City Council Members should not have to pay appeal fees for such meritorious appeals which could endanger the peace, health and welfare of our residents. Therefore, the City Council of the City of Fayetteville hereby determines an emergency exists so that this ordinance should be and hereby is declared to be effective immediately after its passage and approval.

Current law

(3) *Building Safety Division Director.* Appeals made to the Construction Board of Adjustment and Appeals shall be filed with the Building Safety Division Director.

(Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4652, 12-07-04; Ord. No. 6773, §§ 1, 2, 7-16-24; Ord. No. 6867, §2, 5-6-25)

155.03 Stay

(A) An appeal shall stay all city proceedings in furtherance of the action appealed from unless the person in charge of administration of the chapter certifies that a stay would in their opinion cause imminent peril to life or property.

(B) An appeal against the amount, legality or constitutionality of the application and assessment of the stormwater management utility fee to the City Engineer and City Council shall stay the enforcement and collection of the stormwater management utility fee (all other fees are unaffected) until the final decision by the City Engineer, or if appealed by the City Council. No late fees or interest may be assessed unless and until the final administrative decision of the city when any stayed amount not reduced or eliminated by the appeal becomes due and payable with the next regular utility billing cycle.

(Code 1965, App. A., Art. 13(3); Ord. No. 1747, 6-29-70; Code 1991, §160.173; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 6840, §2, 2-4-25)

155.04 Council Member Appeal On Behalf Of Resident

A Council Member may bring an appeal on behalf of any resident of the city to the City Council of a decision by the Planning Commission to approve subdivision requests (plats, lot splits), and development requests (large scale developments and large or small site improvement plans). Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development shall be appealed as part of the approval or denial of a development proposal. Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development not requiring approval by the Planning Commission or administrative approval by the Planning Division may be appealed independently.

(Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 5296, 12-15-09; Ord. No. 6342, §1, 8-4-20; Ord. No. 6773, § 3, 7-16-24; Ord. No. 6867, §3, 5-6-25)

155.05 Appeals From Planning Commission Decisions

(A) *Appeals to City Council*

(1) Owners of record of the property being considered may appeal a decision by the Planning Commission to deny the following requests in accordance with the procedure set forth in §155.02:

(a) Annexation;

(b) Rezoning;

(c) Required dedication and improvements of §155.06(C);

(d) Subdivision (plats, lot splits, lot line adjustments);

(e) Development (large scale development, large and small site improvement plans);

(f) Vacations of street right-of-way.

(2) *Conditions of Approval/Variances, etc.* An owner of record may appeal the conditions of approval determined by the Planning Commission and any adverse decision by the Planning Commission concerning applicable design standards, tree preservation requirements, streamside protection requirements and variance requests as part of the conditions of an approved development request or the denial of such development request. Variances, compliance with applicable design standards, tree preservation plans and conditions of approval for any development not requiring approval by the Planning Commission or administrative approval by the Planning Division may be appealed independently.

(3) *Conditional Use Request.* Three Council Members may in unison appeal a decision of the Planning Commission approving or denying a conditional use request.

(Code 1965, §13A-40, App. C., Art. II, Art. V., §B; Ord. No. 1509, 8-8-66; Ord. No. 1750, 7-6-70; Code 1991, §§156.017, 159.12, 159.54(F)(1), (2), 159.66; Ord. No. 3781, §1, 4-19-94; Ord. No. 3925, §6, 10-3-95; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4334, 9-4-01; Ord. No. 4340, 10-2-01; Ord. No. 6342, §2, 8-4-20; Ord. No. 6773, § 4, 7-16-24)

155.06 Appeals From Staff Interpretations And Actions

(A) *Appeals to City Council.*

(1) The City Engineer's decision to issue a violation notice or stop work order may be appealed to the City Council by an owner of record of the property in question or a council member on behalf of a resident of the city.

(2) The Zoning and Development Administrator's decision to deny a vacation of any public easement (whether constructed or not) or portion thereof may be appealed by the owner of record of the property.

(3) *Stormwater Management Utility Fee Decision.* If an appealing property owner or customer disagrees with the City Engineer's decision regarding their appeal concerning the application, assessment, legality, or constitutionality of the stormwater management utility fee to their property, that property owner or customer may appeal the City Engineer's decision to the City Council.

(B) *Appeals to the Board of Adjustment.* The following interpretations and decisions may be appealed by an owner of record of the property in question or a council member on behalf of a resident of the city to the Board of Adjustment:

(1) *Zoning and Development Administrator.* An interpretation or decision regarding zoning matters.

(2) *Building Safety Officer—Airport Zone.* Any person aggrieved, or any taxpayer affected by any decision of the Building Safety Officer, made in the administration of Airport Zone, Chapter 165.

(C) *Appeals to the Planning Commission.*

(1) *Zoning and Development Administrator's Required Dedications and Improvements.*

(a) An owner or developer who is aggrieved by the requirements of the Unified Development Code for land, right-of-way or easement dedications, construction of on-site or off-site improvements, or payments in lieu of any dedication or improvement, which are in excess of the "rough proportionality" of the impact of the development upon the city's infrastructure or services may appeal such requirement to the Planning Commission as a part of the submission of the preliminary plat, large scale development, subdivision, building permit, lot split, grading permit, floodplain development permit, or otherwise within ten (10) days of notification of such development requirements. The appeal must be presented to the Planning Division in writing and state the grounds, or reasons for the appeal.

(b) The Planning Commission shall determine after public hearing whether the required dedications, improvements, and fees meet the "rough proportionality" of the impact of the development on city infrastructure and services. If the requirements are in excess of the "rough proportionality," the Planning Commission is empowered to modify or reduce such requirements to achieve "rough proportionality."

(c) Any potential reduction of impact fees must be approved by the City Council.

(2) *Administrative Approvals and Interpretations by Zoning and Development Administrator.*

(a) A resident of the city or an owner/developer who is aggrieved by a decision of the Zoning and Development Administrator regarding development matters that are approved administratively pursuant to §166.02(C), §172.05 or otherwise may appeal the final development approval decision affected by this matter to the Planning Commission. The appeal shall be submitted in writing to the Planning Division within ten (10) working days of the final decision. The Planning Commission may consider the following factors and issues:

(i) The development plan is not submitted in accordance with the requirements of Chapter 166 of the Fayetteville Unified Development Code.

(ii) The proposed development would violate a city ordinance, a state statute, or a federal statute.

(iii) The developer refuses to dedicate the street right-of-way, utility easements or drainage easements required by Chapter 166 of the Fayetteville Unified Development Code.

(iv) The proposed development would create or compound a dangerous traffic condition. For the purpose of this section, a dangerous traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography, or the nature of the traffic pattern.

(v) City water and sewer is not readily available to the property within the large scale development or preliminary plat and the developer has made no provision for extending such service to the development.

(vi) The developer refused to comply with UDC Ch. 166 pertaining to required on-site and off-site improvements.

(b) The appellant should include in the letter of appeal the specific code section with which the development application does not comply.

(c) The Planning Commission shall determine after public hearing whether the interpretation or discretionary decision should be upheld or modified in part or in whole.

(d) Any staff recommendation to approve or deny some or all of a requested street right-of-way vacation shall be considered by the Planning commission with recommendations to the City Council.

(3) *City Engineer and Flood Plain Administrator.* Owner of record of the property and a Council member on behalf of a resident of the city may appeal the following matters.

(a) *Development Matters.* An interpretation or decision of the City Engineer or Floodplain Administrator regarding development matters, including grading, drainage, water and sanitary sewer systems, and storm drainage systems. ~~may be appealed by the property owner or a council member on behalf of a resident of the city.~~

(b) *Floodplain Regulations.* The decision of the Floodplain Administrator, provided that the Planning Commission shall hear and decide an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of Chapter 168.

(c) *Streamside Protection Zones.* An interpretation or decision of the City Engineer concerning the regulated uses, structures and activities, streamside boundary location or land use exemptions.

(4) *Zoning and Development Administrator's Interpretation or Decision of Other Development Matters.* An interpretation or decision of the Zoning and Development Administrator regarding development matters including subdivisions, large scale developments, parking and loading, outdoor lighting, compliance with applicable design standards, or any other development matters.

(5) *Urban Forester—Landscape and Tree Preservation and Protection requirements.* Decisions of the Urban Forester related to landscape and tree preservation and protection requirements.

(D) *Appeals to the Construction Board of Adjustment and Appeals.* When the administrative authority under Chapter 173 shall disapprove an application, or the applicant is aggrieved by the interpretation of the administrative authority, the applicant may appeal the decision to the Construction Board of Adjustment and Appeals.

(Code 1965, §17B-11.2(d), (e), App. A., Art. 10(6), 19(2), App. B, §III, App. C., Art. 10(6), 19(2), App. B, §III, App. C., Art. V, §A; Ord. No. 1747, 6-29-70; Ord. No. 1750, 7-6-70; Ord. No. 2109, 6-375; Ord. No. 2252, 7-6-76; Ord. No. 2538, 7-3-79; Ord. No. 2585, 12-4-79; Ord. No. 2697, 1-20-81; Ord. No. 3153, 11-19-85; Ord. No. 3340, 3-14-88; Code 1991, §§150.03, 158.67(B), 158.68(A), (B), 159.65,